

RayWhite.



Suburb flyover report

LEANYER (HOUSE)

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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	80	\$ 645,000	7.9 %	\$ 235,000	\$ 1,050,000

Median Sale Price

\$632k

Based on 80 recorded House sales within the last 12 months (Oct '24 - Sep '25)

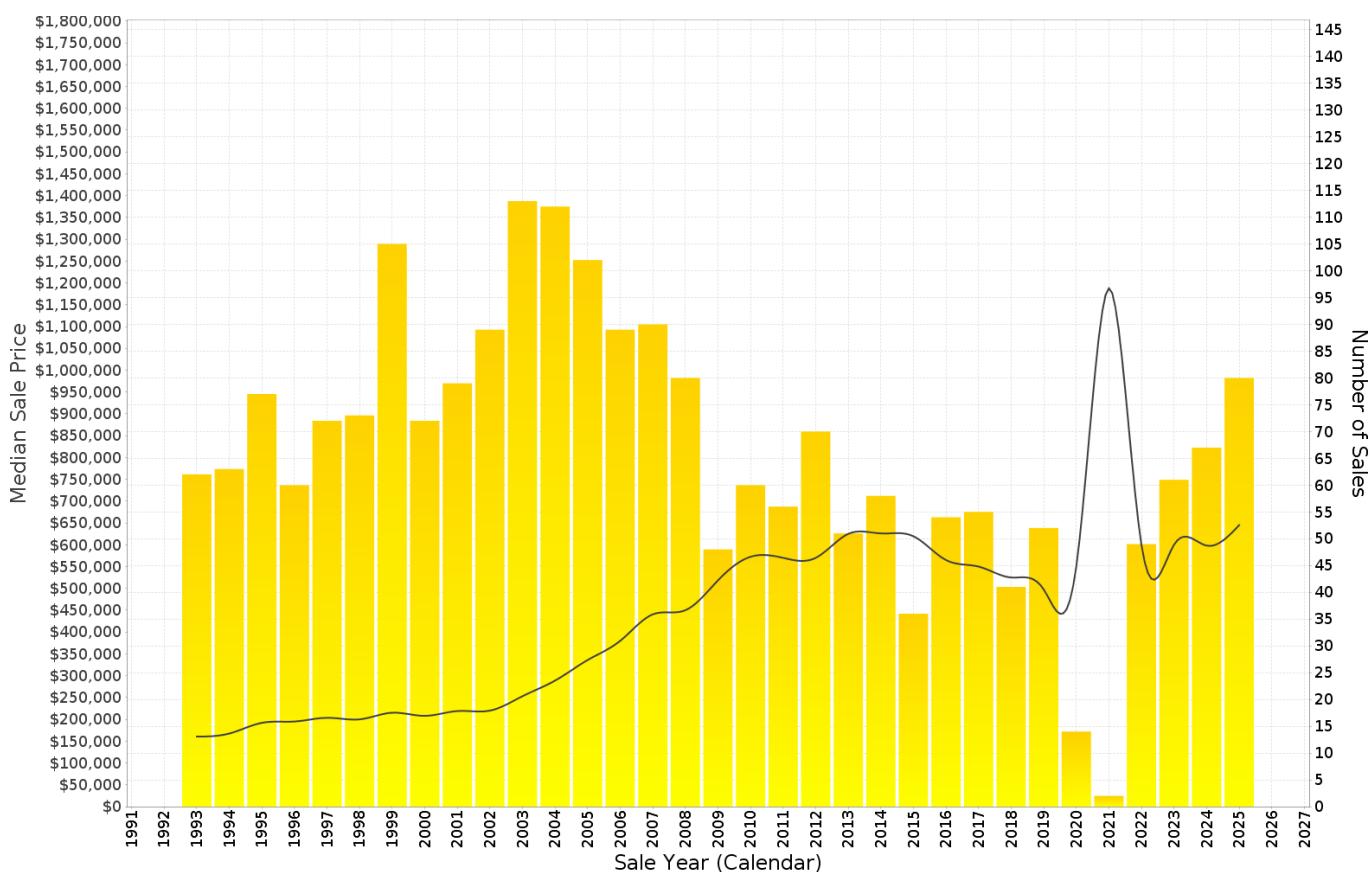
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

