

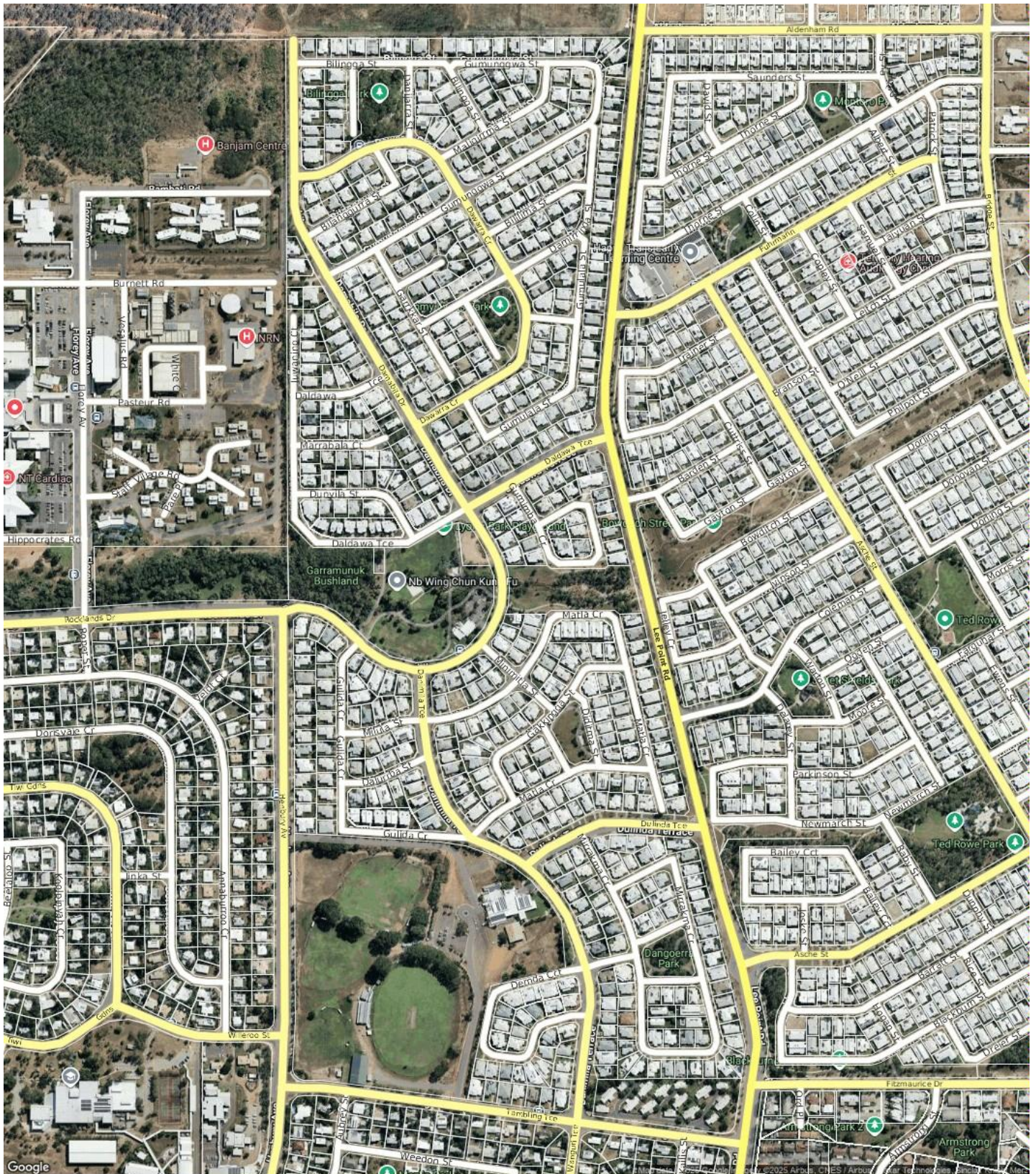
RayWhite.

