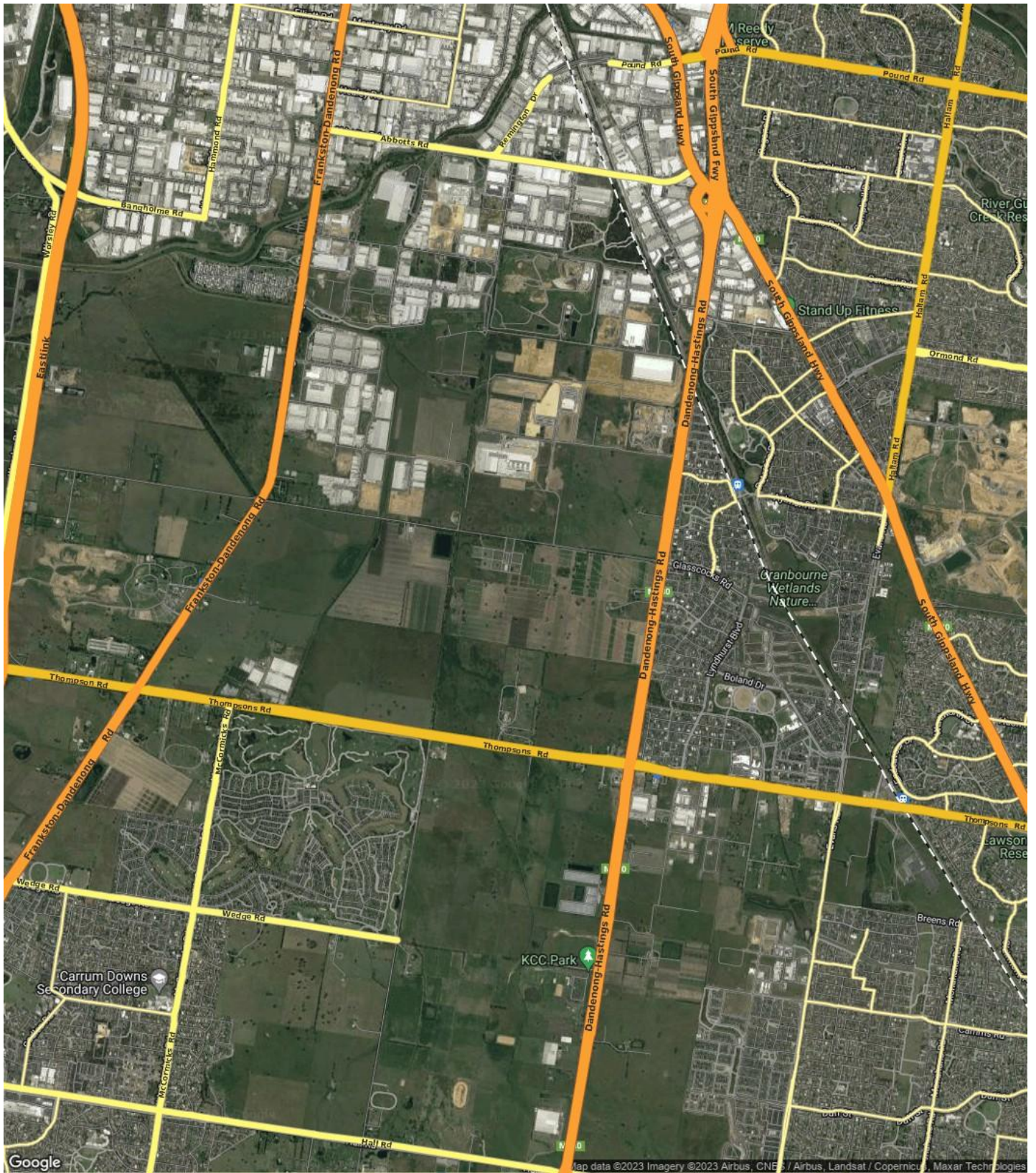


# **SUBURB FLYOVER REPORT**

LYNDHURST (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

# LYNDHURST - Suburb Map



This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

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# LYNDHURST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	74	\$ 152,000	0.0 %	\$ 115,000	\$ 443,000
2007	326	\$ 160,000	5.3 %	\$ 120,000	\$ 845,000
2008	307	\$ 183,900	14.9 %	\$ 123,000	\$ 636,000
2009	313	\$ 249,900	35.9 %	\$ 138,548	\$ 685,000
2010	125	\$ 425,000	70.1 %	\$ 147,900	\$ 700,000
2011	108	\$ 432,500	1.8 %	\$ 102,500	\$ 630,000
2012	146	\$ 449,000	3.8 %	\$ 156,666	\$ 688,000
2013	111	\$ 461,000	2.7 %	\$ 145,900	\$ 858,000
2014	134	\$ 475,500	3.1 %	\$ 195,000	\$ 835,000
2015	137	\$ 550,000	15.7 %	\$ 339,900	\$ 900,000
2016	109	\$ 585,000	6.4 %	\$ 279,900	\$ 935,000
2017	167	\$ 625,000	6.8 %	\$ 285,000	\$ 1,480,000
2018	97	\$ 695,000	11.2 %	\$ 485,000	\$ 1,455,000
2019	113	\$ 666,000	-4.2 %	\$ 401,888	\$ 1,242,500
2020	102	\$ 706,006	6.0 %	\$ 380,000	\$ 1,220,000
2021	160	\$ 815,505	15.5 %	\$ 530,000	\$ 1,815,000
2022	115	\$ 950,000	16.5 %	\$ 490,000	\$ 2,025,000
2023	69	\$ 890,000	-6.3 %	\$ 610,000	\$ 1,715,000
2024	0				

