

RayWhite.

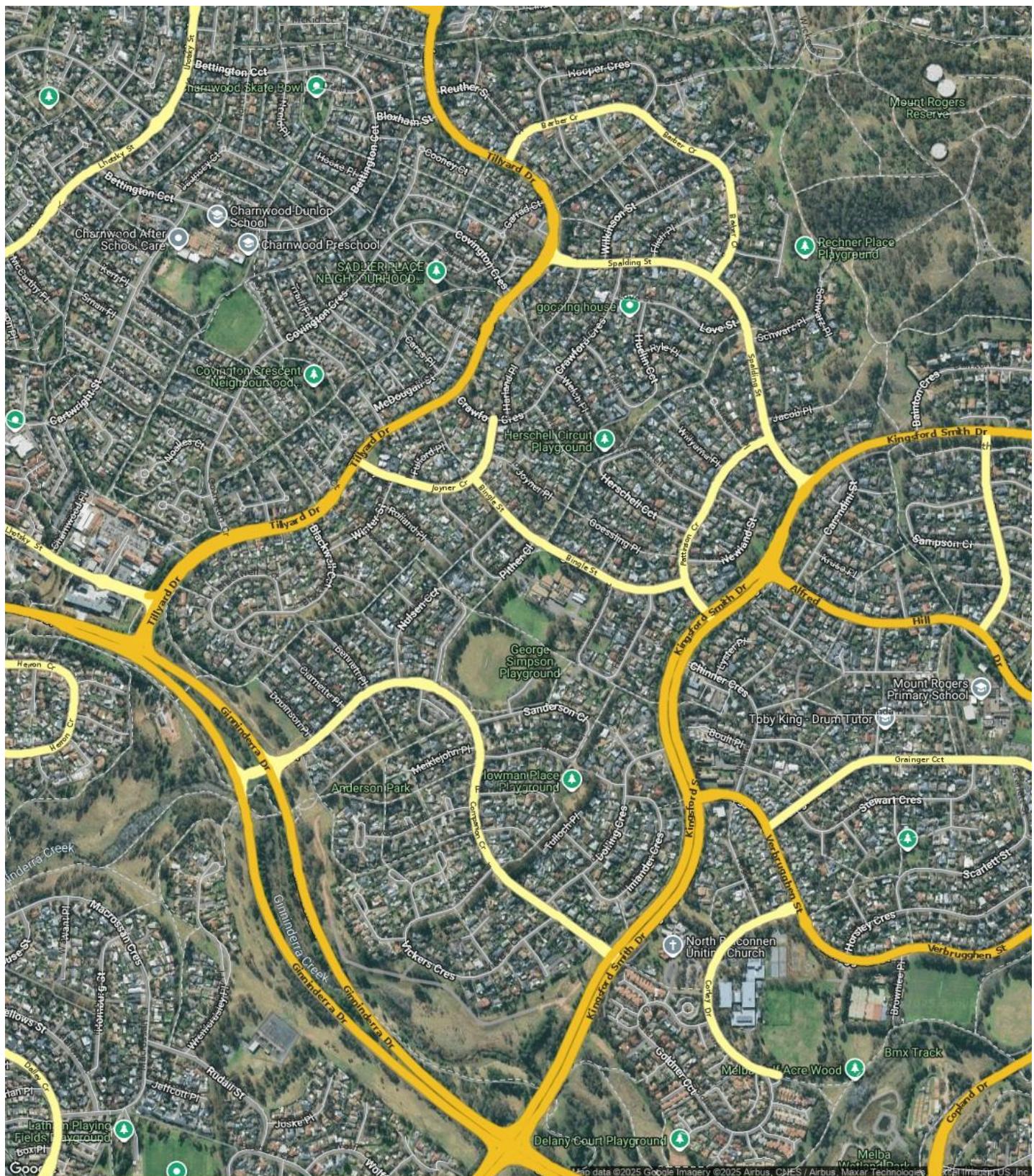
Suburb flyover report

FLYNN (HOUSE)

