

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a brown leather saddle, chrome handlebars, and a large wicker basket on the front filled with bright pink flowers. The bicycle is positioned in front of a classic white picket fence with decorative posts. The background is softly blurred, showing a residential setting with trees and a building. A bright yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

LYONS (UNIT)

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

# LYONS - Suburb Map



# LYONS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	2	\$ 1,087,500	0.0 %	\$ 925,000	\$ 1,250,000
2008	1	\$ 625,000	-42.5 %	\$ 625,000	\$ 625,000
2009	0				
2010	0				
2011	7	\$ 655,000		\$ 620,000	\$ 900,000
2012	8	\$ 599,500	0.0 %	\$ 590,000	\$ 670,000
2013	7	\$ 950,000	58.5 %	\$ 652,500	\$ 950,000
2014	2	\$ 553,500	-41.7 %	\$ 467,000	\$ 640,000
2015	2	\$ 653,500	18.1 %	\$ 635,000	\$ 672,000
2016	0				
2017	0				
2018	0				
2019	0				
2020	0				
2021	0				
2022	7	\$ 620,000		\$ 610,000	\$ 870,000
2023	0				

**Median Sale Price**  
**\$610k**

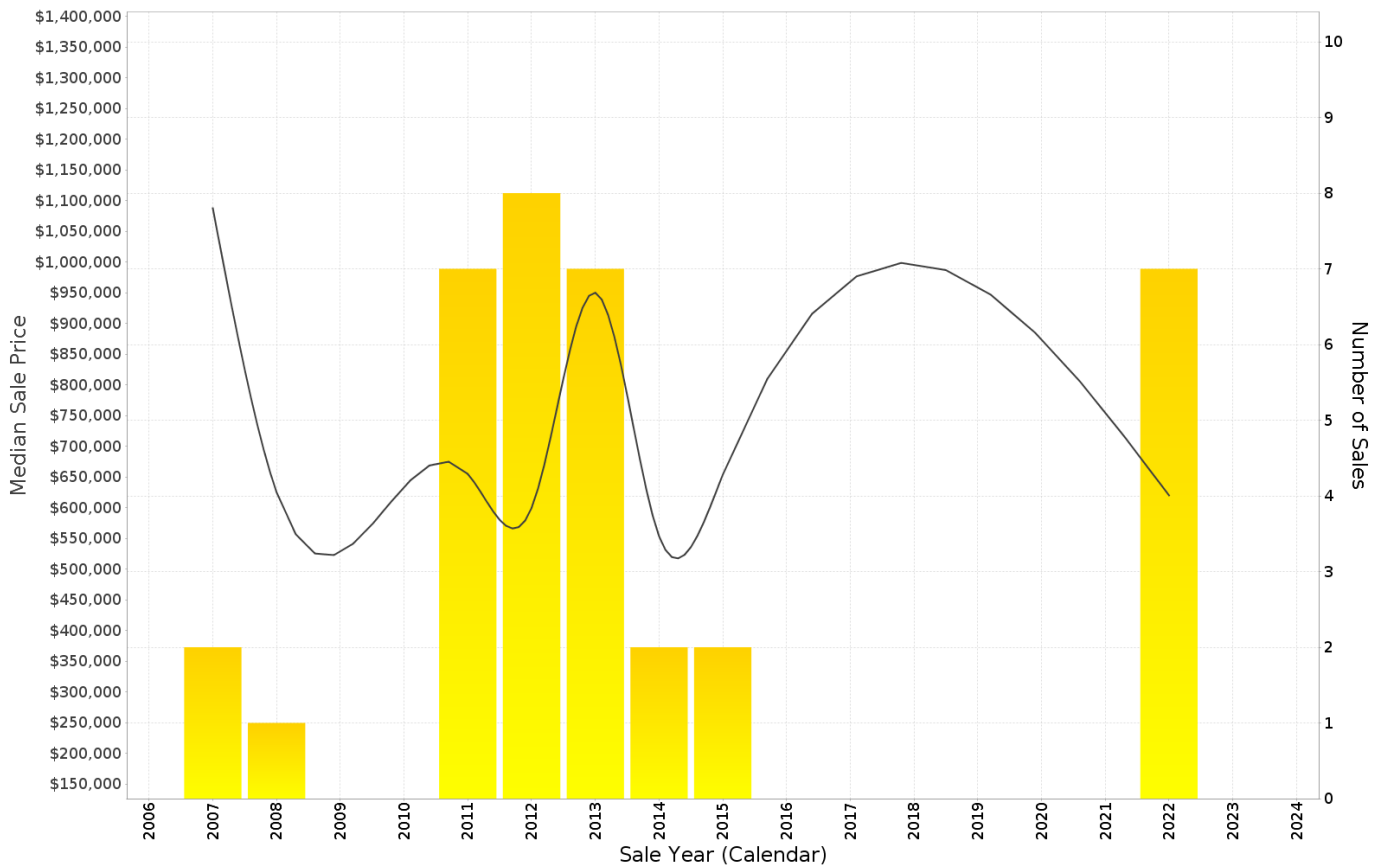
Based on 1 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

