

RayWhite.

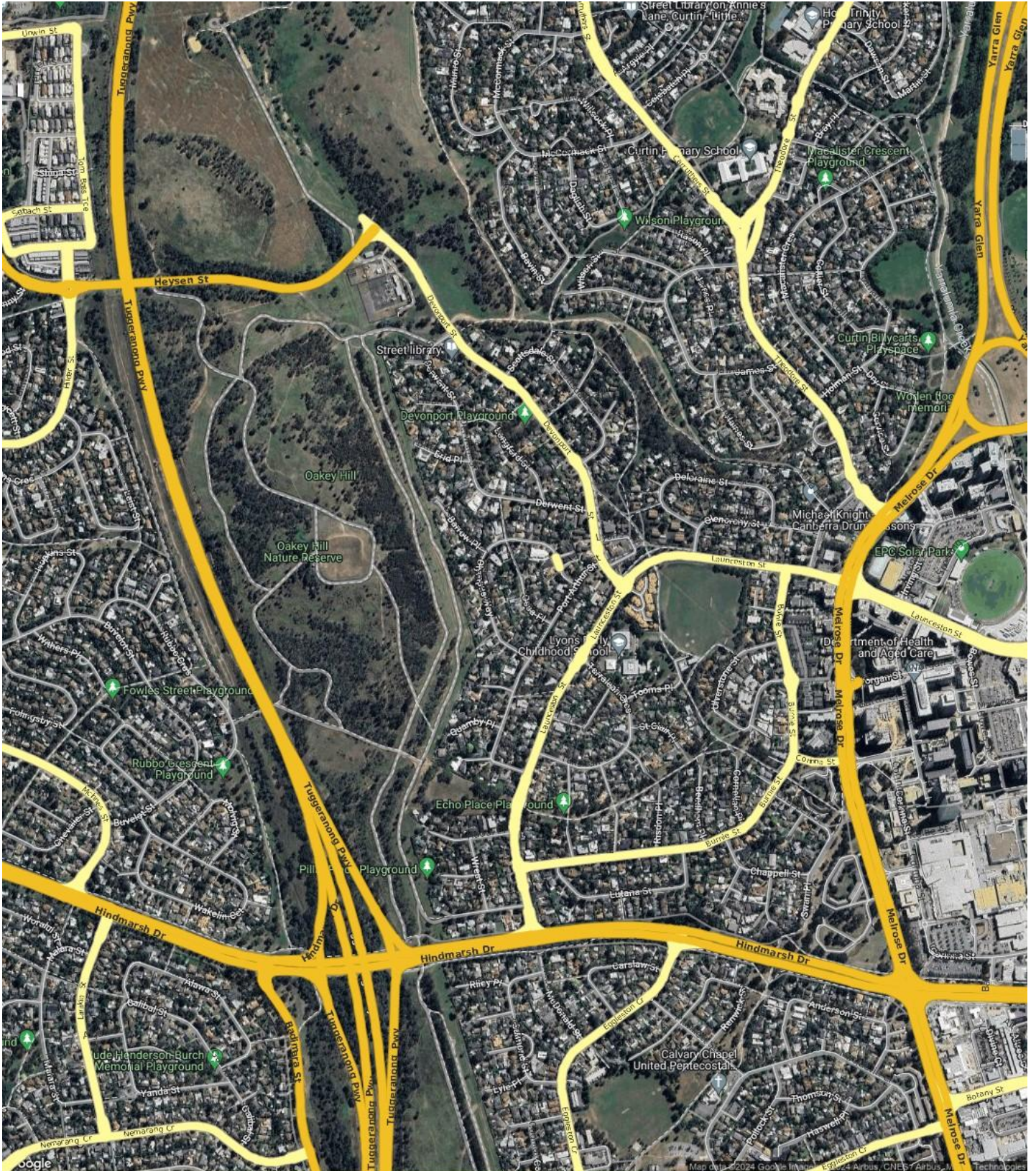
Suburb flyover report

LYONS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



LYONS - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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LYONS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	34	\$ 407,500	0.0 %	\$ 160,000	\$ 780,000
2007	31	\$ 491,000	20.5 %	\$ 200,000	\$ 792,000
2008	22	\$ 493,000	0.4 %	\$ 392,000	\$ 851,000
2009	23	\$ 545,000	10.5 %	\$ 297,000	\$ 1,280,000
2010	17	\$ 601,000	10.3 %	\$ 400,000	\$ 895,000
2011	25	\$ 665,000	10.6 %	\$ 221,666	\$ 1,272,500
2012	24	\$ 580,500	-12.7 %	\$ 475,000	\$ 740,000
2013	24	\$ 620,500	6.9 %	\$ 450,000	\$ 925,000
2014	28	\$ 619,500	-0.2 %	\$ 355,000	\$ 1,290,000