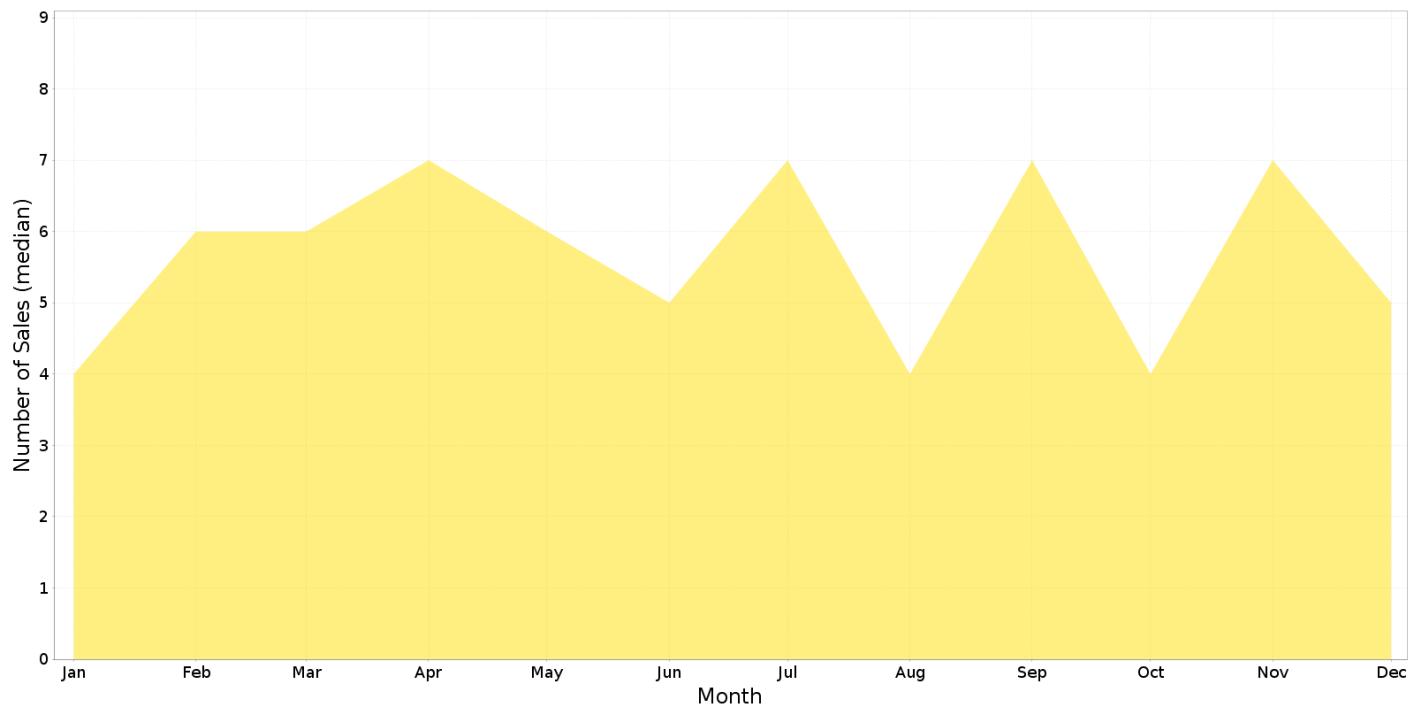
+5.9%

Current Median Price: \$632,500
Previous Median Price: \$597,500

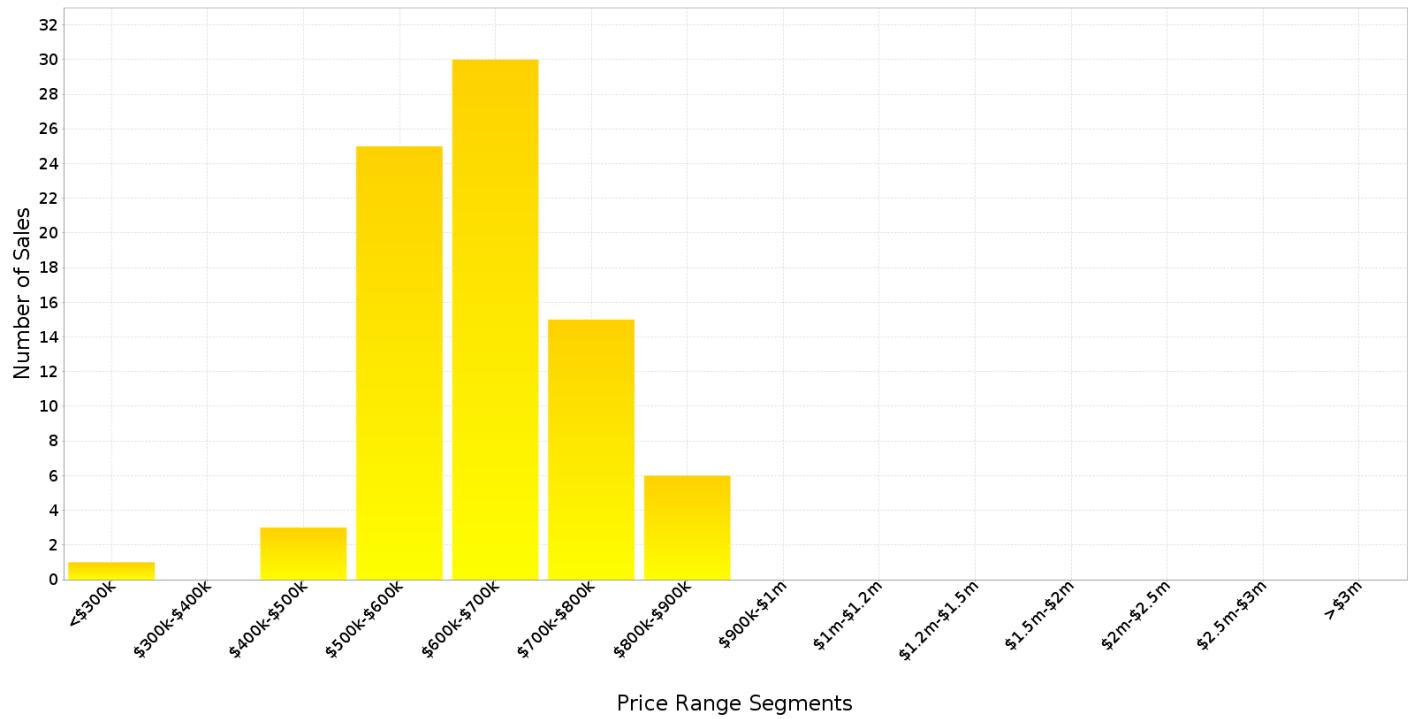
Based on 150 recorded House sales compared over the last two rolling 12 month periods