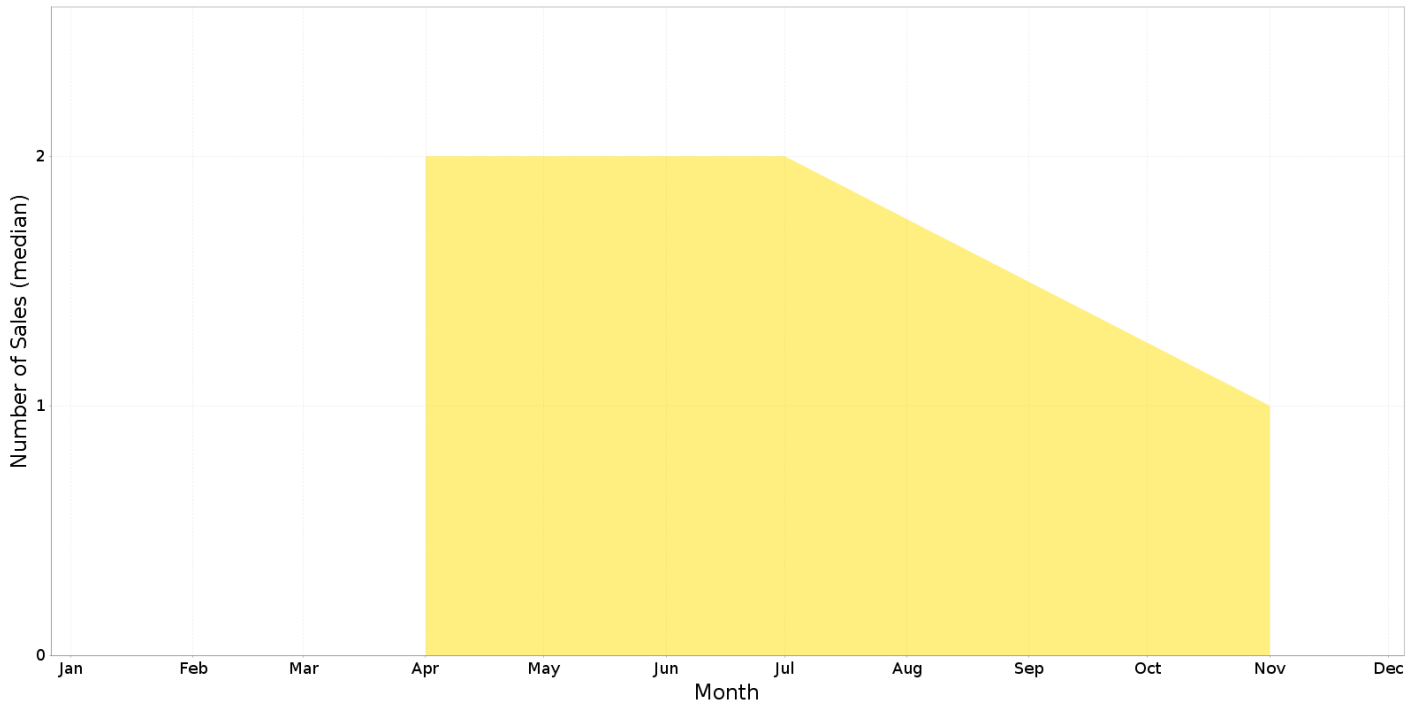
**Suburb Growth**  
**-3.9%**

Current Median Price: \$610,000  
Previous Median Price: \$634,500

