

Suburb flyover report

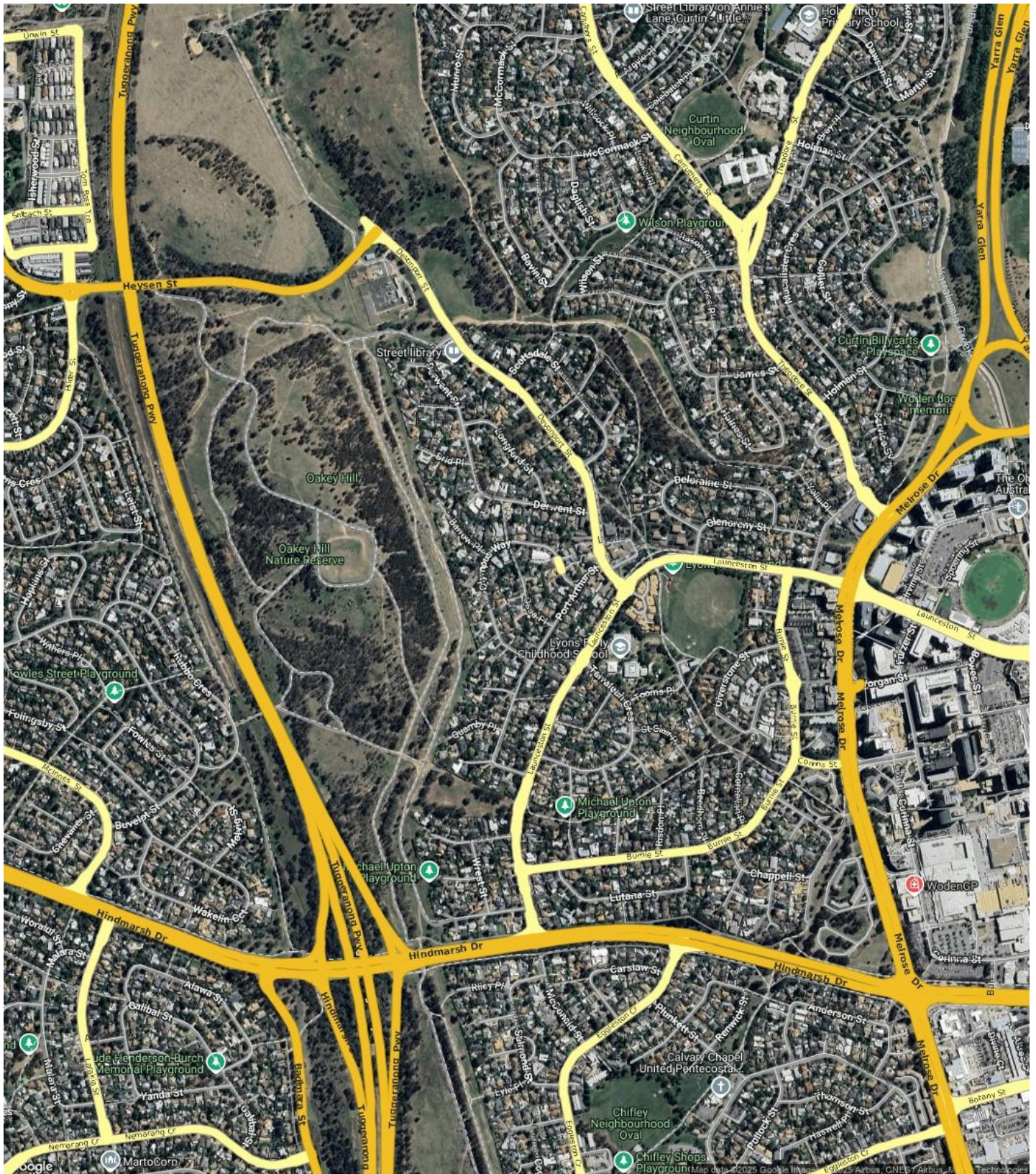
LYONS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



LYONS - Suburb Map



Prepared on 03/09/2025 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	10	\$ 1,345,000	25.7 %	\$ 925,000	\$ 2,085,000

Median Sale Price

\$1.24m

Based on 18 recorded House sales within the last 12 months (Financial Year 2025)

