

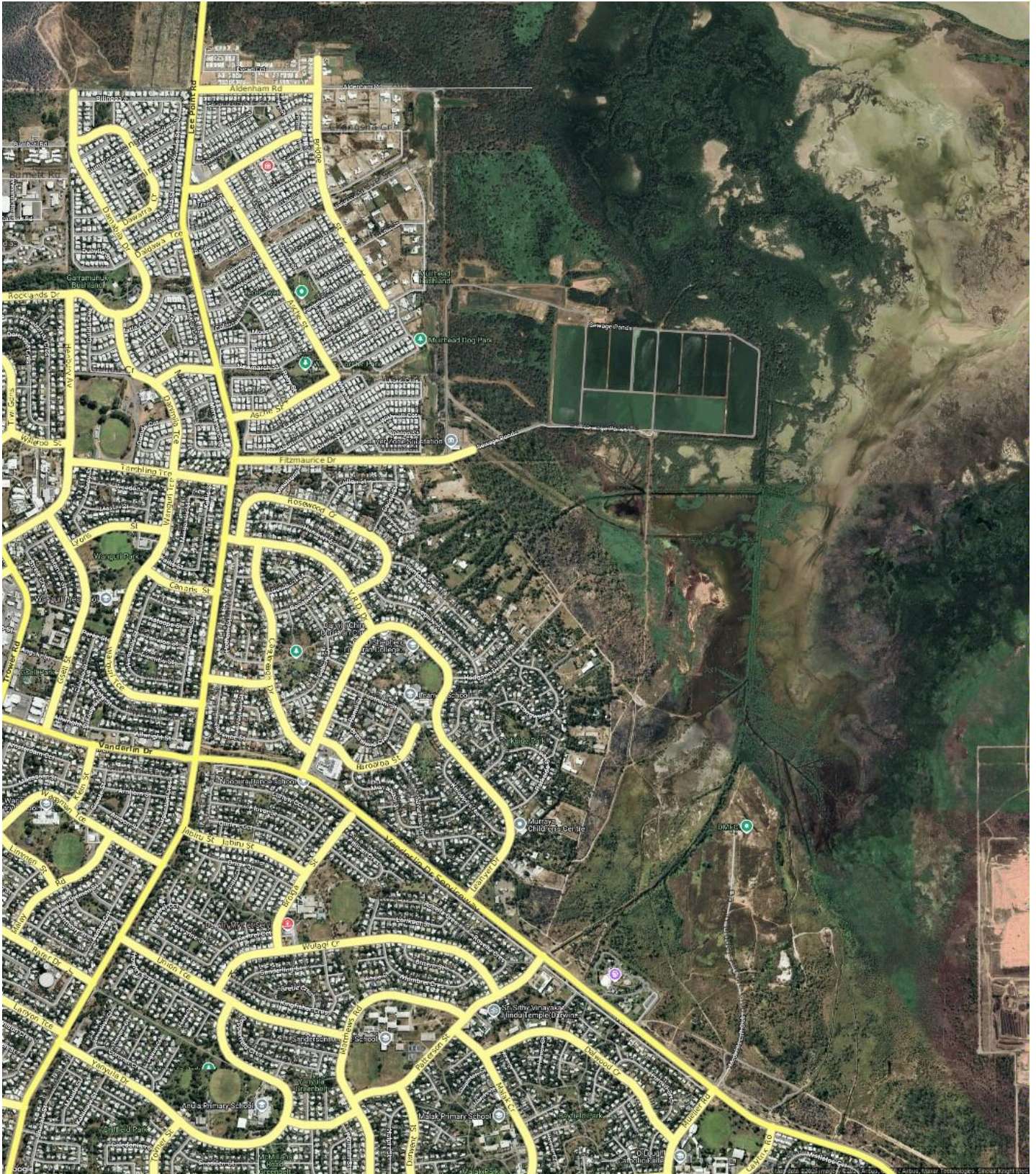
RayWhite.

