

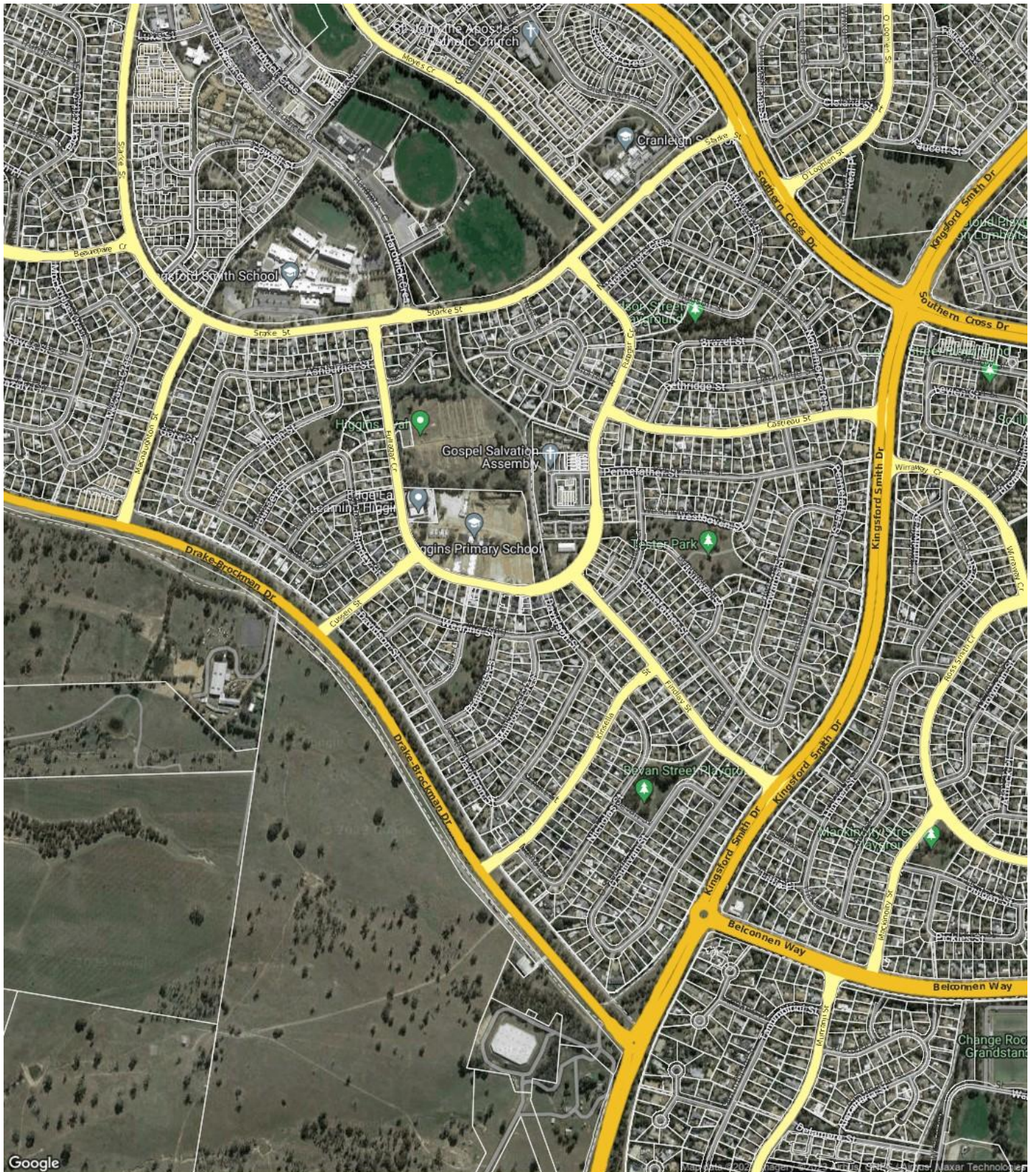
SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



HIGGINS - Suburb Map



Prepared on 14/02/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	50	\$ 302,000	0.0 %	\$ 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	39	\$ 865,000	4.2 %	\$ 80,000	\$ 1,300,000
2023	0				

Median Sale Price

\$865k

Based on 39 recorded House sales within the last 12 months (2022)

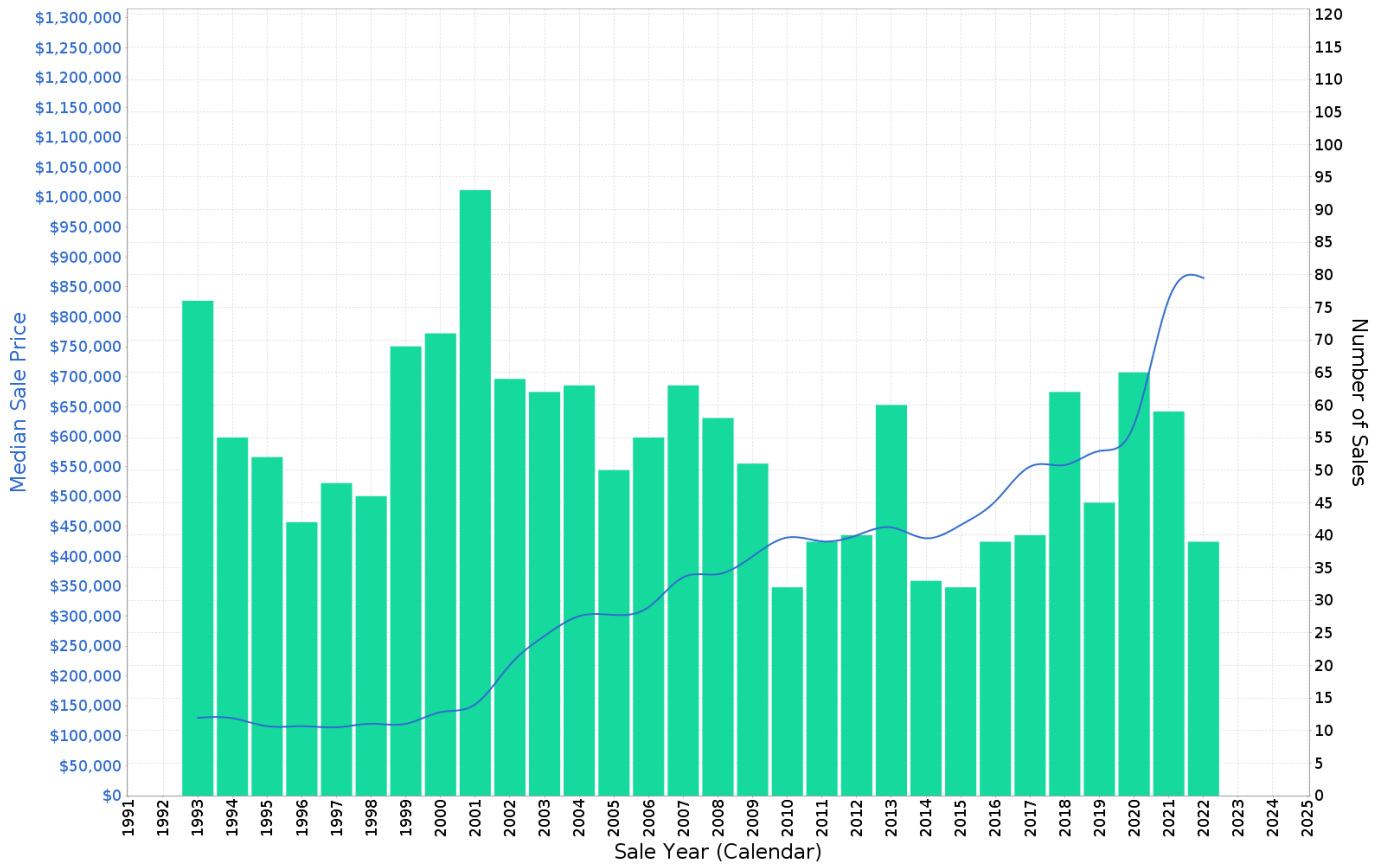
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

