

**RayWhite.**

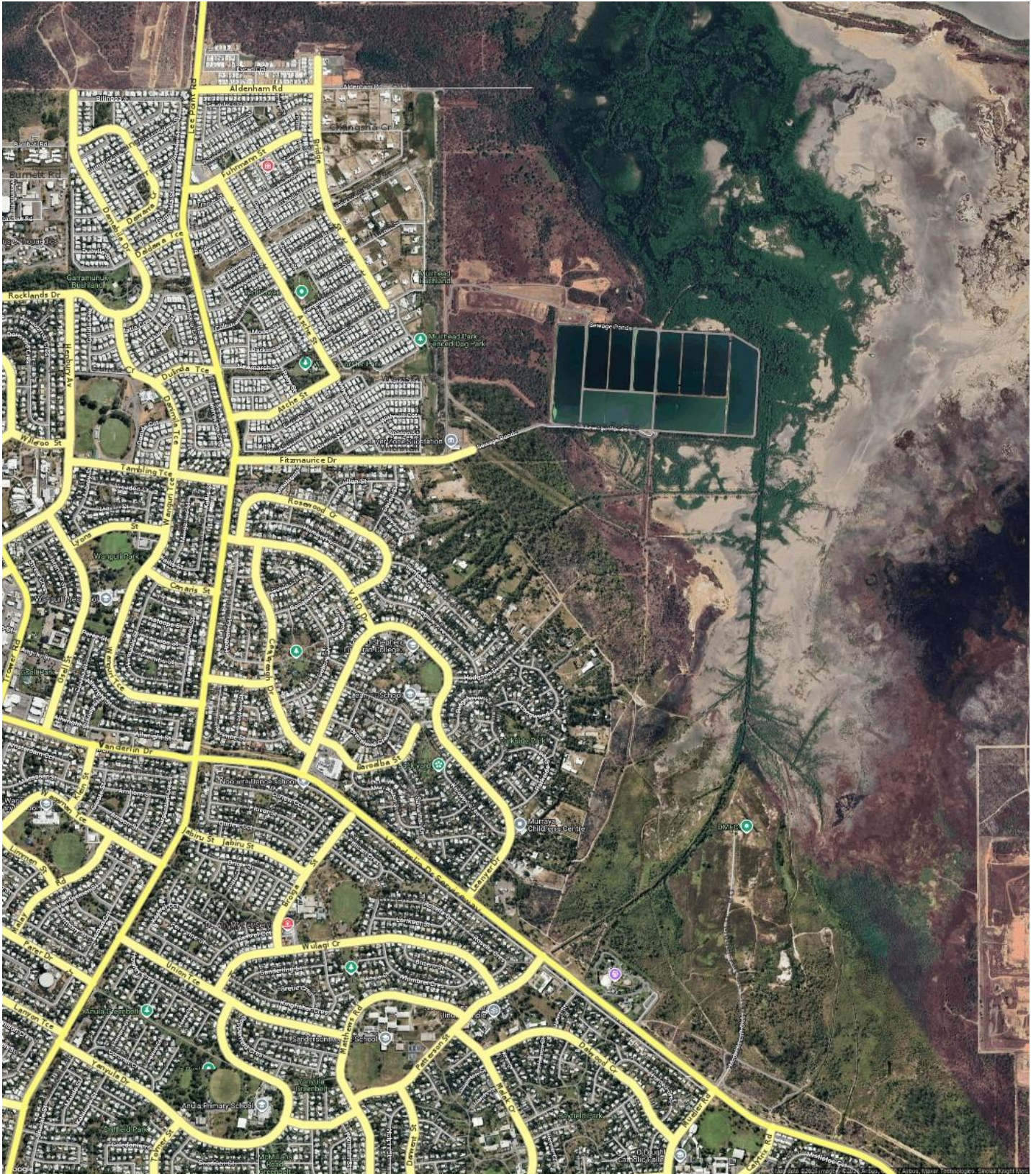
# Suburb flyover report

LEANYER (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



