

Suburb flyover report

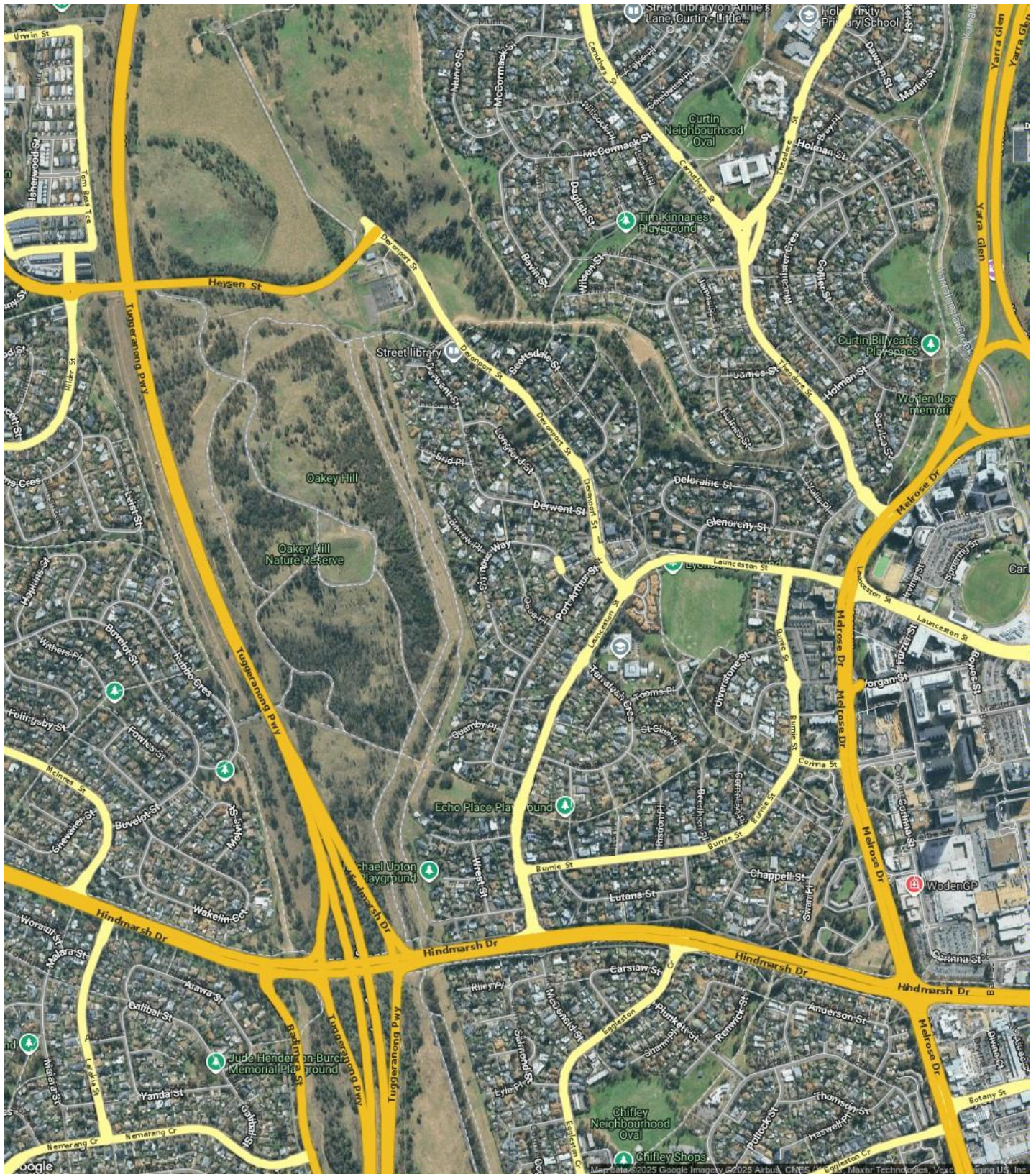
LYONS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



LYONS - 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 (pricefinder.com.au)

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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)

