

RayWhite.



Suburb flyover report

LEANYER (UNIT)

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LEANYER - Suburb Map



LEANYER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	55	\$ 287,700	0.0 %	\$ 16,660	\$ 352,000
2008	41	\$ 310,000	7.8 %	\$ 77,090	\$ 435,000
2009	32	\$ 318,500	2.7 %	\$ 67,800	\$ 420,000
2010	29	\$ 410,000	28.7 %	\$ 190,000	\$ 520,000
2011	33	\$ 400,000	-2.4 %	\$ 23,700	\$ 458,000
2012	34	\$ 398,750	-0.3 %	\$ 77,000	\$ 520,000
2013	31	\$ 420,000	5.3 %	\$ 96,000	\$ 546,000
2014	32	\$ 408,000	-2.9 %	\$ 94,625	\$ 515,000
2015	17	\$ 401,500	-1.6 %	\$ 102,960	\$ 580,000
2016	16	\$ 400,000	-0.4 %	\$ 305,000	\$ 505,000
2017	20	\$ 370,000	-7.5 %	\$ 192,500	\$ 460,000
2018	19	\$ 290,000	-21.6 %	\$ 69,000	\$ 425,000
2019	16	\$ 270,000	-6.9 %	\$ 182,000	\$ 440,000
2020	8	\$ 257,500	-4.6 %	\$ 242,000	\$ 392,000
2021	0				
2022	25	\$ 350,000	0.0 %	\$ 170,000	\$ 430,000
2023	31	\$ 322,500	-7.9 %	\$ 12,500	\$ 465,000
2024	30	\$ 360,000	11.6 %	\$ 255,000	\$ 501,000
2025	35	\$ 380,000	5.6 %	\$ 225,000	\$ 536,000

Median Sale Price

\$346k

Based on 34 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

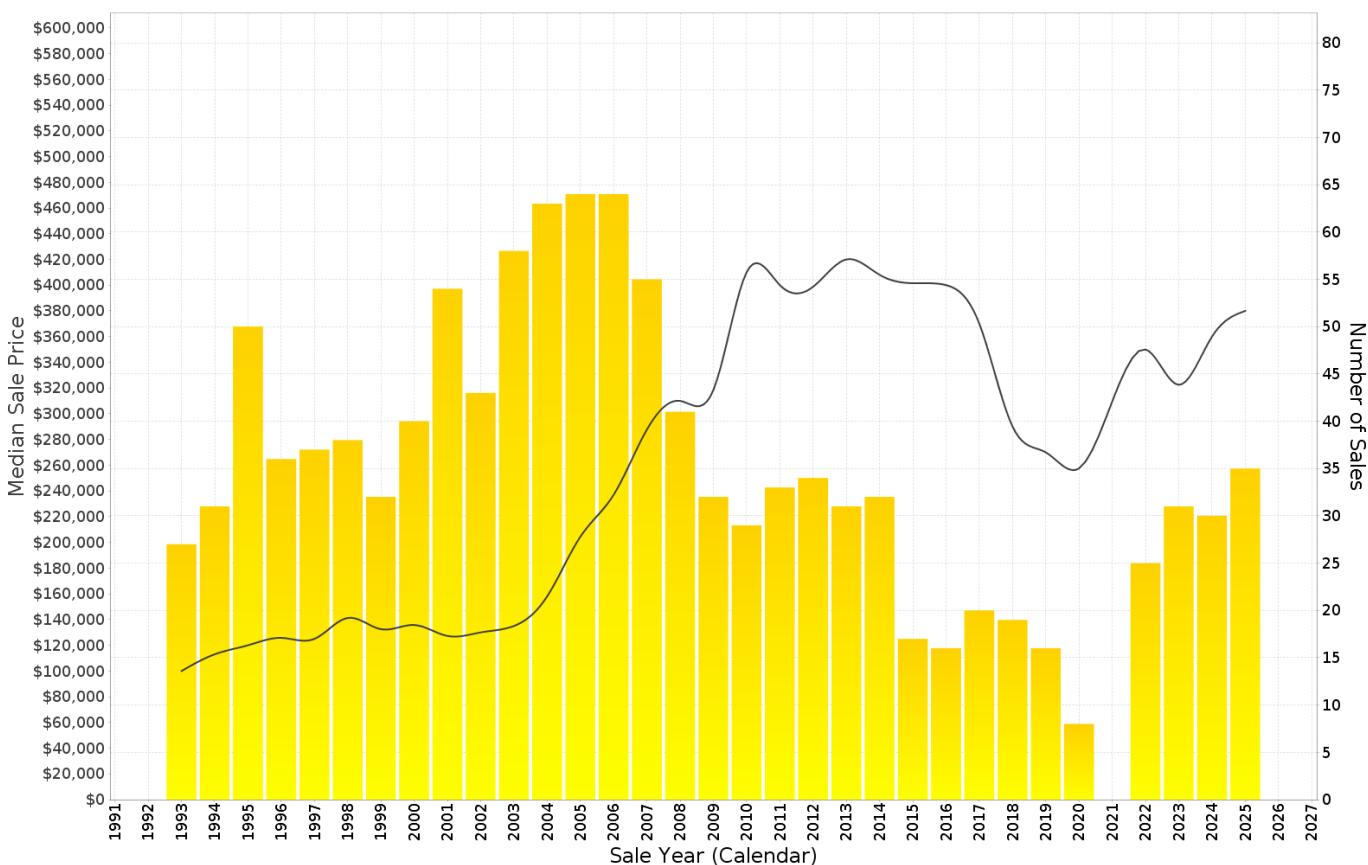
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

