

Suburb flyover report

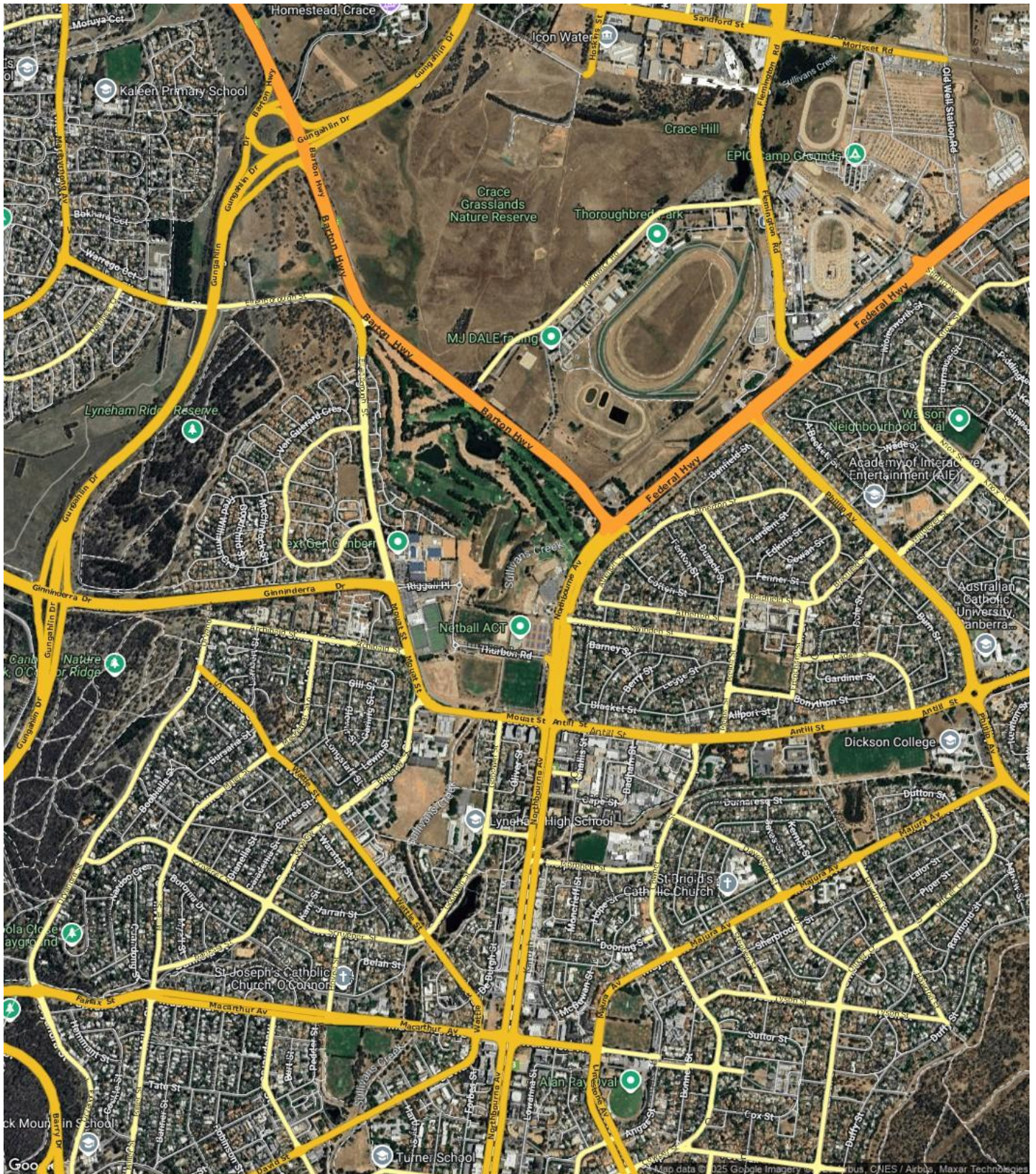
LYNEHAM (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



