

SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





HIGGINS - Suburb Map



Prepared on 04/05/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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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	42	\$ 840,750	3.3 %	\$ 143,000	\$ 1,375,000
2025	34	\$ 835,500	-0.6 %	\$ 715,000	\$ 1,402,000
2026	10	\$ 920,000	10.1 %	\$ 810,000	\$ 1,200,000

Median Sale Price

\$872k

Based on 31 recorded House sales within the last 12 months (Apr '25 - Mar '26)

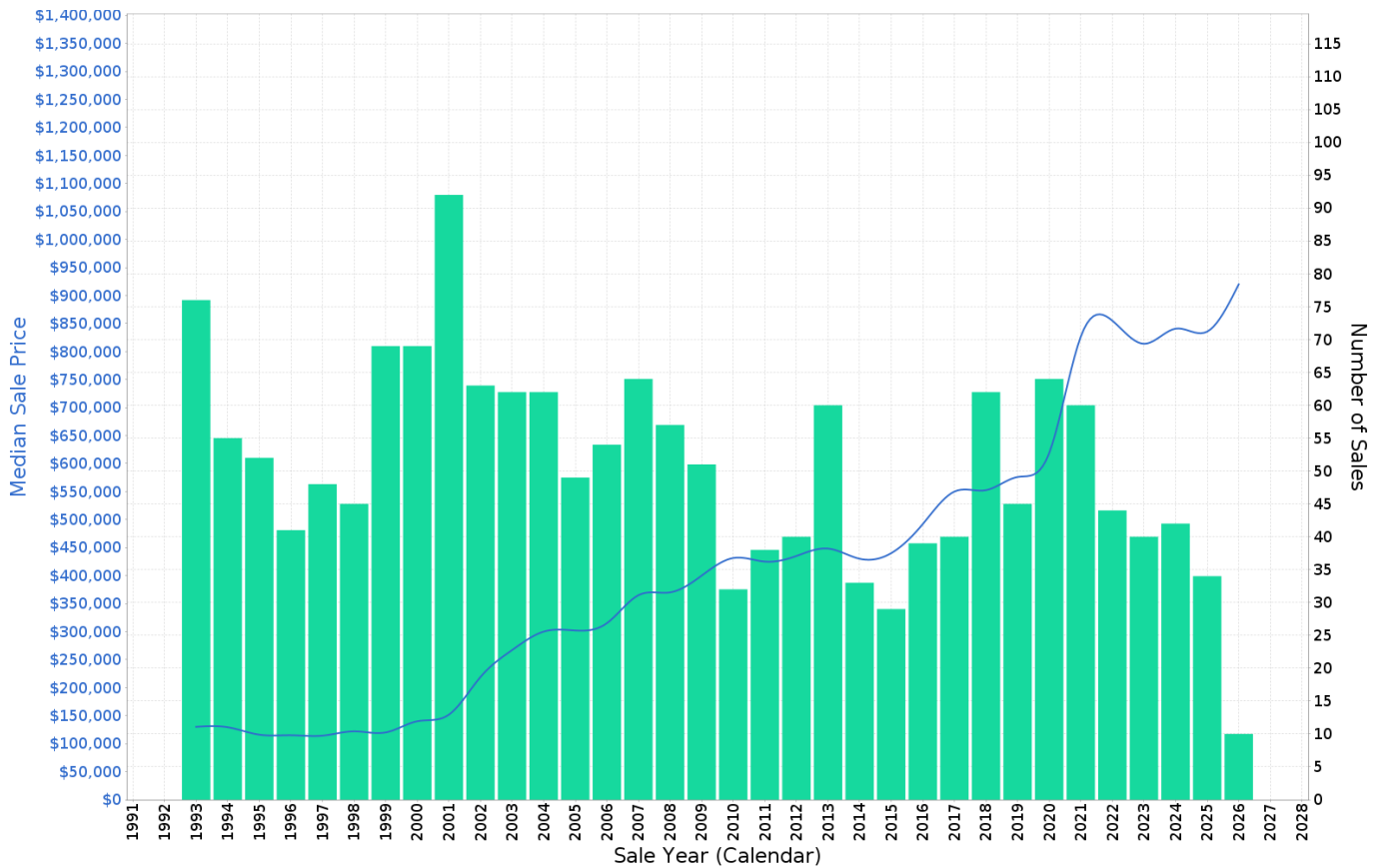
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

