

**RayWhite.**

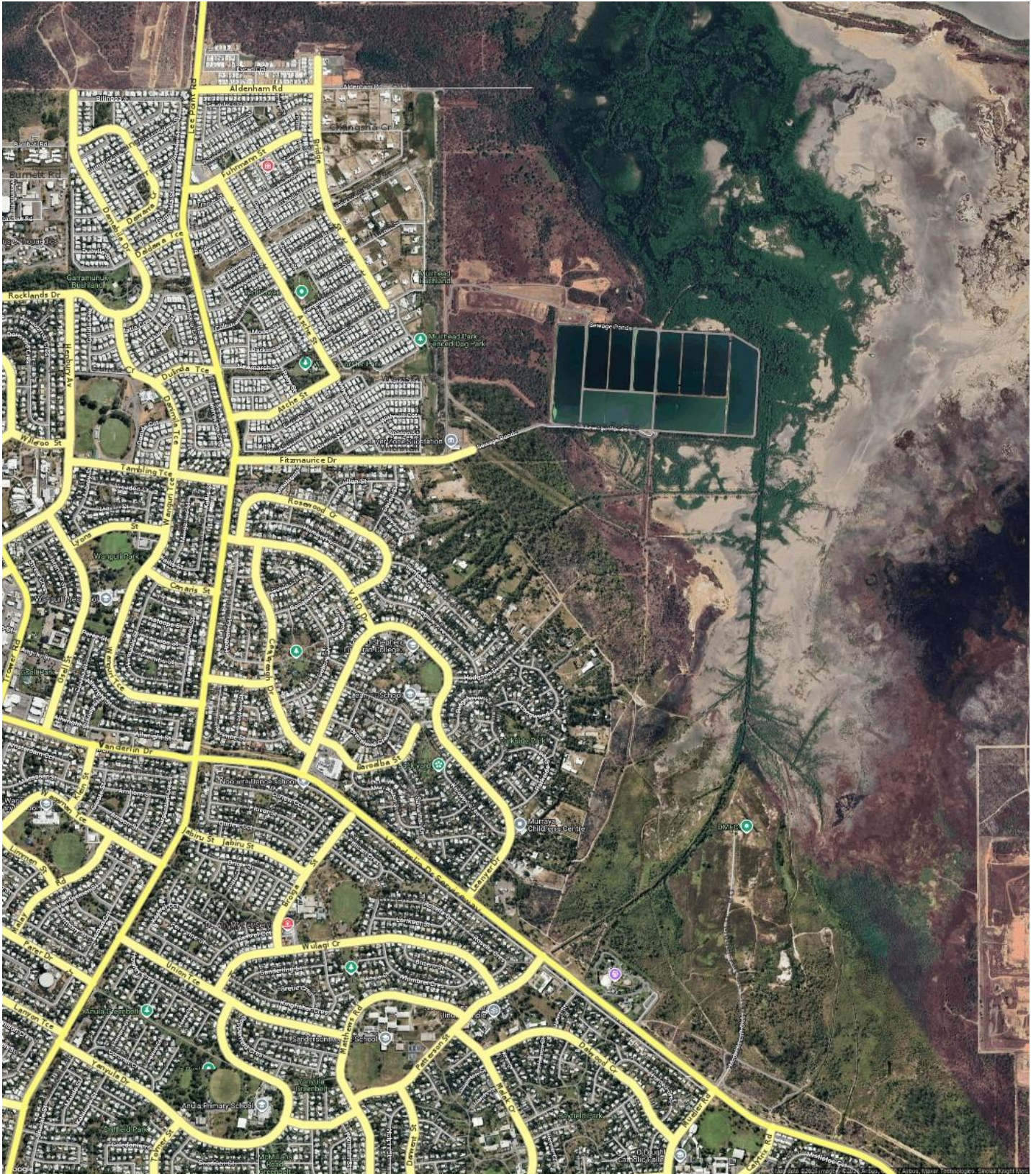
**Suburb**  
flyover  
report

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	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)

