

# Suburb flyover report

LYNEHAM (HOUSE)

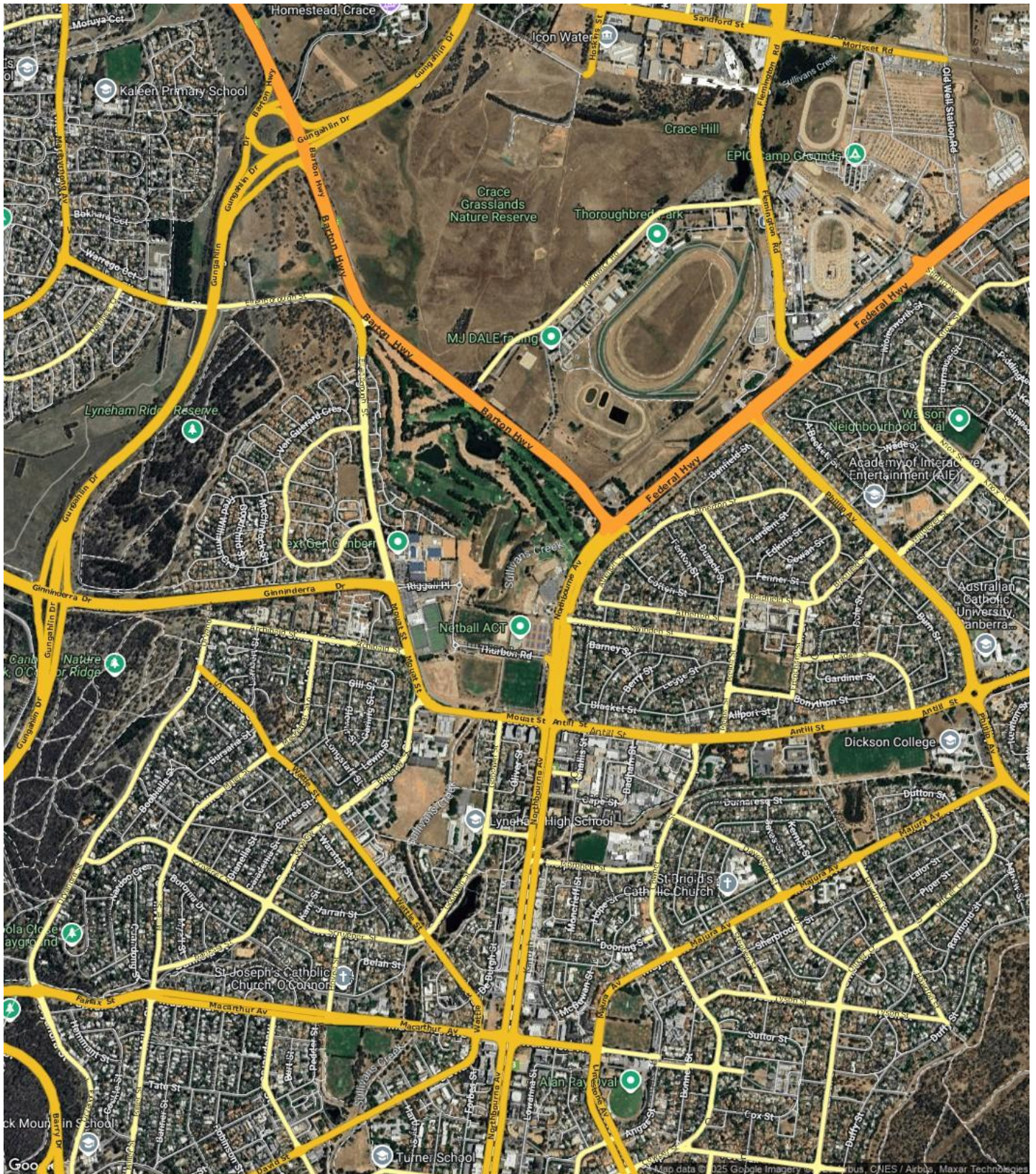
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# LYNEHAM - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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LYNEHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	29	\$ 490,000	0.0 %	\$ 166,666	\$ 820,000
2008	27	\$ 550,000	12.2 %	\$ 425,000	\$ 880,000
2009	27	\$ 615,000	11.8 %	\$ 440,000	\$ 1,200,000
2010	23	\$ 650,000	5.7 %	\$ 520,000	\$ 1,250,000
2011	24	\$ 601,000	-7.5 %	\$ 300,750	\$ 1,105,000
2012	23	\$ 610,000	1.5 %	\$ 515,000	\$ 1,425,000
2013	27	\$ 650,000	6.6 %	\$ 466,500	\$ 1,135,000
2014	25	\$ 650,000	0.0 %	\$ 280,000	\$ 1,395,000
2015	29	\$ 730,000	12.3 %	\$ 134,000	\$ 1,015,000
2016	24	\$ 775,500	6.2 %	\$ 284,000	\$ 1,345,000
2017	23	\$ 940,000	21.2 %	\$ 660,000	\$ 1,325,000
2018	31	\$ 850,000	-9.6 %	\$ 350,000	\$ 1,267,082
2019	23	\$ 856,000	0.7 %	\$ 640,000	\$ 1,360,000
2020	34	\$ 983,000	14.8 %	\$ 610,000	\$ 3,049,901
2021	49	\$ 1,255,000	27.7 %	\$ 190,000	\$ 4,600,000
2022	27	\$ 1,245,000	-0.8 %	\$ 921,000	\$ 2,160,000
2023	26	\$ 1,165,500	-6.4 %	\$ 877,000	\$ 2,020,000
2024	26	\$ 1,225,000	5.1 %	\$ 875,000	\$ 1,900,000
2025	10	\$ 1,080,000	-11.8 %	\$ 900,000	\$ 1,640,000

