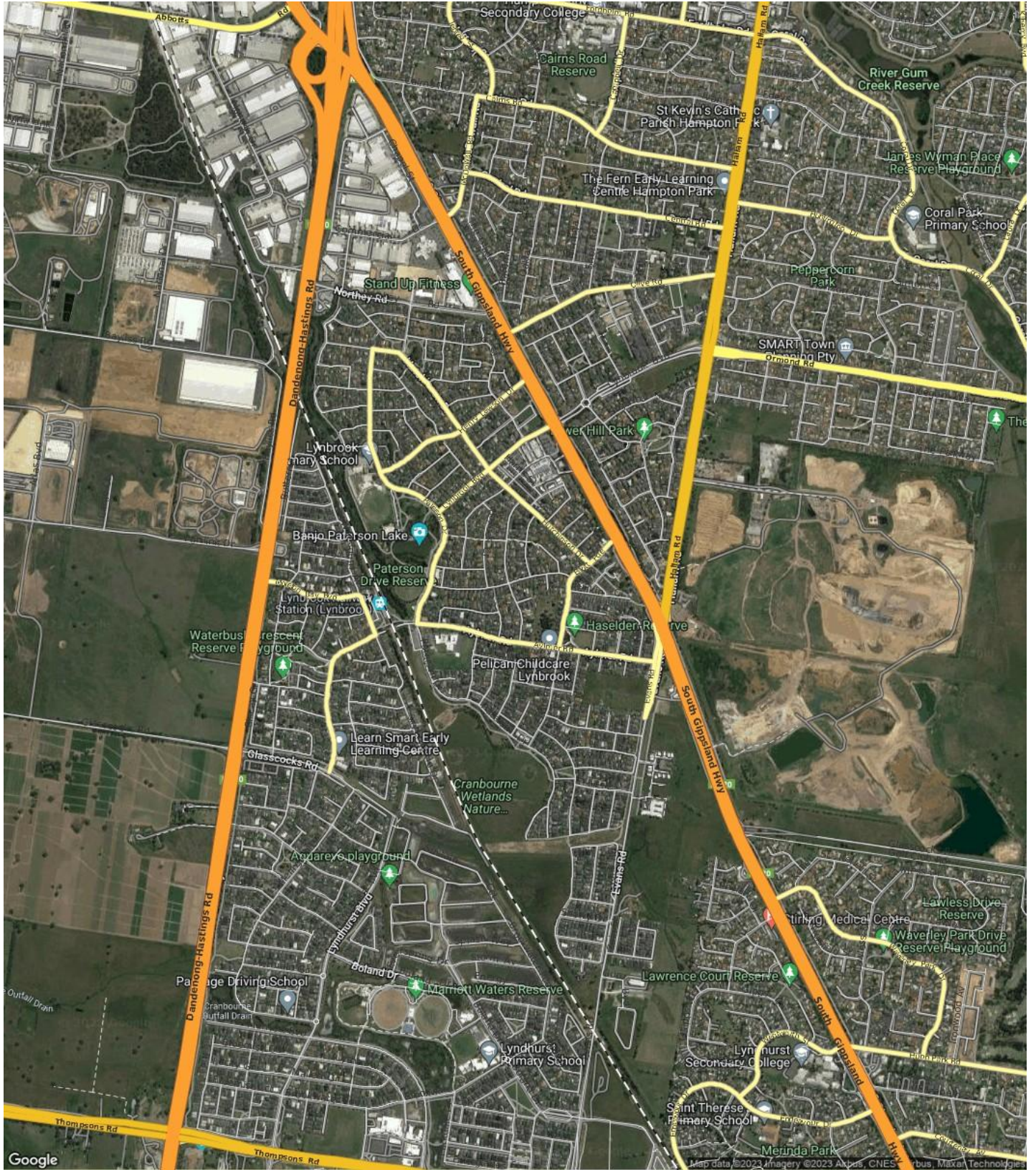


SUBURB FLYOVER REPORT

LYNBROOK (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

LYNBROOK - Suburb Map



LYNBROOK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	160	\$ 264,250	0.0 %	\$ 14,000	\$ 525,000
2007	210	\$ 286,950	8.6 %	\$ 10,000	\$ 635,000
2008	126	\$ 336,500	17.3 %	\$ 174,500	\$ 658,000
2009	153	\$ 362,000	7.6 %	\$ 155,000	\$ 988,900
2010	154	\$ 410,000	13.3 %	\$ 170,000	\$ 1,500,000
2011	82	\$ 424,250	3.5 %	\$ 72,000	\$ 630,000
2012	94	\$ 410,000	-3.4 %	\$ 160,000	\$ 850,000
2013	107	\$ 430,000	4.9 %	\$ 235,000	\$ 785,000
2014	98	\$ 458,500	6.6 %	\$ 210,000	\$ 695,000
2015	111	\$ 500,000	9.1 %	\$ 300,000	\$ 750,000
2016	99	\$ 540,000	8.0 %	\$ 374,000	\$ 1,100,000
2017	103	\$ 595,000	10.2 %	\$ 200,000	\$ 995,000
2018	82	\$ 639,000	7.4 %	\$ 257,000	\$ 1,050,000
2019	79	\$ 623,000	-2.5 %	\$ 355,000	\$ 889,000
2020	77	\$ 660,000	5.9 %	\$ 241,334	\$ 1,000,000
2021	85	\$ 749,000	13.5 %	\$ 570,000	\$ 1,220,000
2022	63	\$ 805,000	7.5 %	\$ 350,000	\$ 1,540,000
2023	52	\$ 814,250	1.1 %	\$ 570,000	\$ 1,550,000
2024	0				