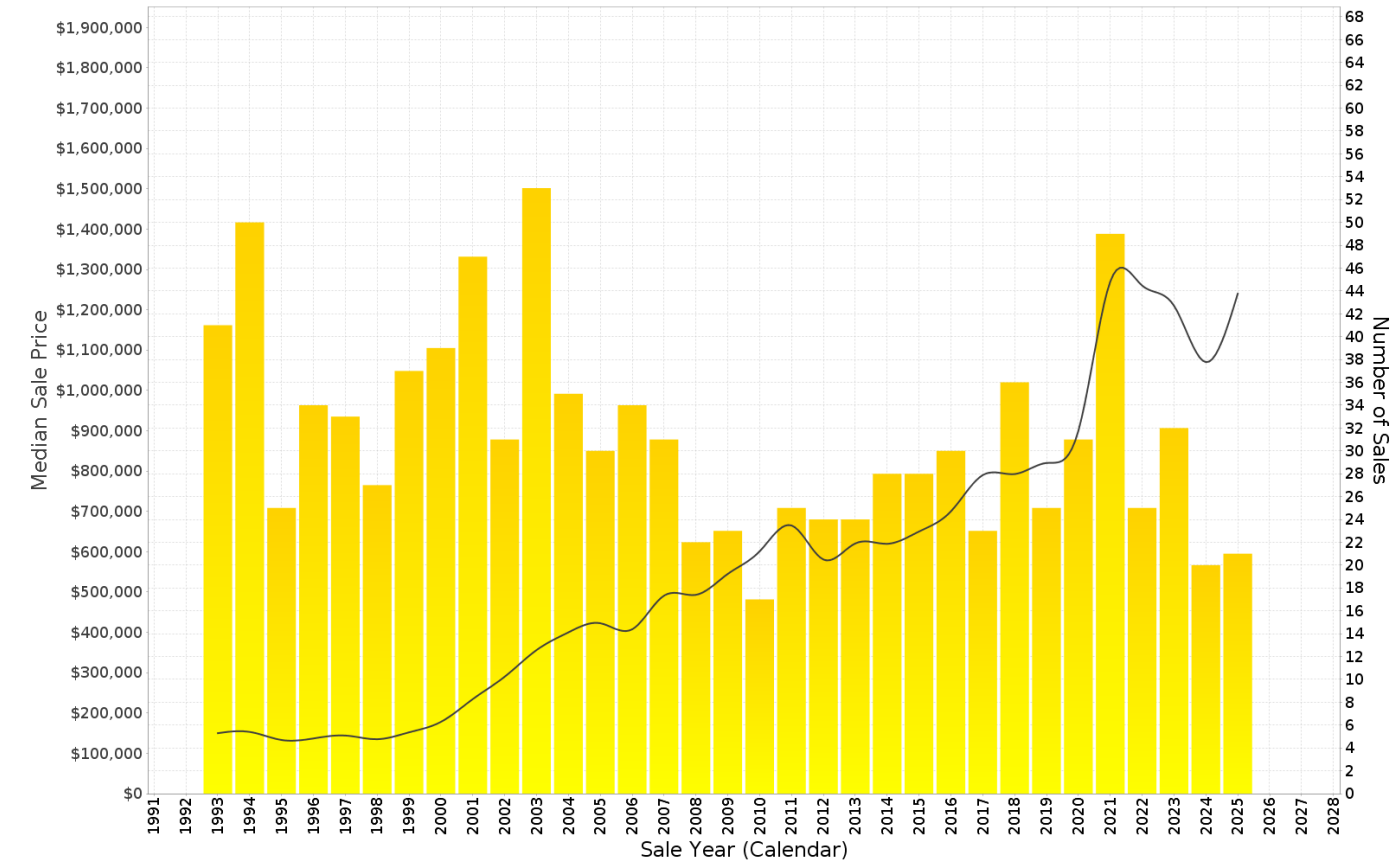
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