**Suburb
flyover
report**

LEANYER (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

LEANYER - Suburb Map



LEANYER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	90	\$ 440,620	0.0 %	\$ 73,370	\$ 765,000
2008	80	\$ 450,000	2.1 %	\$ 185,000	\$ 838,000
2009	48	\$ 518,500	15.2 %	\$ 105,560	\$ 725,000
2010	60	\$ 572,500	10.4 %	\$ 80,000	\$ 1,490,000
2011	56	\$ 570,000	-0.4 %	\$ 4,850	\$ 830,000
2012	70	\$ 569,975	-0.0 %	\$ 50,000	\$ 770,000
2013	51	\$ 625,000	9.7 %	\$ 5,650	\$ 1,170,000
2014	58	\$ 626,000	0.2 %	\$ 52,500	\$ 1,050,000
2015	36	\$ 619,500	-1.0 %	\$ 175,000	\$ 1,300,000
2016	54	\$ 565,000	-8.8 %	\$ 65,000	\$ 880,000
2017	55	\$ 550,000	-2.7 %	\$ 82,000	\$ 700,000
2018	41	\$ 525,000	-4.5 %	\$ 155,000	\$ 1,000,000
2019	52	\$ 497,500	-5.2 %	\$ 175,000	\$ 1,740,000
2020	14	\$ 550,125	10.6 %	\$ 440,000	\$ 1,320,000
2021	2	\$ 1,187,500	115.9 %	\$ 1,100,000	\$ 1,275,000
2022	49	\$ 600,000	-49.5 %	\$ 106,200	\$ 1,100,000
2023	61	\$ 600,000	0.0 %	\$ 237,500	\$ 865,000
2024	67	\$ 598,000	-0.3 %	\$ 222,500	\$ 1,225,000
2025	61	\$ 630,000	5.4 %	\$ 235,000	\$ 886,200

Median Sale Price

\$599k

Based on 68 recorded House sales within the last 12 months (Financial Year 2025)

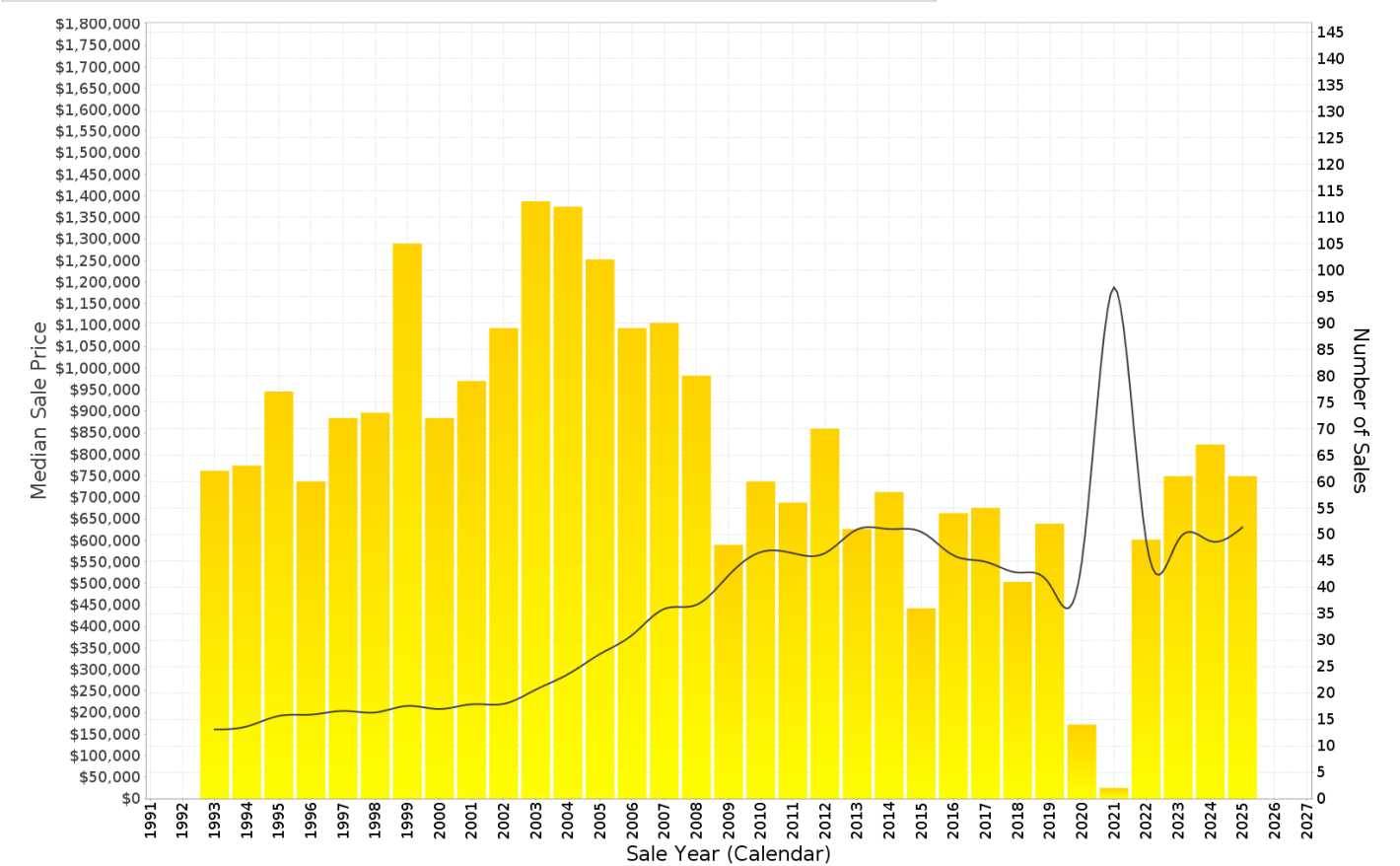
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