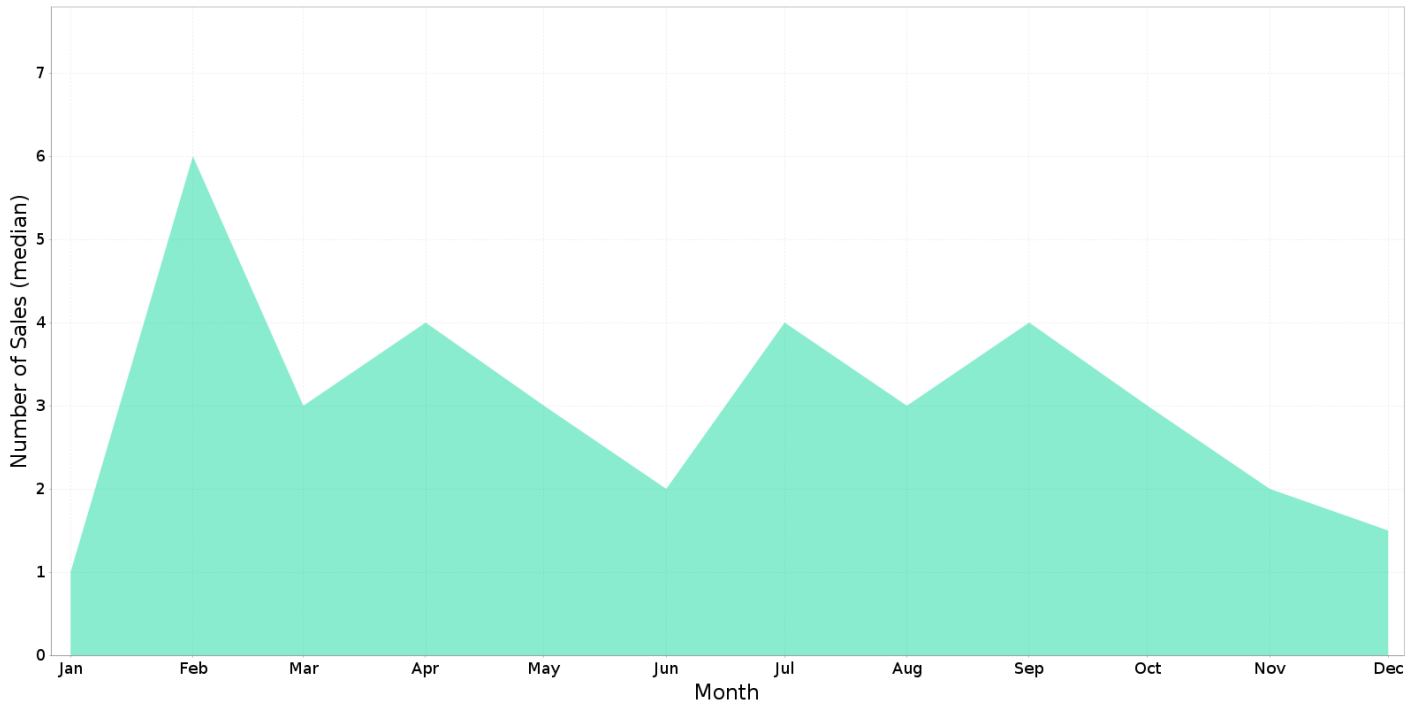
+3.8%

Current Median Price: \$872,000
Previous Median Price: \$840,000

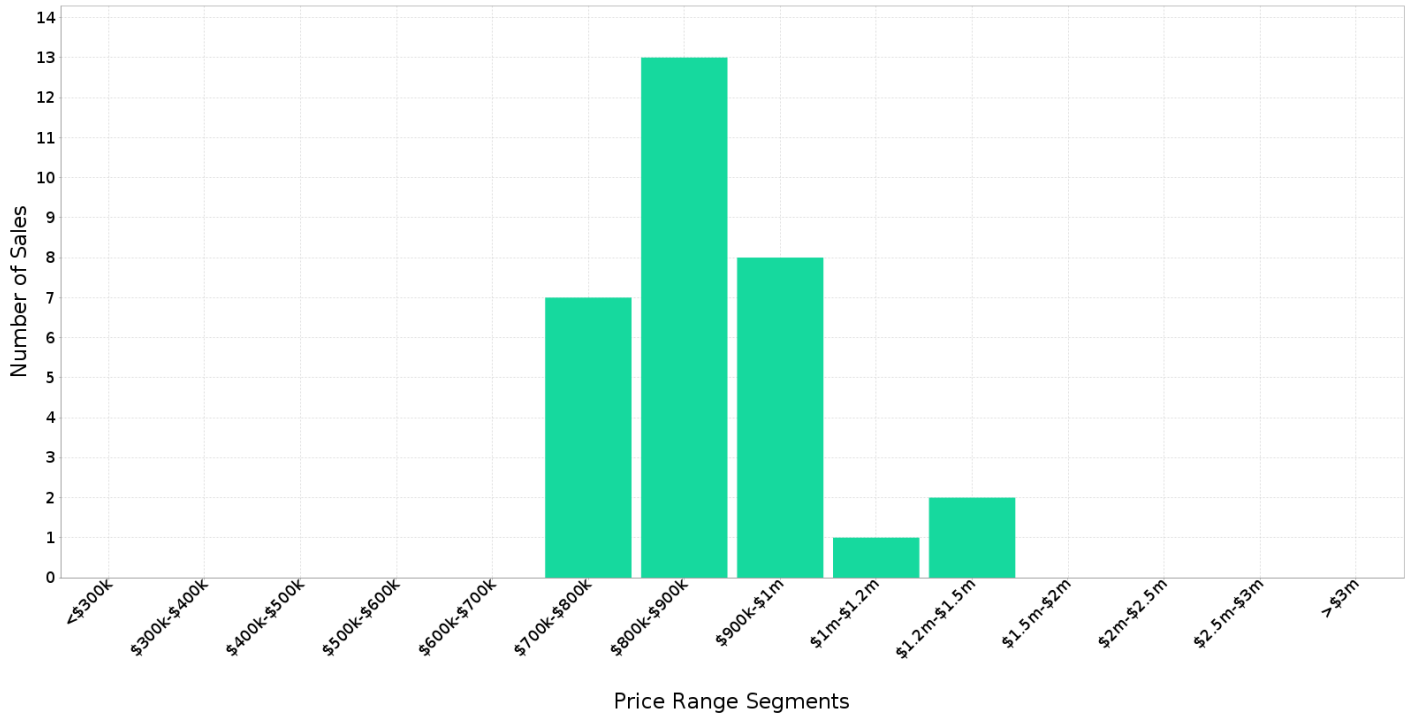
Based on 79 recorded House sales compared over the last two rolling 12 month periods



