

RayWhite.

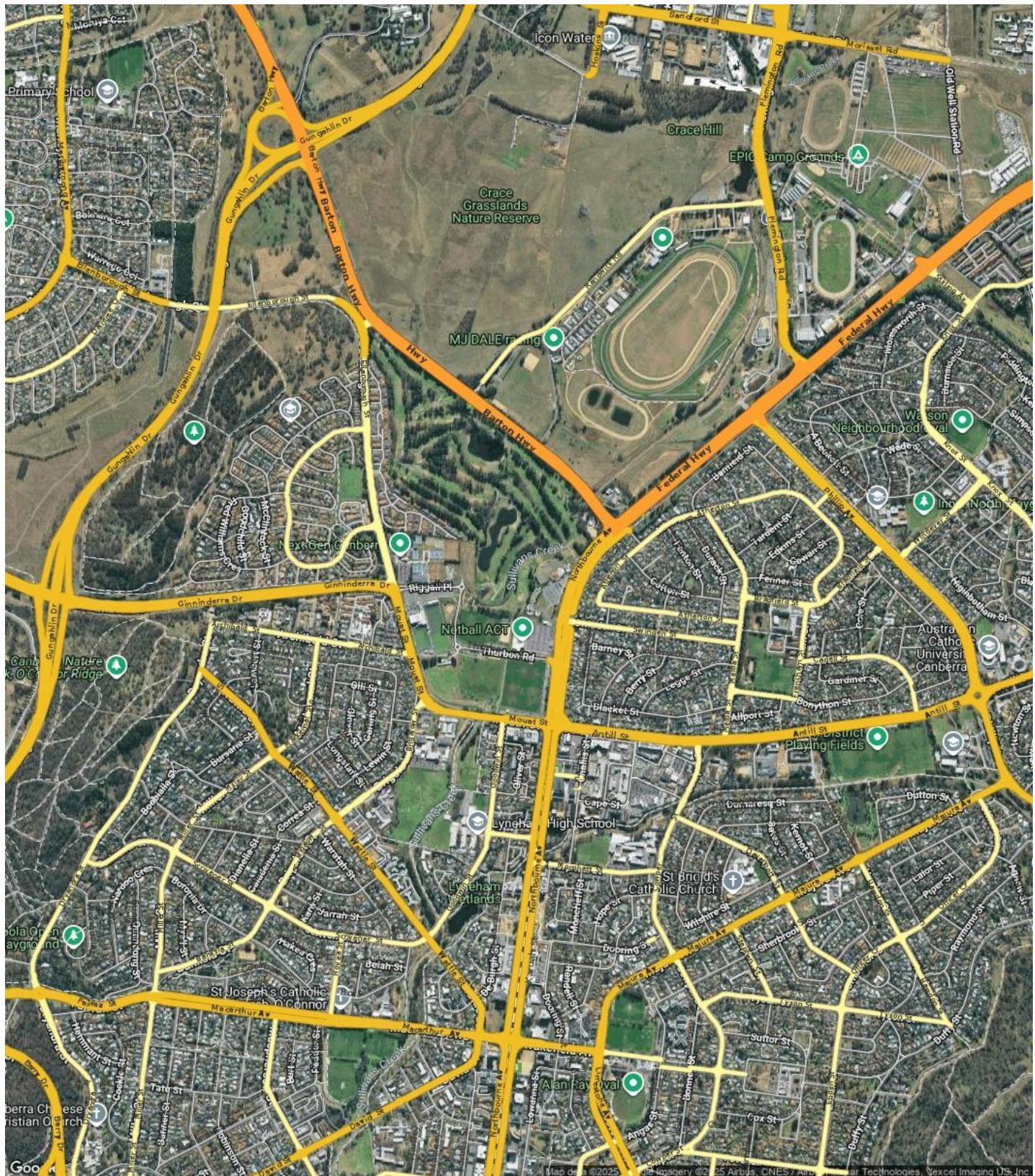
Suburb flyover report

LYNEHAM (HOUSE)

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LYNEHAM - Suburb Map



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)