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FLYNN - Suburb Map



FLYNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	43	\$ 405,000	0.0 %	\$ 200,000	\$ 685,000
2009	47	\$ 420,000	3.7 %	\$ 159,000	\$ 785,000
2010	44	\$ 504,000	20.0 %	\$ 186,000	\$ 685,000
2011	38	\$ 500,000	-0.8 %	\$ 320,000	\$ 700,000
2012	41	\$ 490,000	-2.0 %	\$ 250,000	\$ 682,000
2013	41	\$ 482,000	-1.6 %	\$ 63,000	\$ 695,000
2014	41	\$ 520,000	7.9 %	\$ 300,000	\$ 730,000
2015	39	\$ 520,000	0.0 %	\$ 250,000	\$ 800,000
2016	59	\$ 540,000	3.8 %	\$ 130,000	\$ 910,000
2017	59	\$ 600,000	11.1 %	\$ 400,000	\$ 950,000
2018	69	\$ 605,000	0.8 %	\$ 290,000	\$ 900,000
2019	47	\$ 595,000	-1.7 %	\$ 9,500	\$ 1,250,000
2020	44	\$ 652,500	9.7 %	\$ 113,000	\$ 1,300,500
2021	67	\$ 880,000	34.9 %	\$ 317,500	\$ 1,570,000
2022	53	\$ 950,000	8.0 %	\$ 550,000	\$ 1,765,000
2023	53	\$ 850,000	-10.5 %	\$ 497,500	\$ 1,450,000
2024	34	\$ 910,000	7.1 %	\$ 510,000	\$ 1,400,000
2025	36	\$ 921,500	1.3 %	\$ 360,000	\$ 1,815,000
2026	0				

Median Sale Price

\$922k

Based on 36 recorded House sales within the last 12 months (2025)

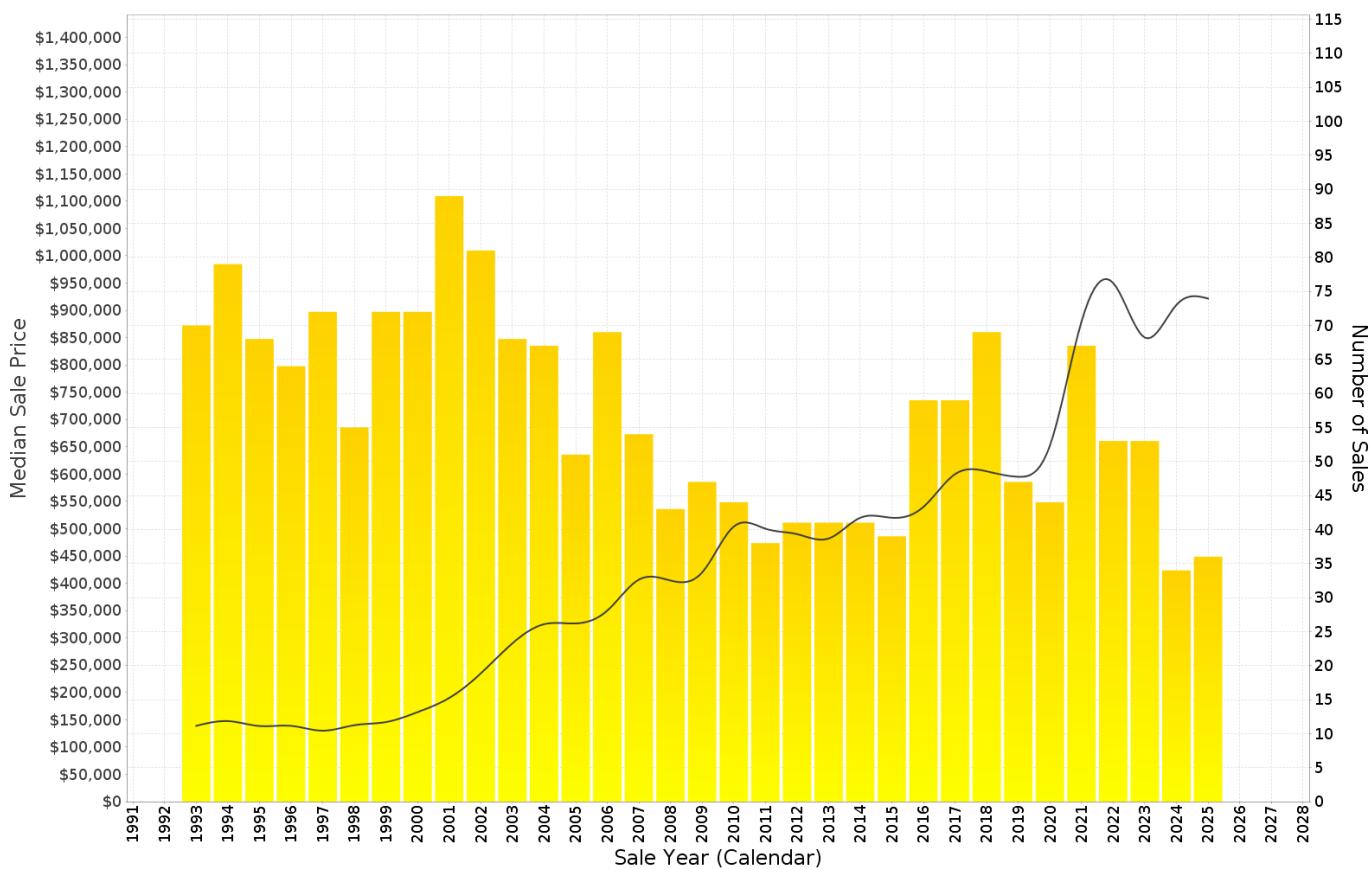
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