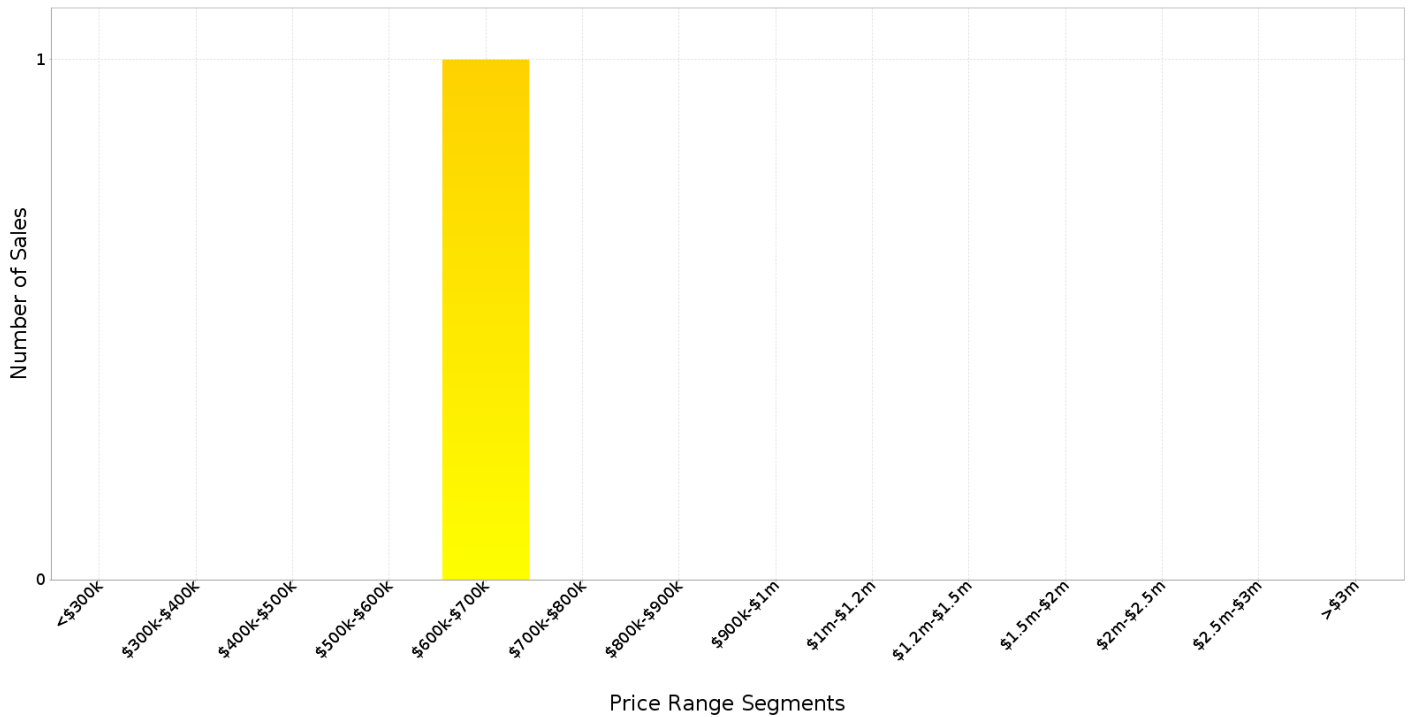
Based on 7 recorded Unit sales compared over the last two rolling 12 month periods