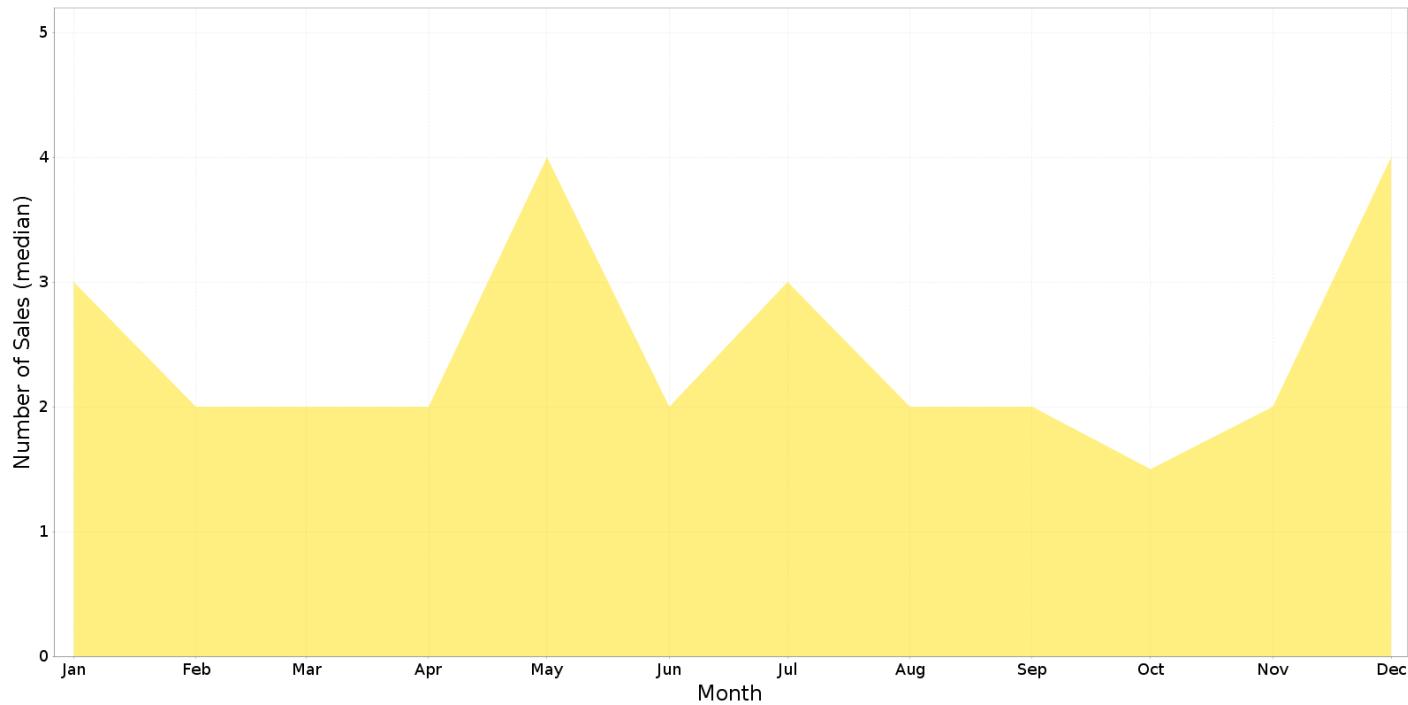
-3.8%

Current Median Price: \$346,500
Previous Median Price: \$360,000

