

Suburb flyover report

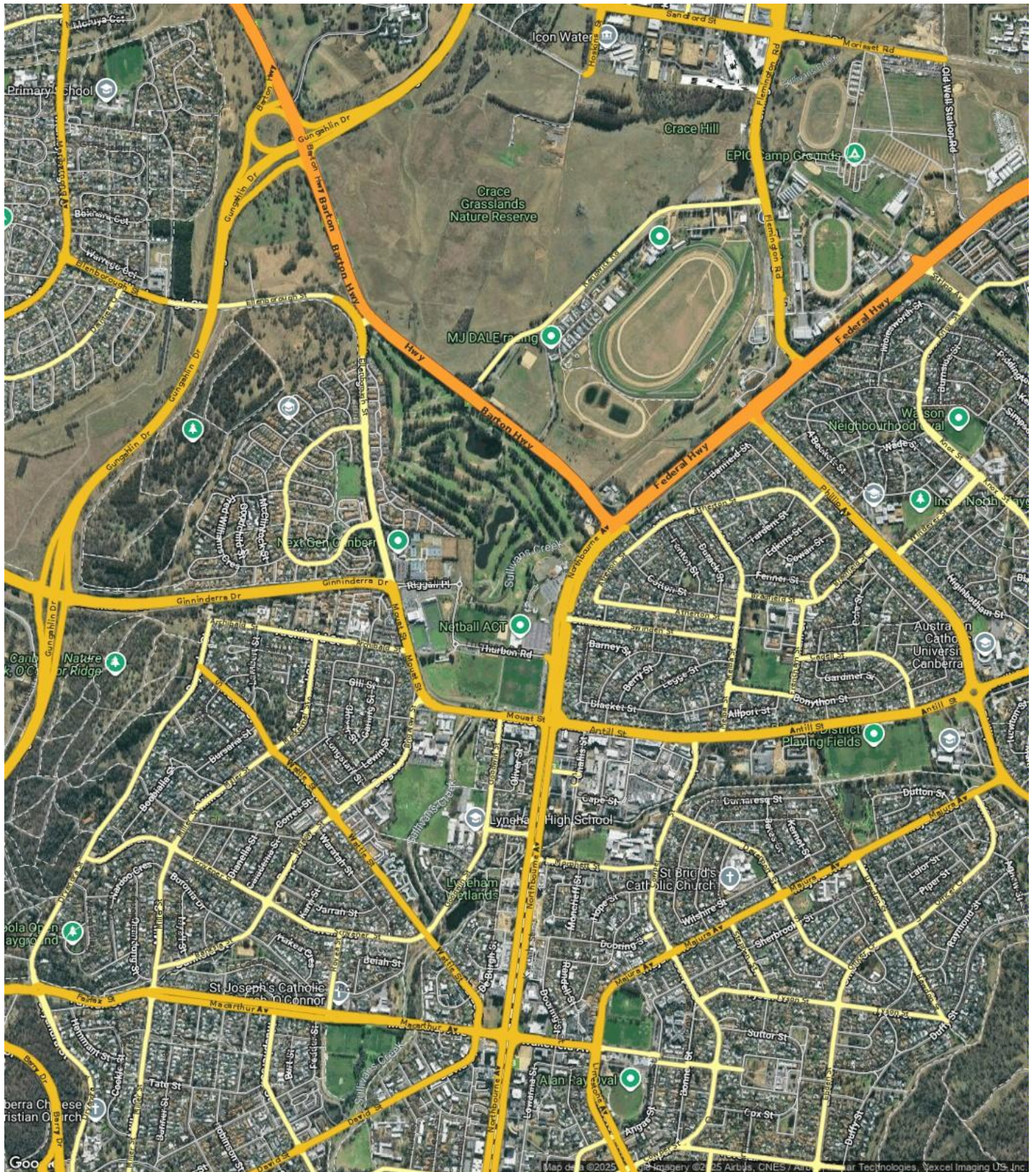
LYNEHAM (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