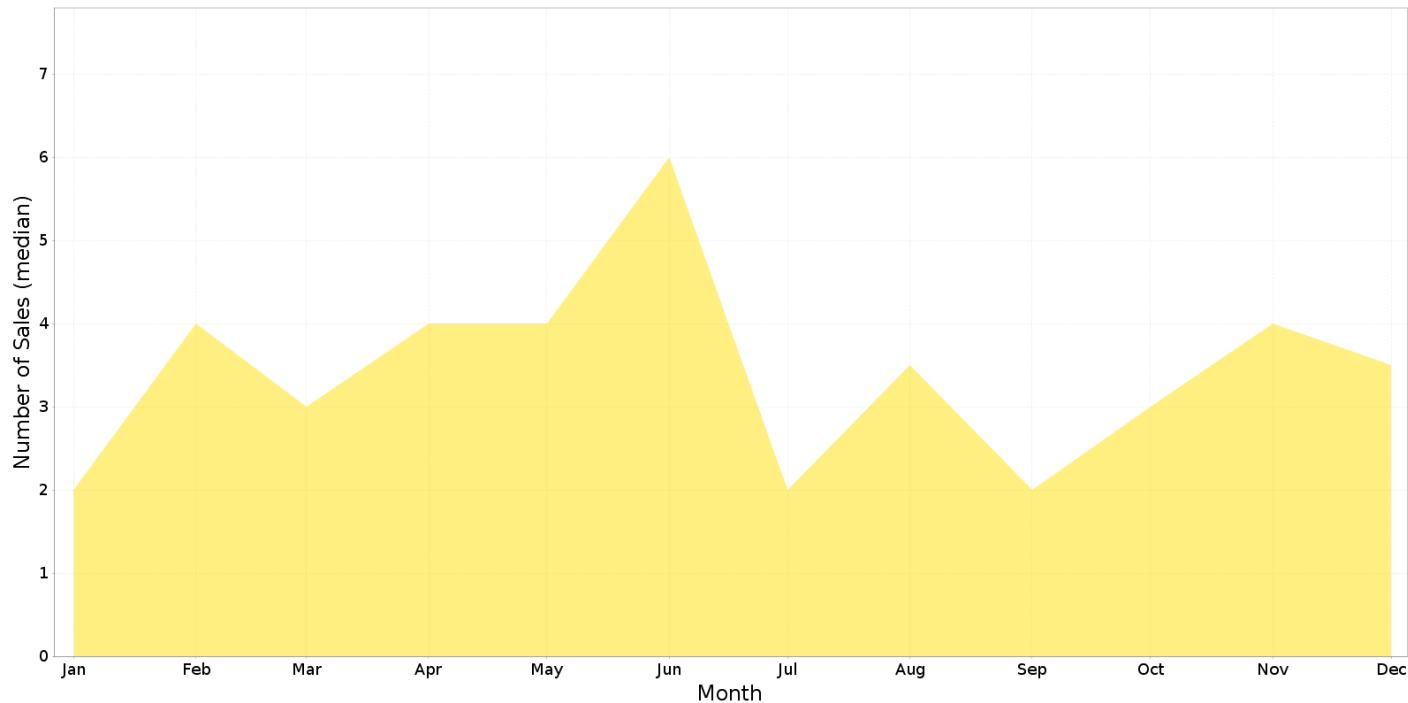
+1.3%

Current Median Price: \$921,500
Previous Median Price: \$910,000

