

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

LYONS (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

# LYONS - Suburb Map



# LYONS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	15	\$ 232,000	0.0 %	\$ 215,000	\$ 246,000
2008	14	\$ 314,000	35.3 %	\$ 240,000	\$ 998,000
2009	7	\$ 760,000	142.0 %	\$ 245,000	\$ 1,130,000
2010	2	\$ 925,000	21.7 %	\$ 800,000	\$ 1,050,000
2011	2	\$ 807,500	-12.7 %	\$ 750,000	\$ 865,000
2012	4	\$ 825,000	2.2 %	\$ 745,000	\$ 940,000
2013	5	\$ 820,000	-0.6 %	\$ 780,000	\$ 850,000
2014	7	\$ 845,000	3.0 %	\$ 795,000	\$ 1,200,000
2015	20	\$ 812,500	-3.8 %	\$ 760,000	\$ 1,600,000
2016	11	\$ 765,000	-5.8 %	\$ 670,000	\$ 810,000
2017	3	\$ 720,000	-5.9 %	\$ 672,500	\$ 925,000
2018	2	\$ 685,000	-4.9 %	\$ 680,000	\$ 690,000
2019	4	\$ 621,500	-9.3 %	\$ 600,000	\$ 820,000
2020	2	\$ 653,250	5.1 %	\$ 626,500	\$ 680,000
2021	0				
2022	29	\$ 785,000	0.0 %	\$ 600,000	\$ 1,260,000
2023	18	\$ 794,000	1.1 %	\$ 517,479	\$ 1,475,000

**Median Sale Price**  
**\$812k**

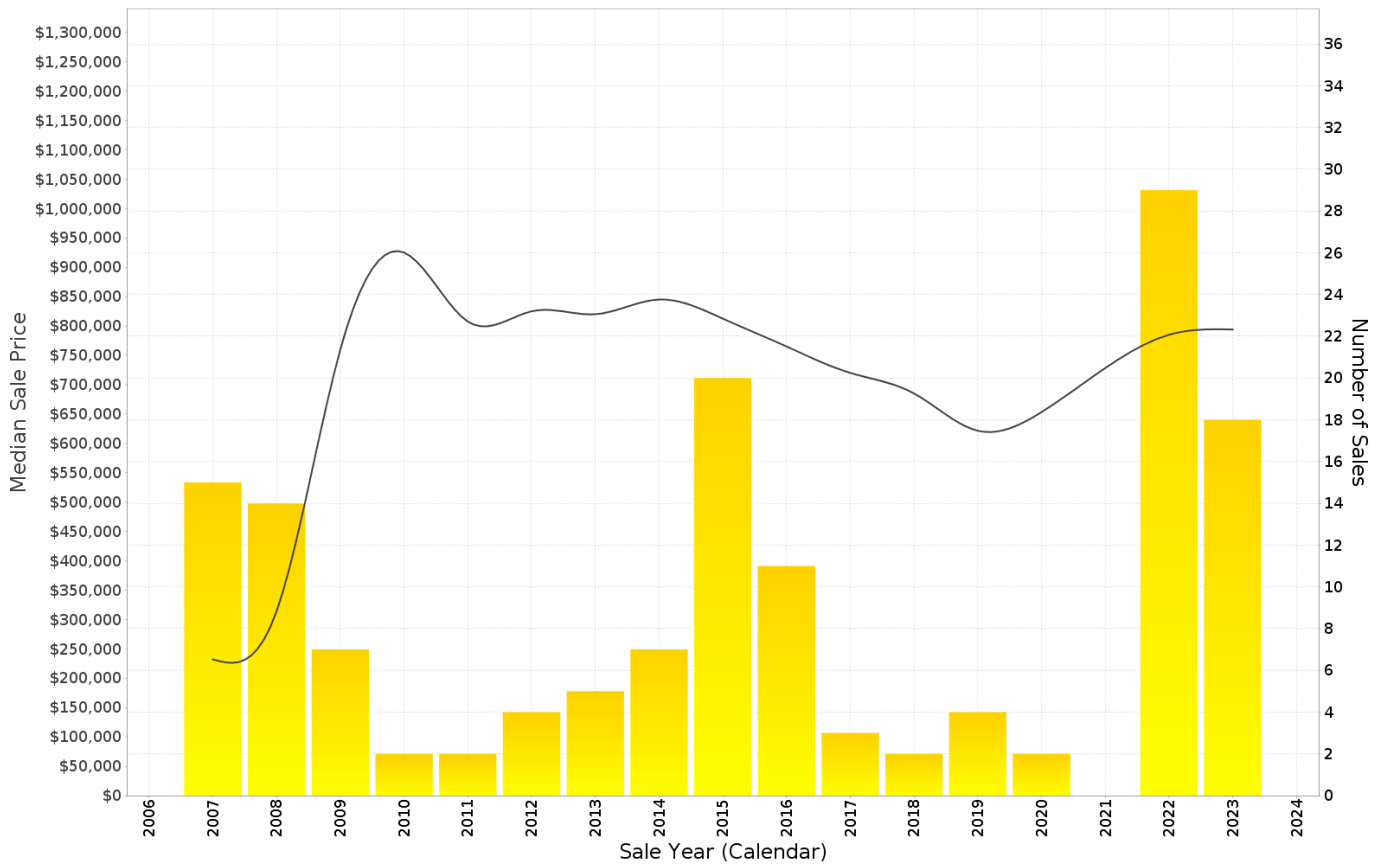
Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

