

**RayWhite.**

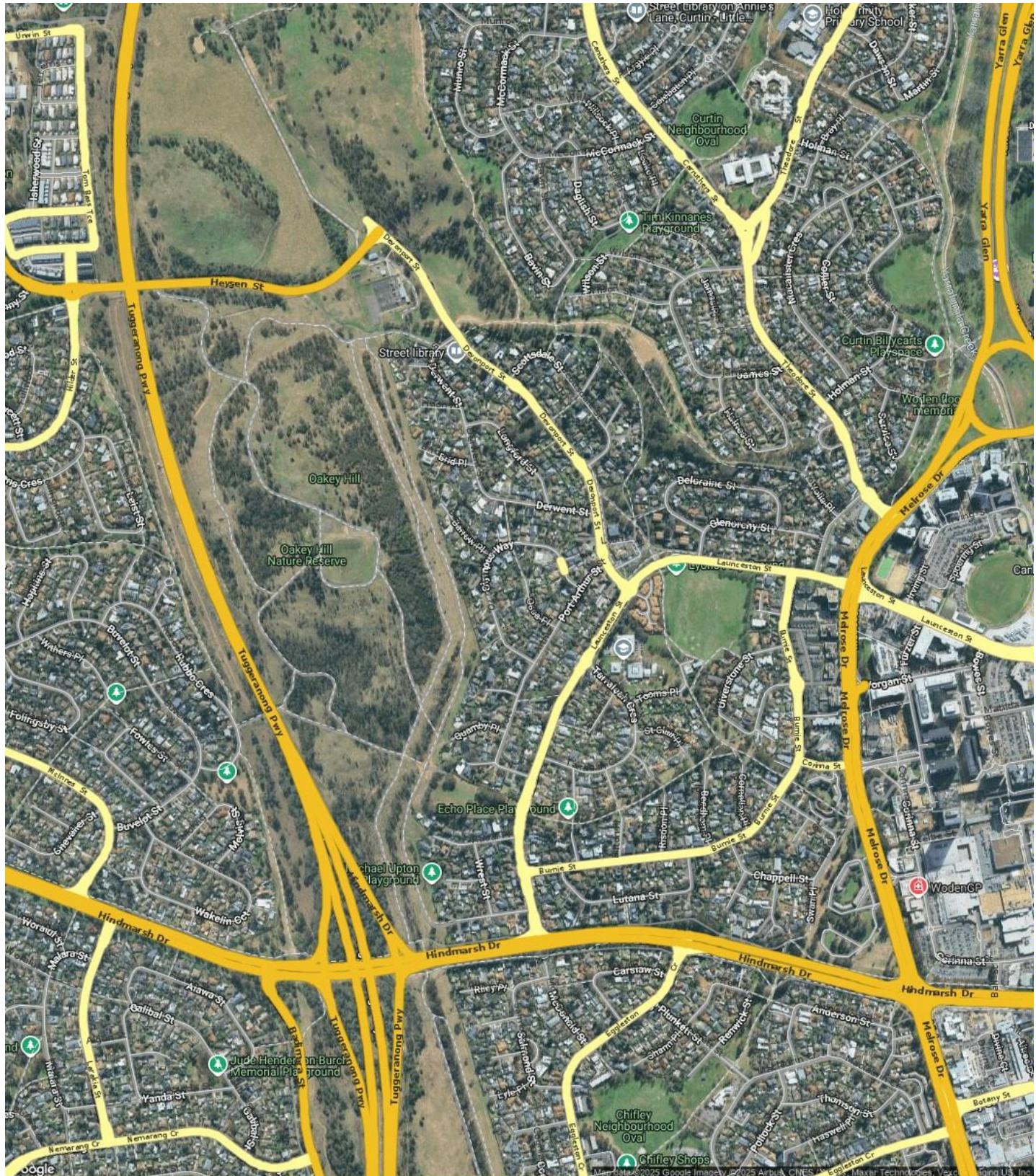
# Suburb flyover report

**LYONS (HOUSE)**

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# LYONS - Suburb Map



# LYONS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	22	\$ 493,000	0.0 %	\$ 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	21	\$ 1,240,000	15.9 %	\$ 600,000	\$ 2,085,000
2026	0				

## Median Sale Price

**\$1.24m**

Based on 21 recorded House sales within the last 12 months (2025)