**Median Sale Price**  
**\$890k**

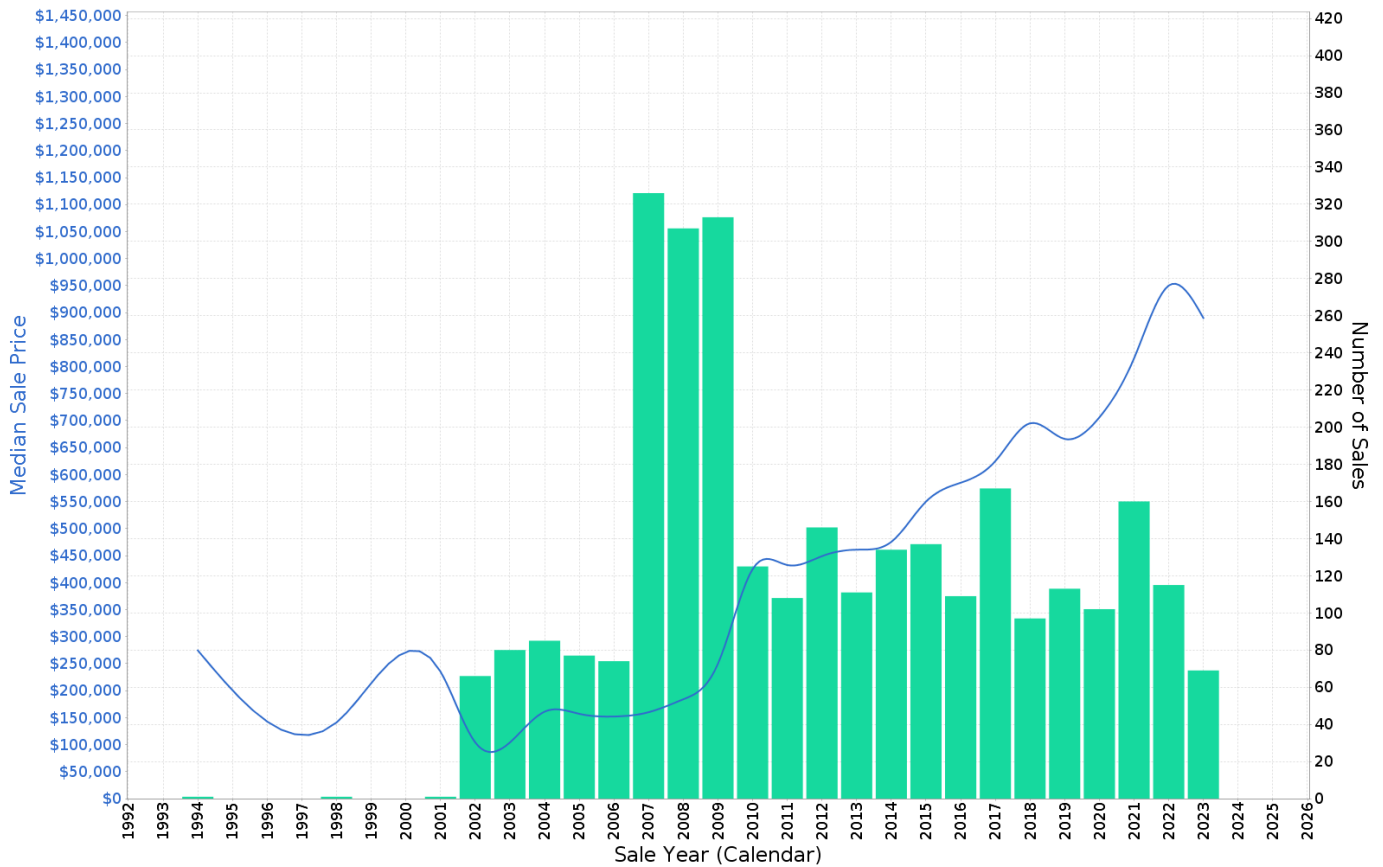
Based on 69 recorded House sales within the last 12 months (2023)

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

**Suburb Growth**  
**-6.3%**

Current Median Price: \$890,000  
Previous Median Price: \$950,000

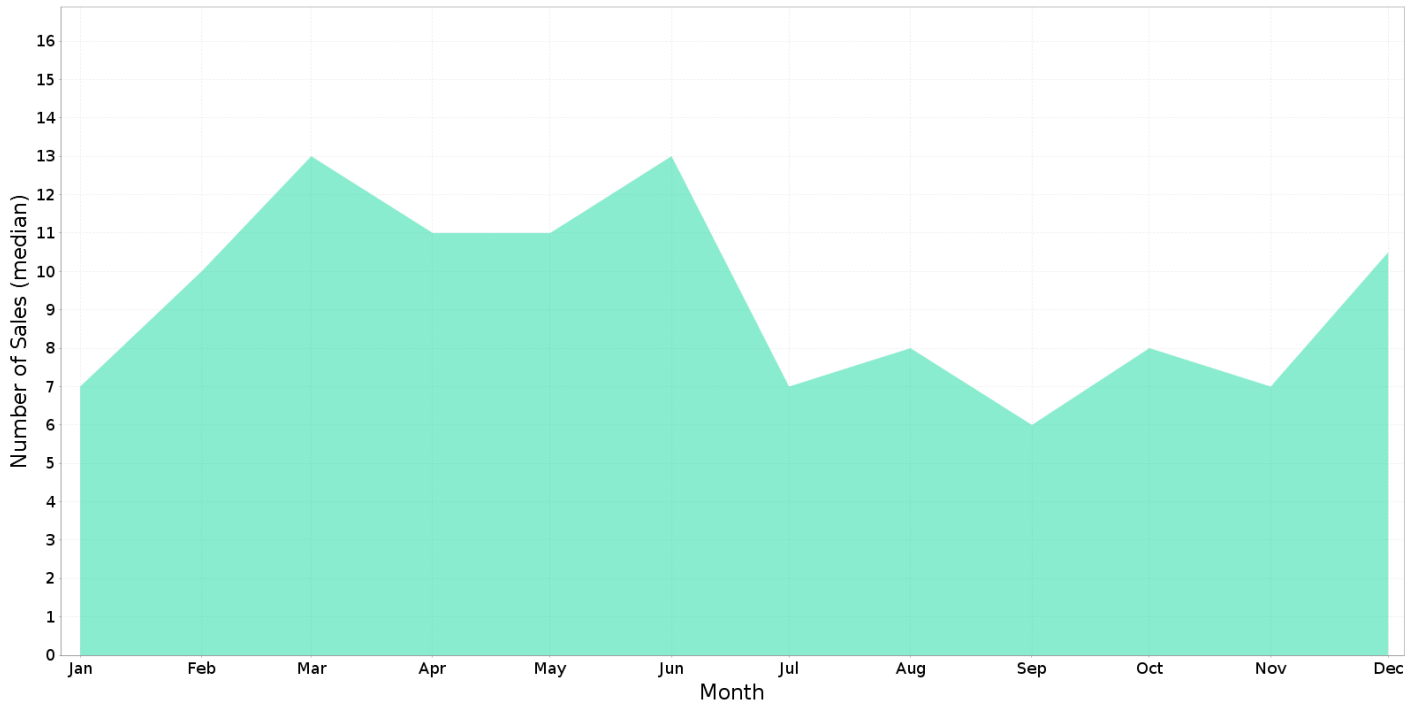
Based on 184 recorded House sales compared over the last two rolling 12 month periods



