

SUBURB FLYOVER REPORT

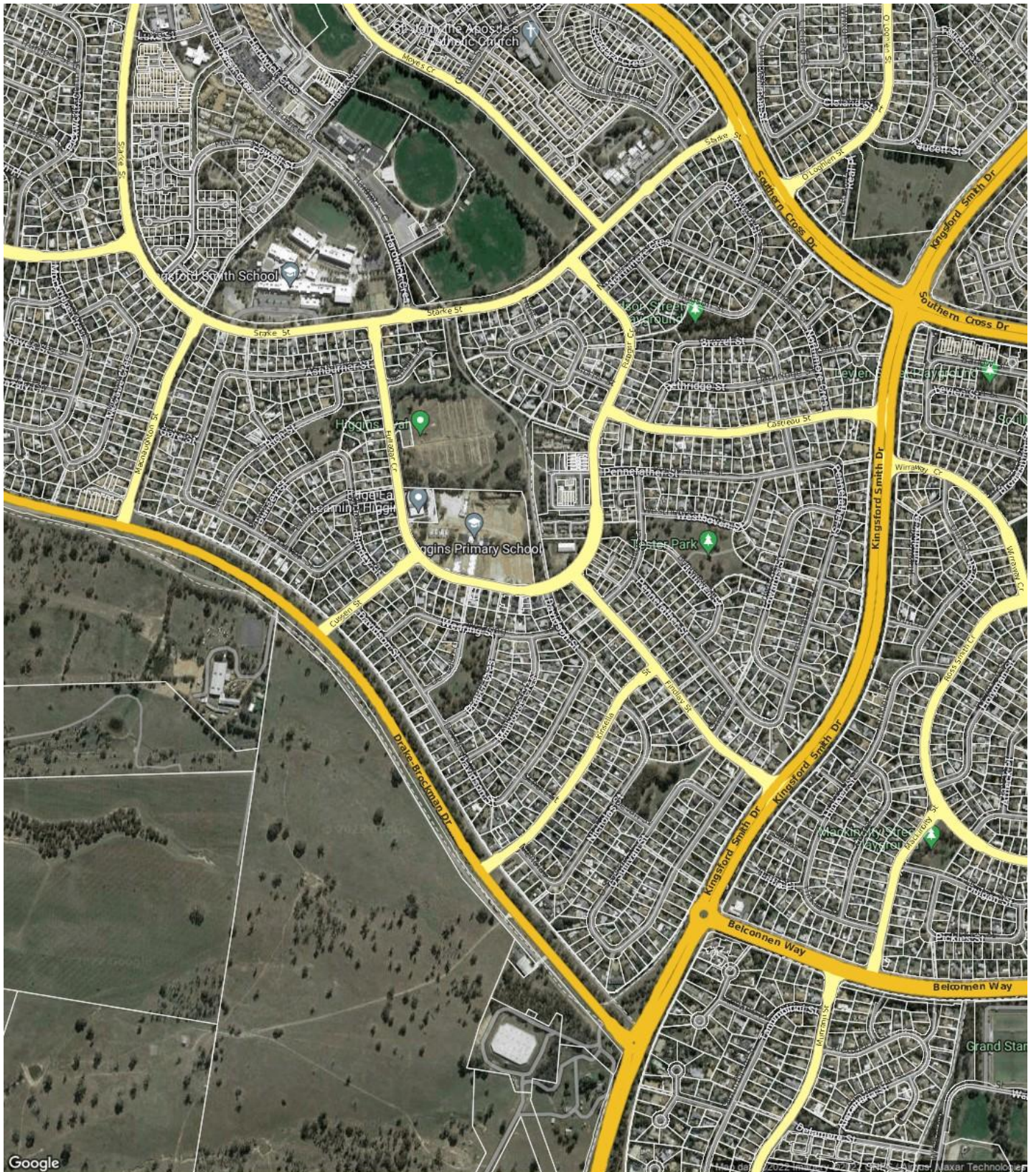
HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





HIGGINS - Suburb Map



Prepared on 29/12/2022 by Auction Advantage. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	63	\$ 300,000	0.0 %	\$ 30,000	\$ 390,000
2005	50	\$ 302,000	0.7 %	\$ 100,000	\$ 410,000
2006	55	\$ 315,000	4.3 %	\$ 210,000	\$ 400,000
2007	63	\$ 365,000	15.9 %	\$ 60,000	\$ 445,000
2008	58	\$ 370,000	1.4 %	\$ 120,000	\$ 505,000
2009	51	\$ 399,950	8.1 %	\$ 260,000	\$ 594,999
2010	32	\$ 431,375	7.9 %	\$ 156,660	\$ 546,250
2011	39	\$ 425,000	-1.5 %	\$ 230,000	\$ 540,000
2012	40	\$ 435,000	2.4 %	\$ 202,500	\$ 610,000
2013	60	\$ 448,250	3.0 %	\$ 345,000	\$ 657,000
2014	33	\$ 430,000	-4.1 %	\$ 114,000	\$ 565,000
2015	32	\$ 452,250	5.2 %	\$ 373,000	\$ 795,000
2016	39	\$ 492,000	8.8 %	\$ 344,000	\$ 680,000
2017	40	\$ 550,000	11.8 %	\$ 62,542	\$ 781,000
2018	62	\$ 552,500	0.5 %	\$ 270,000	\$ 815,000
2019	45	\$ 576,000	4.3 %	\$ 300,000	\$ 822,000
2020	65	\$ 620,000	7.6 %	\$ 250,000	\$ 805,000
2021	59	\$ 830,000	33.9 %	\$ 10,010	\$ 1,245,000
2022	31	\$ 860,000	3.6 %	\$ 80,000	\$ 1,300,000

Median Sale Price

\$865k

Based on 54 recorded House sales within the last 12 months (Oct '21 - Sep '22)