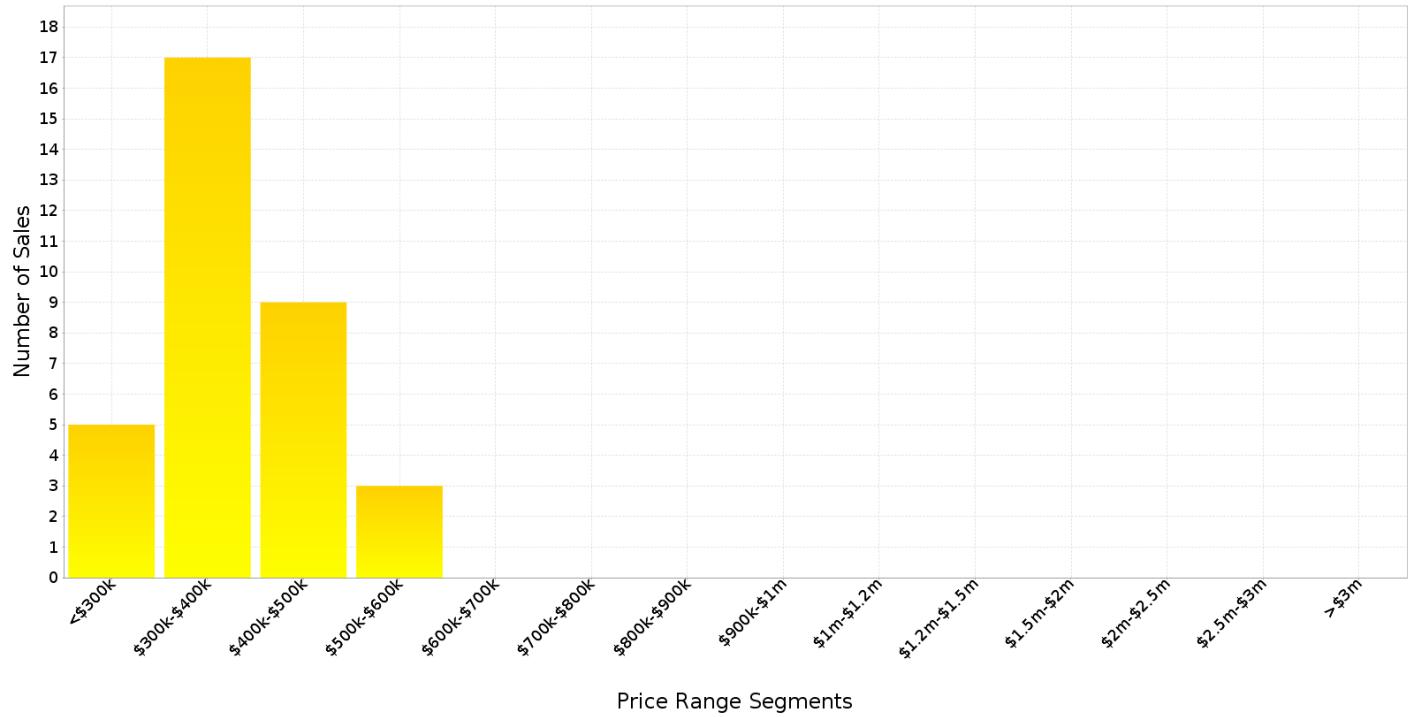
Based on 66 recorded Unit sales compared over the last two rolling 12 month periods