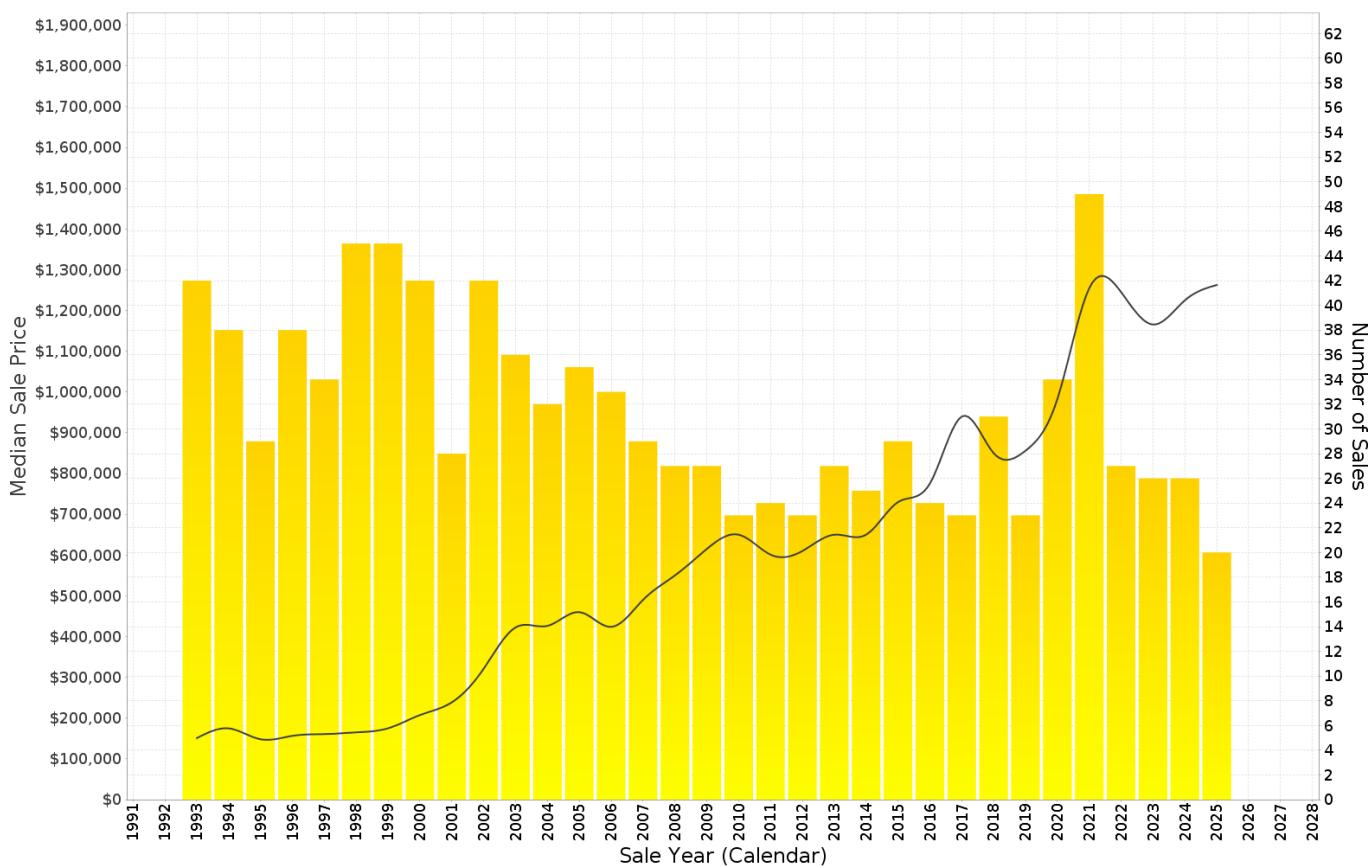
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

