SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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HIGGINS - Suburb Map



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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	44	$ 840,750	3.3 %	$ 143,000	$ 1,375,000
2025	37	$ 830,000	-1.3 %	$ 715,000	$ 1,402,000
2026	22	$ 883,500	6.4 %	$ 596,000	$ 1,315,000

Median Sale Price

$881k

Based on 29 recorded House sales within the last 12 months (Oct '25 - Sep '26)

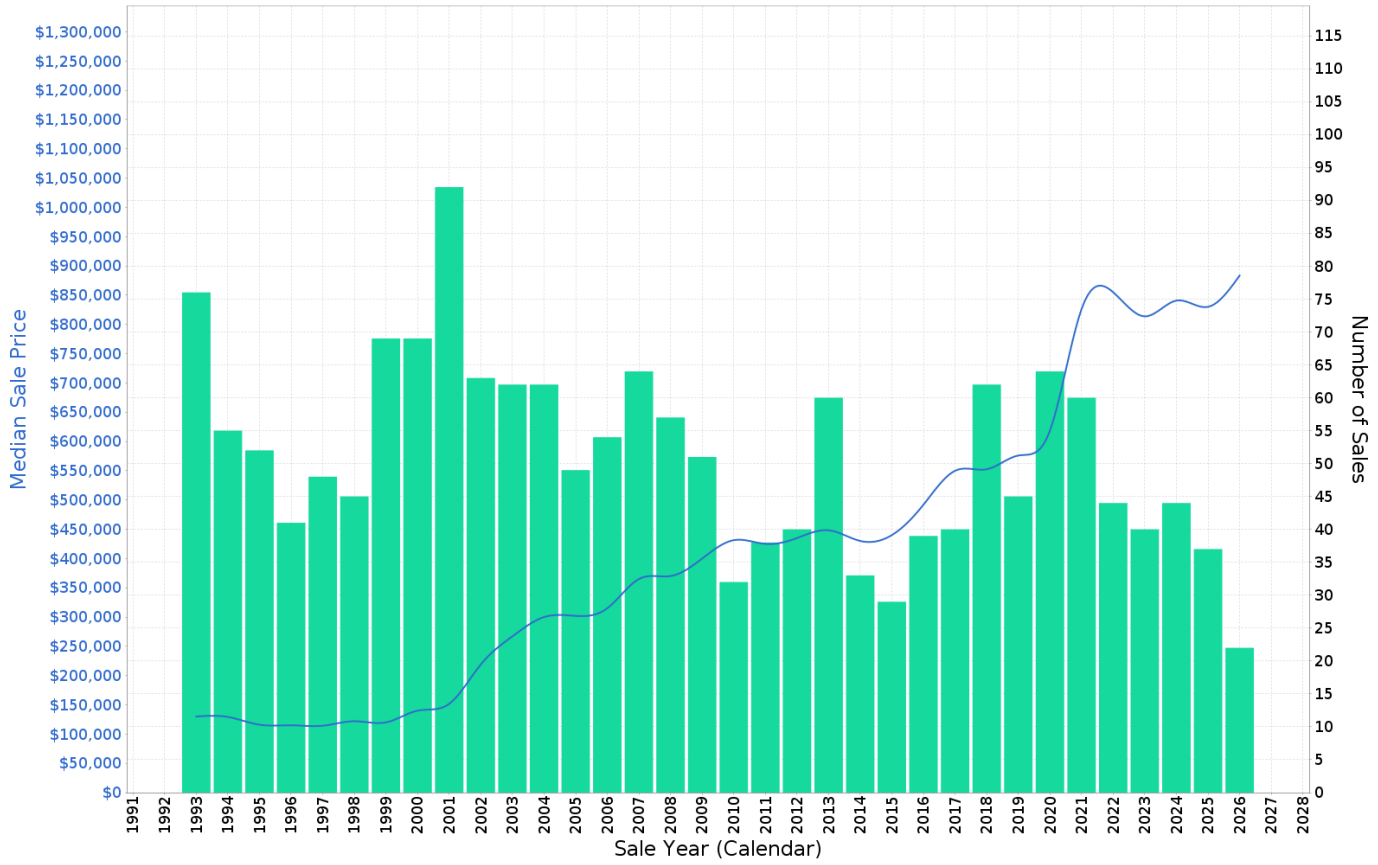
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.7%

Current Median Price: $881,000
Previous Median Price: $841,500

Based on 68 recorded House sales compared over the last two rolling 12 month periods