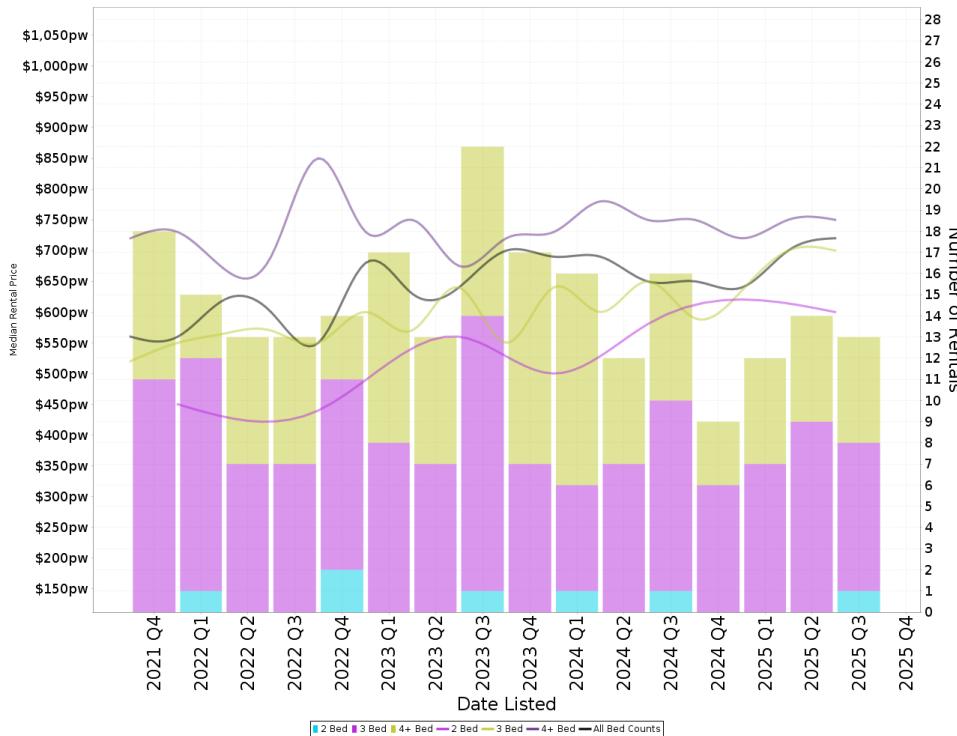
LEANYER - Peak Selling Periods (3 years)



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.