LYNEHAM - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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LYNEHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	27	\$ 550,000	0.0 %	\$ 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	20	\$ 1,262,500	3.1 %	\$ 900,000	\$ 1,745,000
2026	0				

Median Sale Price

\$1.26m

Based on 20 recorded House sales within the last 12 months (2025)

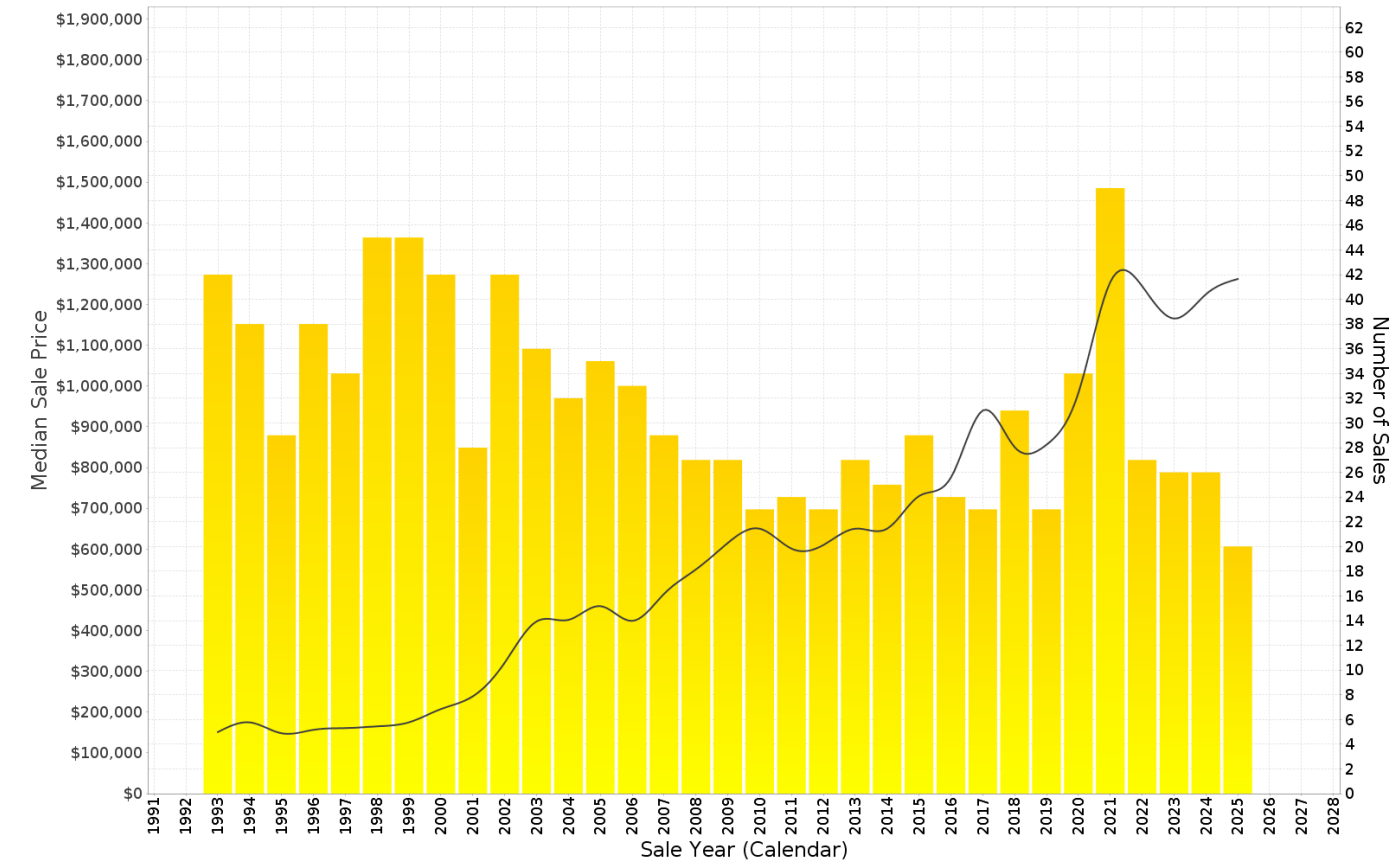
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

