

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 residential street with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

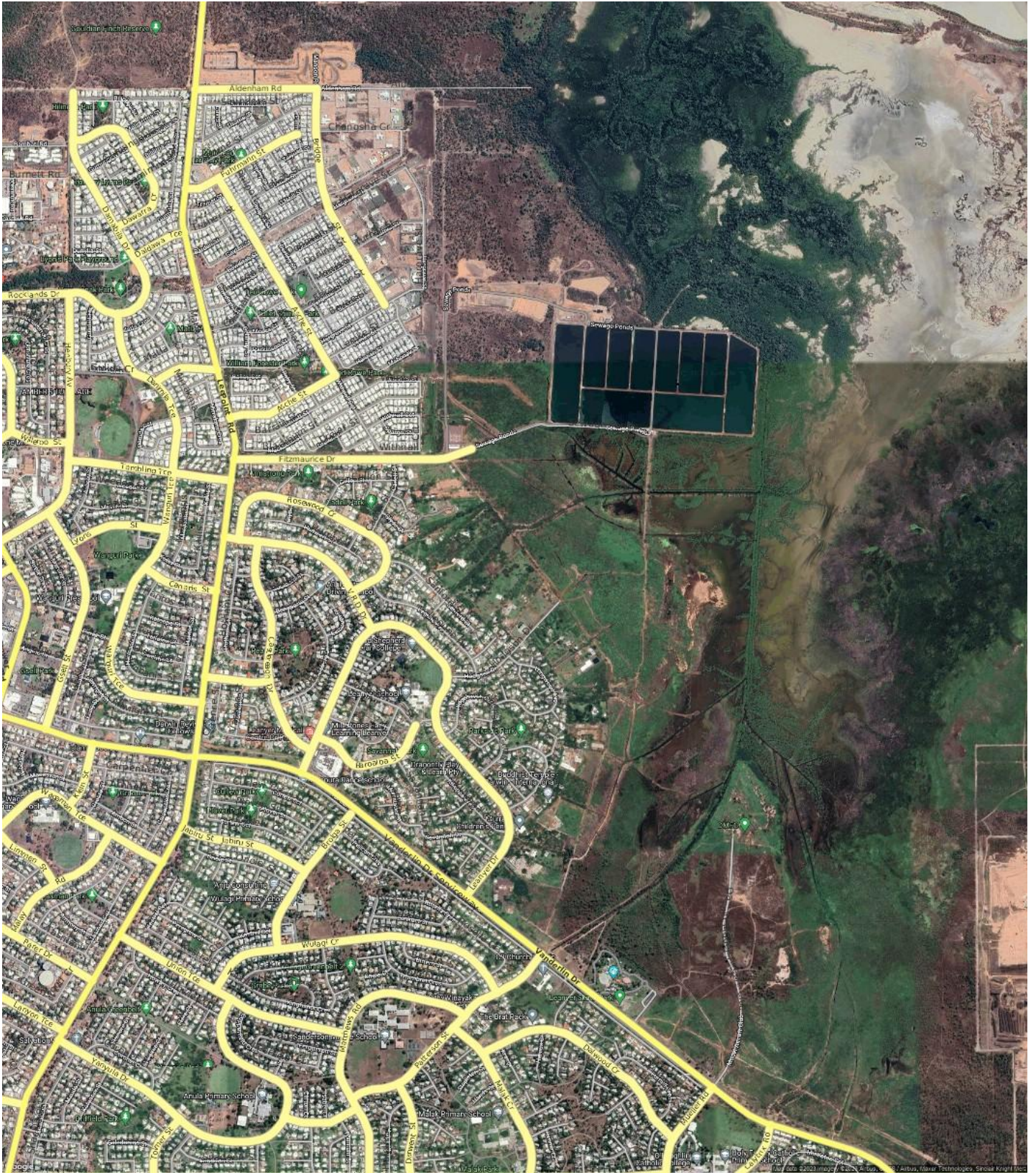
**RayWhite.**

**Suburb**  
flyover  
report

LEANYER (UNIT)

