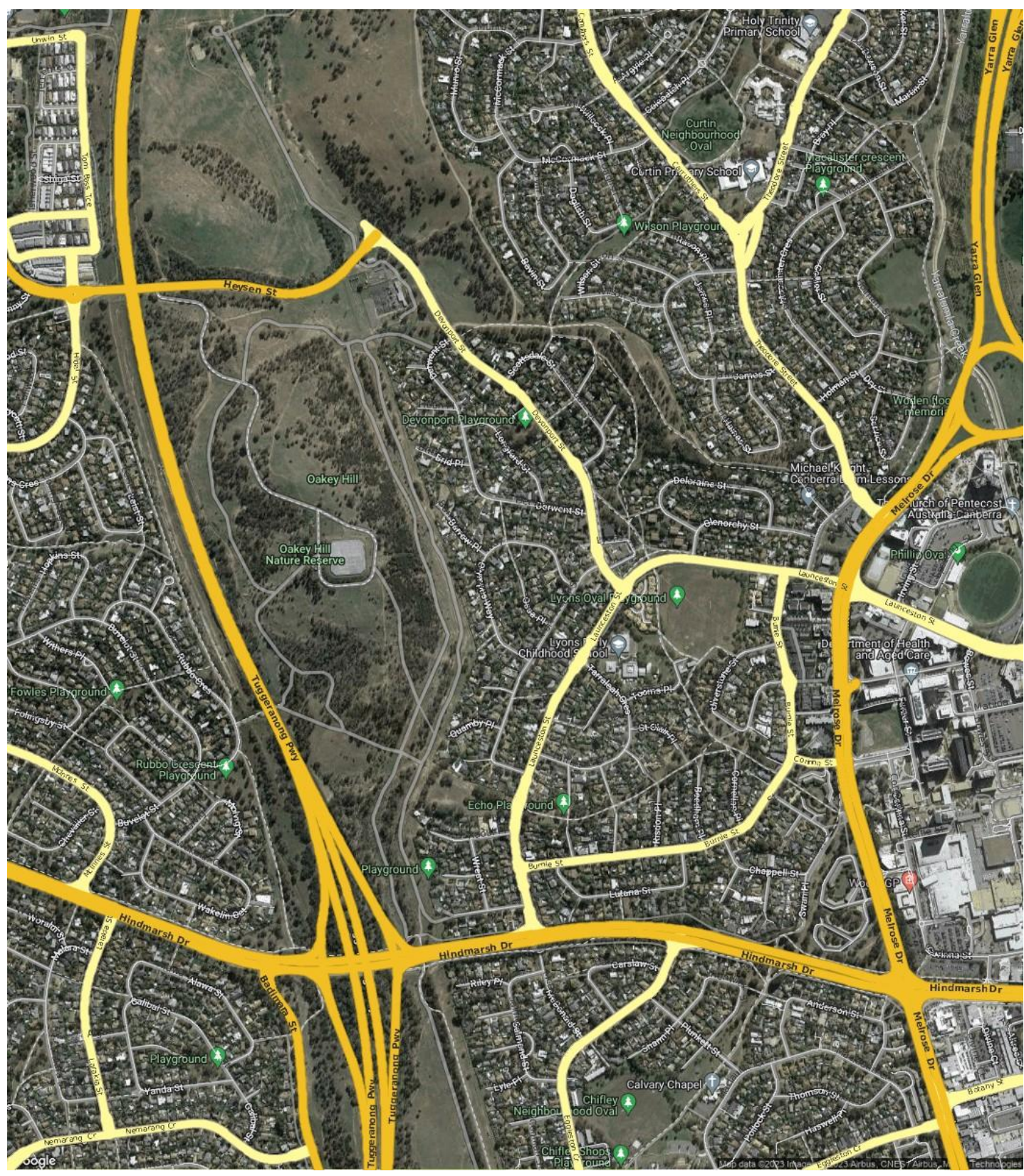


SUBURB FLYOVER REPORT

LYONS (HOUSE)

Prepared by [Independent Property Group](#)

LYONS - Suburb Map



LYONS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	30	\$ 422,500	0.0 %	\$ 322,000	\$ 706,000
2006	34	\$ 407,500	-3.6 %	\$ 160,000	\$ 780,000
2007	31	\$ 491,000	20.5 %	\$ 200,000	\$ 792,000
2008	22	\$ 493,000	0.4 %	\$ 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	12	\$ 1,319,000	4.7 %	\$ 735,000	\$ 2,825,000