# 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)

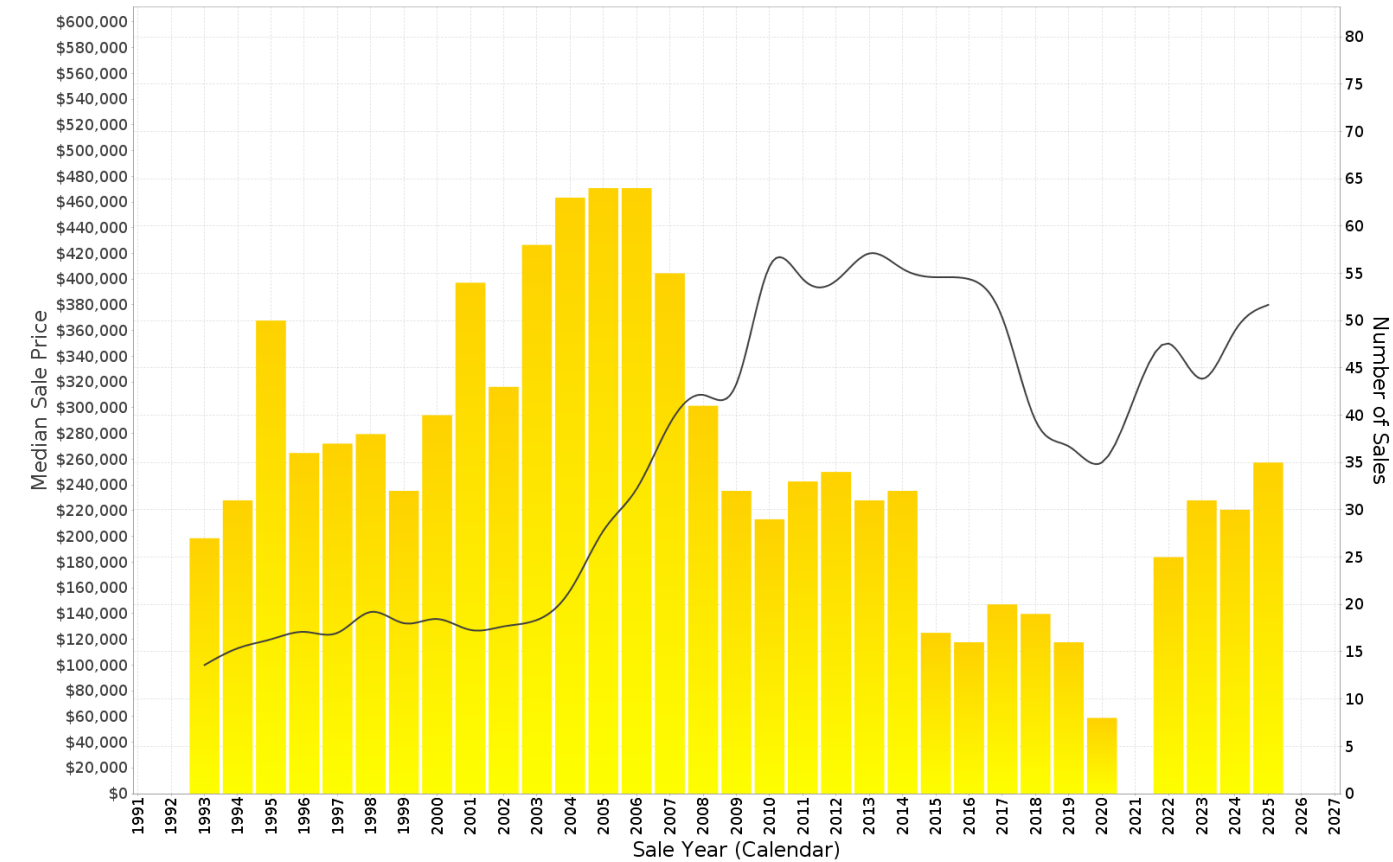
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