2015	28	\$ 650,000	4.9 %	\$ 225,000	\$ 1,000,000
2016	30	\$ 700,050	7.7 %	\$ 285,000	\$ 1,370,000
2017	23	\$ 790,000	12.8 %	\$ 620,000	\$ 1,322,500
2018	36	\$ 792,500	0.3 %	\$ 172,000	\$ 1,200,000
2019	25	\$ 820,000	3.5 %	\$ 660,000	\$ 1,850,000
2020	31	\$ 900,000	9.8 %	\$ 450,000	\$ 1,600,000
2021	49	\$ 1,270,000	41.1 %	\$ 700,000	\$ 2,200,000
2022	25	\$ 1,260,000	-0.8 %	\$ 700,000	\$ 2,039,000
2023	32	\$ 1,210,000	-4.0 %	\$ 550,000	\$ 2,825,000
2024	8	\$ 947,500	-21.7 %	\$ 900,000	\$ 1,185,000

Median Sale Price

\$996k

Based on 28 recorded House sales within the last 12 months (Financial Year 2024)

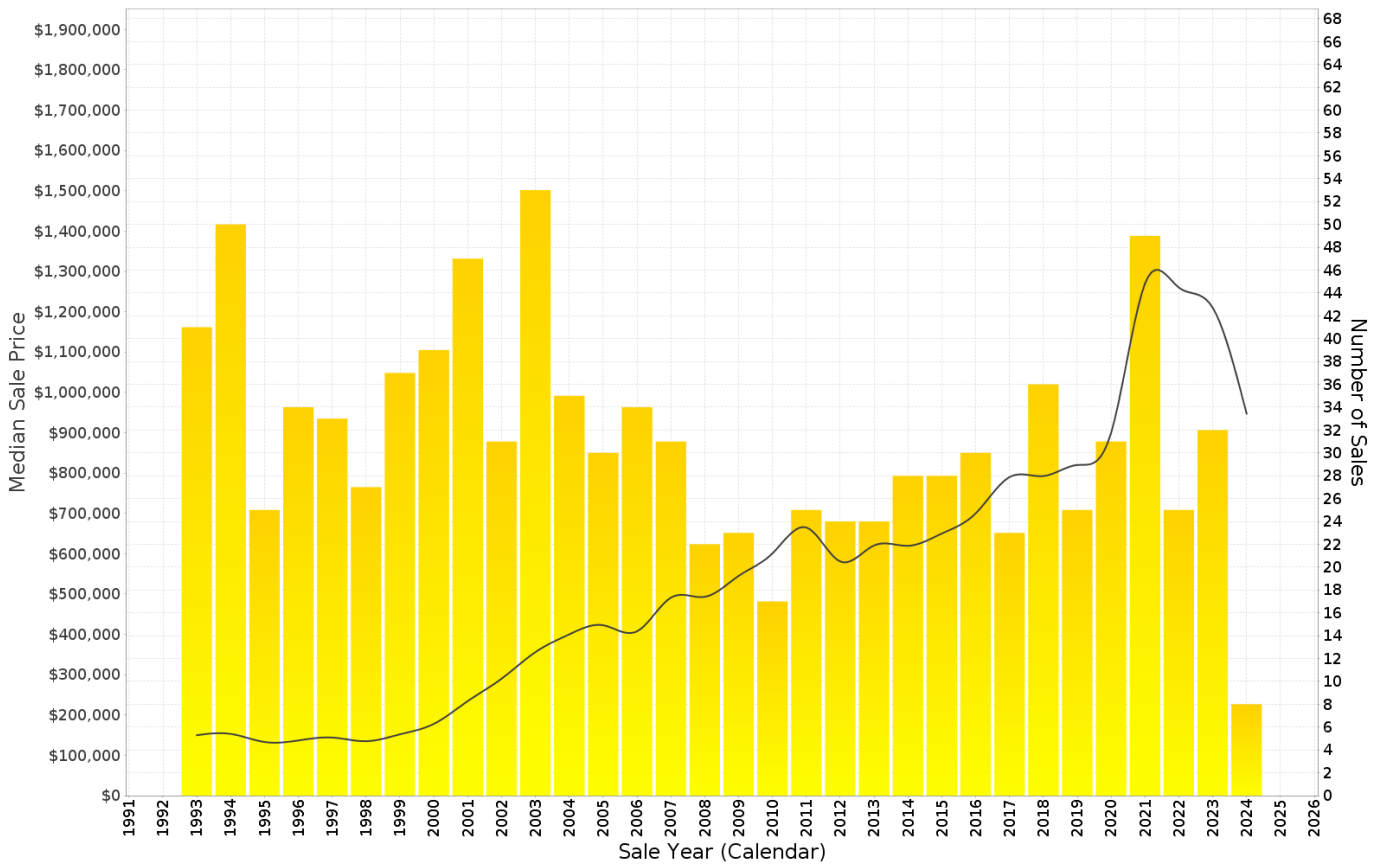
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

