

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 view of a house and trees.

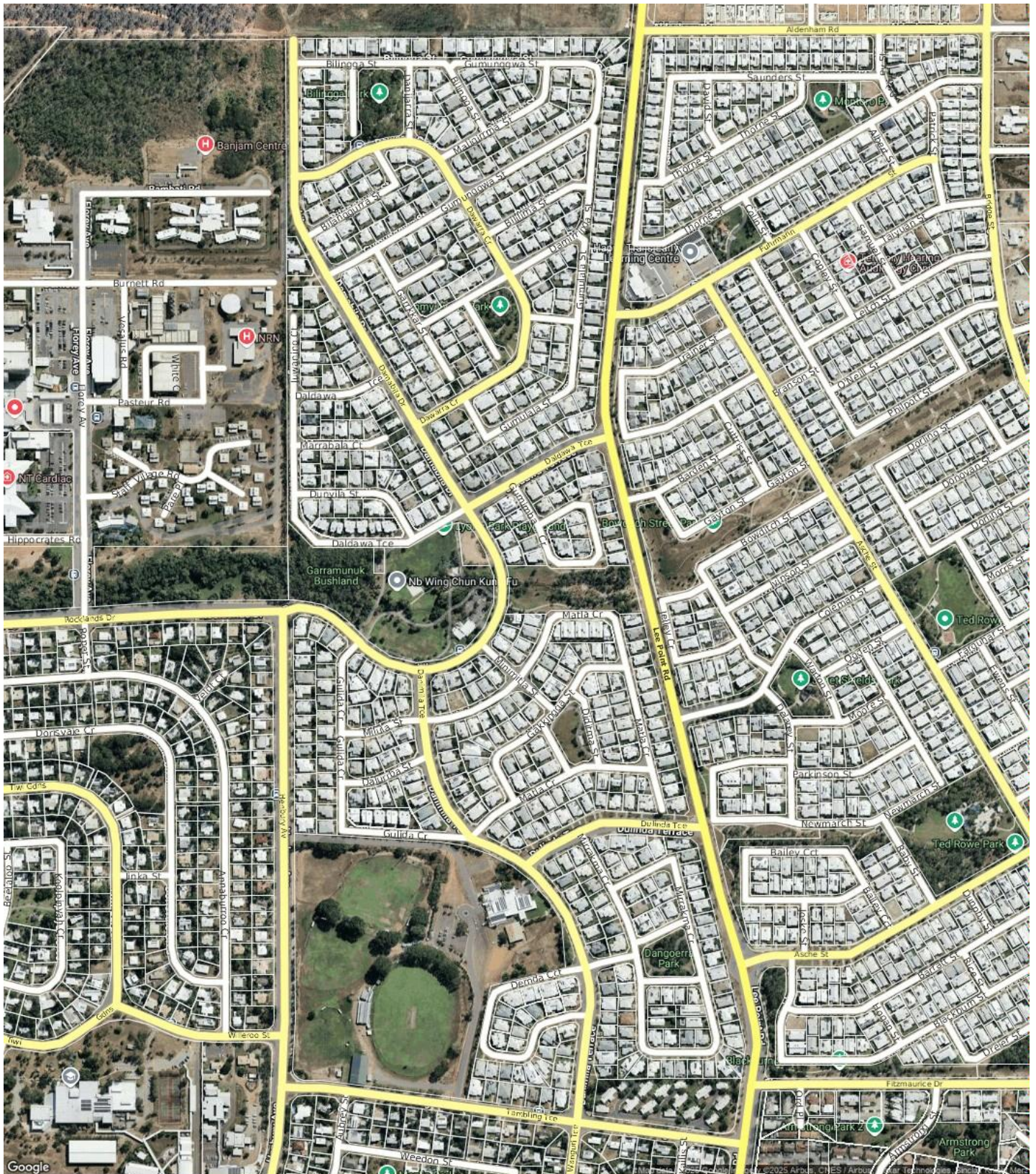
RayWhite.