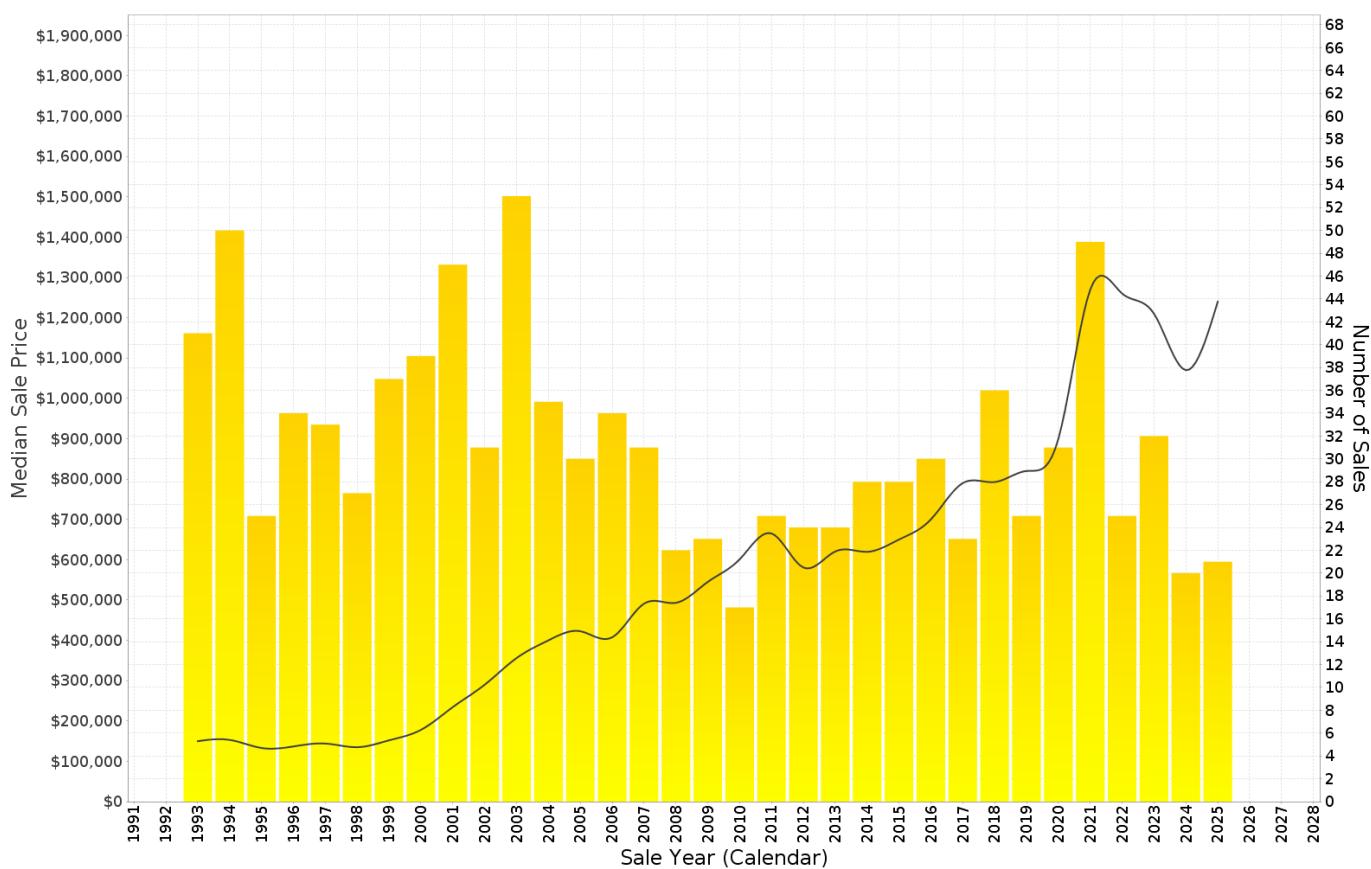
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