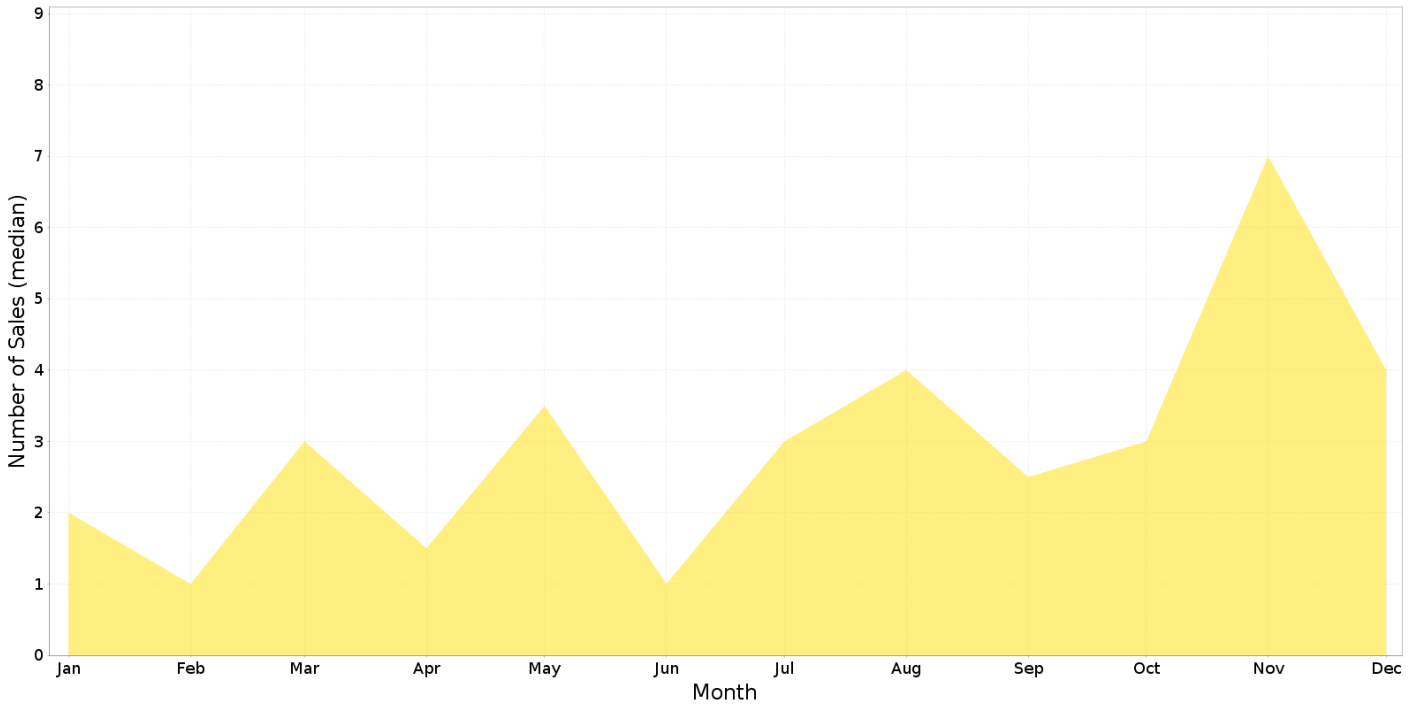
-20.3%

Current Median Price: \$996,000
Previous Median Price: \$1,250,000