Median Sale Price
\$814k

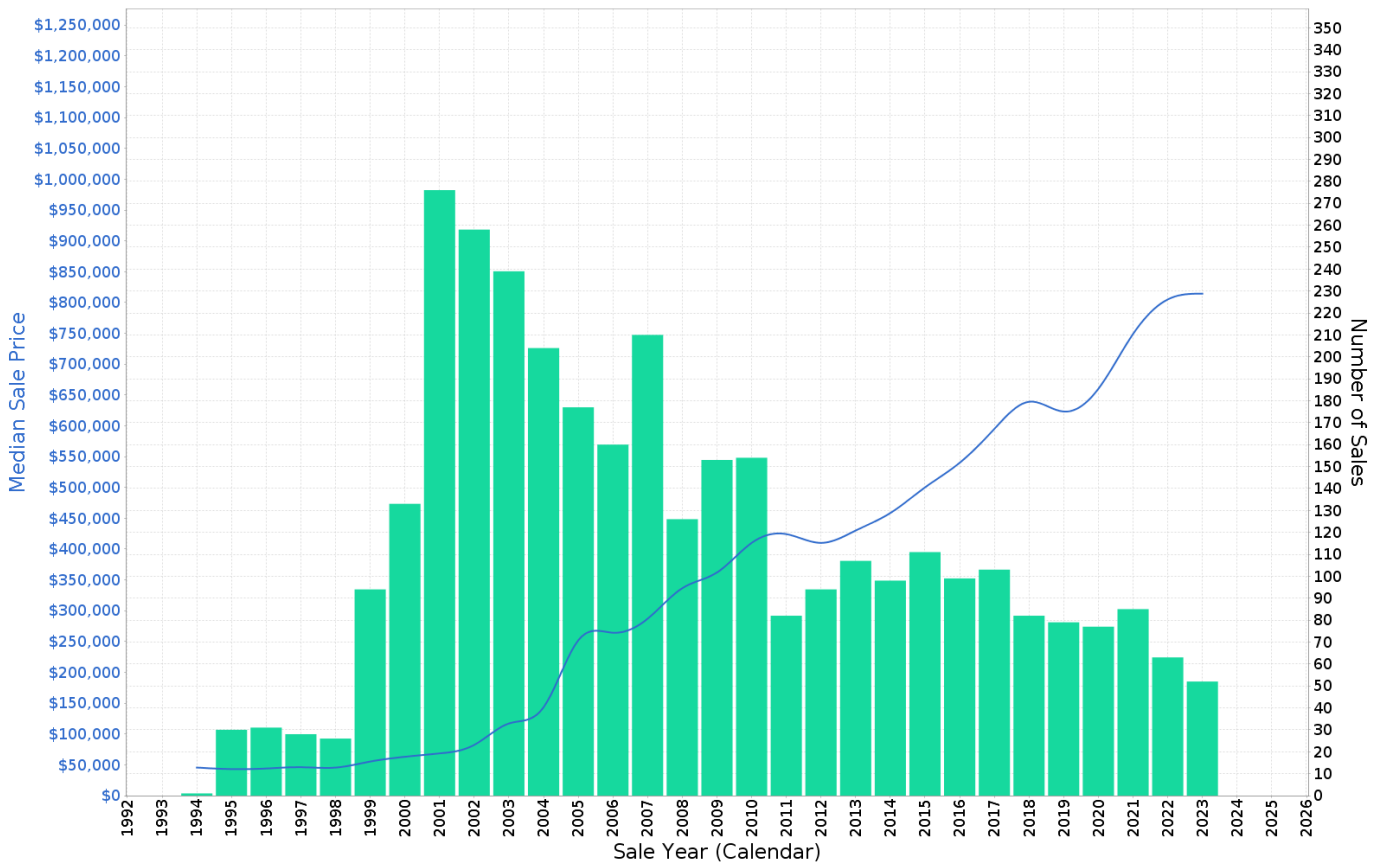
Based on 52 recorded House sales within the last 12 months (2023)

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

Suburb Growth
+1.1%

Current Median Price: \$814,250
Previous Median Price: \$805,000

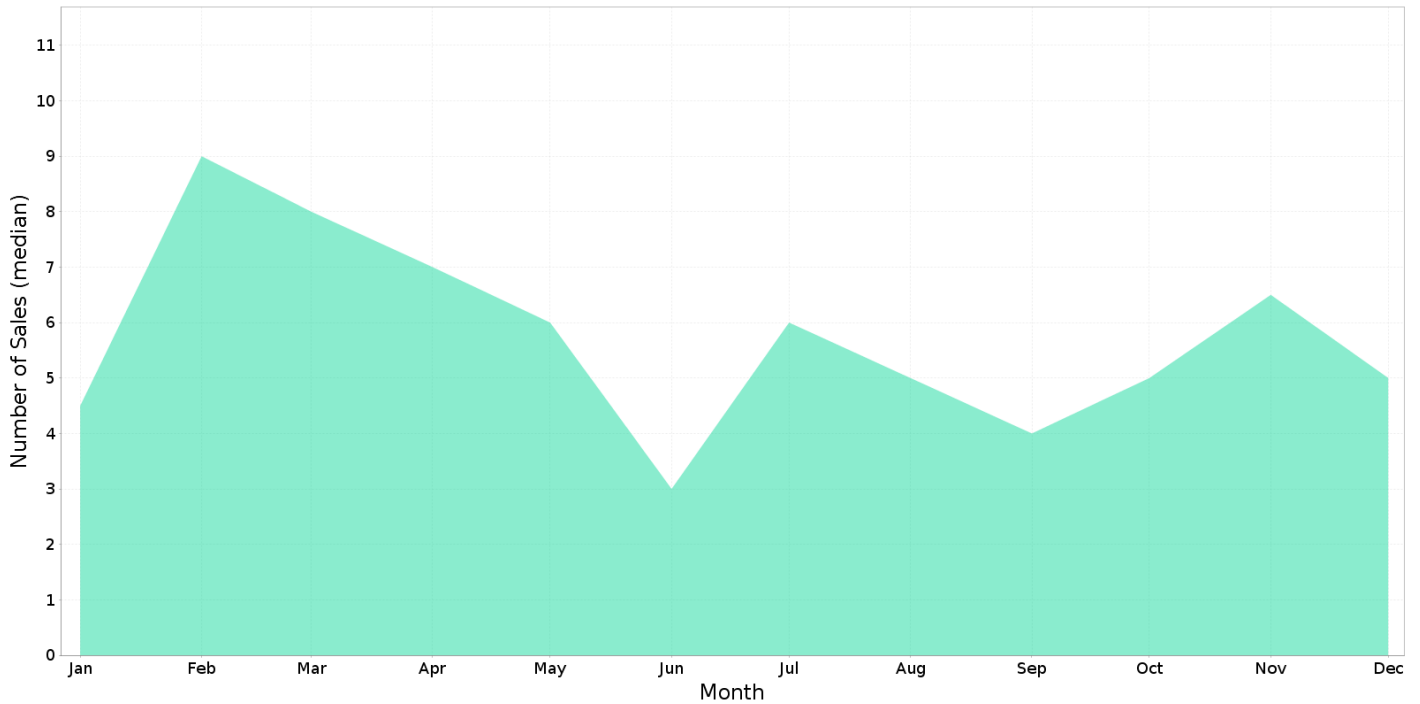
Based on 115 recorded House sales compared over the last two rolling 12 month periods



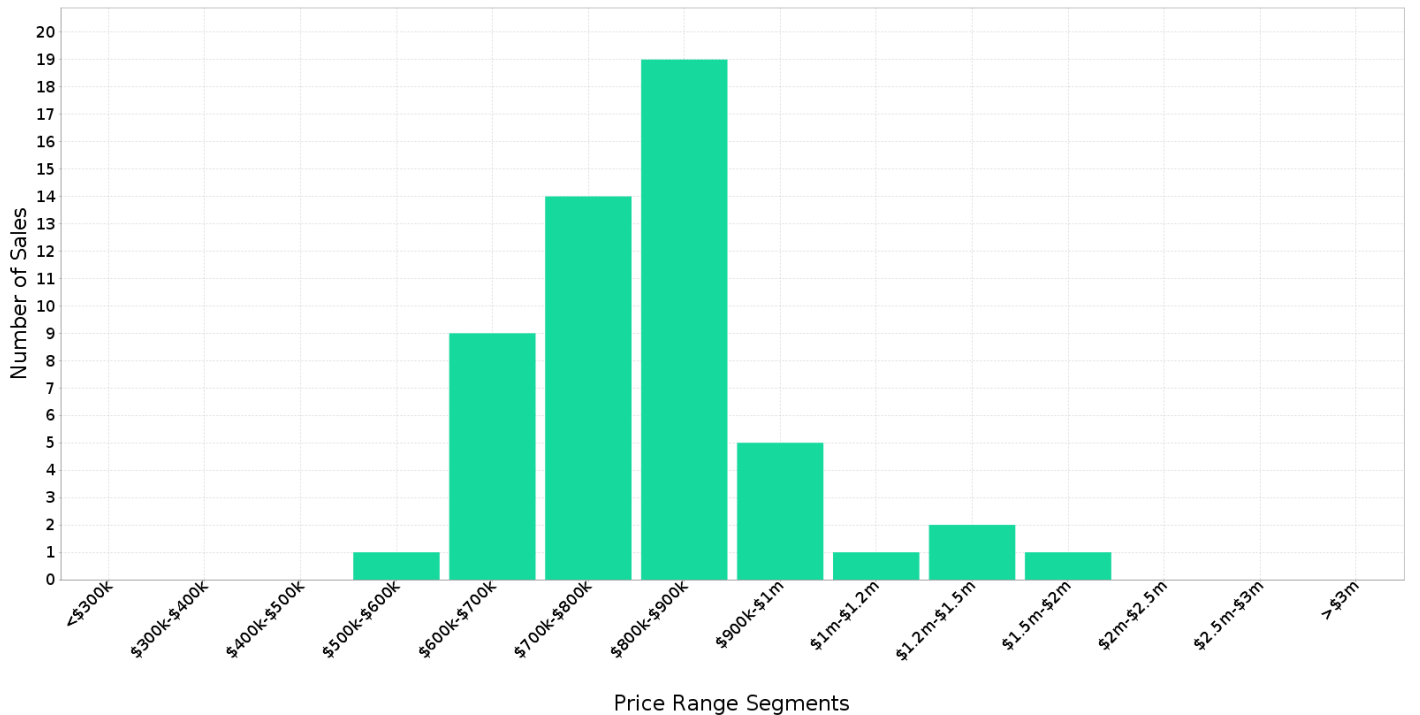
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LYNBROOK - Peak Selling Periods (3 years)