Median Sale Price

\$1.07m

Based on 21 recorded House sales within the last 12 months (Financial Year 2025)

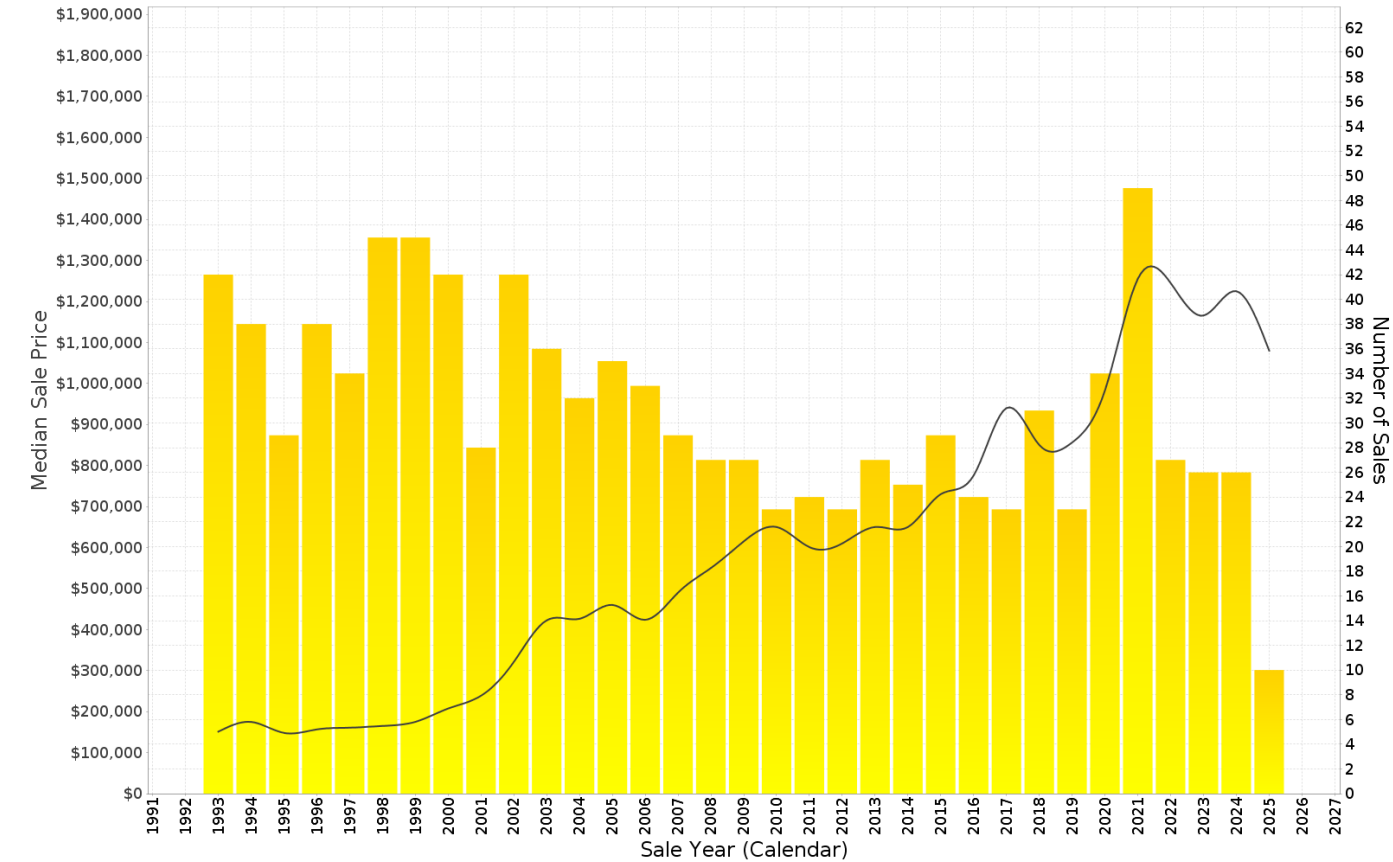
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