Median Sale Price
\$1.26m

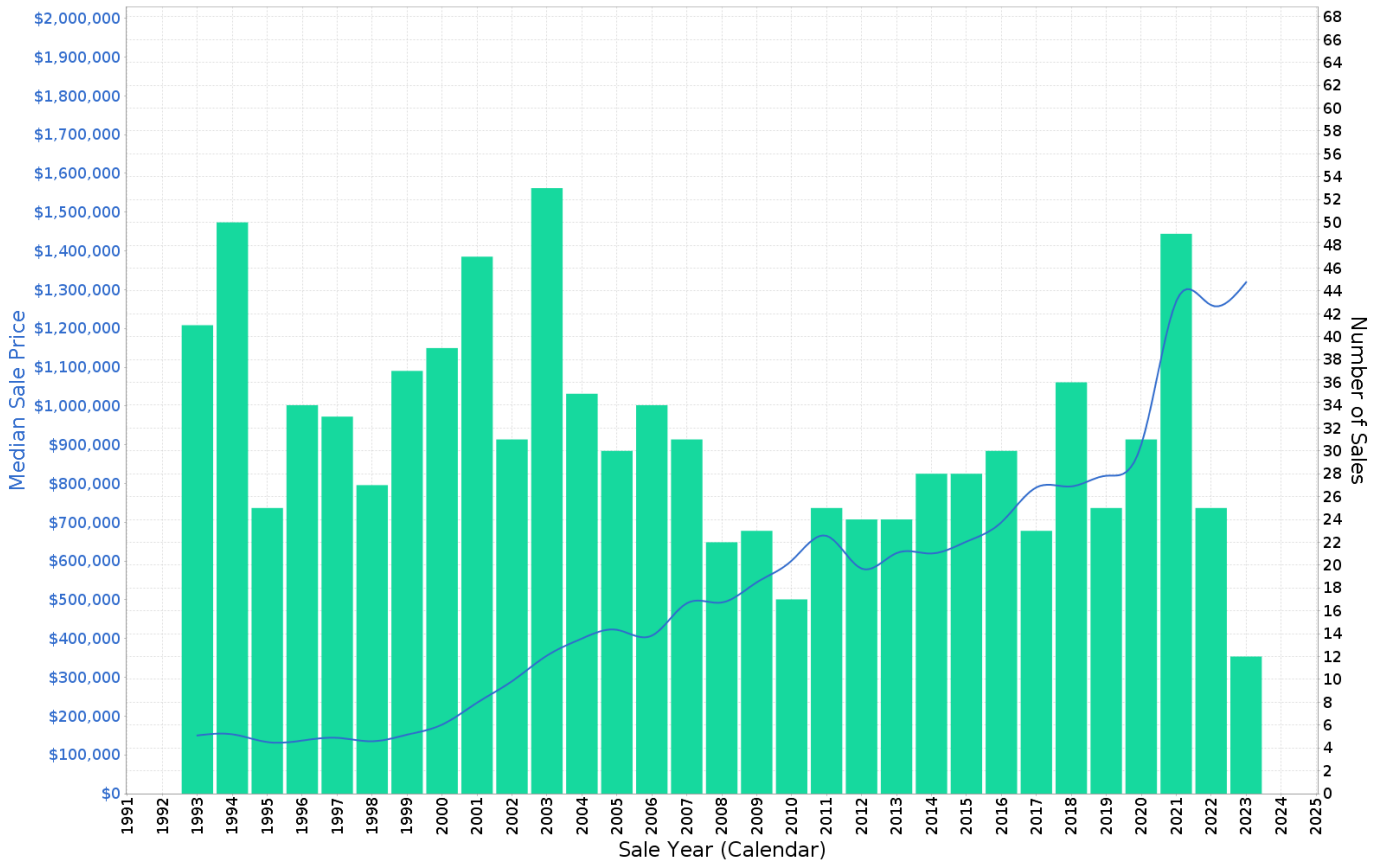
Based on 23 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