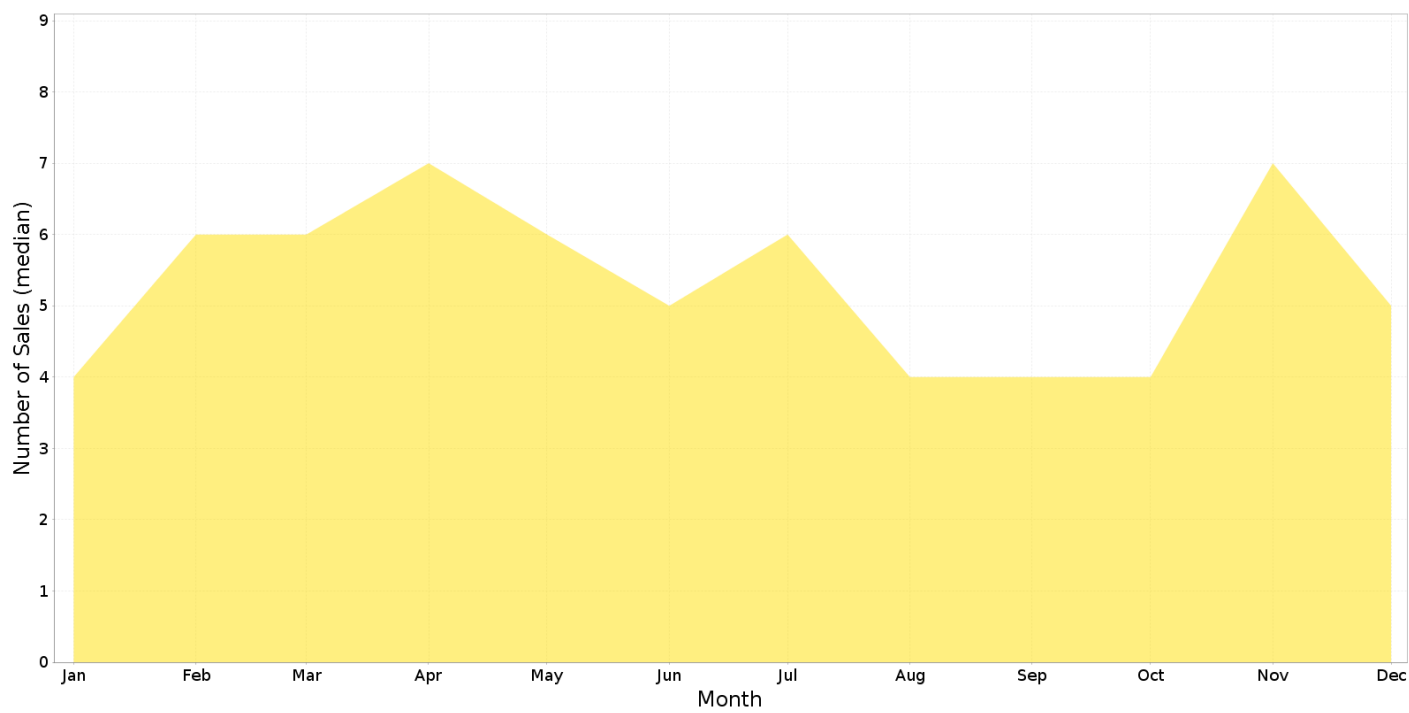
-0.6%

Current Median Price: \$599,000
Previous Median Price: \$602,500