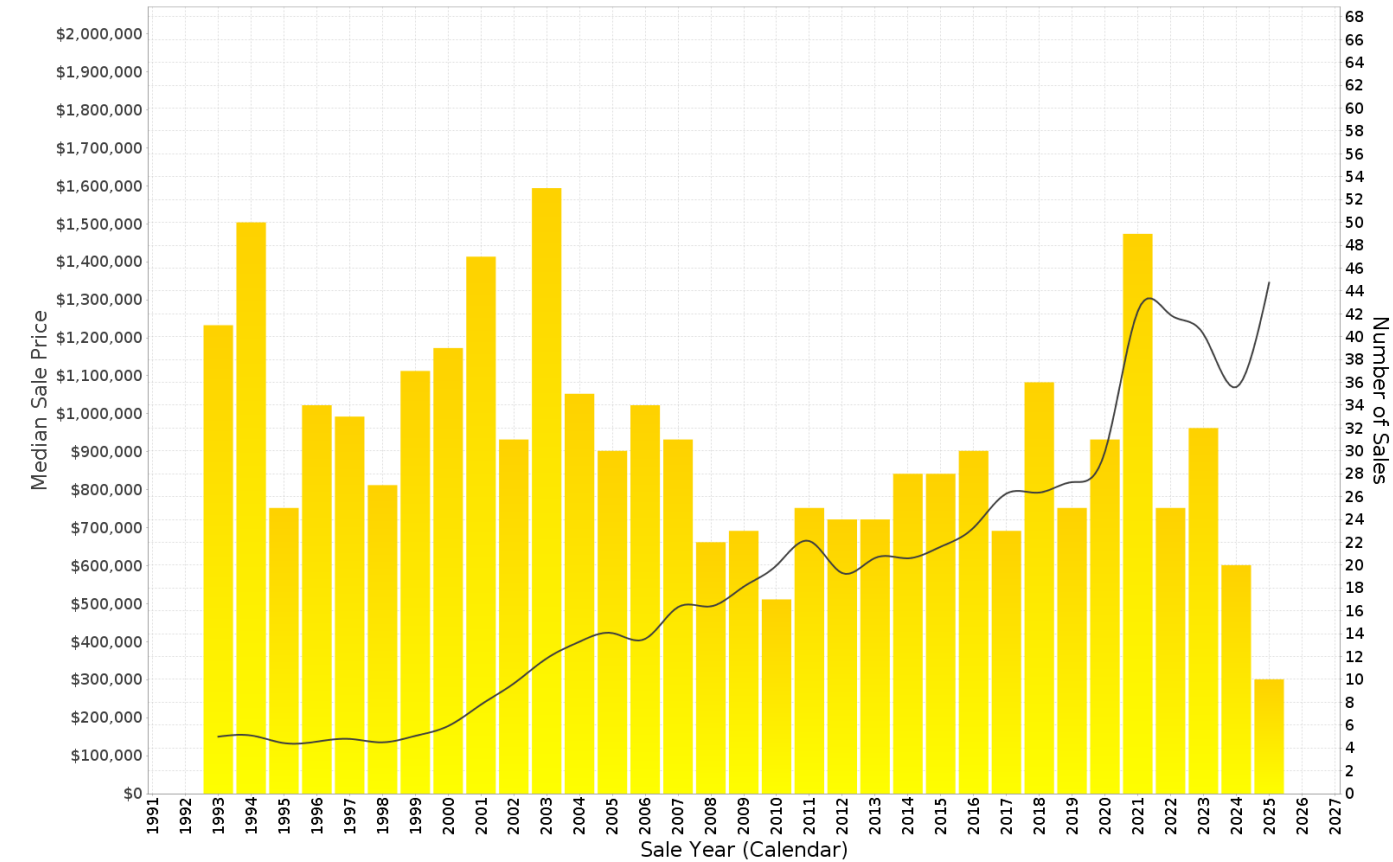
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

