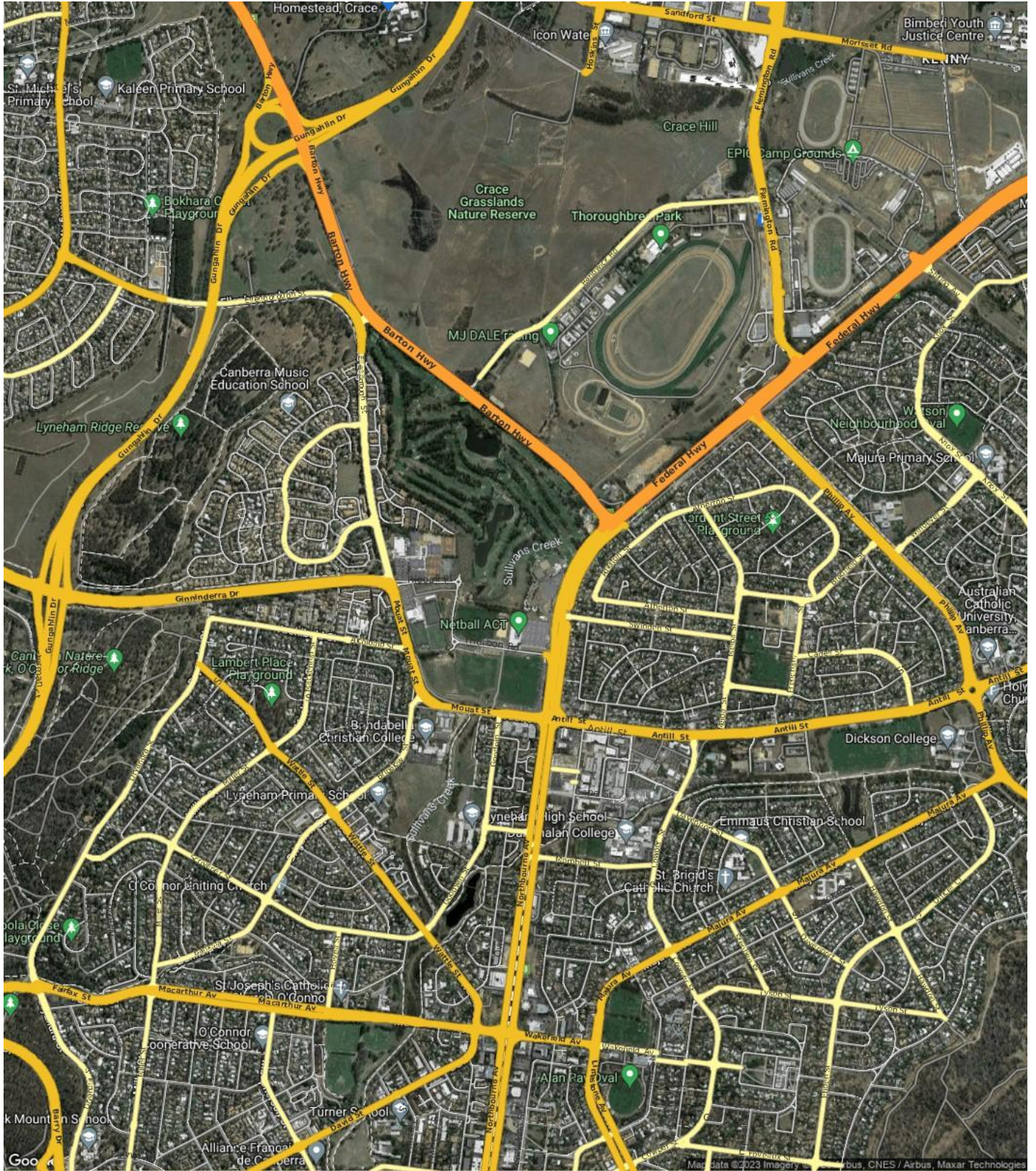


SUBURB FLYOVER REPORT

LYNEHAM (HOUSE)

Prepared by [Independent Property Group](#)

LYNEHAM - Suburb Map



LYNEHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 460,000	0.0 %	\$ 220,000	\$ 1,230,000
2006	33	\$ 423,750	-7.9 %	\$ 5,350	\$ 775,000
2007	29	\$ 490,000	15.6 %	\$ 166,666	\$ 820,000
2008	27	\$ 550,000	12.2 %	\$ 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	30	\$ 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	13	\$ 1,200,000	-3.6 %	\$ 900,000	\$ 2,020,000

