

Suburb flyover report

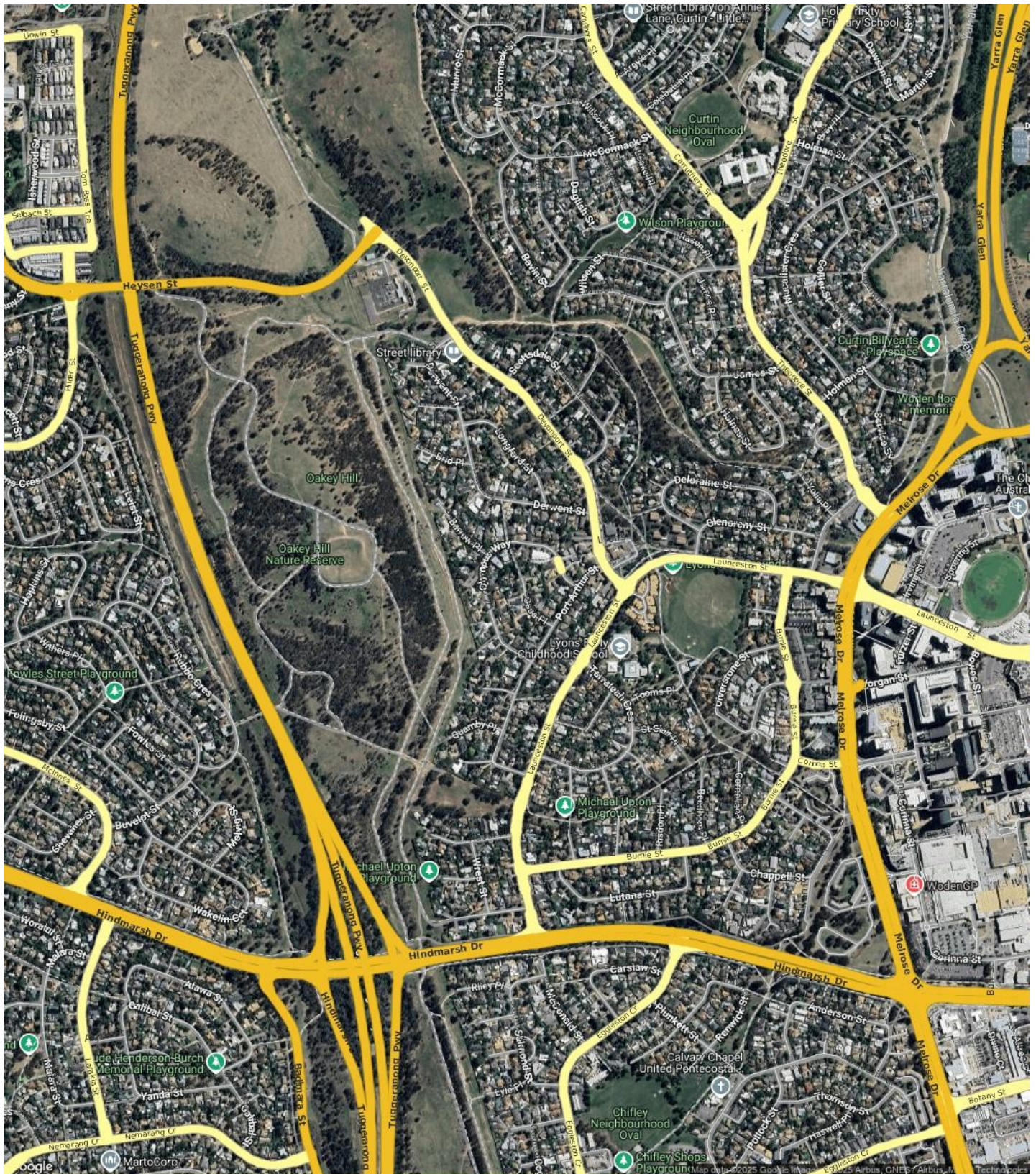
LYONS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



LYONS - 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)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

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	11	\$ 1,450,000	35.5 %	\$ 925,000	\$ 2,085,000

Median Sale Price

\$1.24m

Based on 18 recorded House sales within the last 12 months (Oct '24 - Sep '25)