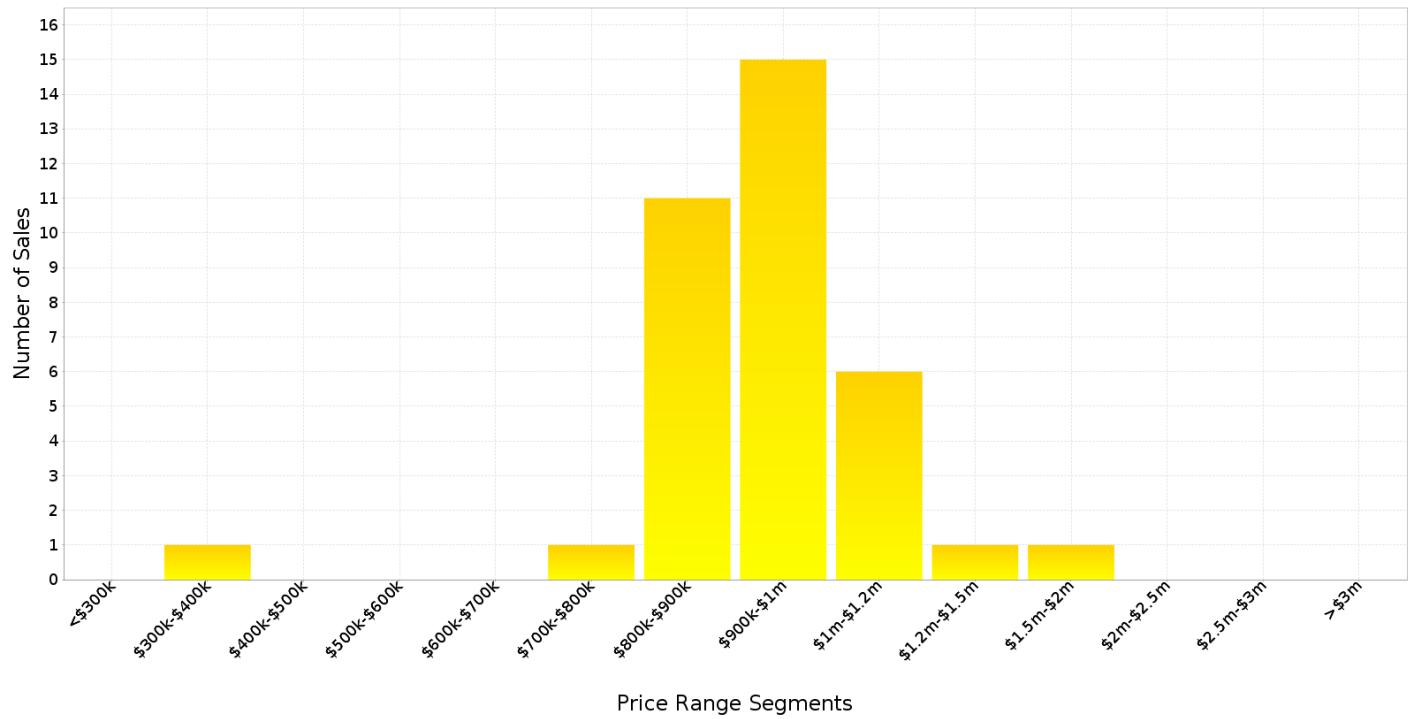
Based on 70 recorded House sales compared over the last two rolling 12 month periods