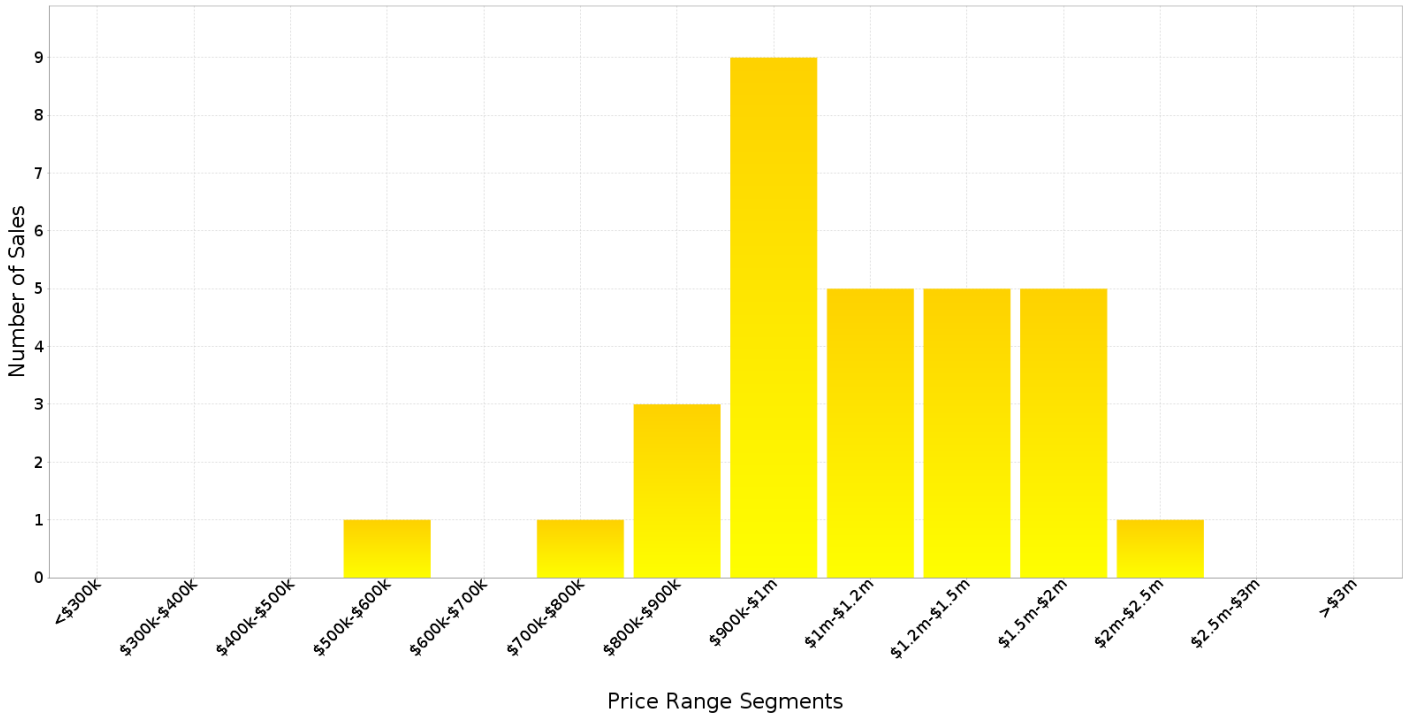
Based on 57 recorded House sales compared over the last two rolling 12 month periods