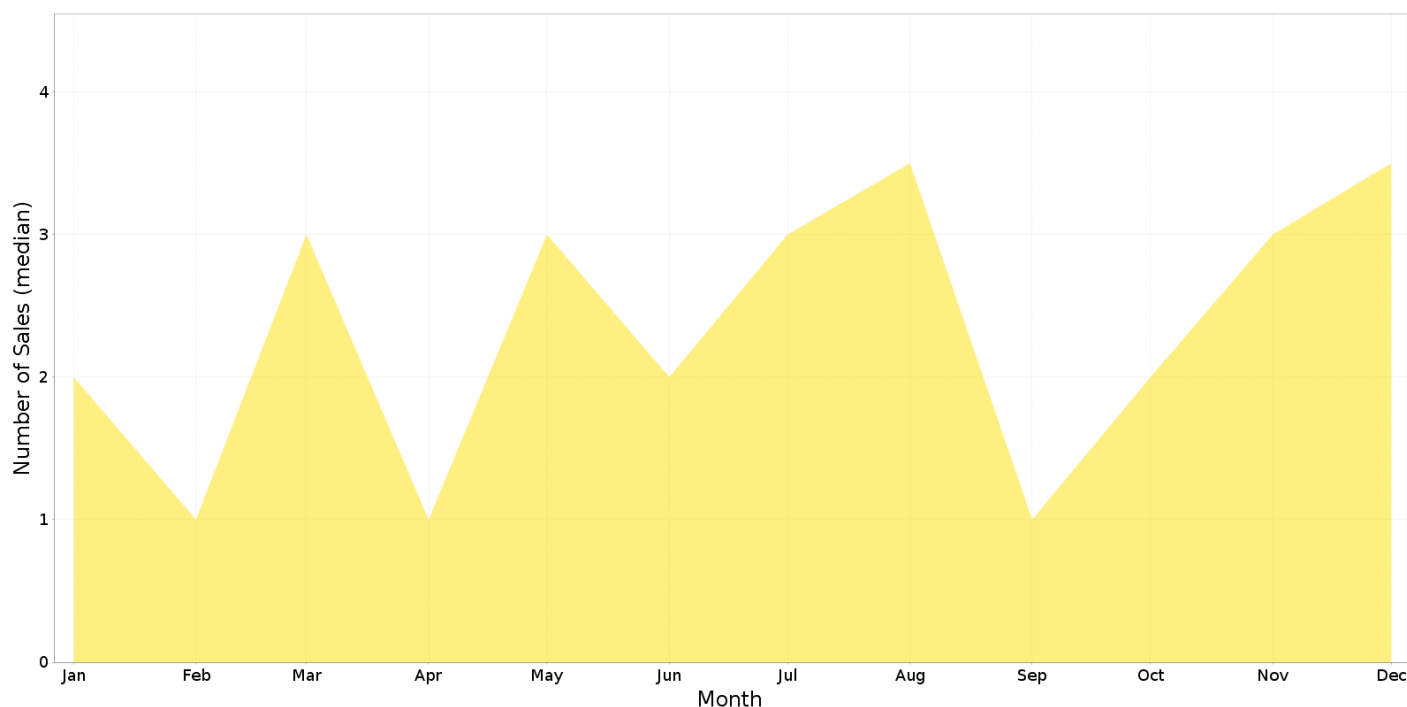
+15.9%

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

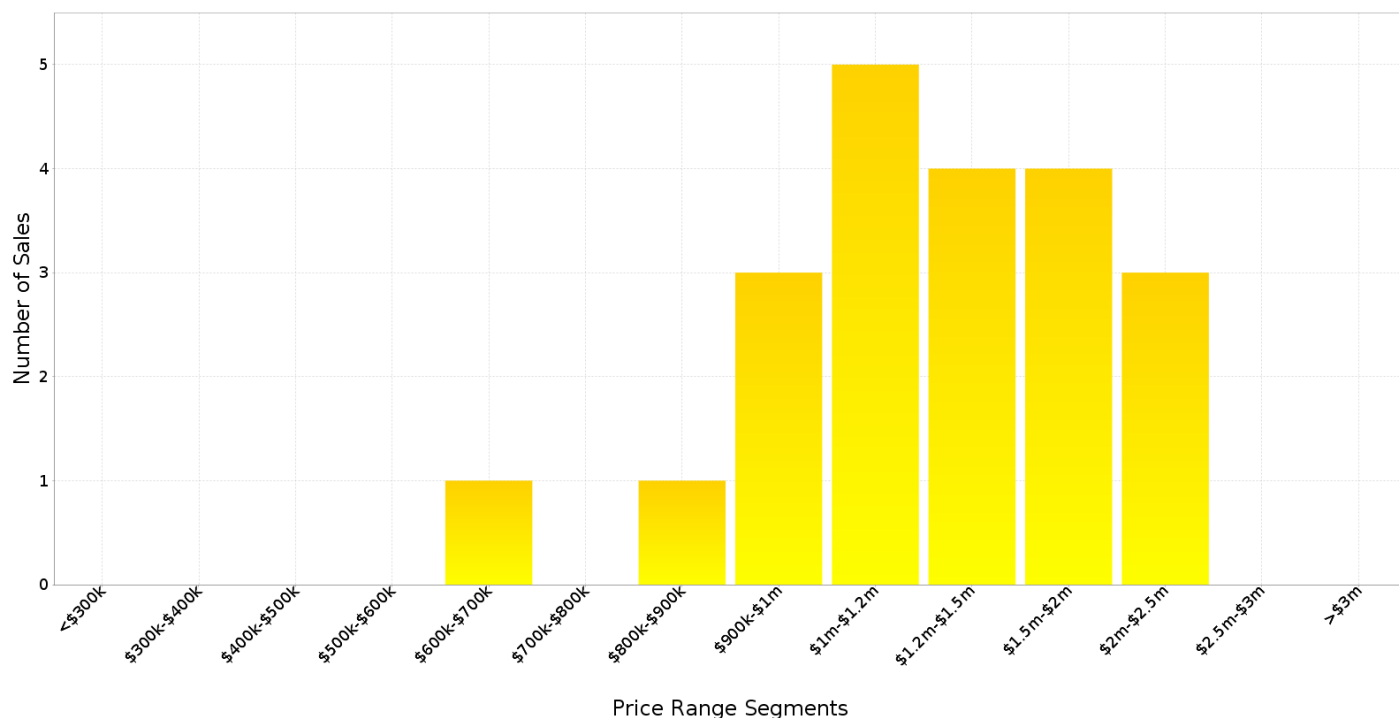
Based on 41 recorded House sales compared over the last two rolling 12 month periods