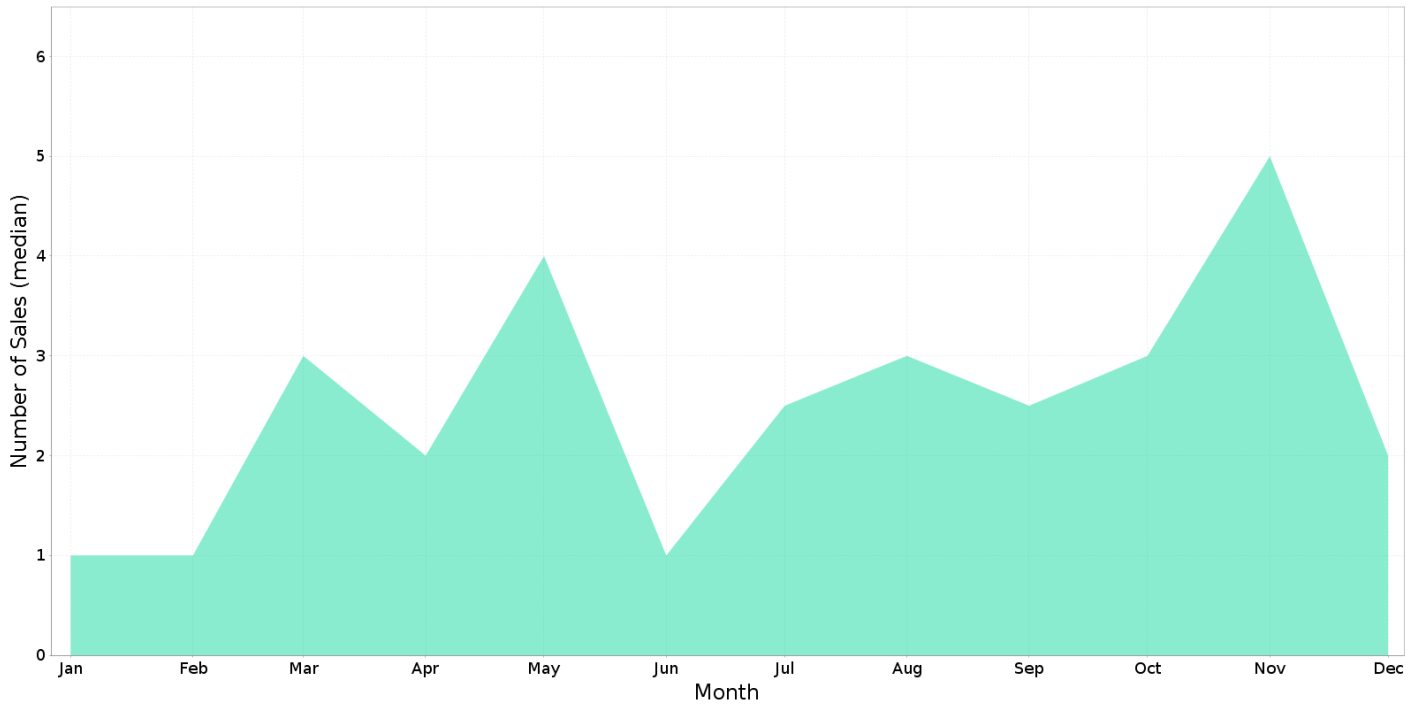
Suburb Growth
-6.7%

Current Median Price: \$1,260,000
Previous Median Price: \$1,351,000

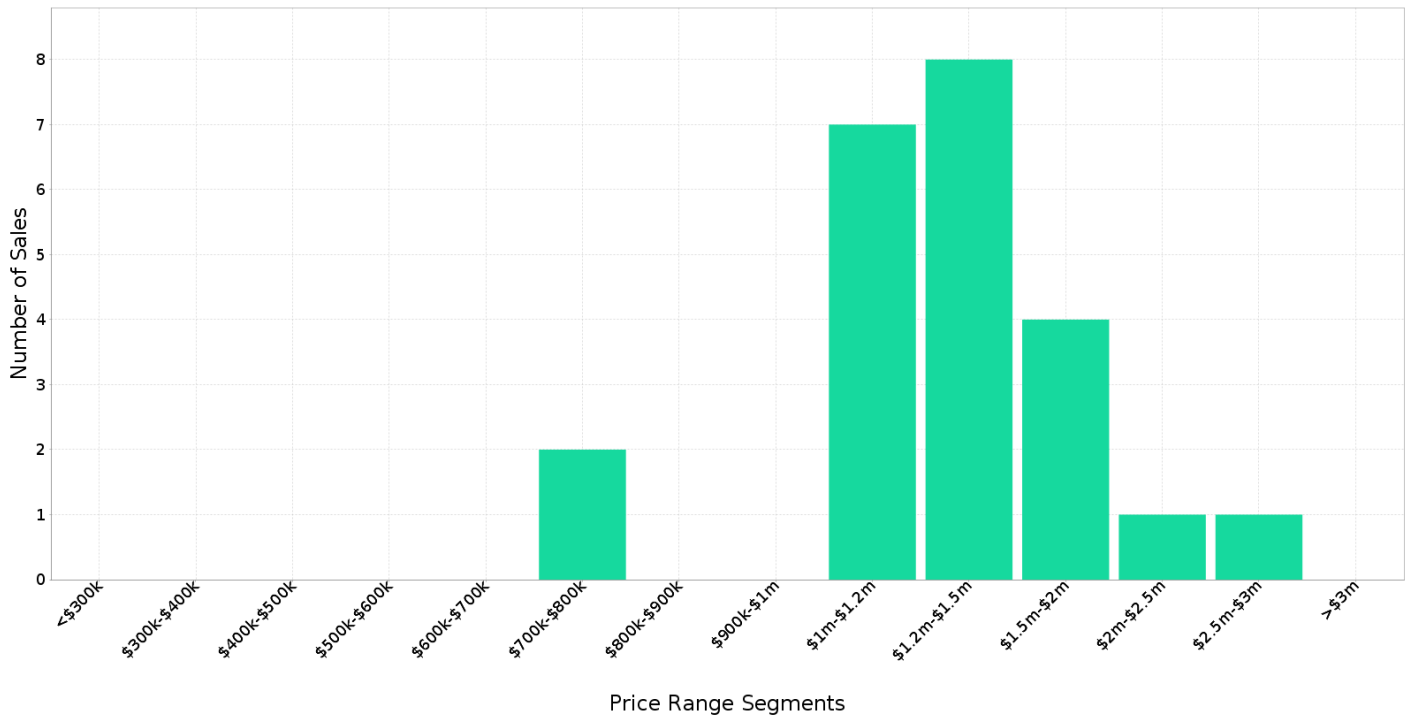