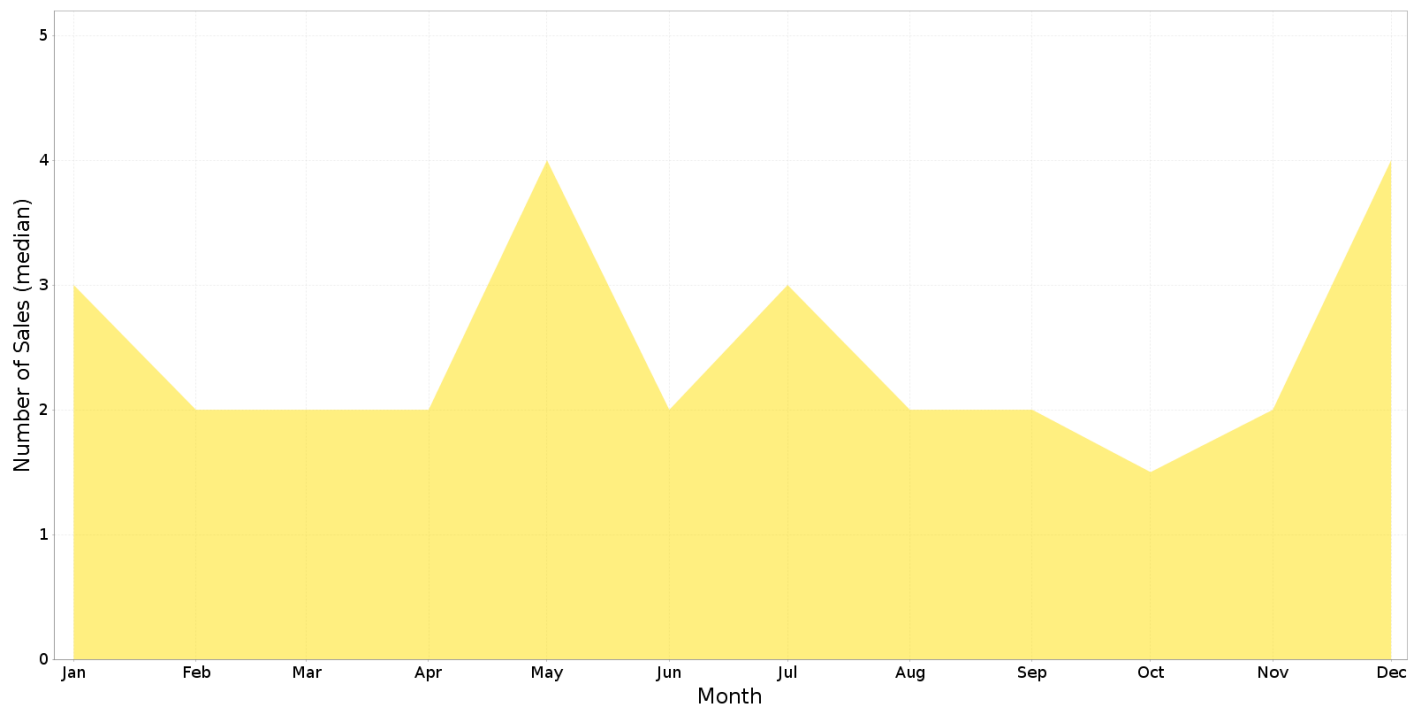
-3.8%

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

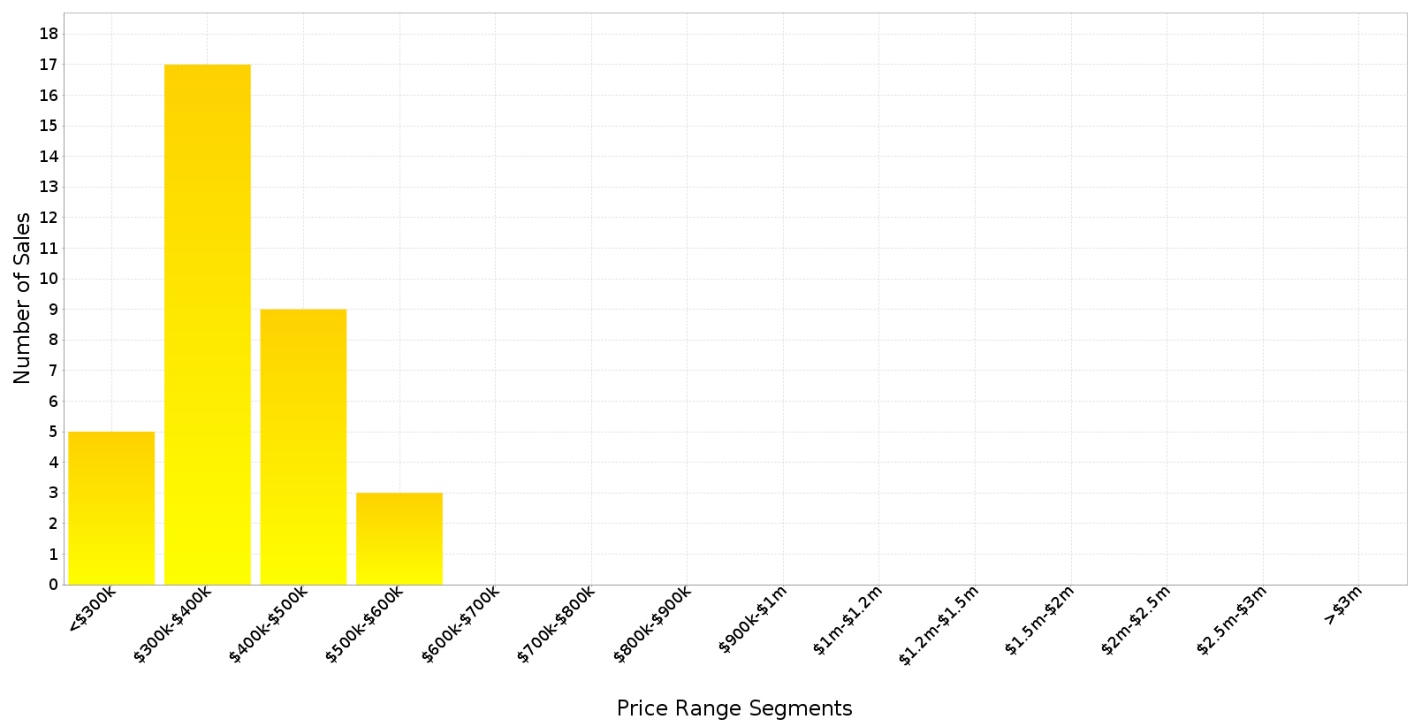