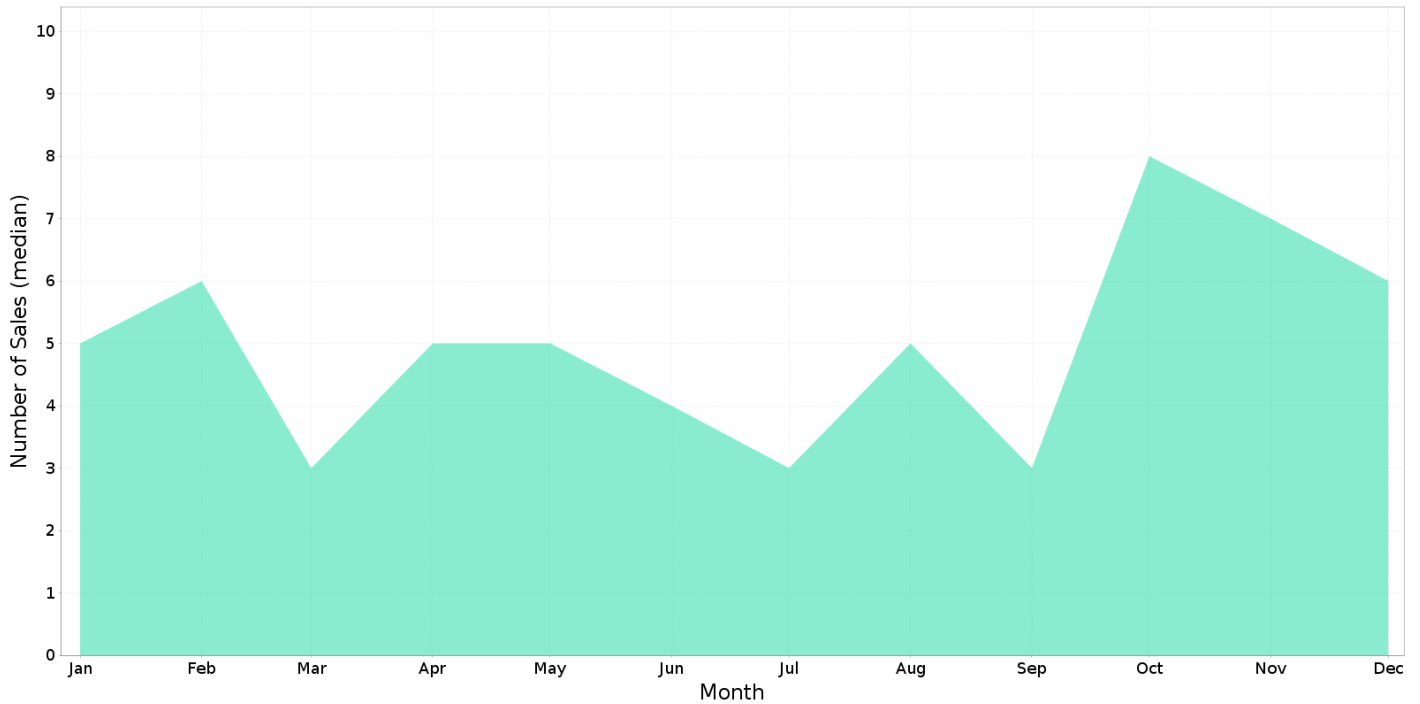
+4.2%

Current Median Price: \$865,000
Previous Median Price: \$830,000

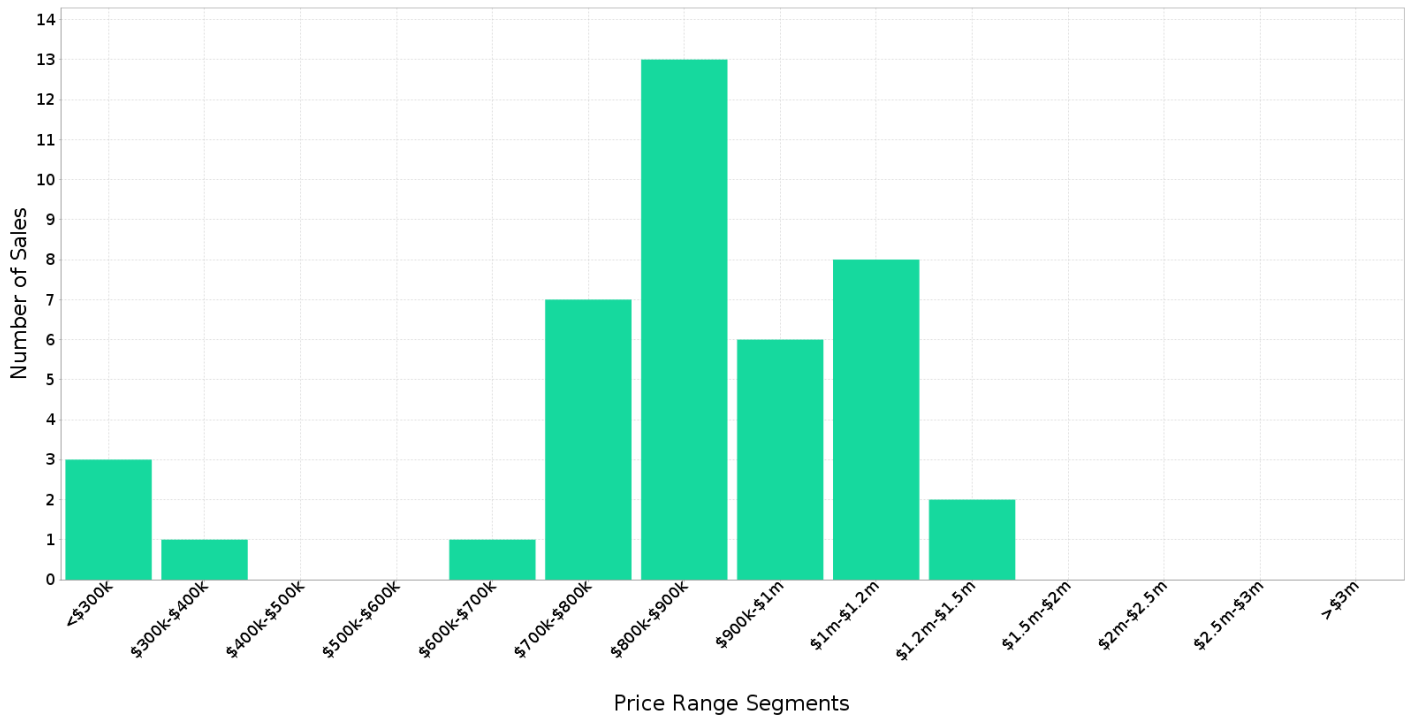
Based on 98 recorded House sales compared over the last two rolling 12 month periods