Based on 50 recorded House sales compared over the last two rolling 12 month periods



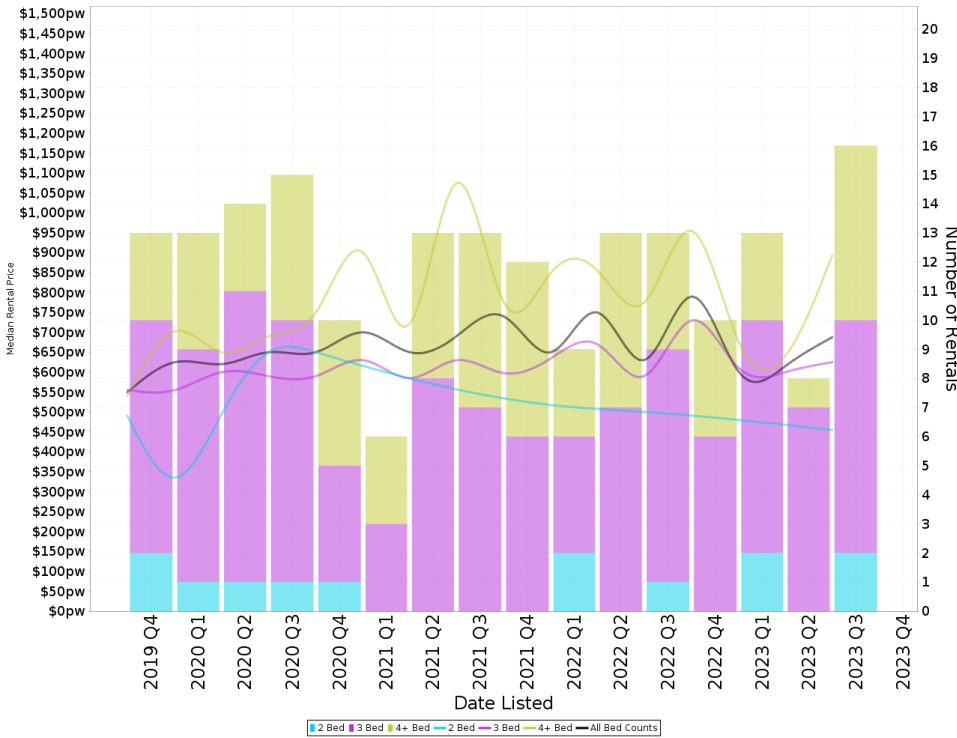
LYONS - Peak Selling Periods (3 years)