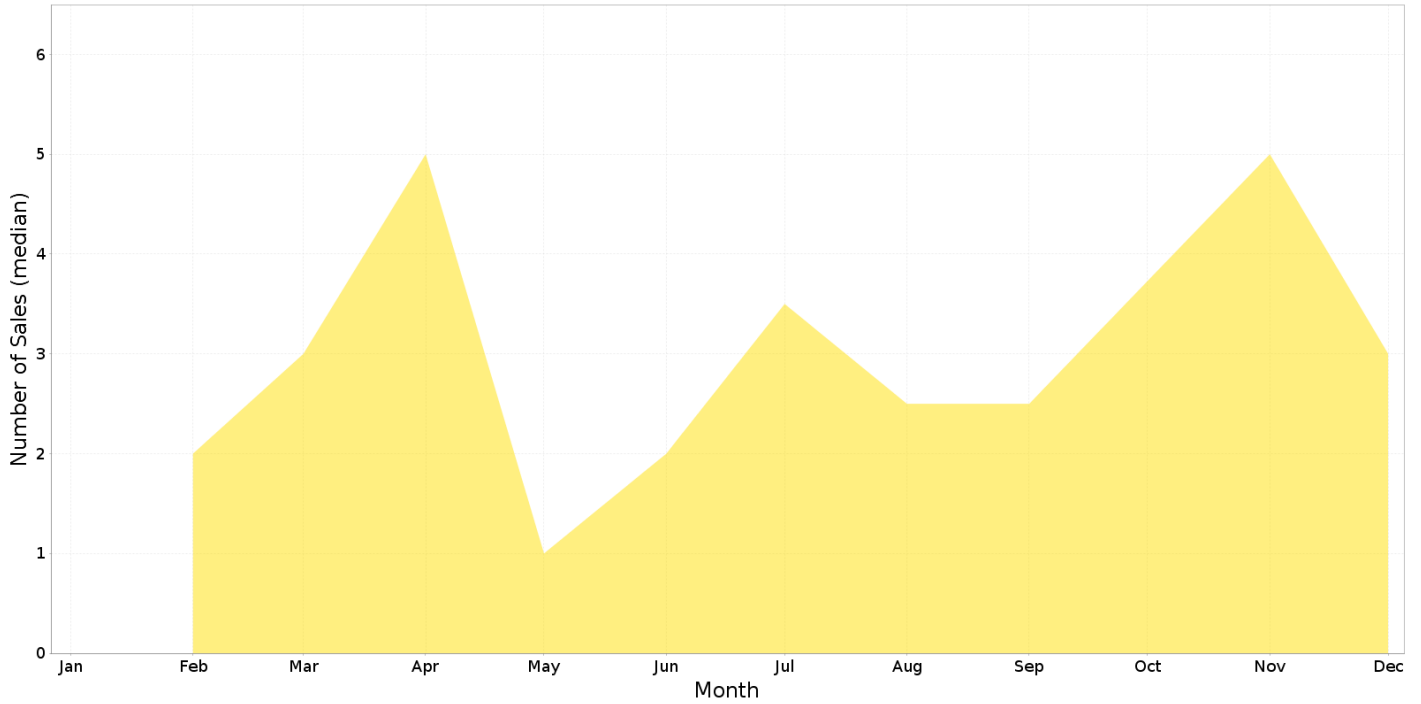
**Suburb Growth**  
**+3.5%**

Current Median Price: \$812,500  
Previous Median Price: \$785,000