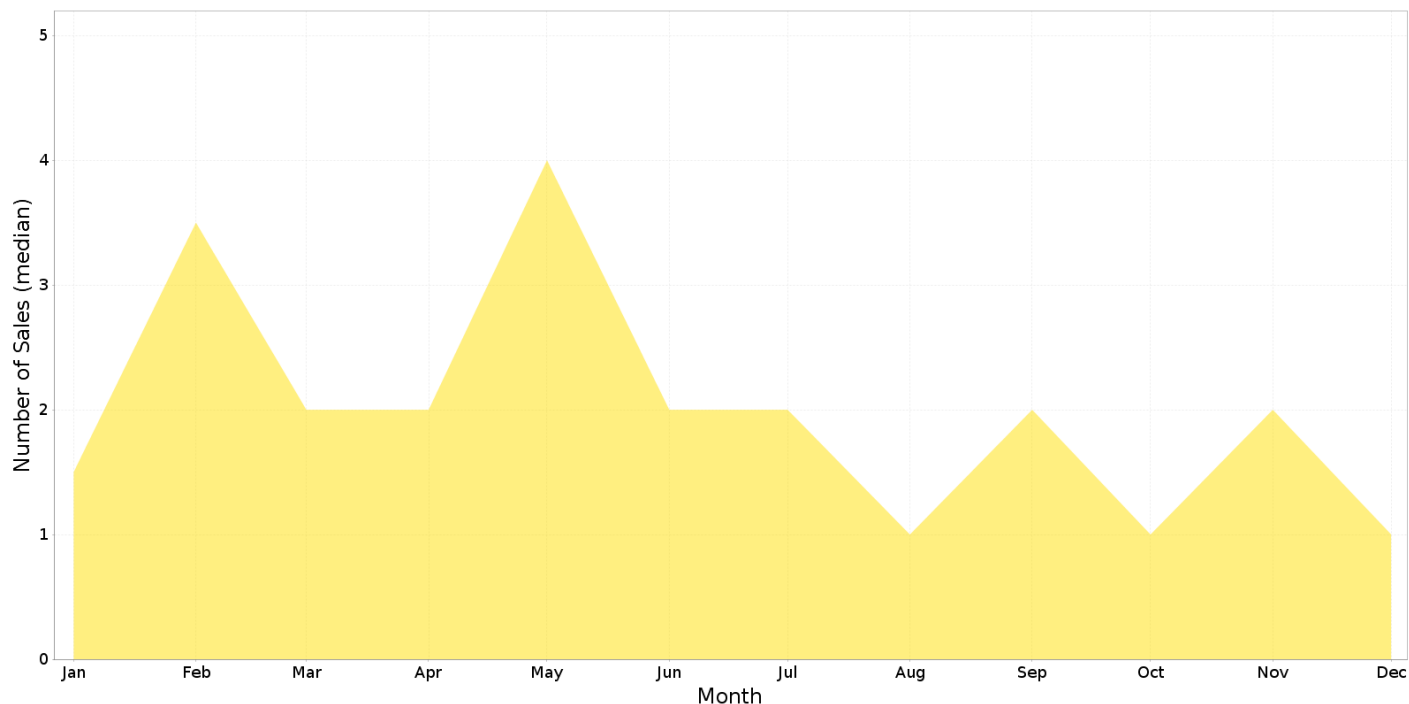
+3.1%

Current Median Price: \$1,262,500
Previous Median Price: \$1,225,000

