

SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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	15	\$ 900,000	7.7 %	\$ 704,000	\$ 1,200,000

Median Sale Price

\$876k

Based on 35 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

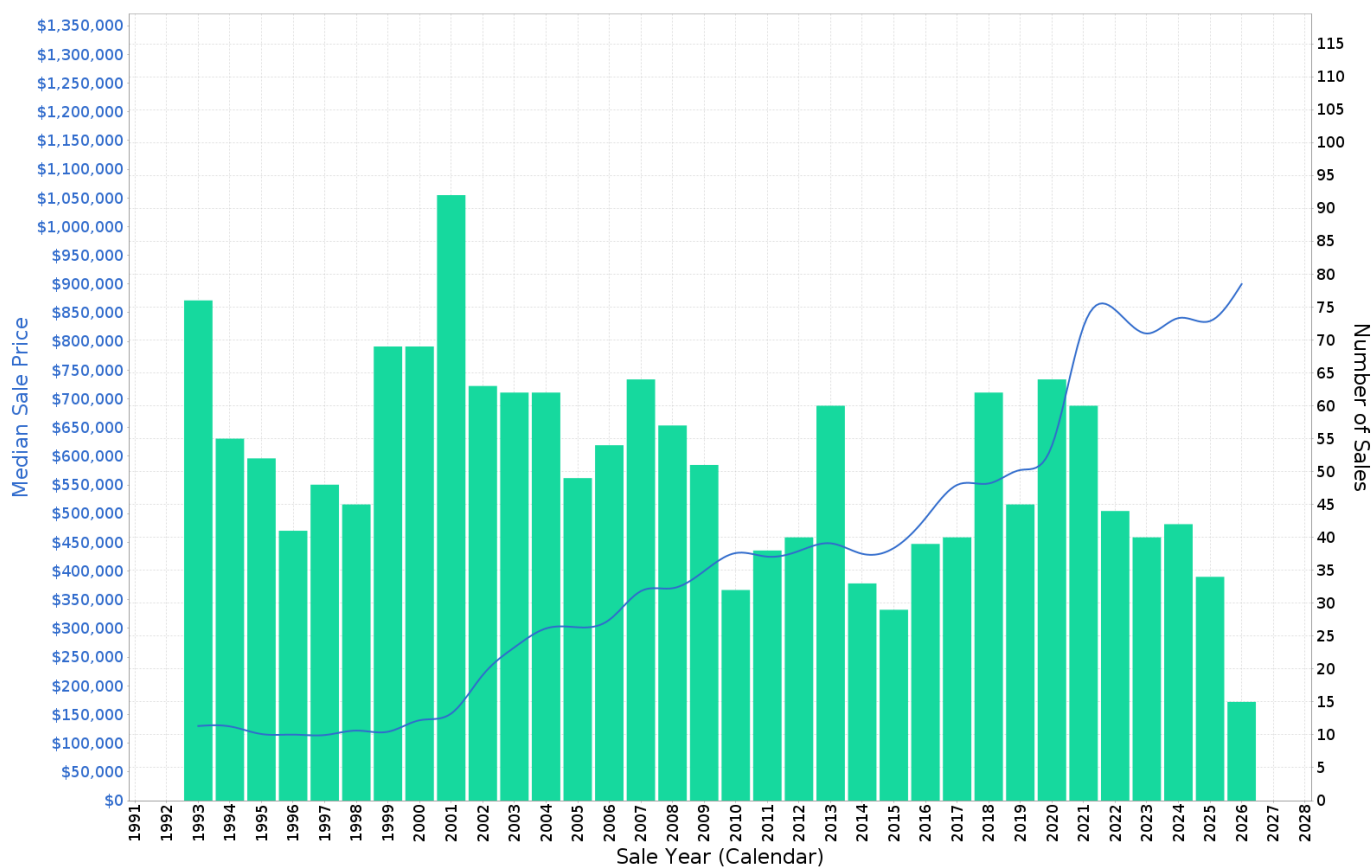