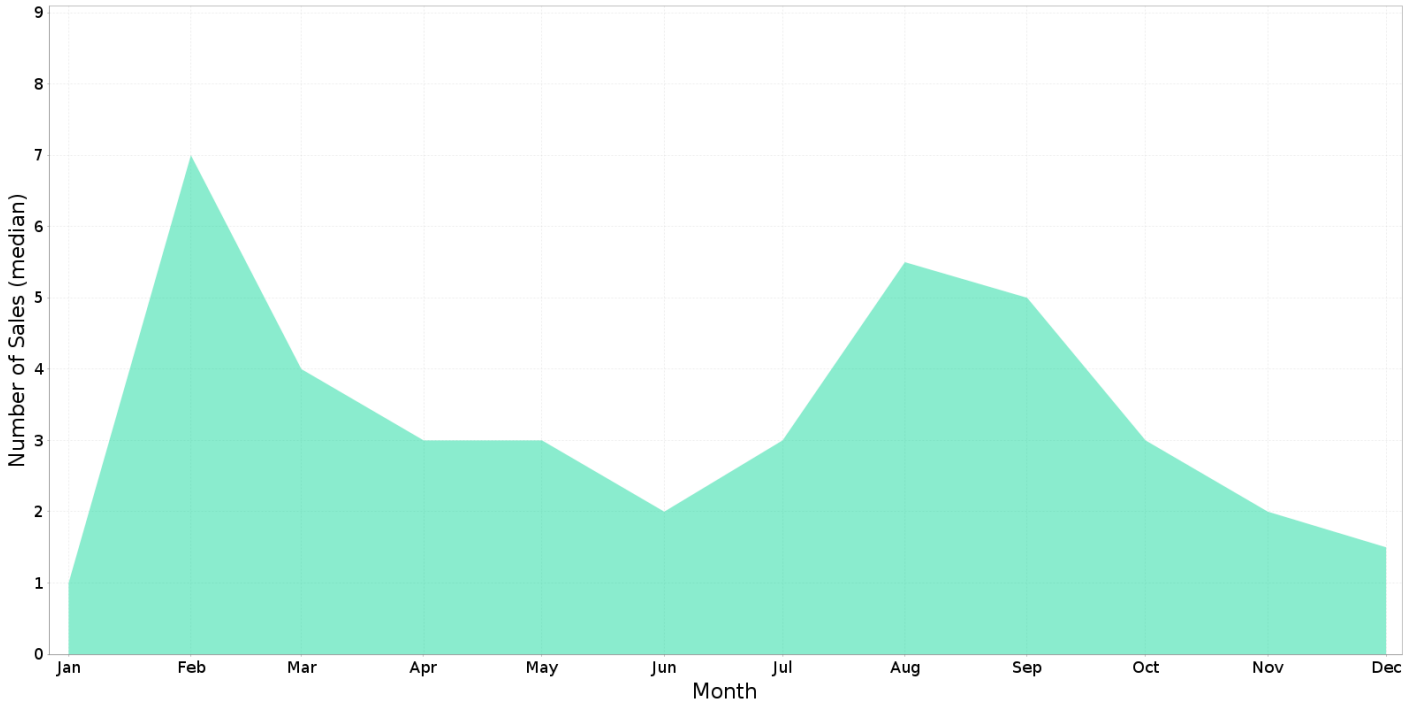


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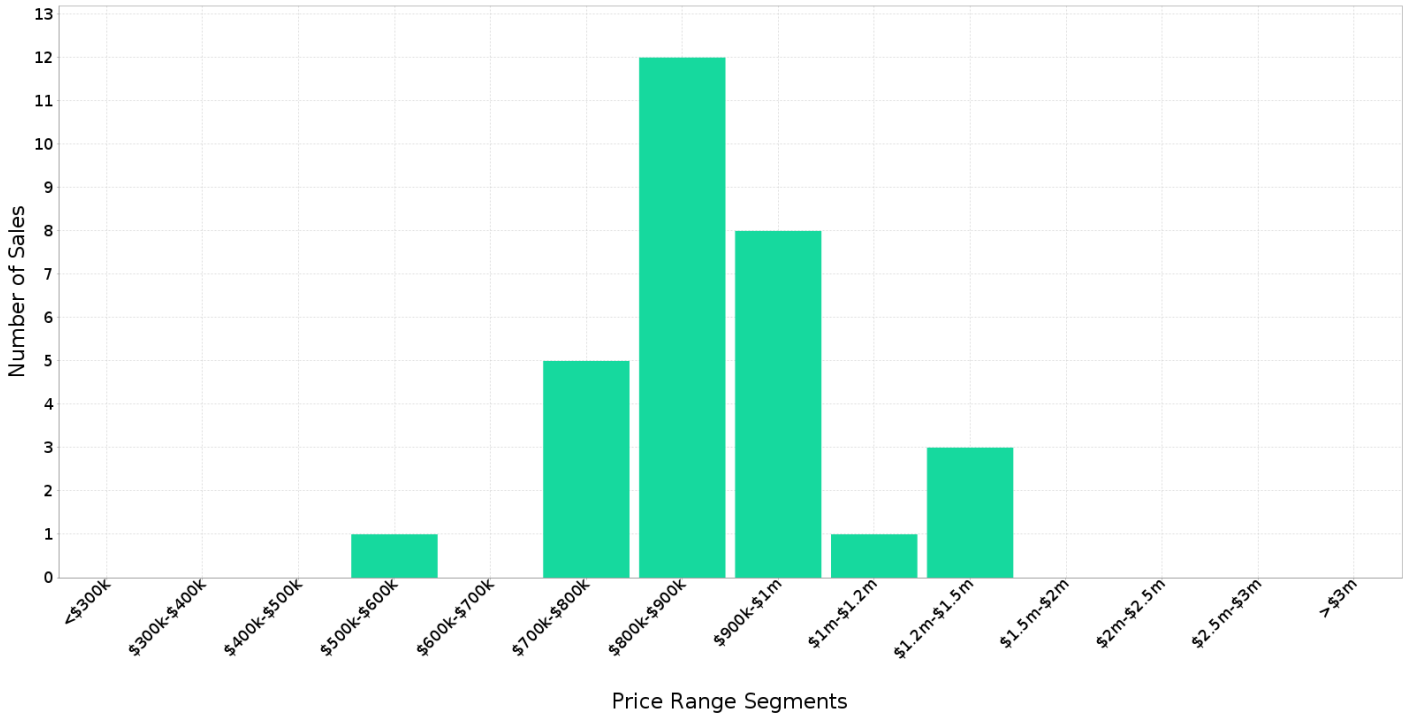
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HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)