Suburb
flyover
report

LYONS (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

LYONS - Suburb Map



Prepared on 29/09/2025 by Kristina Billias , +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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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	21	\$ 795,000	1.3 %	\$ 517,479	\$ 1,475,000
2024	25	\$ 755,000	-5.0 %	\$ 670,000	\$ 1,100,000
2025	28	\$ 767,000	1.6 %	\$ 655,000	\$ 1,050,000

Median Sale Price

\$779k

Based on 28 recorded House sales within the last 12 months (Financial Year 2025)

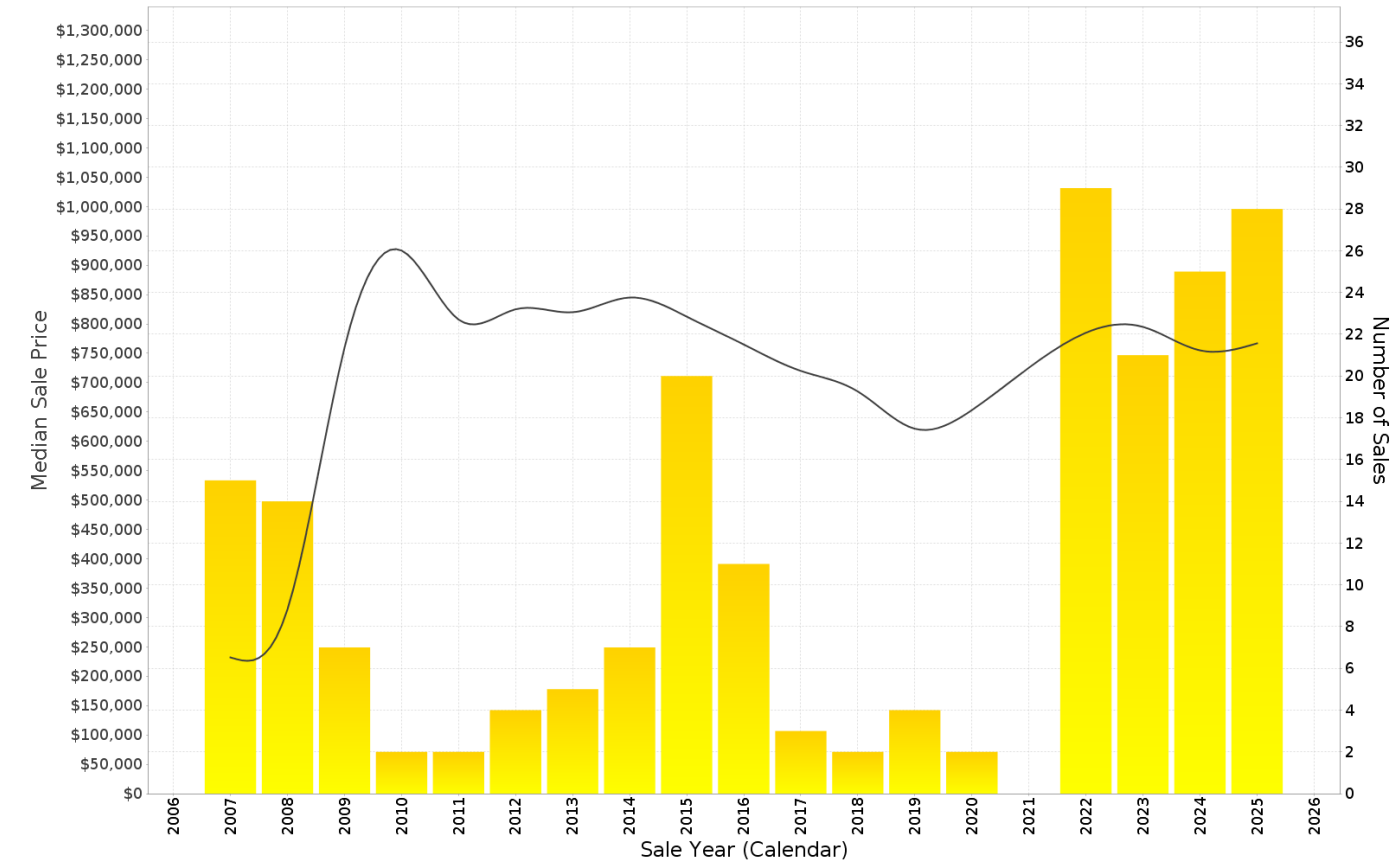
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

