

RayWhite.

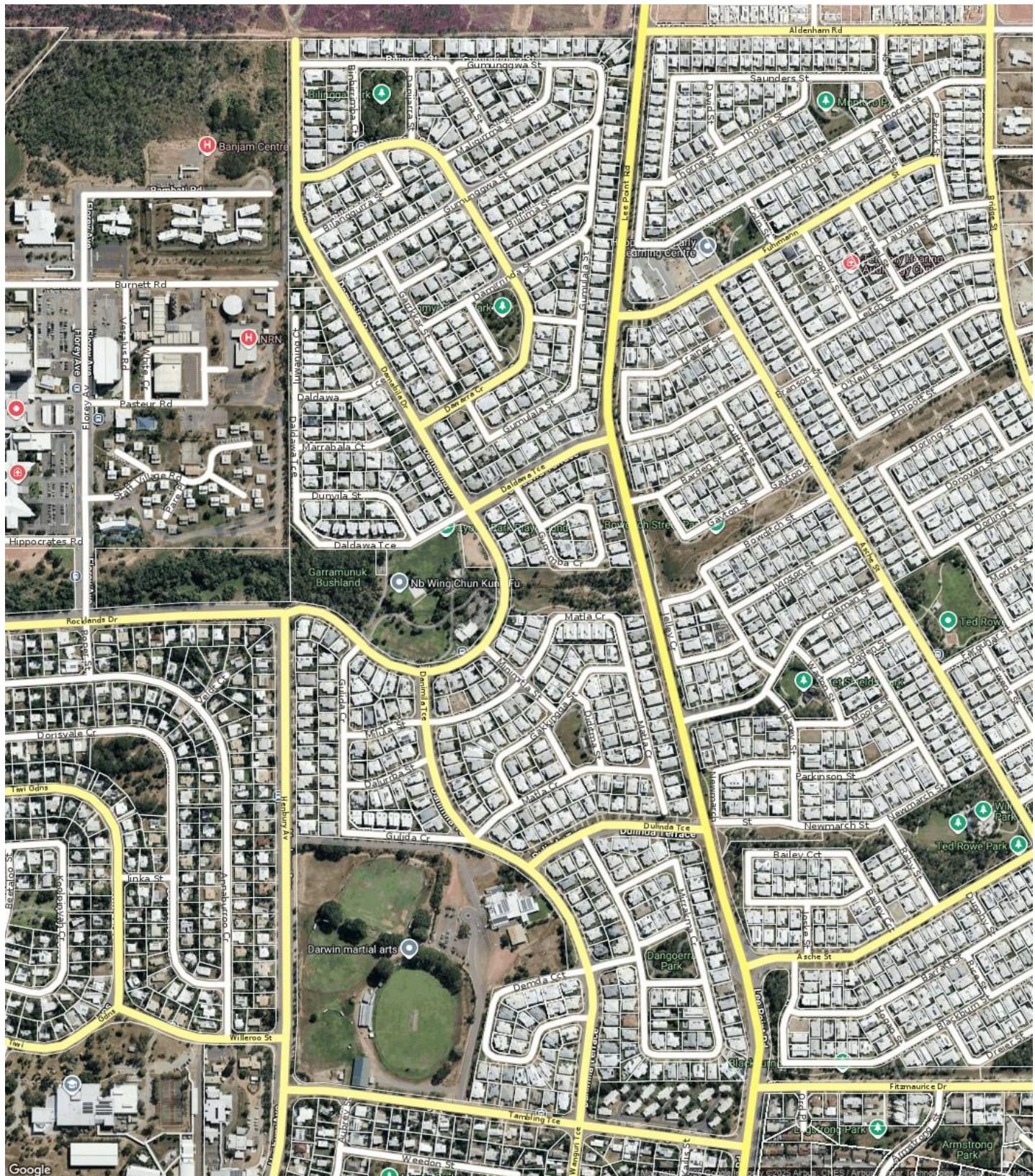


Suburb flyover report

LYONS (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

LYONS - Suburb Map



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	41	\$ 785,000	4.0 %	\$ 400,000	\$ 1,120,000