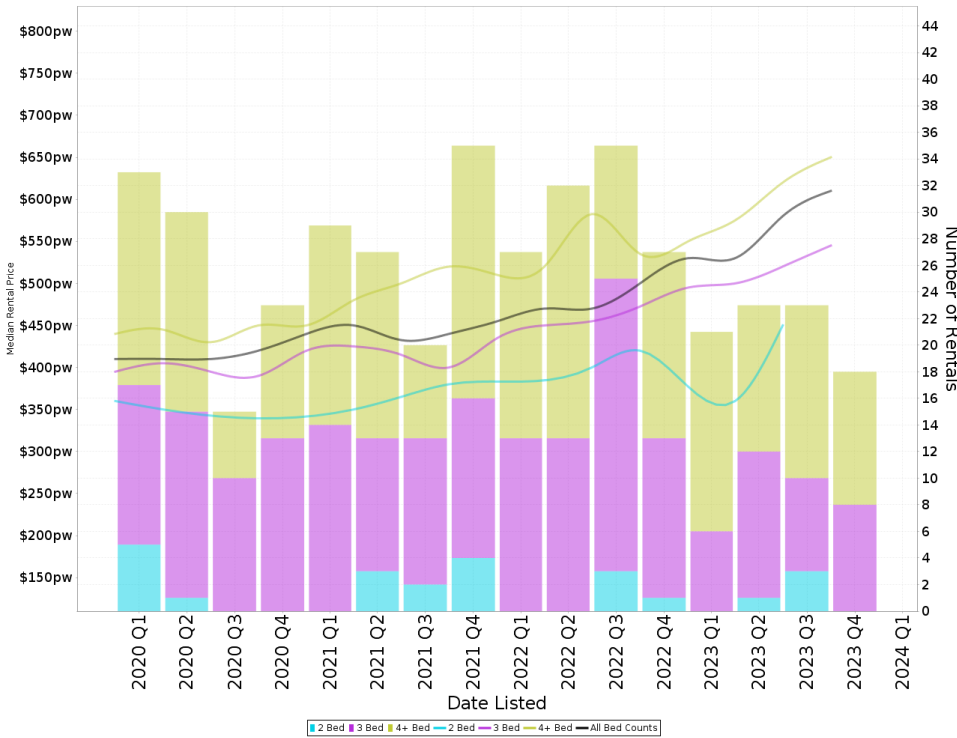
LYNBROOK - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.1%

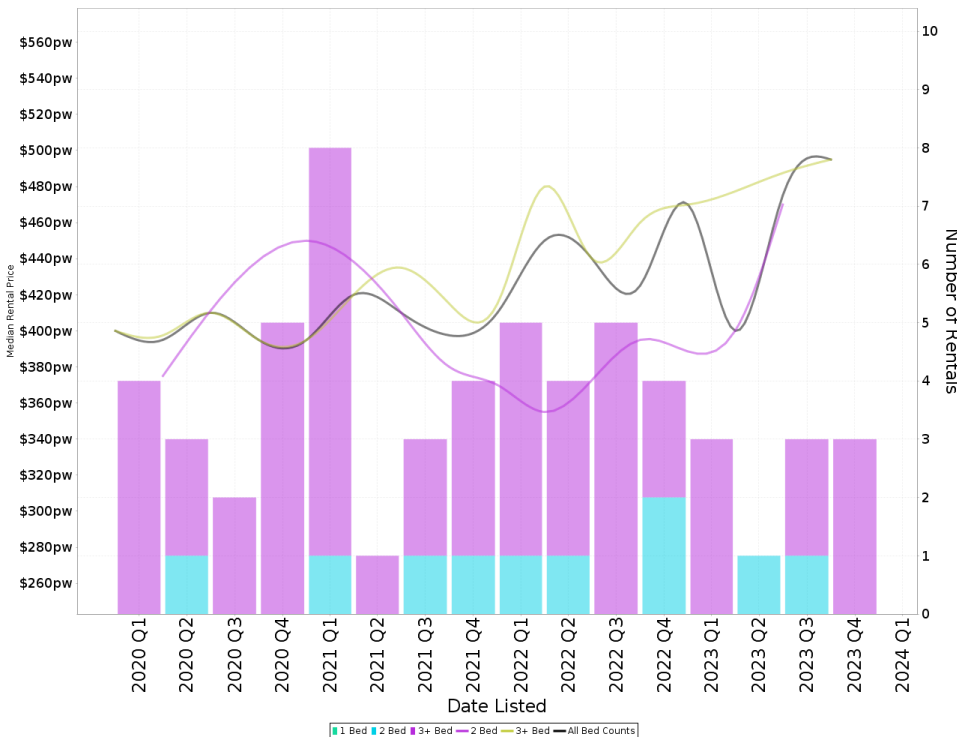
Current Median Price: \$814,250
Previous Median Price: \$805,000
Based on 115 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$814,250
Current Median Rent: \$550
Based on 85 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.1%

Current Median Price: \$620,000
Previous Median Price: \$619,250
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$620,000
Current Median Rent: \$473
Based on 10 registered Unit rentals compared over the last 12 months.