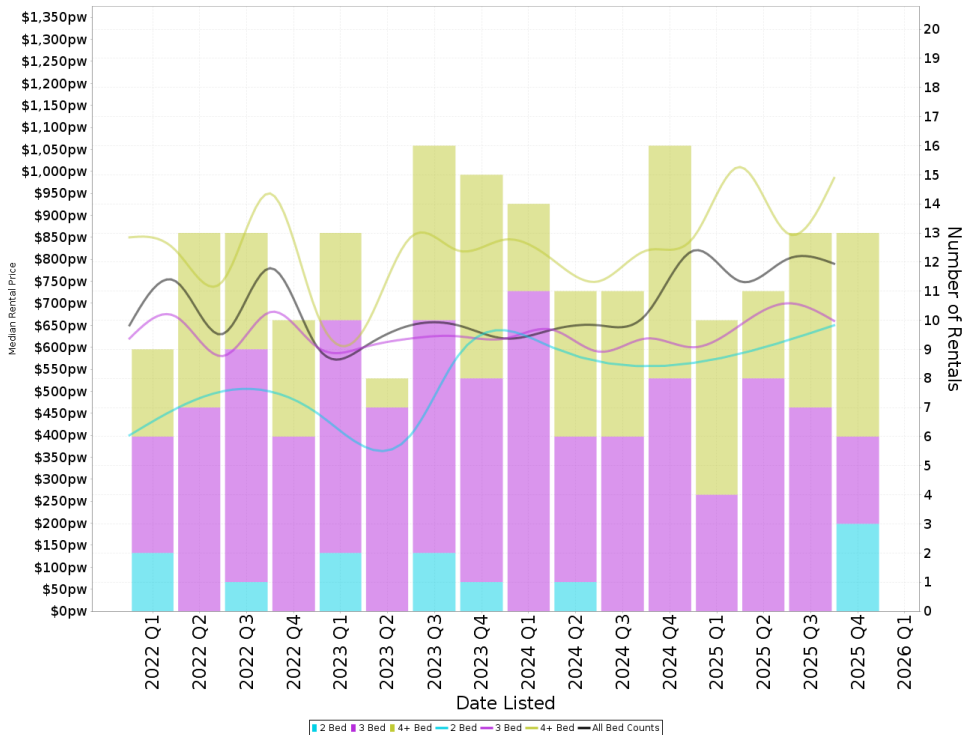
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.9%