Median Sale Price

\$776k

Based on 36 recorded House sales within the last 12 months (Oct '24 - Sep '25)

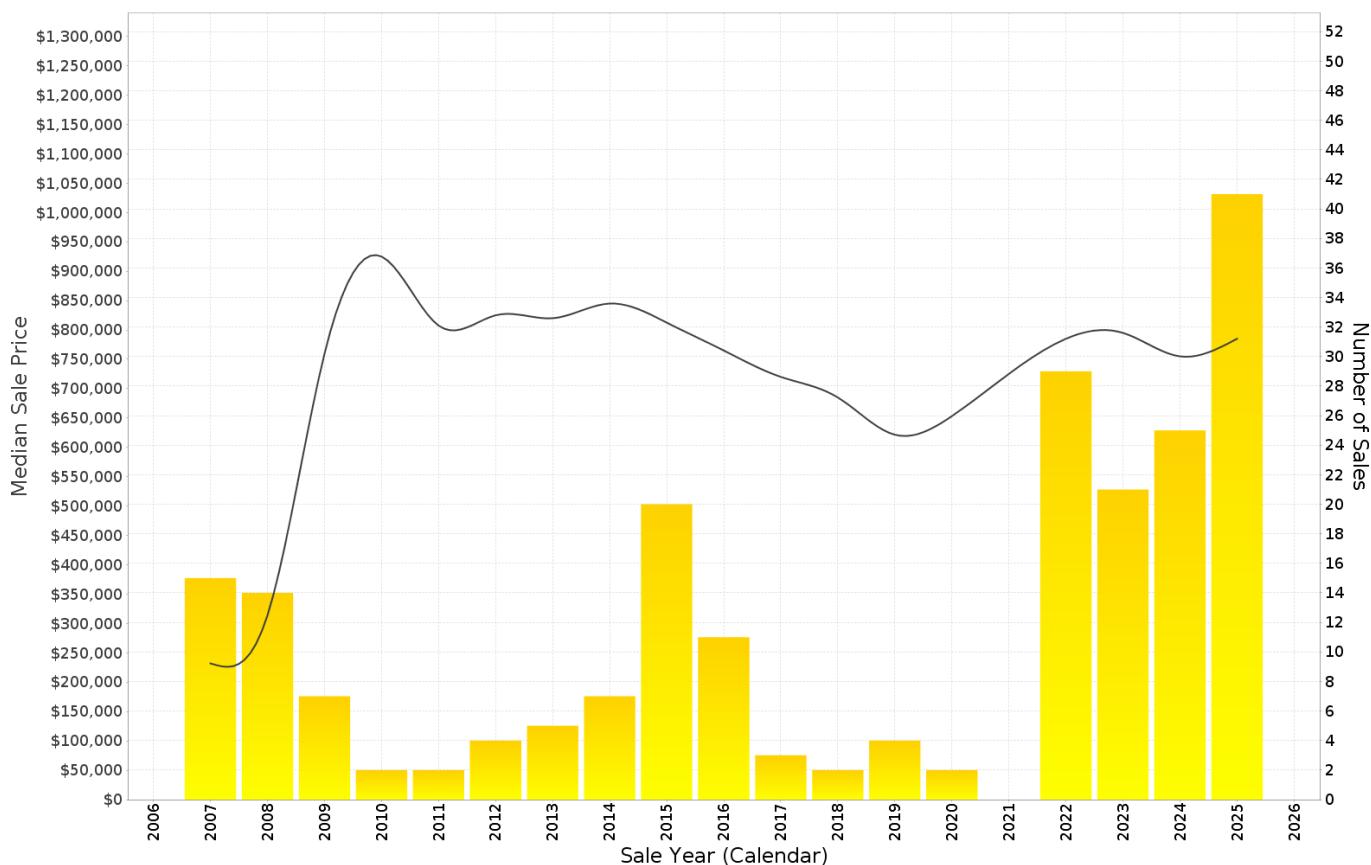
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