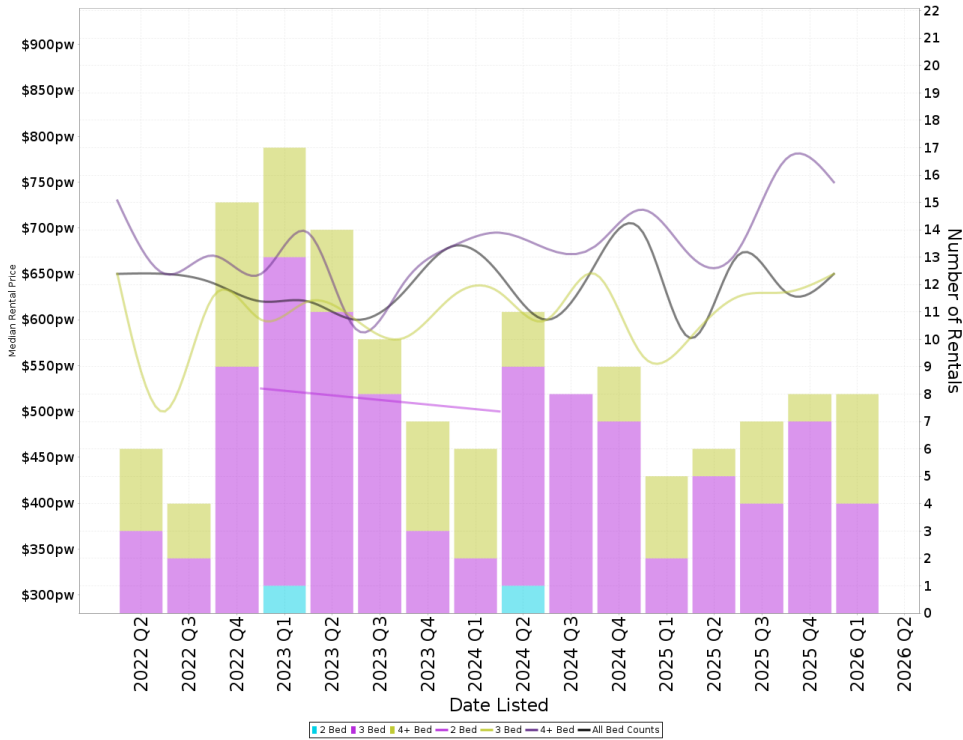
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.8%

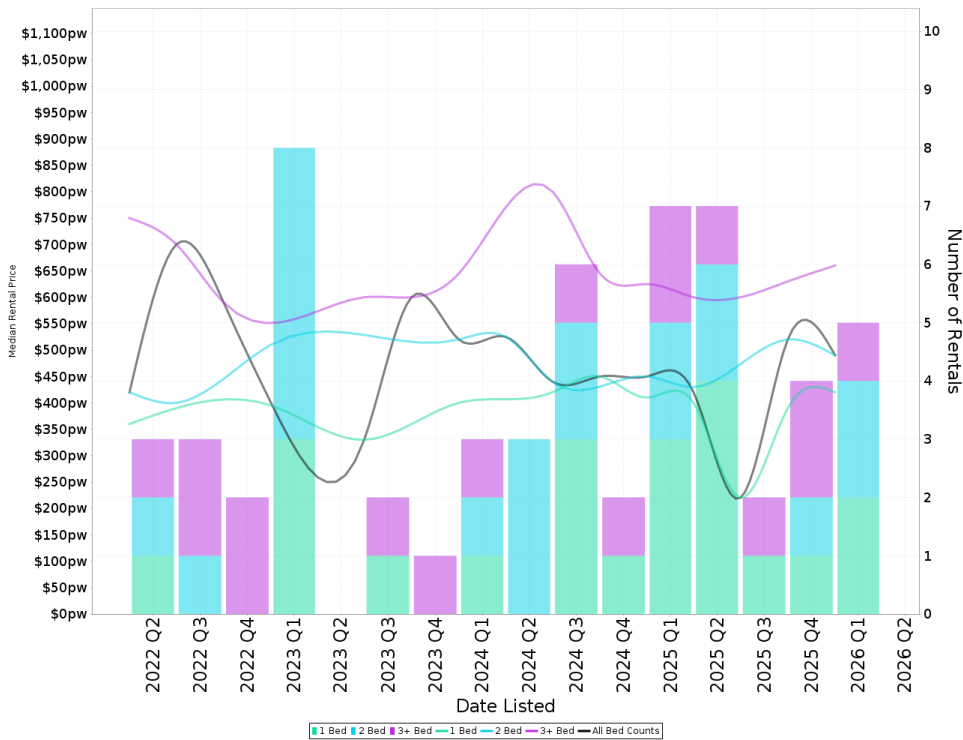
Current Median Price: \$872,000
Previous Median Price: \$840,000
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$872,000
Current Median Rent: \$650
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.6%

Current Median Price: \$620,000
Previous Median Price: \$587,000
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$620,000
Current Median Rent: \$460
Based on 18 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$872k

Based on 31 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

+3.8%

Current Median Price: \$872,000
Previous Median Price: \$840,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