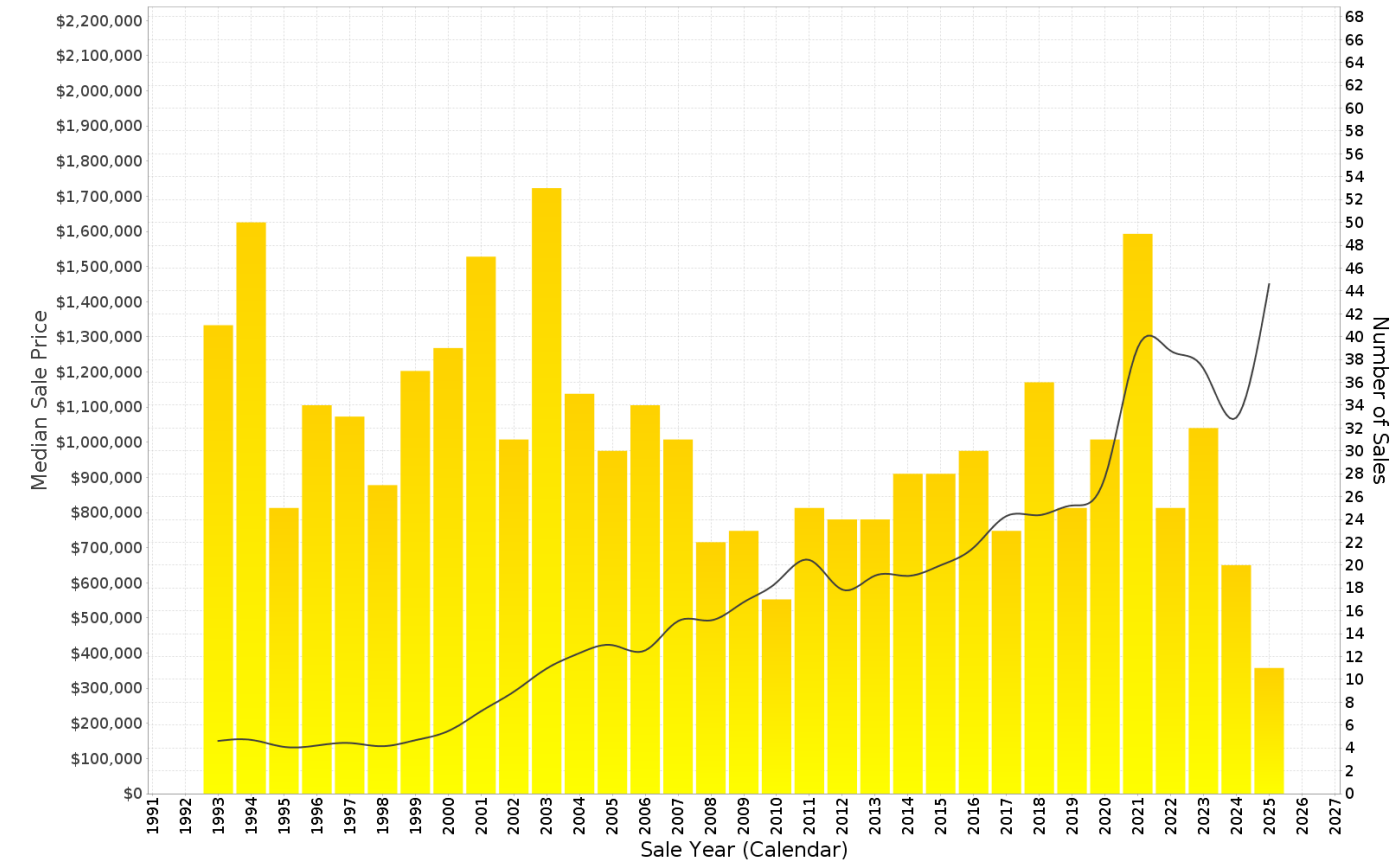
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