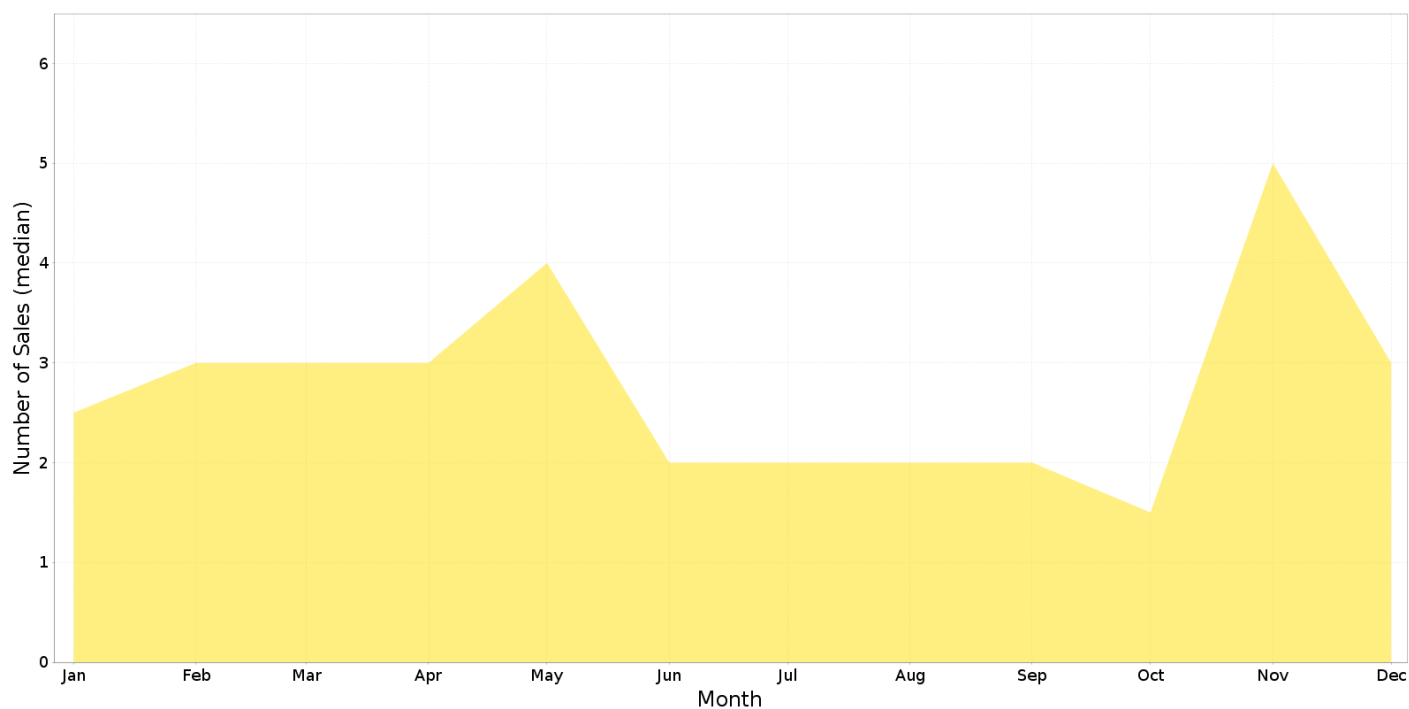
+1.2%

Current Median Price: \$779,250
Previous Median Price: \$770,000

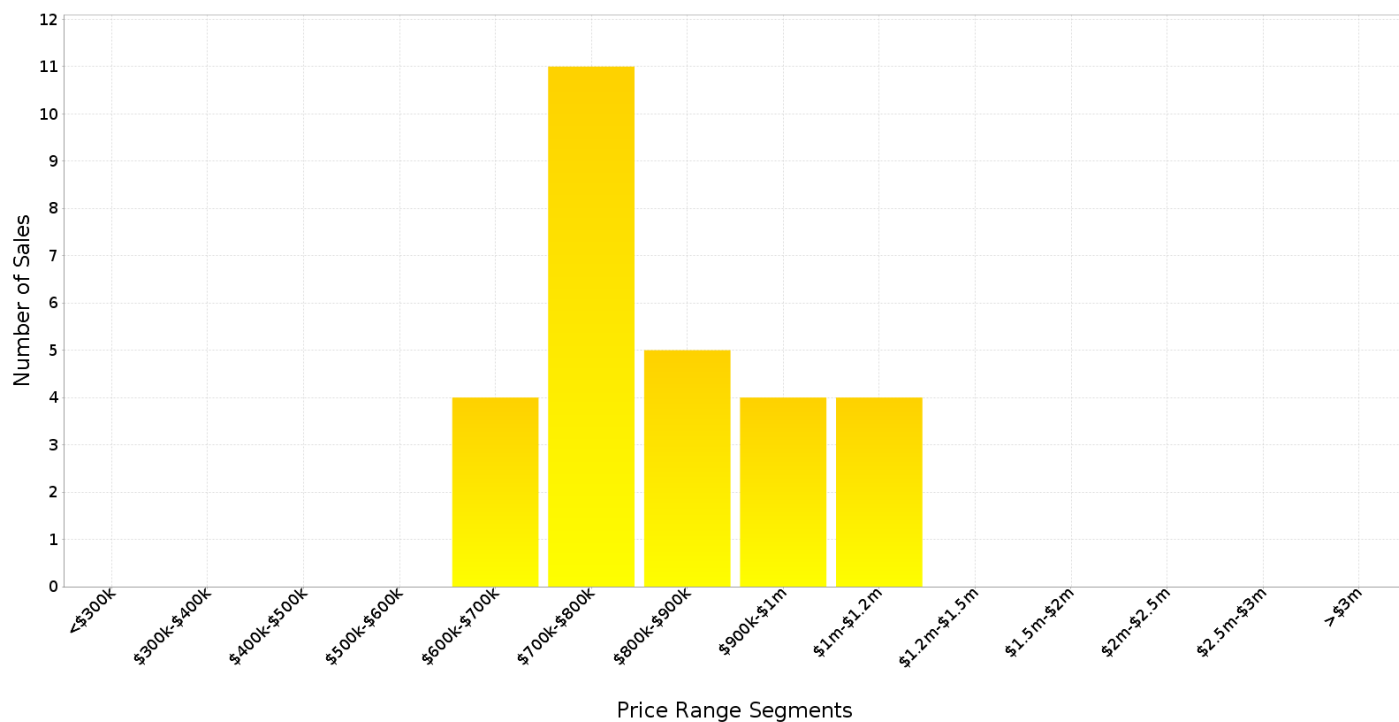
Based on 55 recorded House sales compared over the last two rolling 12 month periods