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

# LEANYER - Suburb Map



# LEANYER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	64	\$ 204,500	0.0 %	\$ 38,000	\$ 295,000
2006	64	\$ 237,000	15.9 %	\$ 22,350	\$ 345,000
2007	55	\$ 287,700	21.4 %	\$ 16,660	\$ 352,000
2008	41	\$ 310,000	7.8 %	\$ 77,090	\$ 435,000
2009	32	\$ 318,500	2.7 %	\$ 67,800	\$ 420,000
2010	29	\$ 410,000	28.7 %	\$ 190,000	\$ 520,000
2011	33	\$ 400,000	-2.4 %	\$ 23,700	\$ 458,000
2012	34	\$ 398,750	-0.3 %	\$ 77,000	\$ 520,000
2013	31	\$ 420,000	5.3 %	\$ 96,000	\$ 546,000
2014	32	\$ 408,000	-2.9 %	\$ 94,625	\$ 515,000
2015	17	\$ 401,500	-1.6 %	\$ 102,960	\$ 580,000
2016	16	\$ 400,000	-0.4 %	\$ 305,000	\$ 505,000
2017	20	\$ 370,000	-7.5 %	\$ 192,500	\$ 460,000
2018	19	\$ 290,000	-21.6 %	\$ 69,000	\$ 425,000
2019	16	\$ 270,000	-6.9 %	\$ 182,000	\$ 440,000
2020	8	\$ 257,500	-4.6 %	\$ 242,000	\$ 392,000
2021	0				
2022	25	\$ 350,000	0.0 %	\$ 170,000	\$ 430,000
2023	8	\$ 319,250	-8.8 %	\$ 12,500	\$ 465,000

## Median Sale Price

# \$345k

Based on 14 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

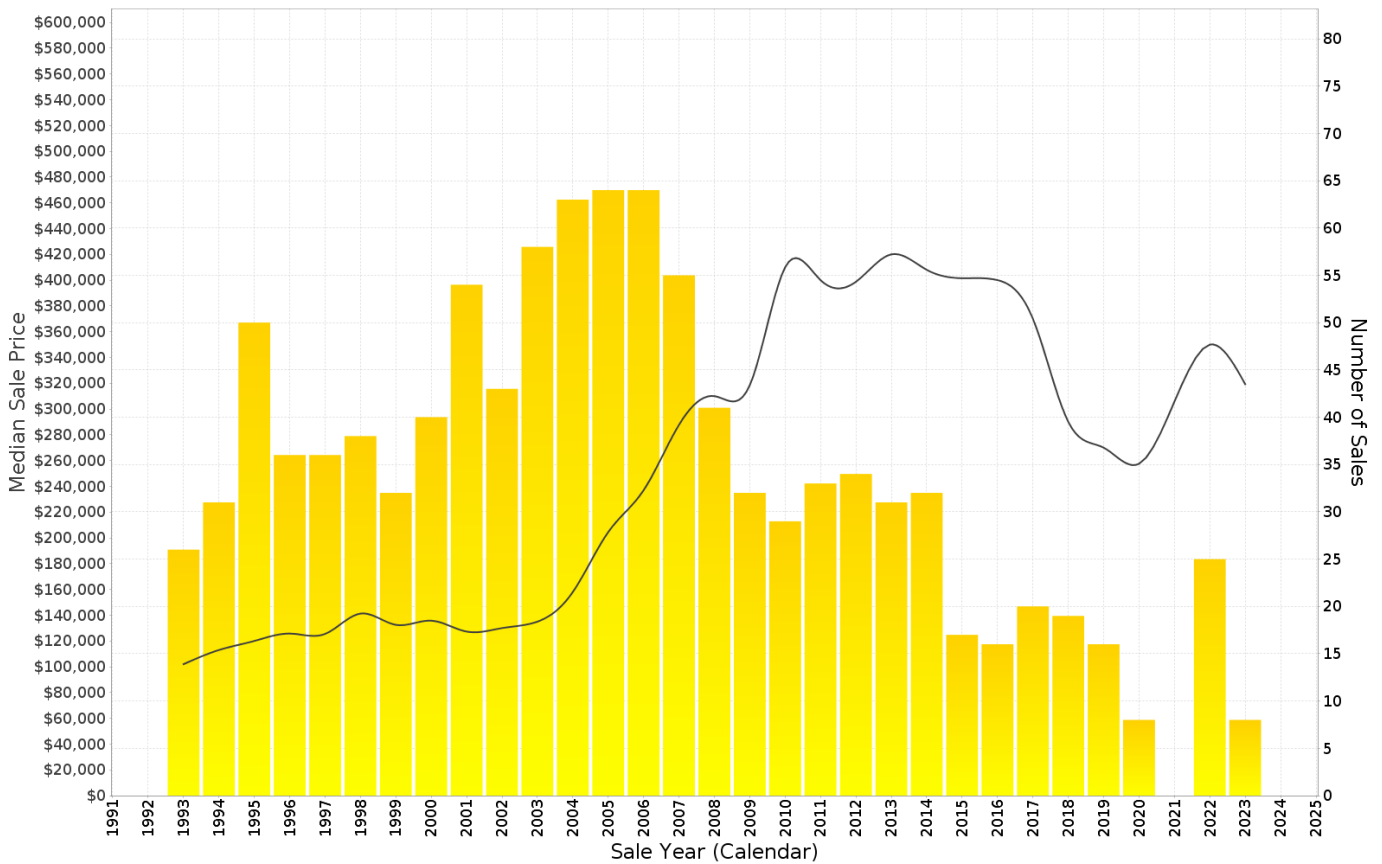
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