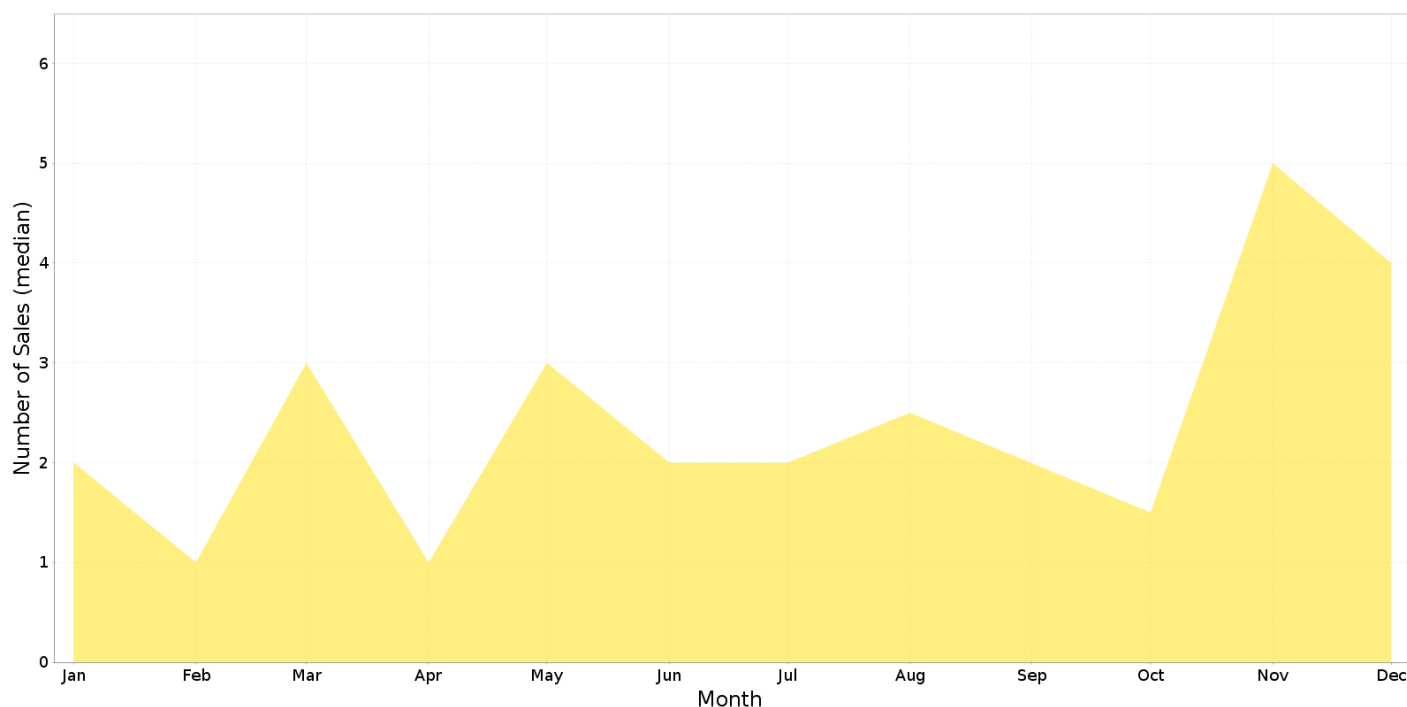
+24.2%

Current Median Price: \$1,237,500
Previous Median Price: \$996,000

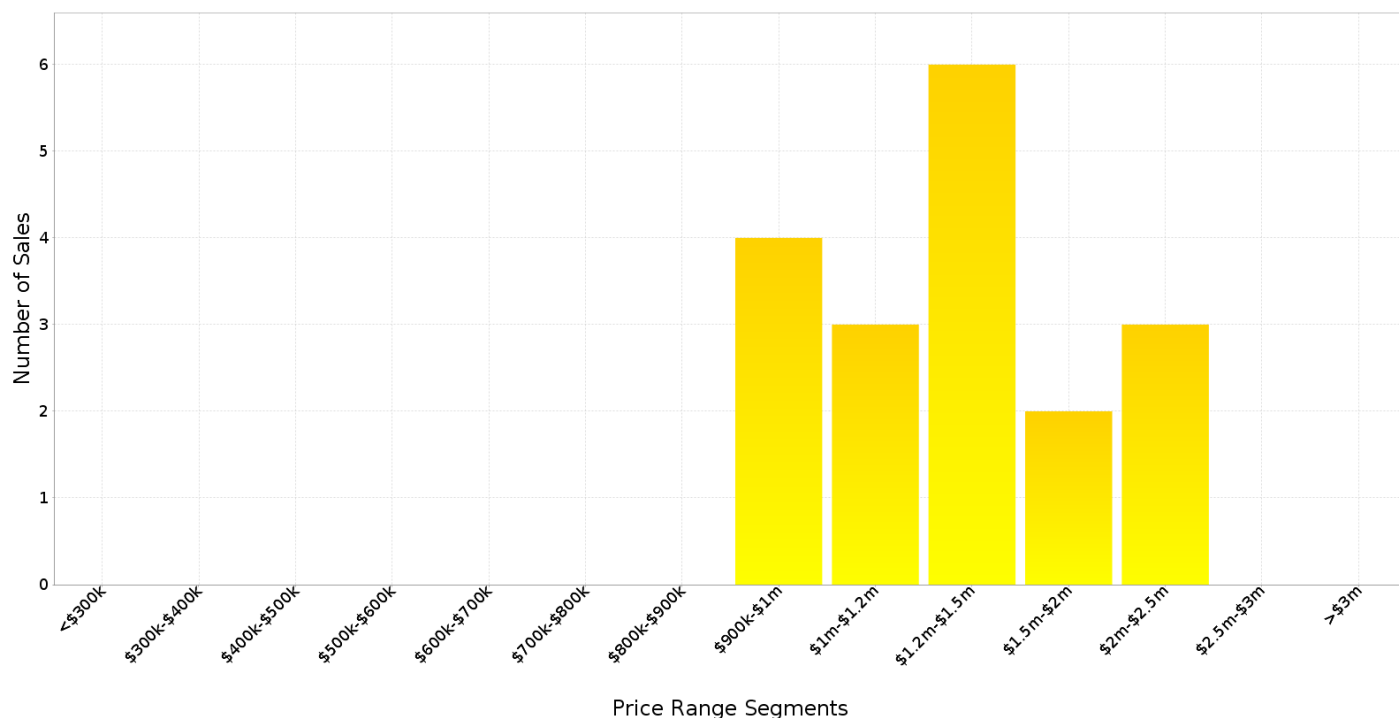
Based on 44 recorded House sales compared over the last two rolling 12 month periods



