

# Suburb flyover report

LYONS (HOUSE)

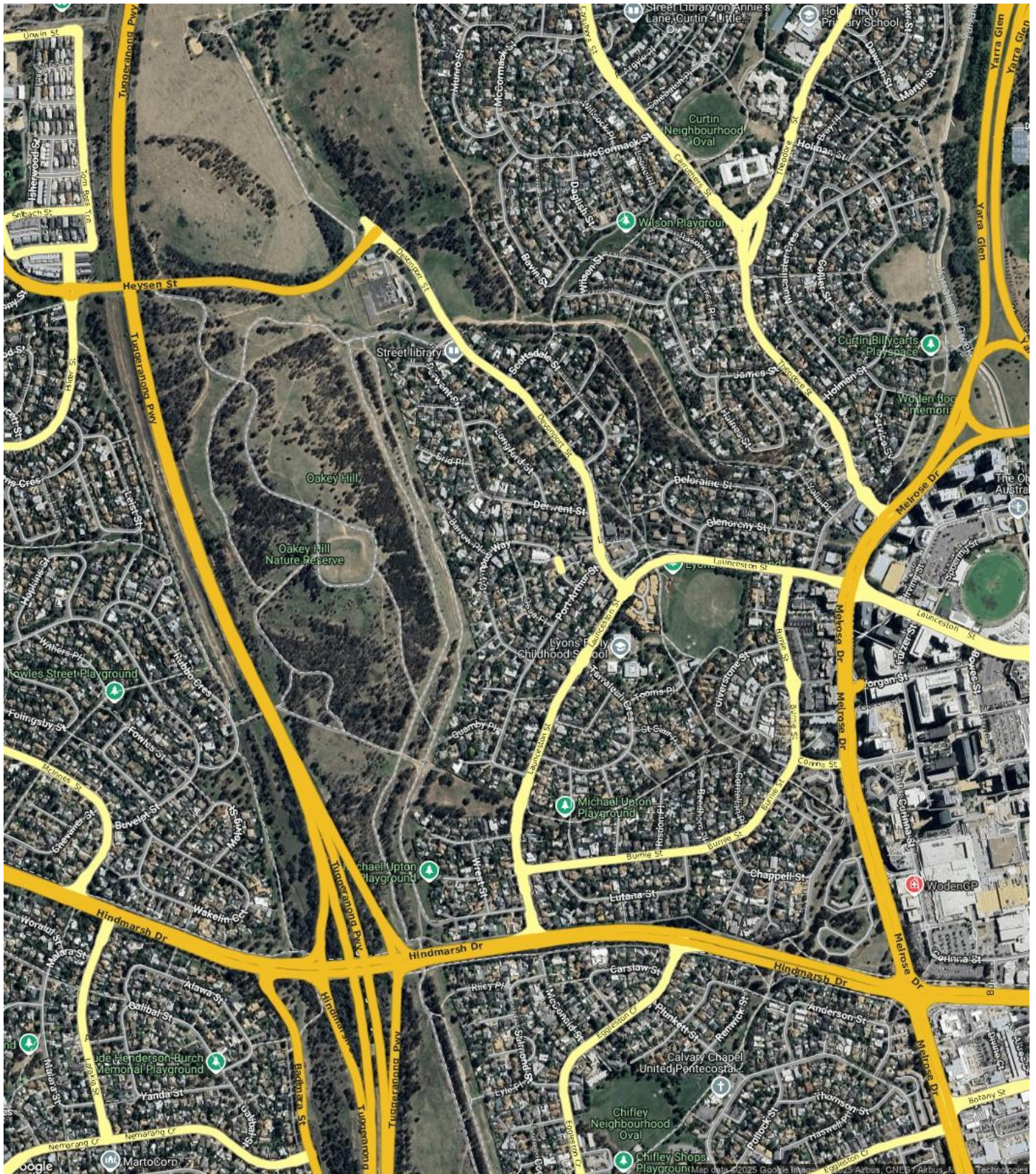
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## LYONS - 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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LYONS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	31	\$ 491,000	0.0 %	\$ 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	20	\$ 1,070,000	-11.6 %	\$ 900,000	\$ 1,450,000
2025	7	\$ 1,450,000	35.5 %	\$ 925,000	\$ 2,085,000

Median Sale Price

\$1.24m

Based on 15 recorded House sales within the last 12 months (Financial Year 2025)