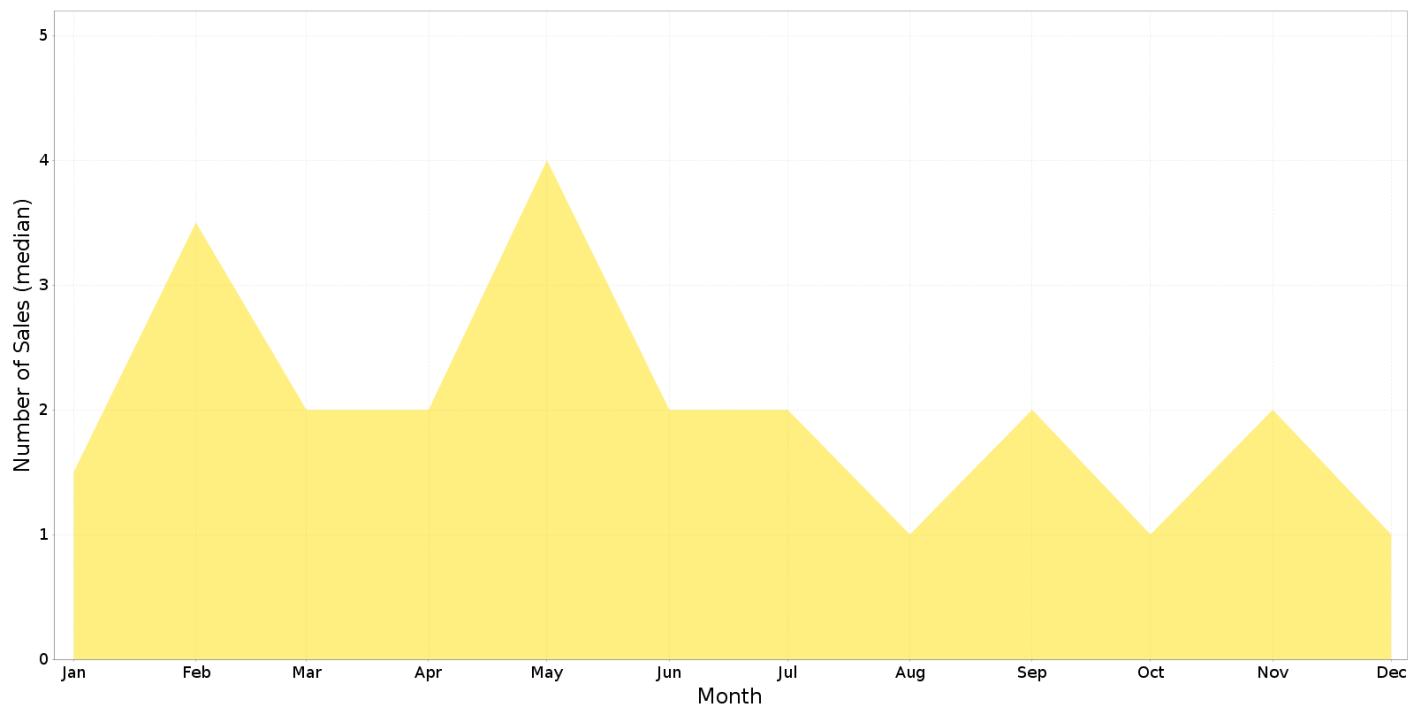
+3.1%

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

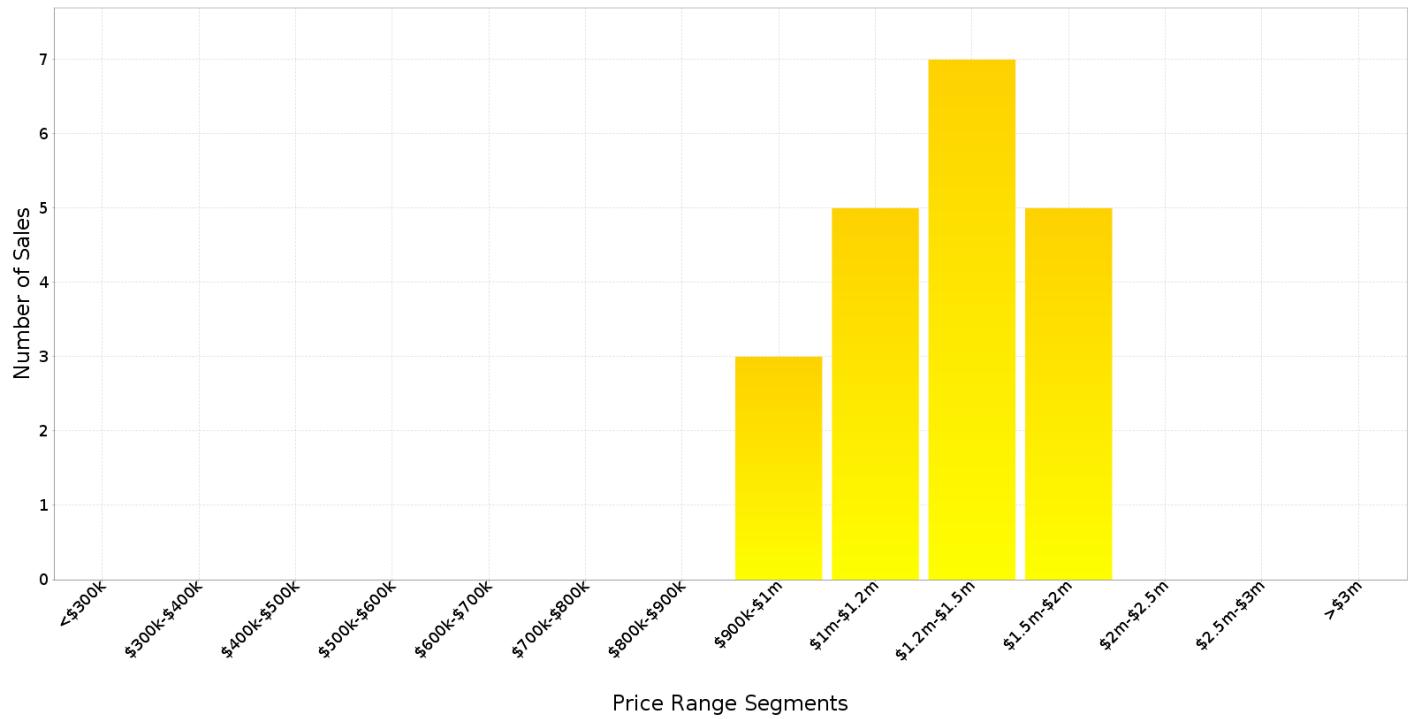