Suburb
flyover
report

LYONS (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

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	8	\$ 657,500	0.0 %	\$ 590,000	\$ 810,000
2024	4	\$ 642,500	-2.3 %	\$ 625,000	\$ 682,500
2025	9	\$ 651,500	1.4 %	\$ 640,000	\$ 668,000

Median Sale Price

\$652k

Based on 7 recorded Unit sales within the last 12 months (Financial Year 2025)

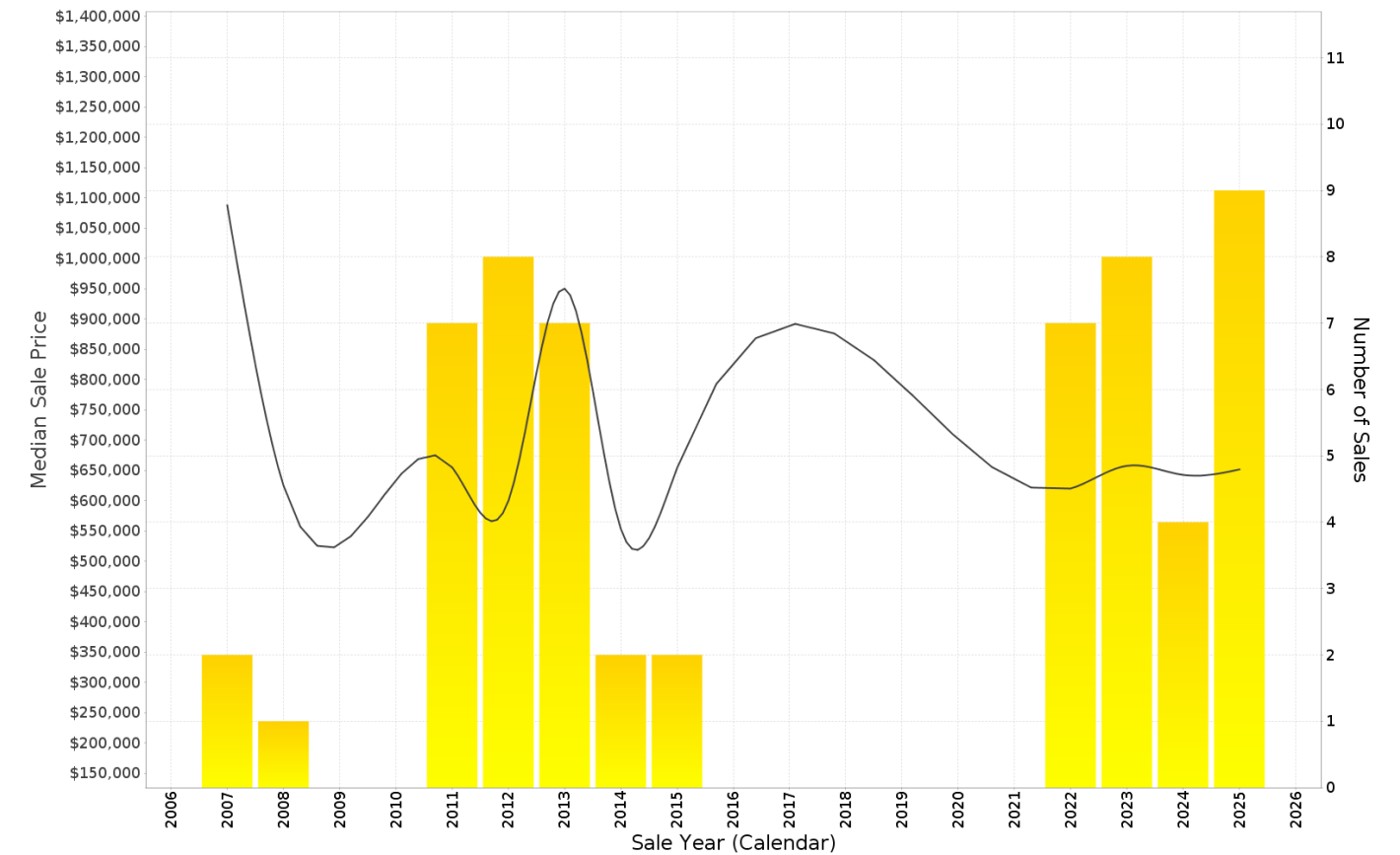
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