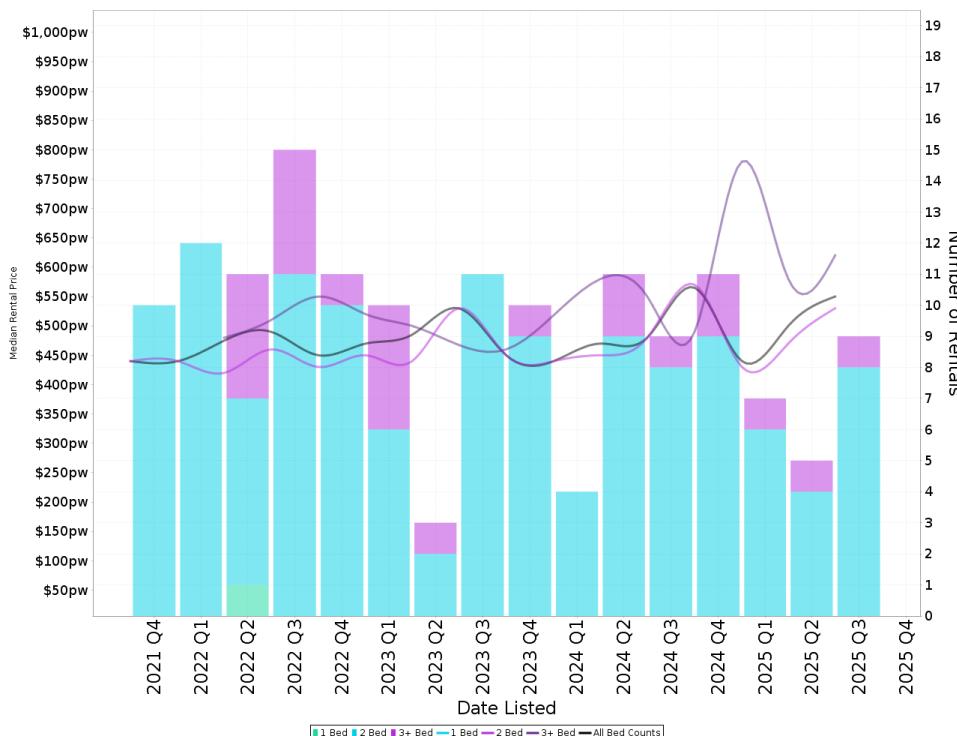
Suburb Rental Yield

+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

\$346k

Based on 34 recorded Unit 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

-3.8%

Current Median Price: \$346,500
Previous Median Price: \$360,000

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

Sold Properties

34

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

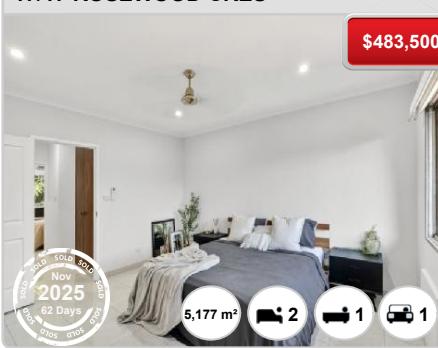
Based on a rolling 12 month period and may differ from calendar year statistics

17/21 ROSEWOOD CRES



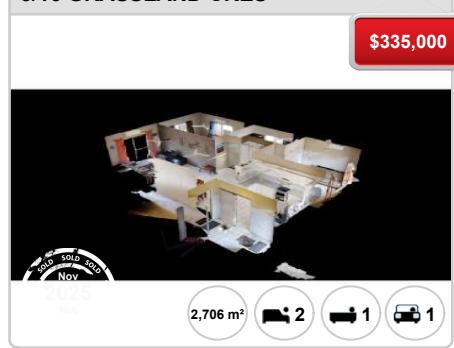
\$483,500

17/17 ROSEWOOD CRES



\$483,500

5/16 GRASSLAND CRES



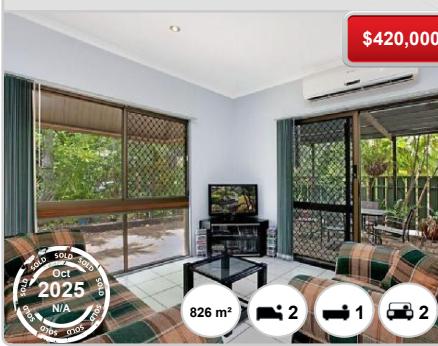
\$335,000

3/21 GOTHAM ST



\$440,000

1/12 RAMIL ST



\$420,000

3/12 GRASSLAND CRES



\$430,000

5/49 ROSEWOOD CRES



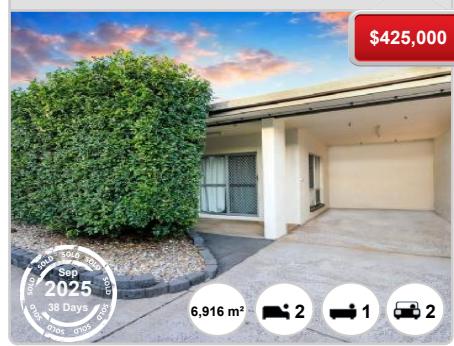
\$415,000

3/20 FITZMAURICE DR



\$430,000

4/10 GRASSLAND CRES



\$425,000

5/41 ROSEWOOD CRES

\$320,000

204 m² | 2 | 1 | 1

5/10 GRASSLAND CRES

\$400,000

6,916 m² | 2 | 1 | 2

5/10 GRASSLANDS CRES

\$400,000

Photo not a | 2 | 1 | -

6/31 ROSEWOOD CRES

\$400,000

210 m² | 2 | 1 | 2

3/6 GLYDE CRT

\$405,000

310 m² | 2 | 1 | 2

1/4 DARTER CRT

\$225,000

1,492 m² | 3 | 1 | 1

6/41 ROSEWOOD CRES

\$310,000

2,035 m² | 2 | 1 | 1

1/5 RAMIL ST

\$350,000

398 m² | - | - | -

9/12 GRASSLAND CRES

\$345,000

2,873 m² | 2 | 1 | 2

4/12 GOTHAM ST

\$380,000

3,383 m² | 2 | 1 | 1

2/2 DARTER CRT

\$315,000

1,257 m² | 2 | 1 | -

2/3 TIMOR CRT

\$375,000

142 m² | 2 | 1 | 1