Based on 46 recorded House sales compared over the last two rolling 12 month periods



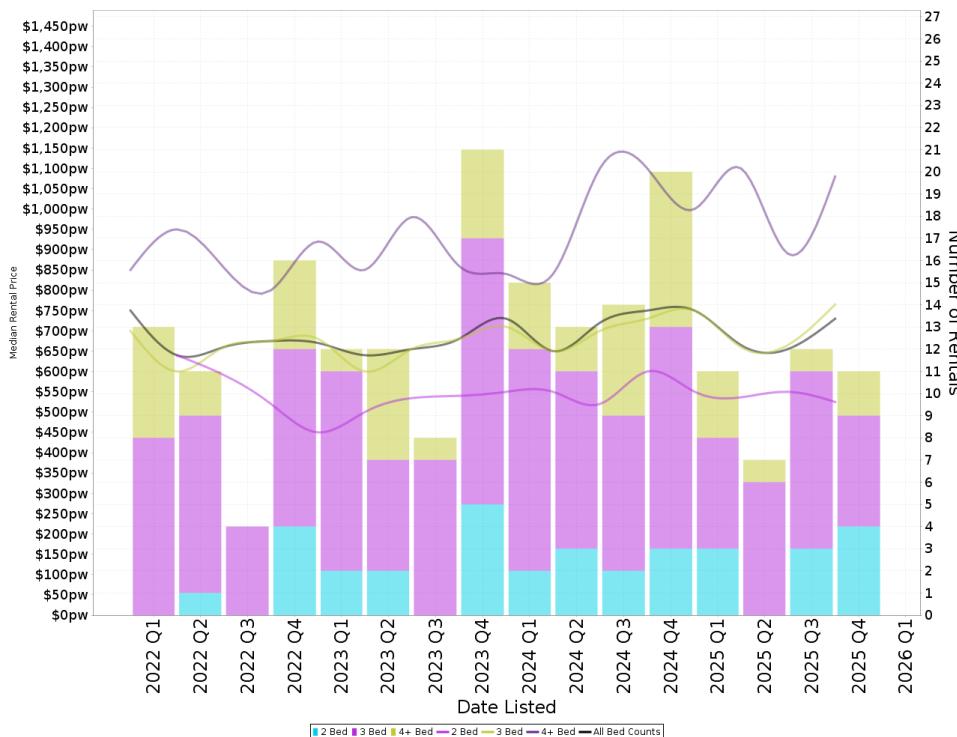
LYNEHAM - Peak Selling Periods (3 years)