LYNBROOK - Recently Sold Properties

Median Sale Price

\$814k

Based on 52 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

+1.1%

Current Median Price: \$814,250
Previous Median Price: \$805,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

52

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

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

46 HENRY LAWSON DR



\$700,000

2024
20 Days

449 m² 3 1 1

30 GLENBROOK CRES



\$727,000

Dec 2023
10 Days

544 m² 4 2 2

31 PENTON WAY




\$1,016,000

Dec 2023
16 Days

672 m² 4 2 2

13 RANKIN CL




\$650,000

Dec 2023
31 Days

369 m² 3 2 2

40 BANJO CCT




\$570,000

Dec 2023
37 Days

260 m² 3 2 1

21 BANJO CCT



\$855,000

Dec 2023
15 Days

414 m² 4 3 2

92 AYLMEY RD

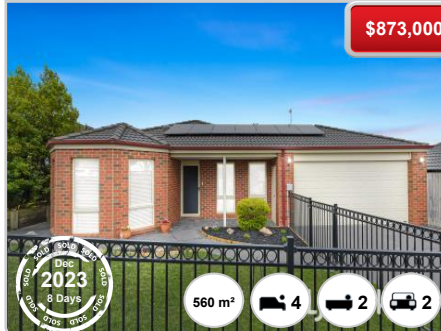


\$1,224,000

Dec 2023
35 Days

704 m² 5 3 4

56 ELLIOTT PDE



\$873,000

Dec 2023
8 Days

560 m² 4 2 2

17 BAYNTON CRES



\$713,000

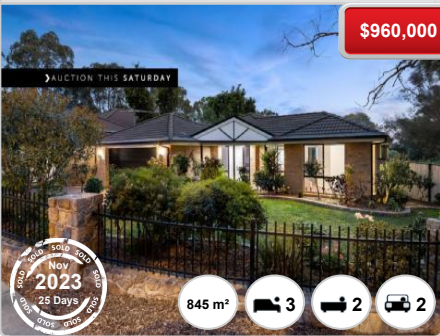
Nov 2023
36 Days

423 m² 3 2 1

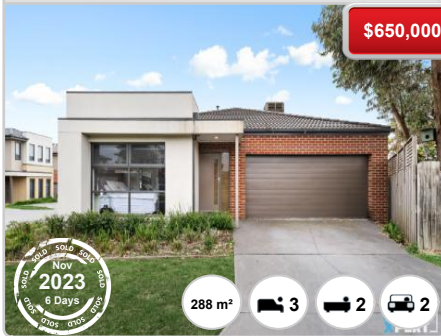
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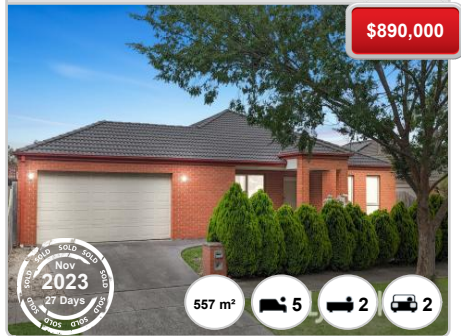
1 TOWERHILL BVD



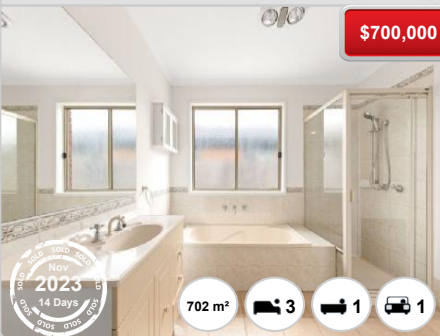
2 ALFONSO CRT



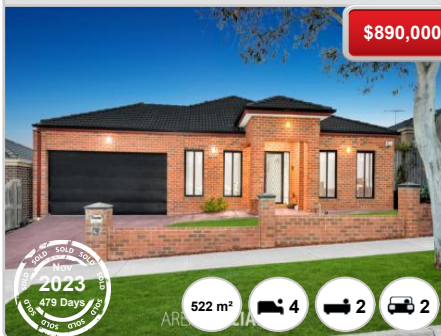
10 BAYNTON CRES



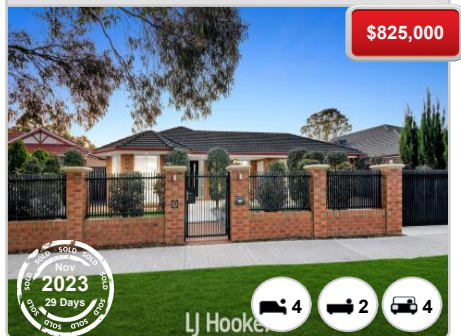
50 ASTLEY WYND



57 ELLIOTT PDE



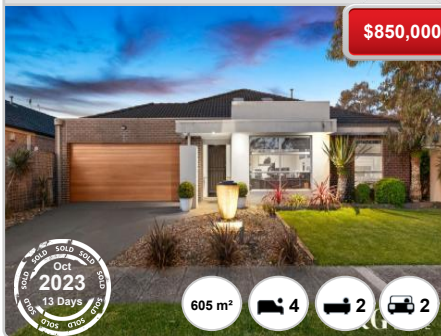
33 PATTERSON DR



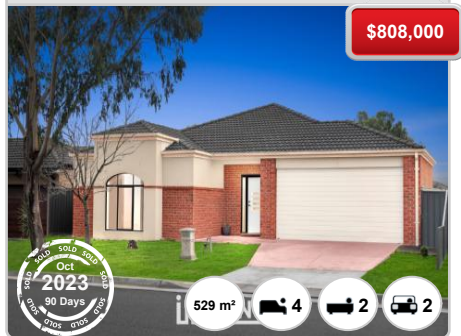
11 BANJO CCT



112 HUTCHINSON DR



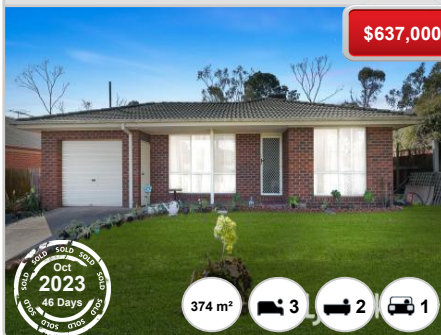
15 RUDD CRT



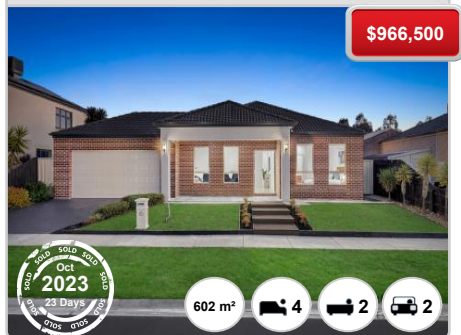
33 PATERSON DR



22 DUTTON CL



5 SEDGWICK CRT



LYNBROOK - Properties For Rent

Median Rental Price

\$550 /w

Based on 85 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

+3.5%

Current Median Price: \$814,250
Current Median Rent: \$550

Based on 52 recorded House sales and 85 House rentals compared over the last 12 months

