

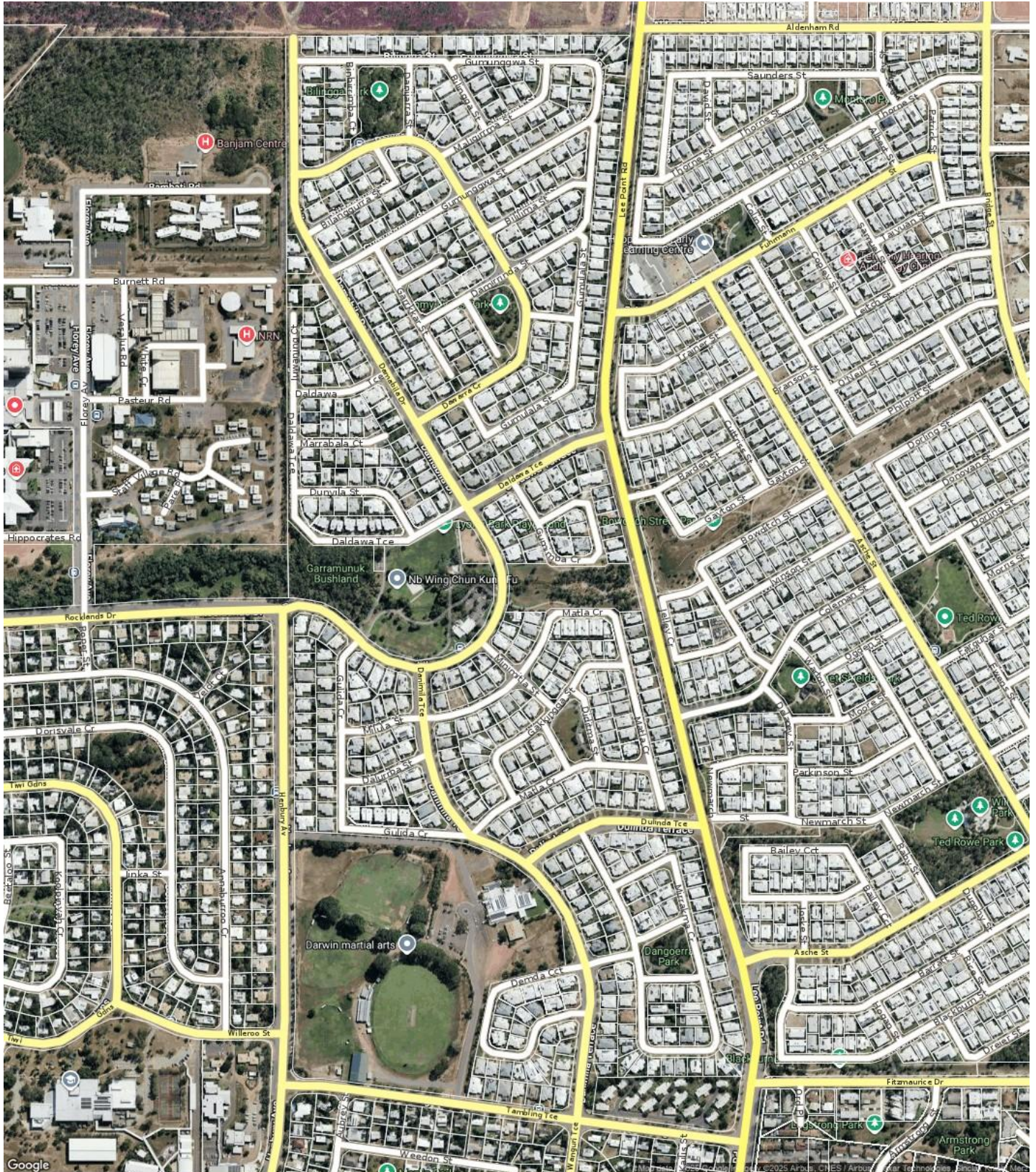
RayWhite.