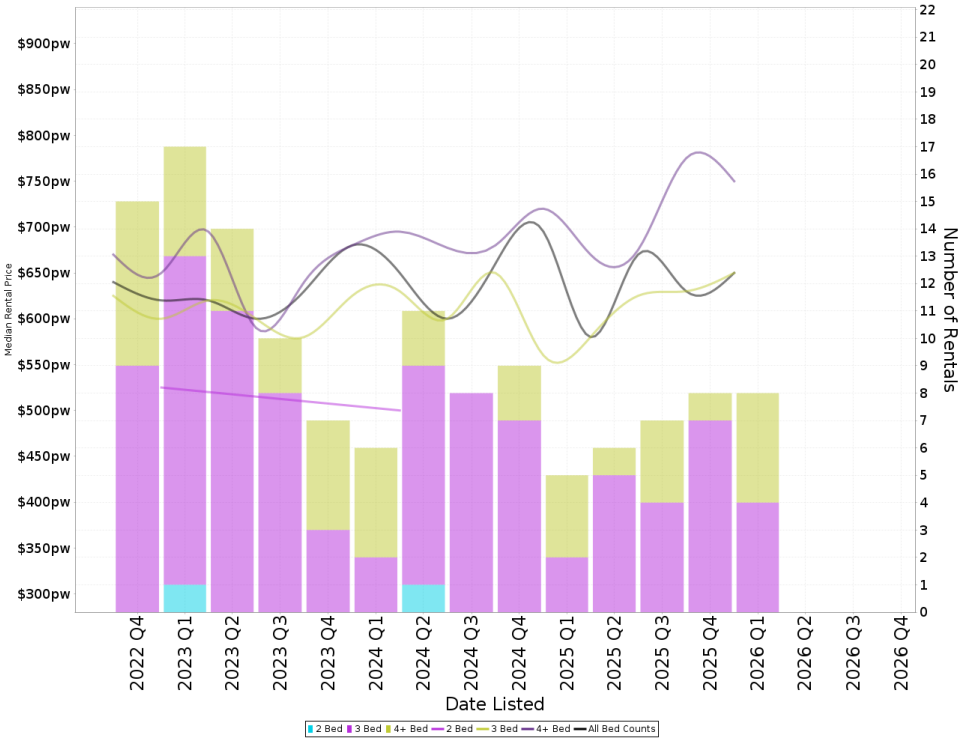


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.7%

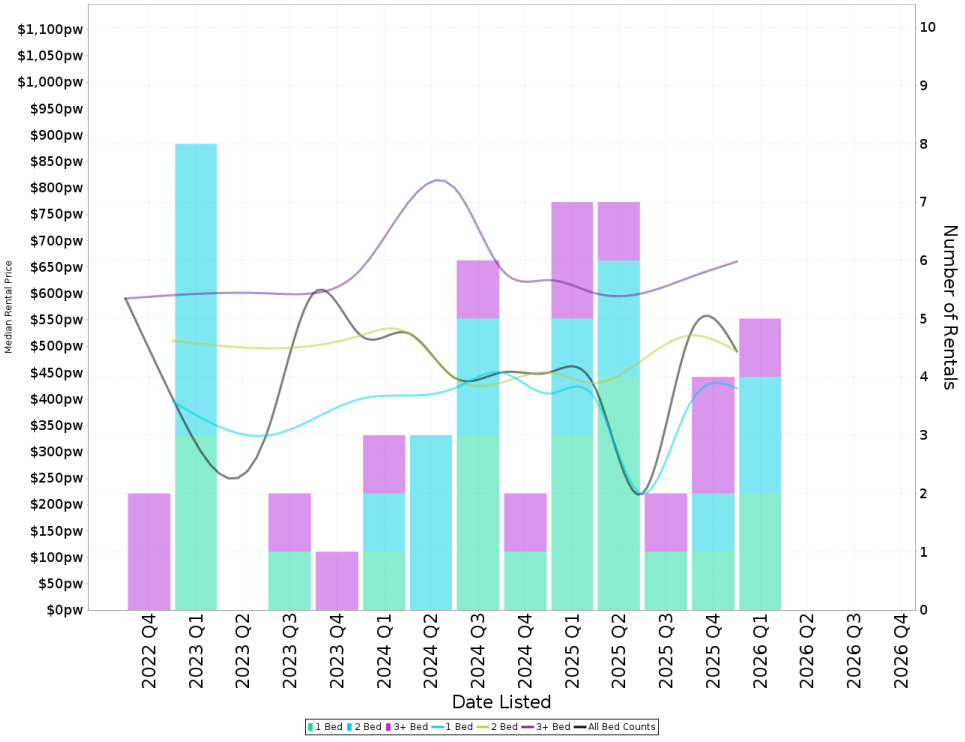
Current Median Price: $881,000
Previous Median Price: $841,500
Based on 68 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $881,000
Current Median Rent: $650
Based on 16 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.8%

Current Median Price: $615,000
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: $615,000
Current Median Rent: $520
Based on 9 registered Unit rentals compared over the last 12 months.

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HIGGINS - Recently Sold Properties

Median Sale Price

$881k

Based on 29 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+4.7%

Current Median Price: $881,000
Previous Median Price: $841,500

Based on 68 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

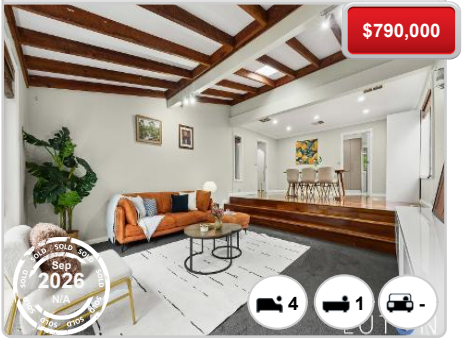
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