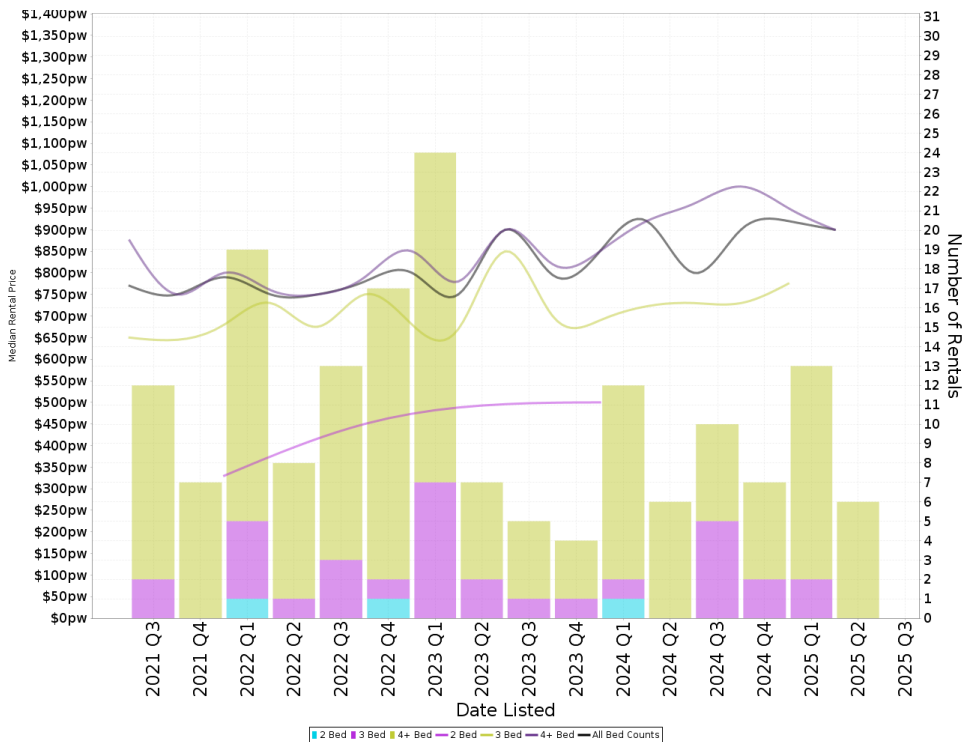
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$779,250
Previous Median Price: \$770,000

Based on 55 registered House sales compared over the last two rolling 12 month periods.