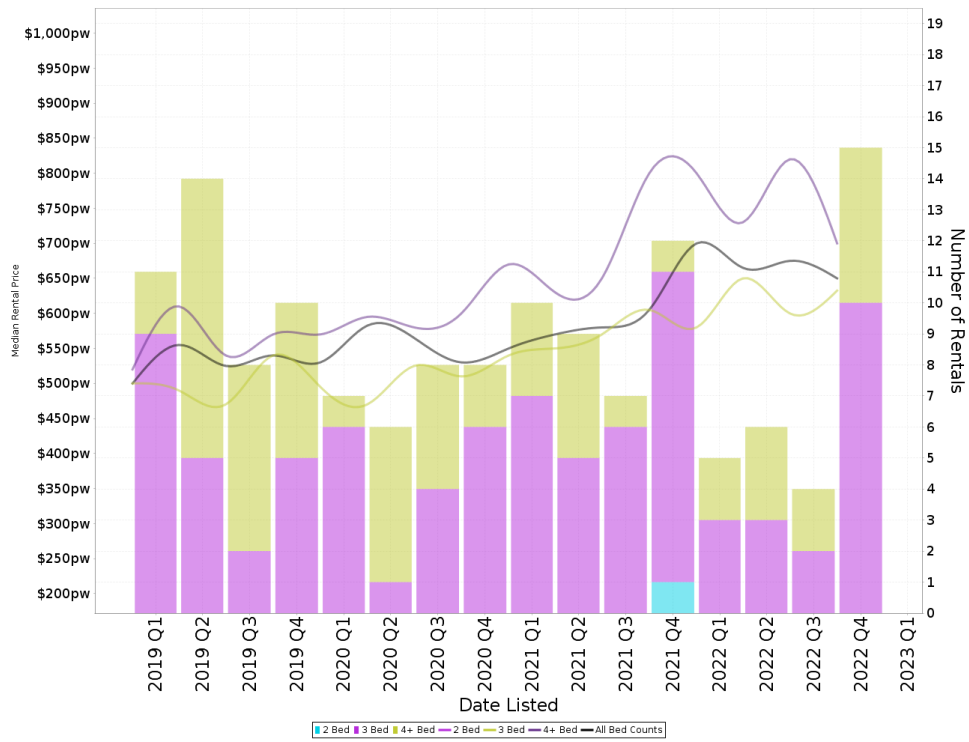
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.2%

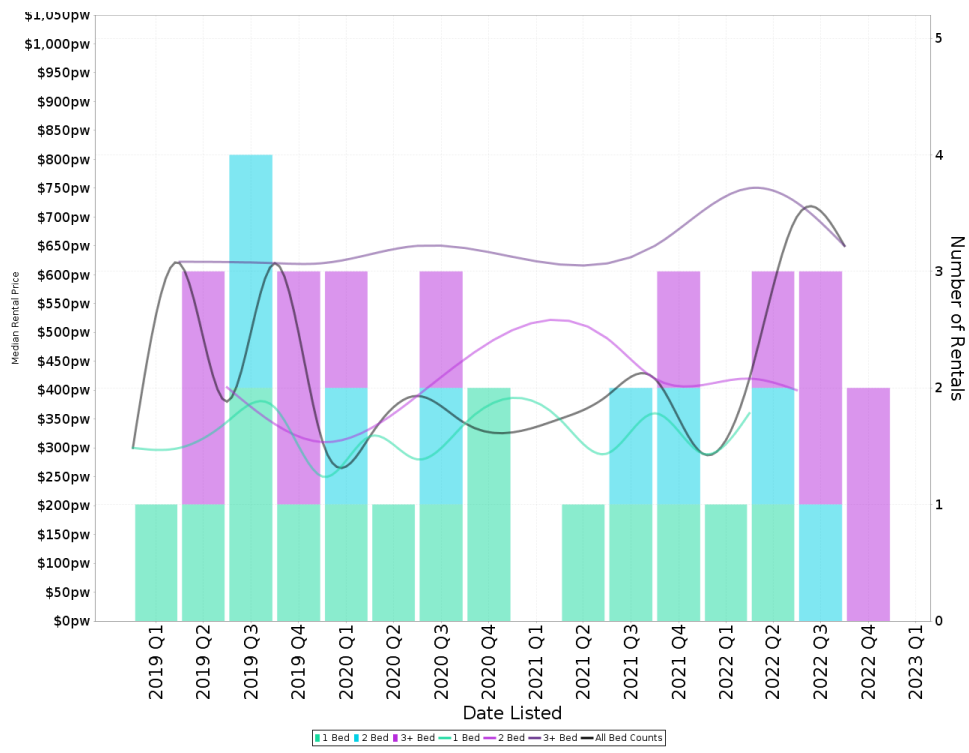
Current Median Price: \$865,000
Previous Median Price: \$830,000
Based on 98 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$865,000
Current Median Rent: \$535
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+20.5%

Current Median Price: \$910,000
Previous Median Price: \$755,000
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%

Current Median Price: \$910,000
Current Median Rent: \$390
Based on 11 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$865k

Based on 39 recorded House sales within the last 12 months (2022)

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

Suburb Growth

+4.2%

Current Median Price: \$865,000
Previous Median Price: \$830,000

Based on 98 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

39

Based on recorded House sales within the 12 months (2022)