Based on 66 recorded Unit sales compared over the last two rolling 12 month periods



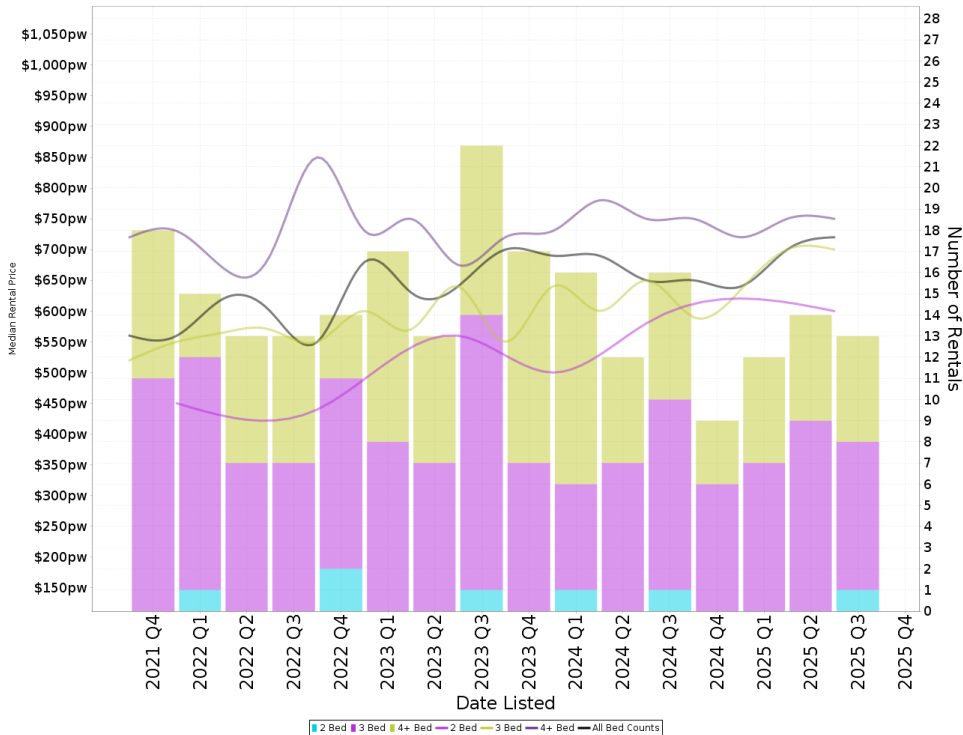
## LEANYER - Peak Selling Periods (3 years)



