



12/8 Lyon Street Dicky Beach QLD 4551

🚗 3 🚲 1 🚗 1

📏 Land: 123m²

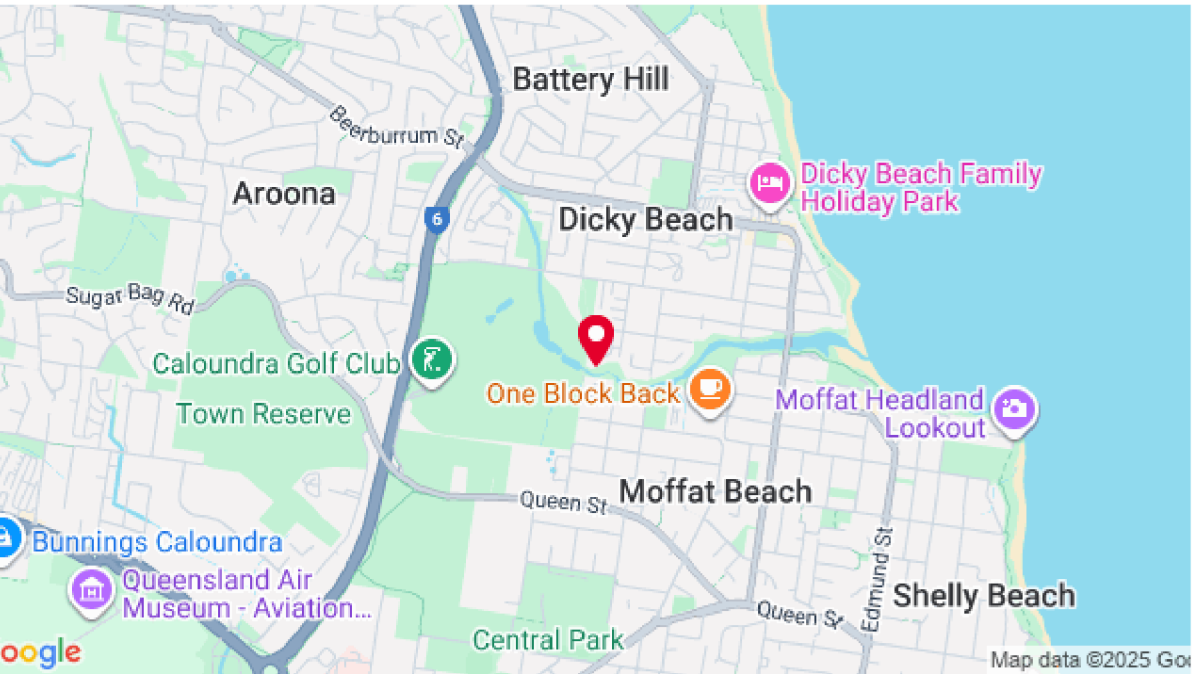
Unit | Built: 1997 | Plan: GTP3993 | Lot: 44

STUART DE STACPOOLE
BD Realty

0482 070 660
hello@bdrealty.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
NOW	WELCOME HOME	Active	1 days
08/09/2023	\$660,000	Privately sold	10 days
07/10/2022	\$640,000	Privately sold	
04/05/2014	\$315,000	Privately sold	
22/04/2010	\$313,500	Privately sold	
14/06/2003	\$227,000	Privately sold	
20/02/1995	\$130,000	Privately sold	



LEASED PROPERTIES



27/8 Lyon Street

Dicky Beach QLD 4551

🚗 3 🏠 1 🚲 1 🏠 - 🏠 -

Year built - Distance 0.1km

Property type Unit

\$680 per week..

Last leased 23 Sep 2025

11 days on site



5/15 Bower Street

Caloundra QLD 4551

🚗 3 🏠 2 🚲 2 🏠 - 🏠 -

Year built - Distance 0.8km

Property type Unit

\$700 per week..

Last leased 10 Dec 2025

15 days on site



2/5 Rufous Court

Caloundra QLD 4551

🚗 3 🏠 2 🚲 1 🏠 Land: 129m² 🏠 -

Year built - Distance 0.8km

Property type Unit

\$750 per week..

Last leased 14 Oct 2025

25 days on site



50/8 Lyon Street

Dicky Beach QLD 4551

🚗 3 🏠 1 🚲 2 🏠 Land: 186m² 🏠 -

Year built - Distance 0.1km

Property type Unit

\$800 per week..

Last leased 16 Sep 2025

18 days on site



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

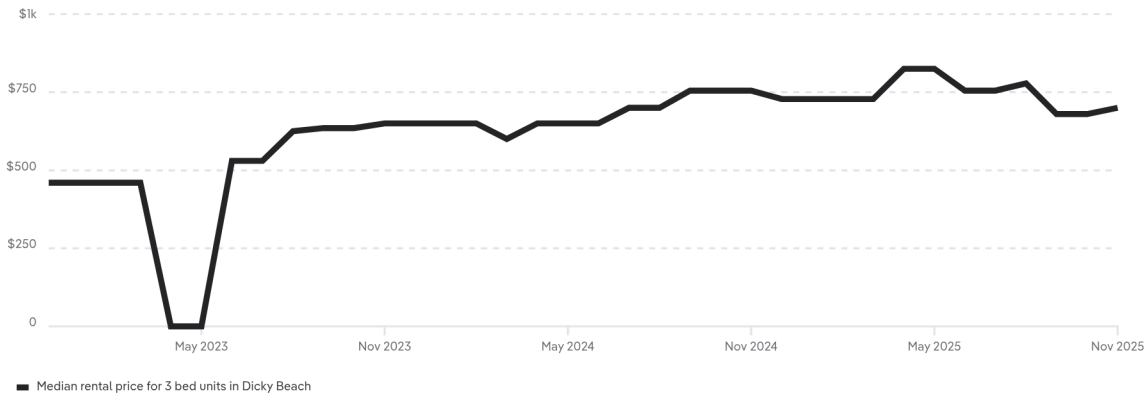
Dicky Beach market snapshot in the last 12 months