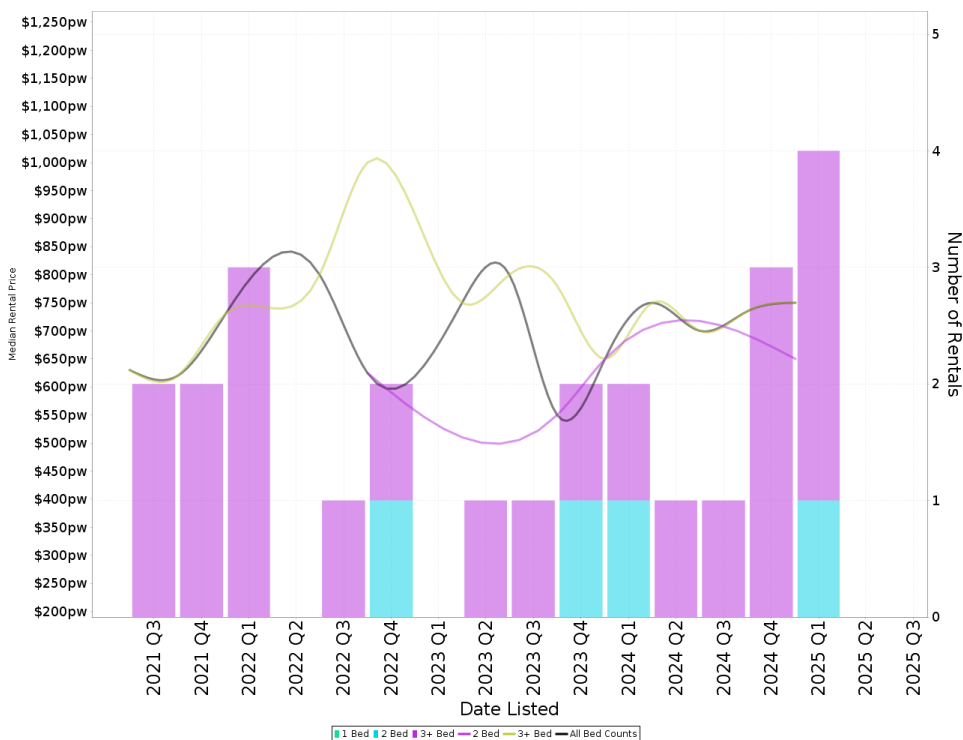
Suburb Rental Yield

+5.9%

Current Median Price: \$779,250
Current Median Rent: \$890

Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.8%

Current Median Price: \$651,500
Previous Median Price: \$640,000

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

Suburb Rental Yield

+5.9%

Current Median Price: \$651,500
Current Median Rent: \$735

Based on 8 registered Unit rentals compared over the last 12 months.

LYONS - Recently Sold Properties

Median Sale Price

\$779k

Based on 28 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

+1.2%

Current Median Price: \$779,250
Previous Median Price: \$770,000

Based on 55 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

28

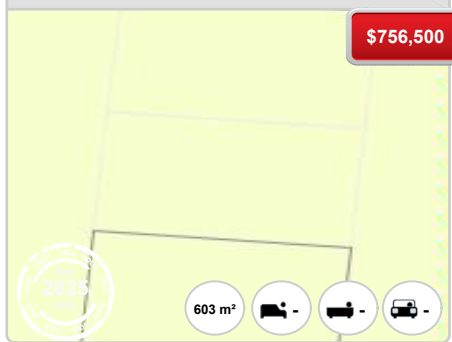
Based on recorded House sales within the 12 months (Financial Year 2025)