Number of Rentals


85

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

27 MAY GIBBS CRESCENT

\$530 PW/\$2303



352 m² 3 1 1

Jan 2024 6 Days

20 ASTLEY WYND

\$630

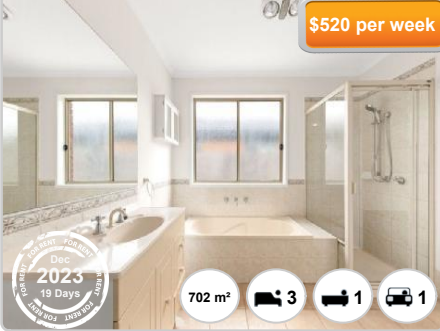


663 m² 5 2 2

Jan 2024 7 Days

50 ASTLEY WYND

\$520 per week




702 m² 3 1 1

Dec 2023 19 Days

6 BRADY CLOSE

\$520pw |



612 m² 4 2 2

Dec 2023 19 Days

38 LINDSAY CRESCENT

\$650pw |

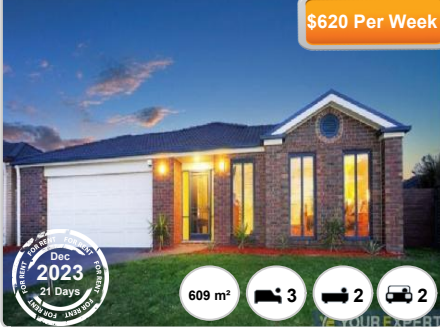


502 m² 3 2 3

Dec 2023 21 Days

31 SILVER CREEK DRIVE

\$620 Per Week




609 m² 3 2 2

Dec 2023 21 Days

3 DEVANEY AVENUE

\$850 per week



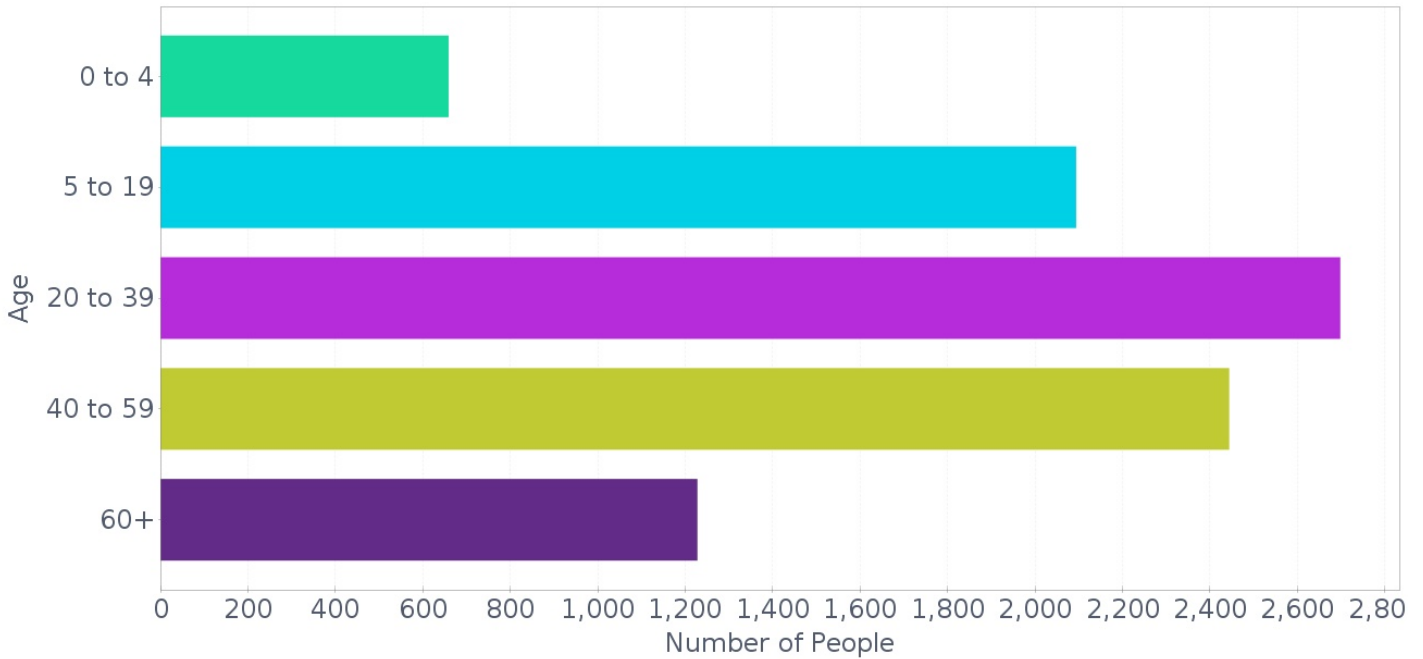
614 m² 5 2 2

2023 21 Days

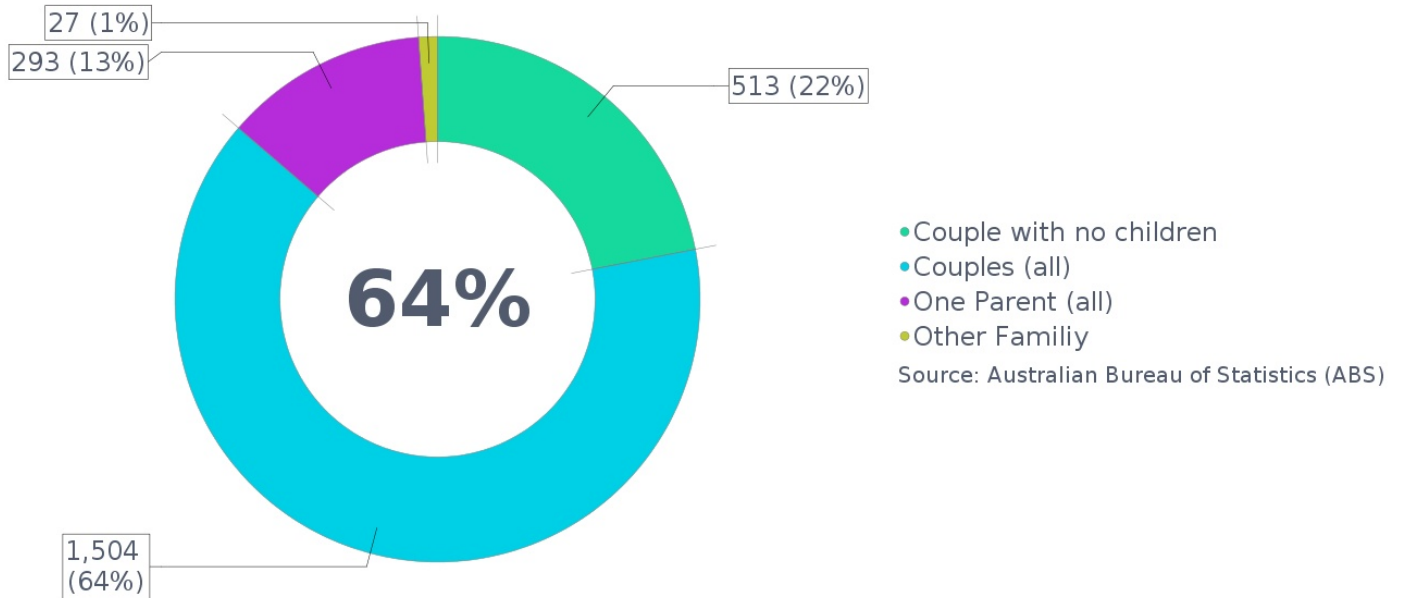
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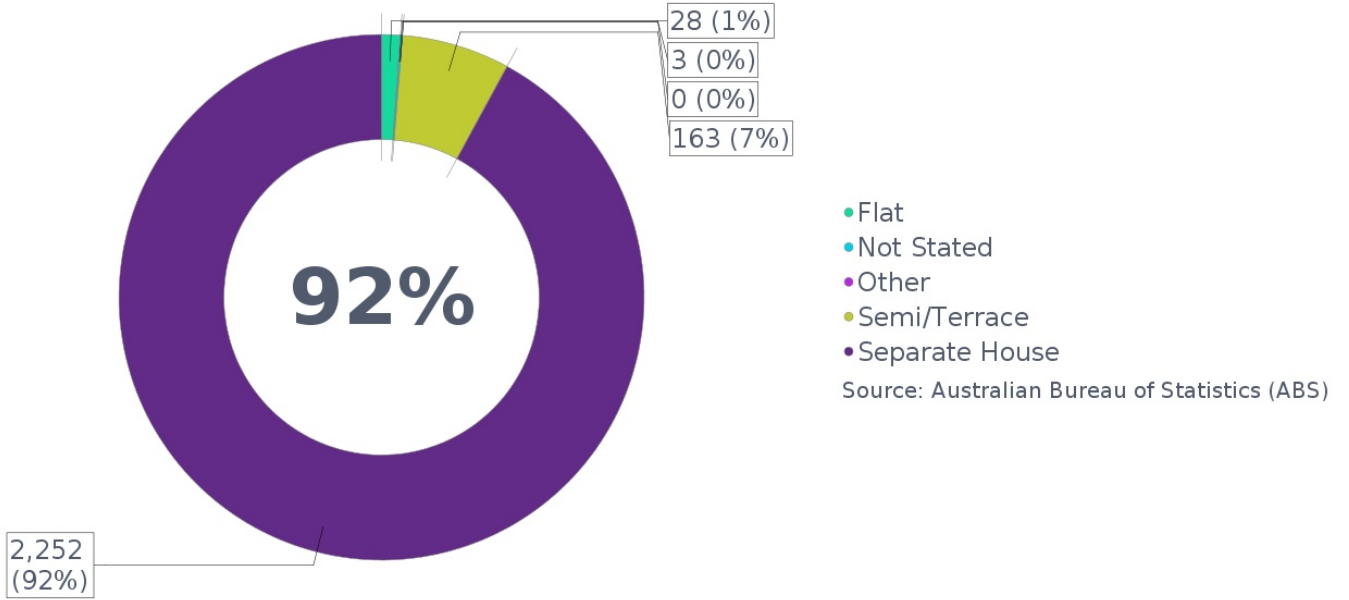
Age of Population (2021)