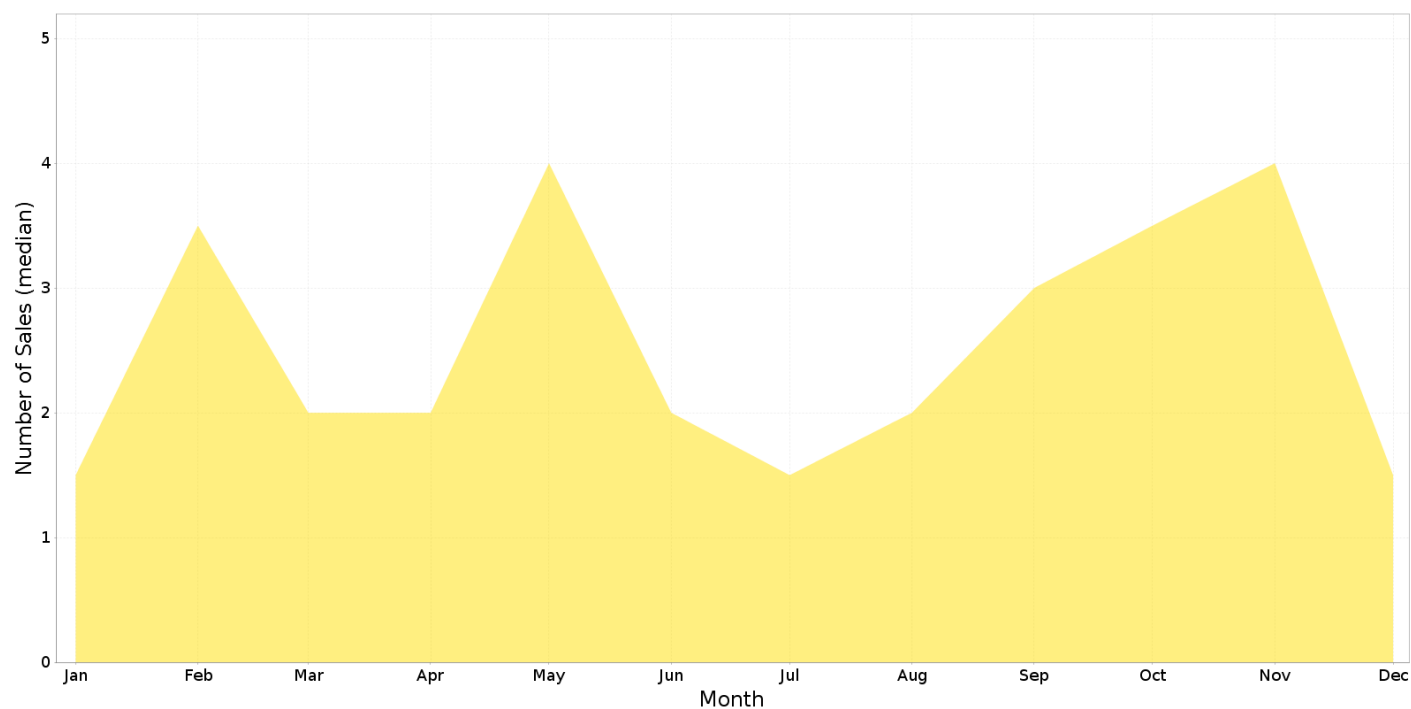
-13.2%

Current Median Price: \$1,070,000  
Previous Median Price: \$1,232,500