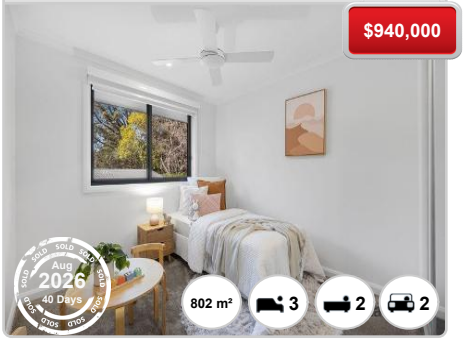
9 DAVIDSON ST



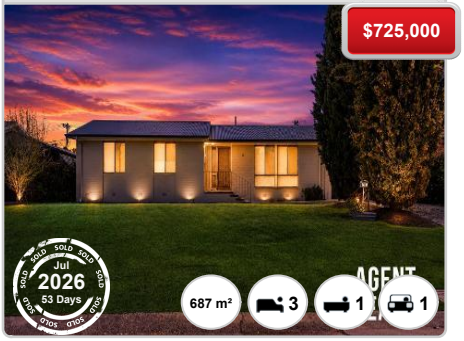
4A CASTIEAU ST



67 STARKE ST



63 ASHBURNER ST



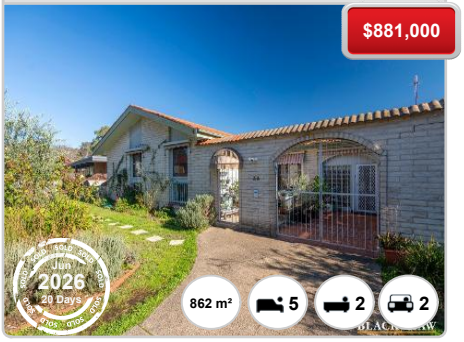
29 ASHBURNER ST



11 PENNEFATHER ST



34 O`SULLIVAN ST



99 ASHBURNER ST



63 DAVIDSON ST



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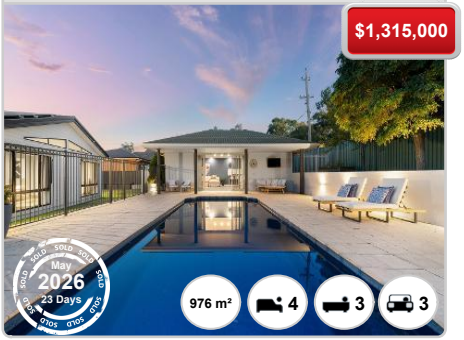
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4 FULLAGAR CRES



32 DAVIDSON ST



41 KRIEWALDT CCT



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HIGGINS - Properties For Rent

Median Rental Price

$650 /w

Based on 16 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+3.8%

Current Median Price: $881,000
Current Median Rent: $650

Based on 29 recorded House sales and 16 House rentals compared over the last 12 months

Number of Rentals

16

Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

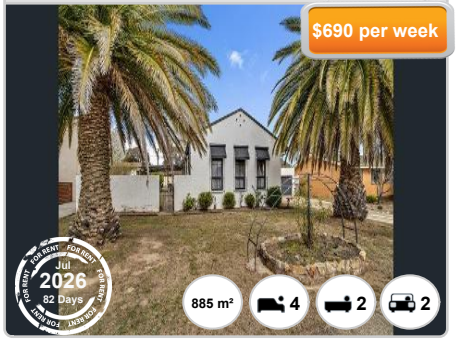
116 Pennefather St.