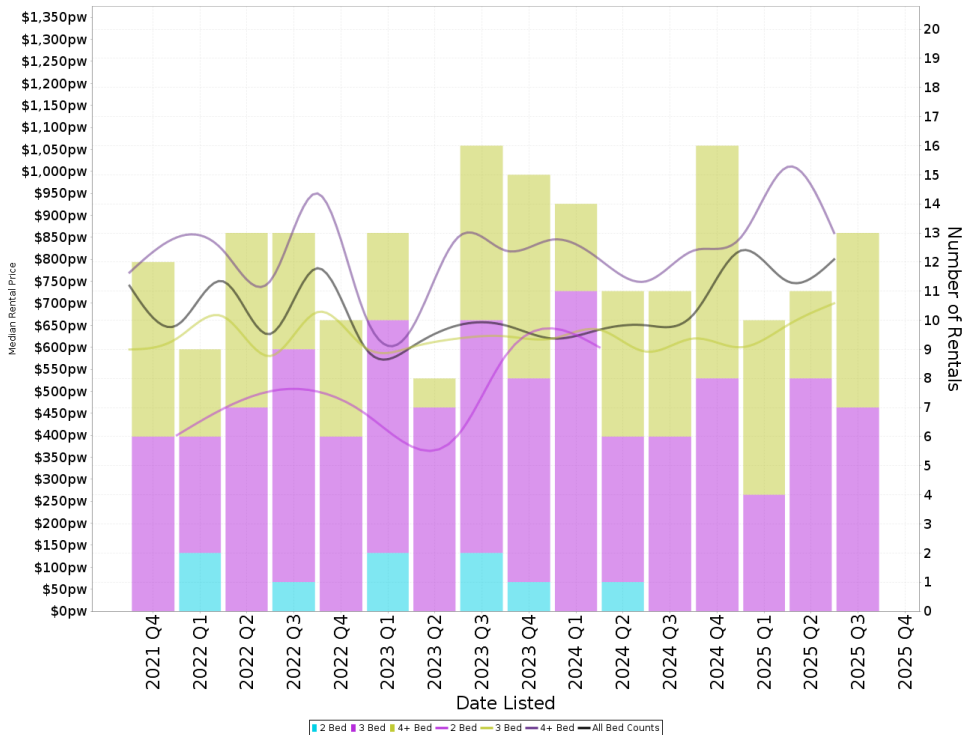
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+24.2%