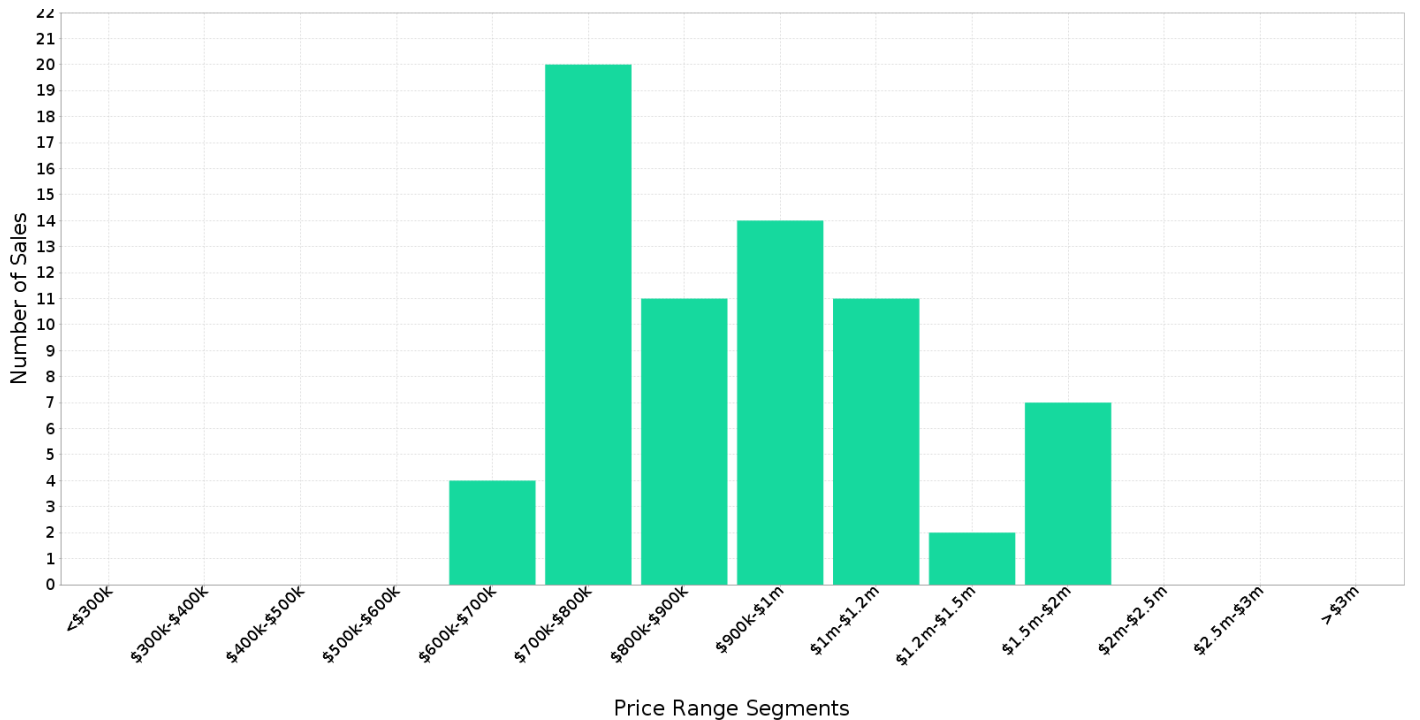
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## LYNDHURST - Peak Selling Periods (3 years)



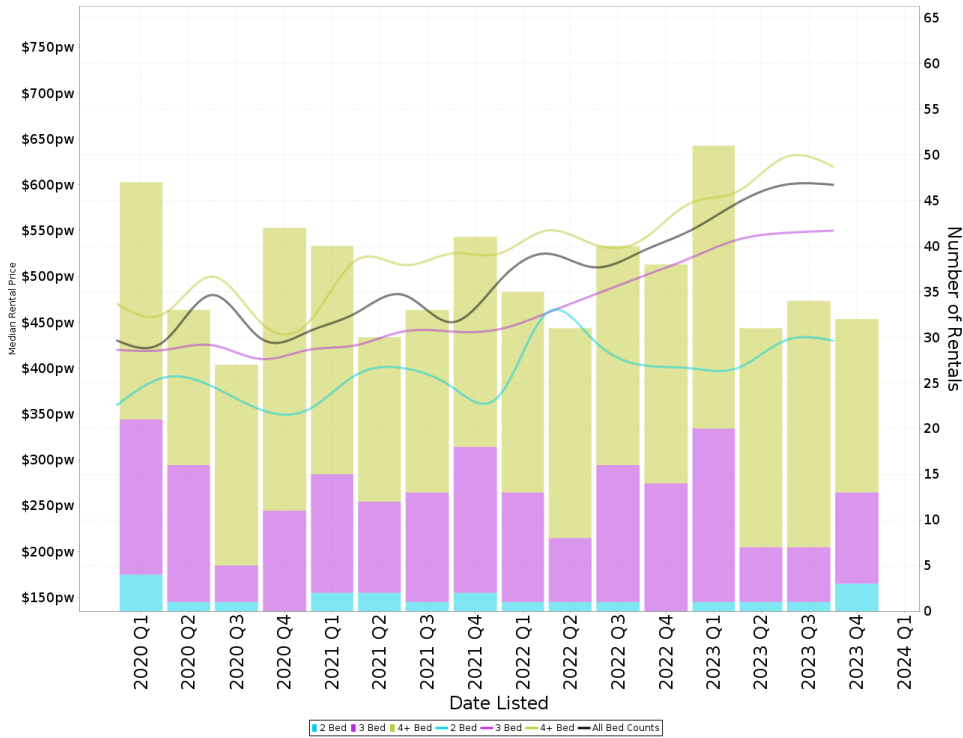
## LYNDHURST - Price Range Segments (12 months)



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.3%**

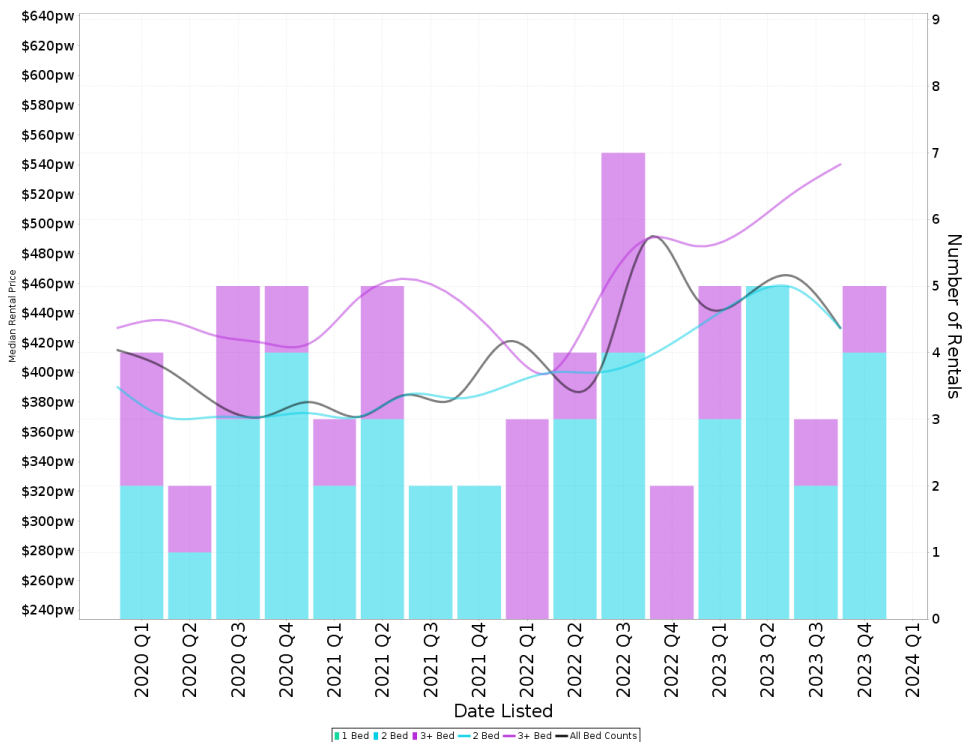
Current Median Price: \$890,000  
Previous Median Price: \$950,000  
Based on 184 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$890,000  
Current Median Rent: \$578  
Based on 148 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.2%**

Current Median Price: \$552,500  
Previous Median Price: \$540,500  
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$552,500  
Current Median Rent: \$450  
Based on 18 registered Unit rentals compared over the last 12 months.