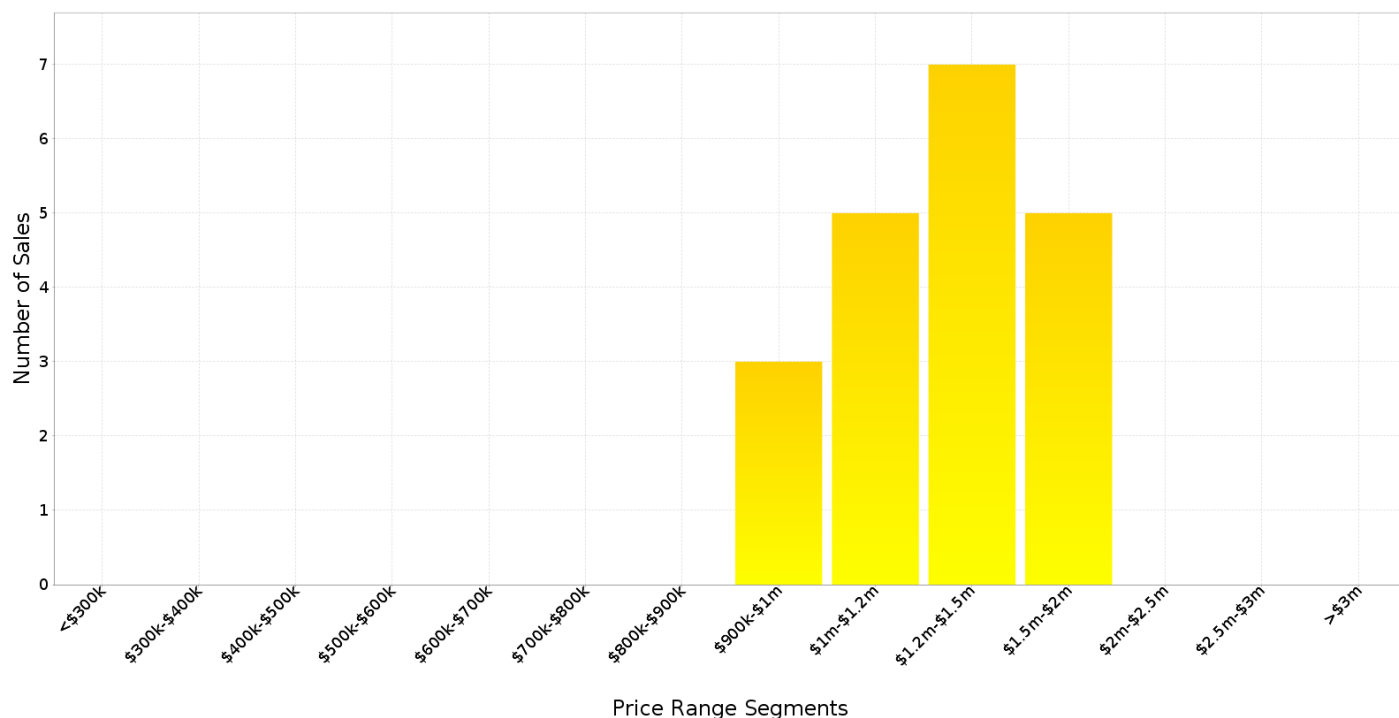
Based on 46 recorded House sales compared over the last two rolling 12 month periods