Median Sale Price

\$1.2m

Based on 19 recorded House sales within the last 12 months (Oct '22 - Sep '23)

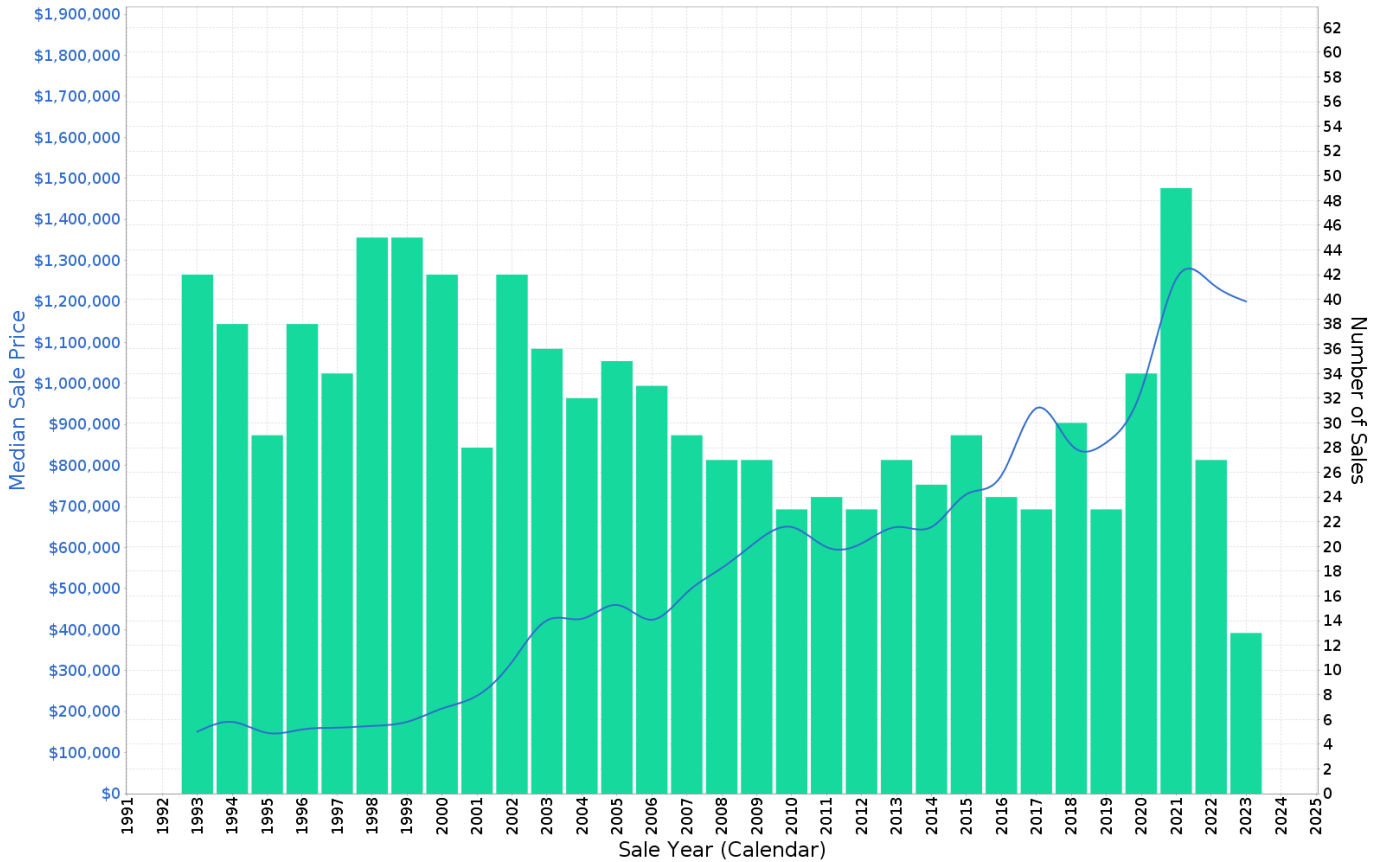
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