LYNEHAM - Suburb Map



Prepared on 01/10/2025 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	14	\$ 1,150,000	-6.1 %	\$ 900,000	\$ 1,710,000

Median Sale Price

\$1.06m

Based on 20 recorded House sales within the last 12 months (Oct '24 - Sep '25)

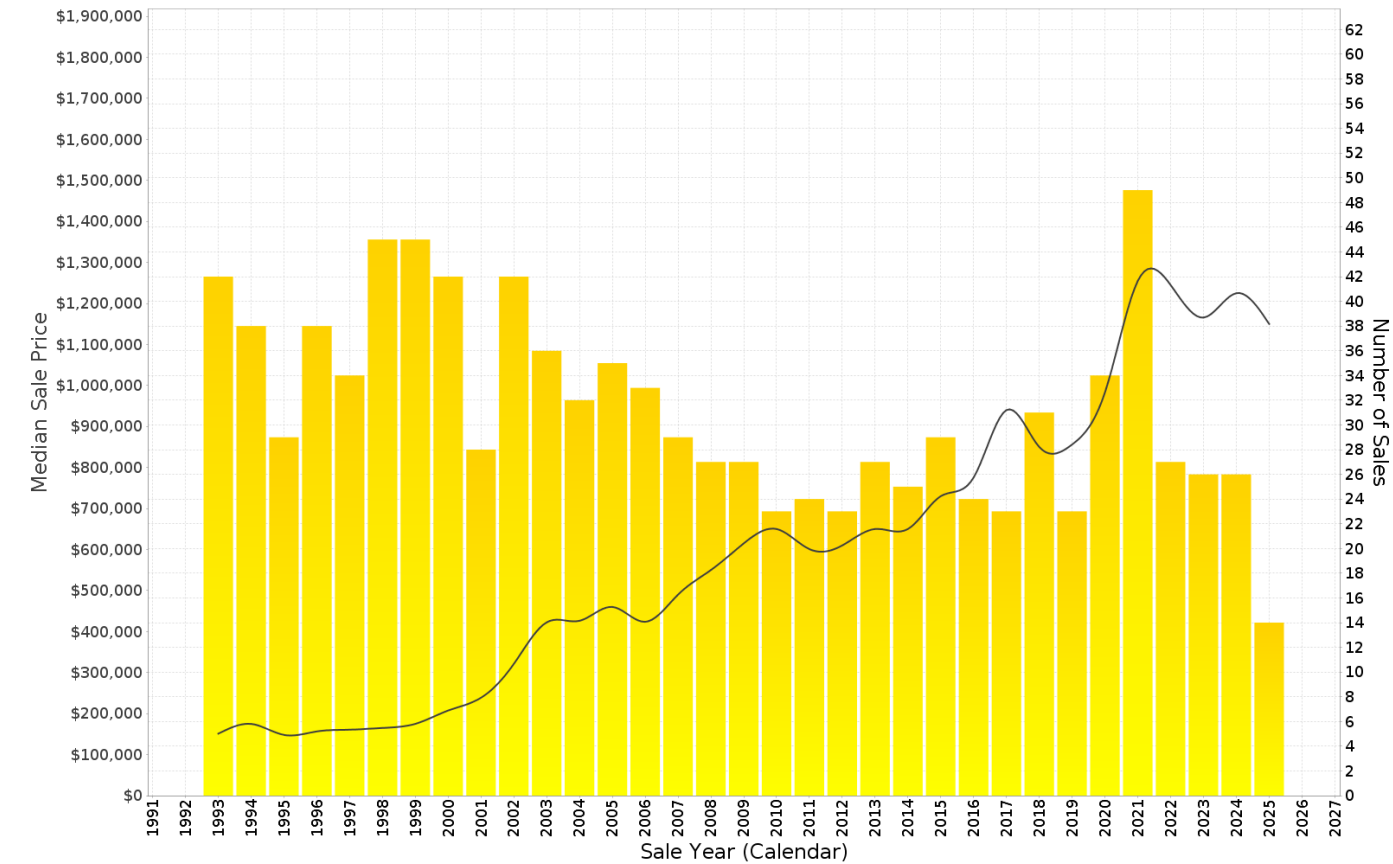
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