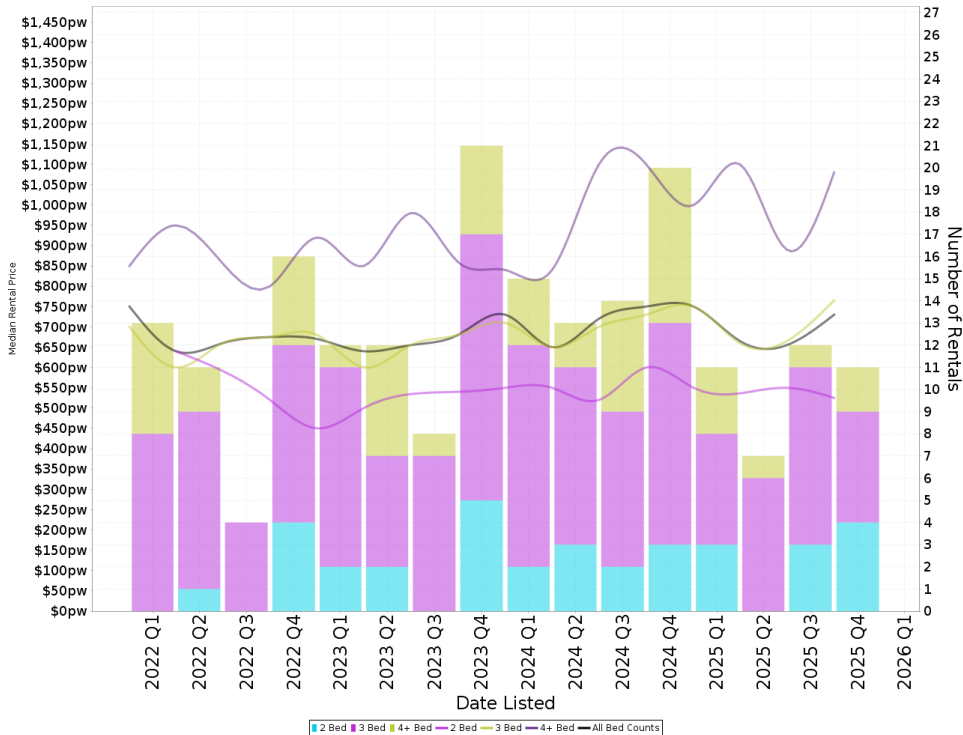
LYNEHAM - Peak Selling Periods (3 years)



LYNEHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.1%

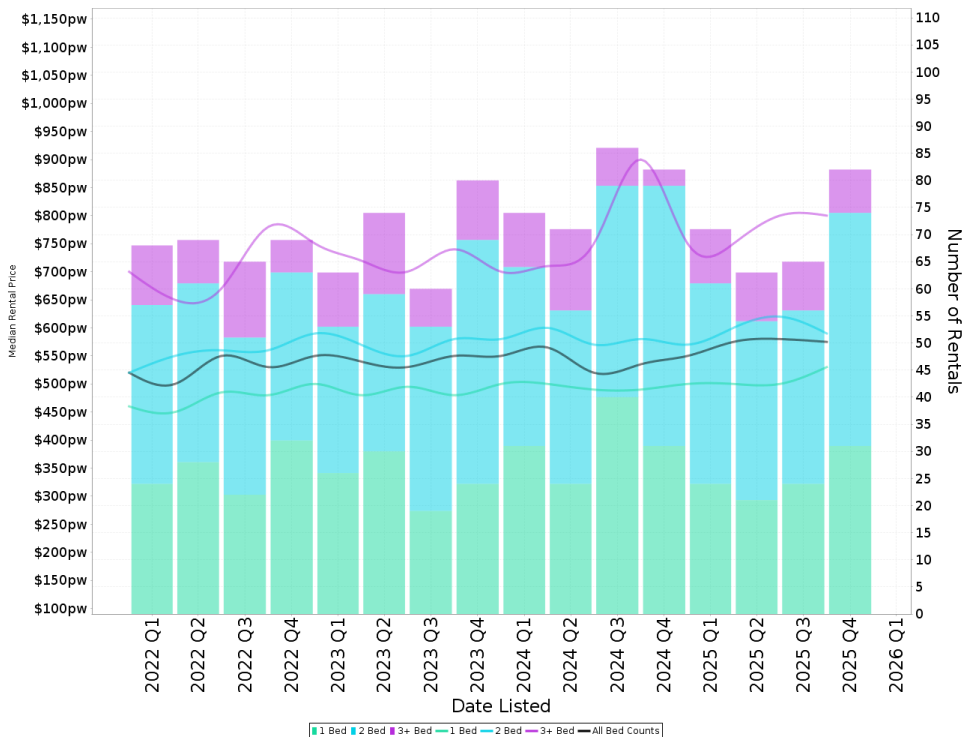
Current Median Price: \$1,262,500
Previous Median Price: \$1,225,000
 Based on 46 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,262,500
Current Median Rent: \$680
 Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.8%

Current Median Price: \$505,000
Previous Median Price: \$600,000
 Based on 186 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$505,000
Current Median Rent: \$570
 Based on 281 registered Unit rentals compared over the last 12 months.