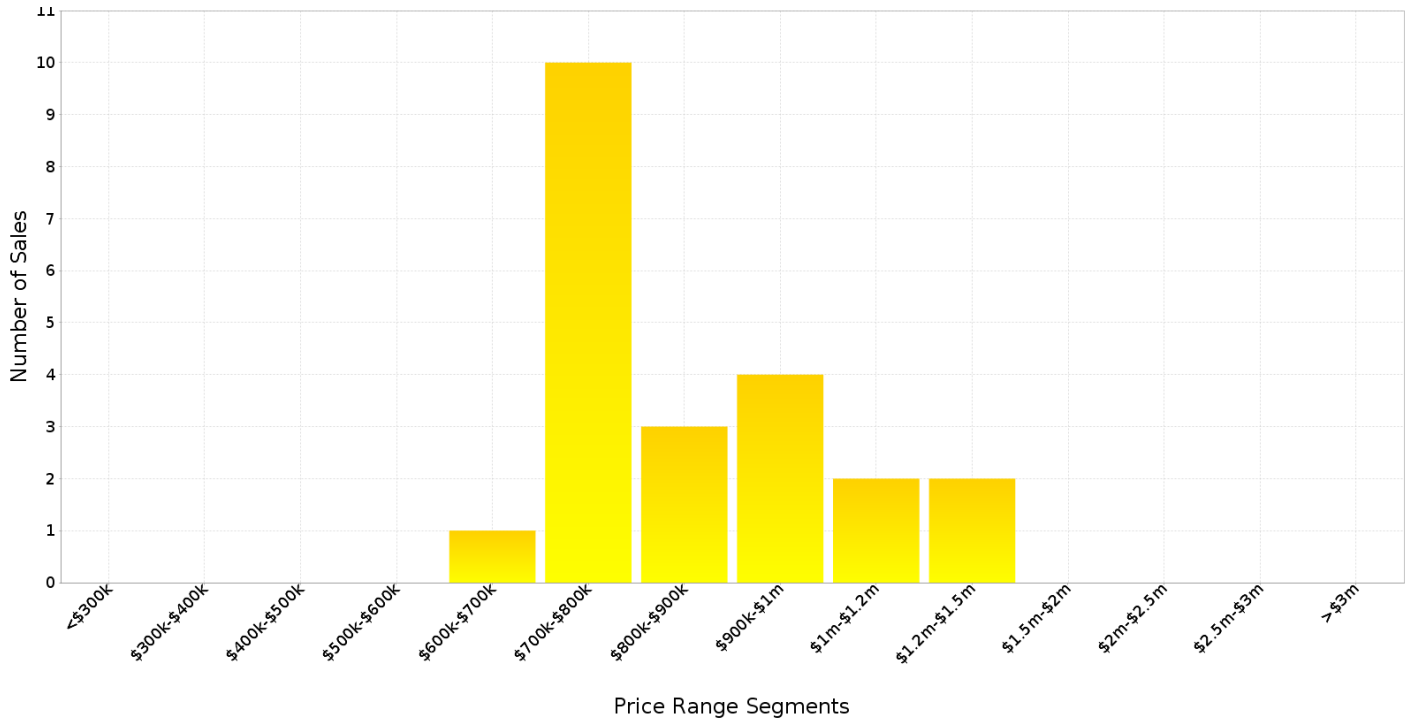
Based on 43 recorded House sales compared over the last two rolling 12 month periods