116 PENNEFATHER ST.



81 FULLAGAR CRESCENT

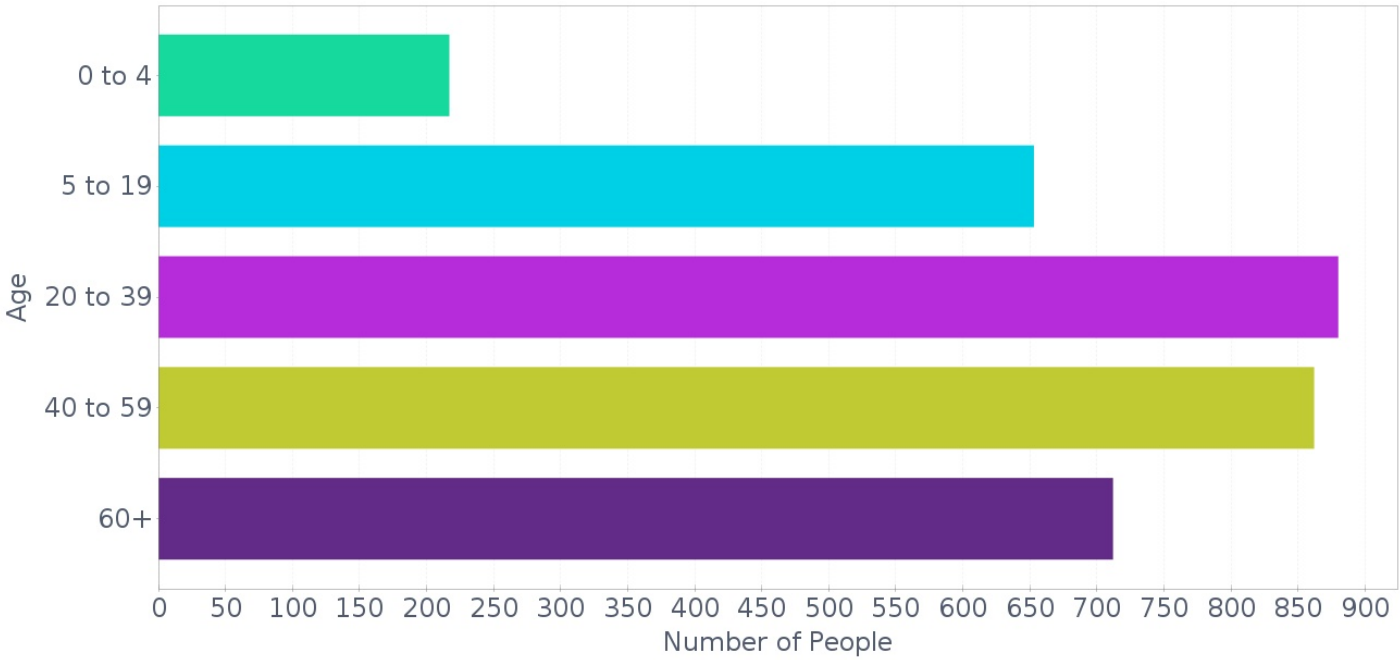


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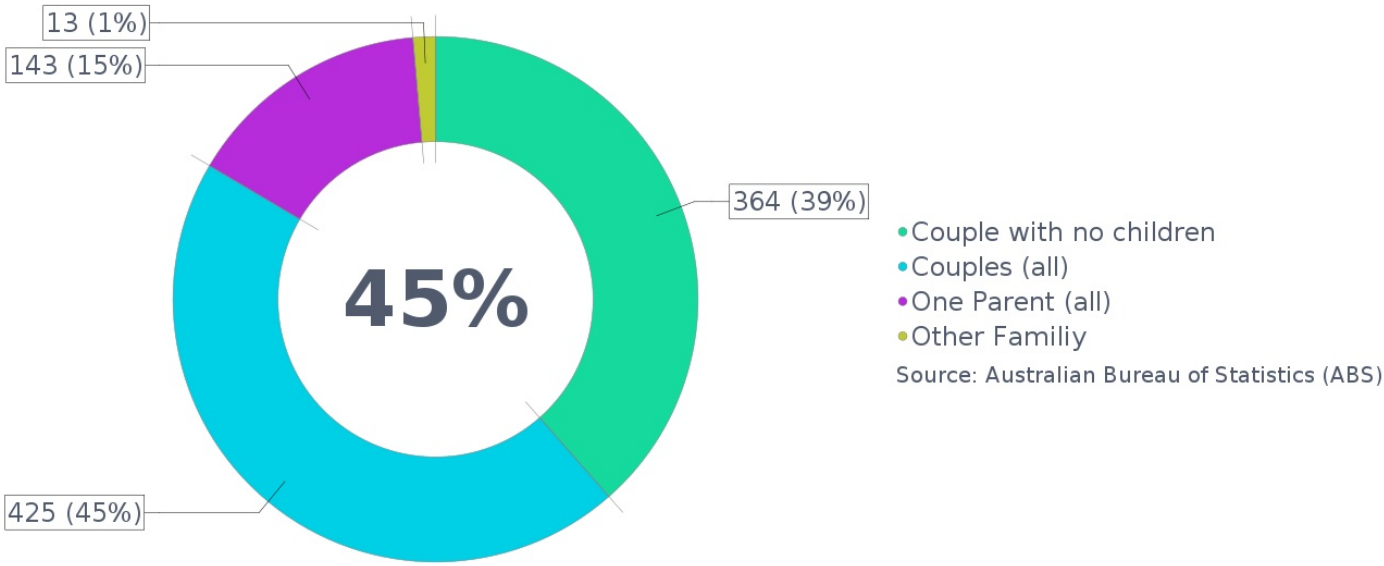
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Age of Population (2021)



Family Composition (2021)

