

SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

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HIGGINS - Suburb Map



HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	57	\$ 370,000	0.0 %	\$ 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	38	\$ 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	29	\$ 440,000	2.3 %	\$ 373,000	\$ 795,000
2016	39	\$ 492,000	11.8 %	\$ 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	64	\$ 618,500	7.4 %	\$ 250,000	\$ 805,000
2021	60	\$ 826,500	33.6 %	\$ 10,010	\$ 1,245,000
2022	44	\$ 855,000	3.4 %	\$ 80,000	\$ 1,300,000
2023	40	\$ 813,750	-4.8 %	\$ 400,000	\$ 1,080,000
2024	42	\$ 840,750	3.3 %	\$ 143,000	\$ 1,375,000
2025	34	\$ 835,500	-0.6 %	\$ 715,000	\$ 1,402,000
2026	16	\$ 910,000	8.9 %	\$ 704,000	\$ 1,315,000

Median Sale Price

\$888k

Based on 30 recorded House sales within the last 12 months (Financial Year 2026)

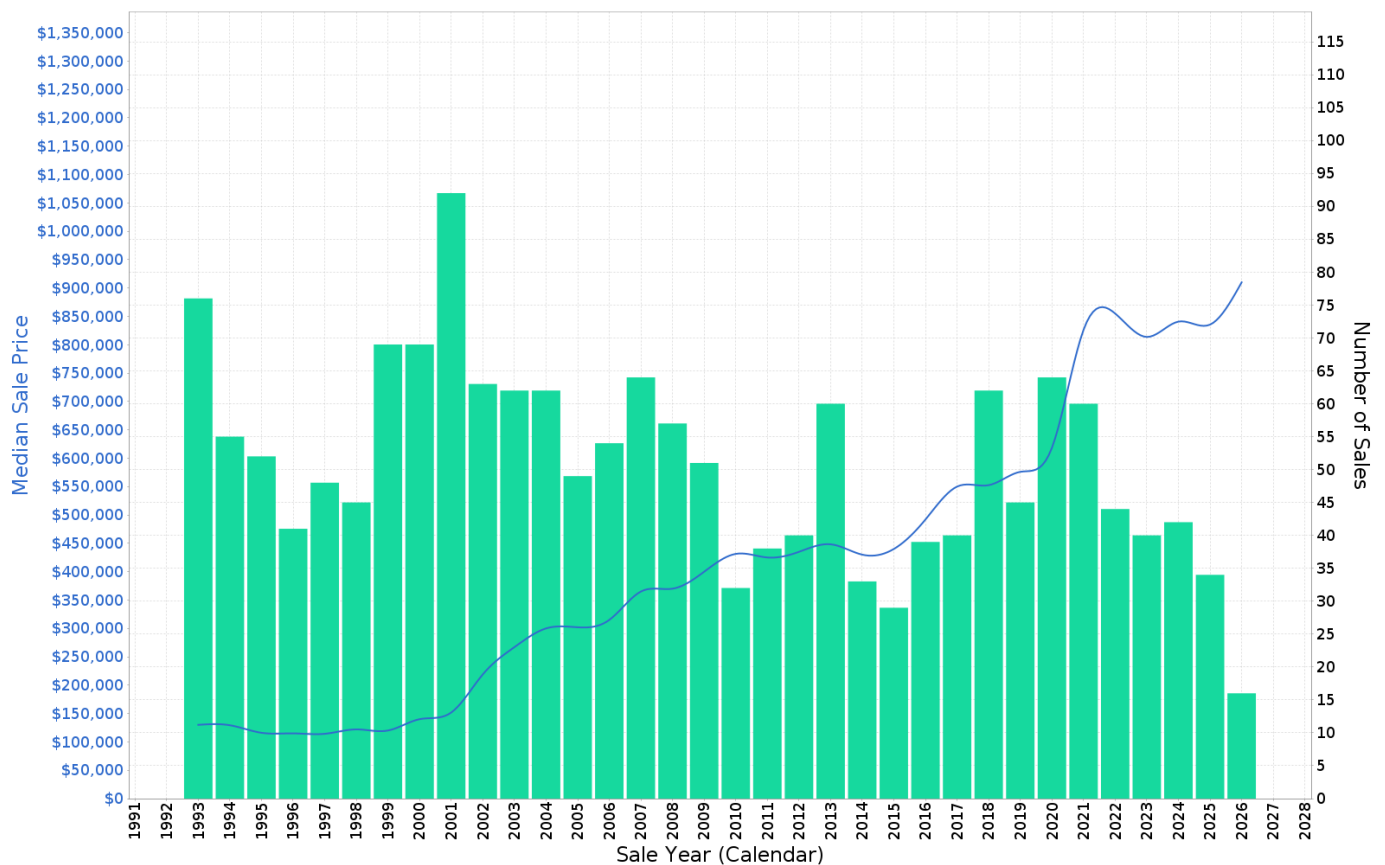
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