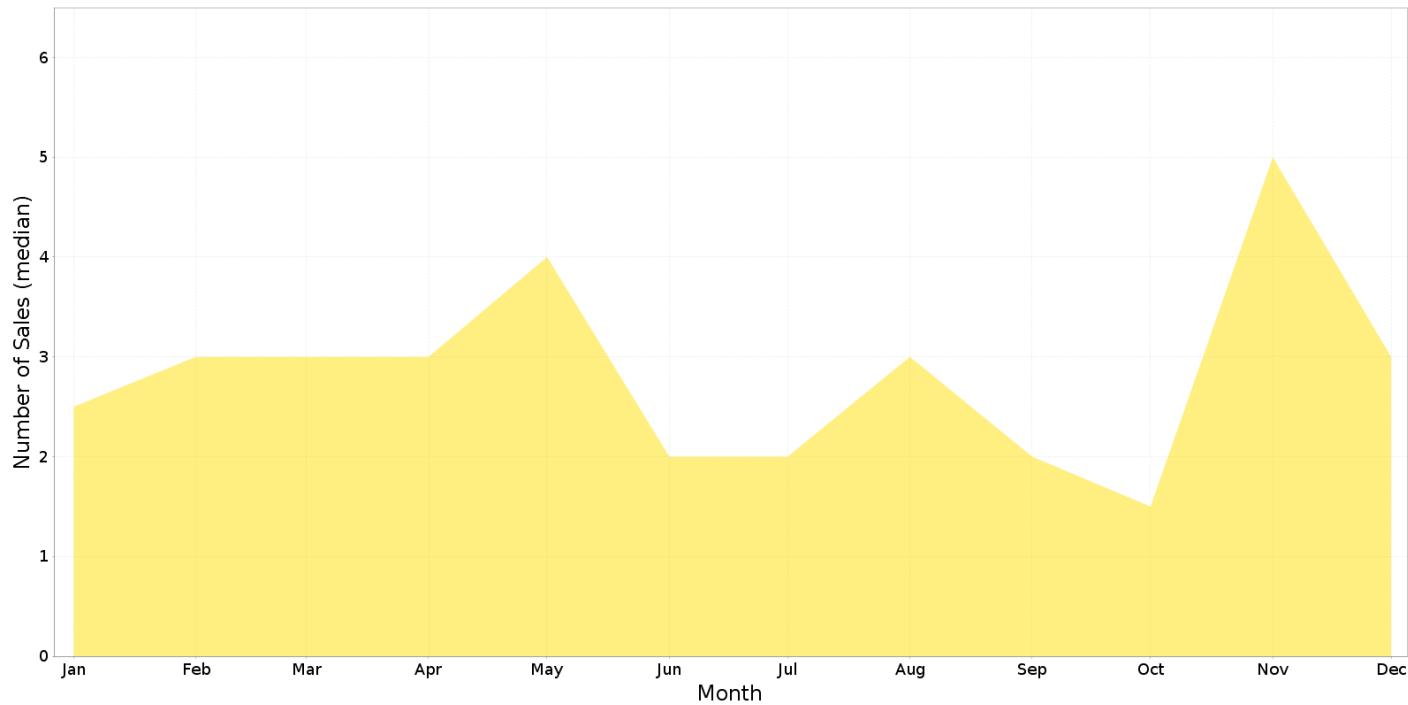
+2.8%

Current Median Price: \$776,500
Previous Median Price: \$755,000