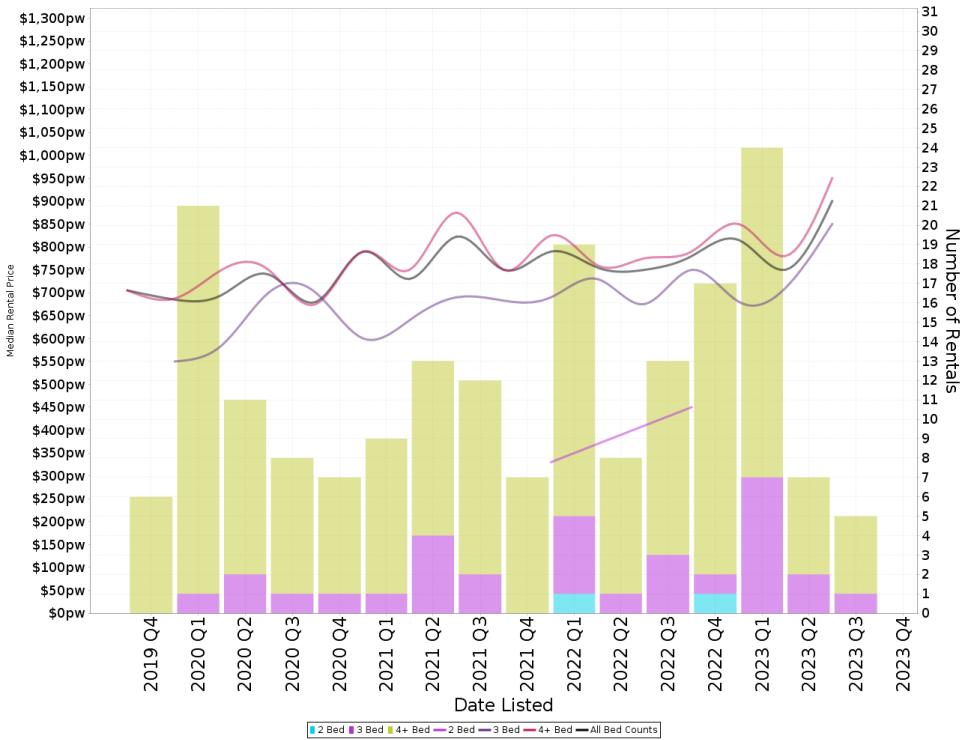
## LYONS - Peak Selling Periods (3 years)



## LYONS - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**+3.5%**

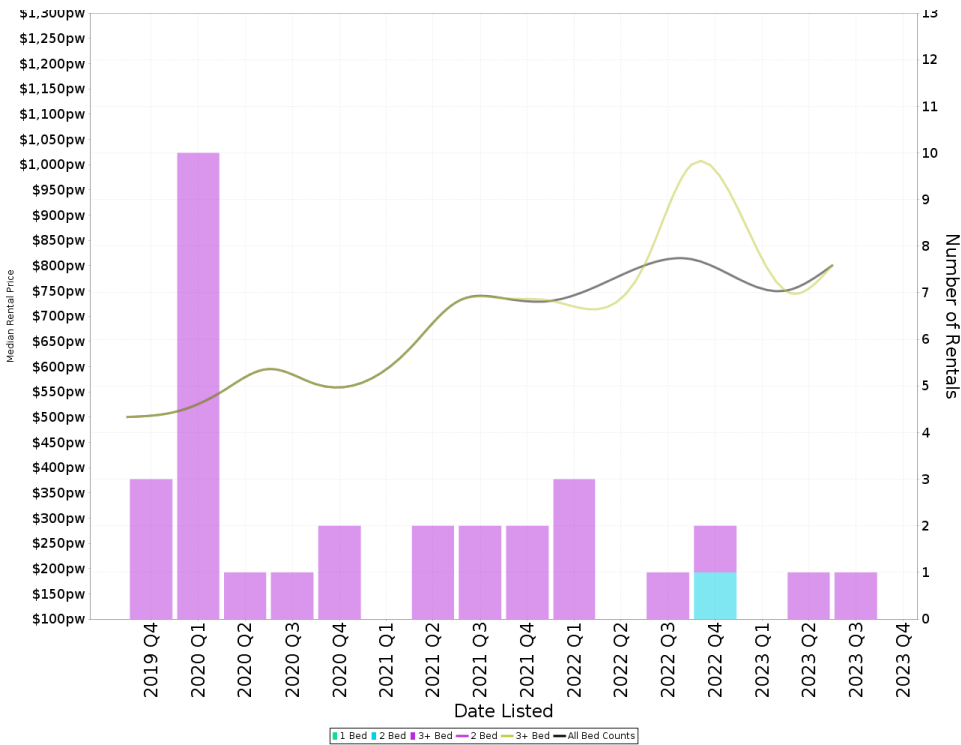
Current Median Price: \$812,500  
 Previous Median Price: \$785,000  
 Based on 43 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+5.1%**