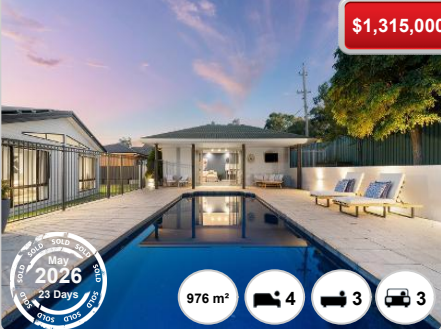
Sold Properties

31

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

32 DAVIDSON ST




\$1,315,000

Sold 2026
May
23 Days

976 m² 4 3 3

30 NICHOLAS ST



\$890,000

Sold 2026
Mar
23 Days

725 m² 4 2 1

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

41 NORTHMORE CRES



\$940,000

Sold 2026
Mar
27 Days

819 m² 3 2 3

22 WEARING ST




\$932,500

Sold 2026
Feb
23 Days

829 m² 3 1 3

10 FINDLAY ST




\$920,000

Sold 2026
Feb
15 Days

805 m² 3 2 2

46 BUNDEY ST




\$940,000

Sold 2026
Feb
35 Days

770 m² 4 3 2

34 ASHBURNER ST



\$810,000

Sold 2026
Feb
15 Days

660 m² - - -

114B PENNEFATHER ST

\$882,000

Feb 2026
79 Days

800 m² 5 2 2

14 BONIWELL ST

\$920,000

Feb 2026
N/A

1,009 m² 5 3 2

61 ASHBURNER ST

\$825,000

Jan 2026
8 Days

696 m² 3 1 2

2 DETHRIDGE ST

\$865,000

Dec 2025
15 Days

858 m² 3 1 2

6 NICHOLLS PL

\$1,020,000

Dec 2025
N/A

1,342 m² 4 2 2

19 WEARING ST

\$830,000

Nov 2025
N/A

793 m² 3 1 3

36 PENNEFATHER ST

\$1,402,000

Nov 2025
25 Days

694 m² 4 2 2

47 PENNEFATHER ST

\$735,000

Nov 2025
22 Days

737 m² 3 1 2



HIGGINS - Properties For Rent

Median Rental Price

\$650 /w

Based on 29 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.9%

Current Median Price: \$872,000
Current Median Rent: \$650

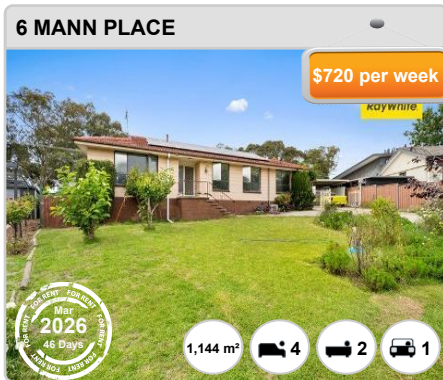
Based on 31 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

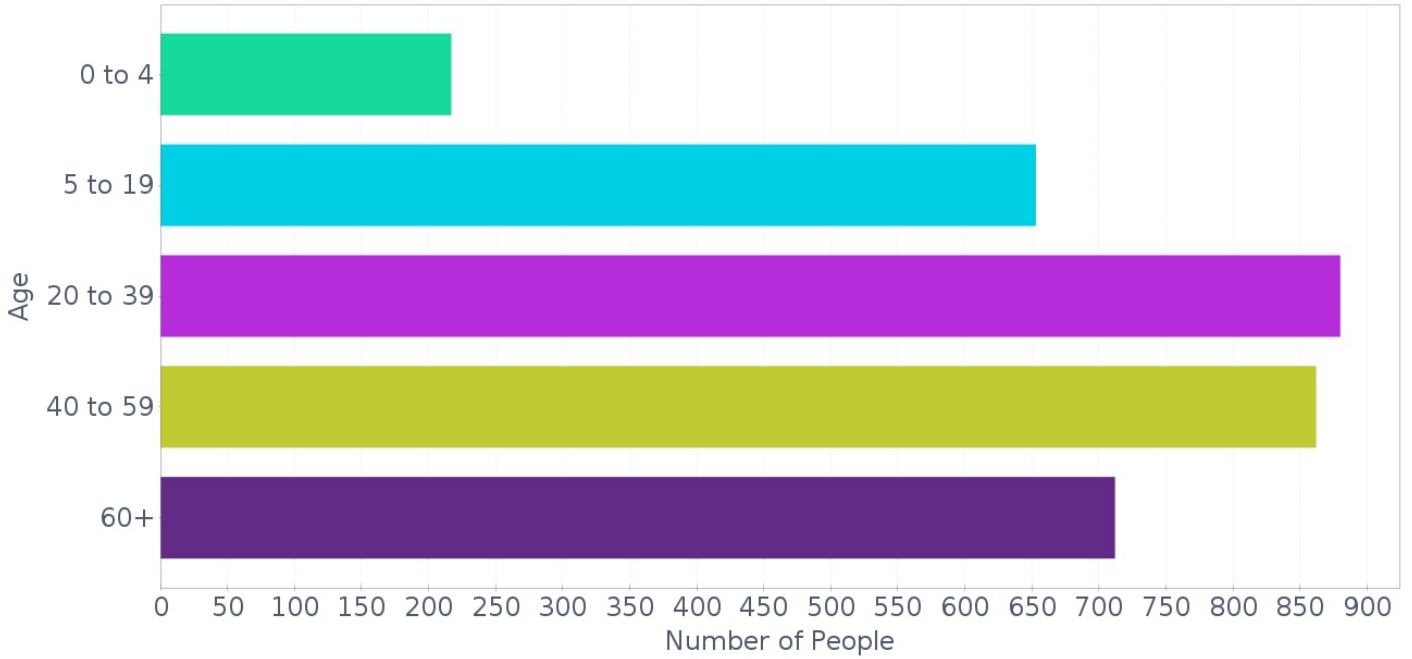
29

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

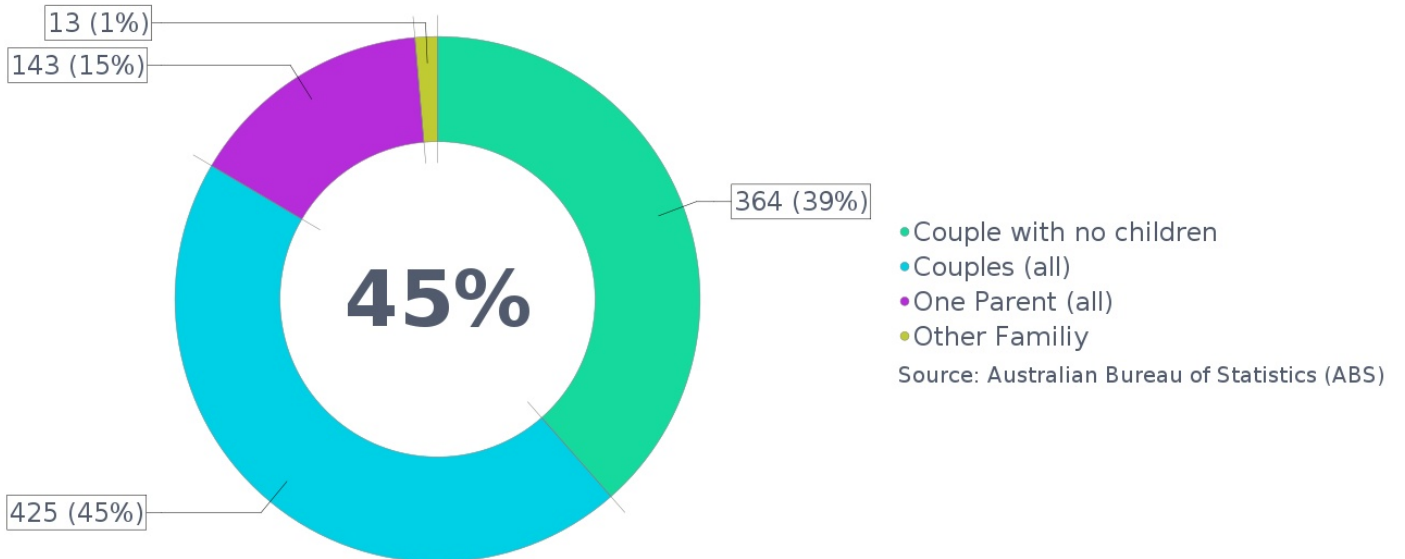
Based on a rolling 12 month period and may differ from calendar year statistics