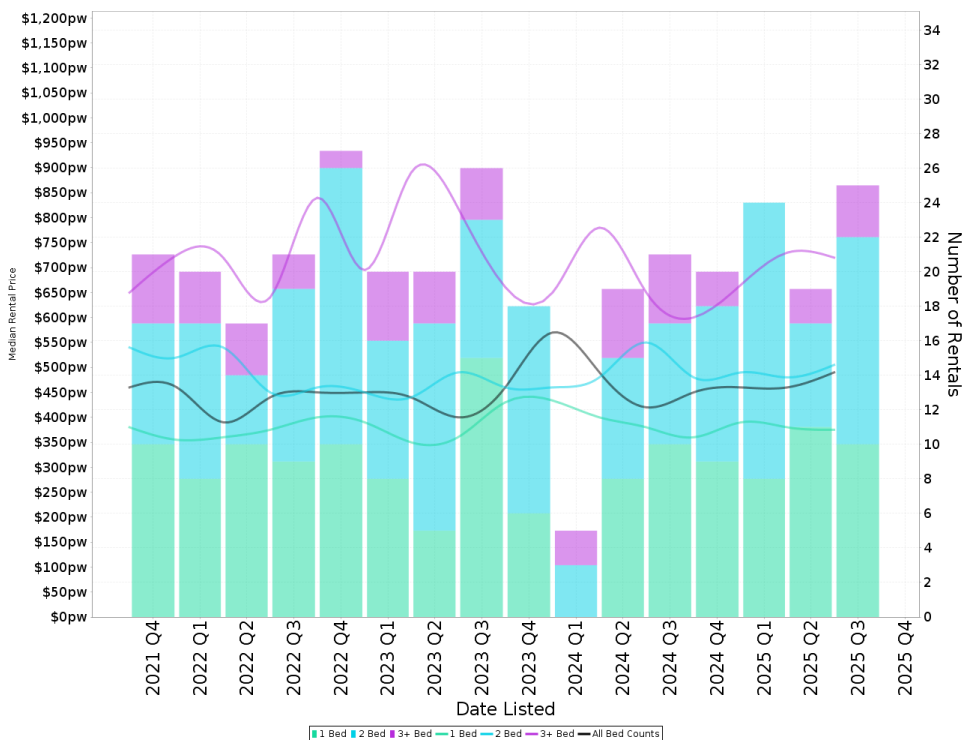
Current Median Price: \$1,237,500
Previous Median Price: \$996,000
 Based on 44 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,237,500
Current Median Rent: \$775
 Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.4%

Current Median Price: \$385,000
Previous Median Price: \$365,200
 Based on 73 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$385,000
Current Median Rent: \$465
 Based on 88 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 (Oct '24 - Sep '25)

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

Suburb Growth

+24.2%

Current Median Price: \$1,237,500
Previous Median Price: \$996,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

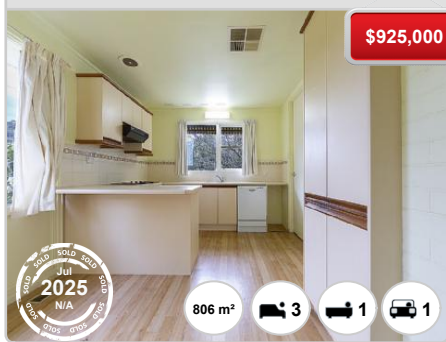
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

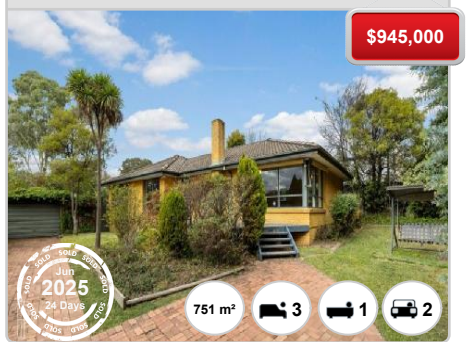
9 BRID PL



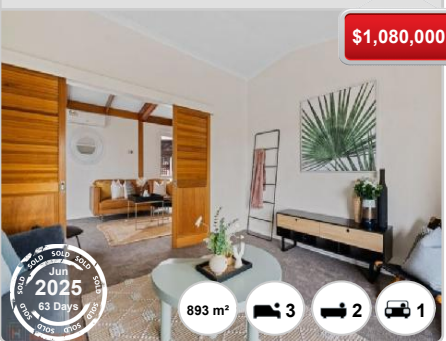
24 DEVONPORT ST



87 LAUNCESTON ST



4 BRID PL



24 DELORAINE ST



7 WREST ST



LYONS - Properties For Rent

Median Rental Price

\$775 /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

+3.3%

Current Median Price: \$1,237,500
Current Median Rent: \$775

Based on 18 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

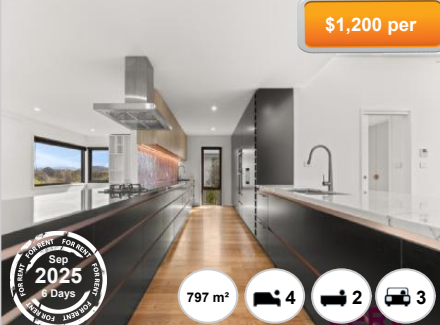
50

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

94 Burnie Street

\$1,200 per



797 m² **4** **2** **3**

Sep 2025
9 Days

17 GLENORCHY STREET

\$680 per week



716 m² **3** **1** **2**

Aug 2025
51 Days

15 Tarraleah Crescent

\$875



821 m² **3** **1** **2**

Jun 2025
100 Days