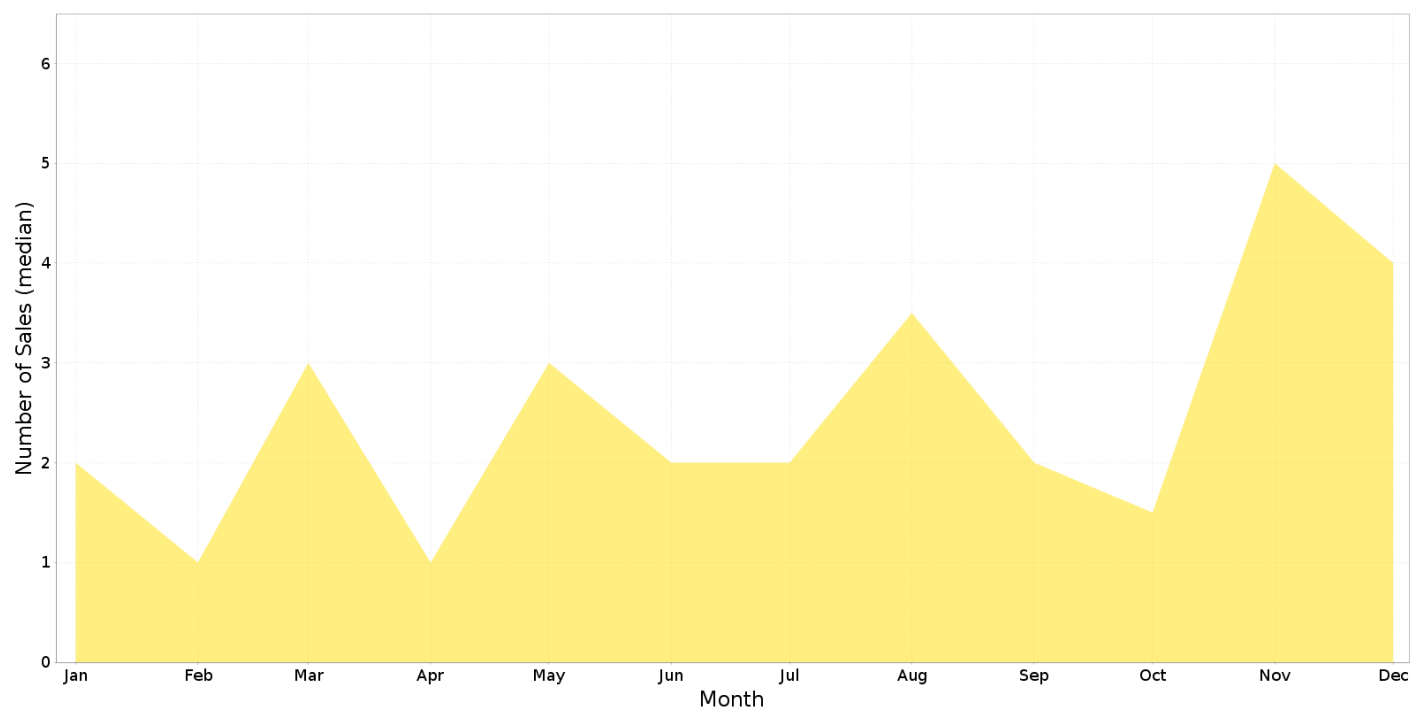
+10.0%

Current Median Price: \$1,237,500
Previous Median Price: \$1,125,000

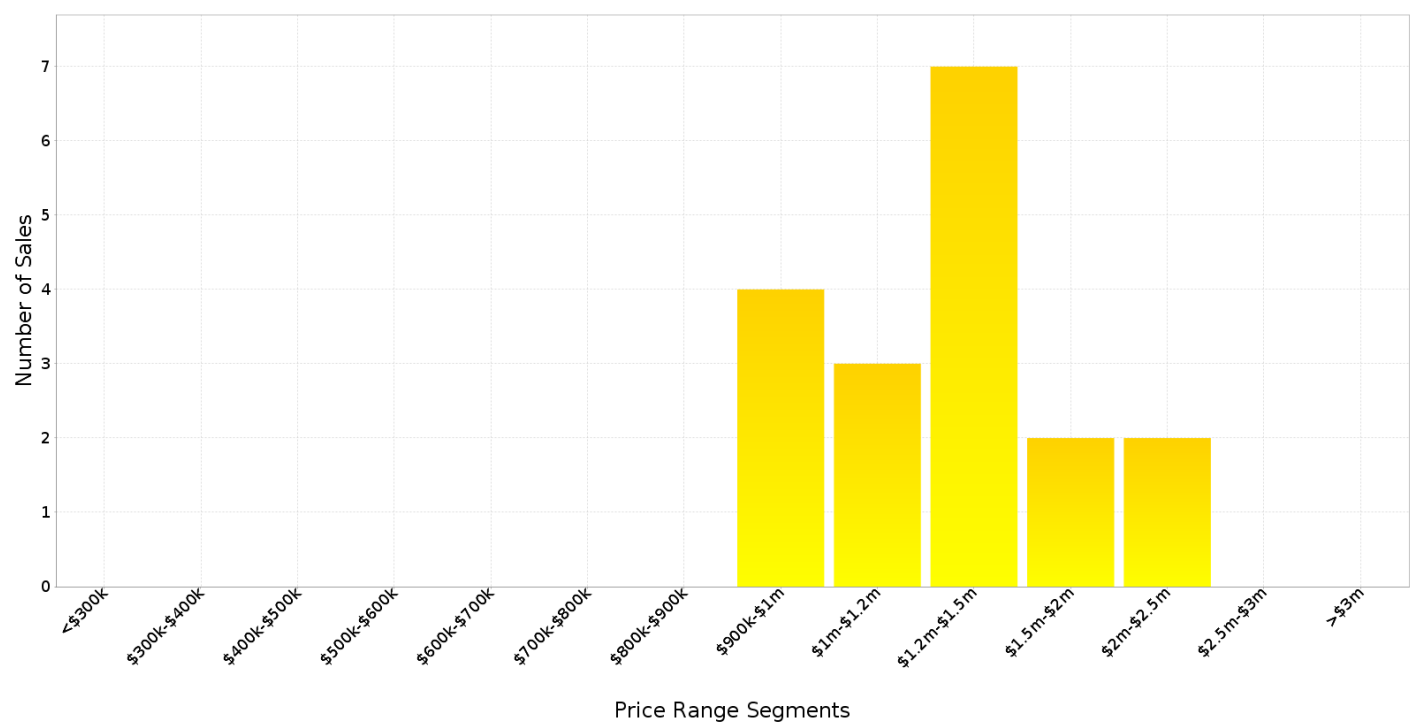
Based on 49 recorded House sales compared over the last two rolling 12 month periods