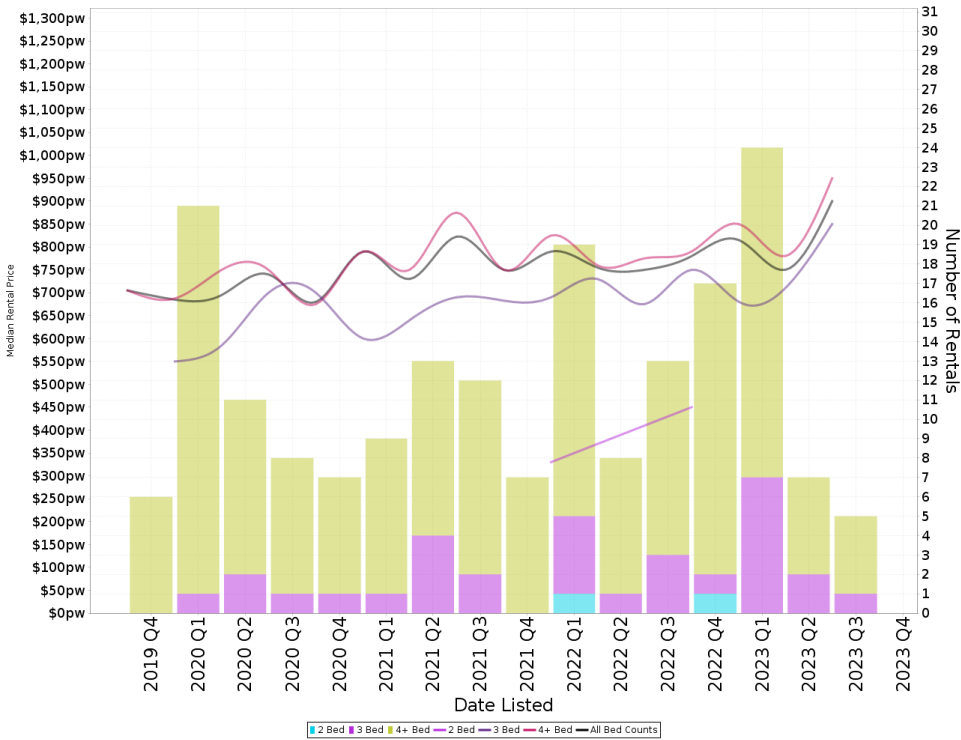
## LYONS - Peak Selling Periods (3 years)



## LYONS - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**+3.5%**

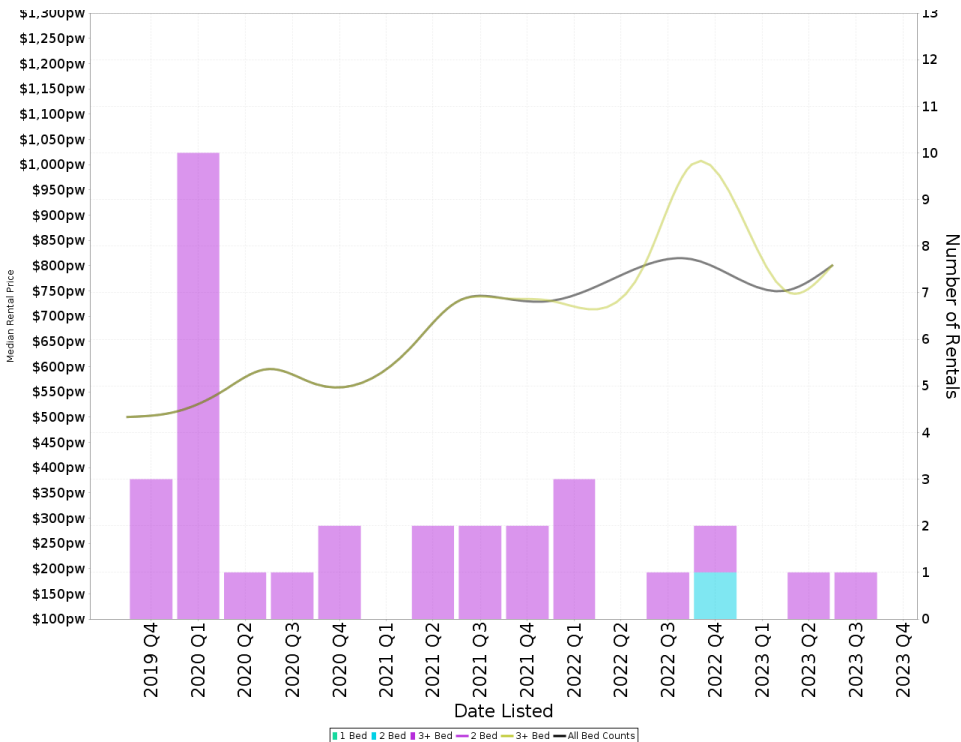
Current Median Price: \$812,500  
 Previous Median Price: \$785,000  
 Based on 43 registered House sales compared over the last two rolling 12 month periods.

## 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 - Properties For Rent

## Median Rental Price

**\$775 /w**

Based on 4 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

**+6.6%**

Current Median Price: \$610,000  
Current Median Rent: \$775

Based on 1 recorded Unit sales and 4 Unit rentals compared over the last 12 months

## Number of Rentals

**4**

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

**13 DAMIRRINDA STREET**



Application

Nov 2023  
20 Days

625 m<sup>2</sup> 2 1 2