LYONS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.7%

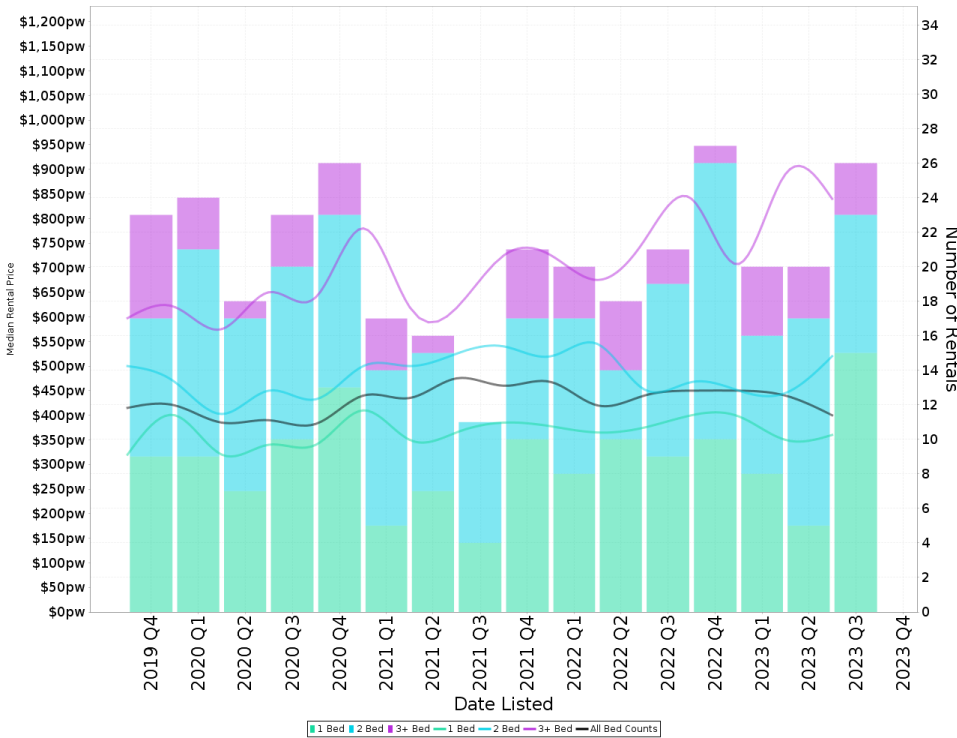
Current Median Price: \$1,260,000
Previous Median Price: \$1,351,000
Based on 50 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,260,000
Current Median Rent: \$650
Based on 47 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.9%

Current Median Price: \$432,500
Previous Median Price: \$520,750
Based on 87 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$432,500
Current Median Rent: \$450
Based on 93 registered Unit rentals compared over the last 12 months.

LYONS - Properties For Rent

Median Rental Price

\$650 /w

Based on 47 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+2.7%

Current Median Price: \$1,260,000
Current Median Rent: \$650

Based on 23 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 (Oct '22 - Sep '23)

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

82A LAUNCESTON STREET

\$510 per week

755 m²

Sep 2023 5 Days

7 YOLLA PLACE

\$800 per week

812 m²

Sep 2023 7 Days

1 CORNELIAN PLACE

\$840 Per Week

864 m²

Sep 2023 15 Days

5 YOLLA PLACE

\$890 per week

850 m²

Sep 2023 18 Days

19 Launceston Street

\$970

725 m²

Sep 2023 25 Days

16 CHAPPELL STREET

\$595 per week

808 m²

Sep 2023 32 Days

25 Deloraine Street

\$995.00 pw

862 m²

Aug 2023 36 Days