# LYNDHURST - Recently Sold Properties

Median Sale Price

**\$890k**

Based on 69 recorded House sales within the last 12 months (2023)

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

Suburb Growth

**-6.3%**

Current Median Price: \$890,000  
Previous Median Price: \$950,000

Based on 184 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**69**

Based on recorded House sales within the 12 months (2023)

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

**30 WATERBUSH CRES**



**\$752,500**

Sold Dec 2023  
16 Days

427 m<sup>2</sup> 3 2 1

**12 SATINWOOD WAY**



**\$775,000**

Sold Dec 2023  
80 Days

345 m<sup>2</sup> 4 2 2

**17 CARABEEN WAY**

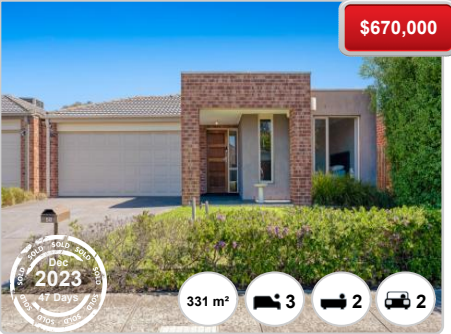


**\$900,000**

Sold Dec 2023  
48 Days

631 m<sup>2</sup> 4 2 2

**58 GREGSON GR**



**\$670,000**

Sold Dec 2023  
47 Days

331 m<sup>2</sup> 3 2 2

**32 LOCKY GR**




**\$1,252,000**

Sold Dec 2023  
75 Days

522 m<sup>2</sup> 4 2 2

**56 GREGSON GR**



**\$735,000**

Sold Dec 2023  
22 Days

331 m<sup>2</sup> 3 2 2

**34 DEMMIE MEWS**



**\$530,000**

Sold Dec 2023  
28 Days

152 m<sup>2</sup> 2 1 1

**31 WATERGARDENS CCT**



**\$1,388,250**

Sold Dec 2023  
21 Days

448 m<sup>2</sup> 5 5 2

**25 WATERGARDENS CCT**



**\$1,340,000**

Sold Nov 2023  
27 Days

448 m<sup>2</sup> 5 3 2

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**15 WESTBURY WAY**

**\$785,000**



Nov 2023  
13 Days

436 m<sup>2</sup> 3 2 2

**57 SUSTAIN CCT**

**\$1,165,000**



Nov 2023  
21 Days

429 m<sup>2</sup> 5 3 2

**12 LIMONIUM CRES**

**\$1,250,000**



Nov 2023  
23 Days

481 m<sup>2</sup> 5 3 2

**10 TOBIN WAY**

**\$1,051,000**



Nov 2023  
22 Days

700 m<sup>2</sup> 3 2 2

**7 BULGA WATTLE CCT**

**\$813,500**



Nov 2023  
14 Days

561 m<sup>2</sup> 4 2 2

**19 EVERGLADES ST**

**\$801,000**




Oct 2023  
14 Days

392 m<sup>2</sup> 4 2 2

**13 SILVERWATTLE DR**

**\$1,170,000**

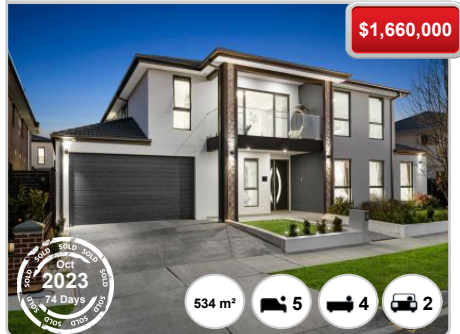


Oct 2023  
85 Days

590 m<sup>2</sup> 5 3 2

**4 STORM AVE**

**\$1,660,000**



Oct 2023  
74 Days

534 m<sup>2</sup> 5 4 2

**124 BOLAND DR**

**\$1,135,000**



Oct 2023  
21 Days

630 m<sup>2</sup> 5 2 2

**6 BUTTERNUT DR**

**\$720,000**



Oct 2023  
24 Days

312 m<sup>2</sup> 4 2 2

**142 BOLAND DR**

**\$1,276,000**




Oct 2023  
25 Days

613 m<sup>2</sup> 5 3 2

**2 MARIGOLD PL**

**\$940,000**



Oct 2023  
66 Days

542 m<sup>2</sup> 3 2 2

# LYNDHURST - Properties For Rent

## Median Rental Price

**\$578 /w**

Based on 148 recorded House rentals within the last 12 months (2023)

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

## Rental Yield

**+3.4%**

Current Median Price: \$890,000  
Current Median Rent: \$578

Based on 69 recorded House sales and 148 House rentals compared over the last 12 months

## Number of Rentals

**148**

Based on recorded House rentals within the last 12 months (2023)