## 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

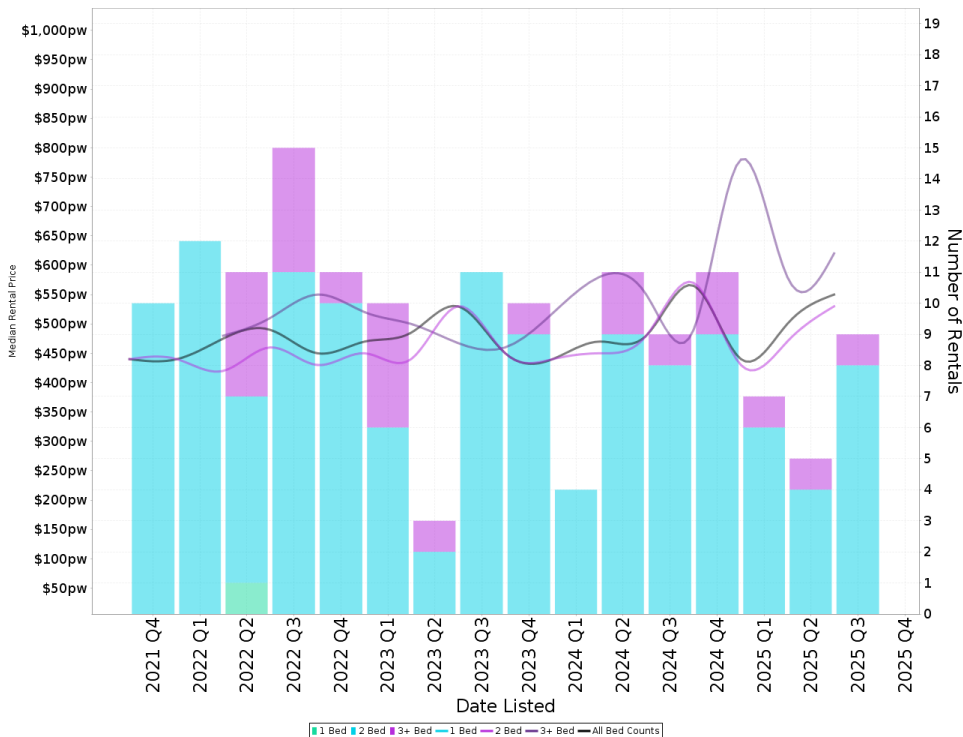
**+5.8%**

**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**

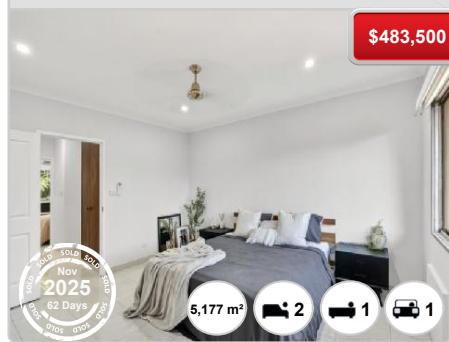
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