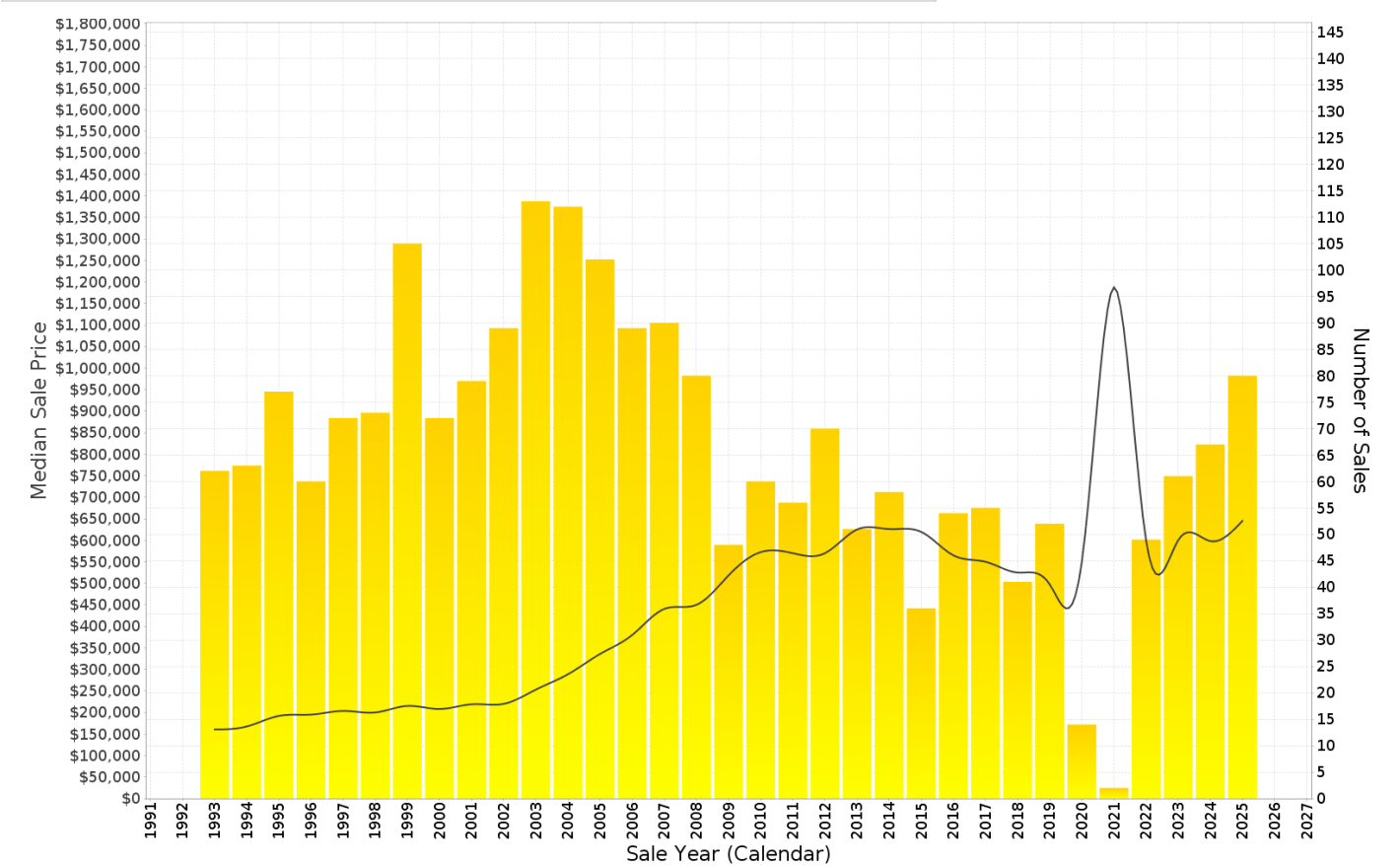
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