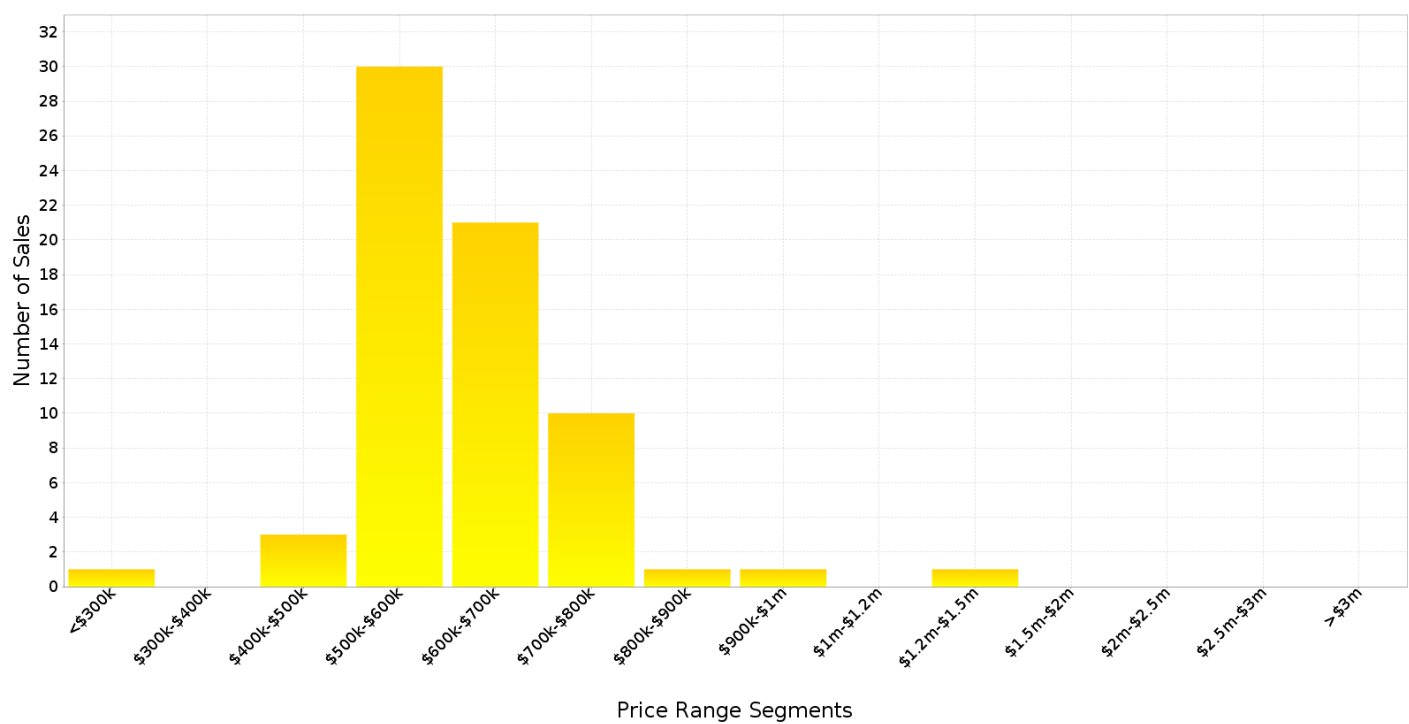
Based on 138 recorded House sales compared over the last two rolling 12 month periods