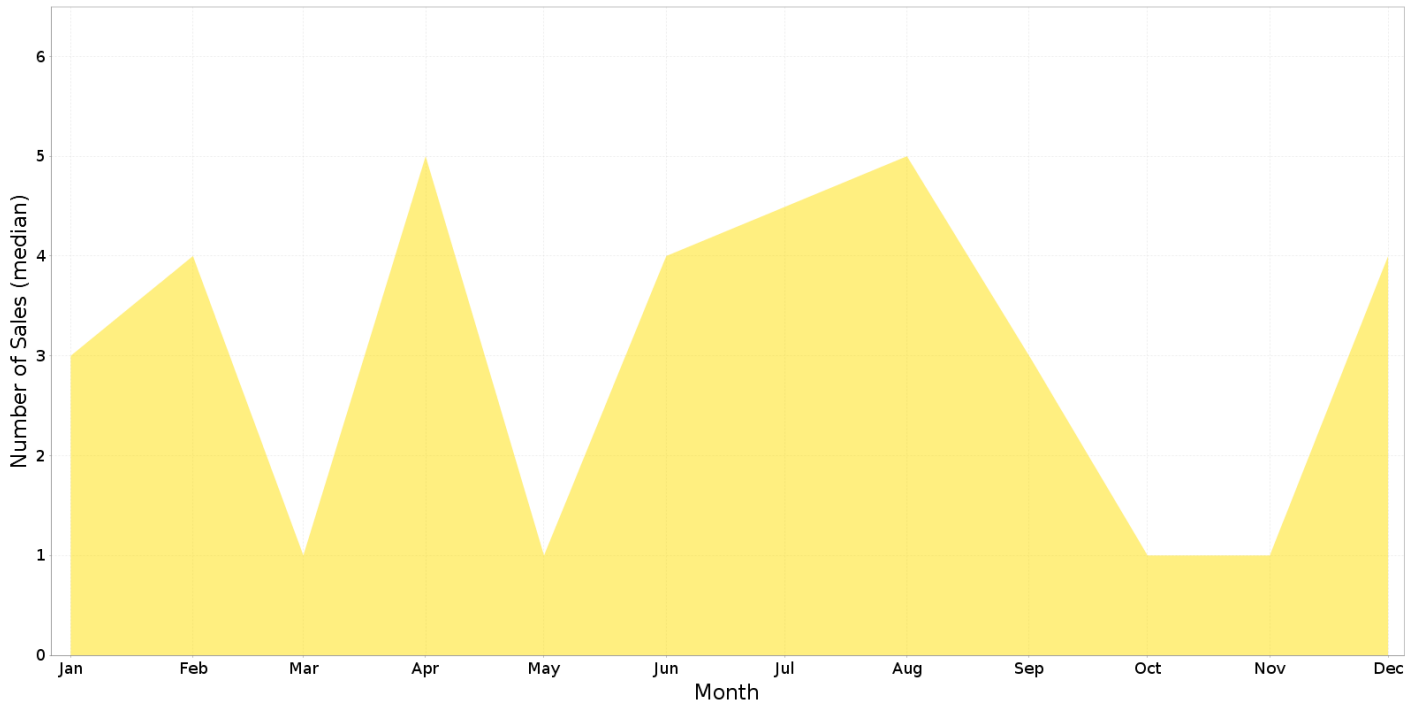
# -1.4%

Current Median Price: \$345,000  
Previous Median Price: \$350,000