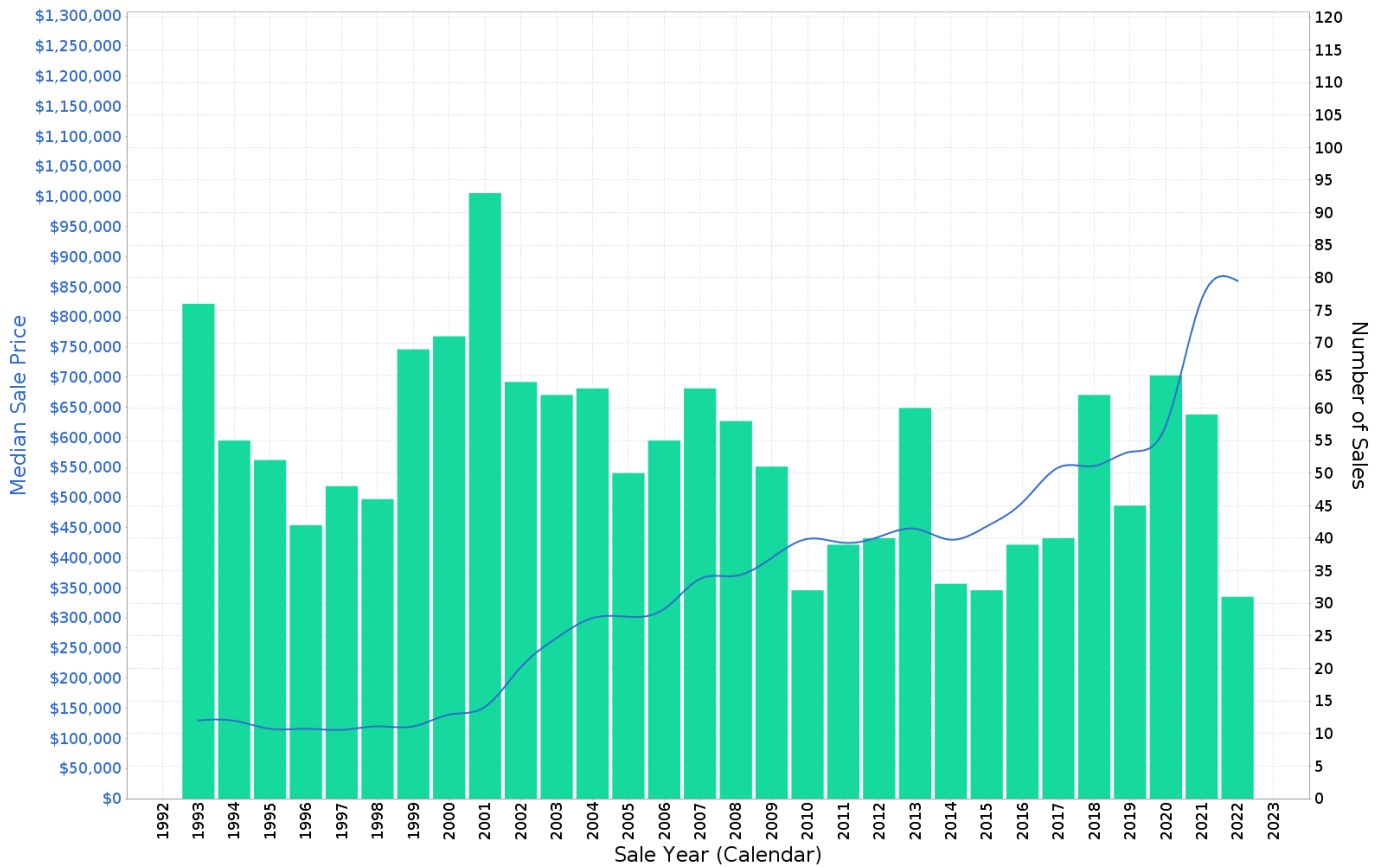
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