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

20 FULLAGAR CRES

\$860,000

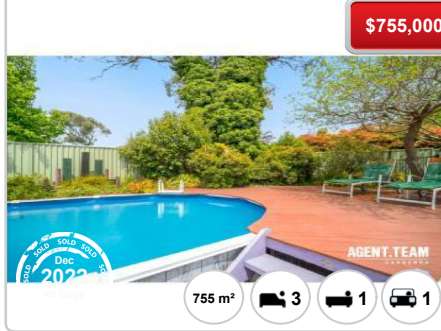


921 m² 3 1 1

Sold Jan 2023
104 Days

33 FINDLAY ST

\$755,000

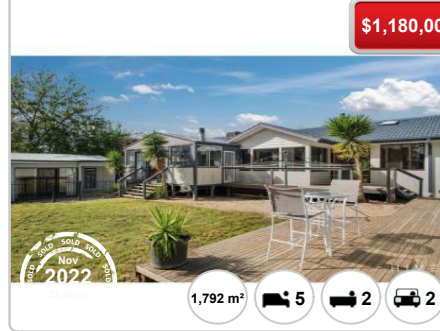


755 m² 3 1 1

Sold Dec 2022

10 NICHOLAS ST

\$1,180,000




1,792 m² 5 2 2

Sold Nov 2022

11 EDWARDS ST

\$960,000

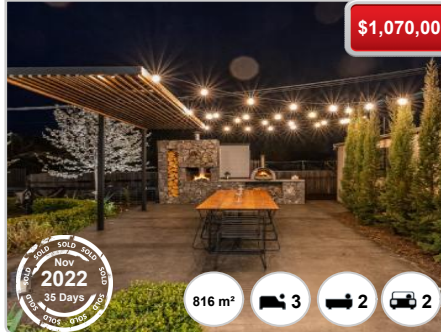


743 m² 4 2 3

Sold Nov 2022
N/A

27 WEARING ST

\$1,070,000

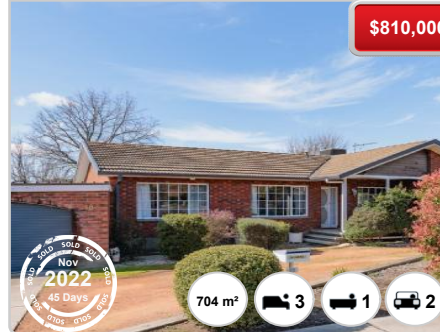


816 m² 3 2 2

Sold Nov 2022
35 Days

48 CASTIEAU ST

\$810,000




704 m² 3 1 2

Sold Nov 2022
45 Days

59 STARKE ST

\$825,000




768 m² 4 2 4

Sold Nov 2022
23 Days

41 KINSELLA ST

\$835,000

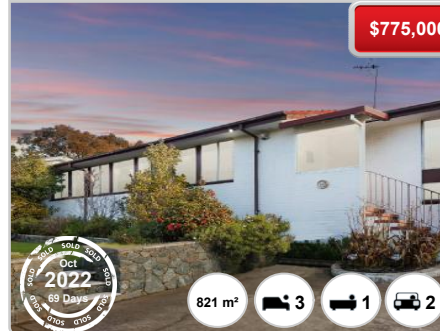


947 m² 3 1 4

Sold Nov 2022
N/A

37 FINDLAY ST

\$775,000



821 m² 3 1 2

Sold Oct 2022
69 Days

36 FINDLAY ST




\$900,000

Oct 2022
19 Days

759 m² 4 2 2

22 WEARING ST




\$888,000

Sep 2022
19 Days

829 m² 3 1 3

61 STARKE ST



\$905,000

Sep 2022
19 Days

799 m² 4 2 2

33 O'SULLIVAN ST




\$850,000

Sep 2022
19 Days

1,303 m² 3 1 3

29 WEARING ST




\$955,000

Sep 2022
19 Days

841 m² 4 2 2

22 CASTIEAU ST



\$825,000

Aug 2022
20 Days

732 m² 3 1 1

HIGGINS - Properties For Rent

Median Rental Price

\$535 /w

Based on 43 recorded House rentals within the last 12 months (2022)

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

Rental Yield

+3.2%

Current Median Price: \$865,000
Current Median Rent: \$535

Based on 39 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals

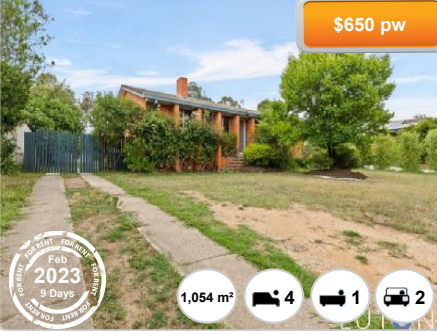
43

Based on recorded House rentals within the last 12 months (2022)