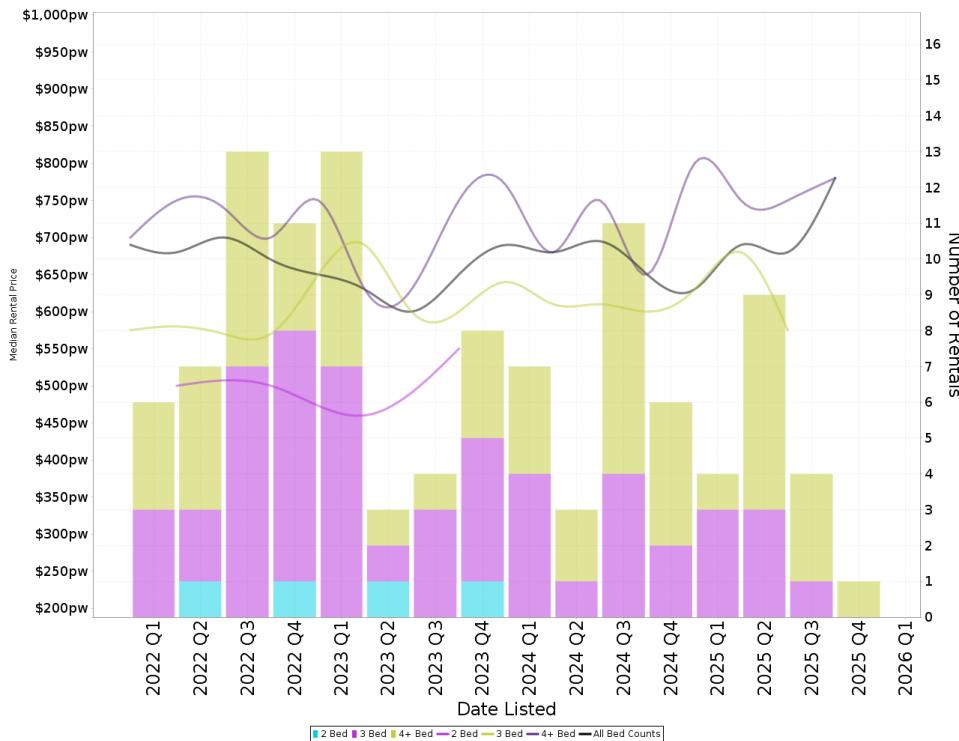
FLYNN - Peak Selling Periods (3 years)



FLYNN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

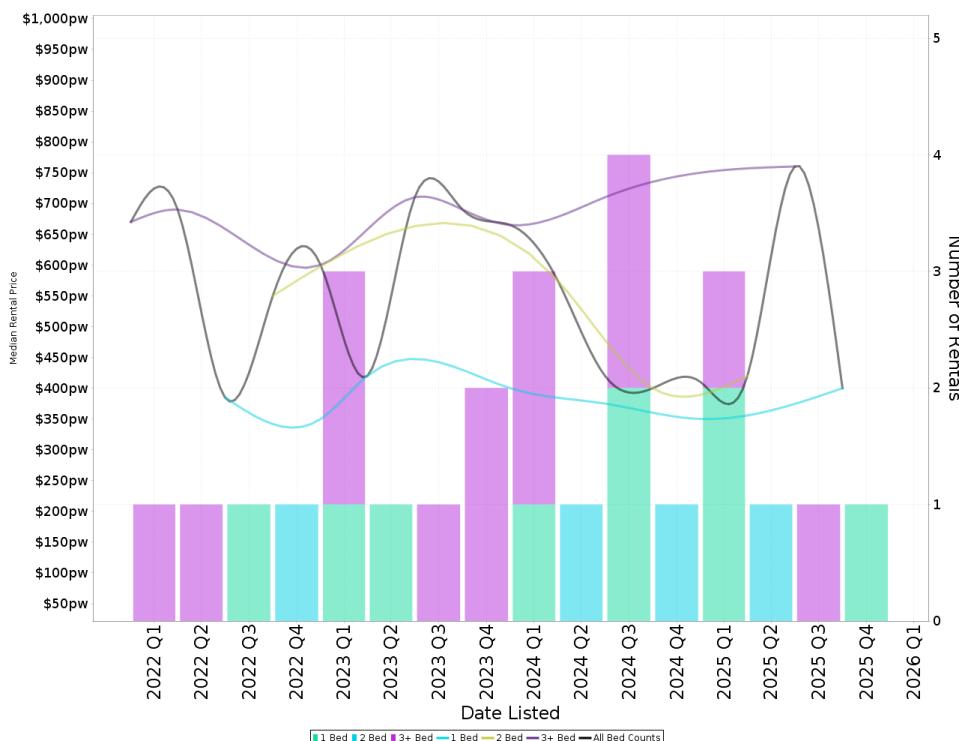
Current Median Price: \$921,500
Previous Median Price: \$910,000
Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$921,500
Current Median Rent: \$680
Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-18.6%