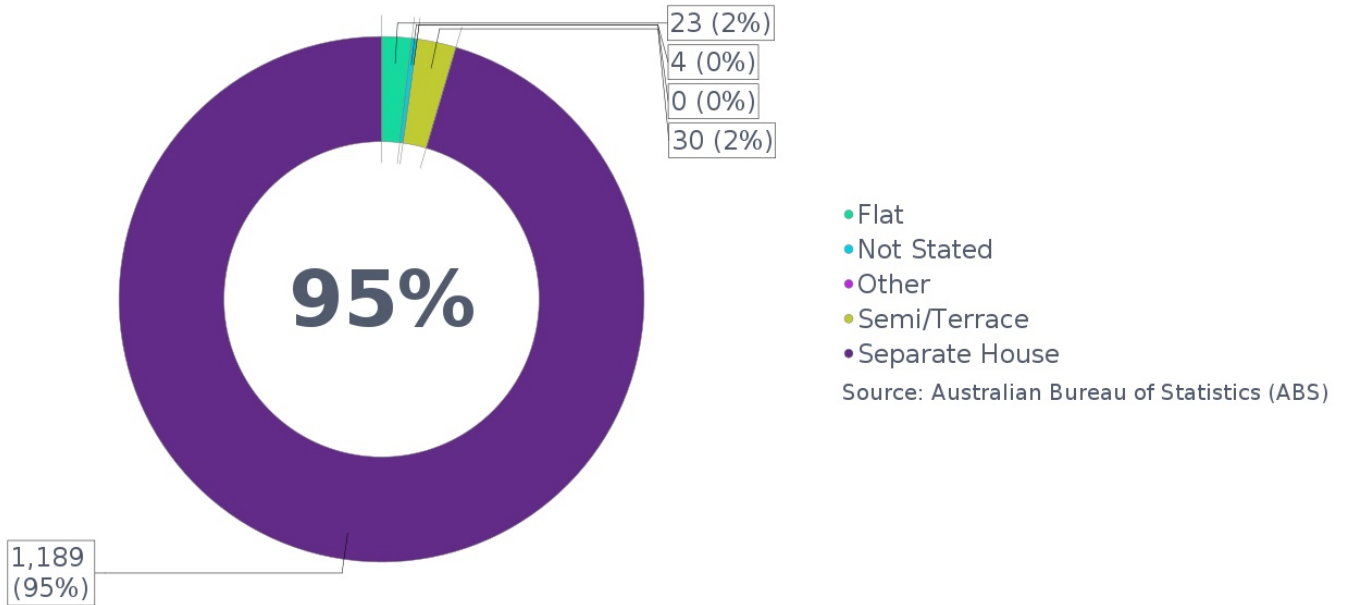
Age of Population (2021)



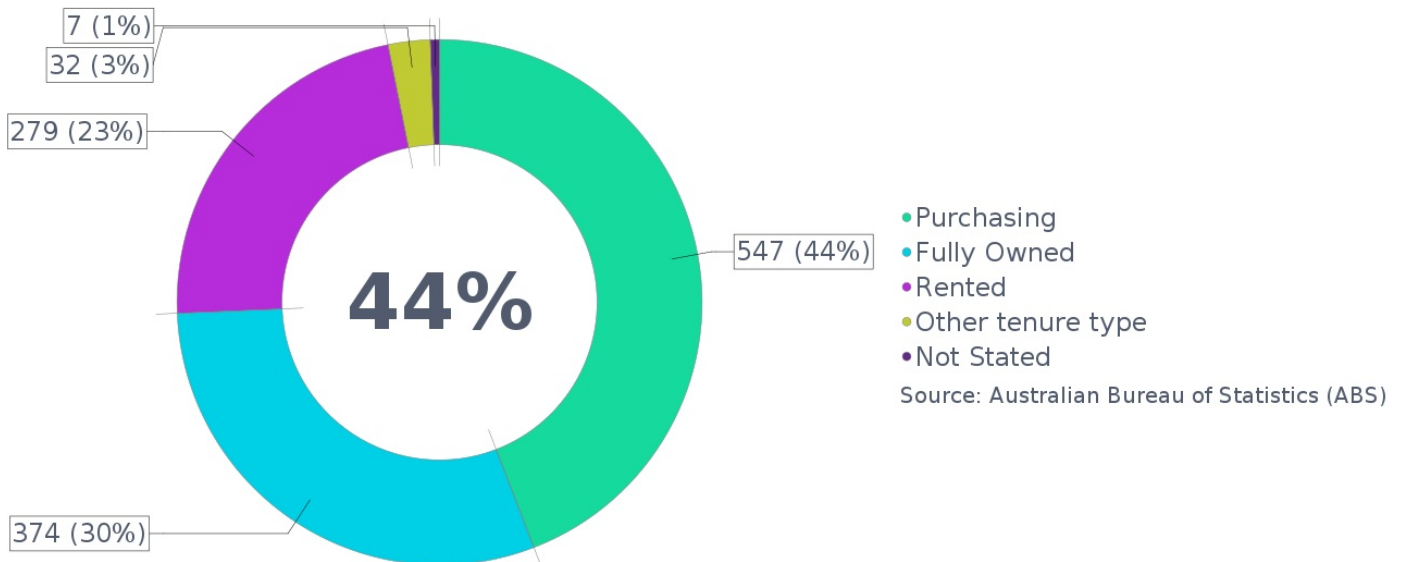
Family Composition (2021)