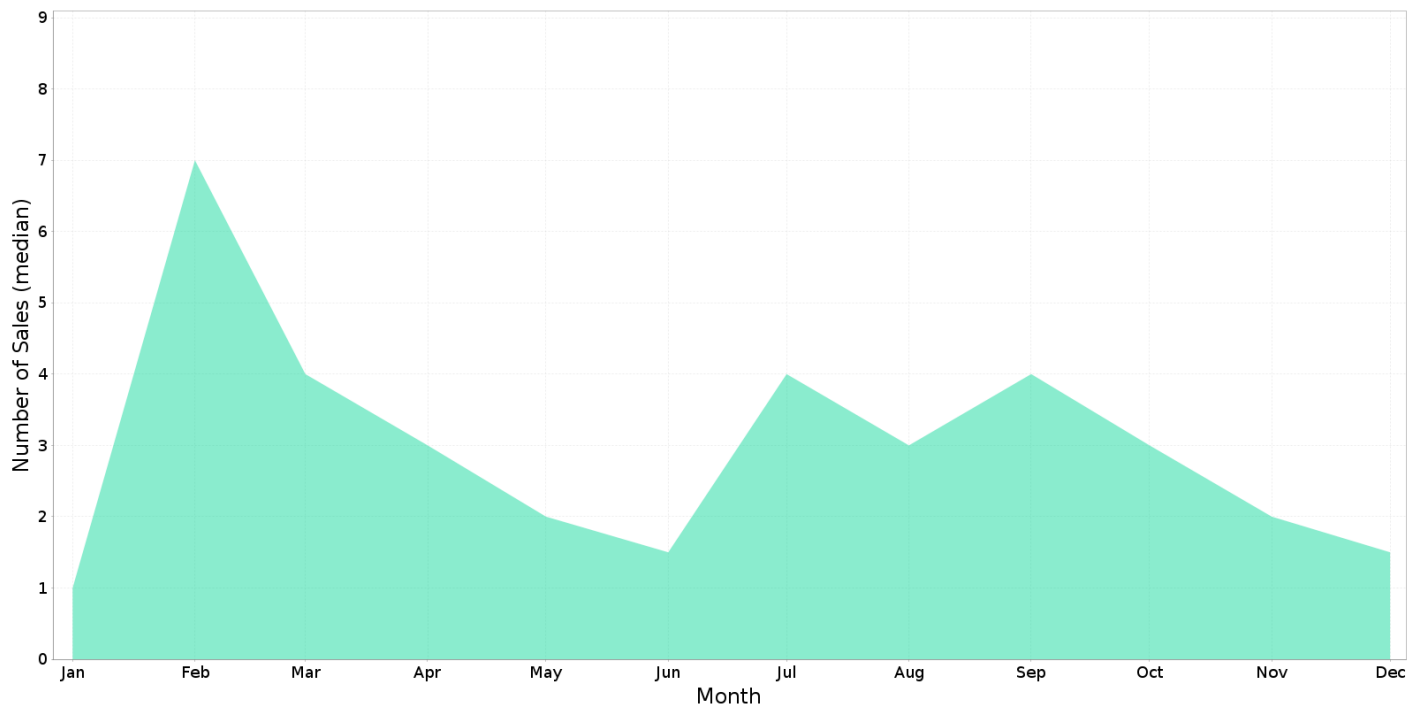
+6.4%

Current Median Price: \$887,500
Previous Median Price: \$834,000