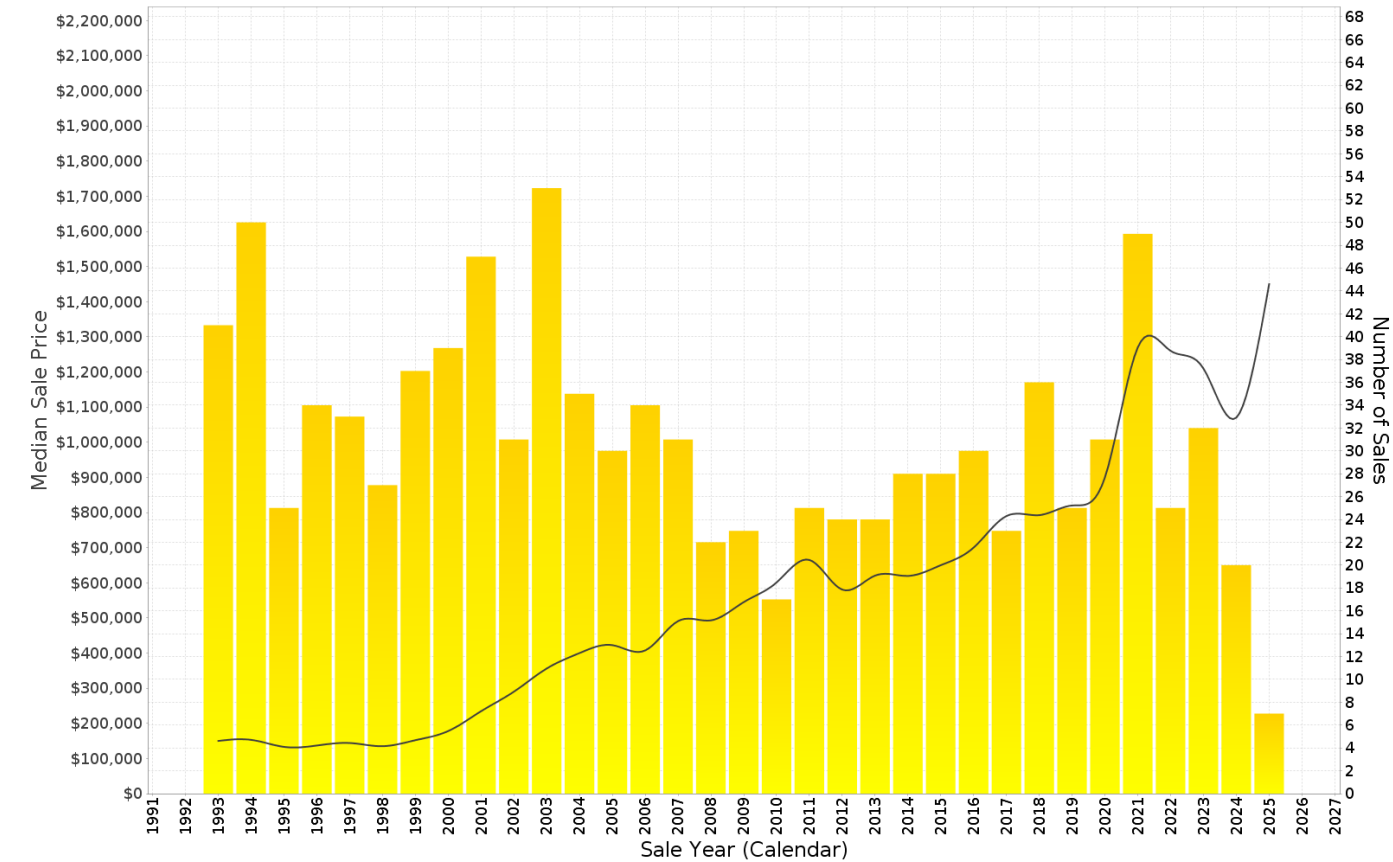
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