Suburb
flyover
report

LYONS (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

LYONS - Suburb Map



LYONS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	2	\$ 1,087,500	0.0 %	\$ 925,000	\$ 1,250,000
2008	1	\$ 625,000	-42.5 %	\$ 625,000	\$ 625,000
2009	0				
2010	0				
2011	7	\$ 655,000		\$ 620,000	\$ 900,000
2012	8	\$ 599,500	0.0 %	\$ 590,000	\$ 670,000
2013	7	\$ 950,000	58.5 %	\$ 652,500	\$ 950,000
2014	2	\$ 553,500	-41.7 %	\$ 467,000	\$ 640,000
2015	2	\$ 653,500	18.1 %	\$ 635,000	\$ 672,000
2016	0				
2017	0				
2018	0				
2019	0				
2020	0				
2021	0				
2022	7	\$ 620,000		\$ 610,000	\$ 870,000
2023	8	\$ 657,500	0.0 %	\$ 590,000	\$ 810,000
2024	4	\$ 642,500	-2.3 %	\$ 625,000	\$ 682,500
2025	10	\$ 650,750	1.3 %	\$ 640,000	\$ 668,000

Median Sale Price

\$652k

Based on 9 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

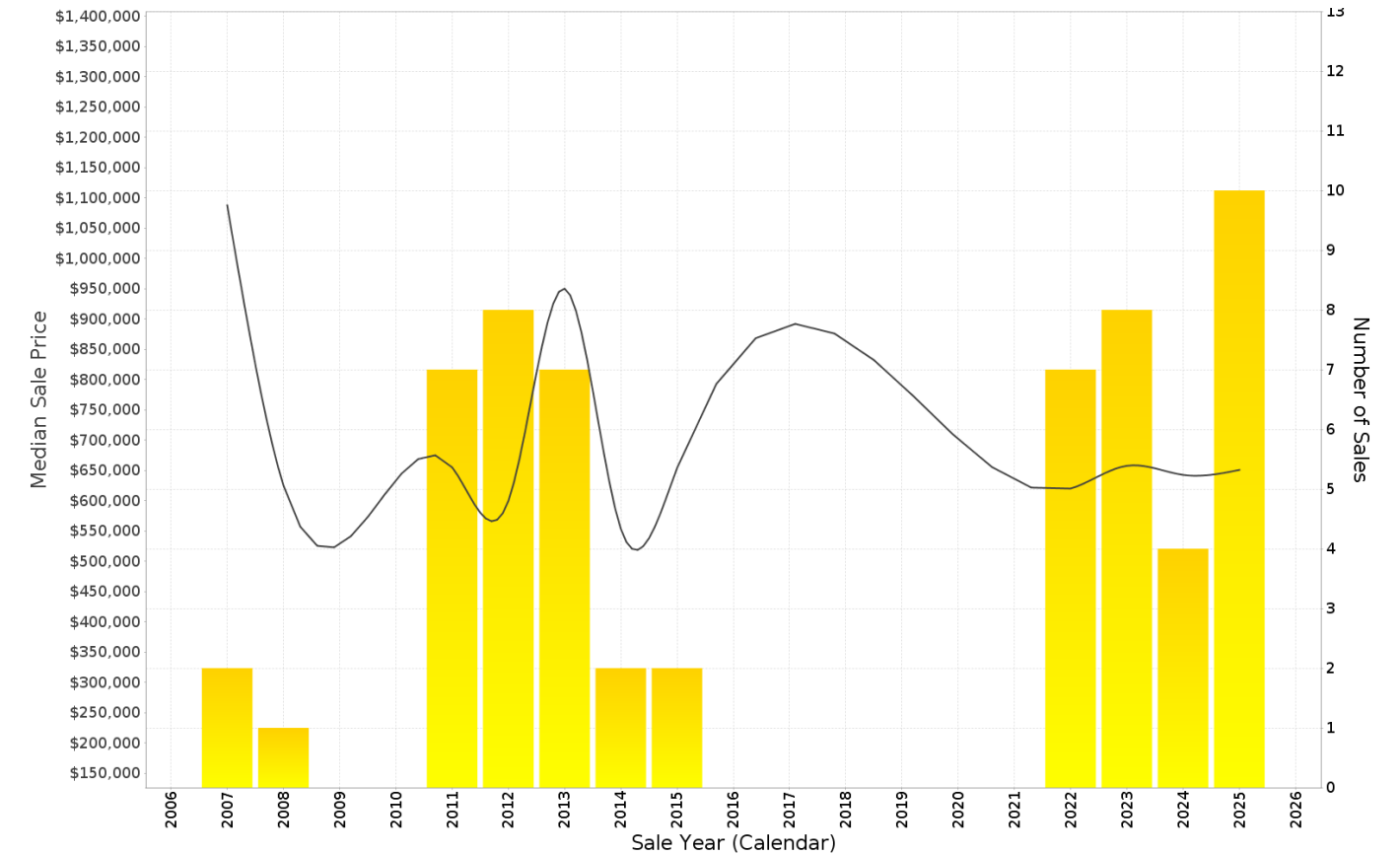
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