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

17 O'SULLIVAN STREET

\$650 pw




Feb 2023
9 Days




1,054 m²   

13 Kelly Pl

\$640 per week



Jan 2023
21 Days

1,293 m²   

46 BUNDEY STREET

\$850 Per Week




Dec 2022
54 Days




770 m²   

52 NORTHMORE CRESCENT

\$630 per week

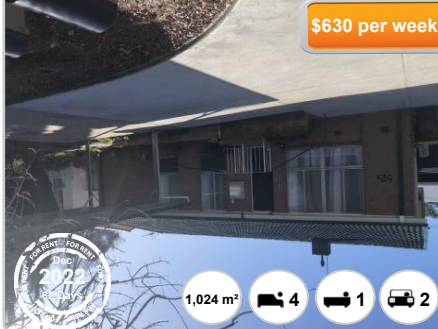


Dec 2022
62 Days




1,024 m²   

52 Northmore Cres

\$630 per week




Dec 2022
62 Days




1,024 m²   

10 KINSELLA STREET

\$675pw




Nov 2022
84 Days




856 m²   

61 STARKE STREET

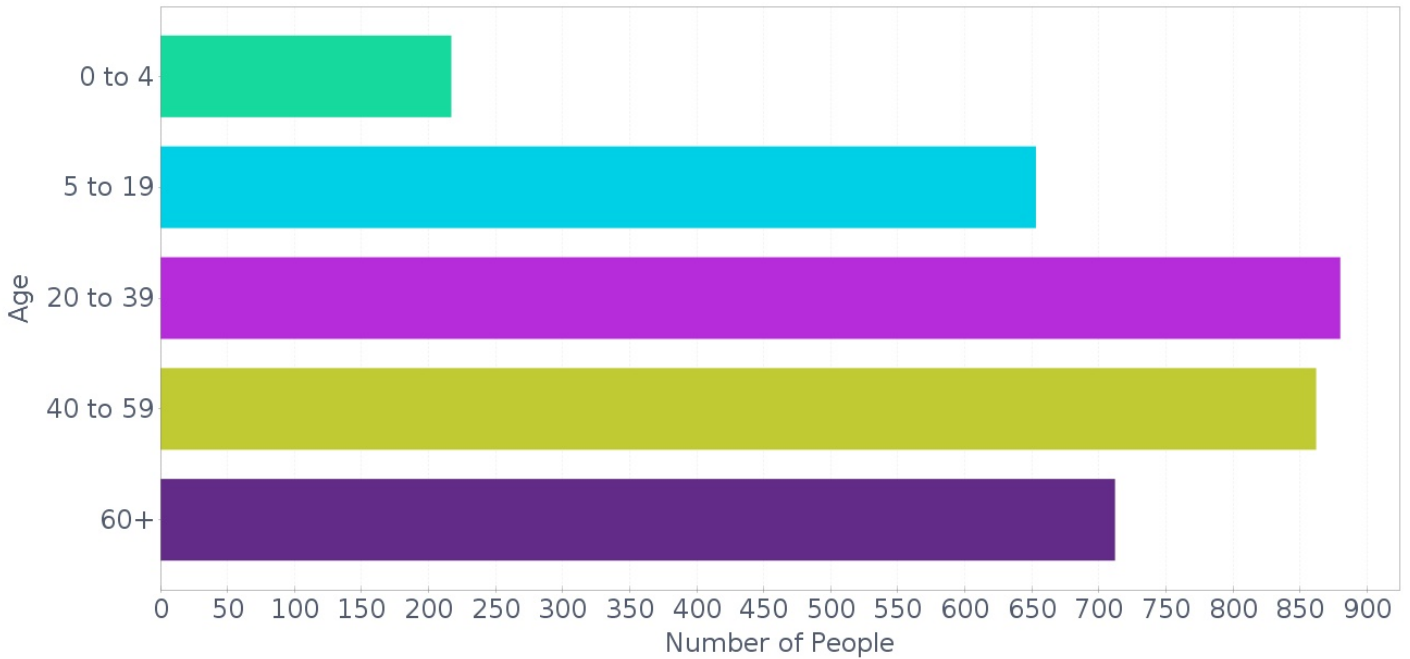
\$950 per week



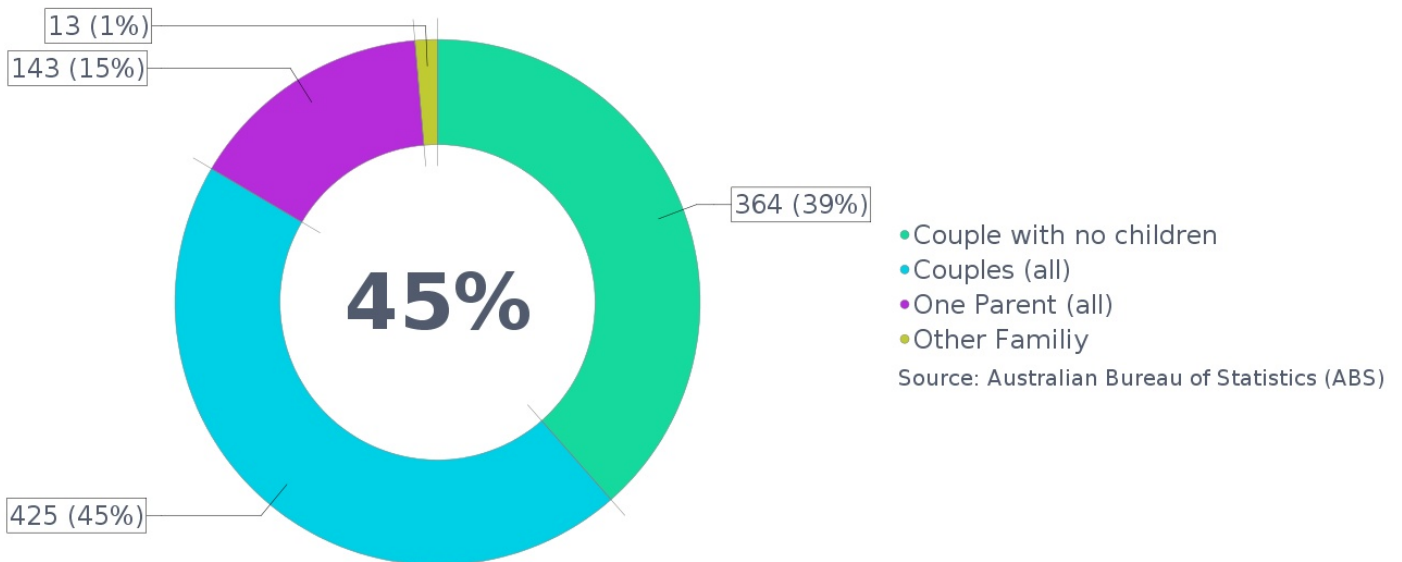
Oct 2022
120 Days

799 m²   

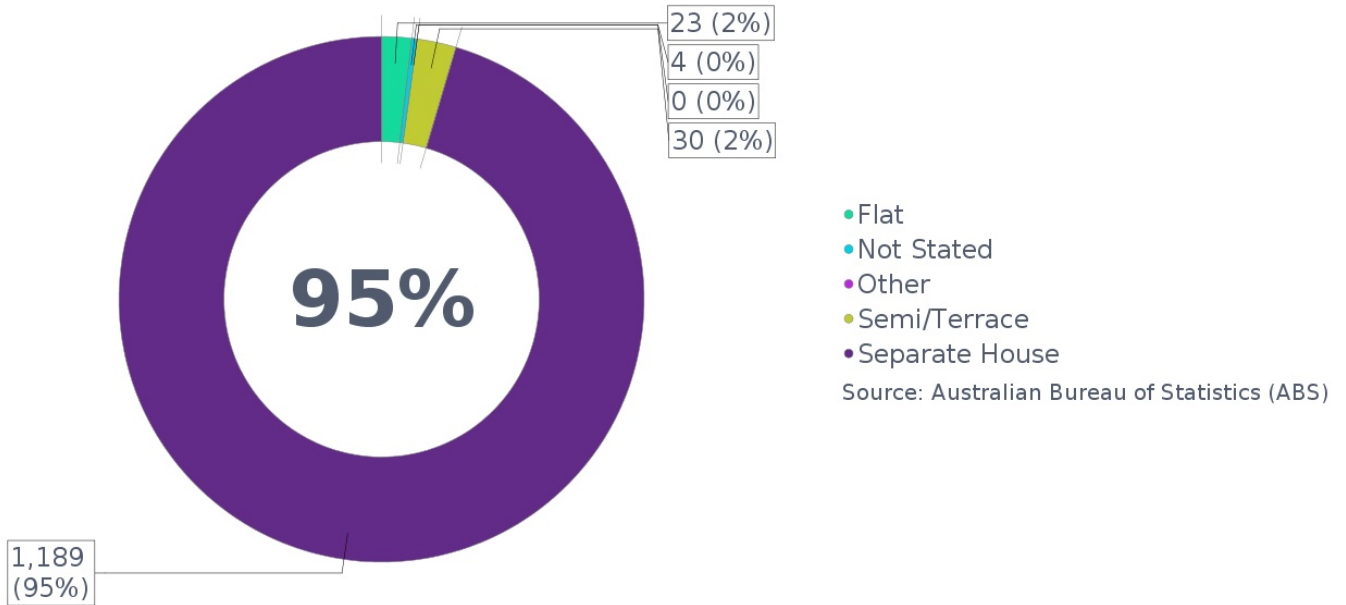
Age of Population (2021)