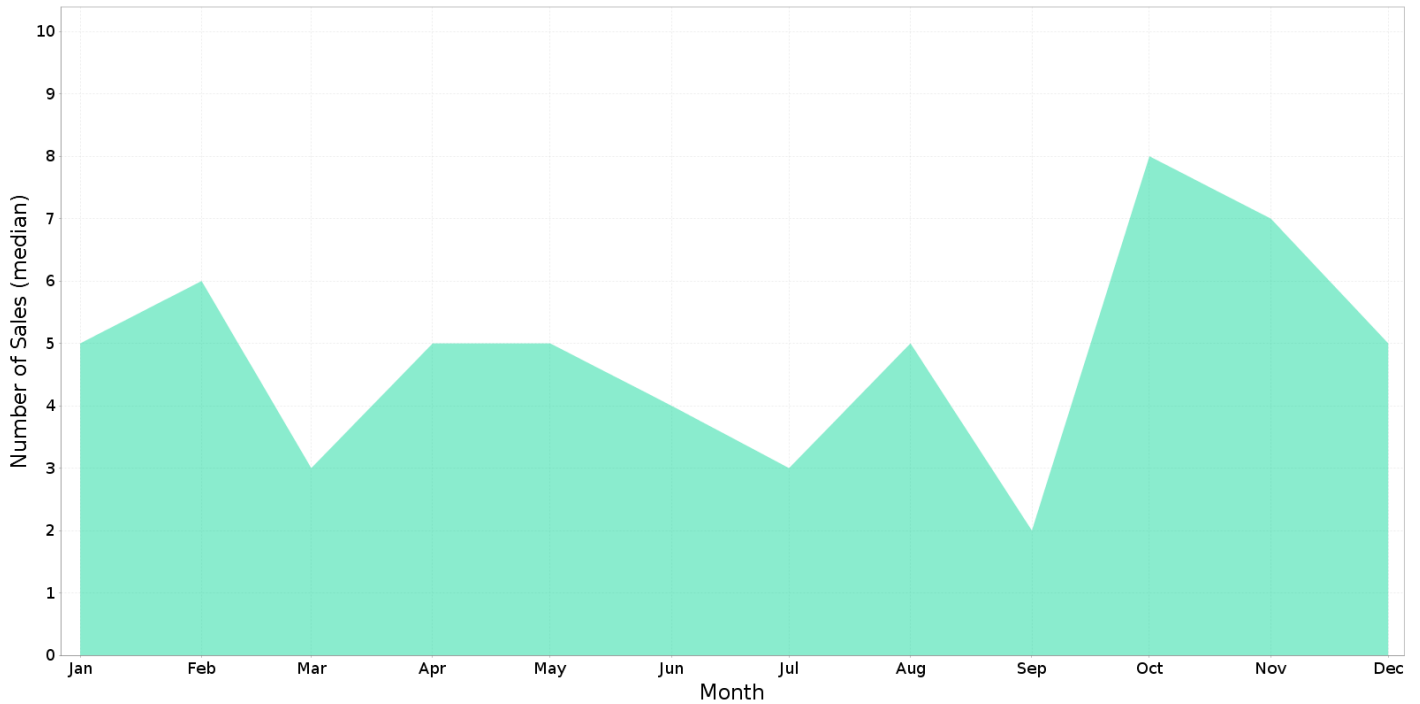
+25.2%

Current Median Price: \$865,000
Previous Median Price: \$691,000

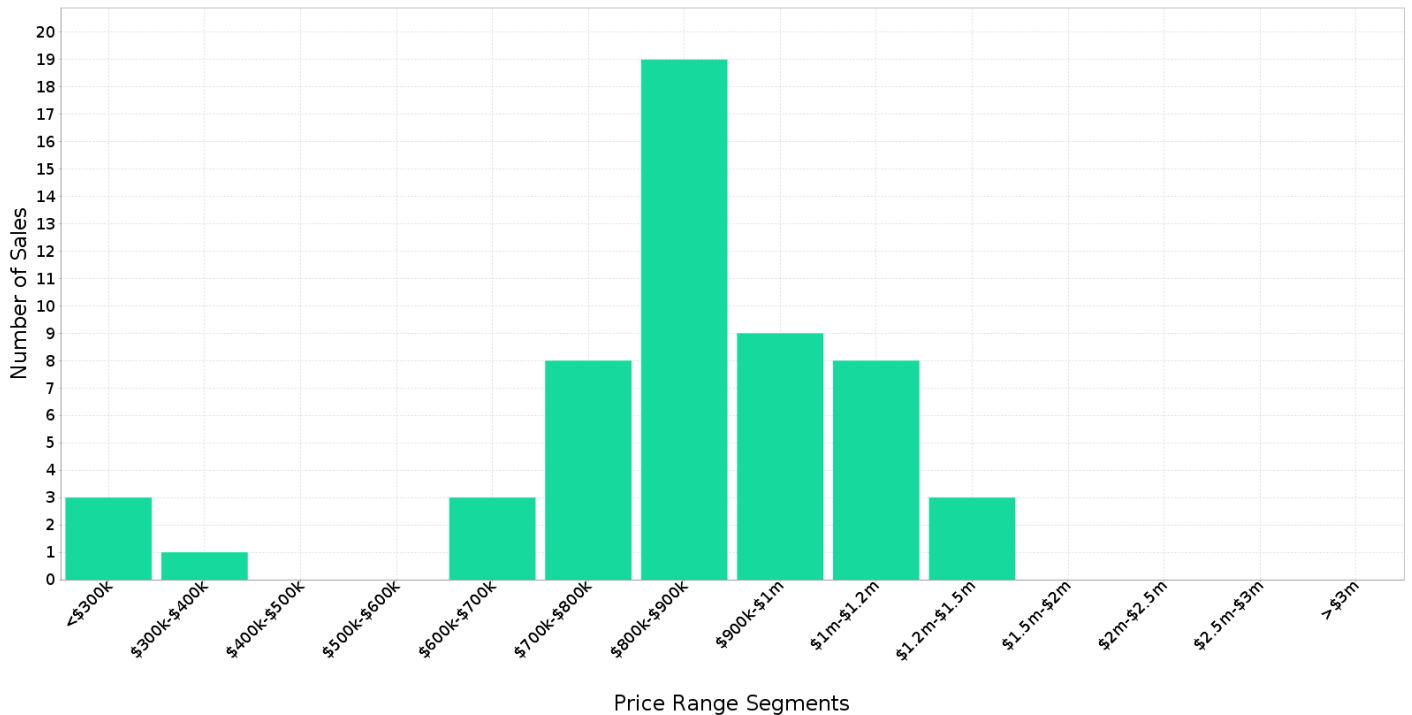
Based on 111 recorded House sales compared over the last two rolling 12 month periods



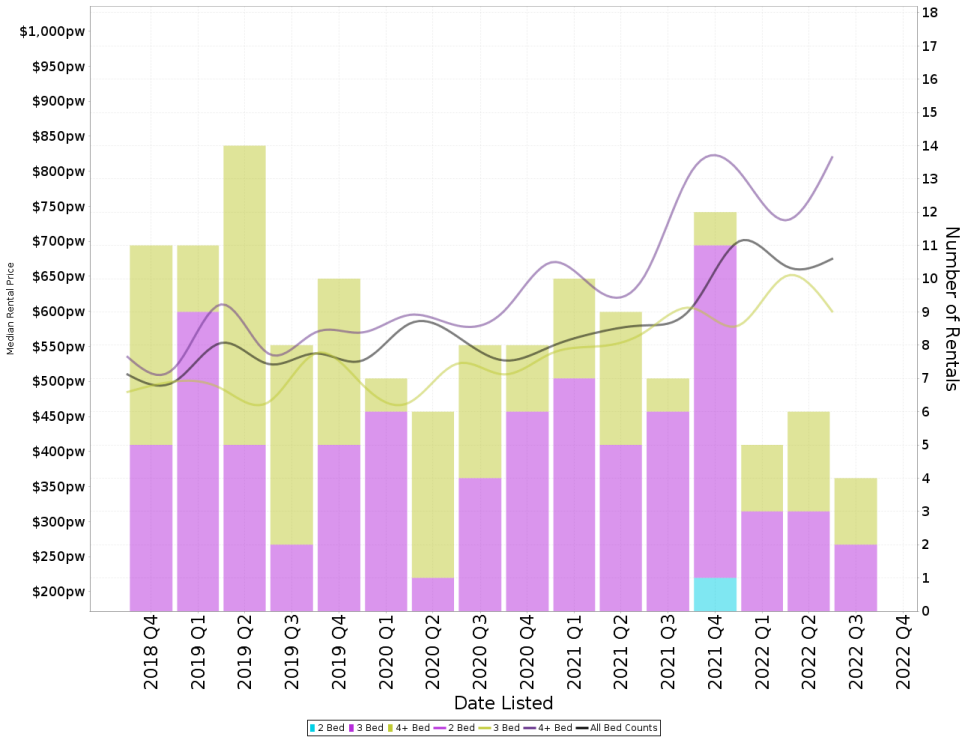
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+25.2%

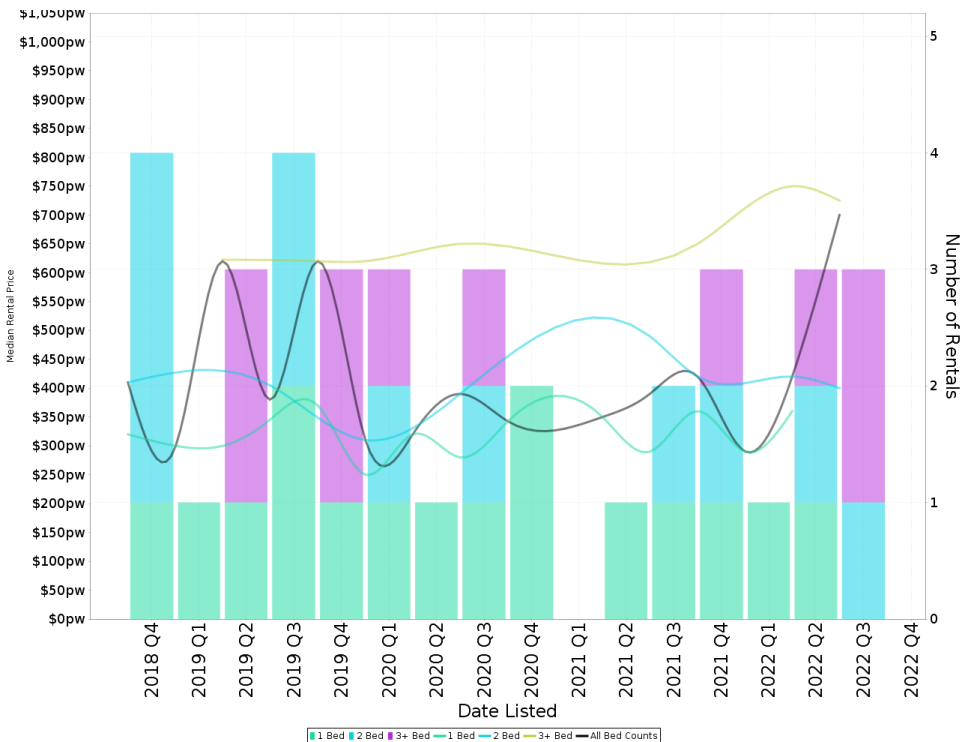
Current Median Price: \$865,000
Previous Median Price: \$691,000
Based on 111 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$865,000
Current Median Rent: \$510
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.8%