LYNEHAM - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 20 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

+3.1%

Current Median Price: \$1,262,500
Previous Median Price: \$1,225,000

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

Sold Properties

20

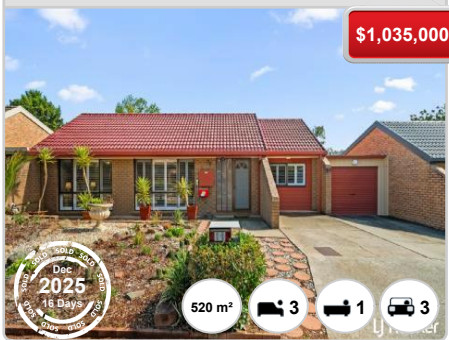
Based on recorded House sales within the 12 months (2025)

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

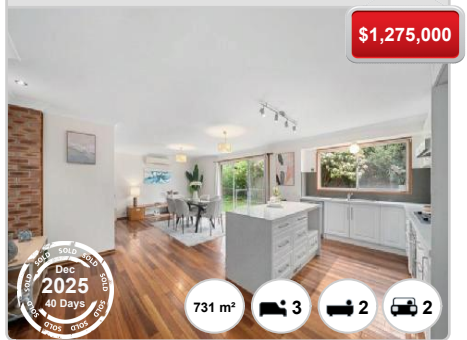
39 DE BURGH ST



30 DORRIT BLACK CRES



4 THAKE PL



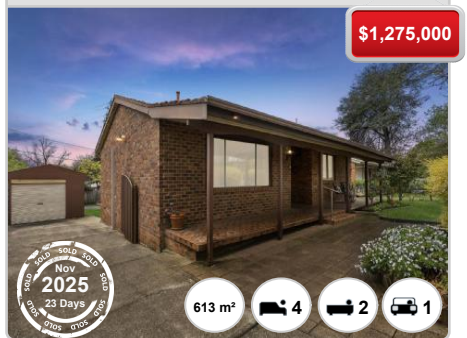
6 FOX PL



8 MEDWORTH CRES



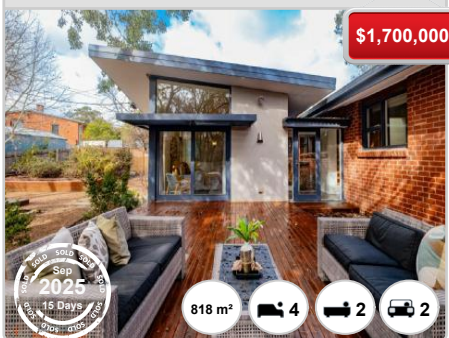
18 LONGSTAFF ST



35 MACKENNA ST



32 LAMBERT ST



33 GLOVER ST



16 MCCLINTOCK ST

\$1,352,000



185 MOUAT ST

\$920,000



123 GOODWIN ST

\$1,200,000



114 WATTLE ST

\$1,710,000



LYNEHAM - Properties For Rent

Median Rental Price

\$680 /w

Based on 41 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+2.8%

Current Median Price: \$1,262,500
Current Median Rent: \$680

Based on 20 recorded House sales and 41 House rentals compared over the last 12 months

Number of Rentals

41

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

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

55 FRED WILLIAMS CRESCENT

\$1100 per week



Dec 2025
19 Days

1,030 m² 5 3 2

23 FRATER CRESCENT

\$680 per week




Dec 2025
33 Days

495 m² 3 1 2

49 LEWIN STREET

\$750 - \$800 per



Nov 2025
10 Days

613 m² 3 2 2