Current Median Price: \$780,000
Previous Median Price: \$958,300
Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$780,000
Current Median Rent: \$410
Based on 6 registered Unit rentals compared over the last 12 months.

FLYNN - Recently Sold Properties

Median Sale Price

\$922k

Based on 36 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+1.3%

Current Median Price: \$921,500
Previous Median Price: \$910,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

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

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

23 HOOPER CRES



\$1,250,000

1,262 m² BLACK & AW

52 BARBER CRES



\$1,000,000

844 m² BLACK & AW

7 HERSCHELL CCT



\$867,500

799 m² BLACK & AW

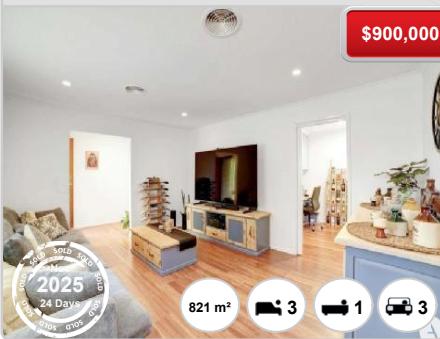
4 PITHER CL



\$840,000

736 m² BLACK & AW

9 NULSEN CCT



\$900,000

821 m² BLACK & AW

18 PATTINSON CRES



\$1,110,000

887 m² BLACK & AW

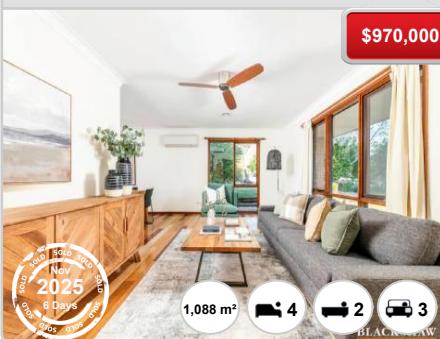
12 HUELIN CCT



\$1,040,000

724 m² BLACK & AW

22 VOGELSANG PL



\$970,000

1,088 m² BLACK & AW

25 VICKERS CRES



\$1,260,000

781 m² BLACK & AW

1 FLIERL PL



\$1,005,147

Sold Oct 2025 14 Days

917 m² 4 1 2

3 WYLES PL



\$975,000

Sold Oct 2025 N/A

748 m² 4 2 2

6 SEDDON PL



\$1,160,000

Sold Oct 2025 1300 m² 4 1 1

47 NULSEN CCT



\$840,000

Sold Oct 2025 23 Days

766 m² 3 1 2

16 WYLES PL



\$885,000

Sold Oct 2025 23 Days

990 m² 4 1 2

84 TILLYARD DR



\$910,500

Sold Oct 2025 23 Days

790 m² 4 2 4

8 INLANDER CRES



\$1,475,000

Sold Sep 2025 23 Days

810 m² 4 2 2

10 VICTORY PL



\$860,000

Sold Sep 2025 8 Days

789 m² 3 1 2

2 PATTINSON CRES



\$939,000

Sold Sep 2025 683 Days

969 m² 3 1 3

15 ROLLAND PL



\$1,025,000

Sold Sep 2025 104 Days

959 m² 4 2 4

13 BENNETT PL



\$900,000

Sold Jul 2025 N/A

764 m² 4 1 2