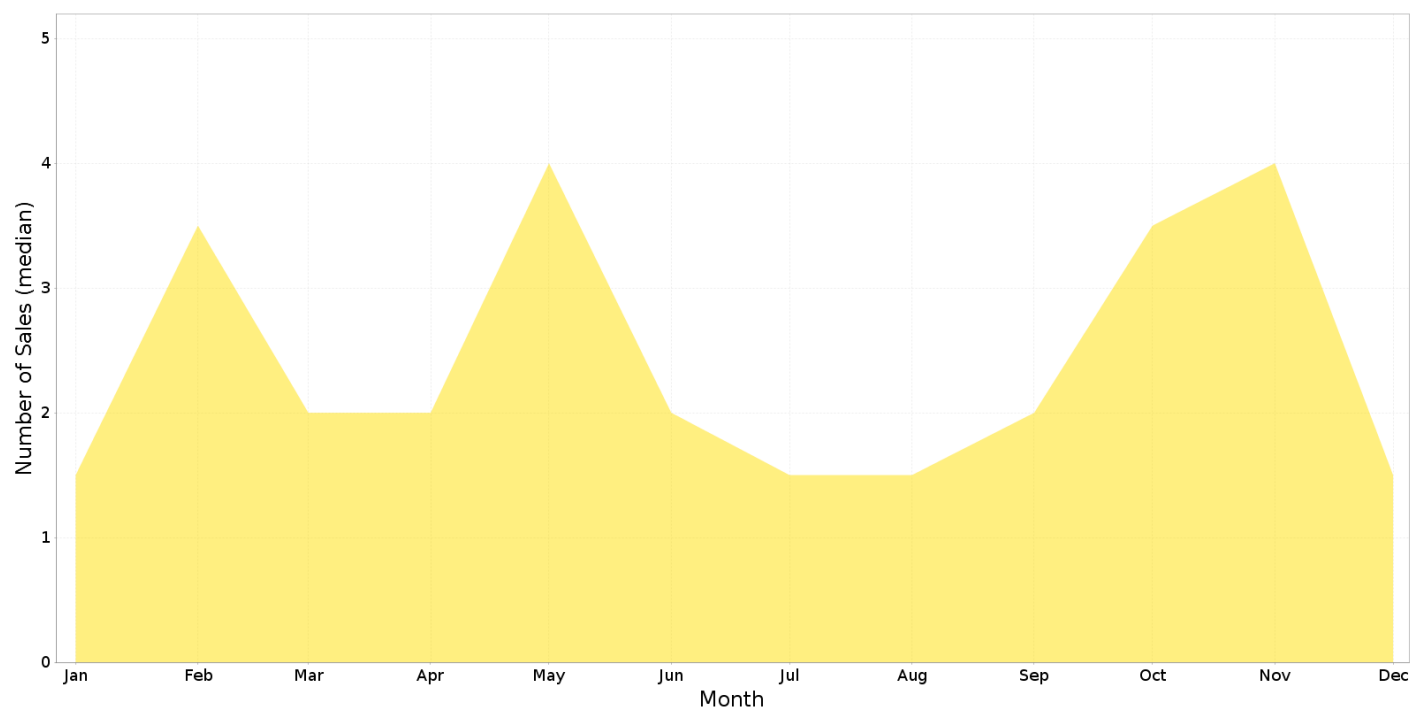
-19.8%

Current Median Price: \$1,065,000
Previous Median Price: \$1,327,500