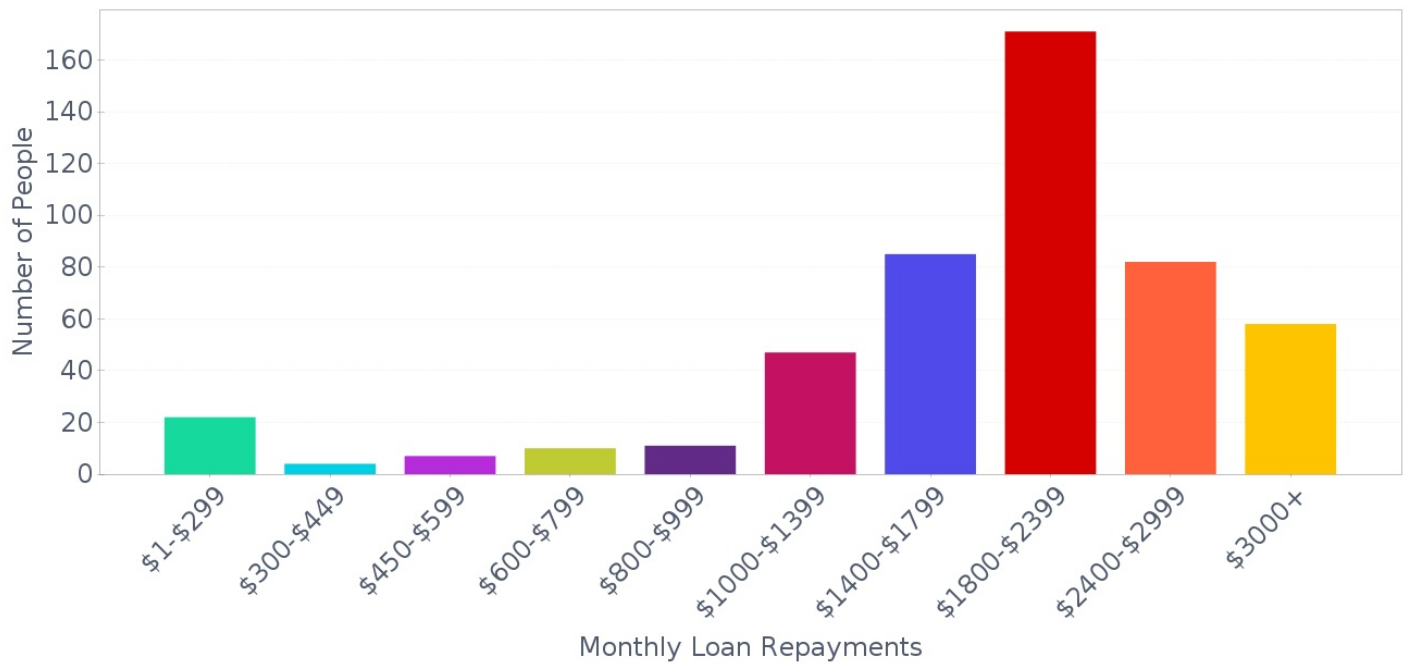
Dwelling Structure (2021)



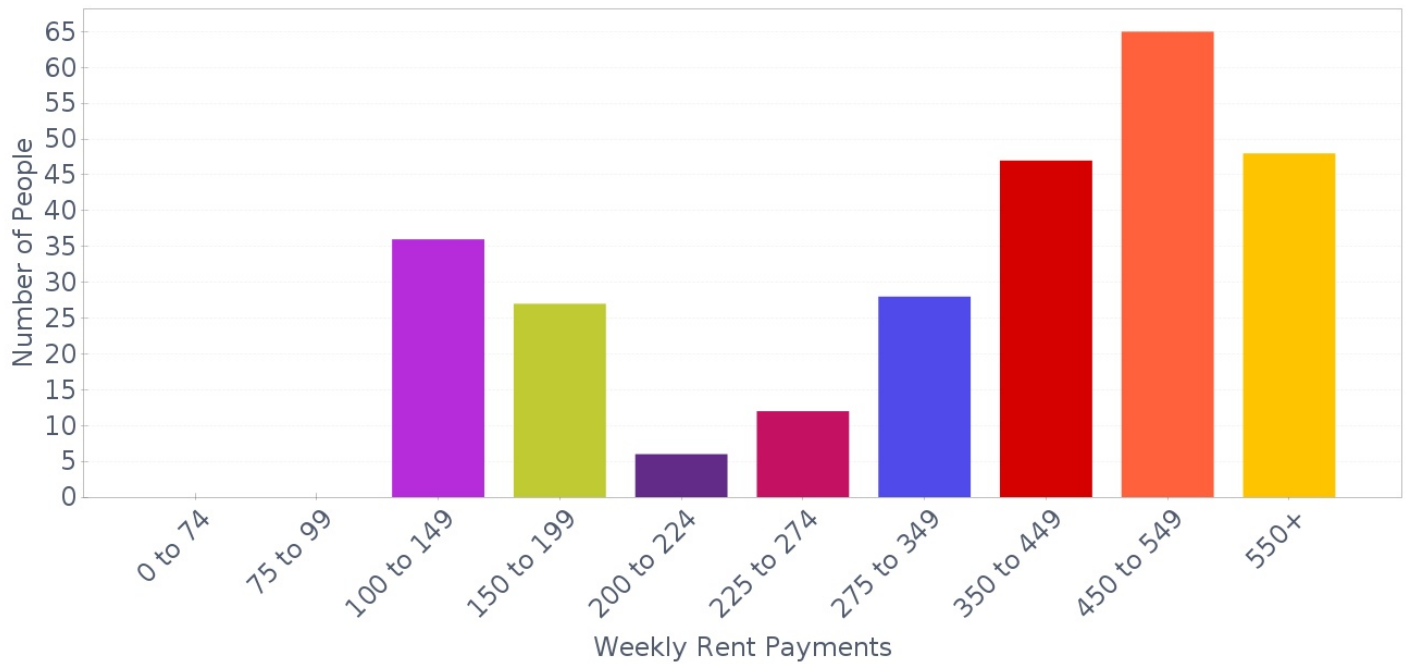
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