Current Median Price: \$814,000
Previous Median Price: \$652,500
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$814,000
Current Median Rent: \$400
Based on 12 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$865k

Based on 54 recorded House sales within the last 12 months (Oct '21 - Sep '22)

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

Suburb Growth

+25.2%

Current Median Price: \$865,000
Previous Median Price: \$691,000

Based on 111 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

54

Based on recorded House sales within the 12 months (Oct '21 - Sep '22)

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

48 CASTIEAU ST




\$810,000

Nov 2022
45 Days

704 m² 3 1 2

37 FINDLAY ST



\$775,000

Oct 2022
70 Days

821 m² 3 1 2

36 FINDLAY ST

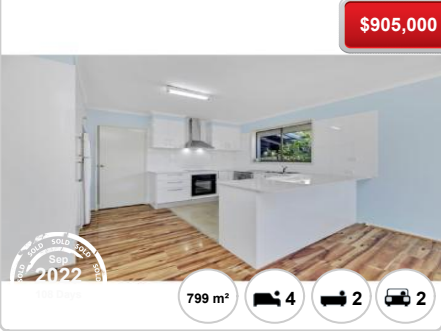


\$900,000

Oct 2022
19 Days

759 m² 4 2 2

61 STARKE ST



\$905,000

Sep 2022
21 Days

799 m² 4 2 2

33 O' SULLIVAN ST



\$850,000

Sep 2022
19 Days

1,303 m² 3 1 3

22 CASTIEAU ST



\$825,000

Aug 2022
20 Days

732 m² 3 1 1

30 ASHBURNER ST

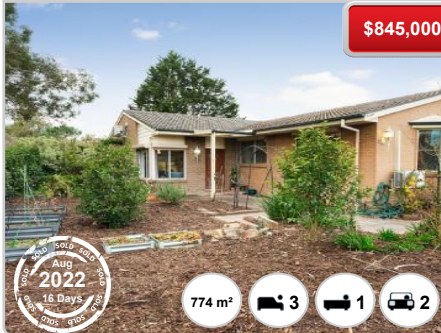


\$750,000

Aug 2022
43 Days

780 m² 3 1 2

12 BRAZEL ST




\$845,000

Aug 2022
16 Days

774 m² 3 1 2

8 ASHBURNER ST



\$850,000


Aug 2022
45 Days

787 m² 4 2 -



4 EDWARDS ST