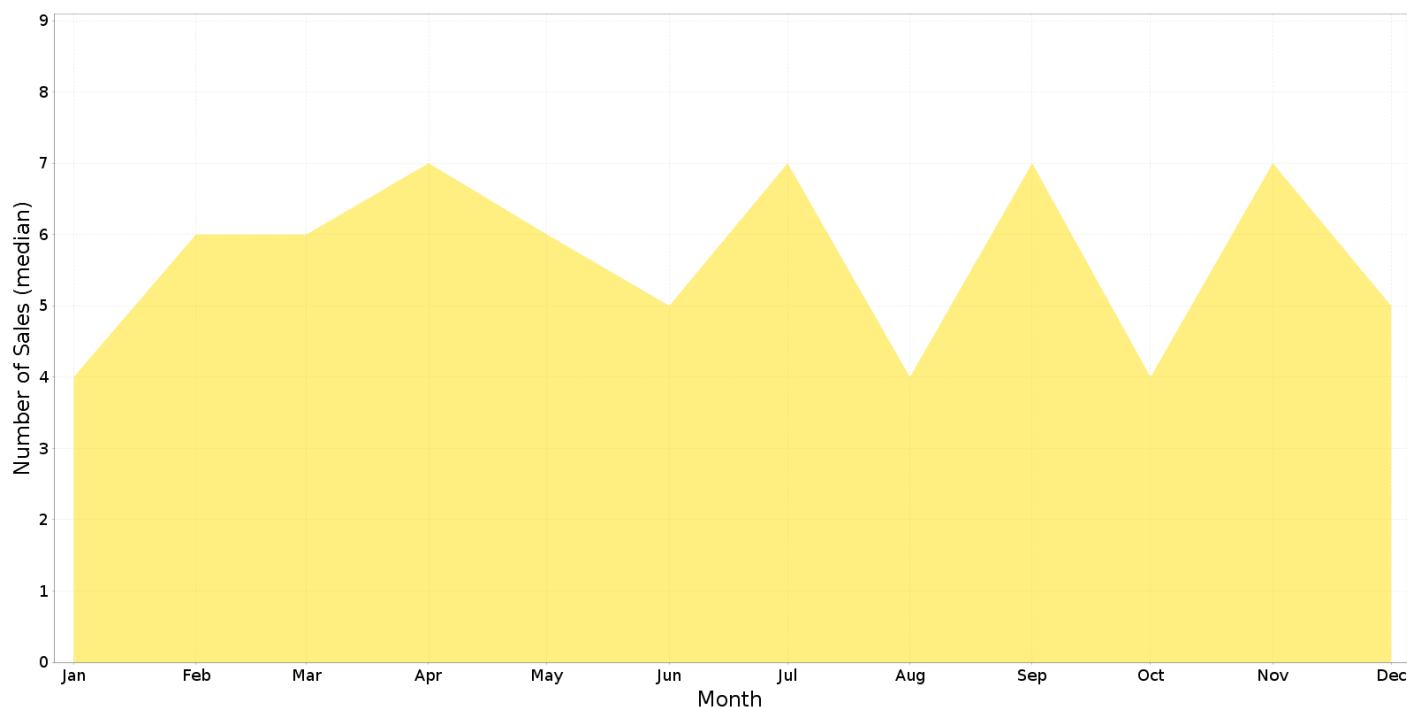
+5.9%

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

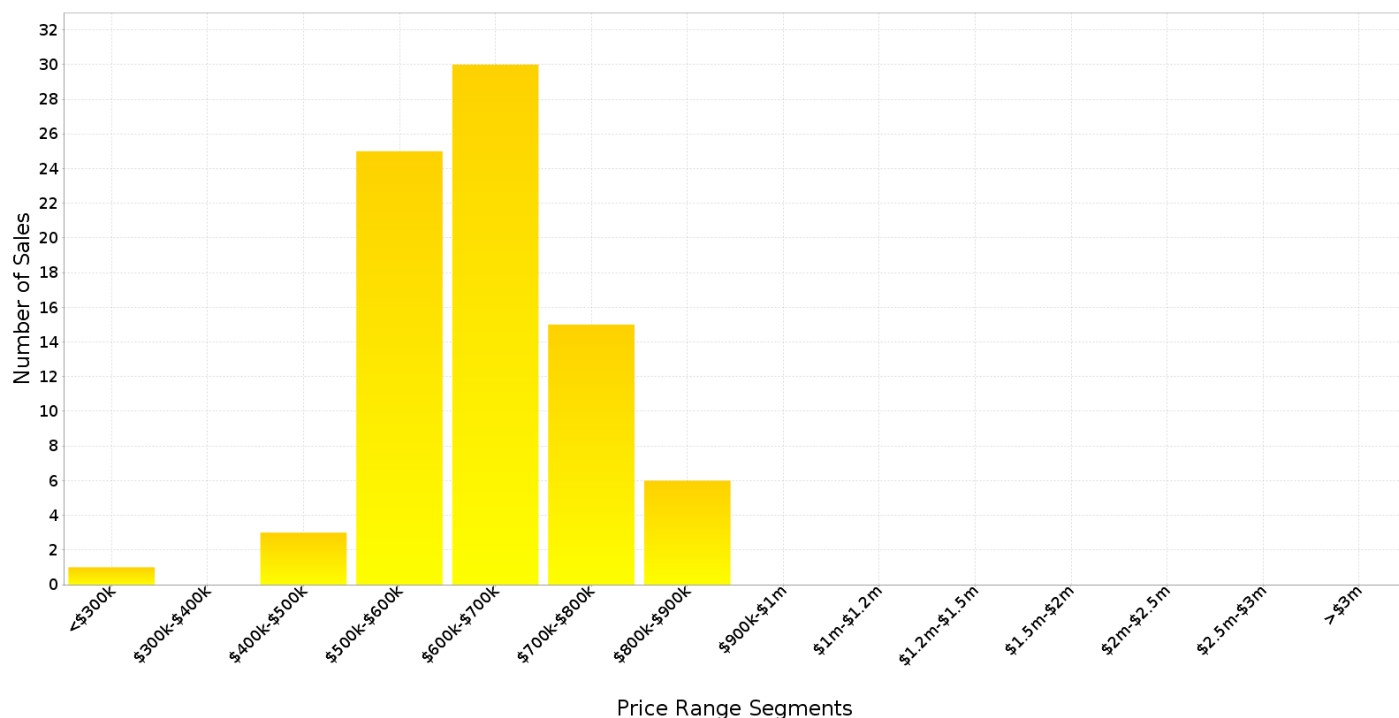