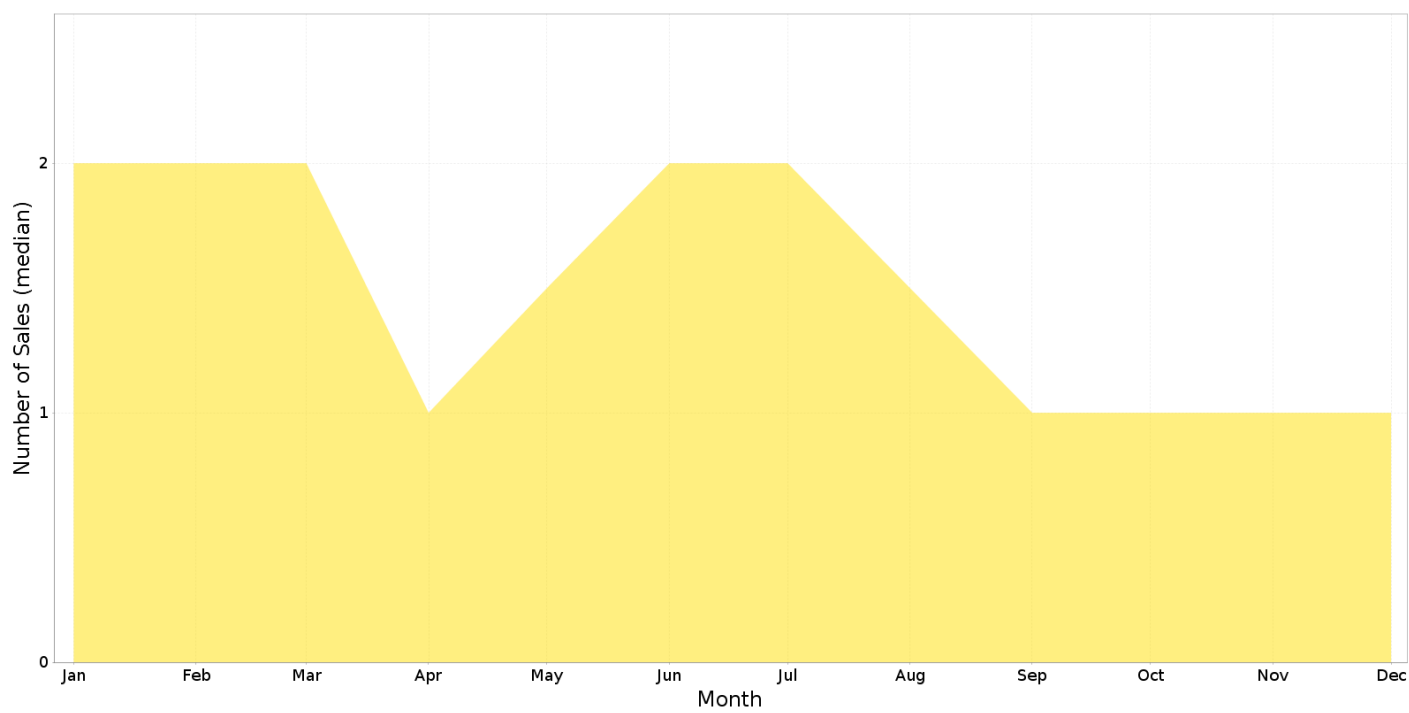
+1.8%

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

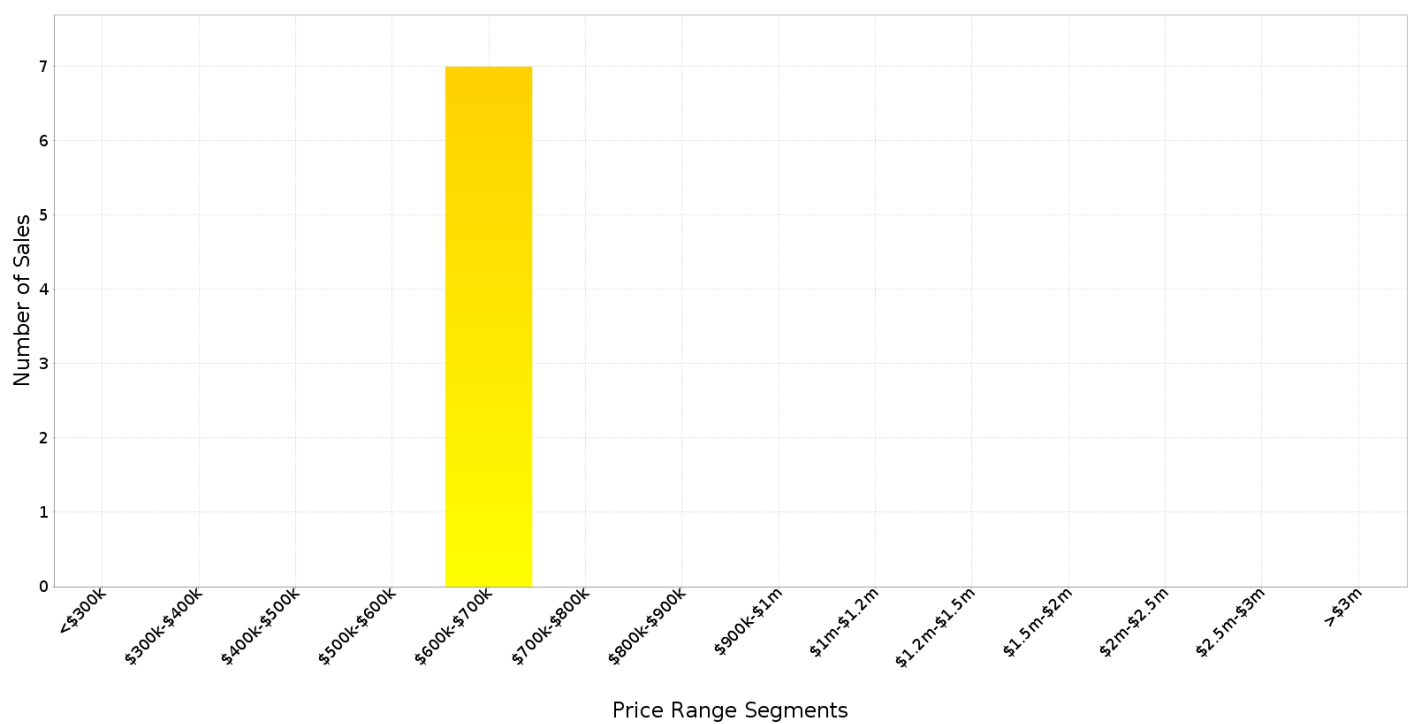
Based on 12 recorded Unit sales compared over