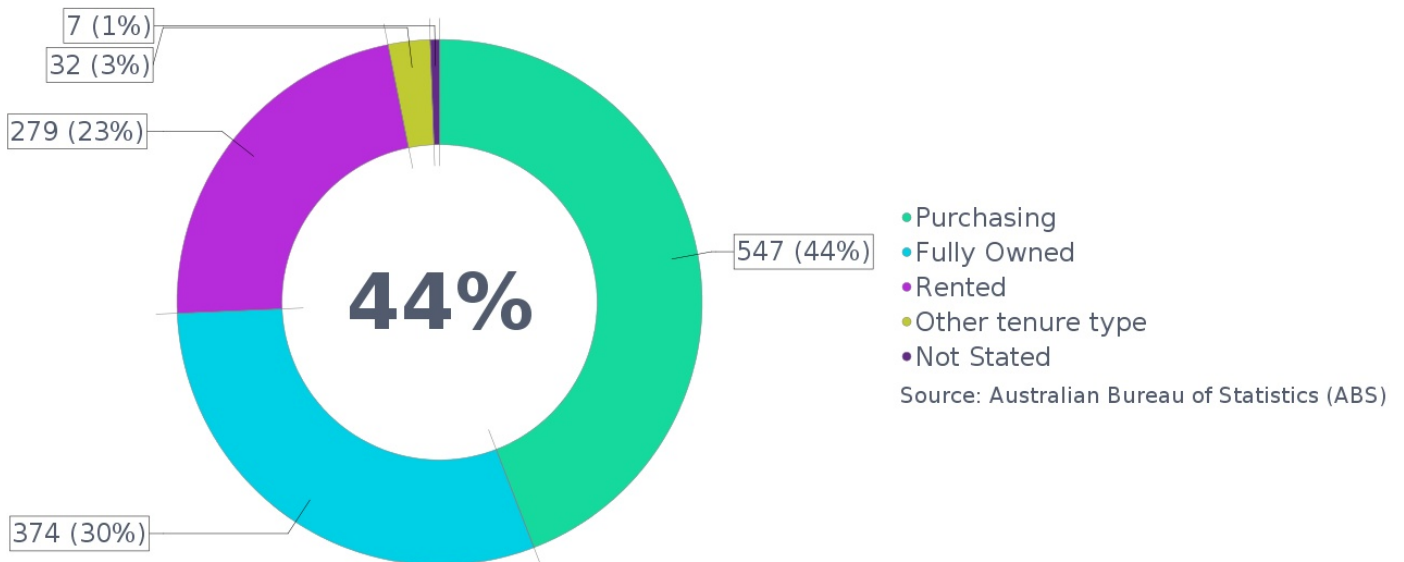
Family Composition (2021)



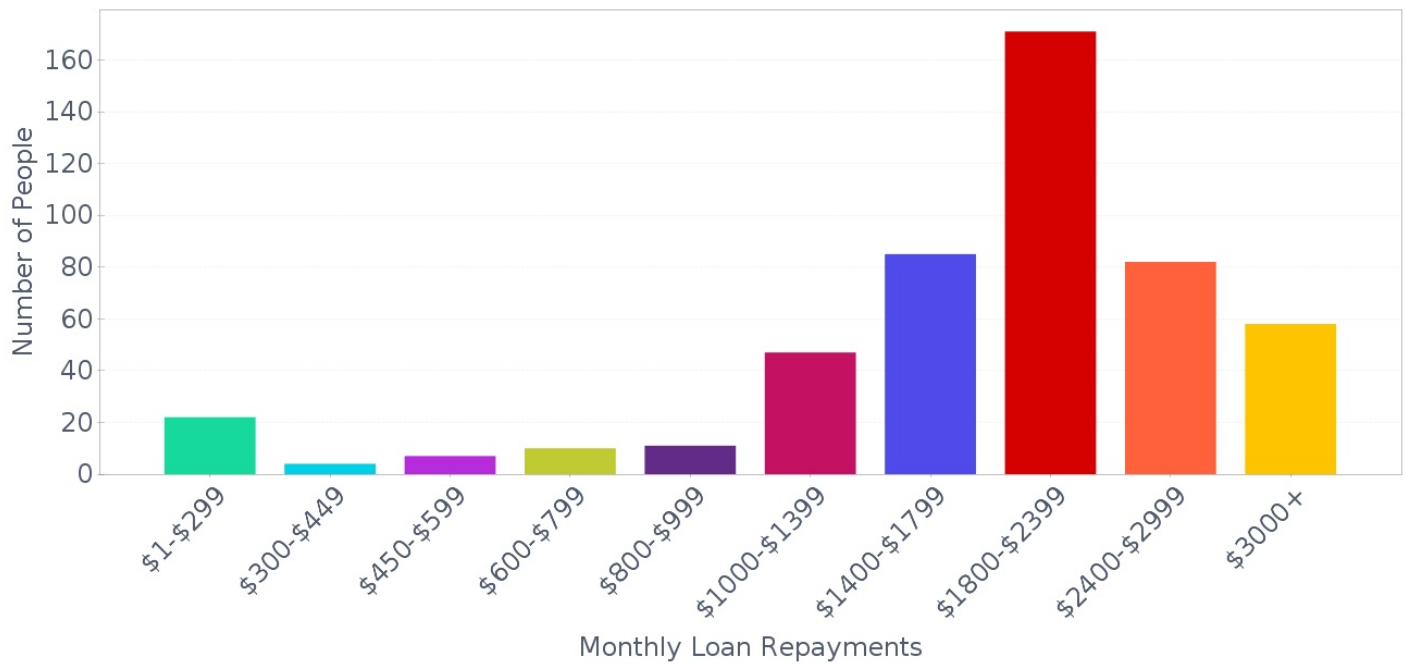
Dwelling Structure (2021)