Based on 150 recorded House sales compared over the last two rolling 12 month periods



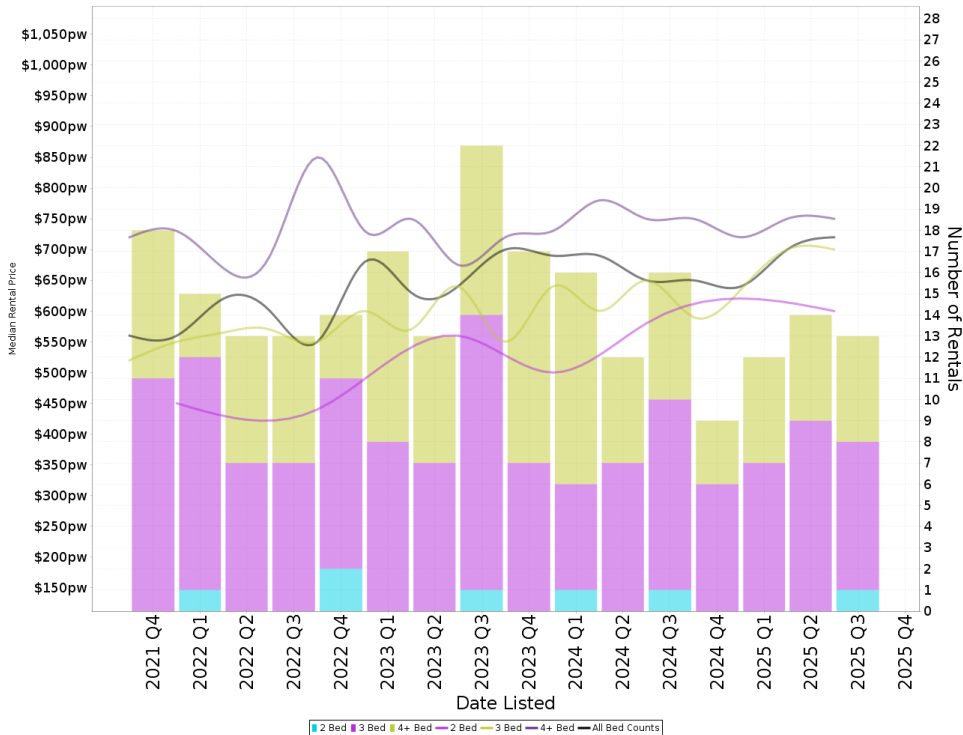
## LEANYER - Peak Selling Periods (3 years)