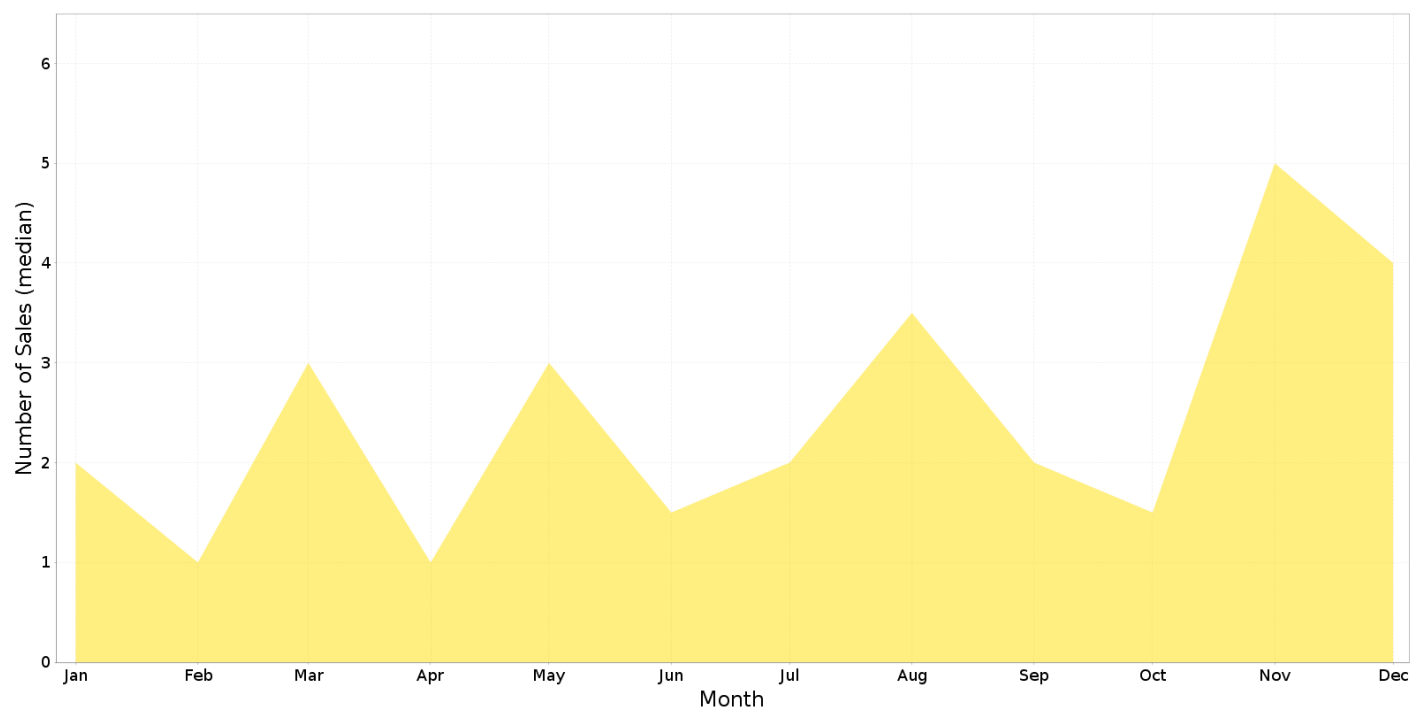
+10.2%

Current Median Price: \$1,240,000  
Previous Median Price: \$1,125,000

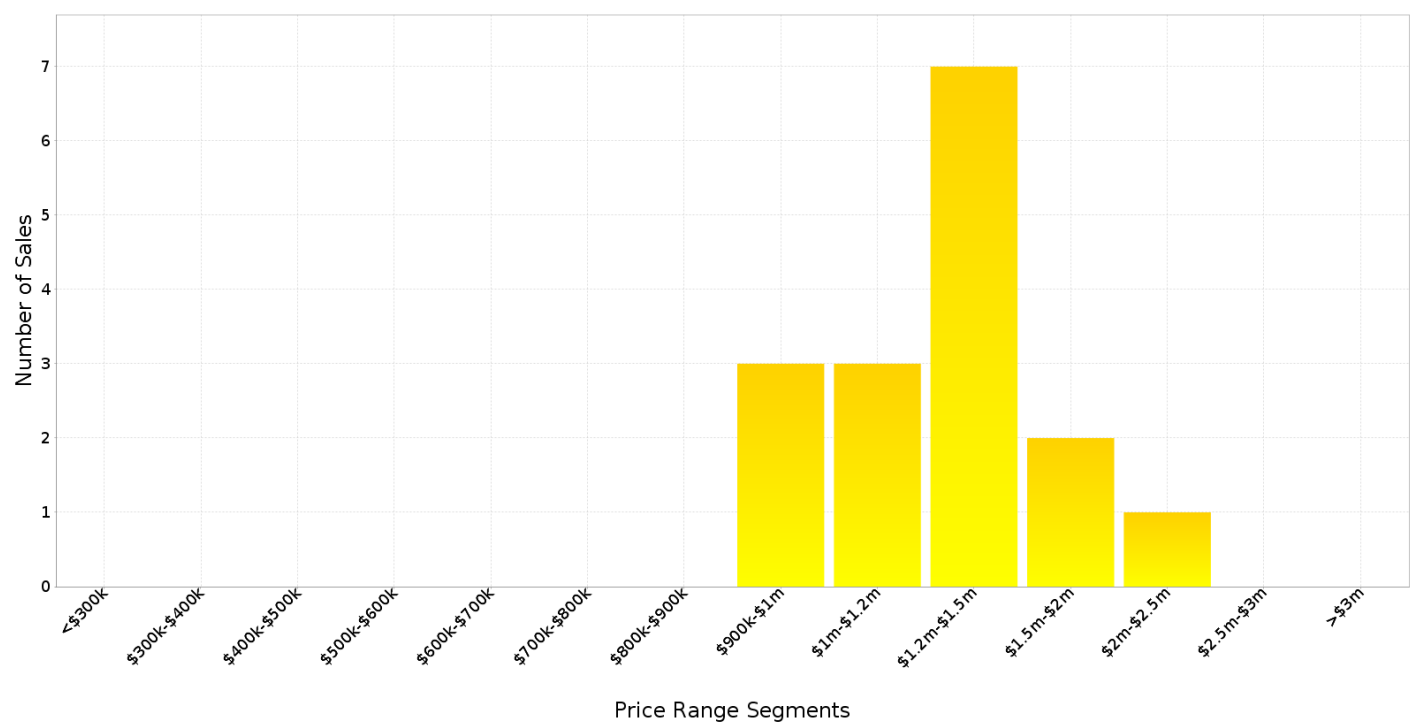
Based on 46 recorded House sales compared over the last two rolling 12 month periods