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

**53 BANFILED PLACE**

**\$600 pw**

Jan 2024 1 Day

4 2 2

**31 MALLET GROVE**

**\$680 pw**

Jan 2024 1 Day

4 2 2

**126 BOLAND DRIVE**

**\$560**

Jan 2024 1 Day

560 m<sup>2</sup> 4 2 2

**72 SUSTAIN CIRCUIT**

**\$600**

Jan 2024 6 Days

331 m<sup>2</sup> 4 2 2

**9 LIVIDA CIRCUIT**

**\$580 per week**

Jan 2024 7 Days

416 m<sup>2</sup> 4 2 2

**20 LIMONIUM CRESCENT**

**\$540pw |**

Jan 2024 8 Days

313 m<sup>2</sup> 3 2 2

**6 ASPENDALE PLACE**

**\$630 per week**

Jan 2024 10 Days

463 m<sup>2</sup> 4 2 2

**159 AYLMEER ROAD**

**\$650 per**

Dec 2023 19 Days

666 m<sup>2</sup> 4 2 2

**22 DEMMIE MEWS**


**\$410.00 pw**

Dec 2023 20 Days

170 m<sup>2</sup> 2 1 1



9 LIVIDA CIRCUIT

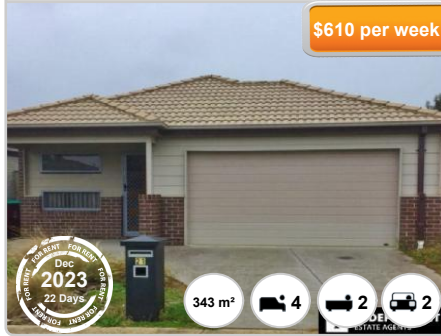