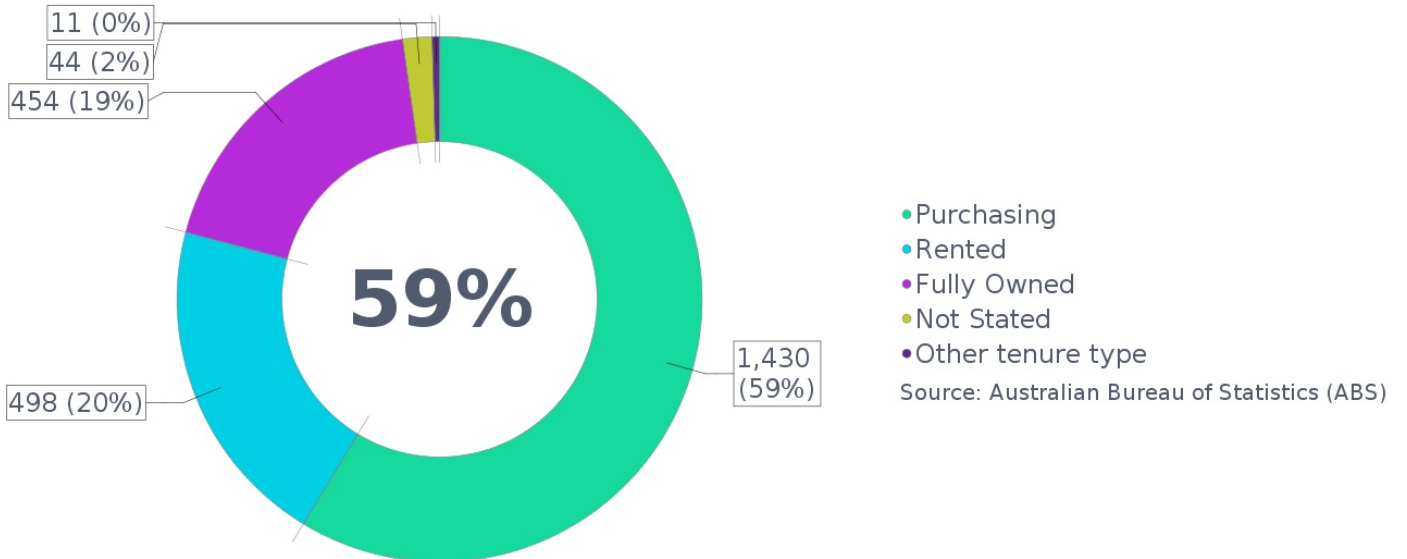
Family Composition (2021)



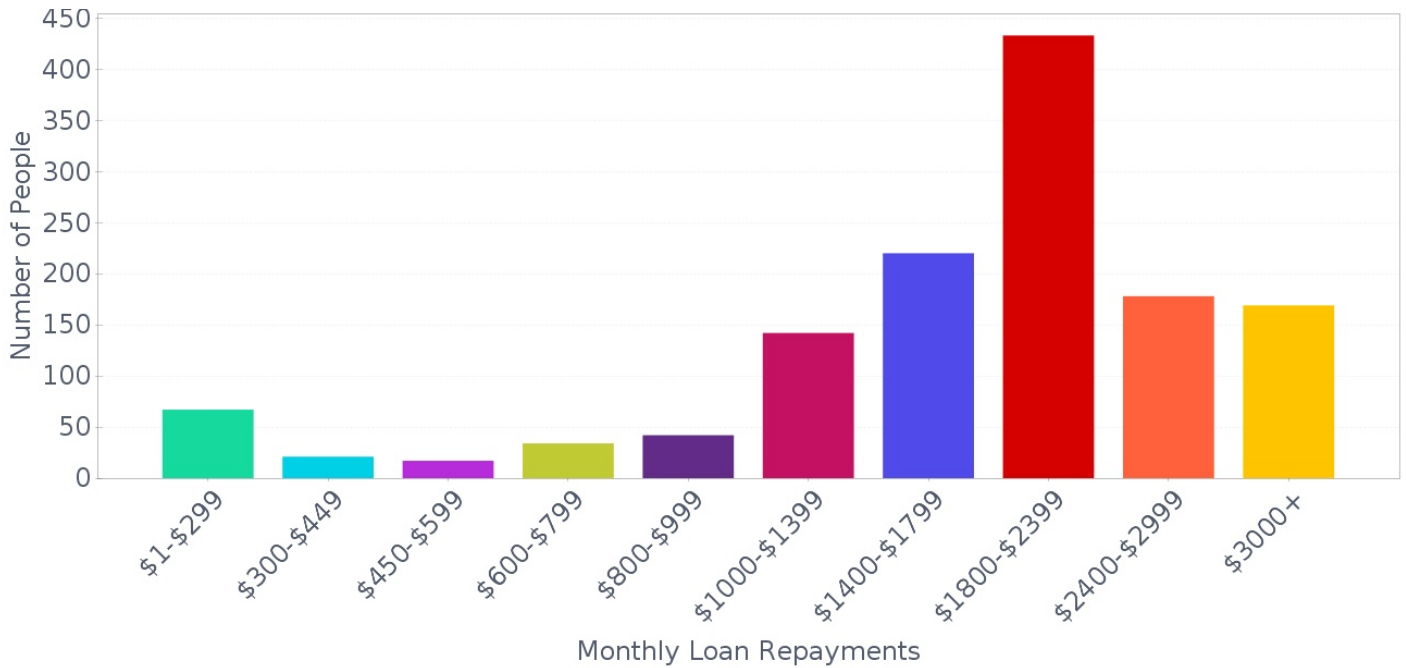
Dwelling Structure (2021)