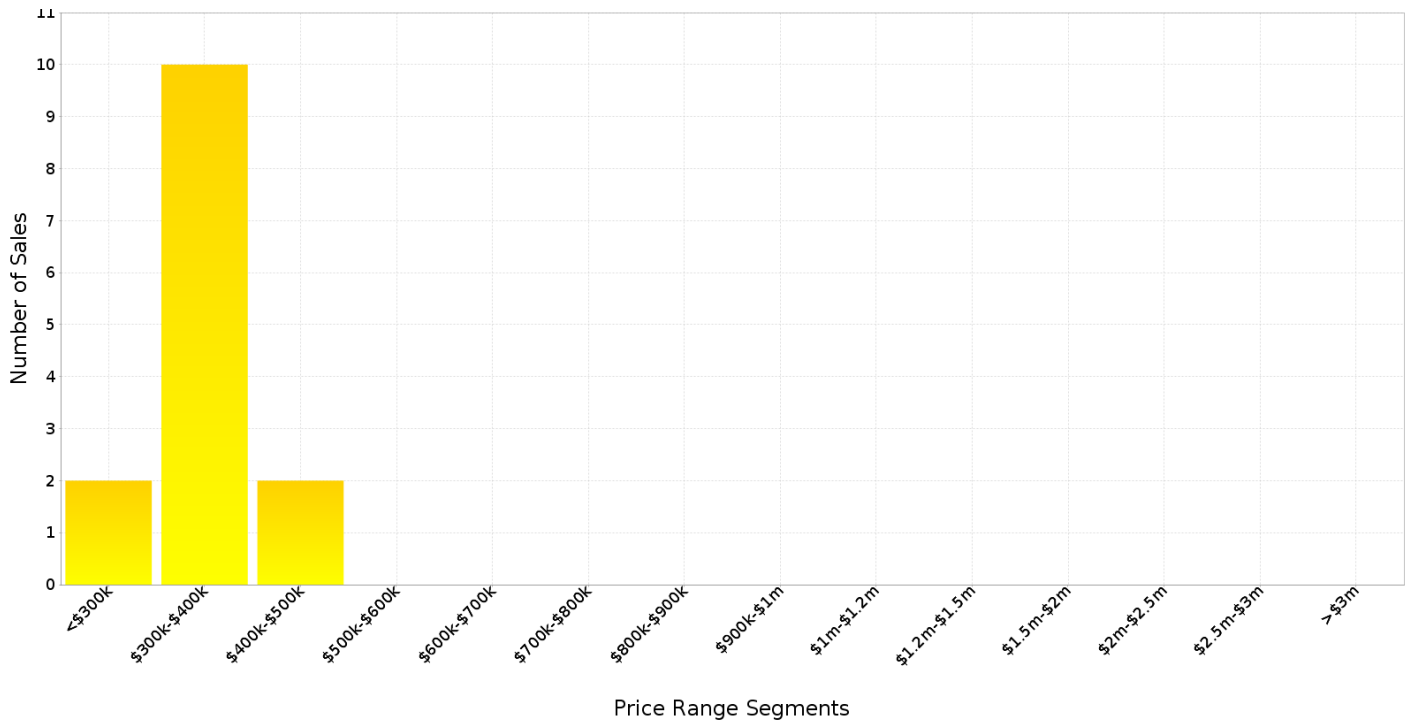
Based on 33 recorded Unit sales compared over the last two rolling 12 month periods