the last two rolling 12 month periods



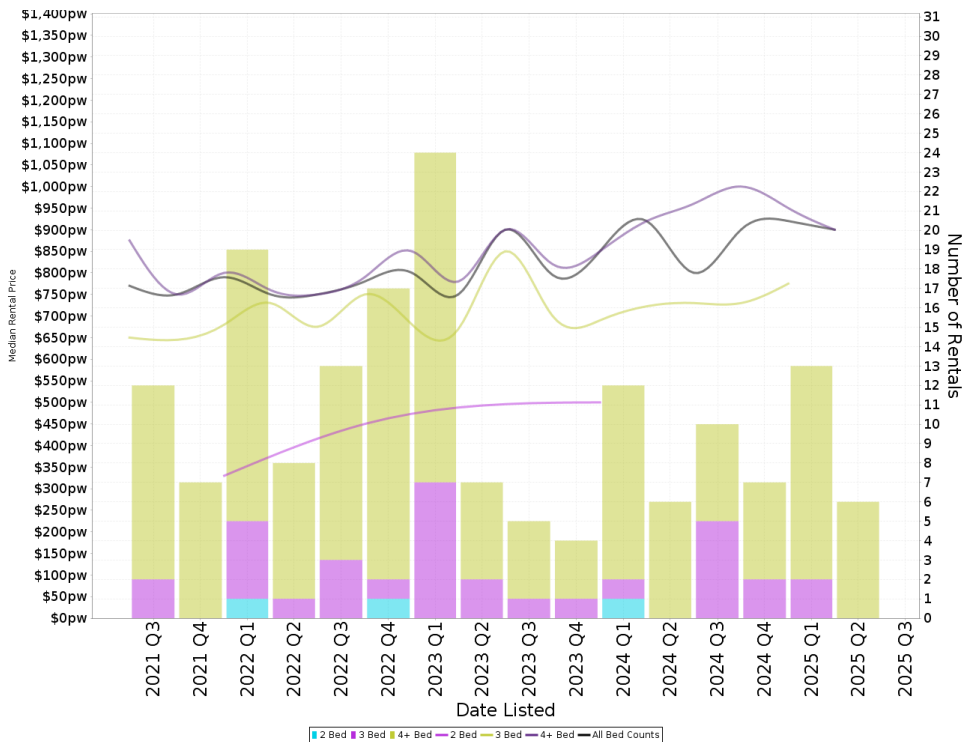
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+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.