## 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.

### Suburb Rental Yield

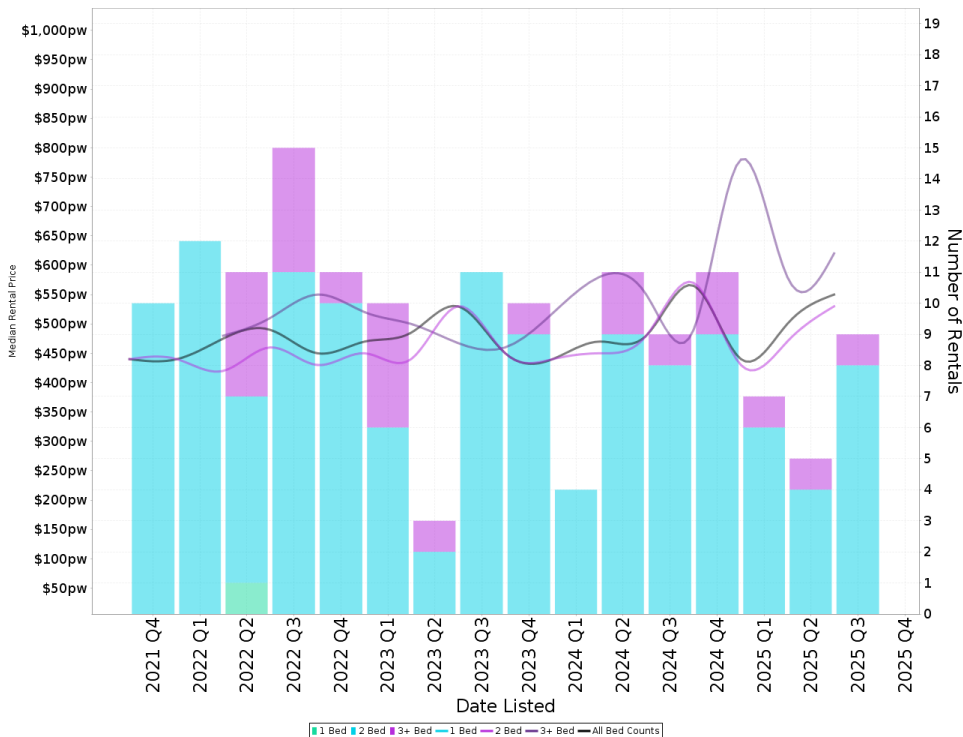
**+5.8%**

Current Median Price: \$632,500

Current Median Rent: \$700

Based on 48 registered House rentals compared over the last 12 months.