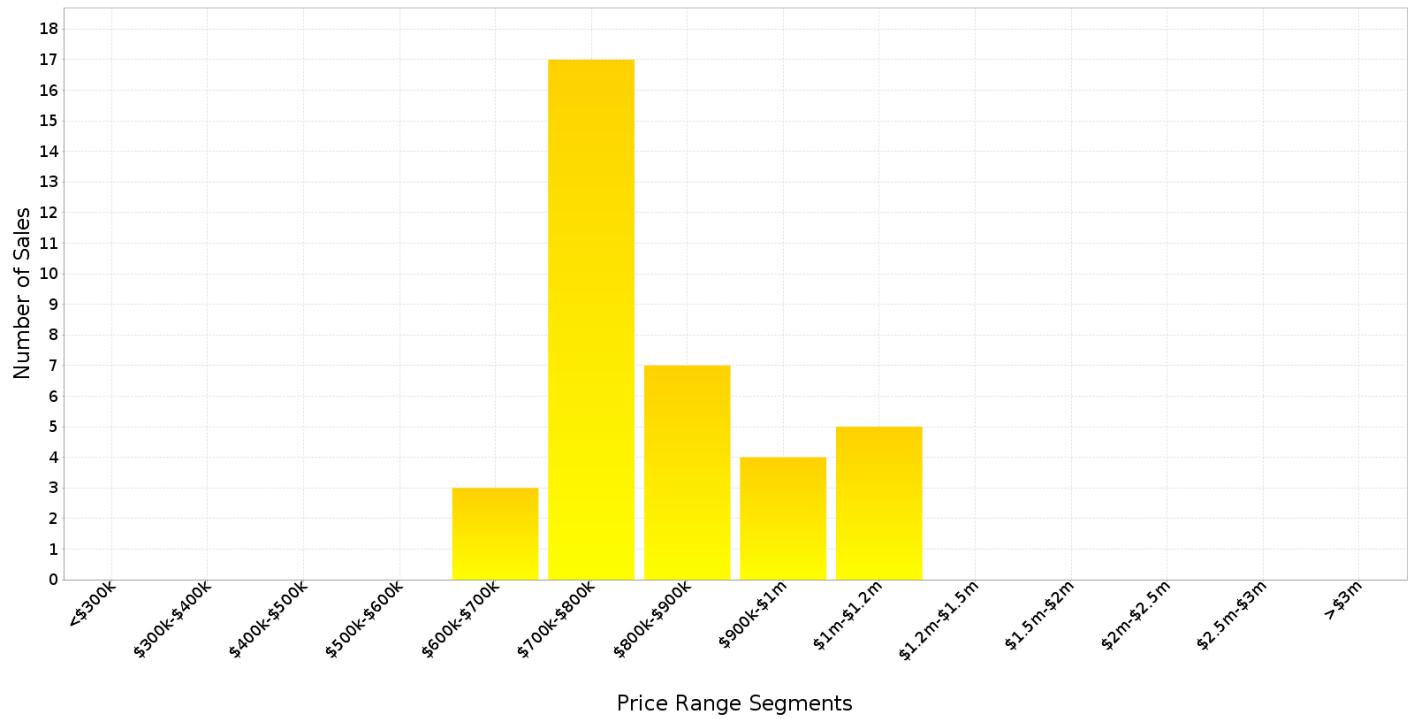
Based on 61 recorded House sales compared over the last two rolling 12 month periods