\$880,000

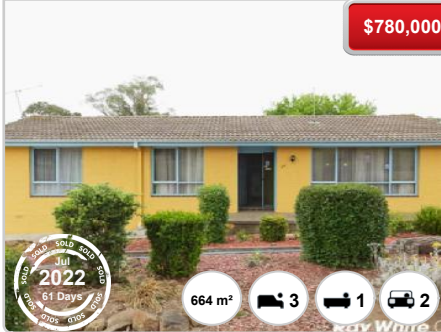


671 m² 3 1 4

Jul 2022
18 Days

24 WESTHOVEN ST

\$780,000



664 m² 3 1 2

Jul 2022
61 Days

39 KINSELLA ST

\$200,000



828 m² 3 1 1

Jul 2022
N/A

HIGGINS - Properties For Rent

Median Rental Price

\$510 /w

Based on 44 recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

Rental Yield

+3.1%

Current Median Price: \$865,000
Current Median Rent: \$510

Based on 54 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44


Based on recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

46 BUNDEY STREET

\$850 Per Week



770 m²   

Dec 2022 11 Days

11/21 CANTOR CRESCENT

\$500 per week



2   

Dec 2022 11 Days

11/21 Cantor Cres

\$500 per week







2   

Dec 2022 11 Days

52 NORTHMORE CRESCENT

\$600 per week

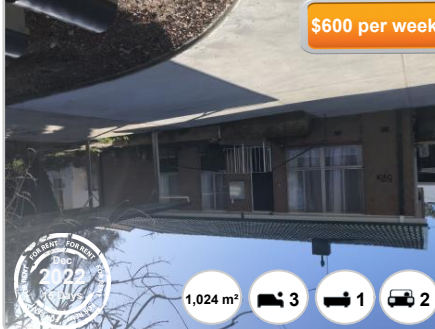





1,024 m²   

Dec 2022 15 Days

52 Northmore Cres

\$600 per week







1,024 m²   

Dec 2022 11 Days

130 Pennefather Street

\$670 per week







761 m²   

Dec 2022 28 Days

93 Ashburner Street

\$625 per week







605 m²   

Dec 2022 11 Days

61 STARKE STREET

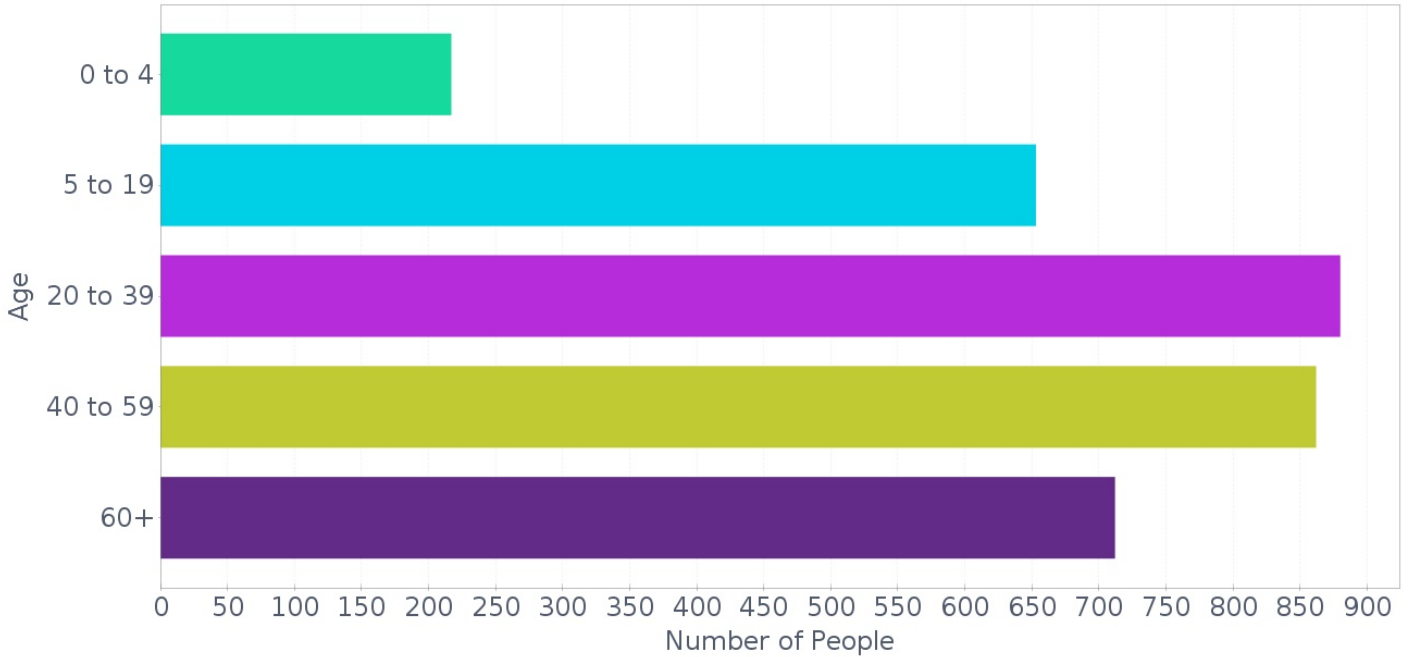
\$950 per week



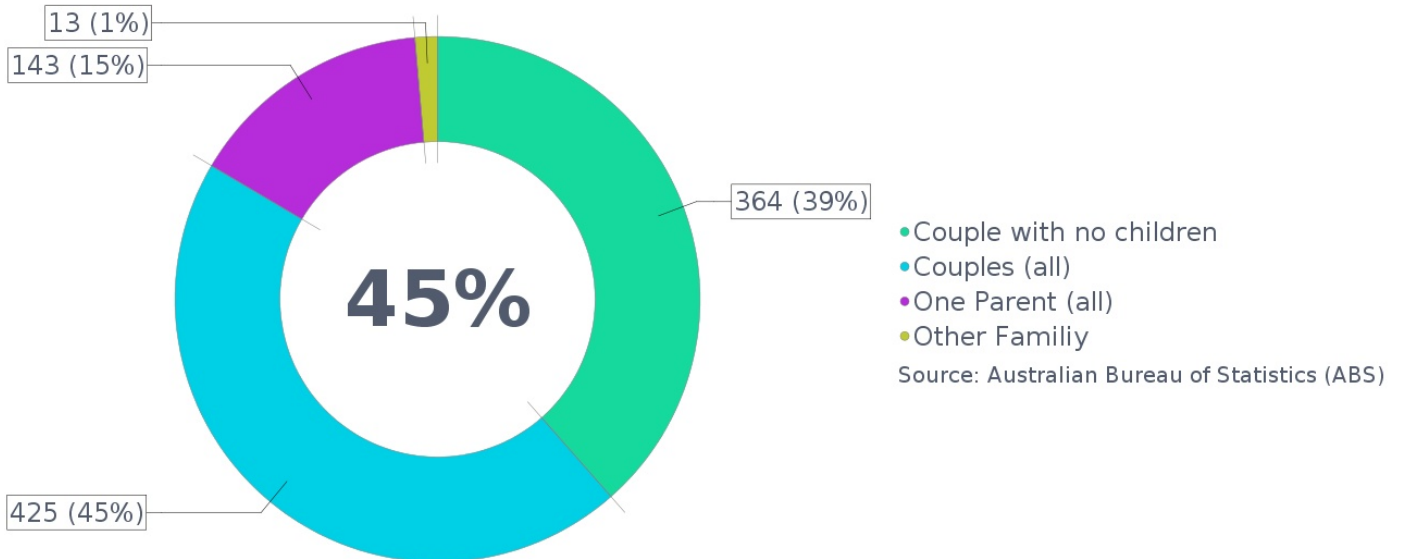
799 m²   

Dec 2022 74 Days

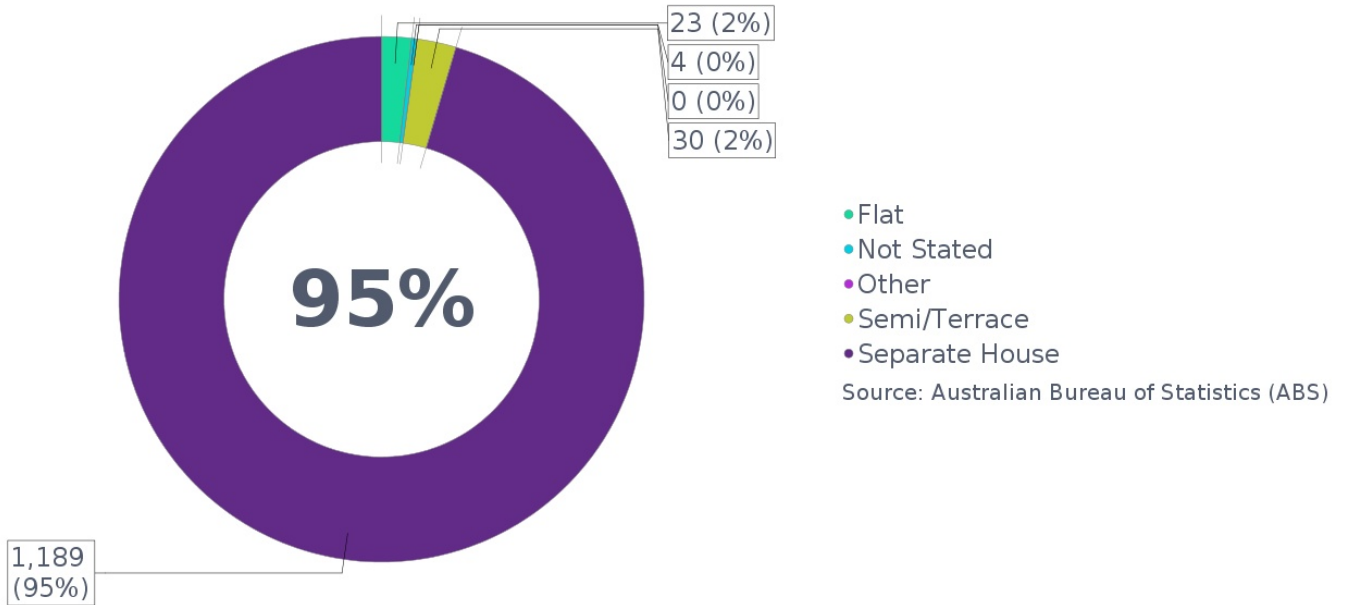
Age of Population (2021)