\$580

416 m<sup>2</sup> 4 2 2

Dec 2023 21 Days

21 TETRABINE WAY

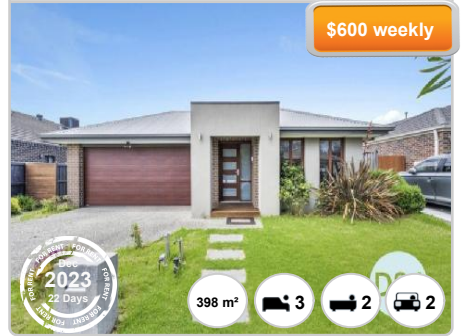


\$610 per week

343 m<sup>2</sup> 4 2 2

Dec 2023 22 Days

11 MIMICA AVENUE

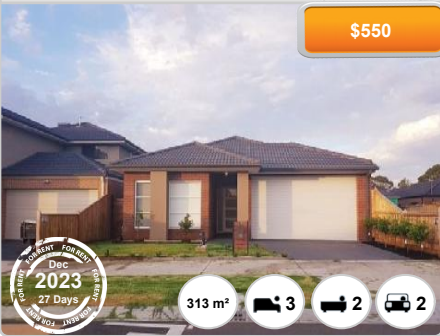


\$600 weekly

398 m<sup>2</sup> 3 2 2

Dec 2023 22 Days

12 BUTTERNUT DRIVE



\$550

313 m<sup>2</sup> 3 2 2

Dec 2023 27 Days

3 BRACKEN PLACE



Under

618 m<sup>2</sup> 4 2 2

Dec 2023 28 Days

135 BOLAND DRIVE

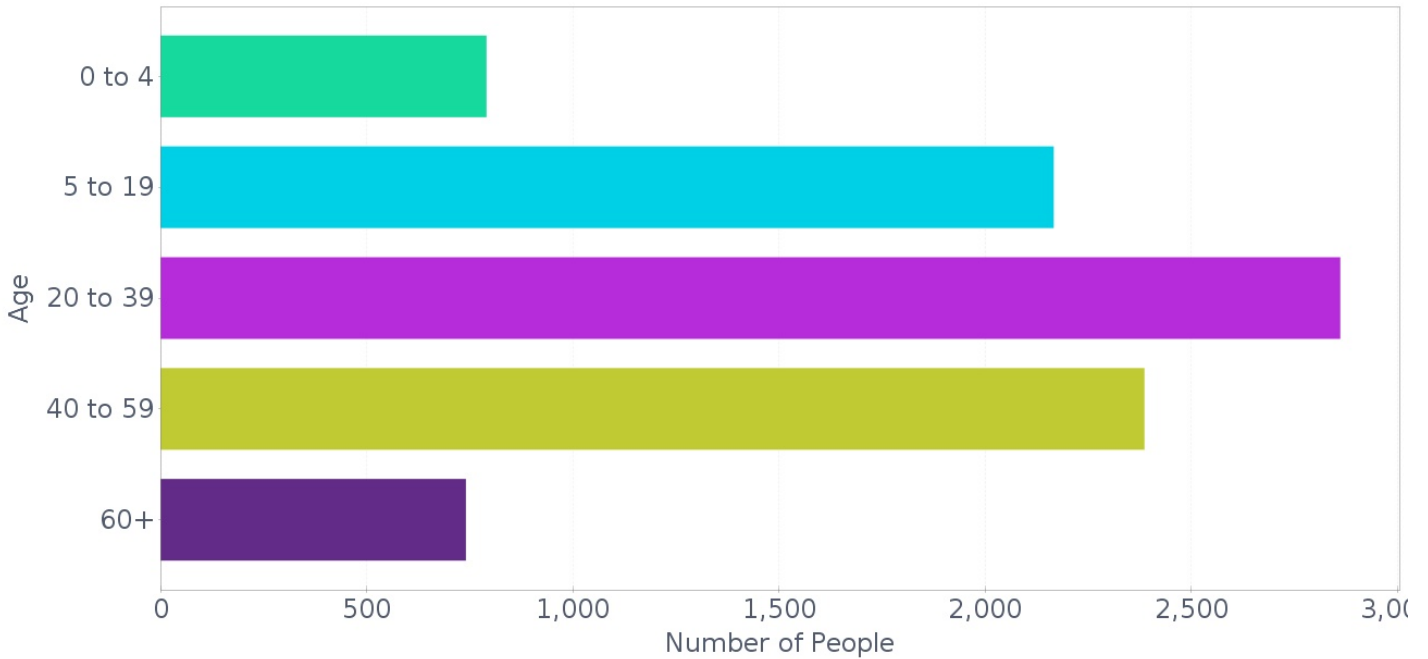


\$635pw |

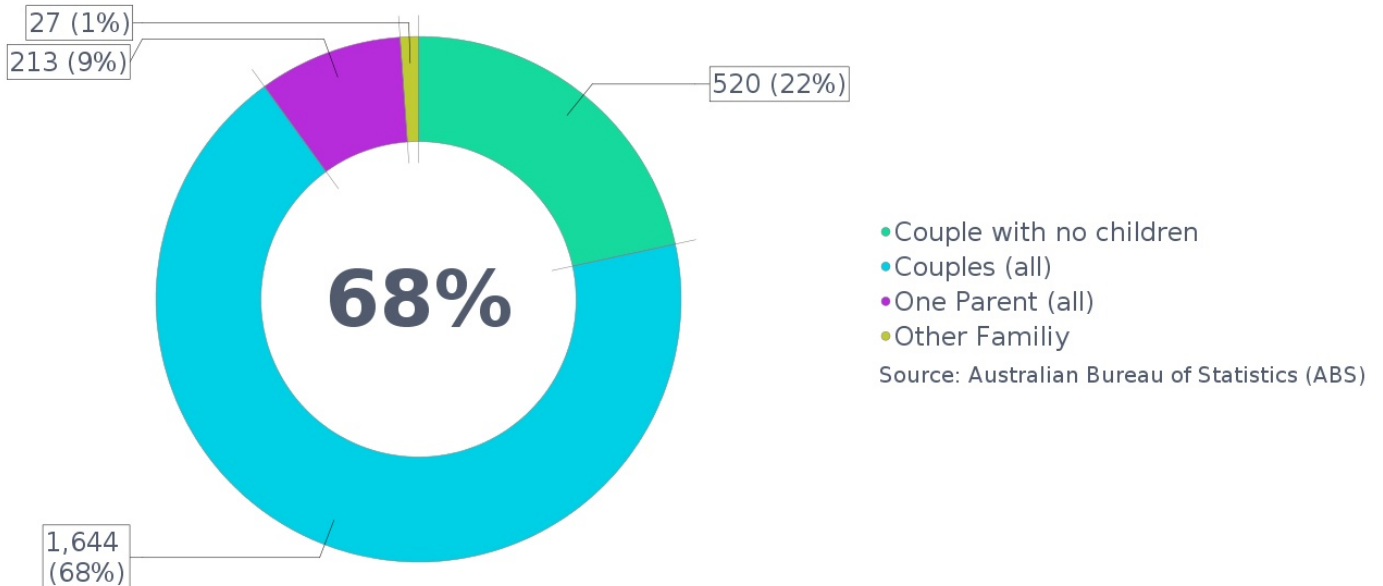
605 m<sup>2</sup> 3 2 2

Nov 2023 87 Days

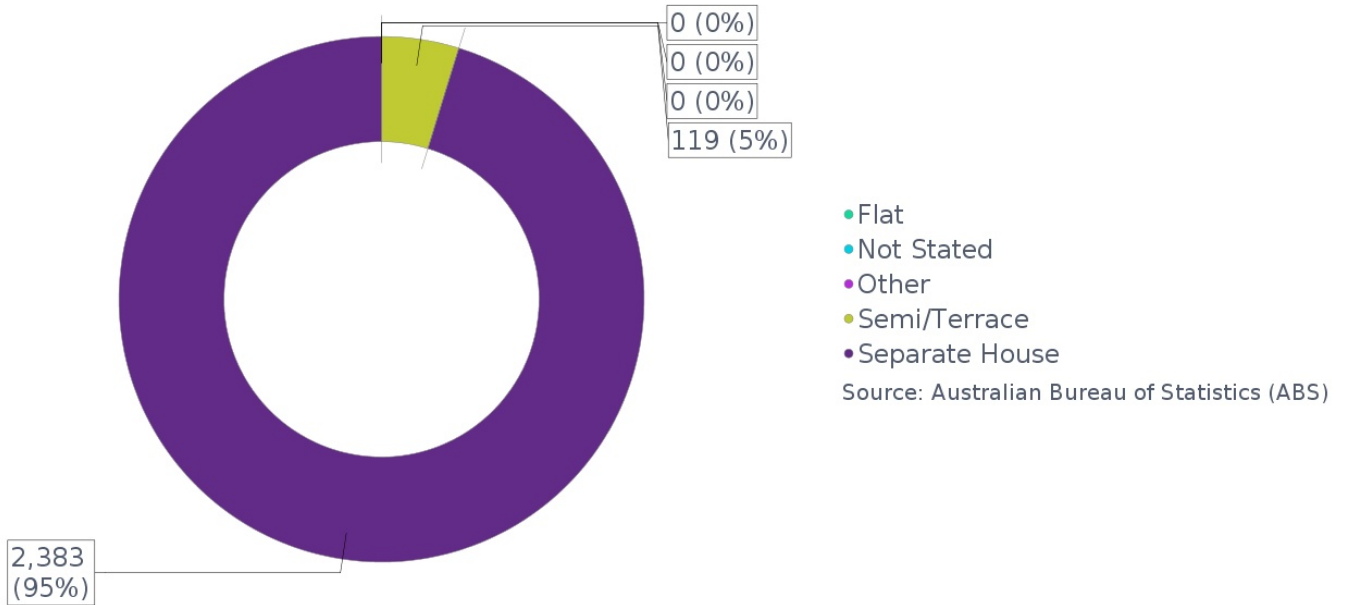
## Age of Population (2021)



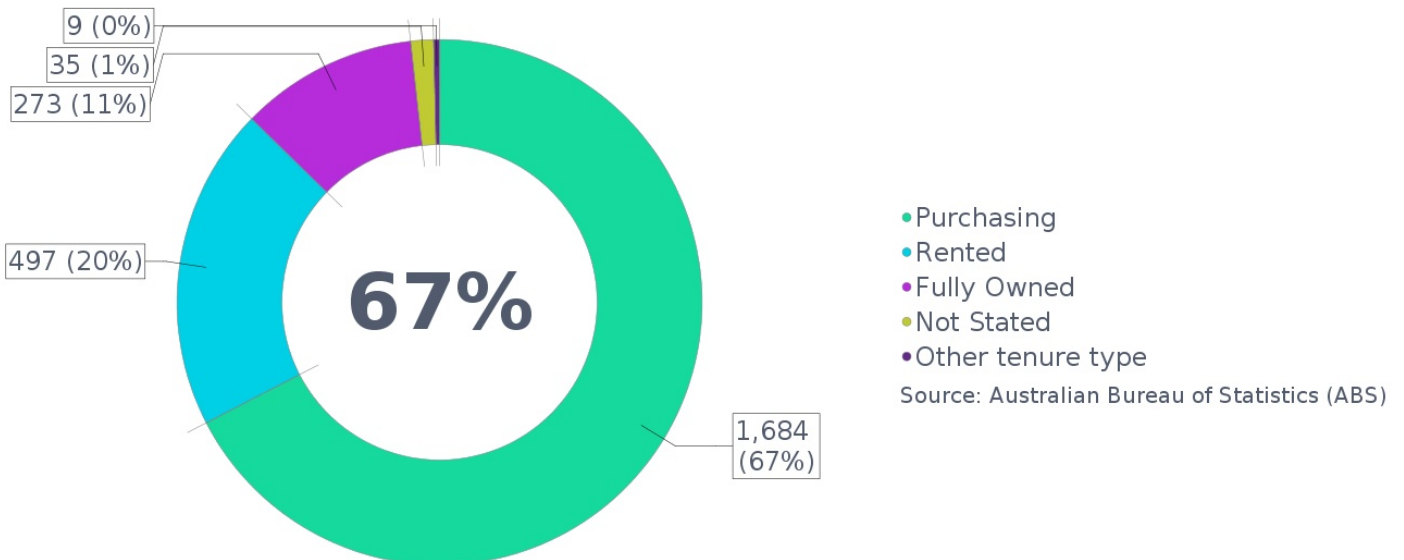
## Family Composition (2021)



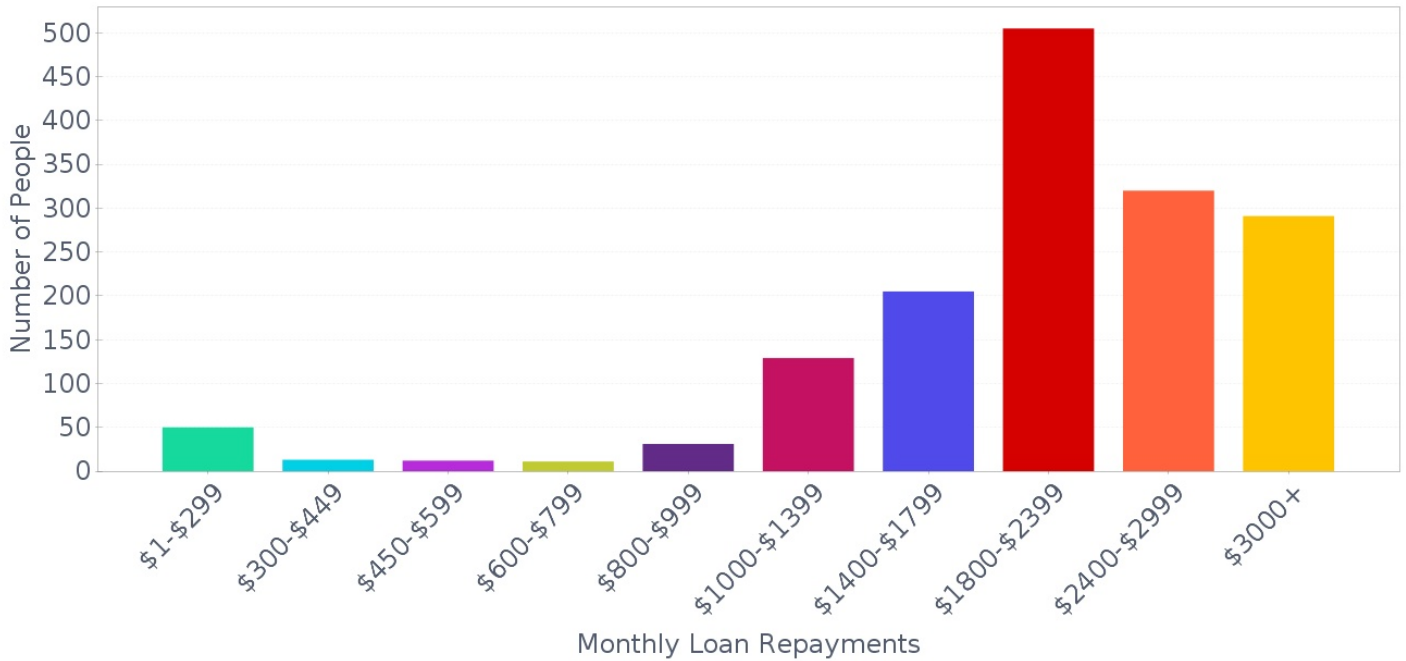
## Dwelling Structure (2021)