Suburb Growth

+4.3%

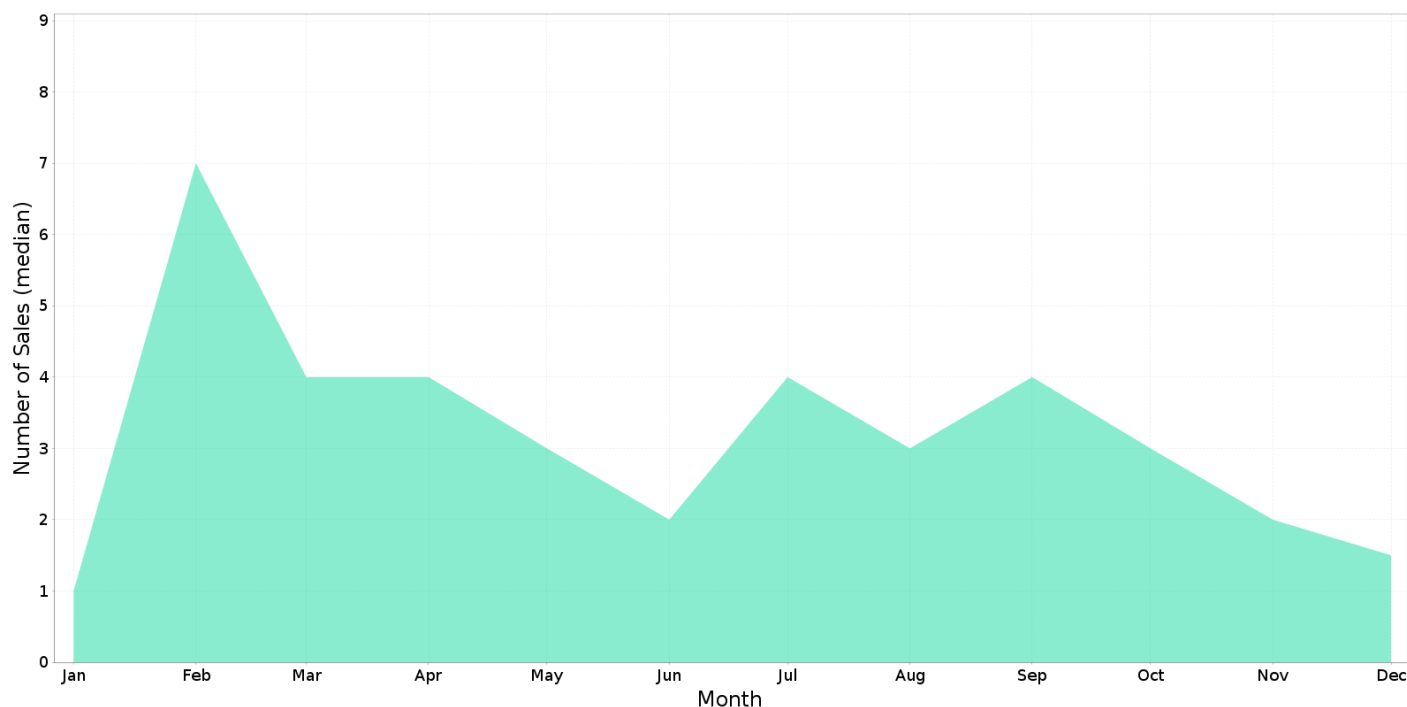
Current Median Price: \$876,000

Previous Median Price: \$840,000

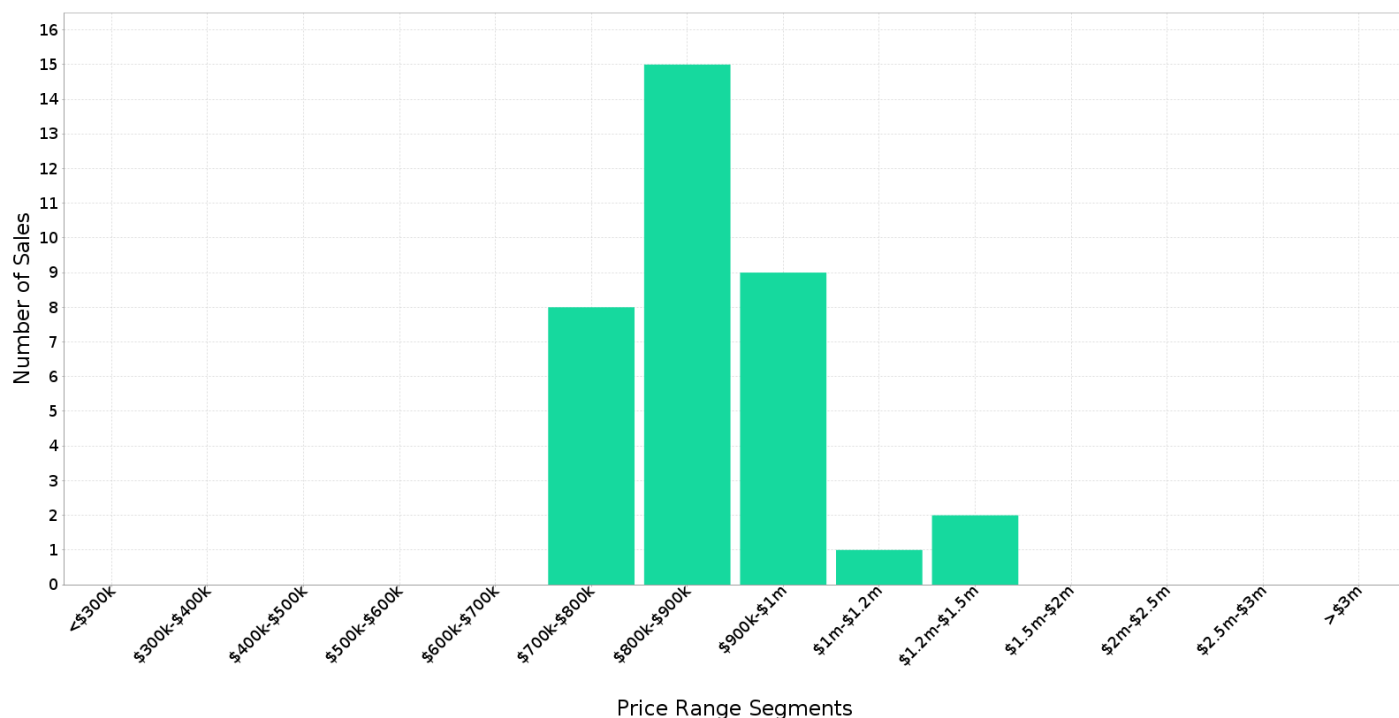
Based on 83 recorded House sales compared over the last two rolling 12 month periods