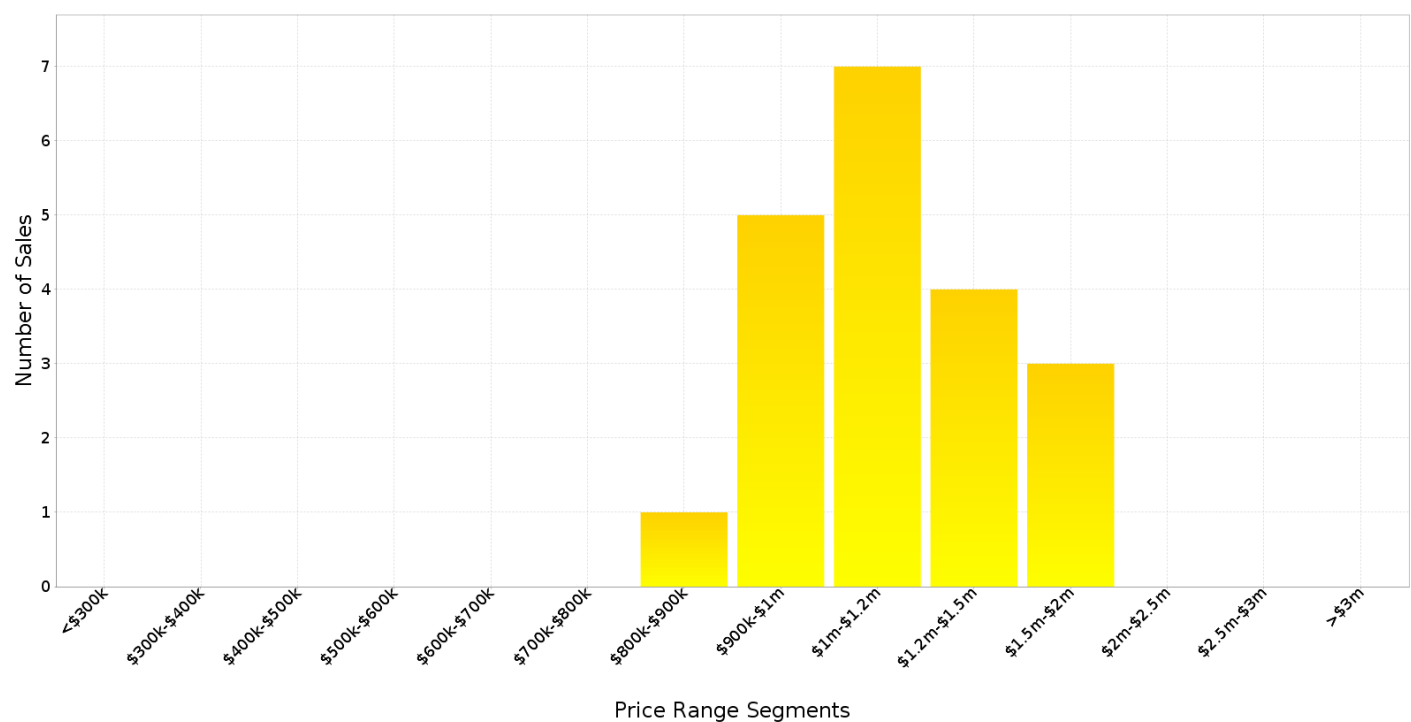
Based on 48 recorded House sales compared over the last two rolling 12 month periods