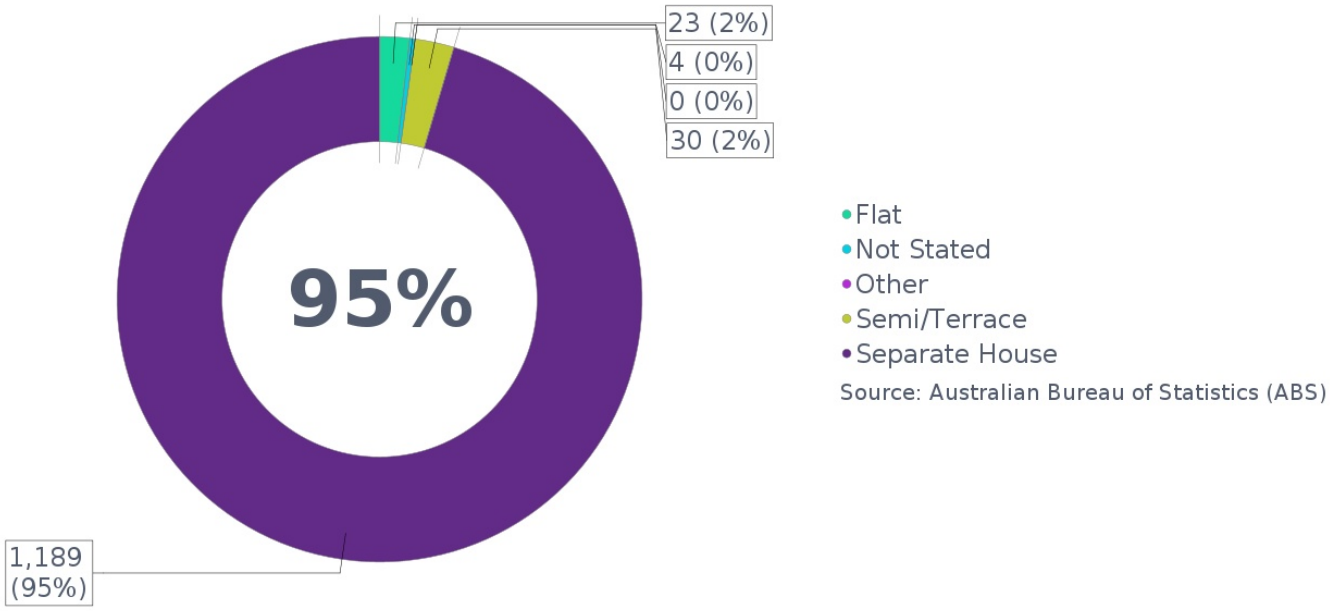


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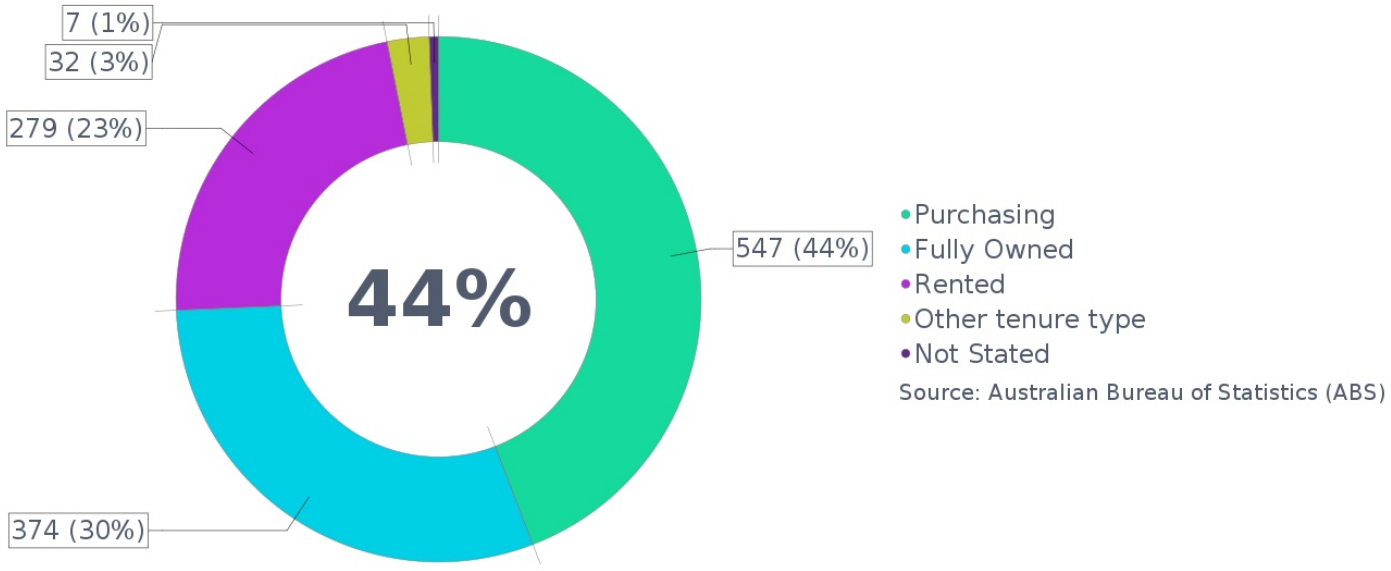
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Dwelling Structure (2021)



Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



Source: Australian Bureau of Statistics (ABS)

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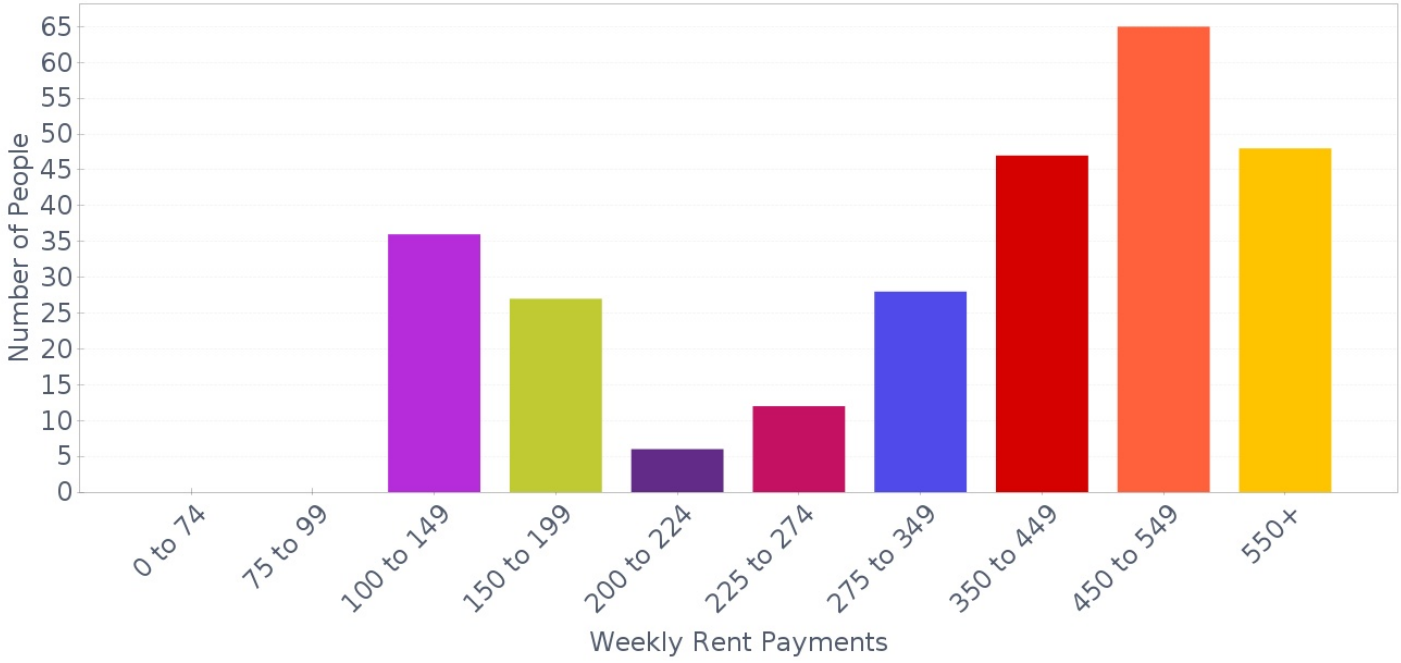
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