Current Median Price: \$812,500  
 Current Median Rent: \$790  
 Based on 53 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**-3.9%**

Current Median Price: \$610,000  
 Previous Median Price: \$634,500  
 Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+6.6%**

Current Median Price: \$610,000  
 Current Median Rent: \$775  
 Based on 4 registered Unit rentals compared over the last 12 months.

# LYONS - Recently Sold Properties

Median Sale Price

**\$812k**

Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

**+3.5%**

Current Median Price: \$812,500  
Previous Median Price: \$785,000

Based on 43 recorded House sales compared over the last two rolling 12 month periods

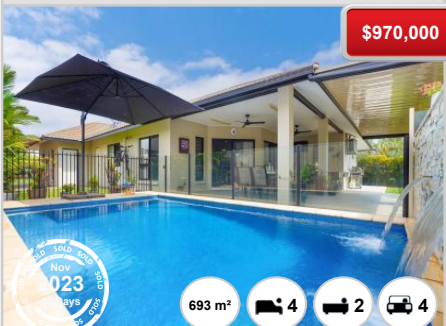
# Sold Properties

**22**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

**54 MIRRAKMA CRES**

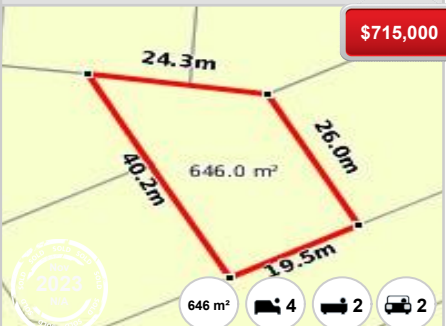


**\$970,000**

693 m<sup>2</sup> 4 2 4

Nov 2023 52 Days

**82 MIRRAKMA CRES**



**\$715,000**


646.0 m<sup>2</sup>

24.3m 26.0m 19.5m 40.2m

646 m<sup>2</sup> 4 2 2

Nov 2023 52 Days

**70 DAMABILA DR**



**\$517,479**


788.0 m<sup>2</sup>

30.0m 26.3m 30.0m 26.3m

788 m<sup>2</sup> - - -

Nov 2023 52 Days

**2 DEMDA CCT**

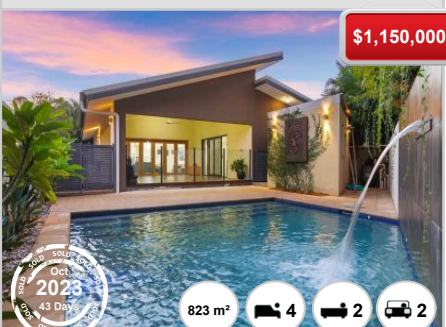


**\$770,000**

656 m<sup>2</sup> 4 2 2

Oct 2023 52 Days

**4 DANIJARRA ST**

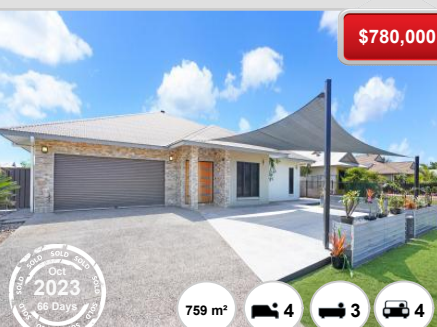


**\$1,150,000**

823 m<sup>2</sup> 4 2 2

Oct 2023 43 Days

**22 TAMBLING TCE**

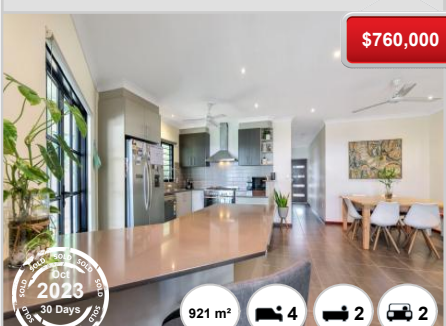


**\$780,000**

759 m<sup>2</sup> 4 3 4