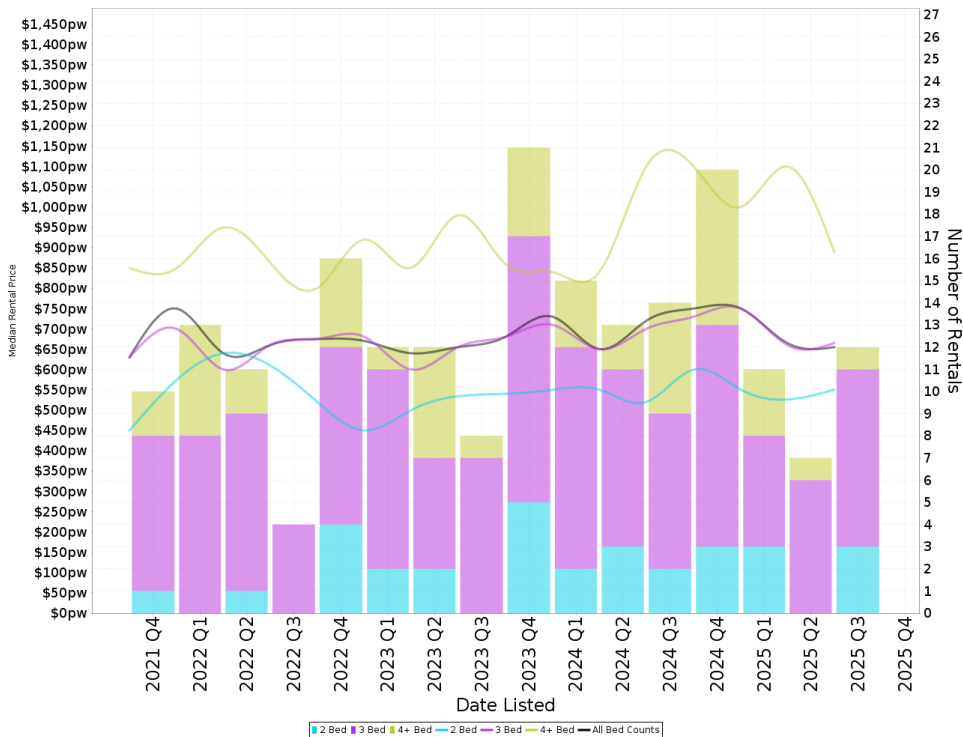
LYNEHAM - Peak Selling Periods (3 years)



LYNEHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-19.8%

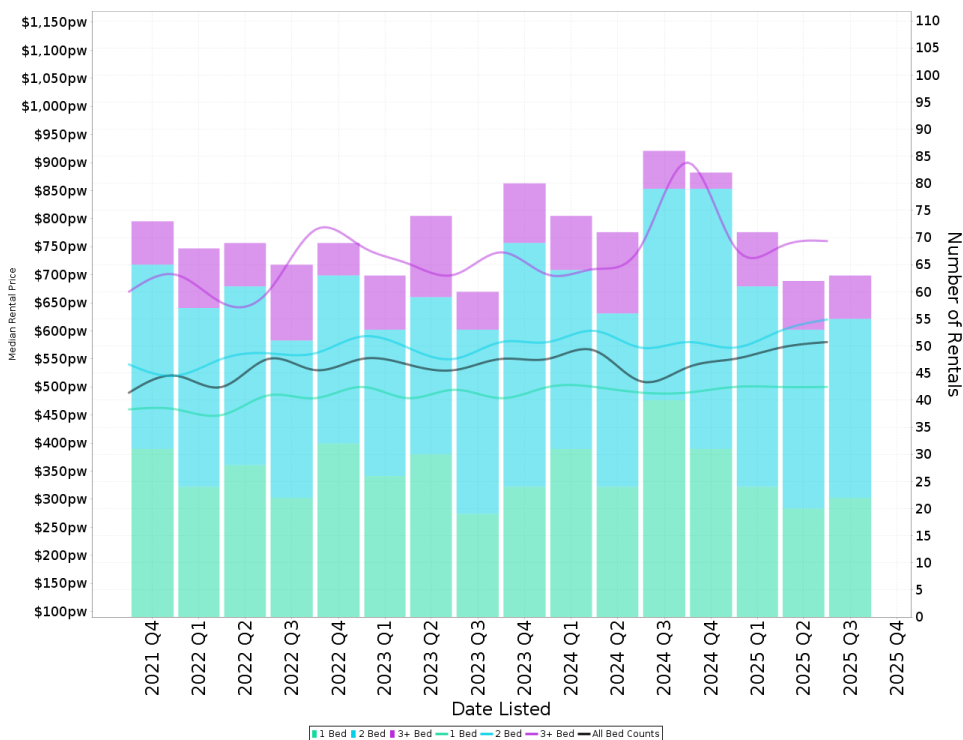
Current Median Price: \$1,065,000
Previous Median Price: \$1,327,500
Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,065,000
Current Median Rent: \$700
Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.9%

Current Median Price: \$502,500
Previous Median Price: \$597,500
Based on 214 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$502,500
Current Median Rent: \$550
Based on 278 registered Unit rentals compared over the last 12 months.