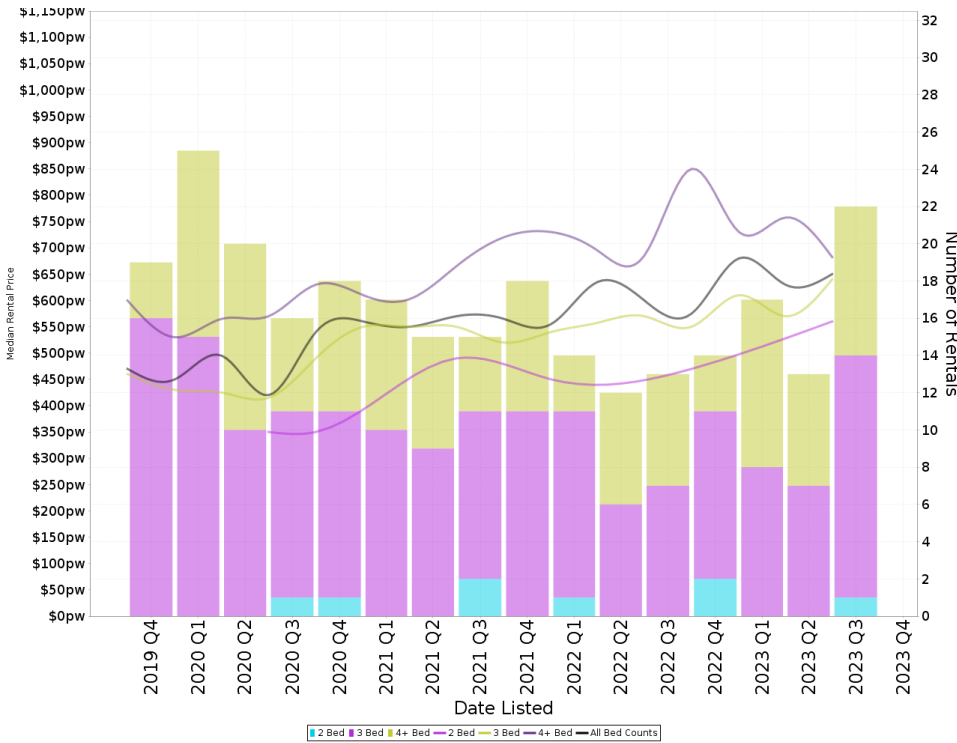
## LEANYER - Peak Selling Periods (3 years)



## LEANYER - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**+3.4%**

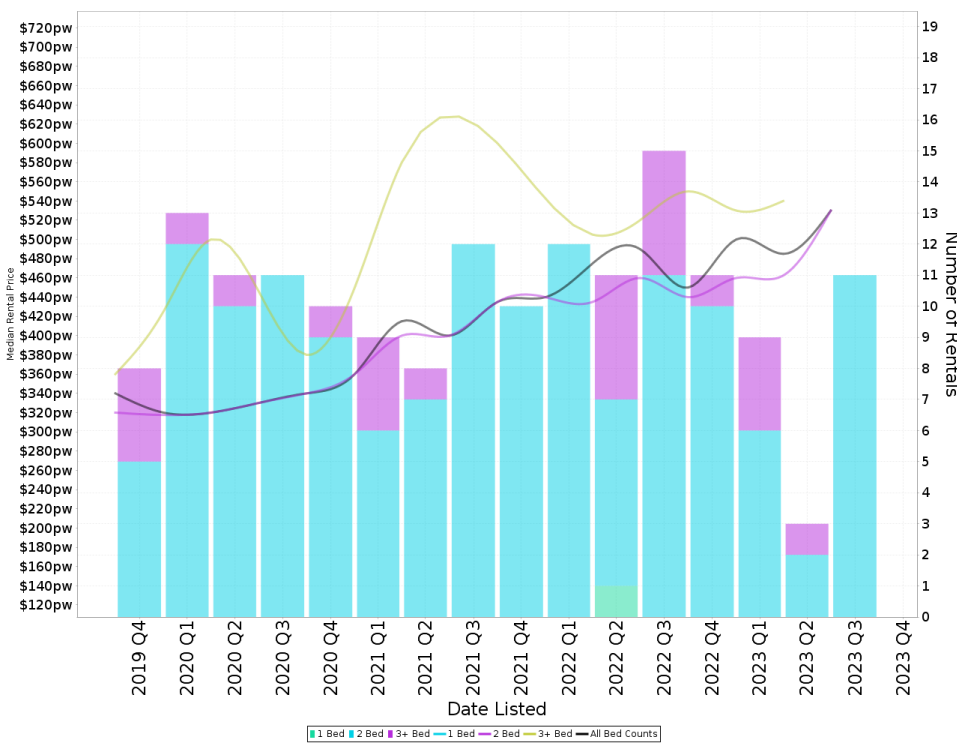
Current Median Price: \$600,000  
 Previous Median Price: \$580,000  
 Based on 92 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+5.5%**