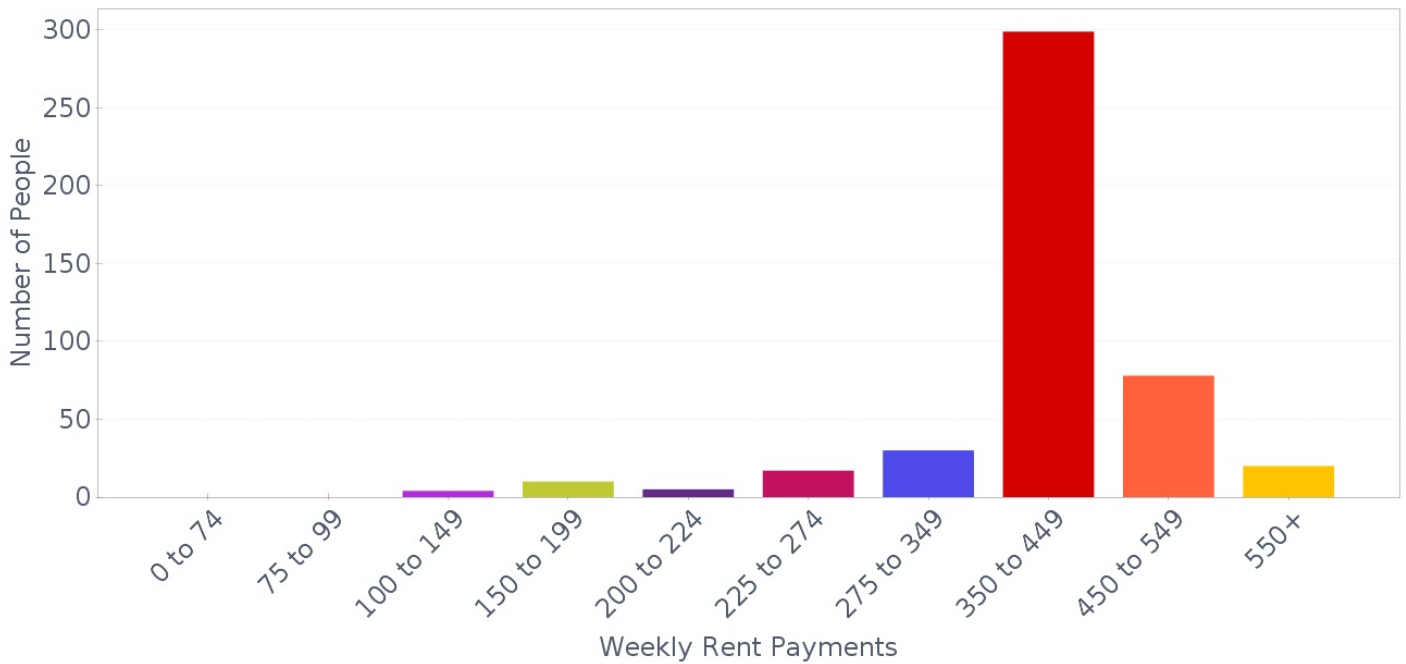
Home Ownership (2021)



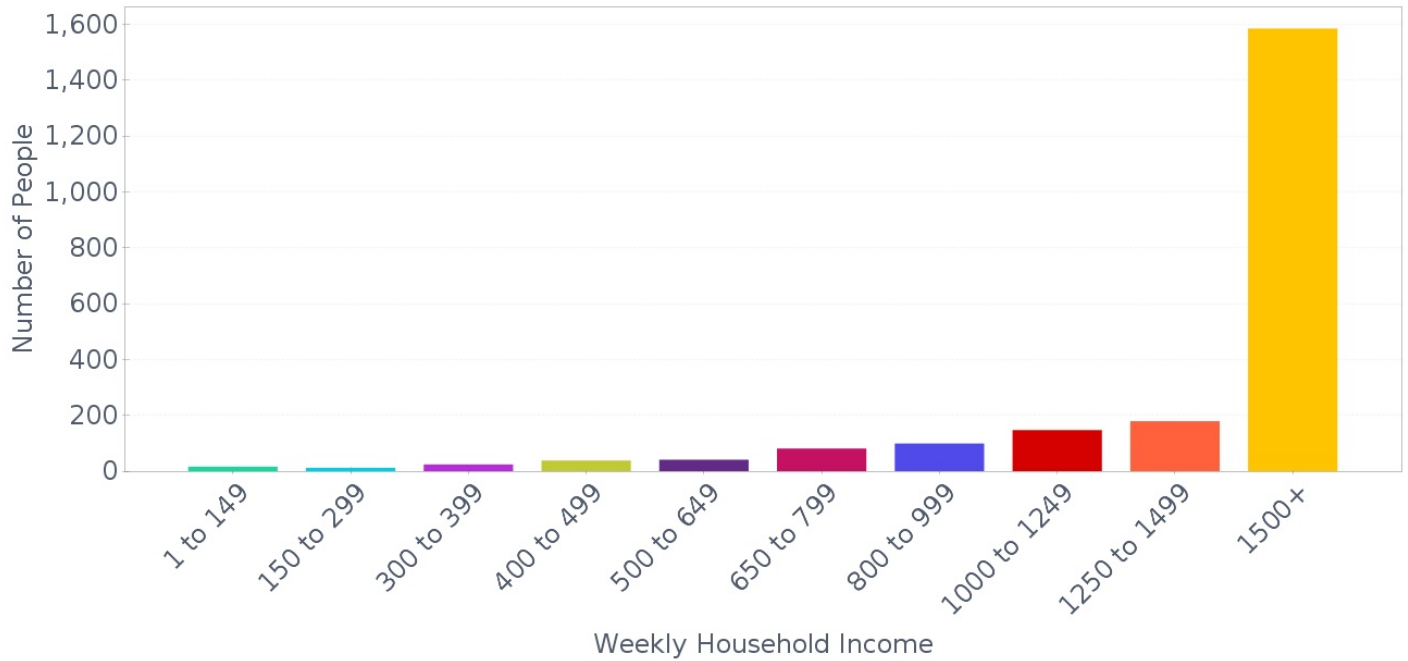
Home Loan Repayments - Monthly (2021)