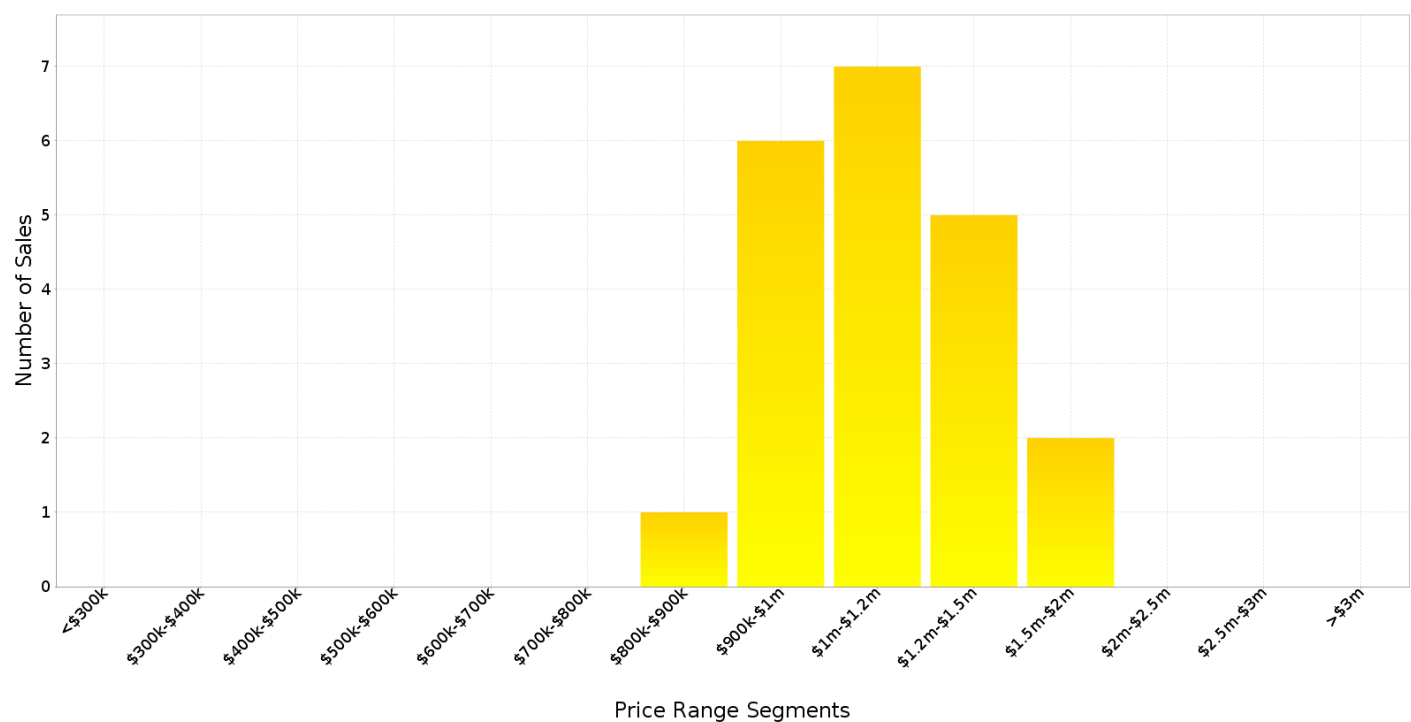
Based on 47 recorded House sales compared over the last two rolling 12 month periods