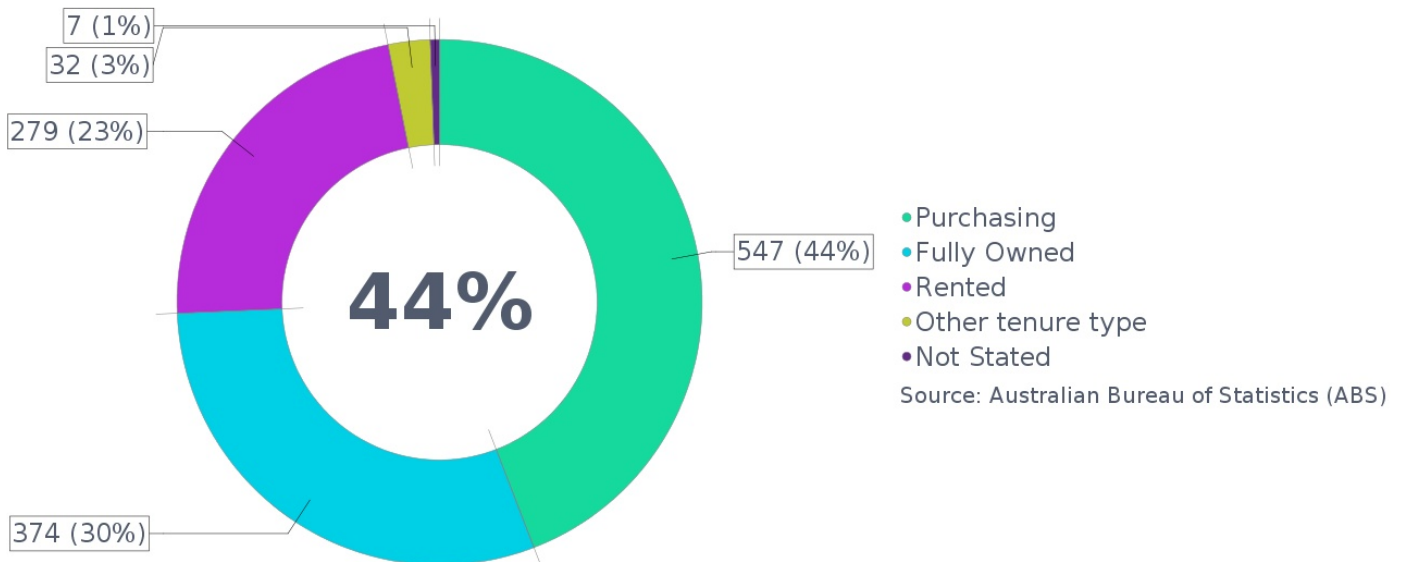
Family Composition (2021)



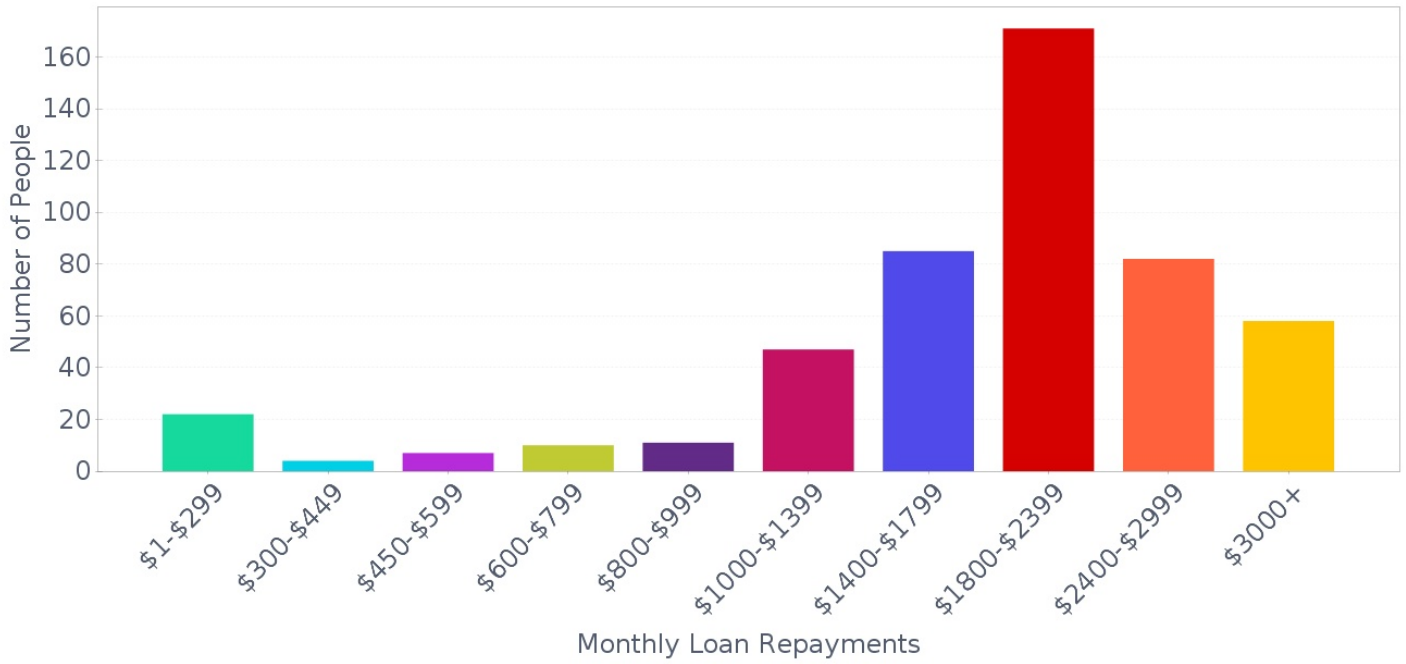
Dwelling Structure (2021)