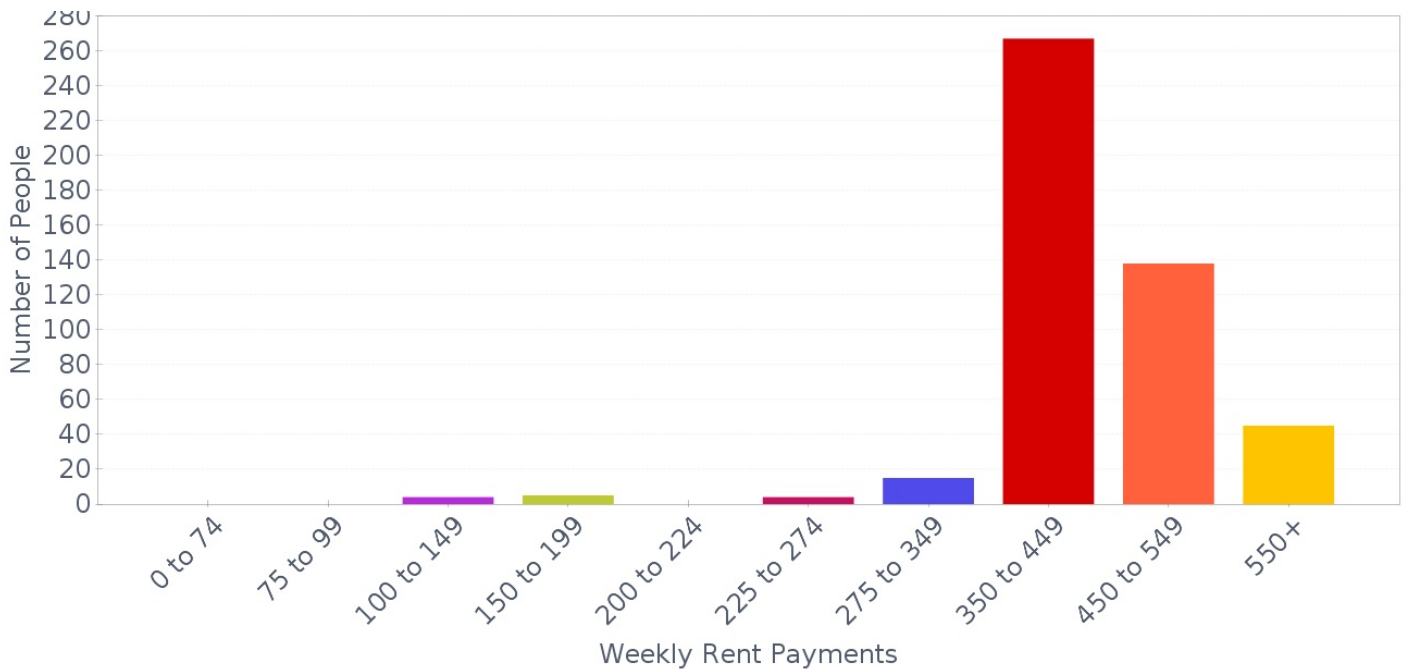
## Home Ownership (2021)



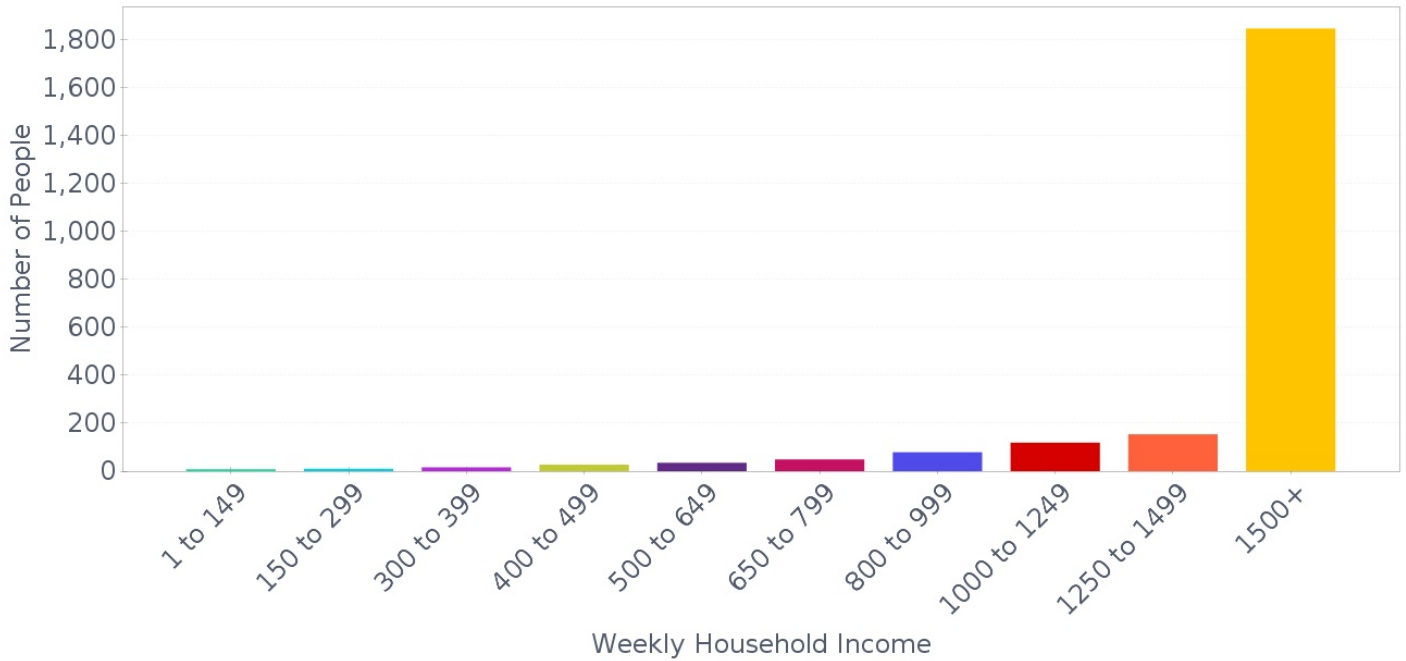
## Home Loan Repayments - Monthly (2021)