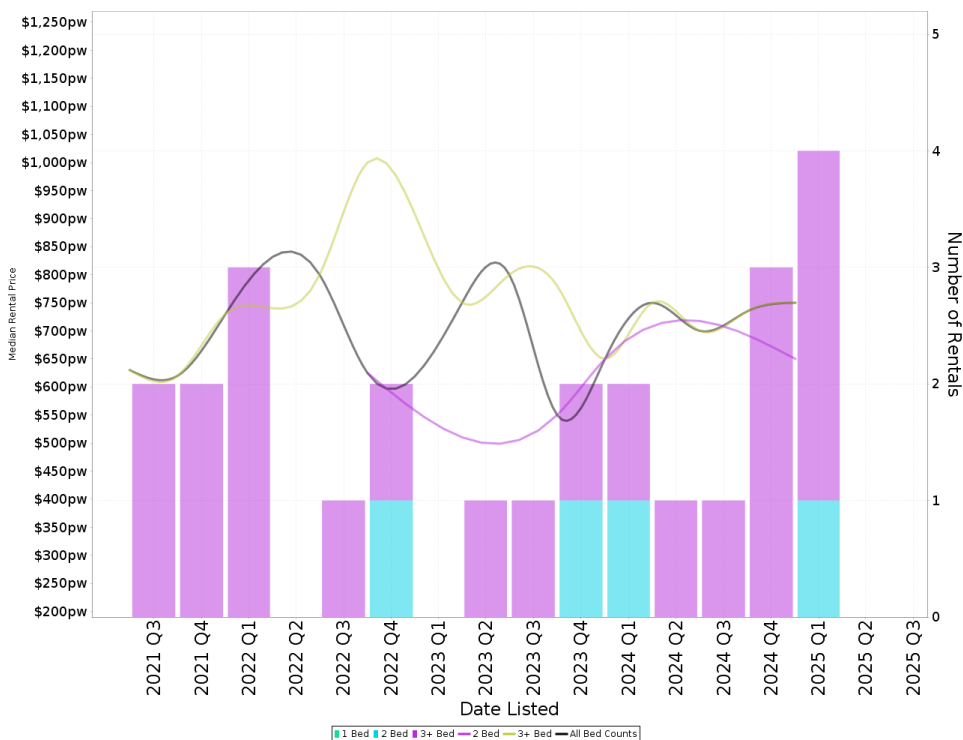
Suburb Rental Yield

+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

\$652k

Based on 7 recorded Unit 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

+1.8%

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

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

Sold Properties

7

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

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

5/26 DALDAWA TCE



\$668,000

Sold Sep 2025
86 Days

404 m² 4 2 2

1/35 GUMUNGGWA ST



\$658,000

Sold Aug 2025
195 Days

567 m² 3 2 2

2/5 DAMIRRINDA ST



\$650,000

LEASED by Habitat

Sold Jul 2025
N/A

284 m² 3 2 2

8/19 GULIDA CRES



\$665,000

Sold May 2025
N/A

388 m² - - -

7/19 GULIDA CRES



\$650,000

LEASED by Habitat

Sold Apr 2025
N/A

373 m² 3 2 2

LYONS - Properties For Rent

Median Rental Price

\$735 /w

Based on 8 recorded Unit 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: \$651,500
Current Median Rent: \$735

Based on 7 recorded Unit sales and 8 Unit rentals compared over the last 12 months

Number of Rentals

8

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

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