Current Median Price: \$600,000  
 Current Median Rent: \$640  
 Based on 66 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**-1.4%**

Current Median Price: \$345,000  
 Previous Median Price: \$350,000  
 Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+7.5%**

Current Median Price: \$345,000  
 Current Median Rent: \$500  
 Based on 34 registered Unit rentals compared over the last 12 months.

# LEANYER - Recently Sold Properties

Median Sale Price

**\$345k**

Based on 14 recorded Unit 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

**-1.4%**

Current Median Price: \$345,000  
Previous Median Price: \$350,000

Based on 33 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**14**

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

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

**3/5 GRASSLAND CRES**

**\$395,000**

Nov 2023  
59 Days

1,336 m<sup>2</sup> 2 1 1

**1/49 ROSEWOOD CRES**

**\$285,000**

Nov 2023  
199 Days

2,070 m<sup>2</sup> 2 1 1

**3/37 ROSEWOOD CRES**

**\$300,000**

Oct 2023  
47 Days

1,983 m<sup>2</sup> 2 1 2

**3/35 ROSEWOOD CRES**

**\$325,000**

Sep 2023  
44 Days

2,019 m<sup>2</sup> 2 1 1

**2/8 TIMOR CRT**

**\$360,000**

Sep 2023  
79 Days

996 m<sup>2</sup> 2 1 1

**2/3 BAROALBA ST**

**\$240,000**

Aug 2023  
21 Days

2 1 1

**10/4 GRASSLAND CRES**

**\$300,000**

Jul 2023  
110 Days

6,465 m<sup>2</sup> 2 1 1

**4/53 ROSEWOOD CRES**

**\$340,000**

Jun 2023  
105 Days

2,137 m<sup>2</sup> 2 1 2

**1/4 EDITH CRT**

**\$360,000**

Jun 2023  
61 Days

1,008 m<sup>2</sup> 2 1 3

# LEANYER - Properties For Rent

## Median Rental Price

**\$500 /w**

Based on 34 recorded Unit 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

**+7.5%**

Current Median Price: \$345,000  
Current Median Rent: \$500

Based on 14 recorded Unit sales and 34 Unit rentals compared over the last 12 months

## Number of Rentals

**34**

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

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

**2/12 GOTHAM STREET**

**\$430**

Nov 2023  
2 Days

1,710 m<sup>2</sup>

**2/34 LEANYER DRIVE**

**\$520 per week**

Nov 2023  
5 Days

805 m<sup>2</sup>

**2/6 RAMIL STREET**

**\$530 per week**

Nov 2023  
2 Days

809 m<sup>2</sup>

**4/25 ROSEWOOD CRESCENT**

**\$440 per week**

Nov 2023  
9 Days

4,071 m<sup>2</sup>

**4/31 ROSEWOOD CRESCENT**

**APPLICATION**

Nov 2023  
23 Days

2,040 m<sup>2</sup>

**1/12 RAMIL STREET**

**\$480 per week**

Sep 2023  
78 Days

796 m<sup>2</sup>

**5/4 GOTHAM STREET**

**\$540**

Apr 2023  
222 Days

3,013 m<sup>2</sup>