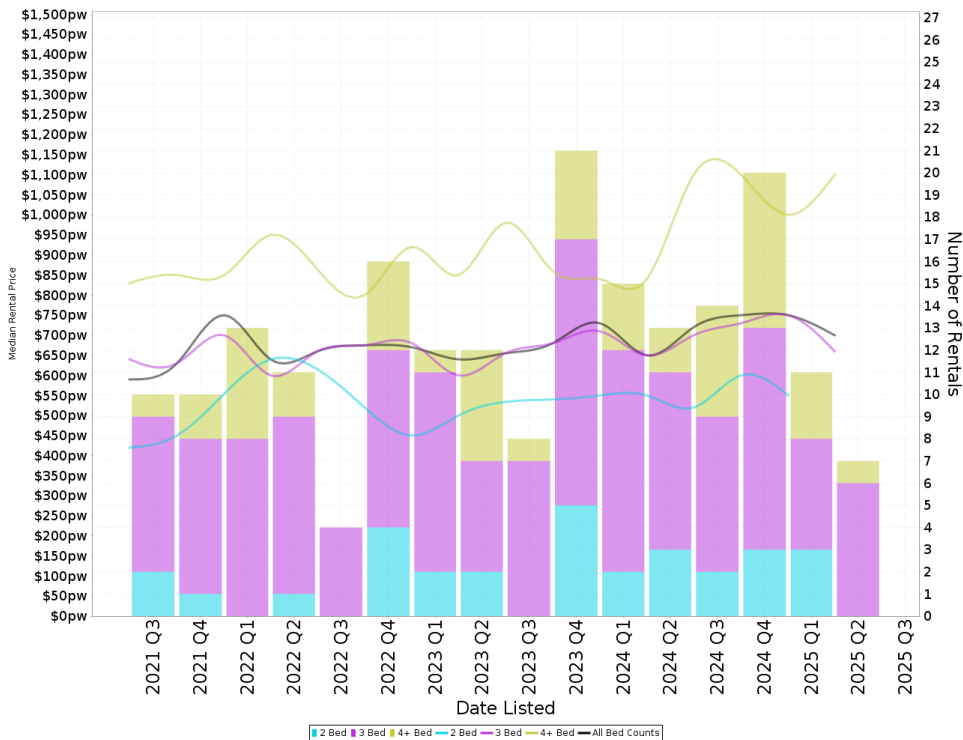
## LYNEHAM - Peak Selling Periods (3 years)