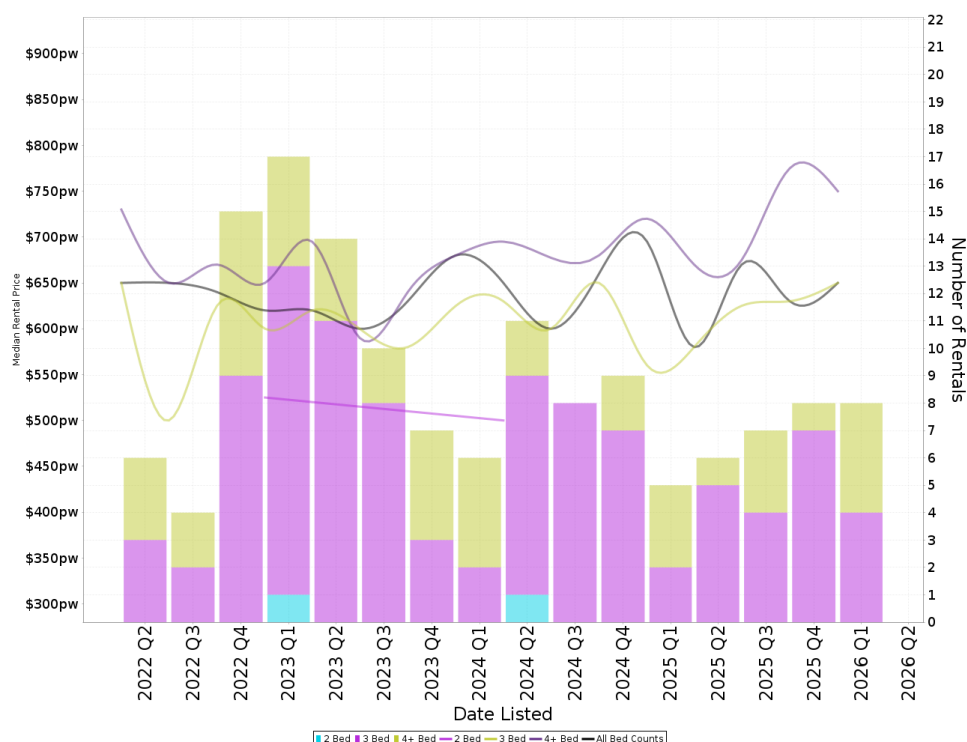
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.3%

Current Median Price: \$876,000
Previous Median Price: \$840,000

Based on 83 registered House sales compared over the last two rolling 12 month periods.