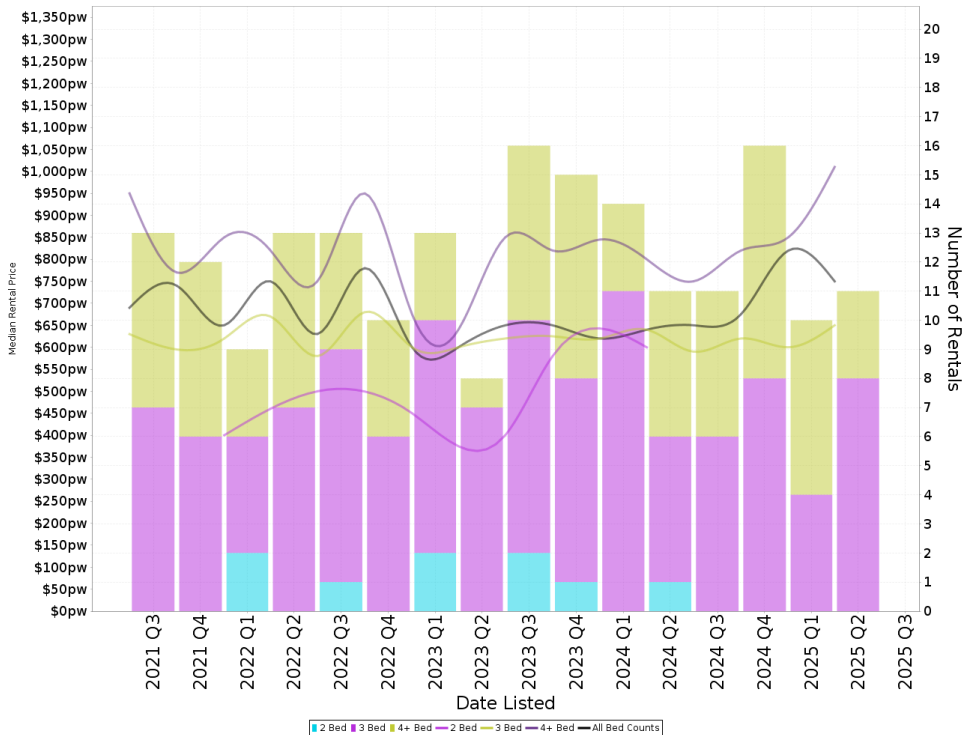
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

Current Median Price: \$1,237,500
Previous Median Price: \$1,125,000

Based on 49 registered House sales compared over the last two rolling 12 month periods.