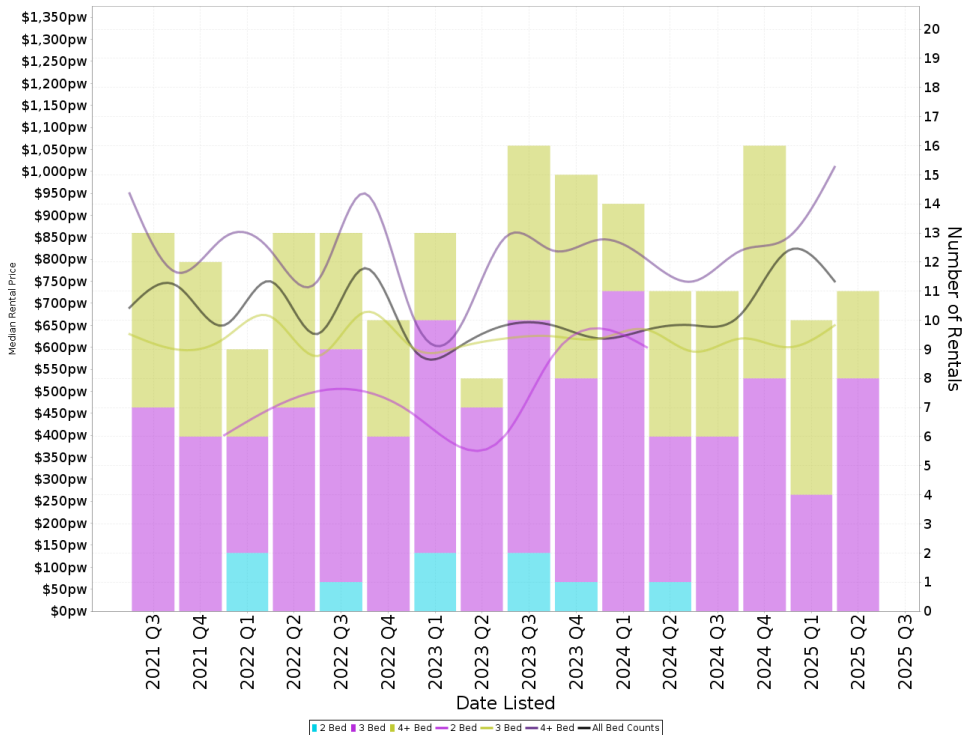
## LYONS - Peak Selling Periods (3 years)