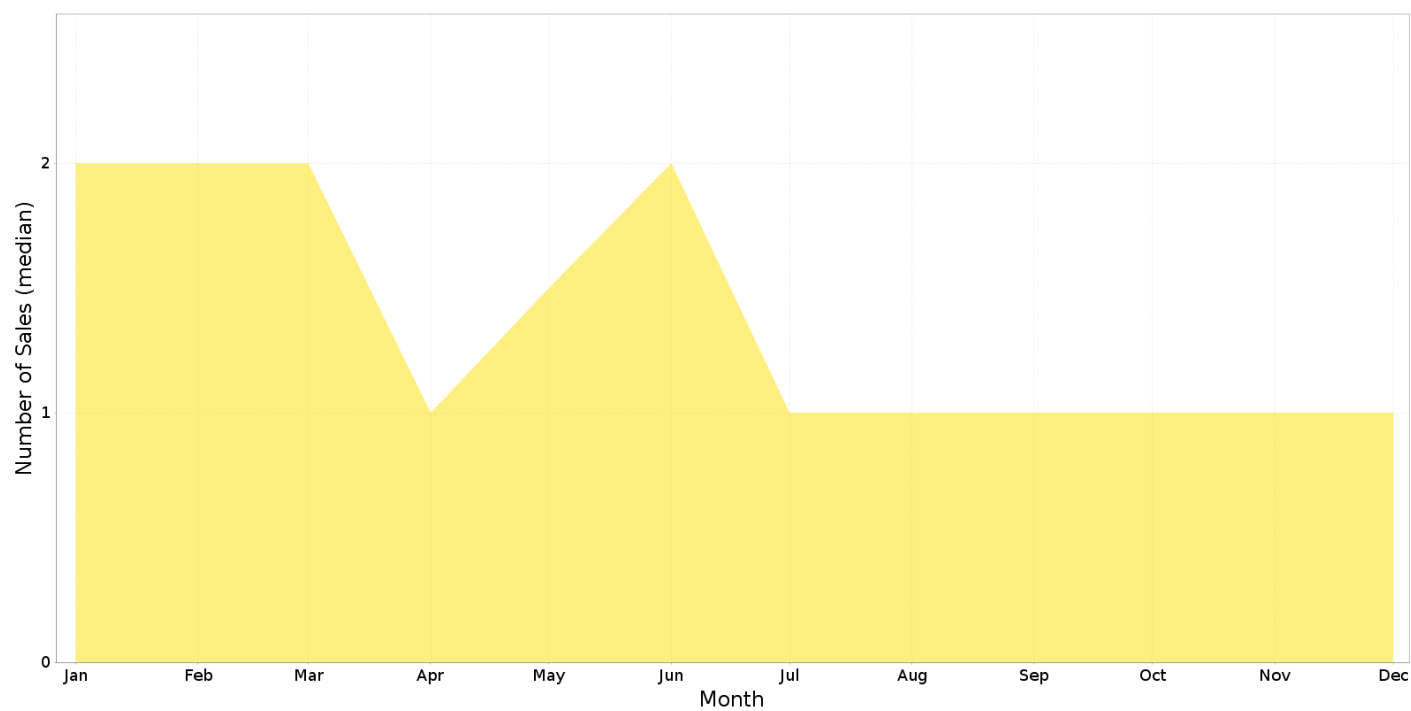
+1.0%

Current Median Price: \$651,500
Previous Median Price: \$645,000

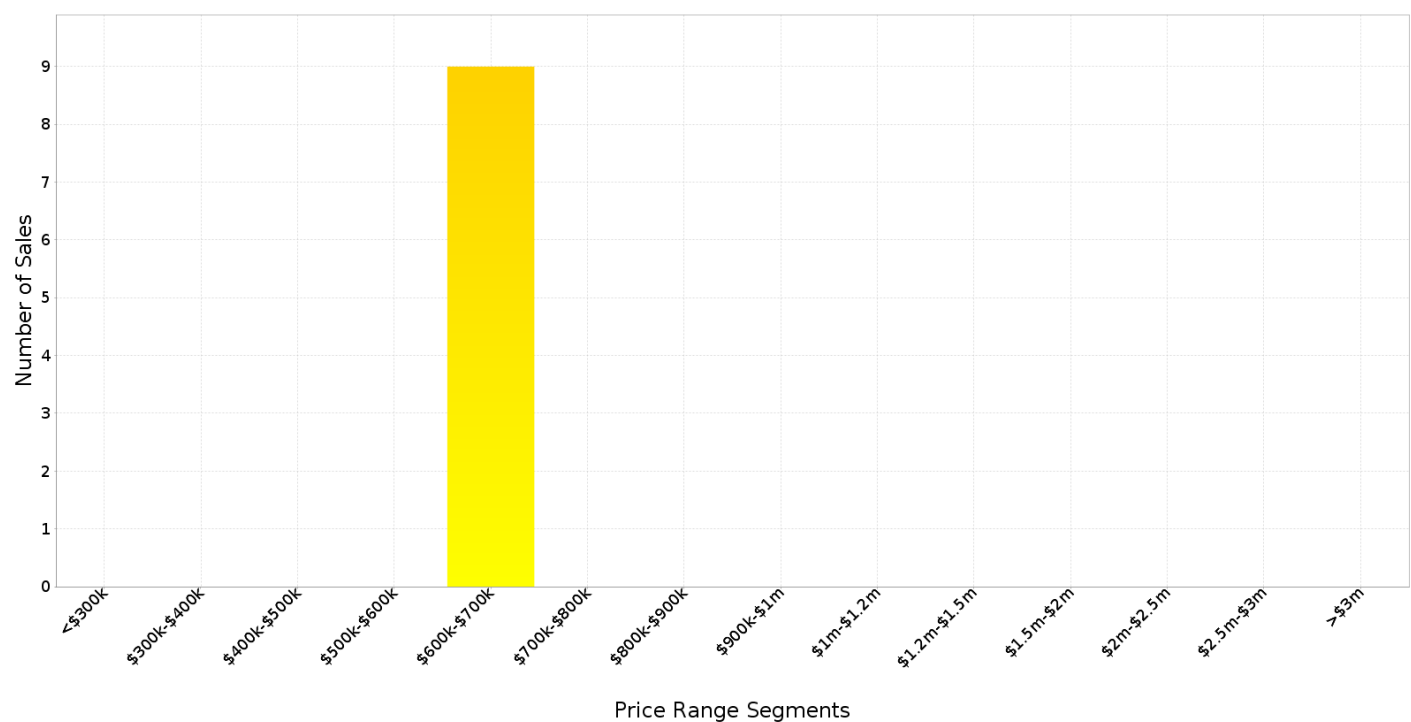
Based on 14 recorded Unit sales