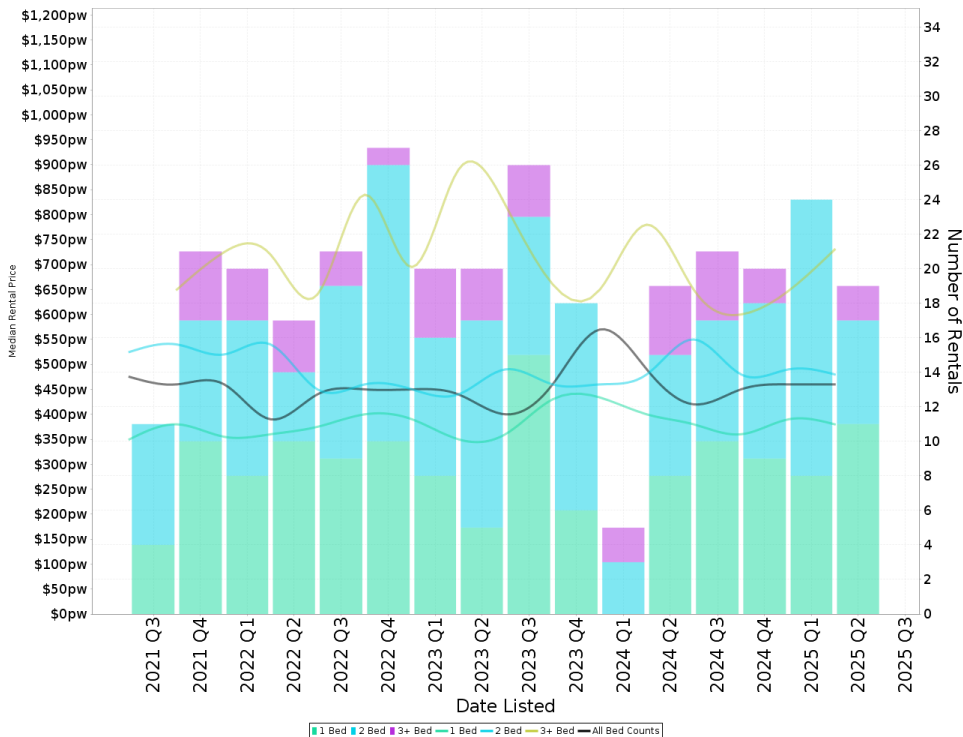
Suburb Rental Yield

+2.9%

Current Median Price: \$1,237,500
Current Median Rent: \$690

Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.3%

Current Median Price: \$385,000
Previous Median Price: \$376,500

Based on 79 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$385,000
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 18 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

+10.0%

Current Median Price: \$1,237,500
Previous Median Price: \$1,125,000

Based on 49 recorded House sales compared over the last two rolling 12 month periods

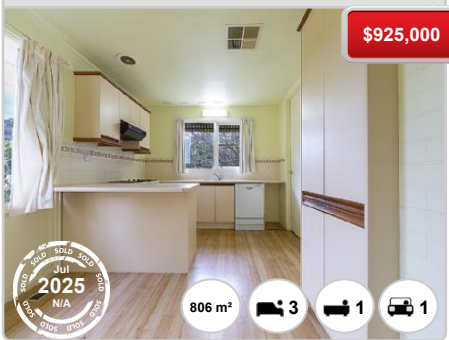
Sold Properties

18

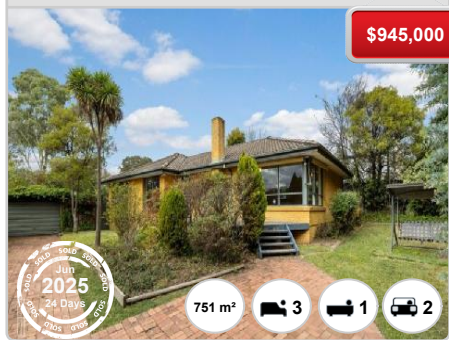
Based on recorded House sales within the 12 months (Financial Year 2025)

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

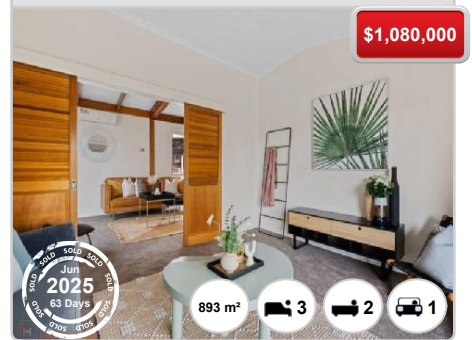
24 DEVONPORT ST



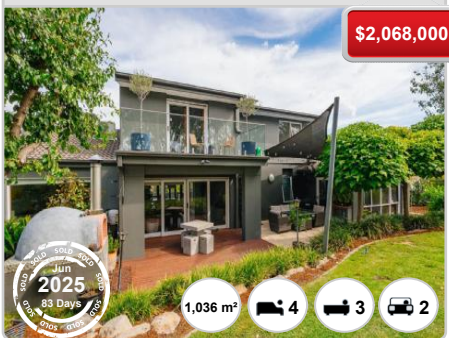
87 LAUNCESTON ST



4 BRID PL



24 DELORAINE ST



7 WREST ST



92 LAUNCESTON ST



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: \$1,237,500
Current Median Rent: \$690

Based on 18 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

18 GLENORCHY STREET



\$880 weekly



748 m²







18 Glenorchy St



\$880 per week



748 m²







17 GLENORCHY STREET



\$700 per week



716 m²







15 Tarraleah Crescent



\$825



821 m²