## LYONS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.2%**

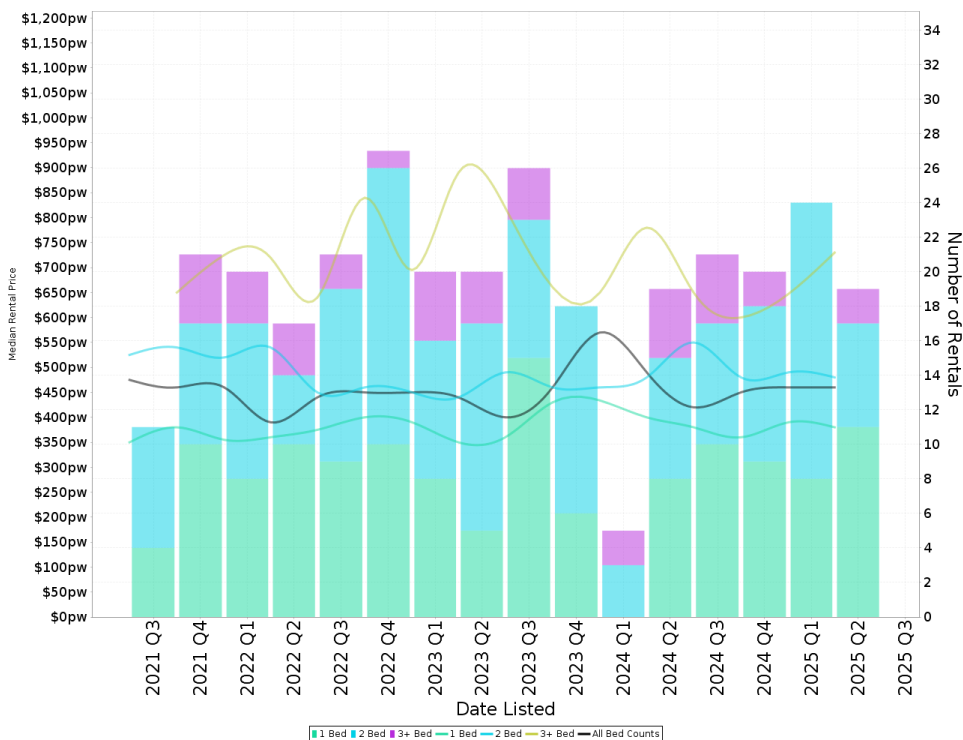
**Current Median Price: \$1,240,000**  
**Previous Median Price: \$1,125,000**  
 Based on 46 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

**Current Median Price: \$1,240,000**  
**Current Median Rent: \$690**  
 Based on 48 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.3%**

**Current Median Price: \$377,500**  
**Previous Median Price: \$376,500**  
 Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

**Current Median Price: \$377,500**  
**Current Median Rent: \$450**  
 Based on 84 registered Unit rentals compared over the last 12 months.

# LYONS - Recently Sold Properties

Median Sale Price  
**\$1.24m**

Based on 15 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  
**+10.2%**

Current Median Price: \$1,240,000  
Previous Median Price: \$1,125,000


Based on 46 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**15**

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

**24 DEVONPORT ST**




**\$925,000**

Sold Jul 2025  
N/A

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

**4 BRID PL**




**\$1,080,000**

Sold Jun 2025  
63 Days

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

**7 WREST ST**




**\$1,240,000**

Sold Apr 2025  
56 Days

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

**92 LAUNCESTON ST**




**\$1,190,000**

Sold Mar 2025  
29 Days

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

**3 DELORAINE ST**




**\$2,085,000**

Sold Mar 2025  
120 Days

762 m<sup>2</sup> 4 2 3

**40 LUTANA ST**




**\$1,055,000**

Sold Feb 2025  
19 Days

823 m<sup>2</sup> 4 1 -

**13 LUTANA ST**



**\$1,560,000**

Sold Feb 2025  
17 Days

694 m<sup>2</sup> 3 3 2



# LYONS - Properties For Rent

Median Rental Price

\$690 /w

Based on 48 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+2.9%

Current Median Price: \$1,240,000  
Current Median Rent: \$690

Based on 15 recorded House sales and 48 House rentals compared over the last 12 months


Number of Rentals

48


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

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


40 Deloraine Street





\$750



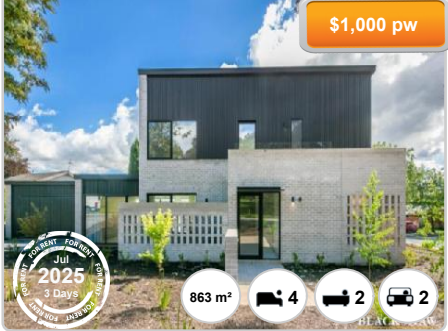
839 m<sup>2</sup>









21 Ulverstone Street





\$1,000 pw



863 m<sup>2</sup>







8 RUFUS PLACE



\$860 per week



1,468 m<sup>2</sup>







79 BURNIE STREET



\$700 per week



774 m<sup>2</sup>







15 Tarraleah Crescent



\$825



821 m<sup>2</sup>