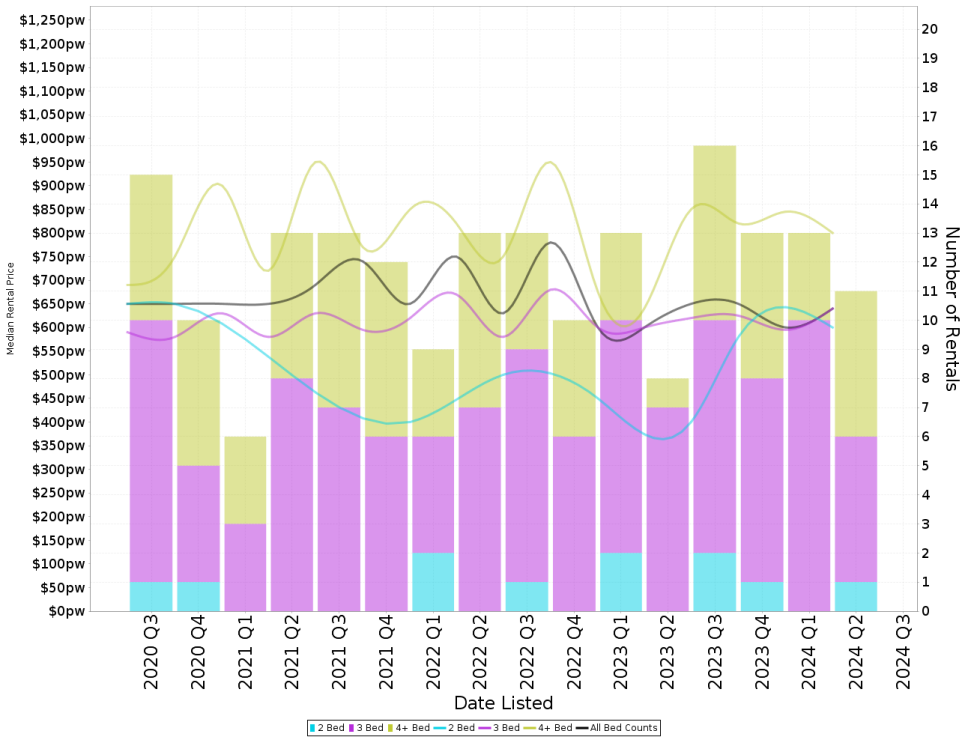
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-20.3%

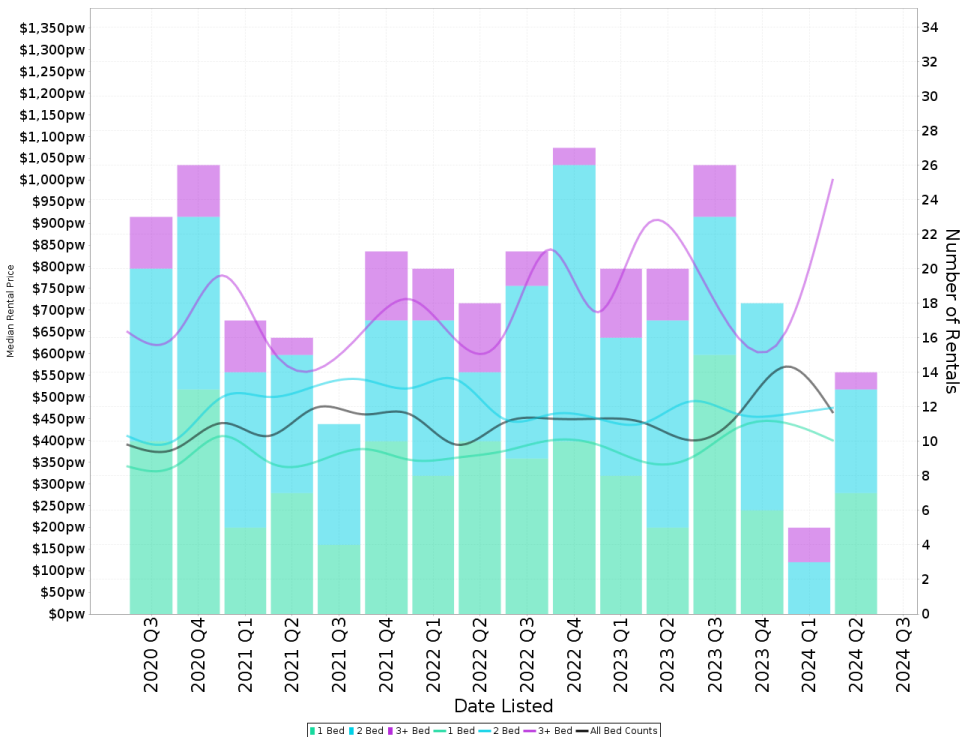
Current Median Price: \$996,000
 Previous Median Price: \$1,250,000
 Based on 57 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$996,000
 Current Median Rent: \$640
 Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.1%