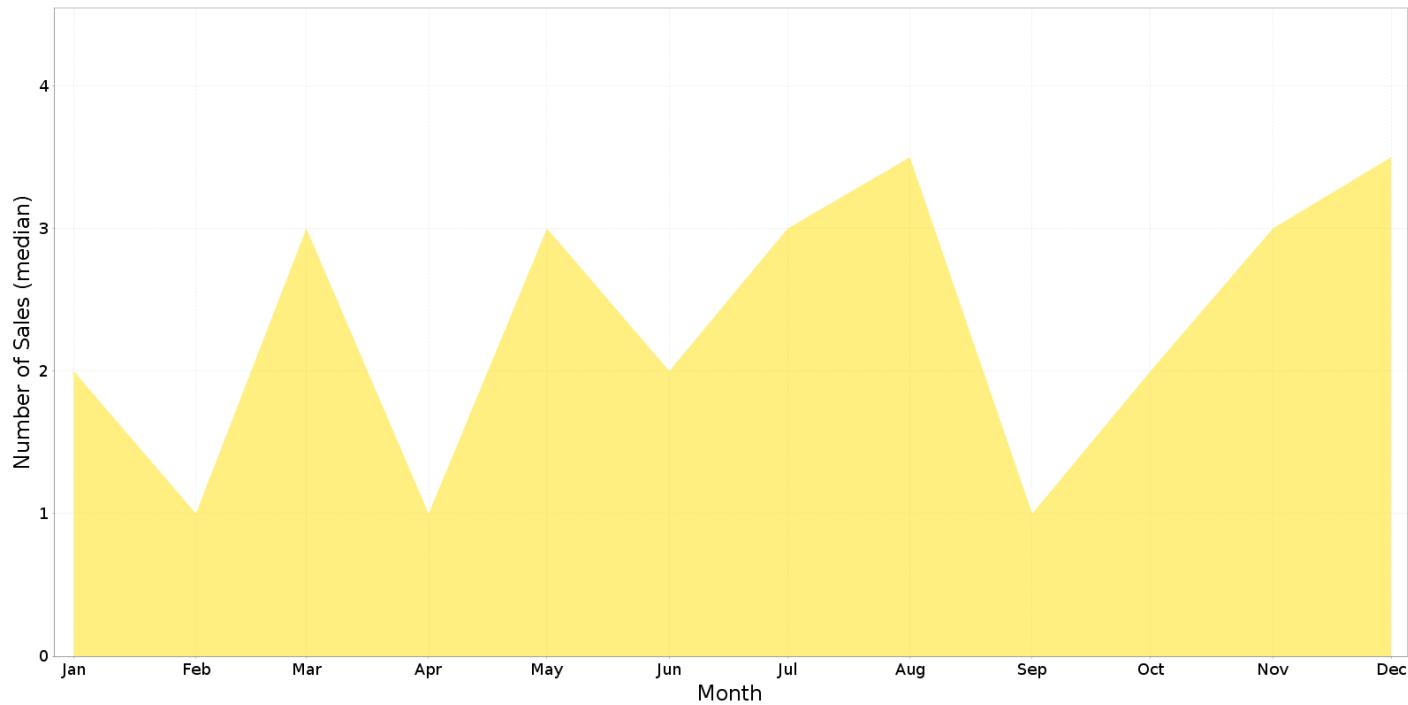
**+15.9%**

Current Median Price: \$1,240,000  
Previous Median Price: \$1,070,000

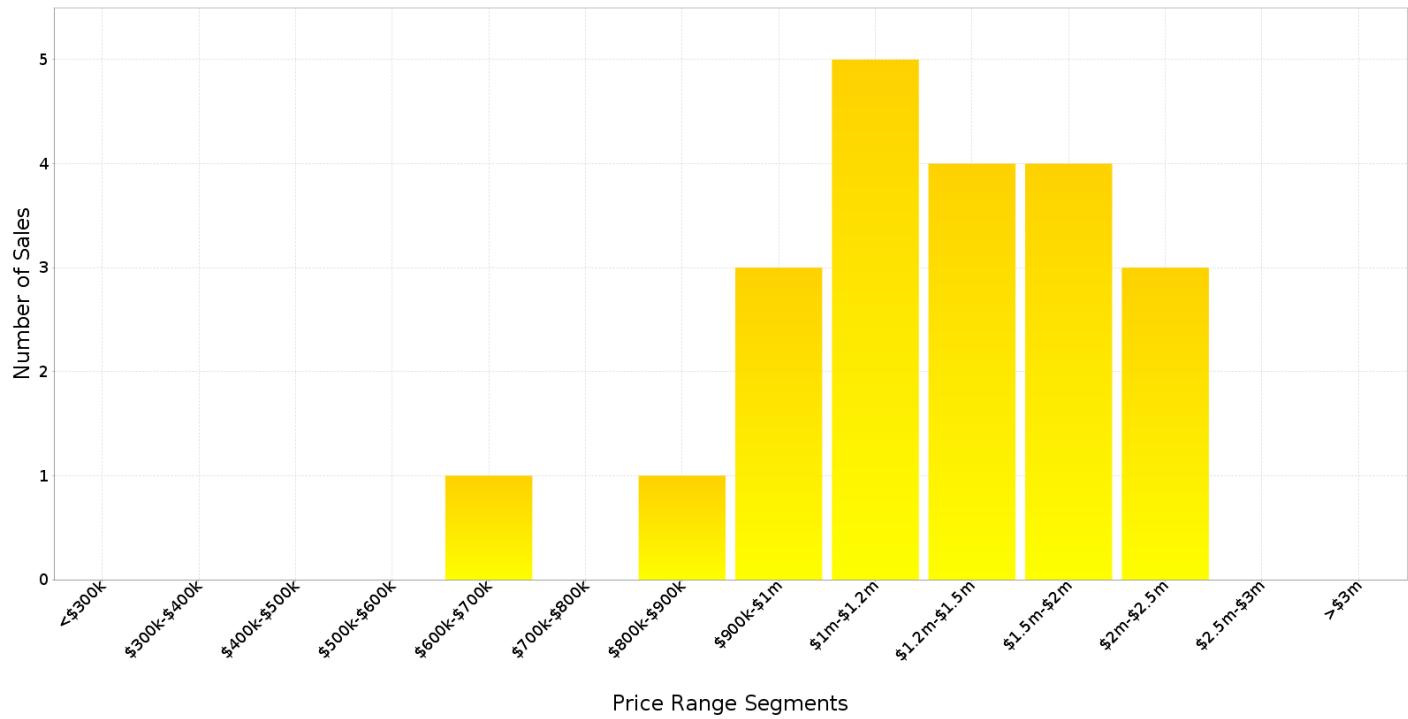