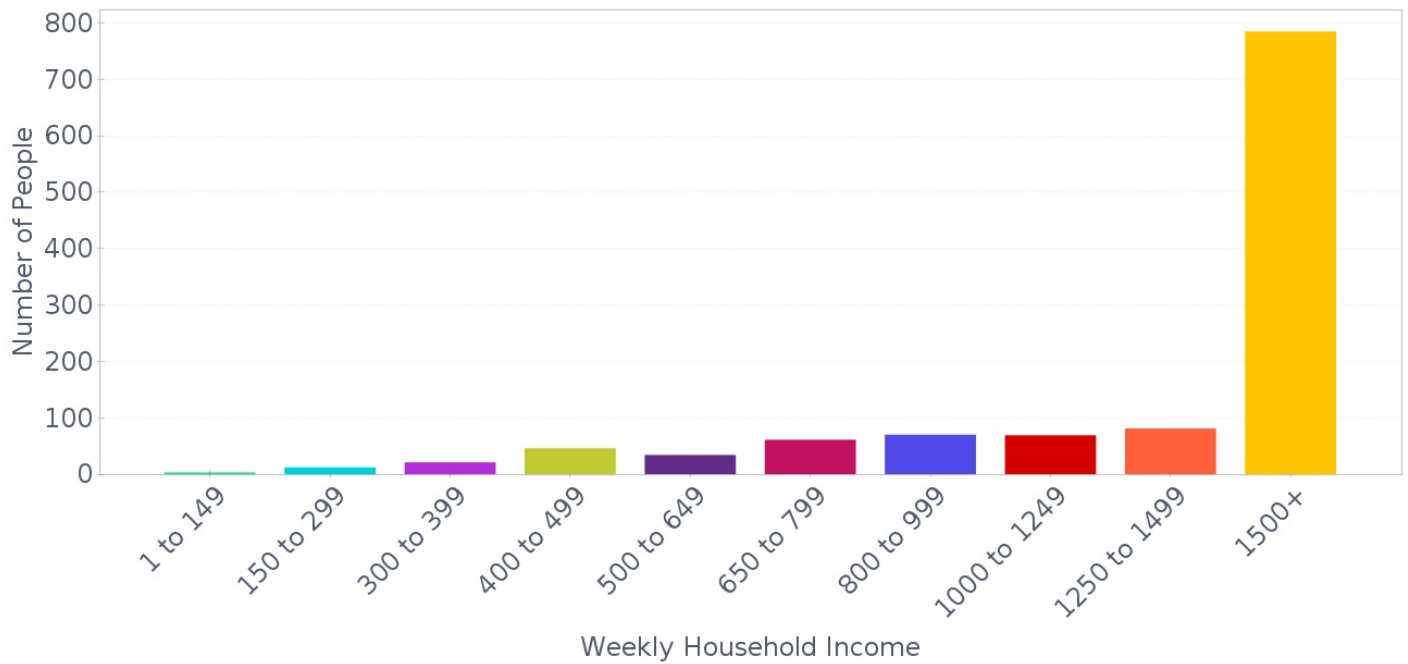


Rent Payments - Weekly (2021)