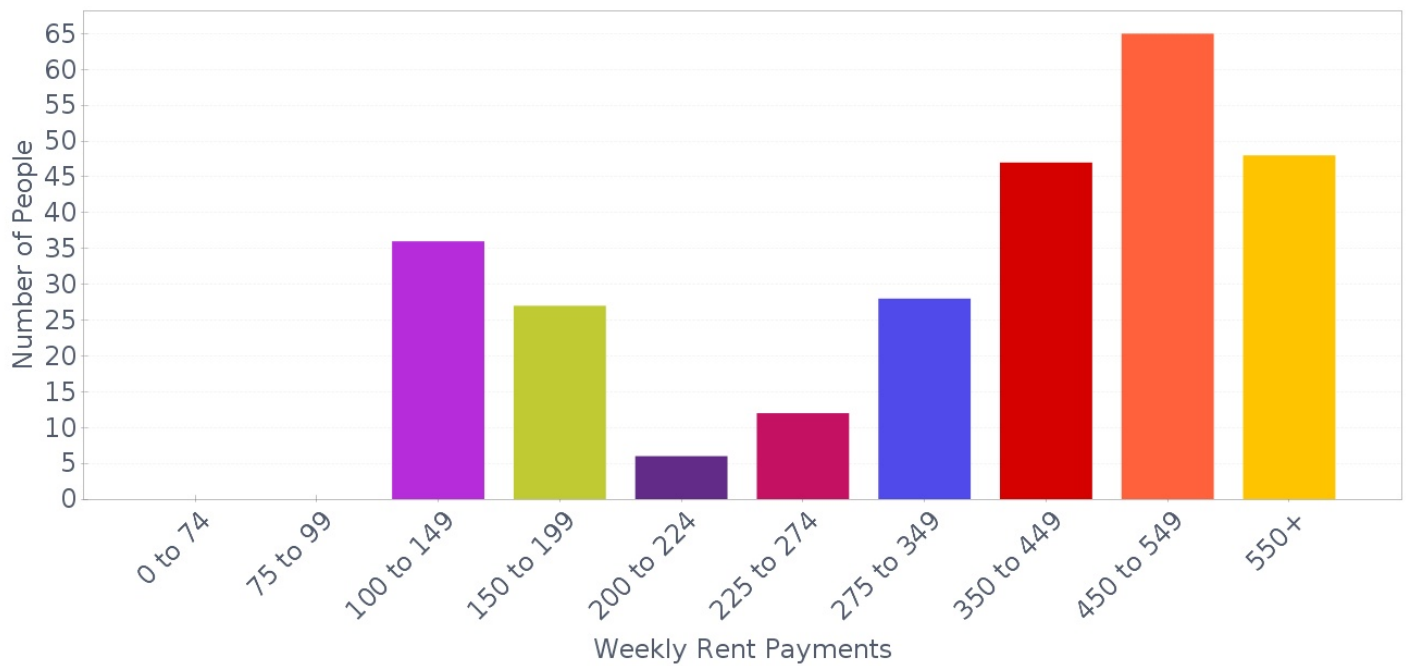
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

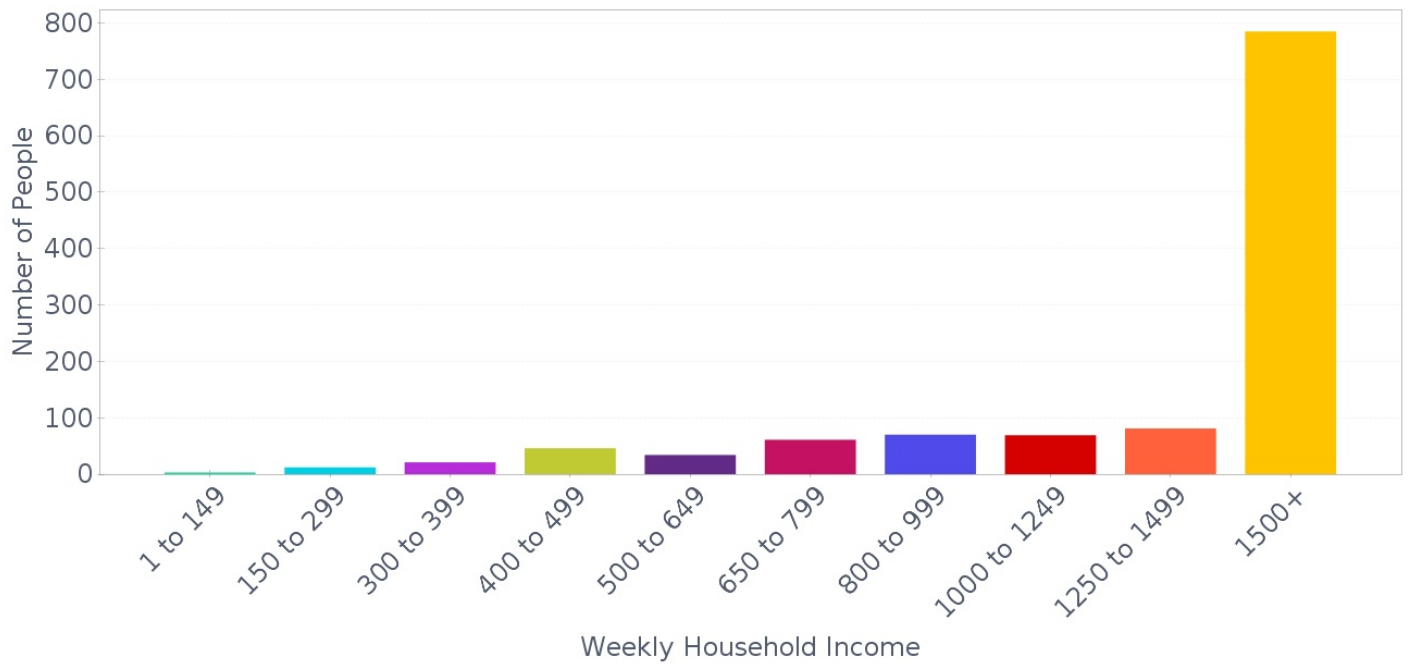


Rent Payments - Weekly (2021)