Based on 41 recorded House sales compared over the last two rolling 12 month periods



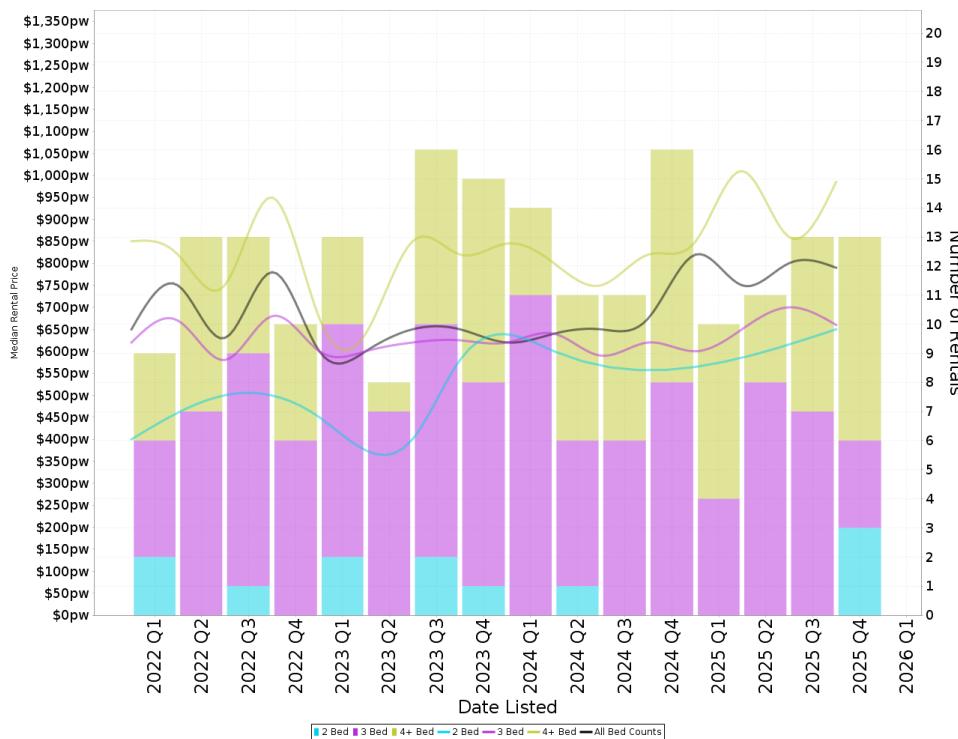
## LYONS - Peak Selling Periods (3 years)