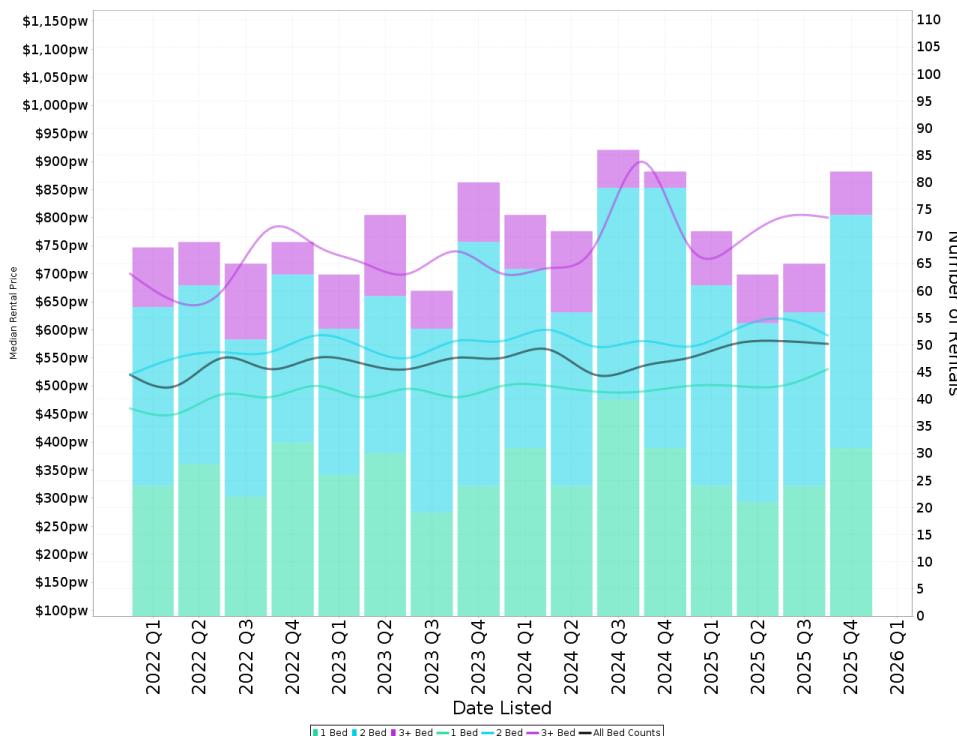
LYNEHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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



\$1,145,000



587 m²

30 DORRIT BLACK CRES



\$1,035,000



520 m²

4 THAKE PL



\$1,275,000



731 m²

6 FOX PL



\$1,420,000



853 m²

8 MEDWORTH CRES



\$1,475,000



838 m²

18 LONGSTAFF ST



\$1,275,000



613 m²

35 MACKENNAL ST



\$1,745,000



748 m²

32 LAMBERT ST



\$1,700,000



818 m²

33 GLOVER ST



\$1,330,000



613 m²

16 MCCLINTOCK ST

\$1,352,000

809 m²

4

2

2

BLACKW

185 MOUAT ST

\$920,000

518 m²

3

1

2

123 GOODWIN ST

\$1,200,000

441 m²

4

2

1

114 WATTLE ST

\$1,710,000

664 m²

4

2

2

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



1,030 m²

5

3

2

23 FRATER CRESCENT

\$680 per week



495 m²

3

1

2

49 LEWIN STREET

\$750 - \$800 per week



613 m²

3

2

2