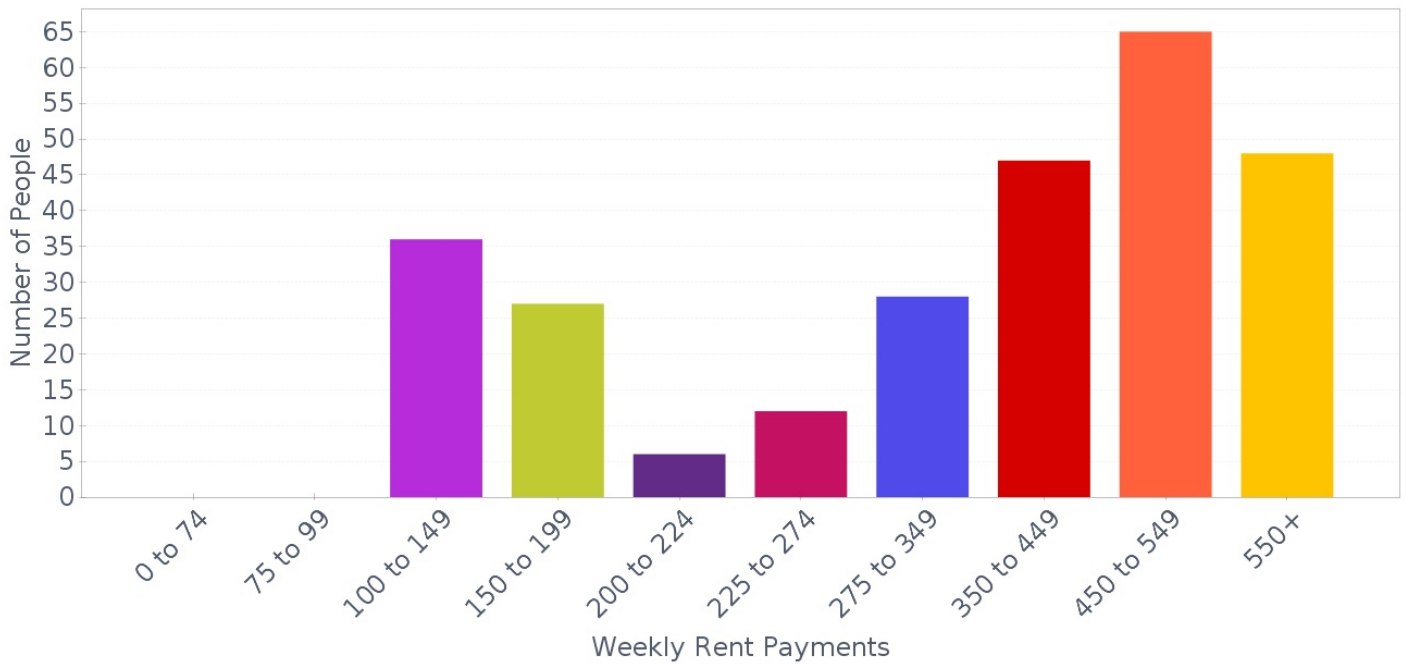
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

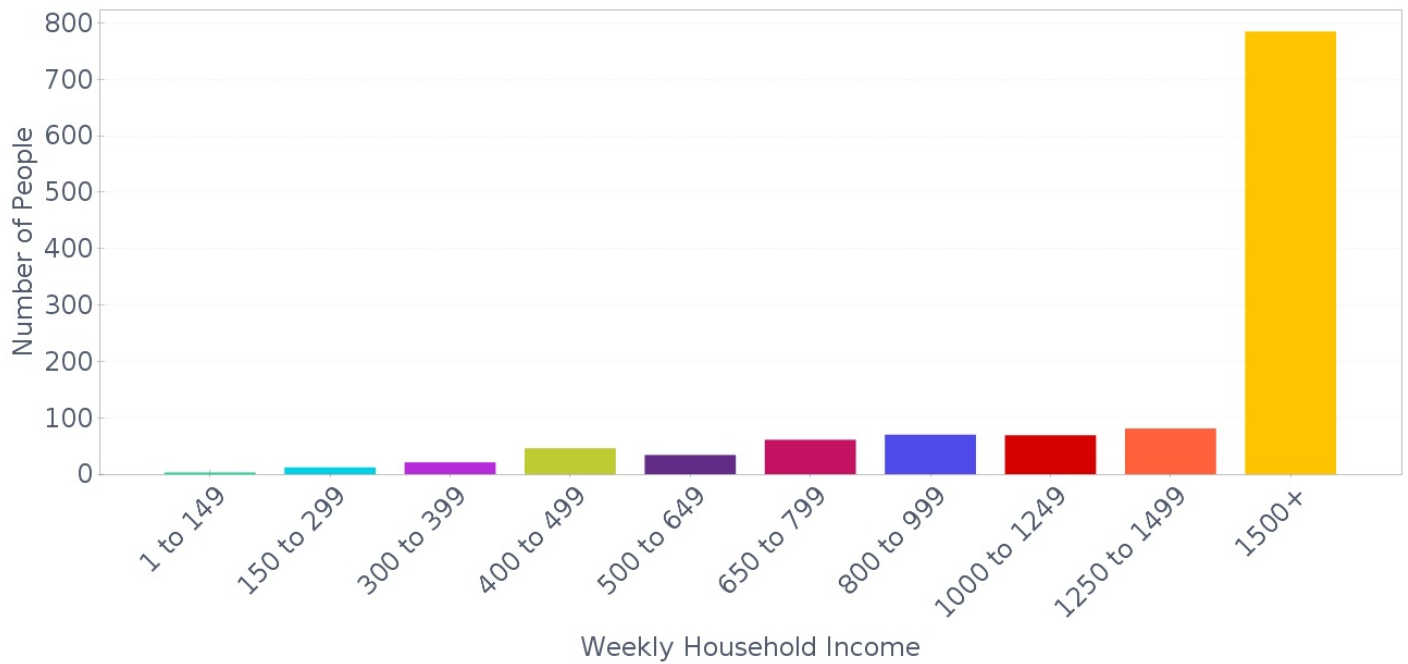


Rent Payments - Weekly (2021)