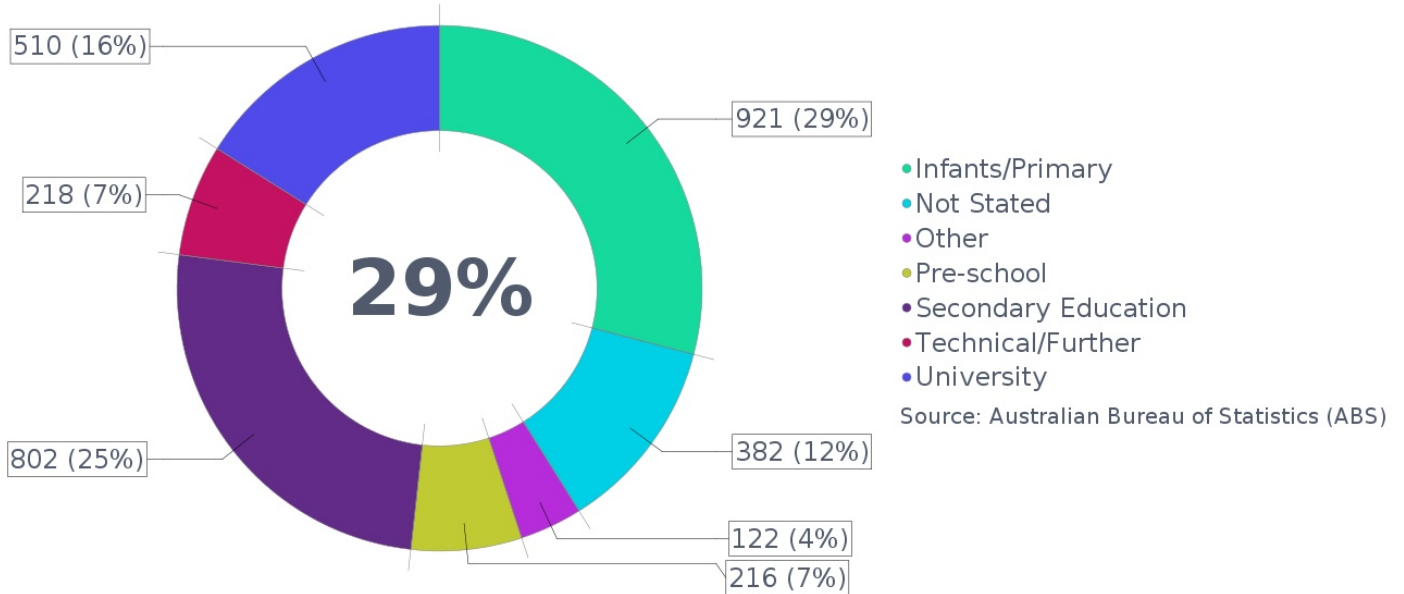
Rent Payments - Weekly (2021)



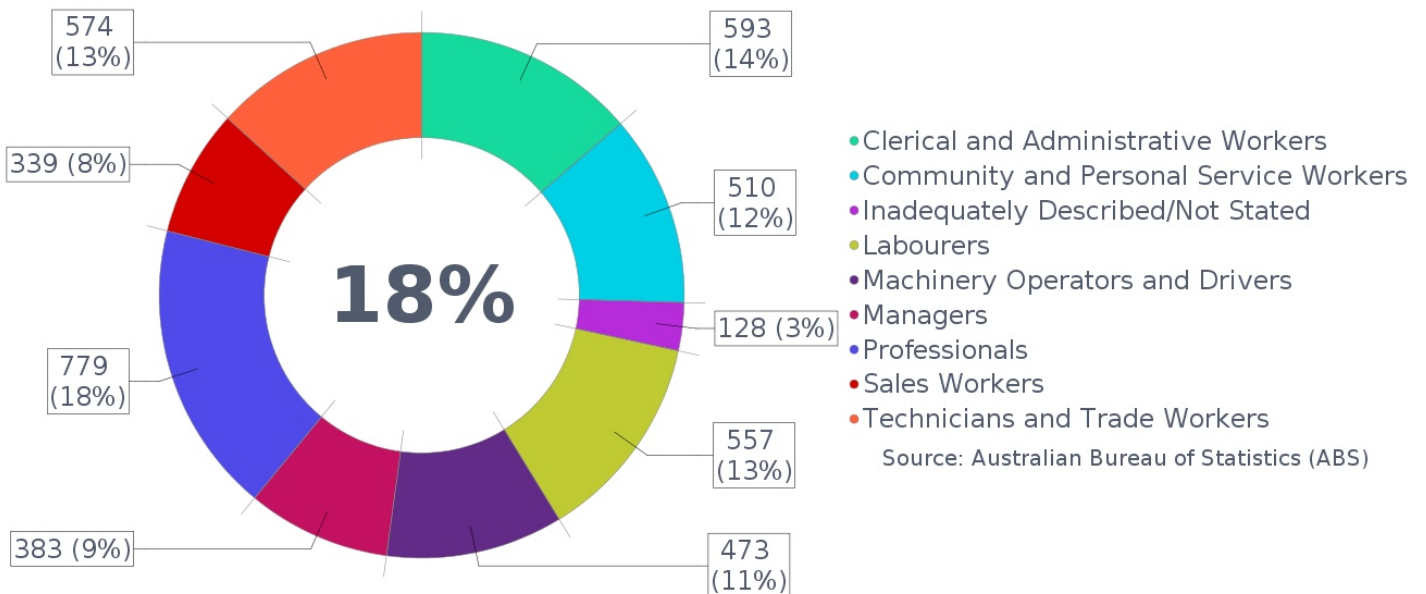
Household Income - Weekly (2021)



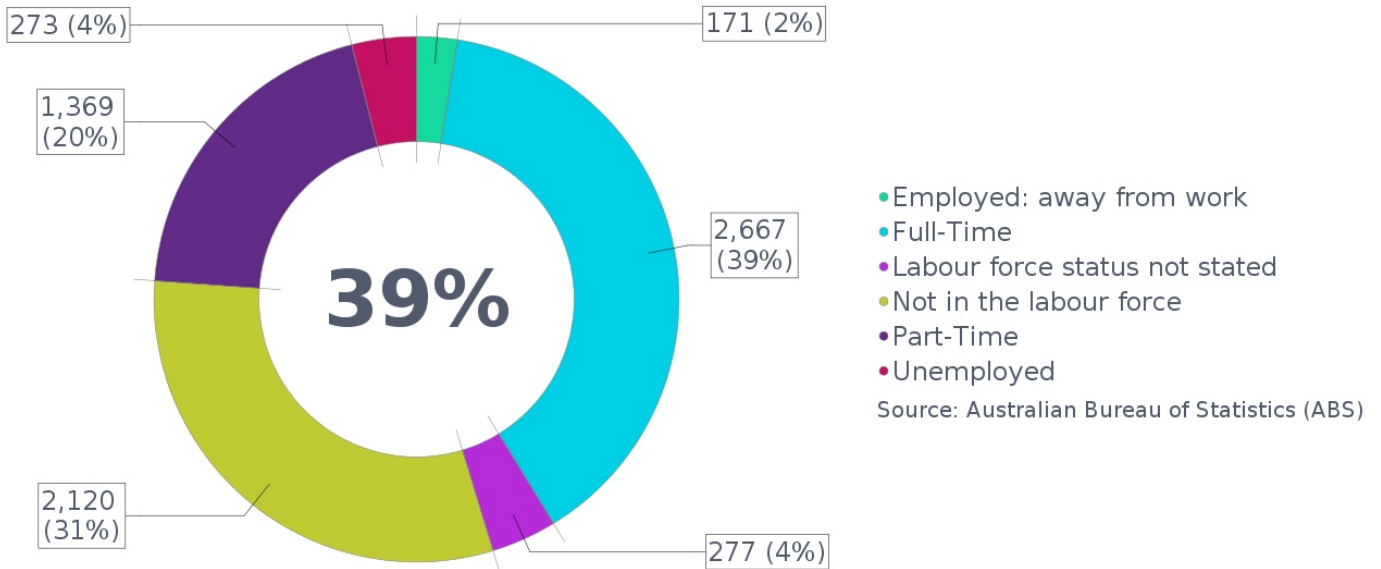
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