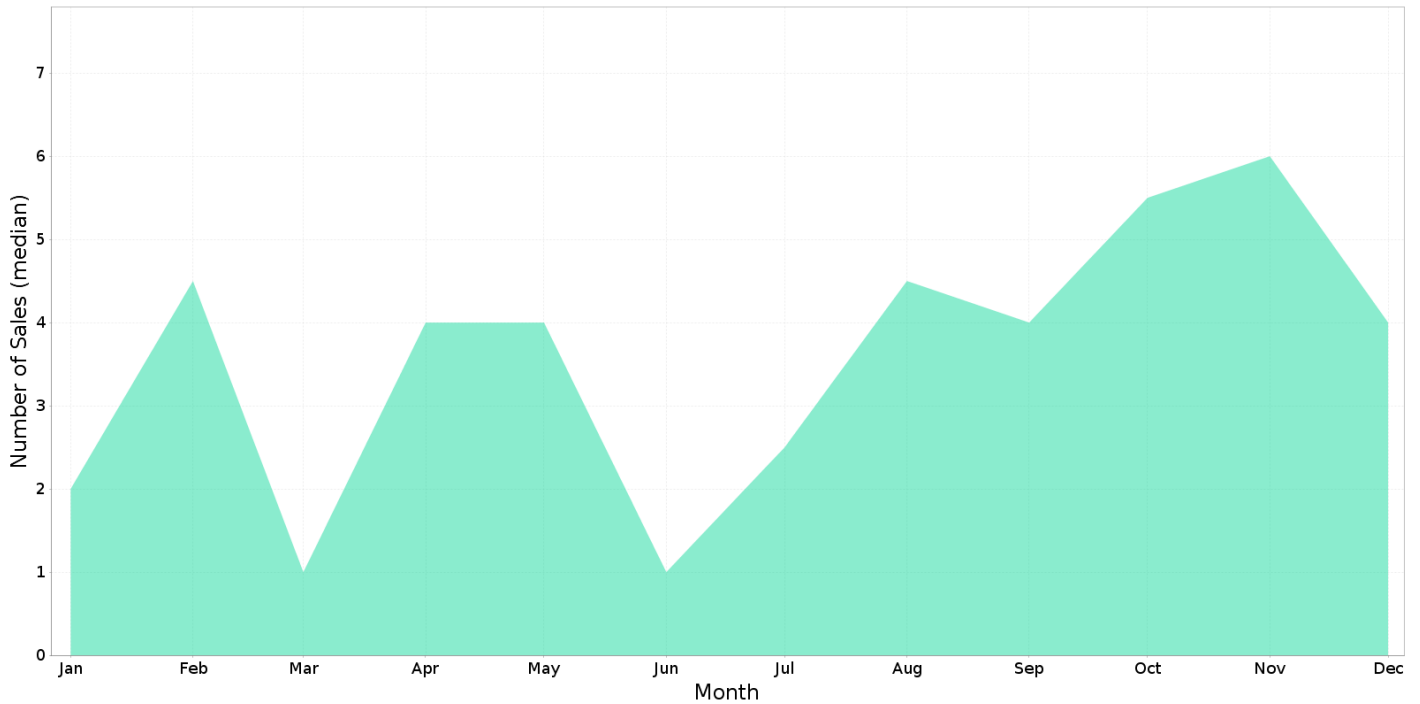
-11.3%

Current Median Price: \$1,200,000
Previous Median Price: \$1,352,500

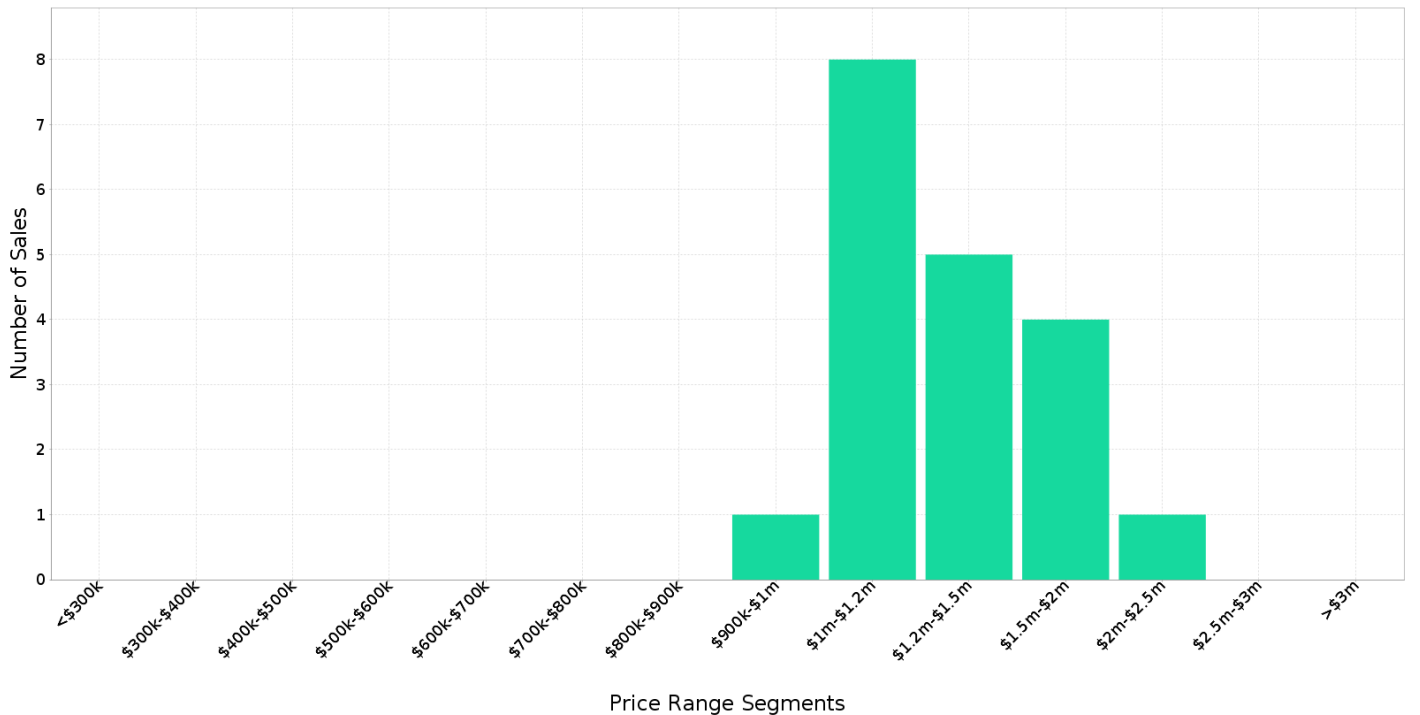