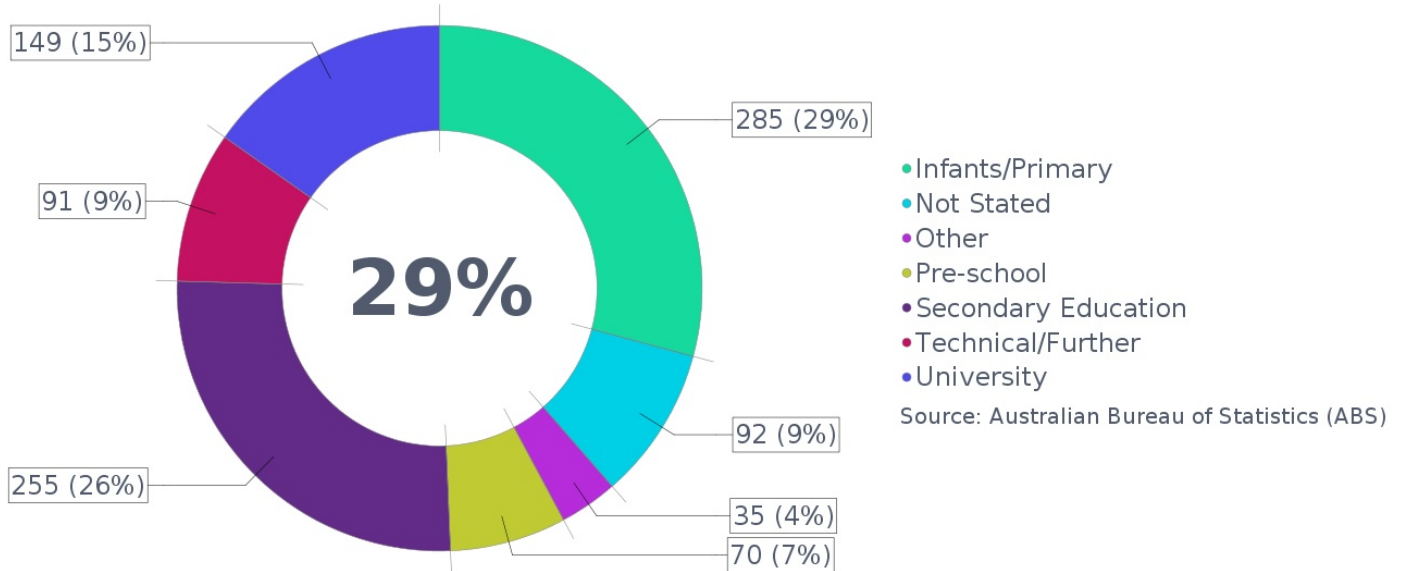




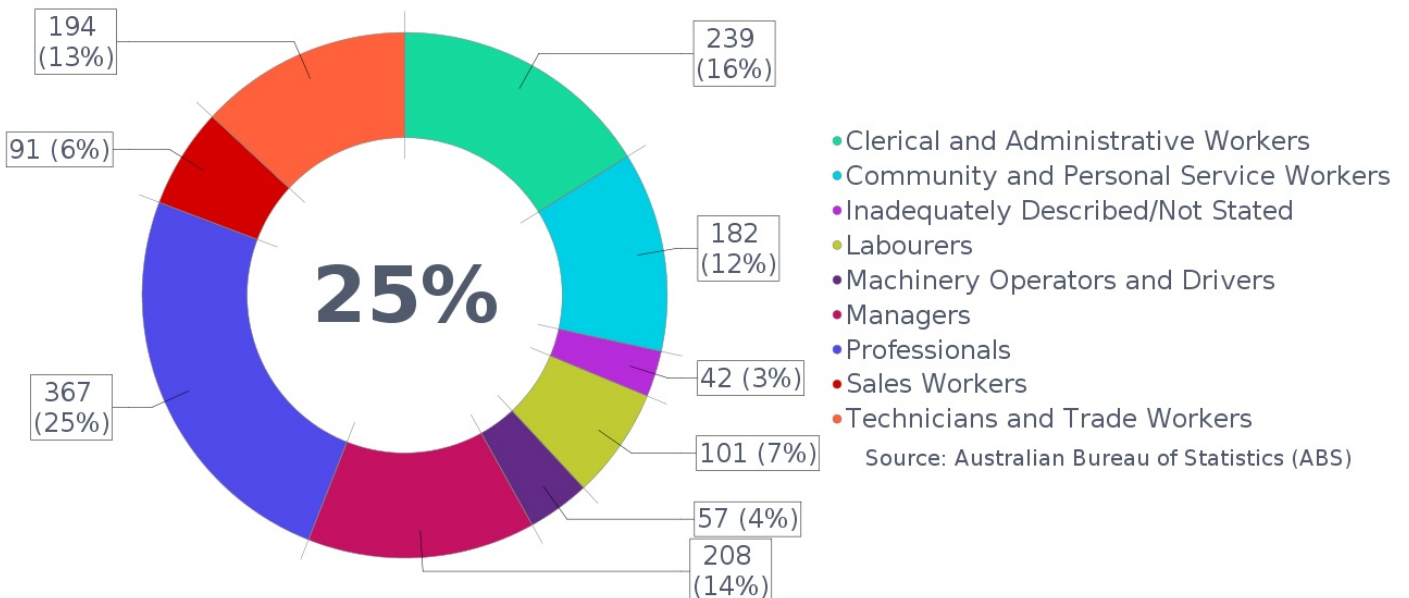
Household Income - Weekly (2021)



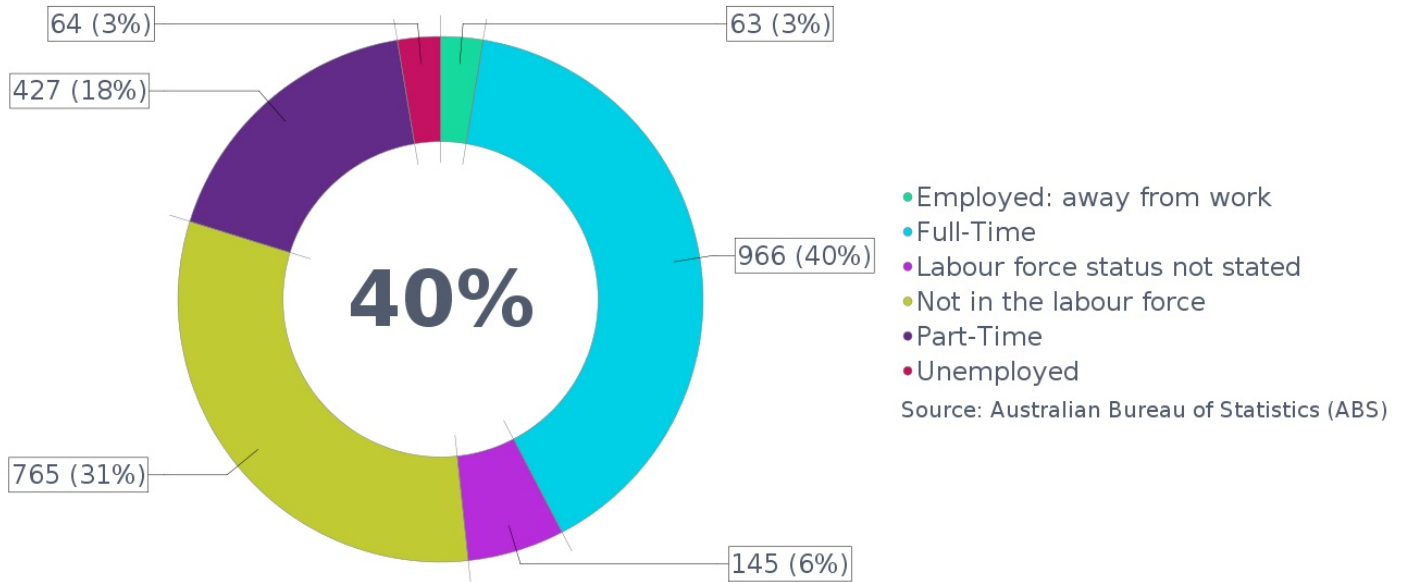
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