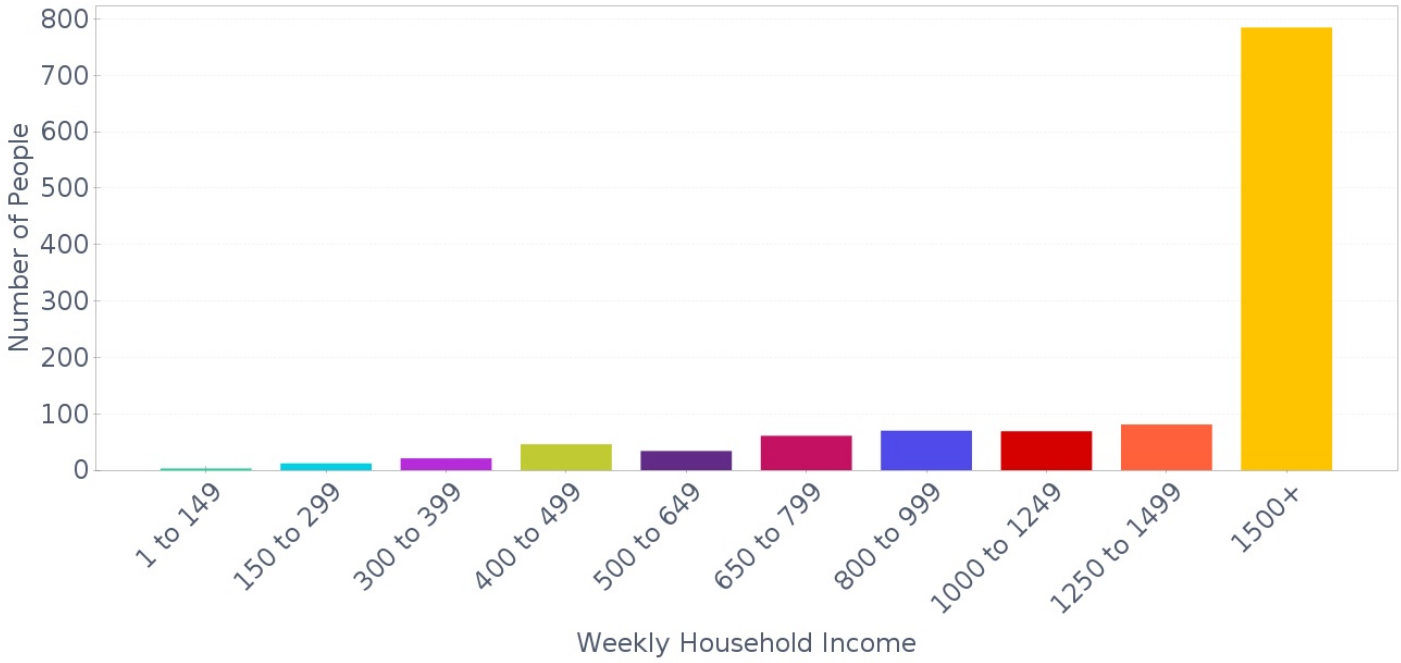


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Household Income - Weekly (2021)