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

57 MIRRAKMA CRES



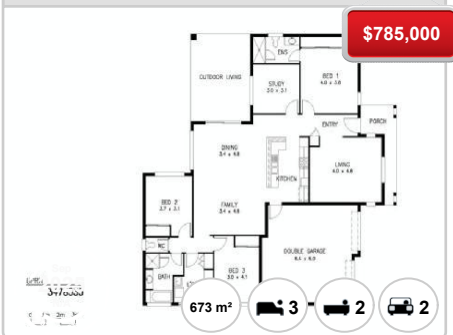
30 DAMIRRINDA ST



5 MALILMA CRT



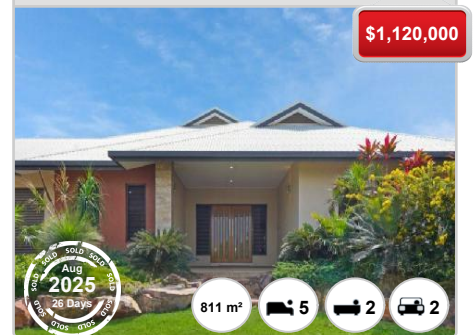
59 DAWARRA CRES



8 DIDITMA ST



52 GUMUNGGWA ST



12 GUMULALA ST



59 DAMABILA DR

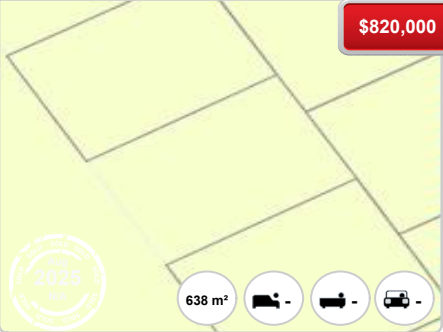


41 MATLA CRES



66 DAMABILA DR

\$820,000



2025
N/A

638 m² 4 2 2

10 DULINDA TCE

\$830,000




2025
Jul 51 Days

682 m² 4 2 2

25 MIRRAKMA CRES

\$926,000



2025
Jul 83 Days

793 m² 5 3 2

34 GUMUNGGWA ST

\$755,000



2025
Jul 26 Days

603 m² 4 2 2

8 JUWANING CRT

\$700,000



2025
Jul N/A

733 m² 4 2 2

36 GUMUNGGWA ST

\$745,000



2025
Jun N/A

603 m² 4 2 2

40 GUMUNGGWA ST

\$822,000



2025
Jun 82 Days

610 m² 4 2 2

13 DUNYILA ST

\$740,000



2025
Jun 29 Days

639 m² 4 2 2

11 BILILIMA ST

\$727,500

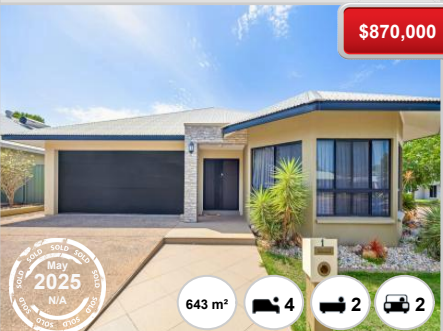


2025
May 105 Days

642 m² 4 2 2

1 GUMIMBA CRES

\$870,000




2025
May N/A

643 m² 4 2 2

15 DANIMILA TCE

\$850,000



2025
May 51 Days

663 m² 5 3 2

88 HENBURY AVE

\$768,000



2025
May 51 Days

774 m² 4 2 2

LYONS - Properties For Rent

Median Rental Price

\$890 /w

Based on 36 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: \$779,250
Current Median Rent: \$890

Based on 28 recorded House sales and 36 House rentals compared over the last 12 months

Number of Rentals

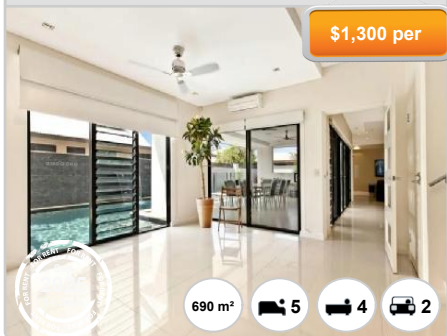
36

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

10 DANIMILA TERRACE

\$1,300 per



690 m²

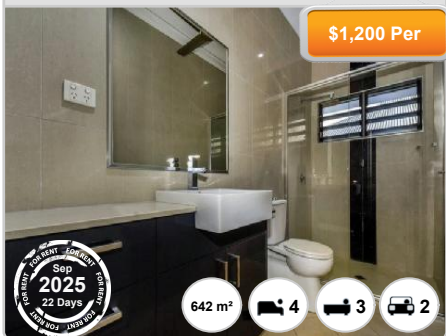
5

4

2

62 MIRRAKMA CRESCENT

\$1,200 Per



642 m²

4

3

2