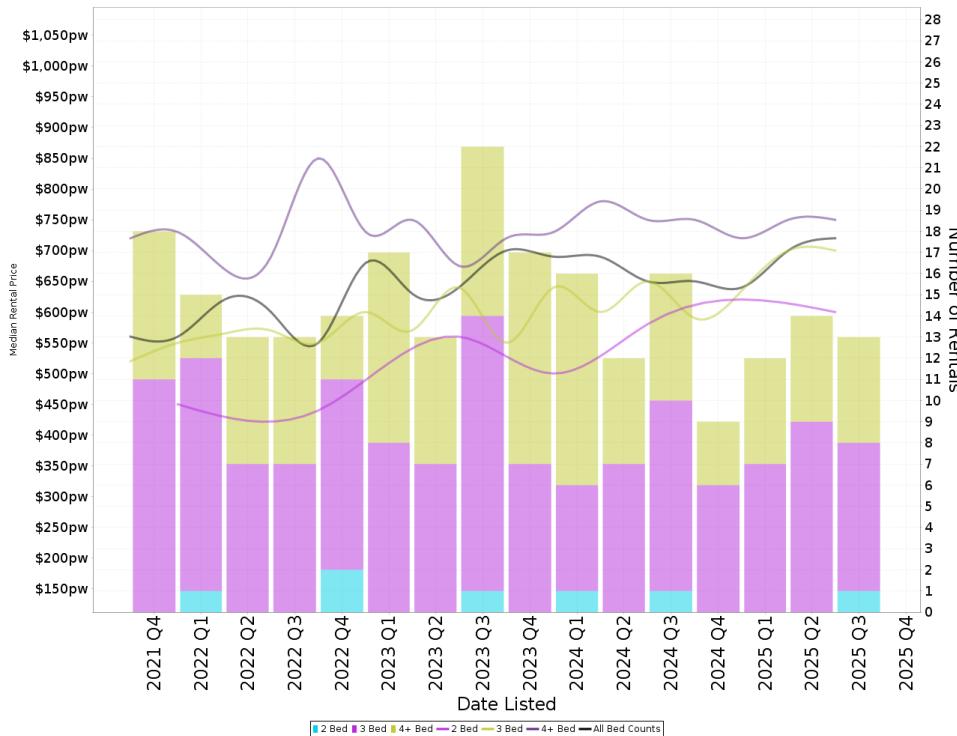
LEANYER - Peak Selling Periods (3 years)