Current Median Price: \$388,000
 Previous Median Price: \$441,250
 Based on 65 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$388,000
 Current Median Rent: \$460
 Based on 63 registered Unit rentals compared over the last 12 months.

LYONS - Recently Sold Properties

Median Sale Price

\$996k

Based on 28 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

-20.3%

Current Median Price: \$996,000
Previous Median Price: \$1,250,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

28

Based on recorded House sales within the 12 months (Financial Year 2024)

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

11 YOLLA PL

\$1,376,000

Sold Jul 2024, 22 Days

920 m² 5 4 3

27 OLYMPUS WAY

\$1,375,000

Sold Jun 2024, 70 Days

758 m² 4 2 2

2 ST CLAIR PL

\$905,000

Sold Jul 2024, 14 Days

972 m² - - -

31 TARRALEAH CRES

\$1,140,000

Sold May 2024, 60 Days

812 m² 3 2 2

67 BURNIE ST

\$1,170,000

Sold Apr 2024, 53 Days

966 m² 4 2 2

5 BARROW PL

\$1,320,000

Sold Mar 2024, 45 Days

1,262 m² 3 2 2

8 DENNES PL

\$920,000

Sold Mar 2024, 35 Days

827 m² 3 1 1

17 OLYMPUS WAY

\$1,685,000

Sold Mar 2024, 23 Days

1,160 m² 5 3 3

3 LONGFORD ST

\$900,000

Sold Mar 2024, 28 Days

644 m² 4 2 1

37 OLYMPUS WAY



\$1,185,000



820 m² 3 1 1

100 BURNIE ST

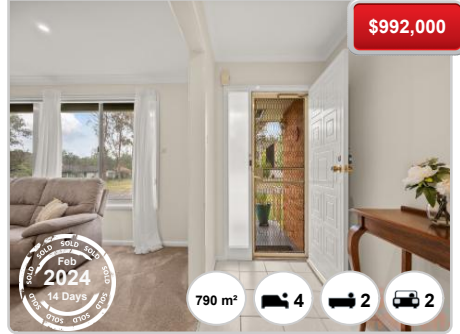


\$1,000,000



885 m² - - -

44 DEVONPORT ST



\$992,000



790 m² 4 2 2

101 BURNIE ST



\$975,000



852 m² 3 1 2

3 DERWENT ST



\$917,500



902 m² 4 2 2

LYONS - Properties For Rent

Median Rental Price

\$640 /w

Based on 53 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.3%

Current Median Price: \$996,000
Current Median Rent: \$640

Based on 28 recorded House sales and 53 House rentals compared over the last 12 months

Number of Rentals

53

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

25 DERWENT STREET




\$750 per week

Jul 2024
3 Days

1,066 m² 4 2 1

2 ULVERSTONE STREET

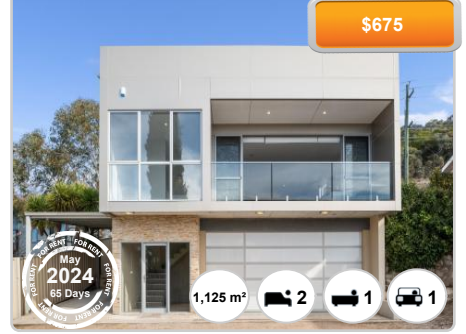


\$1200 per week

Jun 2024
25 Days

928 m² 6 2 2

9 Barrow Place



\$675

May 2024
65 Days

1,125 m² 2 1 1

38 DEVONPORT STREET



\$595 per week

Try us for free

Feb 2024
156 Days

732 m² 3 1 1