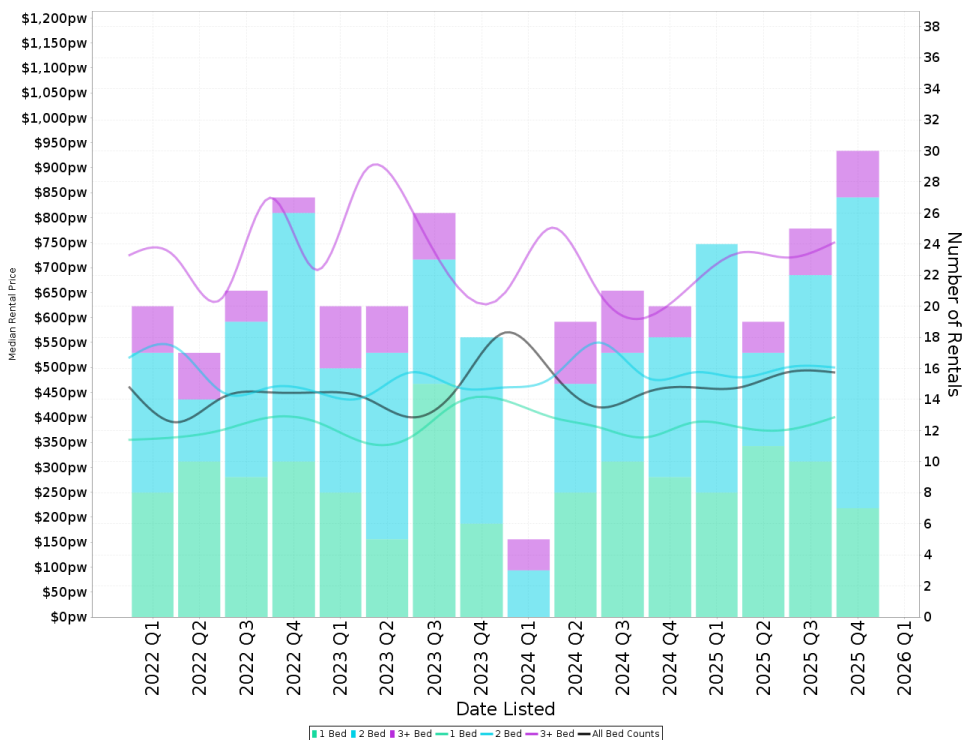
Current Median Price: \$1,240,000
Previous Median Price: \$1,070,000
 Based on 41 registered House sales compared over the last two rolling 12 month periods.

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



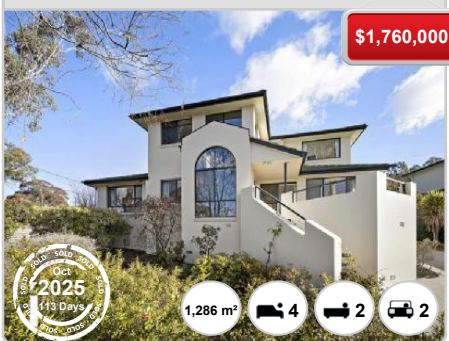
29 DERWENT ST



21 MARRAWAH ST



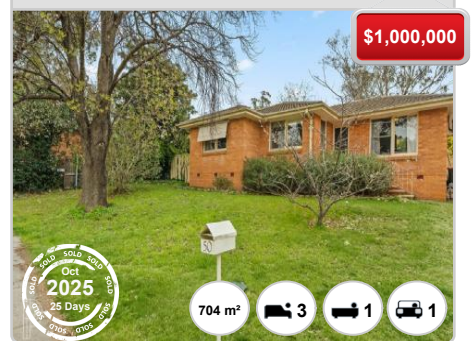
46 OLYMPUS WAY



2/28- LUTANA ST



50 DEVONPORT ST



7 ECHO PL



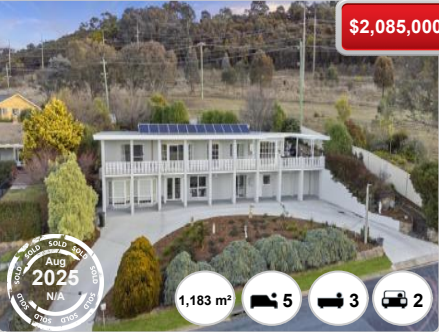
13 RAOUL PL



7 TASMAN PL



9 BRID PL



\$2,085,000



1,183 m²

5

3

2

14 LUTANA ST



\$1,710,000



1,045 m²

5

2

6

17 GLENORCHY ST



\$955,000



716 m²

3

1

2

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




Dec 2025
28 Days

1,387 m² 2 1 2

1B BEEDHAM PLACE

\$1100 per week




Dec 2025
34 Days

1,667 m² 4 2 2

1B Beedham Pl

\$1,100 per



Dec 2025
34 Days

1,667 m² 4 2 2