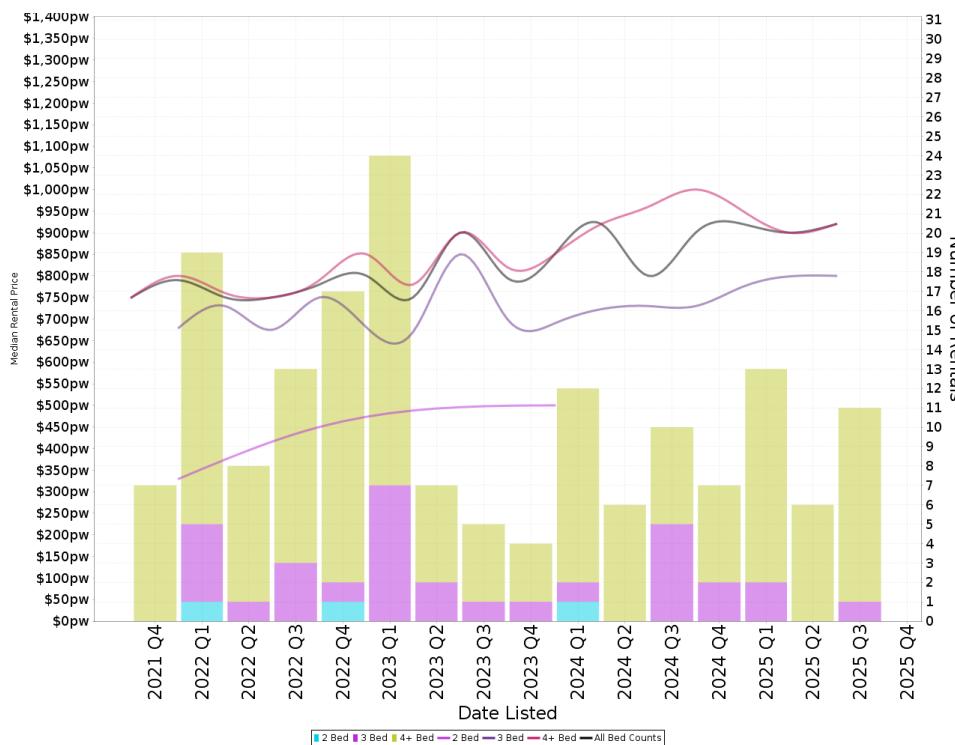
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.8%

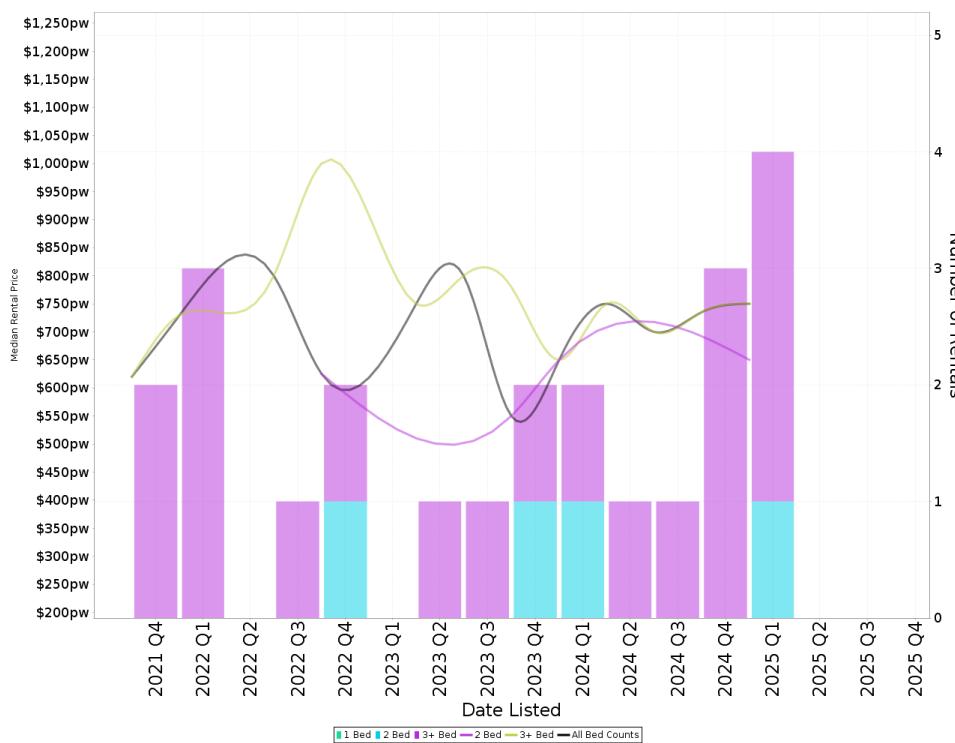
Current Median Price: \$776,500
Previous Median Price: \$755,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$776,500
Current Median Rent: \$920
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$651,500
Previous Median Price: \$645,000
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$651,500
Current Median Rent: \$750
Based on 7 registered Unit rentals compared over the last 12 months.