compared over the last two rolling 12 month periods



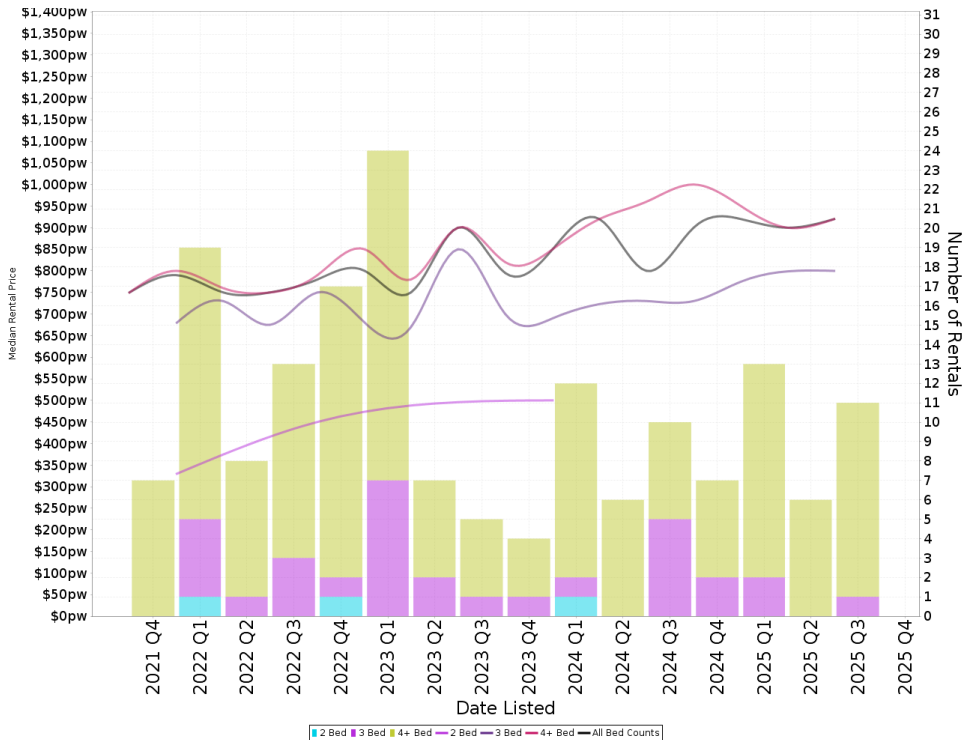
LYONS - Peak Selling Periods (3 years)



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.