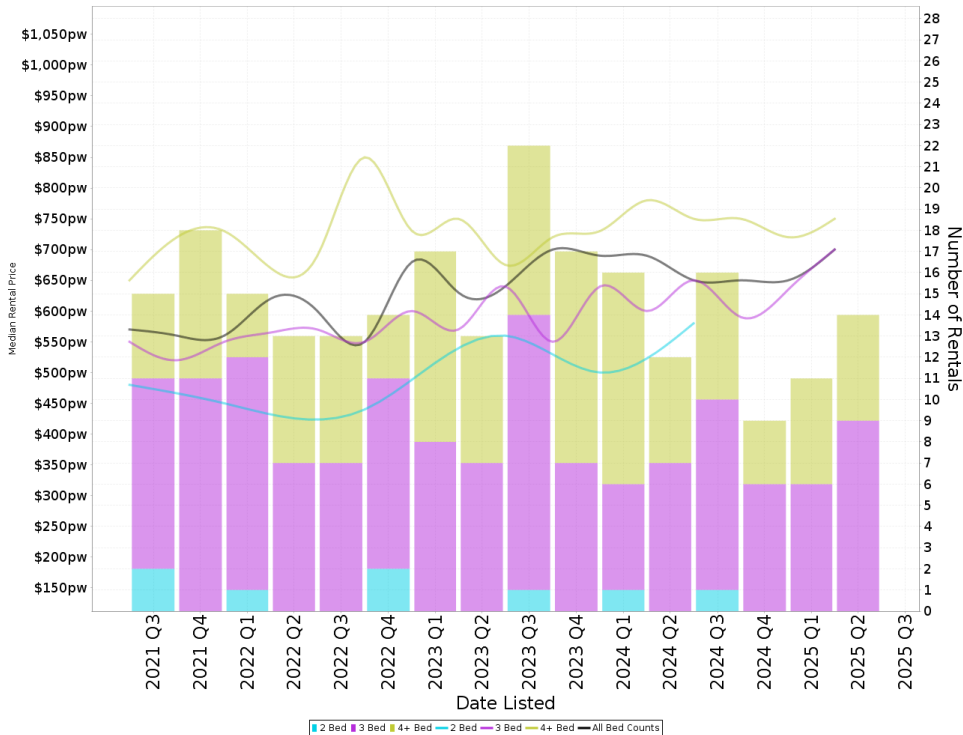
LEANYER - Peak Selling Periods (3 years)



LEANYER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.6%

Current Median Price: \$599,000
Previous Median Price: \$602,500

Based on 138 registered House sales compared over the last two rolling 12 month periods.

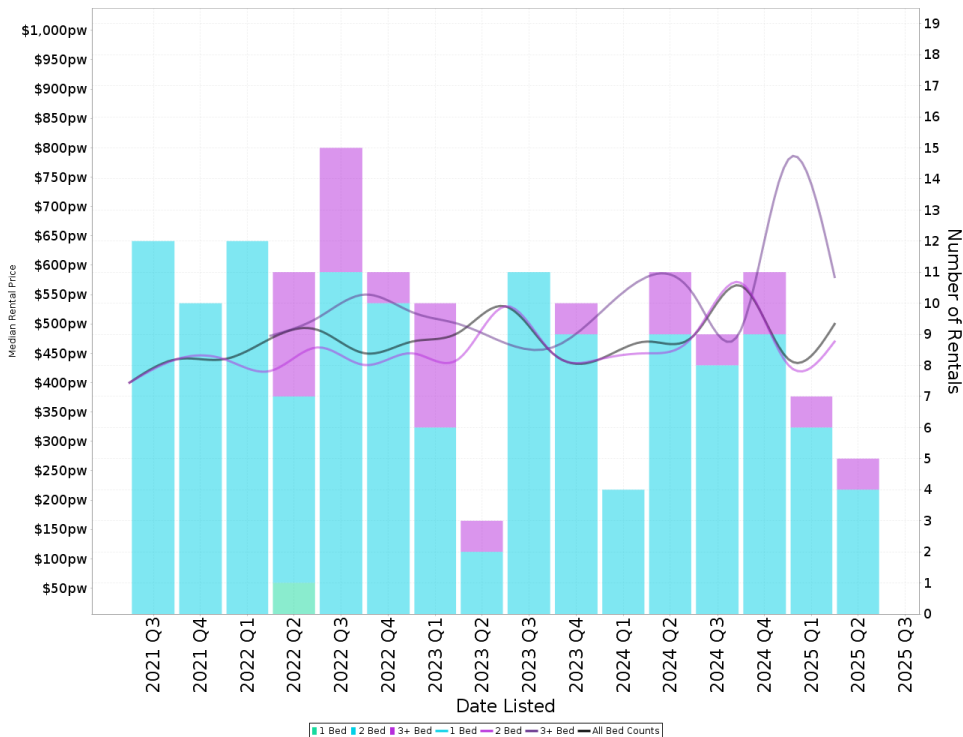
Suburb Rental Yield

+5.9%

Current Median Price: \$599,000
Current Median Rent: \$680

Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.6%

Current Median Price: \$340,000
Previous Median Price: \$360,000

Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.5%

Current Median Price: \$340,000
Current Median Rent: \$490

Based on 32 registered Unit rentals compared over the last 12 months.