## LYONS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+15.9%**

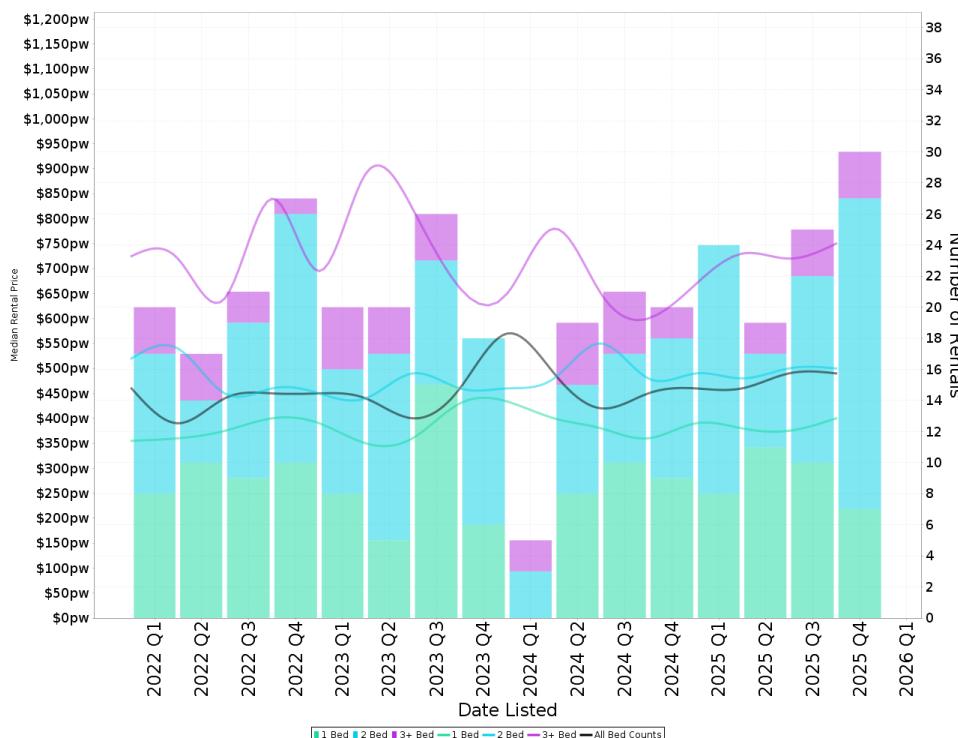
Current Median Price: \$1,240,000  
Previous Median Price: \$1,070,000  
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,240,000  
Current Median Rent: \$800  
Based on 47 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+1.3%**

Current Median Price: \$380,000  
Previous Median Price: \$375,000  
Based on 81 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.6%**

Current Median Price: \$380,000  
Current Median Rent: \$480  
Based on 98 registered Unit rentals compared over the last 12 months.

# LYONS - Recently Sold Properties

## Median Sale Price

# \$1.24m

Based on 21 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

# +15.9%

Current Median Price: \$1,240,000  
Previous Median Price: \$1,070,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 21

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

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

1 SCOTTSDALE ST



\$1,701,000

46 OLYMPUS WAY



\$1,760,000

7 ECHO PL



\$1,320,000

29 DERWENT ST



\$600,000

2/28- LUTANA ST



\$1,200,000

21 MARRAWAH ST



\$1,150,000

50 DEVONPORT ST



\$1,000,000

13 RAOUL PL



\$1,289,000

7 TASMAN PL



\$830,000



# LYONS - Properties For Rent

## Median Rental Price

**\$800 /w**

Based on 47 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

**+3.4%**

Current Median Price: \$1,240,000  
Current Median Rent: \$800

Based on 21 recorded House sales and 47 House rentals compared over the last 12 months

## Number of Rentals

**47**

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

### 48A Olympus Way



**\$570 per week**

### 1B BEEDHAM PLACE



**\$1100 per week**

### 1B Beedham Pl



**\$1,100 per week**