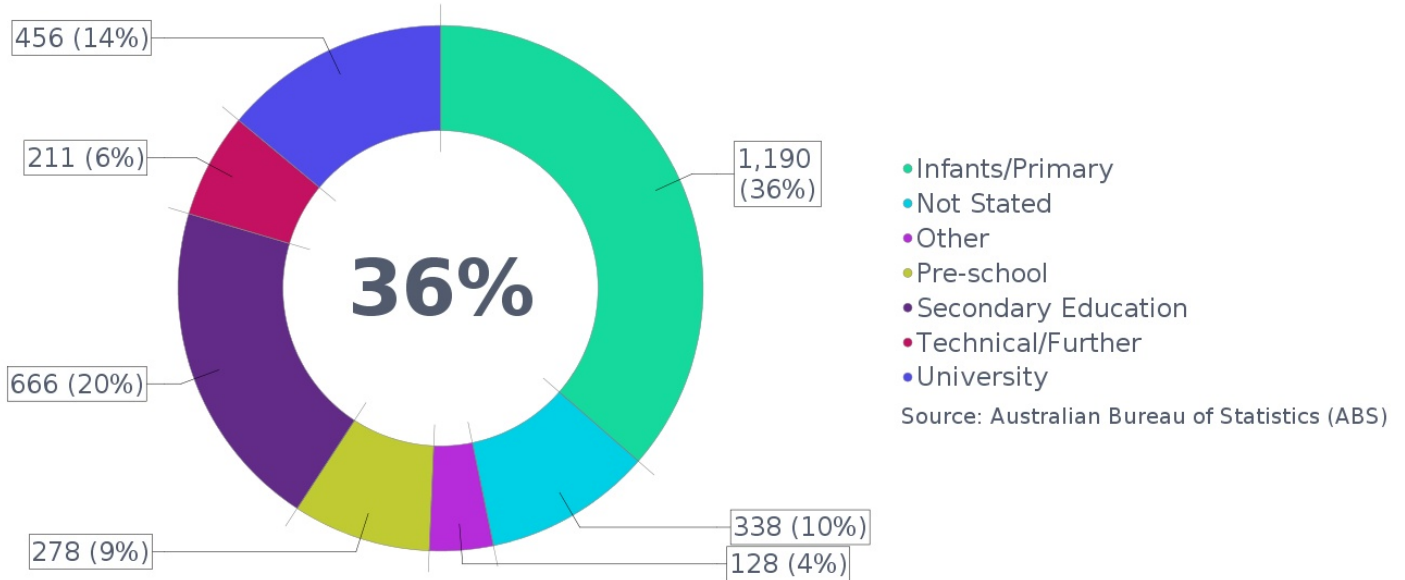
## Rent Payments - Weekly (2021)



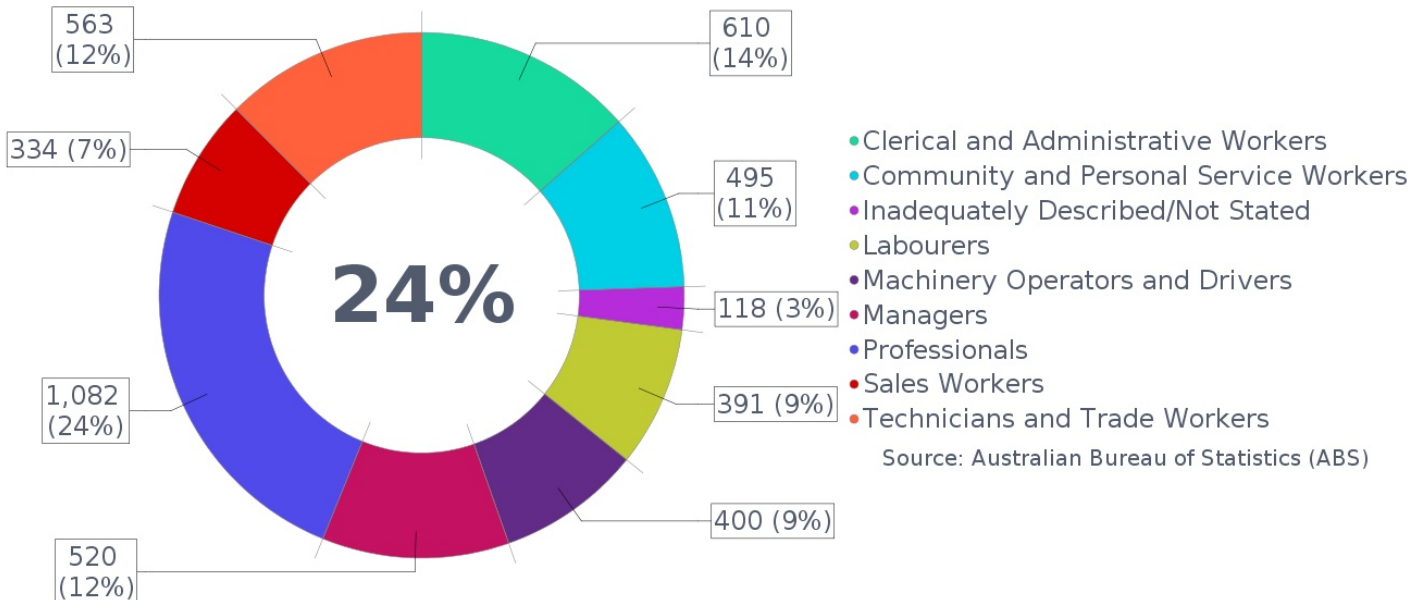
## Household Income - Weekly (2021)



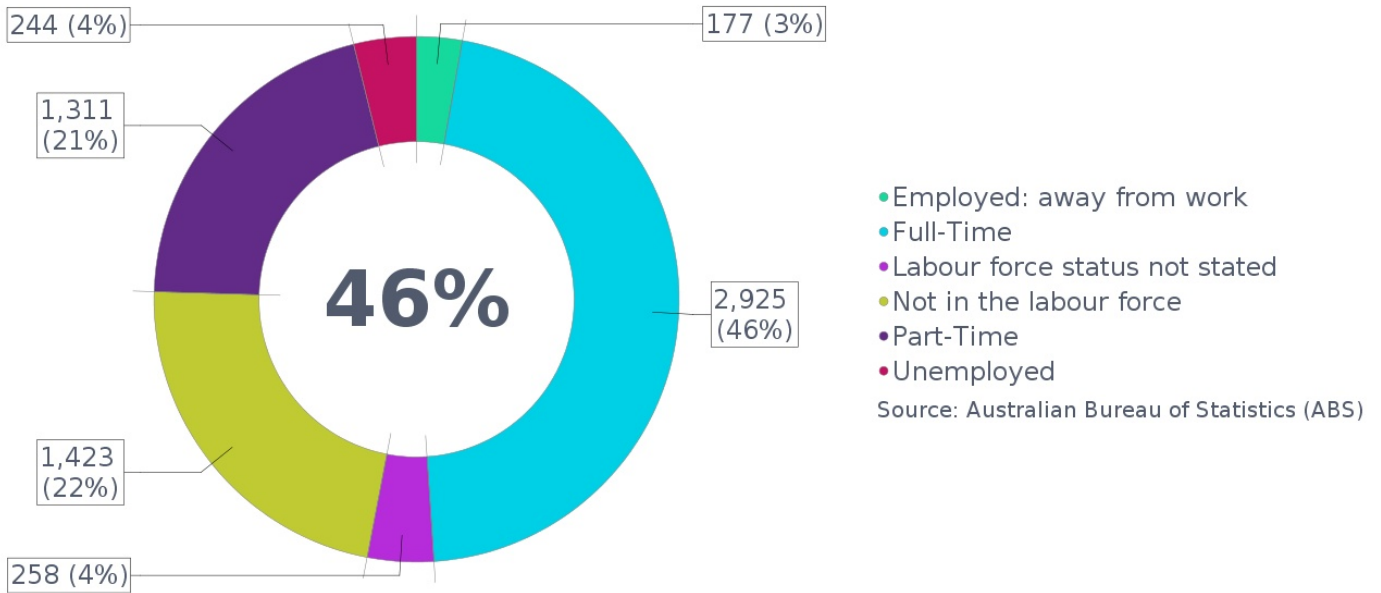
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