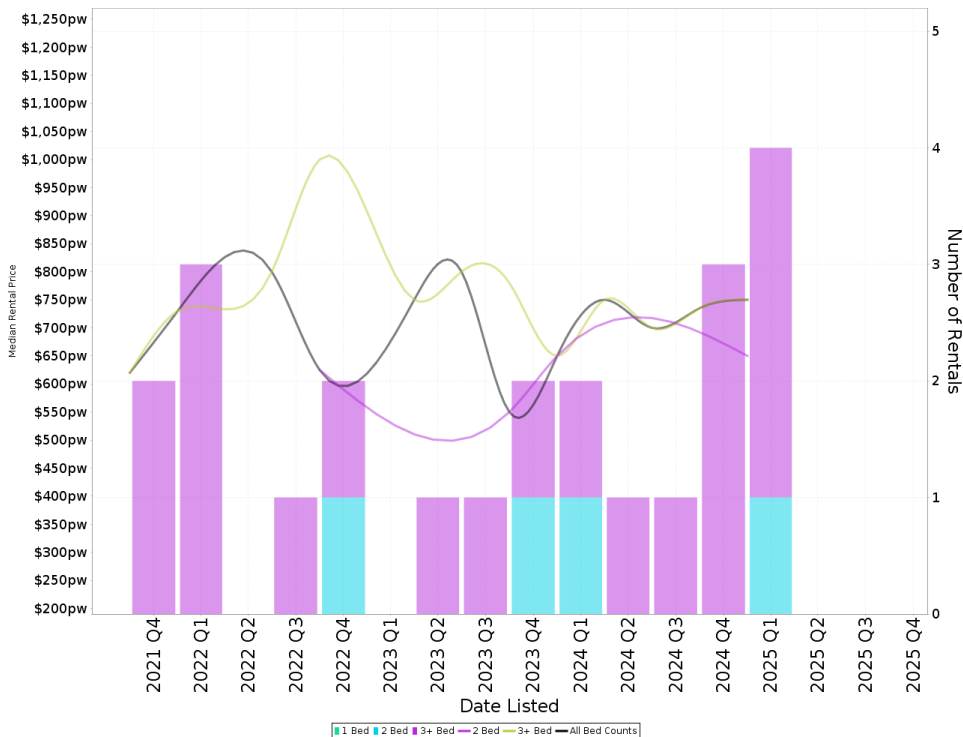
Suburb Rental Yield

+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

\$652k

Based on 9 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

+1.0%

Current Median Price: \$651,500
Previous Median Price: \$645,000

Based on 14 recorded Unit sales compared over the last two rolling 12 month periods

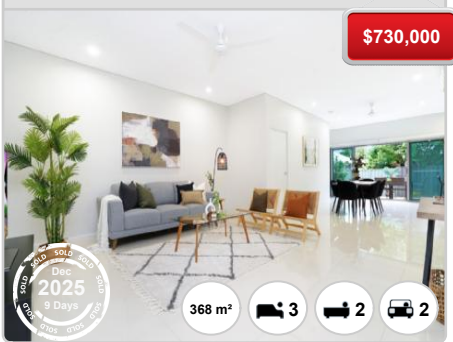
Sold Properties

9

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

5/19 GULIDA CRES



368 m²

3

2

2

1/26 DALDAWA TCE



609 m²

3

2

3

1/26 DALDAWA TCE



3,940 m²

3

2

2

5/26 DALDAWA TCE



404 m²

4

2

2

1/35 GUMUNGGWA ST



567 m²

3

2

2

2/5 DAMIRRINDA ST



284 m²

3

2

2

LYONS - Properties For Rent

Median Rental Price

\$750 /w

Based on 7 recorded Unit 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

+6.0%

Current Median Price: \$651,500
Current Median Rent: \$750

Based on 9 recorded Unit sales and 7 Unit rentals compared over the last 12 months

Number of Rentals

7

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

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