LEANYER - Recently Sold Properties

Median Sale Price

\$599k

Based on 68 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-0.6%

Current Median Price: \$599,000
Previous Median Price: \$602,500

Based on 138 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

68

Based on recorded House sales within the 12 months (Financial Year 2025)

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

4 HUMBERT ST



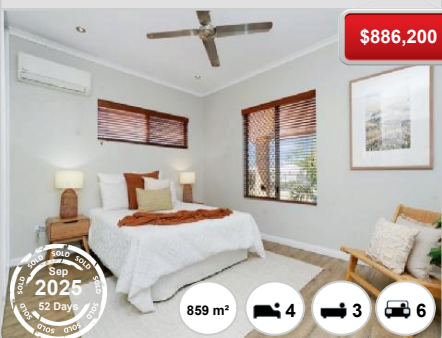
41 V.R.D. DR



41 LEANYER DR



9 EXMOUTH CRT



2 BOREE CRT



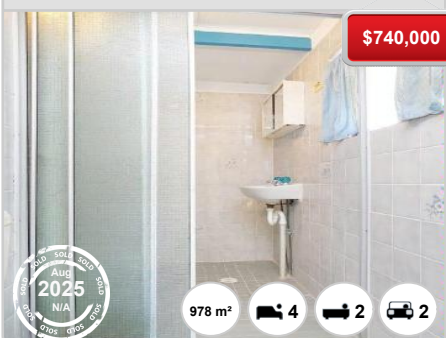
30 KILLUPPA CRES



27 KILLUPPA CRES



2 RIDGEHAVEN CCT



14 HOTHAM CRT



24 LONGWOOD AVE



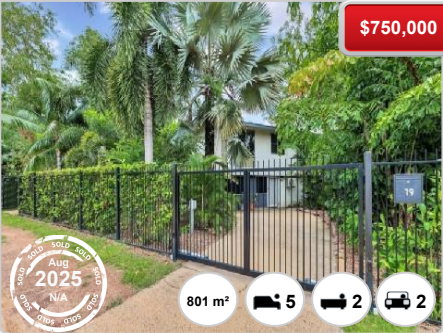
3 SADDLE CRT



10 CADELL ST



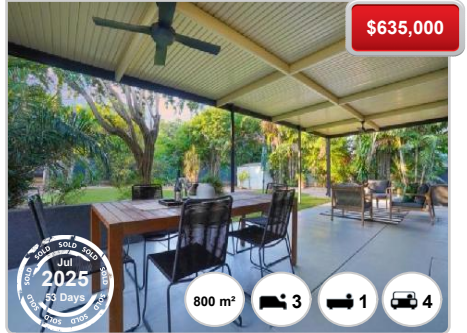
19 LONGWOOD AVE



19 CLARENCE ST



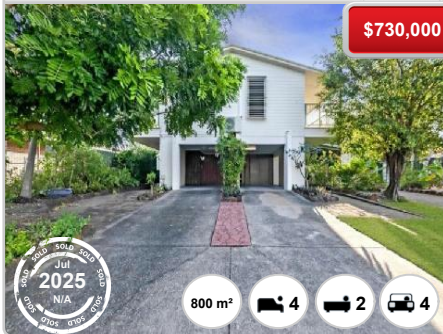
35 SAVANNAH DR



18 V.R.D. DR



4 CASTLEREAGH DR



39 LEGUNE AVE



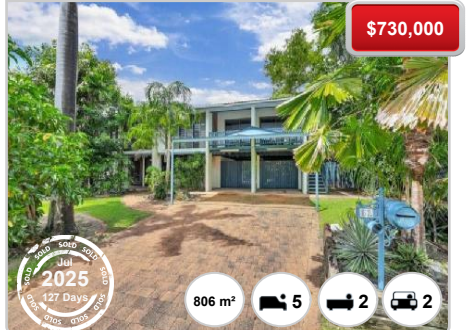
2 BULLO CRT



11 CULLEN ST



31 HUMBERT ST



LEANYER - Properties For Rent

Median Rental Price

\$680 /w

Based on 50 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+5.9%

Current Median Price: \$599,000
Current Median Rent: \$680

Based on 68 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

50

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

5 BULLO COURT




\$720 per week

Sep 2025
8 Days

852 m² 3 1 2

8 ANSON STREET



\$700 per week

Sep 2025
11 Days

965 m² 4 2 2

1 EXMOUTH COURT



\$600

Sep 2025
11 Days

847 m² 2 1 3

9 EXMOUTH COURT




\$1,000

Sep 2025
21 Days

859 m² 4 3 6

9 TIMOR COURT



\$775 per week

Aug 2025
29 Days

846 m² 4 2 2