Oct 2023 66 Days

**61 DAMABILA DR**

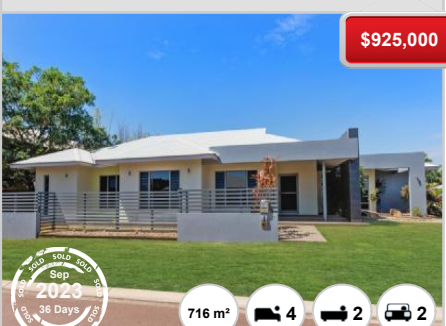


**\$760,000**

921 m<sup>2</sup> 4 2 2

Oct 2023 39 Days

**27 MIRRAKMA CRES**

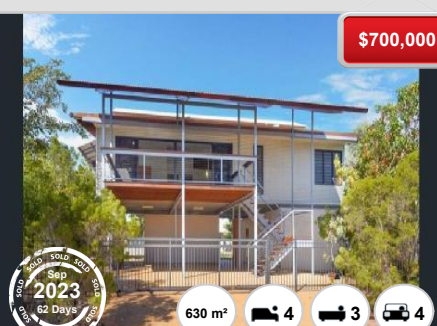


**\$925,000**

716 m<sup>2</sup> 4 2 2

Sep 2023 38 Days

**71 MATLA CRES**



**\$700,000**

630 m<sup>2</sup> 4 3 4

Sep 2023 62 Days

2 GUMIMBA CRES

\$1,475,000

Aug 2023  
83 Days

4 6 2

CALL TO VIEW

52 MIRRAKMA CRES

\$795,000

Aug 2023  
319 Days

690 m<sup>2</sup> 5 2 2

8 DAMABILA DR

\$730,000

Aug 2023  
98 Days

616 m<sup>2</sup> 4 2 2

3 GULIDA CRES

\$995,000

Aug 2023  
86 Days

711 m<sup>2</sup> 5 2 3

HERON PROPERTY

2 GUMIMBA CRES

\$1,475,000

Jul 2023  
N/A

740 m<sup>2</sup> - - -

2 DIDITMA ST

\$830,000

Jul 2023  
159 Days

688 m<sup>2</sup> 4 3 2

5 GULIDA CRES

\$1,050,000

Jun 2023  
89 Days

814 m<sup>2</sup> 4 2 3

HERON PROPERTY

5 GUMUNGGWA ST

\$720,000

Jun 2023  
N/A

678 m<sup>2</sup> - - -

# LYONS - Properties For Rent

## Median Rental Price

**\$790 /w**

Based on 53 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

## Rental Yield

**+5.1%**

Current Median Price: \$812,500  
Current Median Rent: \$790

Based on 22 recorded House sales and 53 House rentals compared over the last 12 months

## Number of Rentals

**53**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

**10 DAMABILA DRIVE**

**\$1,100 per**

Nov 2023  
19 Days

624 m<sup>2</sup> 5 3 2

**71 MATLA CRESCENT**

**\$760 per week**

Sep 2023  
65 Days

630 m<sup>2</sup> 4 3 4