Based on 51 recorded House sales compared over the last two rolling 12 month periods



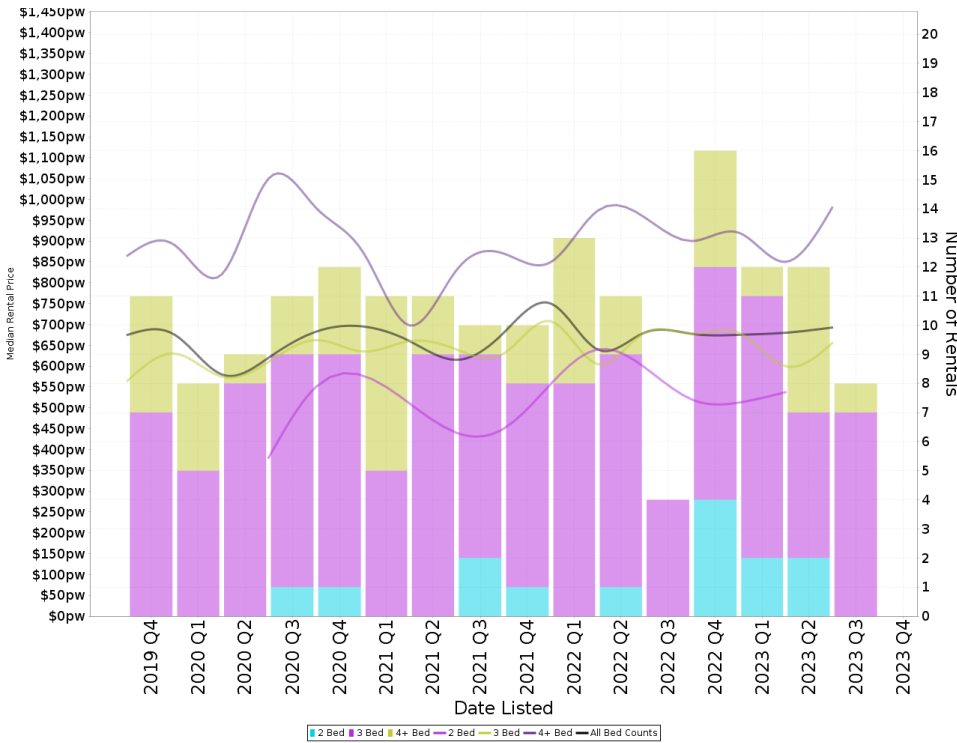
LYNEHAM - Peak Selling Periods (3 years)



LYNEHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.3%

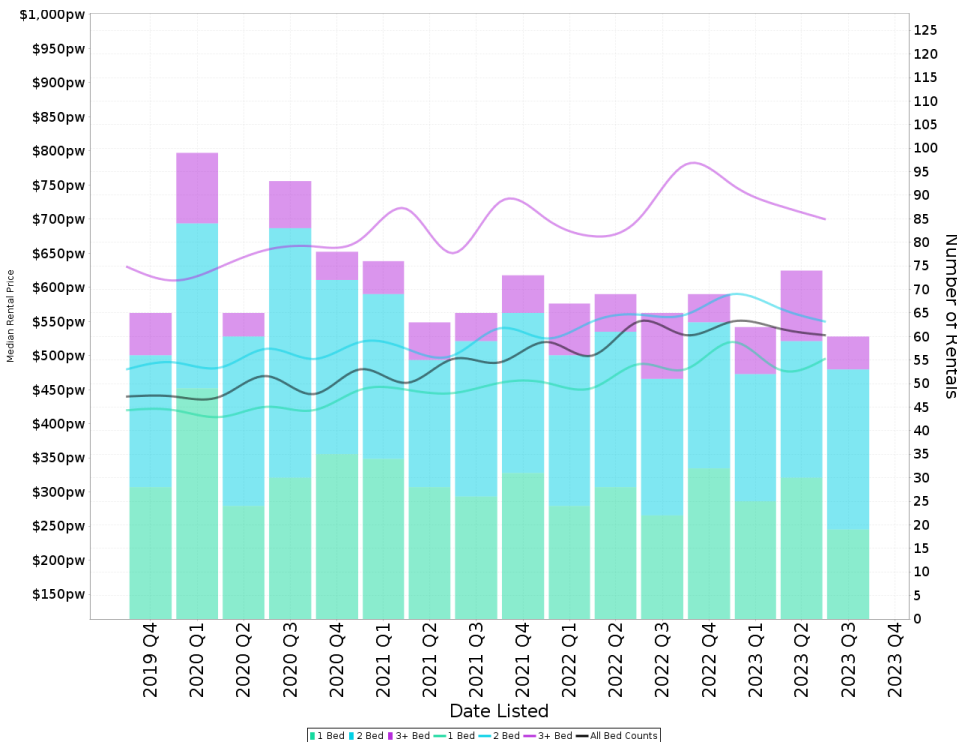
Current Median Price: \$1,200,000
Previous Median Price: \$1,352,500
Based on 51 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,200,000
Current Median Rent: \$678
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.5%

Current Median Price: \$510,000
Previous Median Price: \$570,000
Based on 207 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$510,000
Current Median Rent: \$535
Based on 265 registered Unit rentals compared over the last 12 months.

LYNEHAM - Properties For Rent

Median Rental Price

\$678 /w

Based on 48 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

+2.9%

Current Median Price: \$1,200,000
Current Median Rent: \$678

Based on 19 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

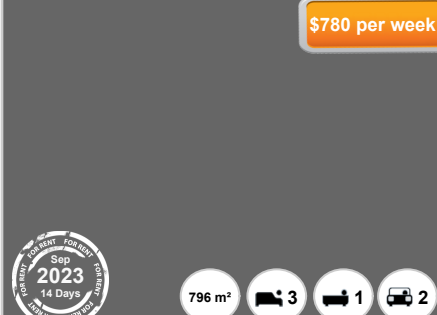
48

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

5 FRISTROM CRESCENT

\$780 per week




796 m² 3 1 2

Sep 2023 14 Days

54 Earle Street

\$720 per week

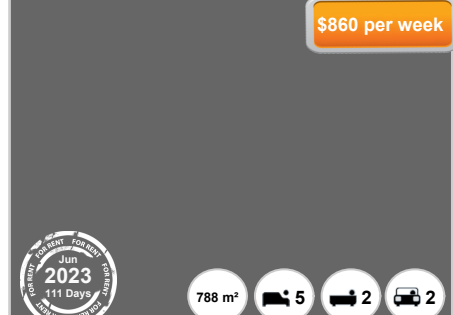


669 m² 3 1 2

Jun 2023 89 Days

99 COSSINGTON SMITH CRESCENT

\$860 per week



788 m² 5 2 2

Jun 2023 111 Days