LYONS - Recently Sold Properties

Median Sale Price

\$776k

Based on 36 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

+2.8%

Current Median Price: \$776,500
Previous Median Price: \$755,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

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

38 GUMULALA ST



26 DAMABILA DR



26 DAMABILLA DR



43 DANIMILA TCE



17 BILINGGA ST



5 BILILIMA ST



9 DULINDA TCE



18 MIRRAKMA CRES



6 MIRRAKMA CRES



2 MARRABALA CRT



\$745,000

605 m² • 3 • 2 • 2

33 GUMUNGGWA ST



\$880,000

711 m² • 4 • 2 • 2

69 MATLA CRES



\$765,000

630 m² • 4 • 2 • 2

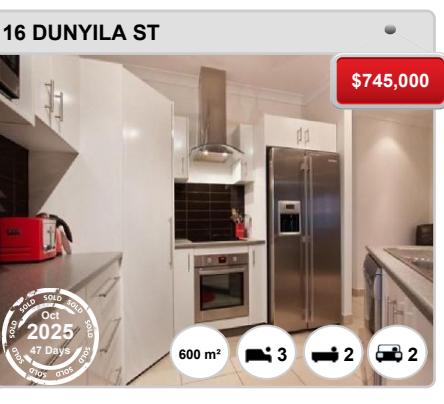
12 GUMULALA ST



\$850,000

615 m² • 4 • 2 • 4

16 DUNYILA ST



\$745,000

600 m² • 3 • 2 • 2

52 GUMUNGGWA ST



\$1,120,000

811 m² • 4 • 2 • 2

36 GUMULALA ST



\$755,000

667 m² • 4 • 2 • 2

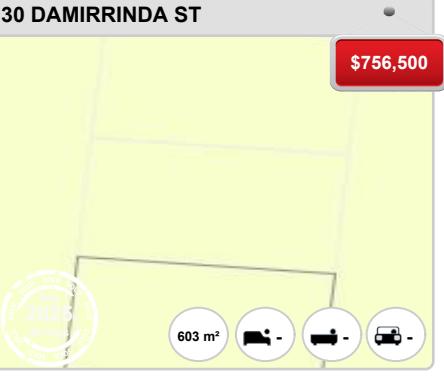
57 MIRRAKMA CRES



\$750,000

675 m² • - • - • -

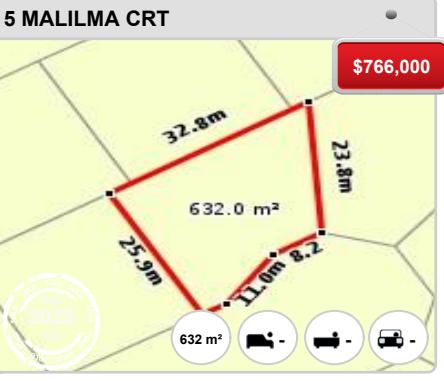
30 DAMIRRINDA ST



\$756,500

603 m² • - • - • -

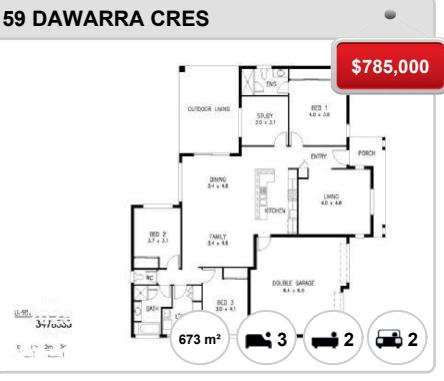
5 MALILMA CRT



\$766,000

632 m² • - • - • -

59 DAWARRA CRES



\$785,000

673 m² • 3 • 2 • 2

8 DIDITMA ST



\$1,027,000

610 m² • 4 • 2 • 2

LYONS - Properties For Rent

Median Rental Price

\$920 /w

Based on 37 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

+6.2%

Current Median Price: \$776,500
Current Median Rent: \$920

Based on 36 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals

37

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

43 DANIMILA TERRACE