LEANYER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

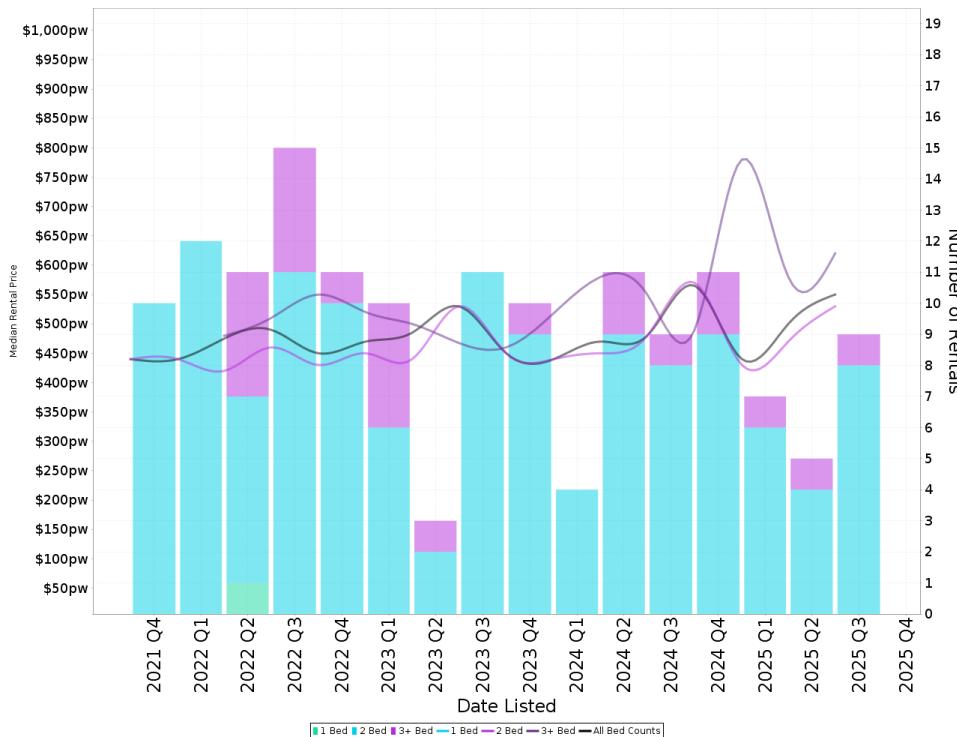
+5.9%

Current Median Price: \$632,500

Previous Median Price: \$597,500

Based on 150 registered House sales compared over the last two rolling 12 month periods.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.8%

Current Median Price: \$346,500

Previous Median Price: \$360,000

Based on 66 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.8%

Current Median Price: \$346,500

Current Median Rent: \$520

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

LEANYER - Recently Sold Properties

Median Sale Price

\$632k

Based on 80 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+5.9%

Current Median Price: \$632,500
Previous Median Price: \$597,500

Based on 150 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

80

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

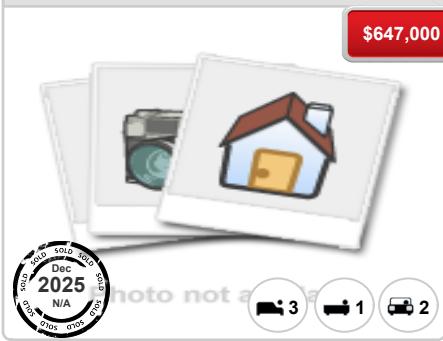
Based on a rolling 12 month period and may differ from calendar year statistics

19 CASTLEREAGH DR



844 m²

48 HUMBERT ST



N/A

6 SHADY CRT



895.0 m²

14 MCARTHUR CRT



857 m²

32 LEGUNE AVE



800 m²

3 NANDINA CRT



801 m²

40 HUMBERT ST



835 m²

18 PARKSIDE CRES



800 m²

62 V.R.D. DR



800 m²

46 ROSEWOOD CRES



\$657,500



811 m² • 3 • 1 • 1

21 MURRABIBBI ST



\$700,000



865 m² • 4 • 2 • 2

11 HODGSON DR



\$627,000



864 m² • 3 • 1 • 2

50 LEGUNE AVE



\$724,376



820 m² • 3 • 1 • 3

35 LEGUNE AVE



\$807,000



800 m² • 6 • 2 • 4

10 PARKSIDE CRES



\$660,000



805 m² • 3 • 1 • 2

60 CASTLEREAGH DR



\$760,000



801 m² • 4 • 2 • 2

52 CLARENCE ST



\$1,050,000



1,120 m² • 5 • 3 • 4

33 LEGUNE AVE



\$570,000



800.0 m² • 20.2m • 20.2m • 40.3m • 40.2m • 20.4m

25 HUMBERT ST



\$920,000



885 m² • 4 • 2 • 5

19 LONGWOOD AVE



\$750,000



801 m² • 5 • 2 • 2

13 SANFORD ST



\$560,000



802 m² • 3 • 1 • 2

LEANYER - Properties For Rent

Median Rental Price

\$700 /w

Based on 48 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+5.8%

Current Median Price: \$632,500
Current Median Rent: \$700

Based on 80 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

48

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

21 MURRABIBBI STREET

\$770 per week



28 RIDGEHAVEN CIRCUIT

\$750 per week



3 SADDLE COURT

\$640 per week



28 CASTLEREAGH DRIVE

\$820 per week