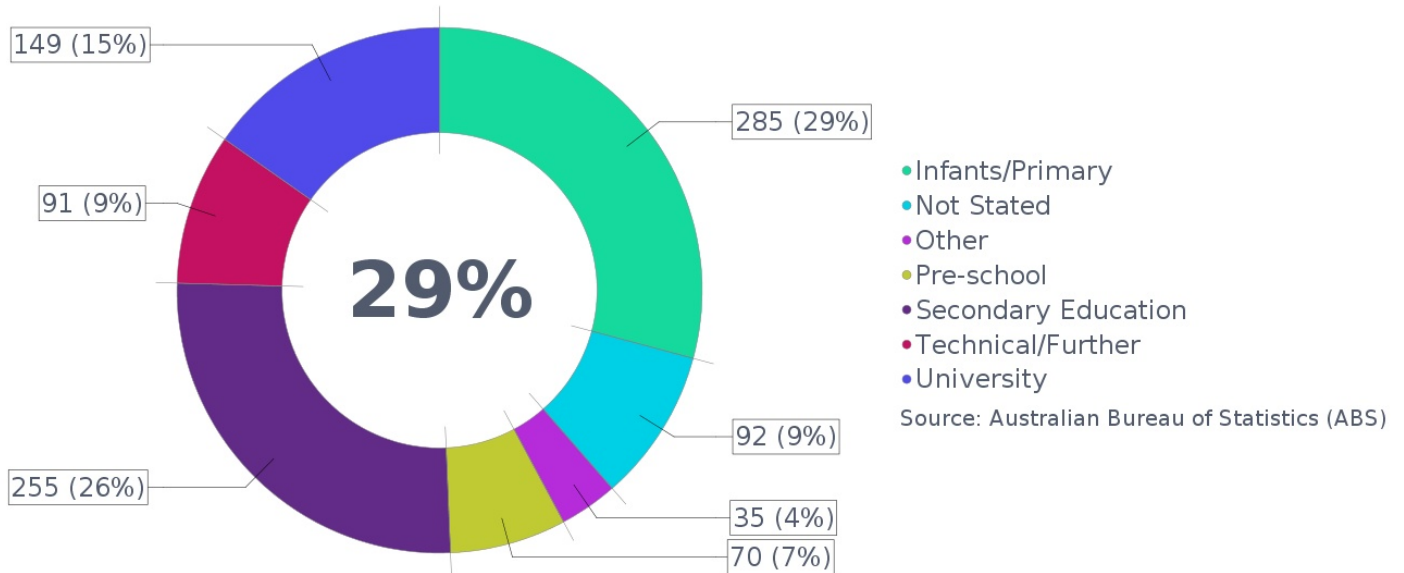




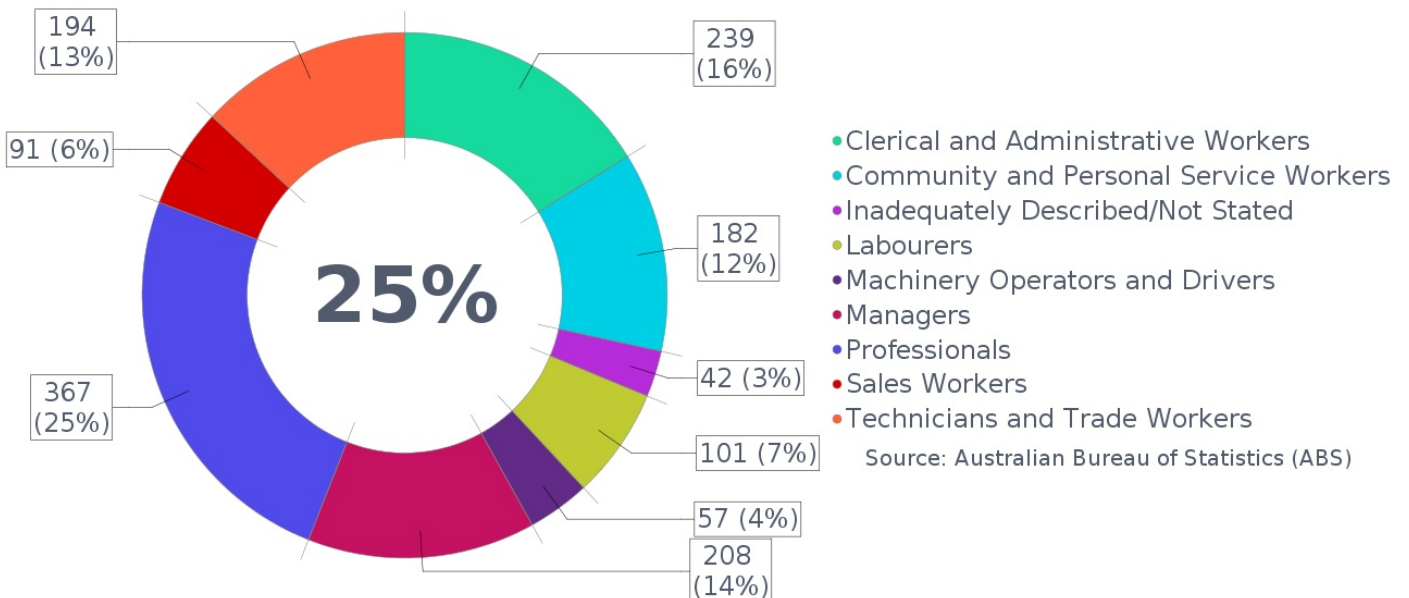
Household Income - Weekly (2021)



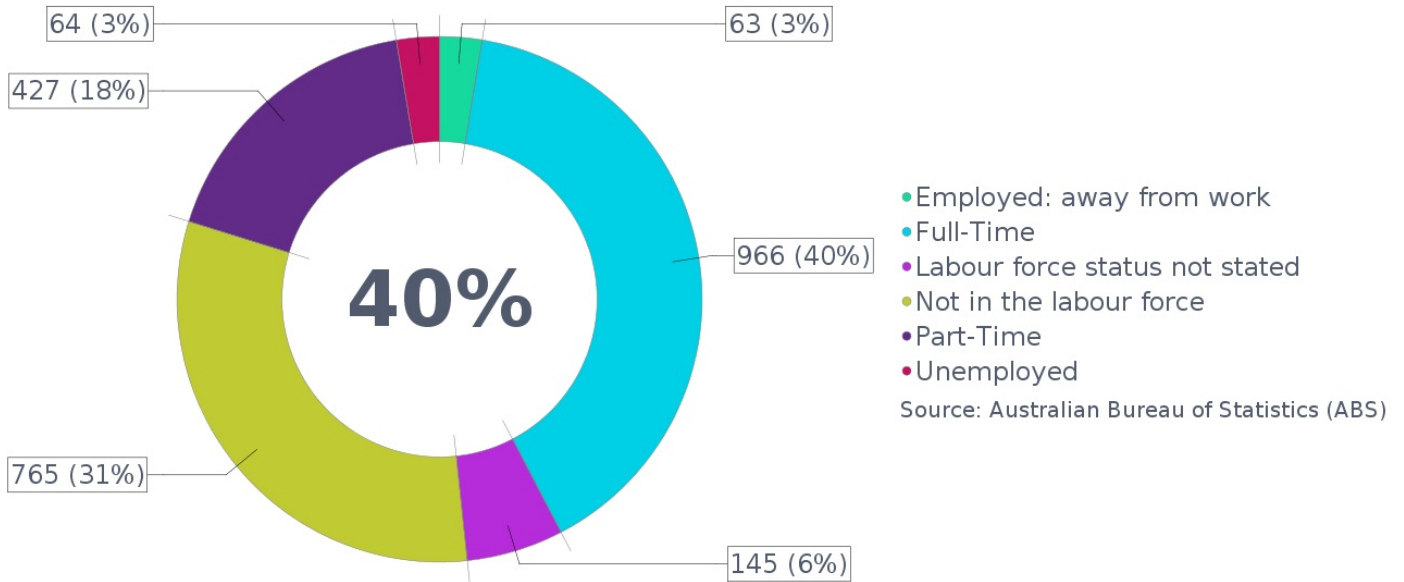
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