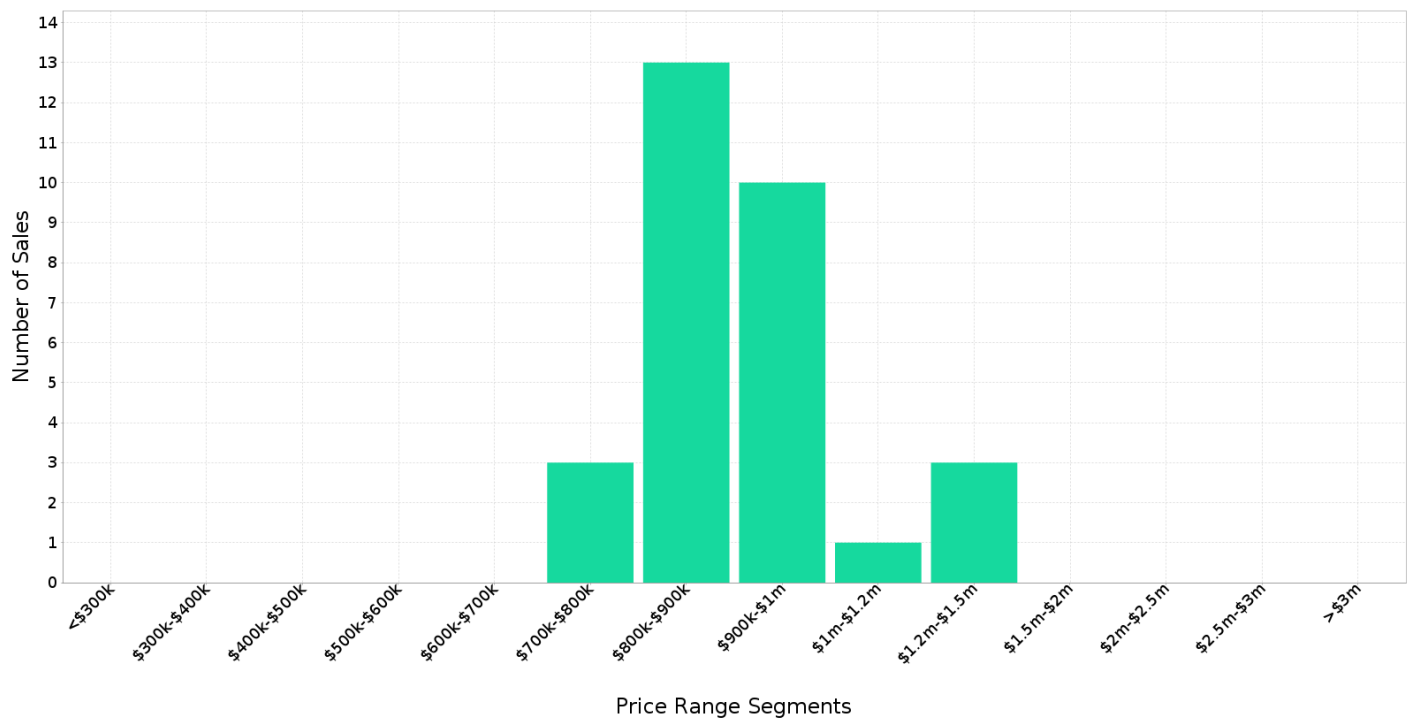
Based on 77 recorded House sales compared over the last two rolling 12 month periods