LYNEHAM - Recently Sold Properties

Median Sale Price

\$1.06m

Based on 20 recorded House 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

-19.8%

Current Median Price: \$1,065,000
Previous Median Price: \$1,327,500

Based on 48 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

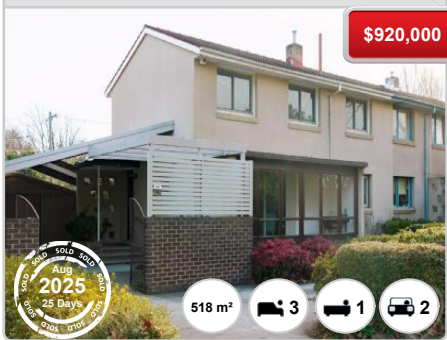
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

33 GLOVER ST



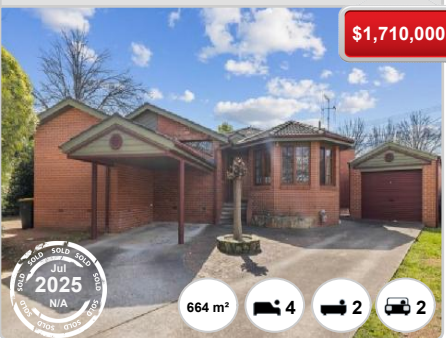
185 MOUAT ST



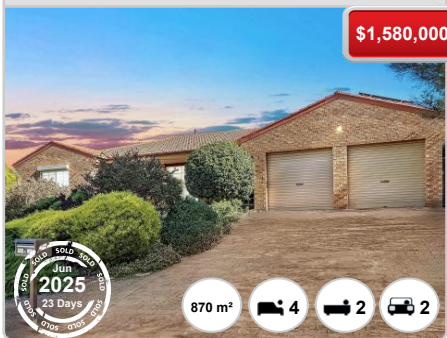
123 GOODWIN ST



114 WATTLE ST



51 COSSINGTON SMITH CRES



8 GARLING ST



5 LAMBERT ST



15 VON GUERARD CRES



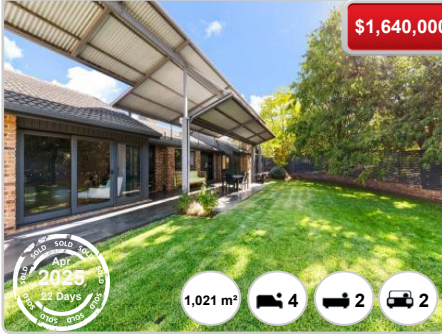
10 FAIRWEATHER CCT



137 GOODWIN ST



60 COSSINGTON SMITH CRES



LYNEHAM - Properties For Rent

Median Rental Price

\$700 /w

Based on 50 recorded House 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

+3.4%

Current Median Price: \$1,065,000
Current Median Rent: \$700

Based on 20 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

50

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

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

59 Archibald Street

A photograph of a single-story house with a light-colored exterior and a dark roof, surrounded by trees and a lawn.

\$650 Per week

A circular badge with the text "FOR RENT" at the top, "Sep 2025" in the center, and "7 Days" at the bottom.

A circular icon containing the text "641 m²".

A circular icon containing a bed icon and the number "3".

A circular icon containing a bathtub icon and the number "1".

A circular icon containing a car icon and the number "1".

27 ARCHIBALD STREET

A photograph of a single-story house with a dark exterior and a dark roof, surrounded by trees and a lawn.

\$650 weekly

A circular badge with the text "FOR RENT" at the top, "Jul 2025" in the center, and "74 Days" at the bottom.

A circular icon containing the text "667 m²".

A circular icon containing a bed icon and the number "3".

A circular icon containing a bathtub icon and the number "1".

A circular icon containing a car icon and the number "1".

27 Archibald St

A photograph of a single-story house with a dark exterior and a dark roof, surrounded by trees and a lawn.

\$650 per week

A circular badge with the text "FOR RENT" at the top, "Jul 2025" in the center, and "74 Days" at the bottom.

A circular icon containing the text "667 m²".

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