## 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

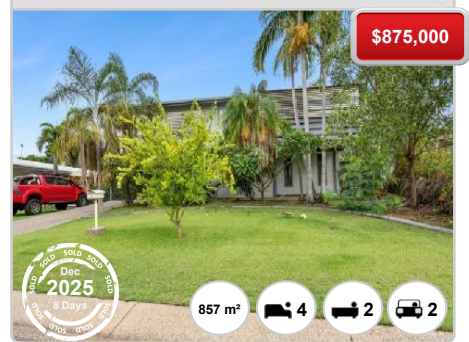
19 CASTLEREAGH DR



6 SHADY CRT



14 MCARTHUR CRT



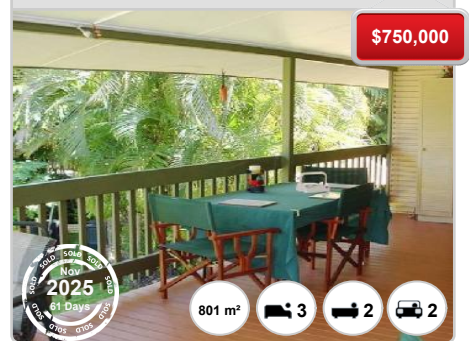
48 HUMBERT ST



32 LEGUNE AVE



3 NANDINA CRT



40 HUMBERT ST



18 PARKSIDE CRES



62 V.R.D. DR





46 ROSEWOOD CRES

\$657,500



811 m<sup>2</sup> 3 1 1

21 MURRABIBBI ST

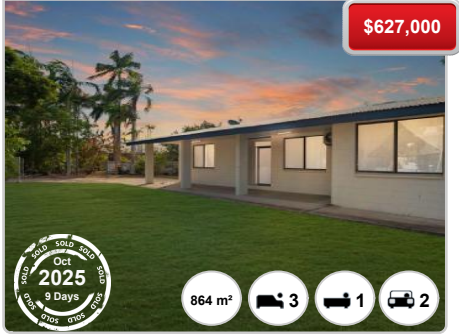
\$700,000



865 m<sup>2</sup> 4 2 2

11 HODGSON DR

\$627,000



864 m<sup>2</sup> 3 1 2

50 LEGUNE AVE

\$724,376



820 m<sup>2</sup> 3 1 3

35 LEGUNE AVE

\$807,000



800 m<sup>2</sup> 6 2 4

10 PARKSIDE CRES

\$660,000



805 m<sup>2</sup> 3 1 2

60 CASTLEREAGH DR

\$760,000



801 m<sup>2</sup> 4 2 2

52 CLARENCE ST

\$1,050,000



1,120 m<sup>2</sup> 5 3 4

33 LEGUNE AVE

\$570,000



800 m<sup>2</sup> - - -

25 HUMBERT ST

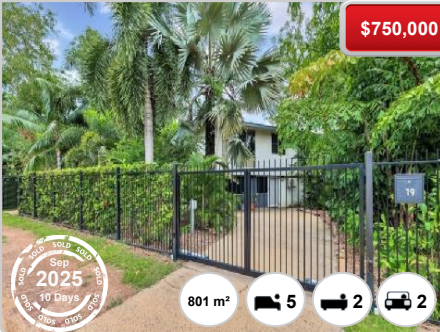
\$920,000



885 m<sup>2</sup> 4 2 5

19 LONGWOOD AVE

\$750,000



801 m<sup>2</sup> 5 2 2

13 SANFORD ST

\$560,000



802 m<sup>2</sup> 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**



865 m<sup>2</sup>



### 28 RIDGEHAVEN CIRCUIT

**\$750 per week**

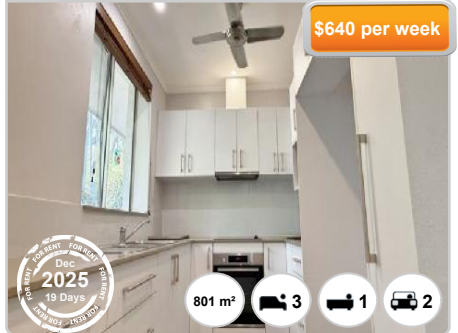


810 m<sup>2</sup>



### 3 SADDLE COURT

**\$640 per week**



801 m<sup>2</sup>



### 28 CASTLEREAGH DRIVE

**\$820 per week**



879 m<sup>2</sup>