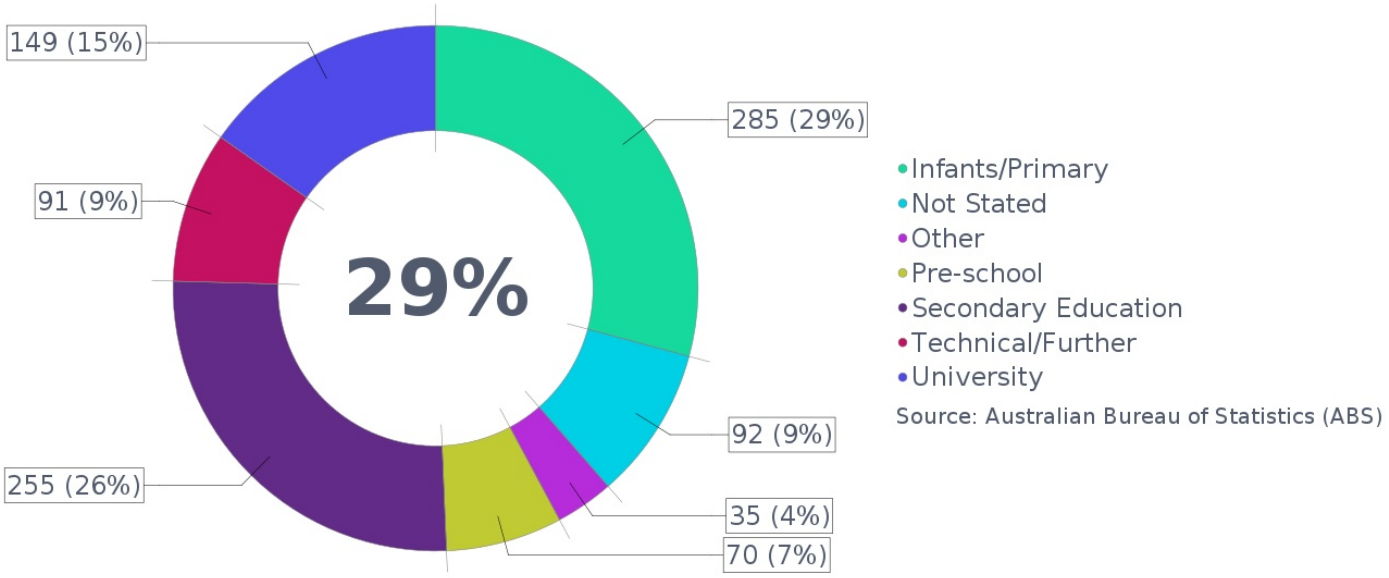


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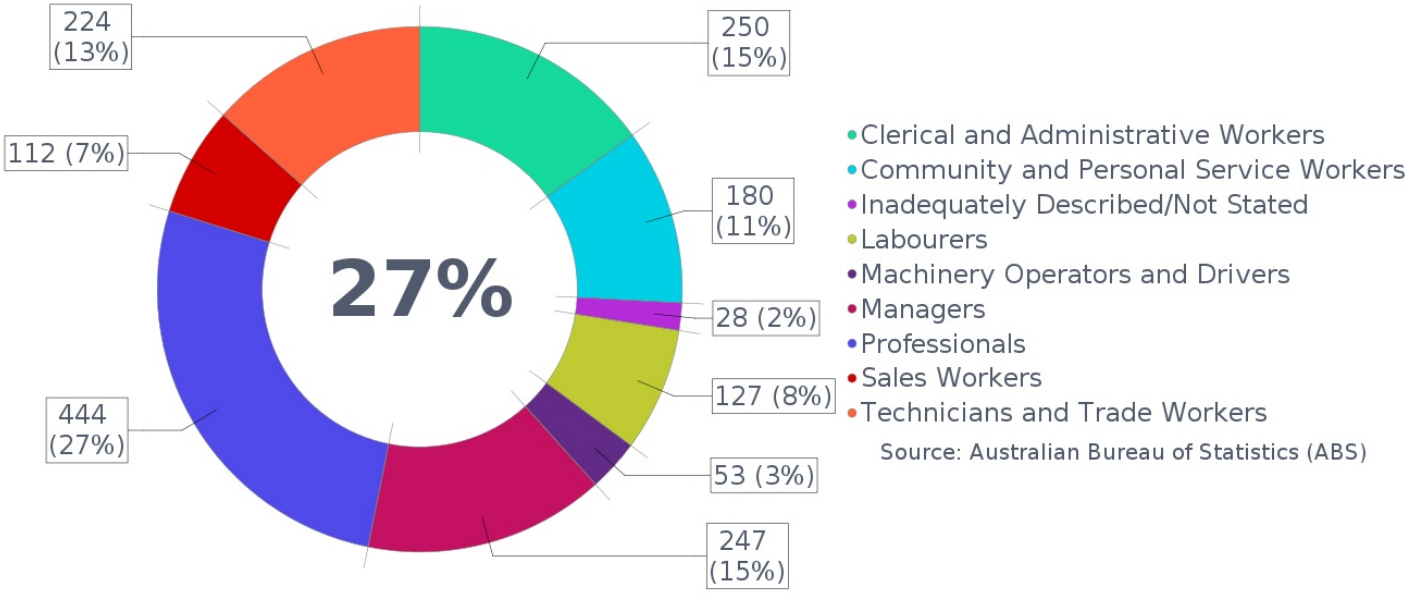
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

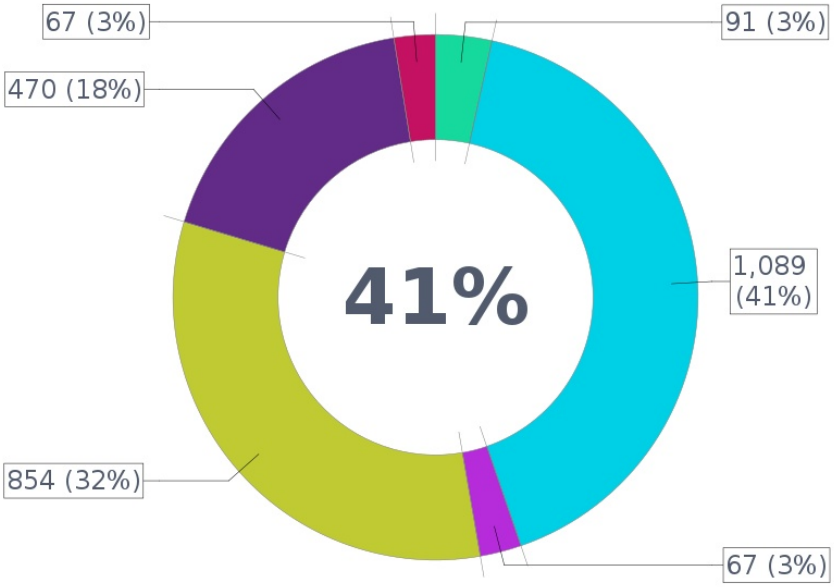


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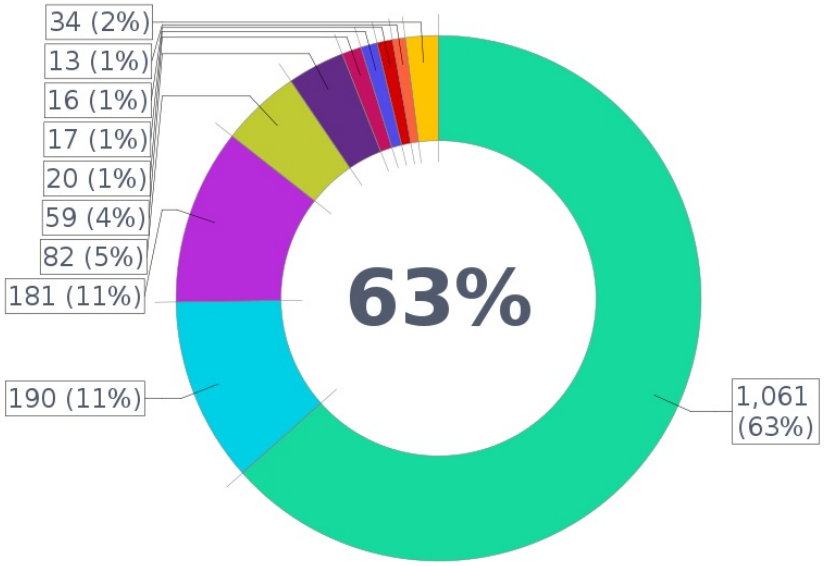
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Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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