For 3 bed units in Dicky Beach. Trend data is calculated based on a rolling twelve month period.

Median rental price \$700 pw ↓ Down 7.3% from this time last year	Leased volume 8	Price growth -7.3%	Median days on market 15 days ↓ Down 25% from this time last year
---	----------------------------------	-------------------------------------	---

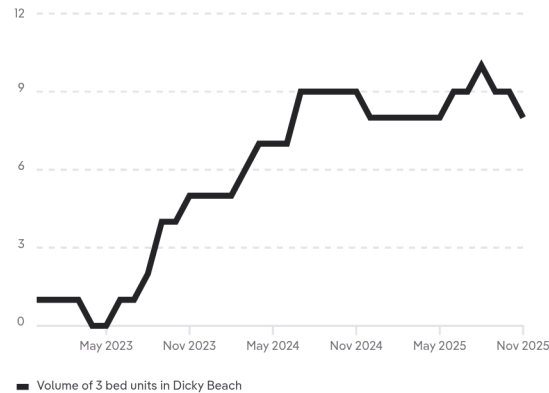
Median rental price - 3 year trend

Showing the median rental price of 3 bed units in Dicky Beach



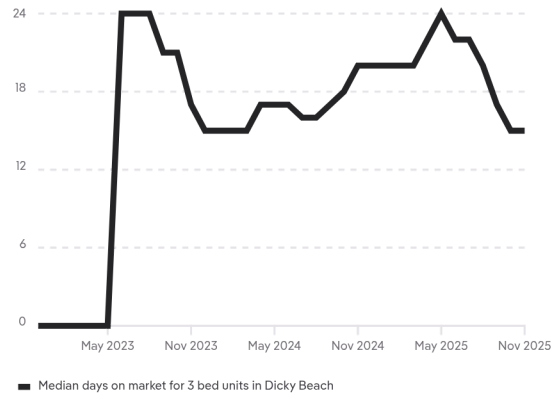
Properties leased - 3 year trend

Showing how many 3 bed units in Dicky Beach have leased



Median days on market - 3 year trend

Showing how long it takes 3 bed units in Dicky Beach to lease





Demand for similar properties

Market activity on realestate.com.au for 3 bed units in Dicky Beach

Potential renters

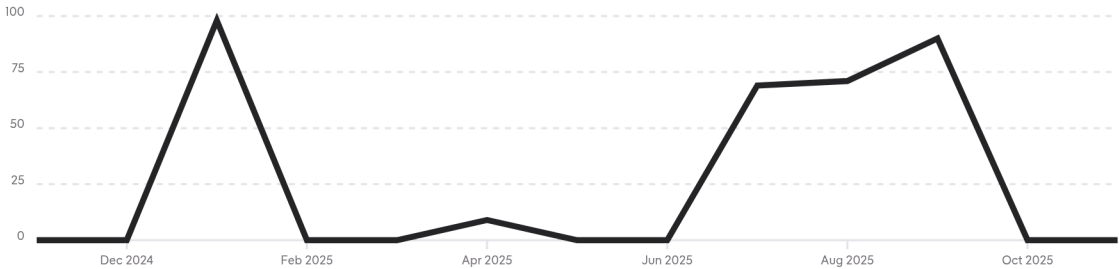
28

Similar for rent

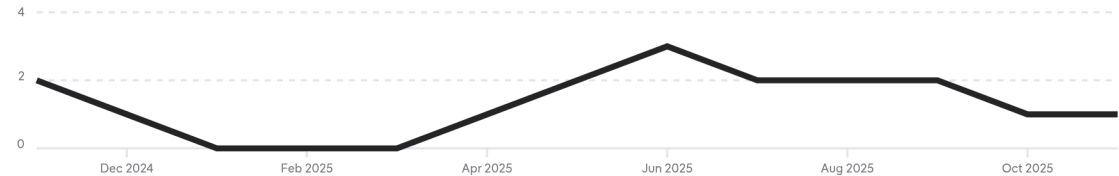
2

Potential renters

Showing the number of people who are seriously interested in listings for 3 bed units in Dicky Beach on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

12/8 Lyon Street

Dicky Beach QLD 4551

 3  1  1  123m² | Unit

\$720 - \$760 PER WEEK

MY RENTAL ESTIMATE





COPYRIGHT AND LEGAL DISCLAIMERS ABOUT PROPERTY DATA

Some of the information displayed in this document is based on historical and current data supplied to Proptrack Pty Ltd by third parties including State government agencies. Proptrack does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors in this information. The information should not be regarded as advice or relied upon by your or any other person and Proptrack recommends that you seek professional advice before making any property decisions.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REA Group