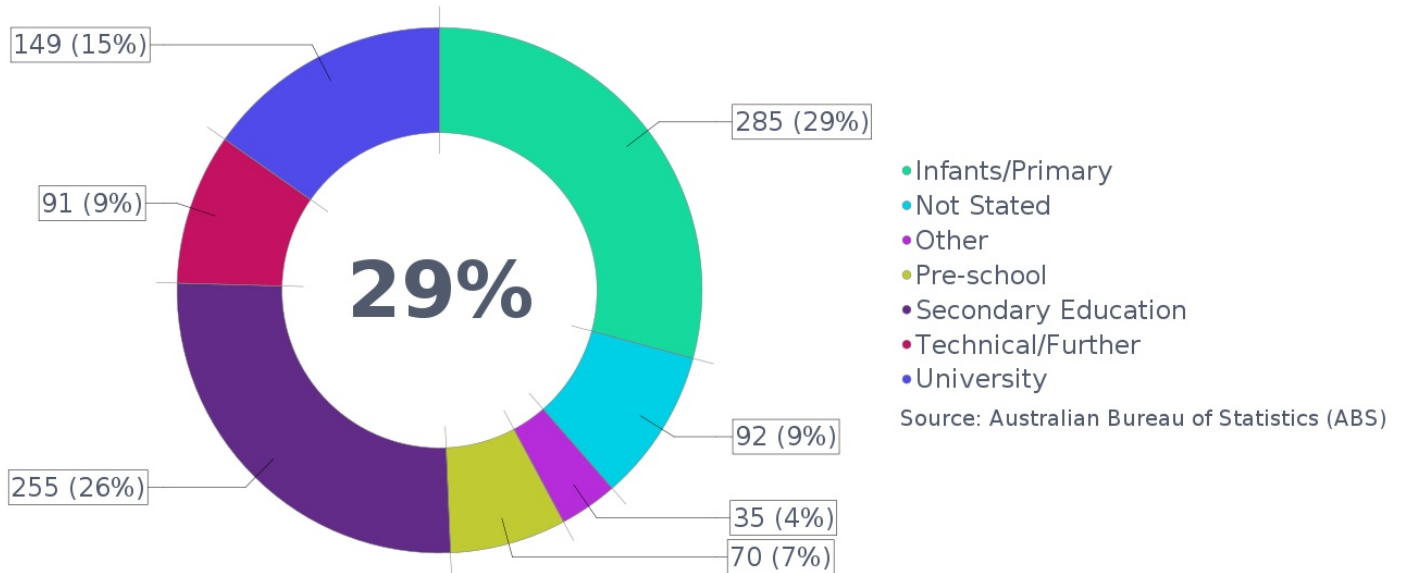




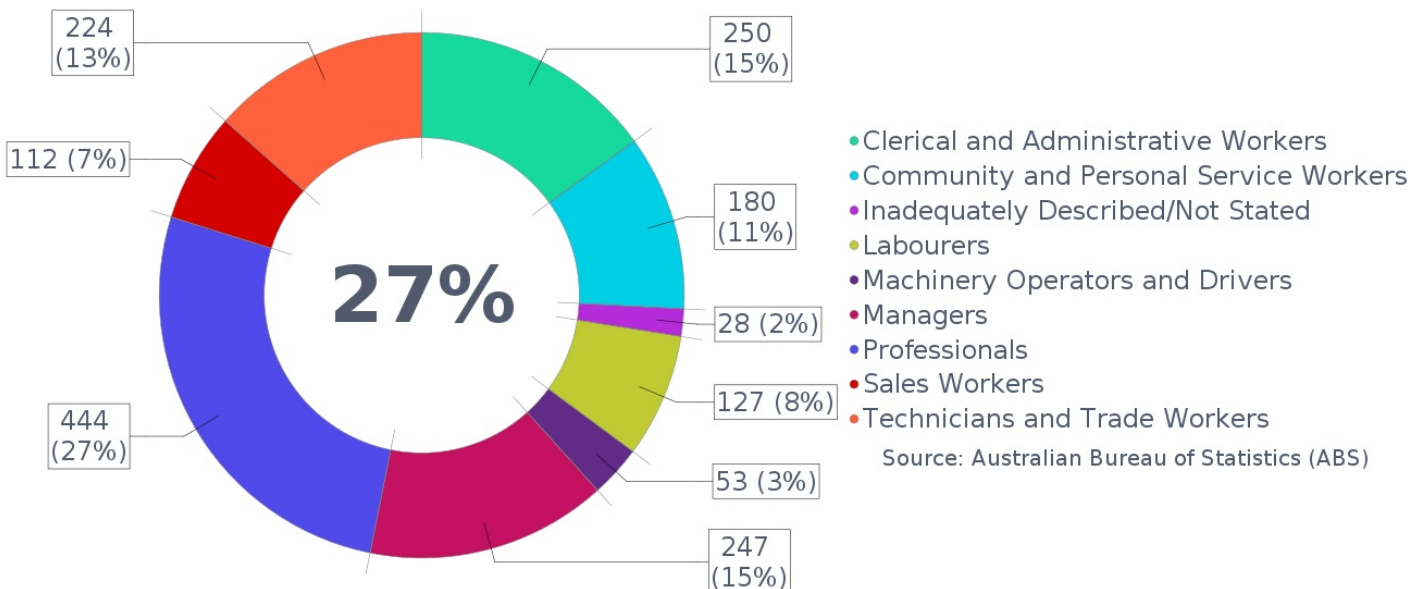
Household Income - Weekly (2021)



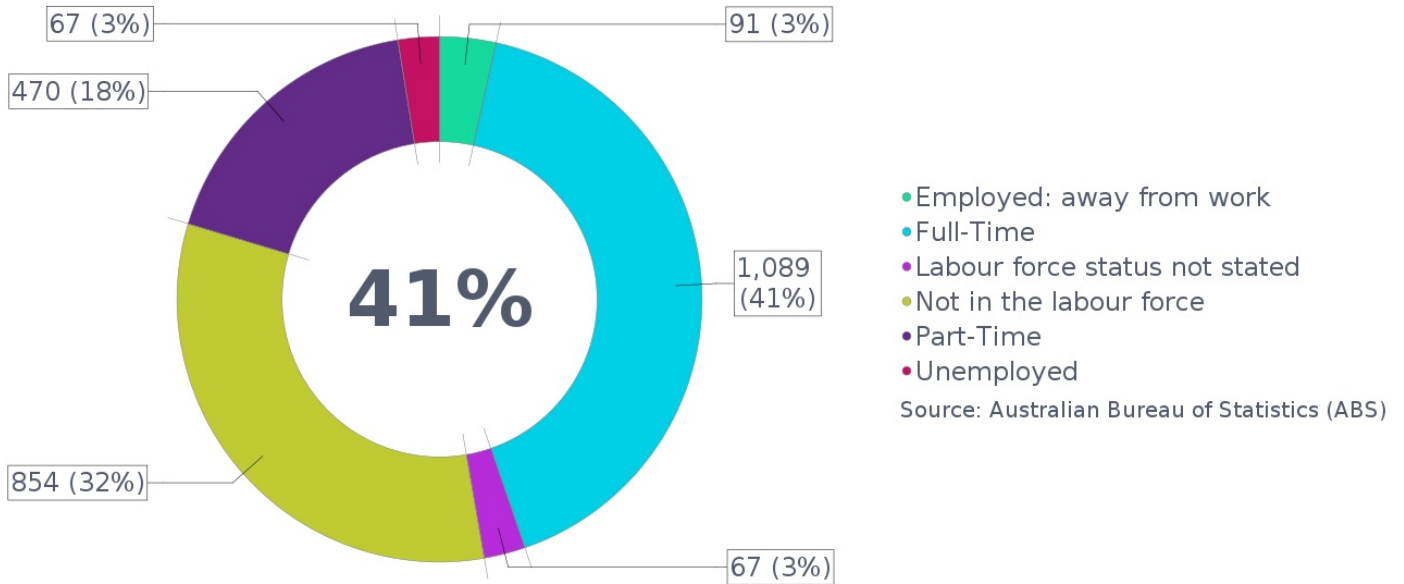
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