## LYNEHAM - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-13.2%**

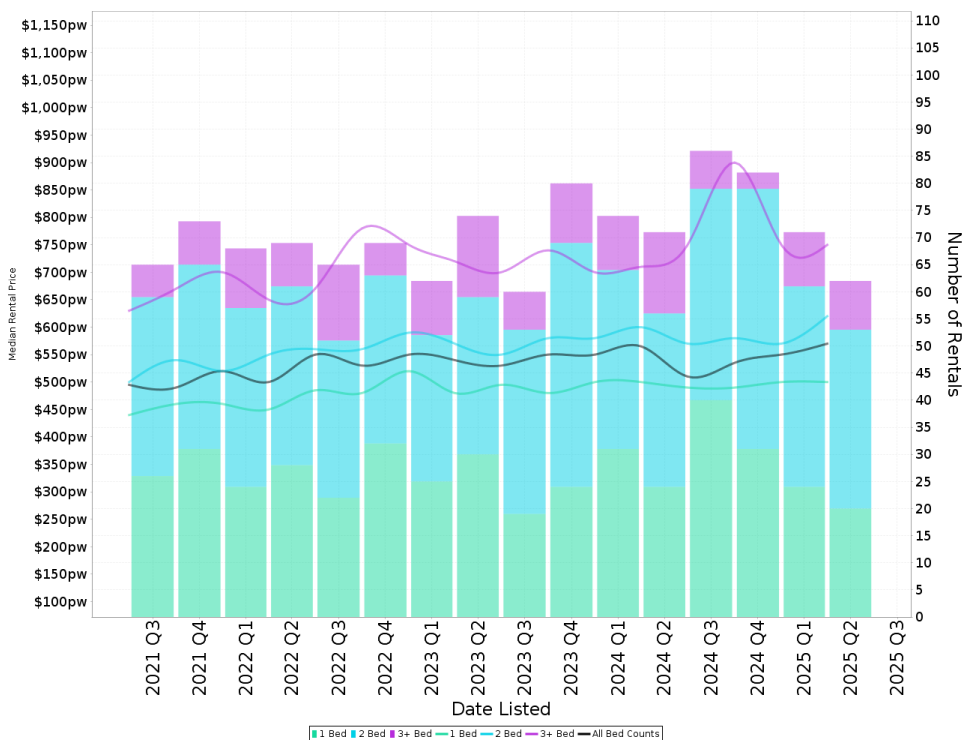
Current Median Price: \$1,070,000  
Previous Median Price: \$1,232,500  
Based on 47 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$1,070,000  
Current Median Rent: \$750  
Based on 52 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.6%**

Current Median Price: \$515,000  
Previous Median Price: \$557,500  
Based on 251 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

Current Median Price: \$515,000  
Current Median Rent: \$550  
Based on 301 registered Unit rentals compared over the last 12 months.

# LYNEHAM - Recently Sold Properties

Median Sale Price  
**\$1.07m**

Based on 21 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth  
**-13.2%**

Current Median Price: \$1,070,000  
Previous Median Price: \$1,232,500

Based on 47 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**21**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

**5 LAMBERT ST**



**\$1,360,000**

Sold May 2025  
151 Days

936 m<sup>2</sup> 4 2 -

**15 VON GUERARD CRES**



**\$1,100,000**

Sold May 2025  
84 Days

376 m<sup>2</sup> 3 2 2

**10 FAIRWEATHER CCT**



**\$1,060,000**

Sold May 2025  
54 Days

512 m<sup>2</sup> 3 2 2

**137 GOODWIN ST**



**\$955,000**

Sold Apr 2025  
N/A

586 m<sup>2</sup> 2 1 2

**60 COSSINGTON SMITH CRES**



**\$1,640,000**

Sold Apr 2025  
22 Days

1,021 m<sup>2</sup> 4 2 2

**9 LONGSTAFF ST**




**\$939,000**

Sold Apr 2025  
N/A

613 m<sup>2</sup> - - -

**26 LEWIN ST**

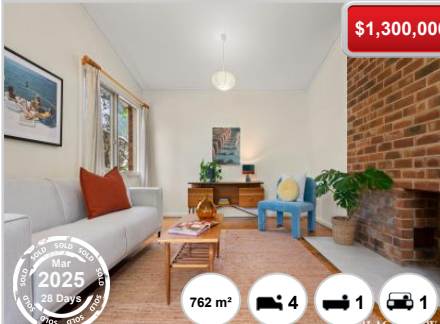


**\$1,019,000**

Sold Mar 2025  
N/A

522 m<sup>2</sup> 3 1 1

**22 MACKENNAL ST**



**\$1,300,000**

Sold Mar 2025  
23 Days

762 m<sup>2</sup> 4 1 1