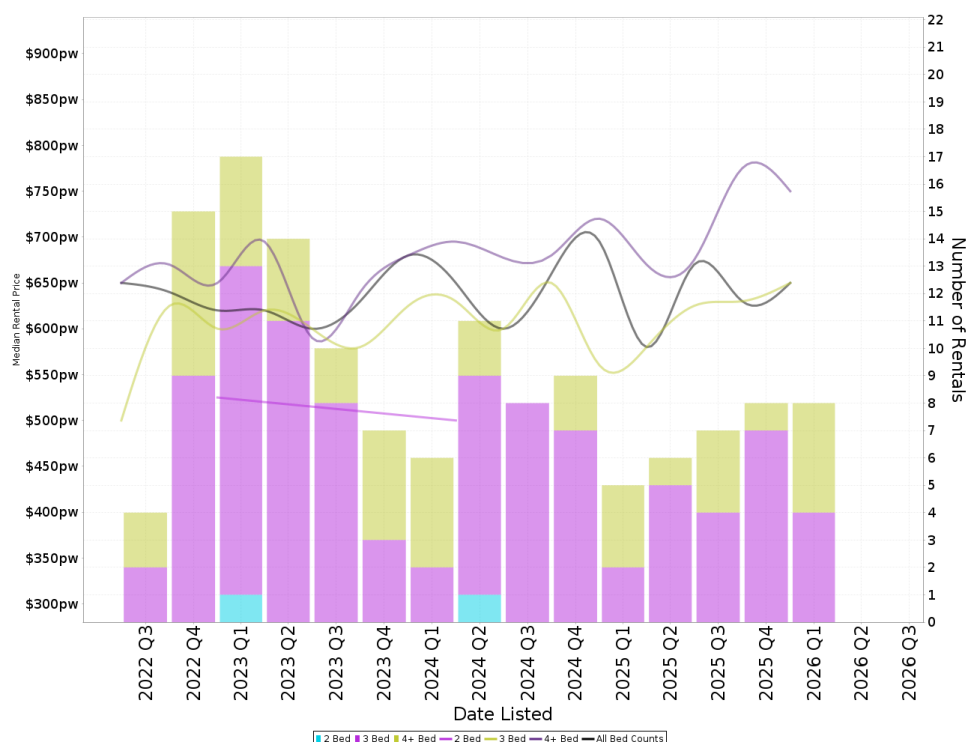
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.4%

Current Median Price: \$887,500
Previous Median Price: \$834,000

Based on 77 registered House sales compared over the last two rolling 12 month periods.

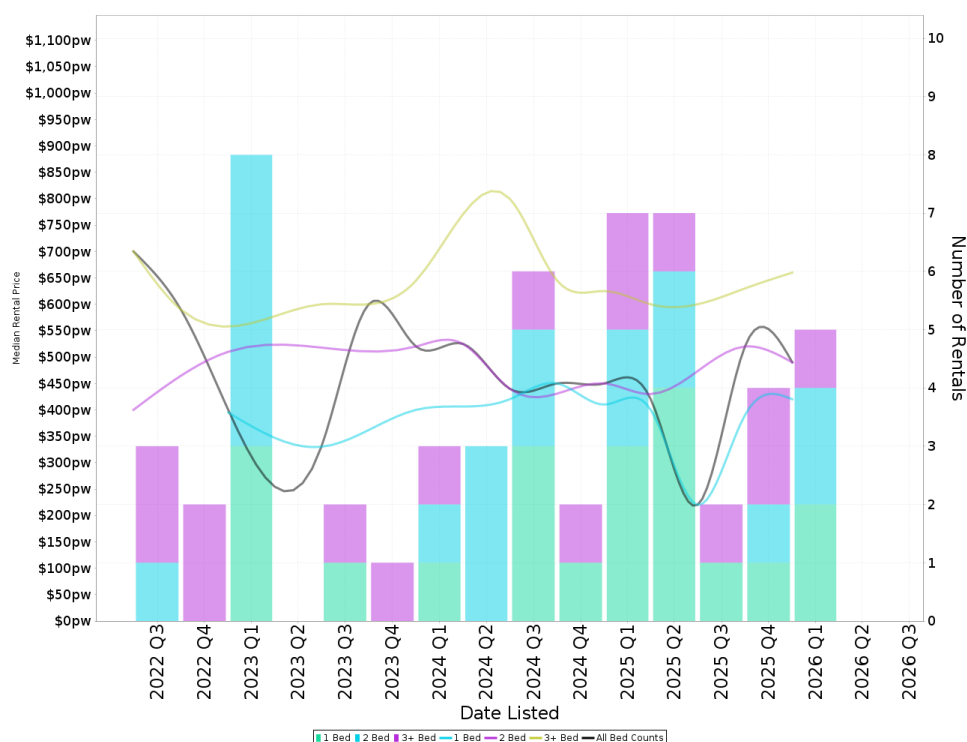
Suburb Rental Yield

+3.9%

Current Median Price: \$887,500
Current Median Rent: \$660

Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$620,000
Previous Median Price: \$610,000

Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$620,000
Current Median Rent: \$520

Based on 11 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$888k

Based on 30 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+6.4%

Current Median Price: \$887,500
Previous Median Price: \$834,000

Based on 77 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

30

Based on recorded House sales within the 12 months (Financial Year 2026)

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

99 ASHBURNER ST



\$728,000

Sold 2026 Jun 27 Days

634 m² 3 1 1

4 FULLAGAR CRES

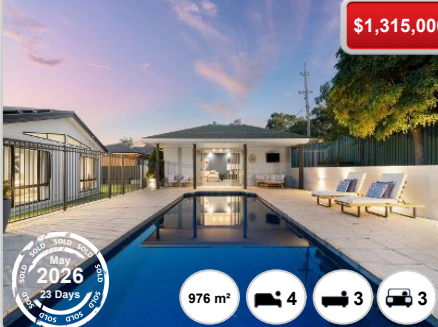


\$850,000

Sold 2026 May 21 Days

736 m² 3 1 1

32 DAVIDSON ST



\$1,315,000

Sold 2026 May 23 Days

976 m² 4 3 3

41 KRIEVALDT CCT



\$955,000

Sold 2026 Apr 23 Days

842 m² 3 1 2

30 NICHOLAS ST



\$890,000

Sold 2026 Mar 23 Days

725 m² 4 2 2

41 PENNEFATHER ST



\$876,000

Sold 2026 Mar 23 Days

822 m² 3 1 2

28 BUNDEY ST



\$1,200,000

Sold 2026 Mar 23 Days

1,109 m² 4 2 2

3 DETHRIDGE ST



\$900,000

Sold 2026 Mar 23 Days

767 m² 3 1 1

52 ASHBURNER ST



\$704,000

Sold 2026 Mar 28 Days

732 m² 3 1 1

41 NORTHMORE CRES

\$940,000



819 m² 3 2 3

Mar 2026 27 Days

22 WEARING ST

\$932,500

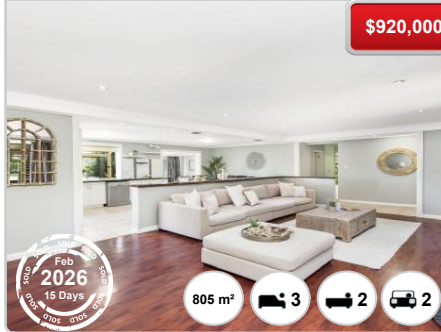


829 m² 3 1 3

Feb 2026 23 Days

10 FINDLAY ST

\$920,000



805 m² 3 2 2

Feb 2026 15 Days

46 BUNDEY ST

\$940,000



770 m² 4 3 2

Feb 2026 35 Days

34 ASHBURNER ST

\$810,000



660 m² - - -

Feb 2026 N/A

114B PENNEFATHER ST

\$882,000

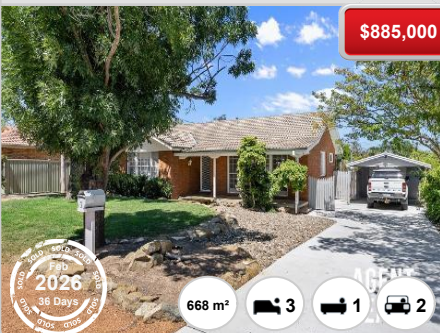


800 m² 5 2 2

Feb 2026 79 Days

3 NORTHMORE CRES

\$885,000



668 m² 3 1 2

Feb 2026 36 Days

14 BONIWELL ST

\$920,000



1,009 m² 5 3 2

Feb 2026 N/A

61 ASHBURNER ST

\$825,000



696 m² 3 1 2

Jan 2026 8 Days



HIGGINS - Properties For Rent

Median Rental Price

\$660 /w

Based on 23 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.9%

Current Median Price: \$887,500
Current Median Rent: \$660

Based on 30 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