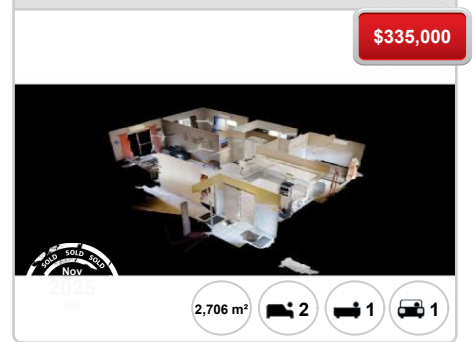
17/21 ROSEWOOD CRES



17/17 ROSEWOOD CRES



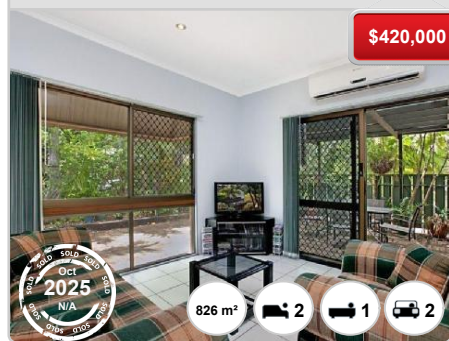
5/16 GRASSLAND CRES



3/21 GOTHAM ST



1/12 RAMIL ST



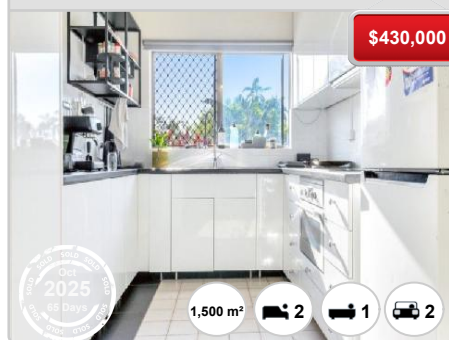
3/12 GRASSLAND CRES



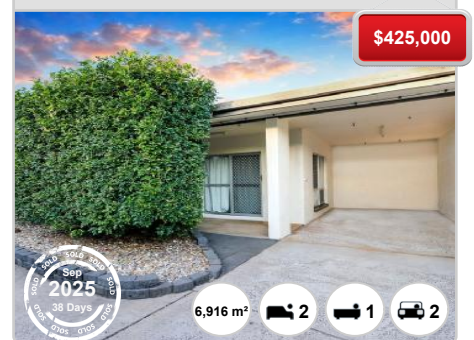
5/49 ROSEWOOD CRES



3/20 FITZMAURICE DR



4/10 GRASSLAND CRES





**5/41 ROSEWOOD CRES**

**\$320,000**

204.0 m<sup>2</sup>

204 m<sup>2</sup> 2 1 1

Aug 2025 N/A

**5/10 GRASSLAND CRES**

**\$400,000**

6,916 m<sup>2</sup> 2 1 2

Aug 2025 N/A

**5/10 GRASSLANDS CRES**

**\$400,000**

photo not available

2 1 -

Aug 2025 N/A

**6/31 ROSEWOOD CRES**

**\$400,000**

210.0 m<sup>2</sup>

210 m<sup>2</sup> 2 1 2

Aug 2025 N/A

**3/6 GLYDE CRT**

**\$405,000**

310 m<sup>2</sup> 2 1 2

Aug 2025 79 Days

**1/4 DARTER CRT**

**\$225,000**

1,492 m<sup>2</sup> 3 1 1

Aug 2025 N/A

**6/41 ROSEWOOD CRES**

**\$310,000**

2,035 m<sup>2</sup> 2 1 1

Jul 2025 67 Days

**1/5 RAMIL ST**

**\$350,000**

398.0 m<sup>2</sup>

398 m<sup>2</sup> - - -

2025 N/A

**9/12 GRASSLAND CRES**

**\$345,000**

2,873 m<sup>2</sup> 2 1 2

Jul 2025 18 Days

**4/12 GOTHAM ST**

**\$380,000**

3,383 m<sup>2</sup> 2 1 1

Jul 2025 14 Days

**2/2 DARTER CRT**

**\$315,000**

1257 m<sup>2</sup>

1,257 m<sup>2</sup> 2 1 -

Jul 2025 N/A

**2/3 TIMOR CRT**

**\$375,000**

142 m<sup>2</sup> 2 1 1

Jul 2025 18 Days