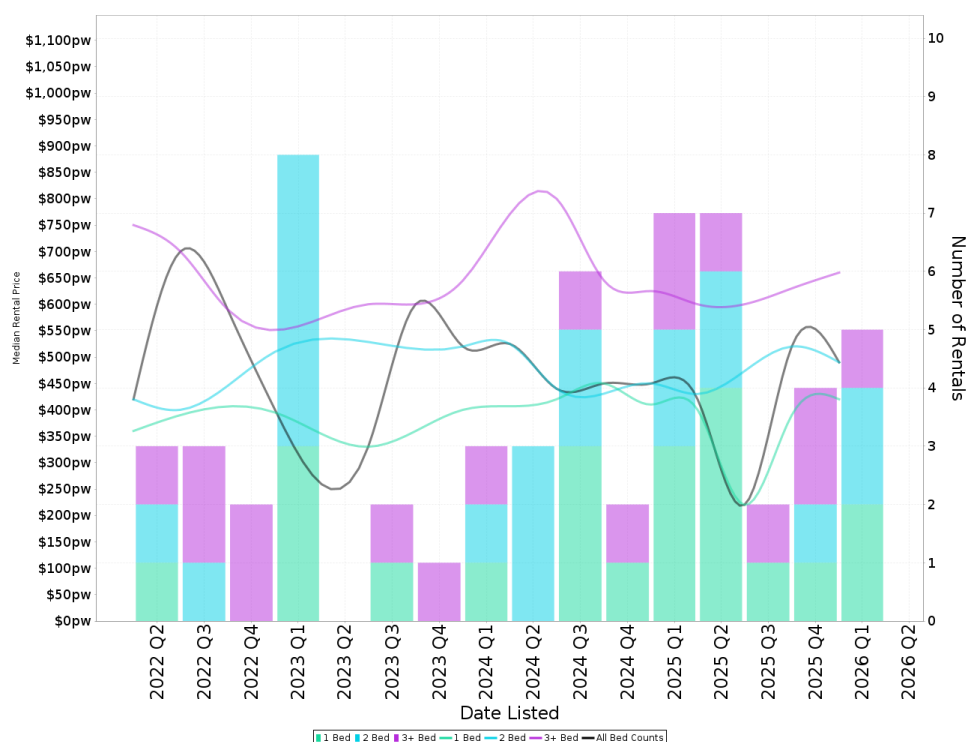
Suburb Rental Yield

+3.9%

Current Median Price: \$876,000
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
\$876k

Based on 35 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
+4.3%

Current Median Price: \$876,000
Previous Median Price: \$840,000

Based on 83 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
35

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

4 FULLAGAR CRES

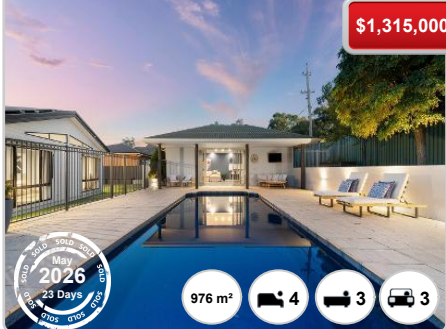


\$850,000

736 m² 3 1 1

Sold 2026 Mar 23 Days

32 DAVIDSON ST



\$1,315,000

976 m² 4 3 3

Sold 2026 May 23 Days

41 KRIEVALDT CCT



\$955,000

842 m² 3 1 2

Sold 2026 Apr 23 Days

30 NICHOLAS ST



\$890,000

725 m² 4 2 2

Sold 2026 Mar 23 Days

41 PENNEFATHER ST



\$876,000

822 m² 3 1 2

Sold 2026 Mar 23 Days

28 BUNDEY ST



\$1,200,000

1,109 m² 4 2 2

Sold 2026 Mar 23 Days

3 DETHRIDGE ST



\$900,000

767 m² 3 1 1

Sold 2026 Mar 23 Days

52 ASHBURNER ST



\$704,000

732 m² 3 1 1

Sold 2026 Mar 18 Days

41 NORTHMORE CRES



\$940,000

819 m² 3 2 3

Sold 2026 Mar 27 Days

22 WEARING ST

\$932,500



SOLD Feb 2026
23 Days

829 m² 3 1 3

10 FINDLAY ST

\$920,000



SOLD Feb 2026
15 Days

805 m² 3 2 2

46 BUNDEY ST

\$940,000



SOLD Feb 2026
35 Days

770 m² 4 3 2

34 ASHBURNER ST

\$810,000



SOLD Feb 2026
N/A

660 m² - - -

114B PENNEFATHER ST

\$882,000

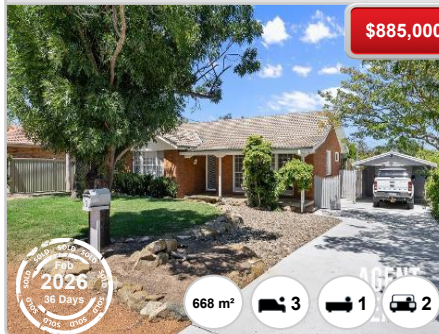


SOLD Feb 2026
79 Days

800 m² 5 2 2

3 NORTHMORE CRES

\$885,000



SOLD Feb 2026
36 Days

668 m² 3 1 2

14 BONIWELL ST

\$920,000



SOLD Feb 2026
N/A

1,009 m² 5 3 2

61 ASHBURNER ST

\$825,000



SOLD Jan 2026
8 Days

696 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: \$876,000
Current Median Rent: \$650

Based on 35 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

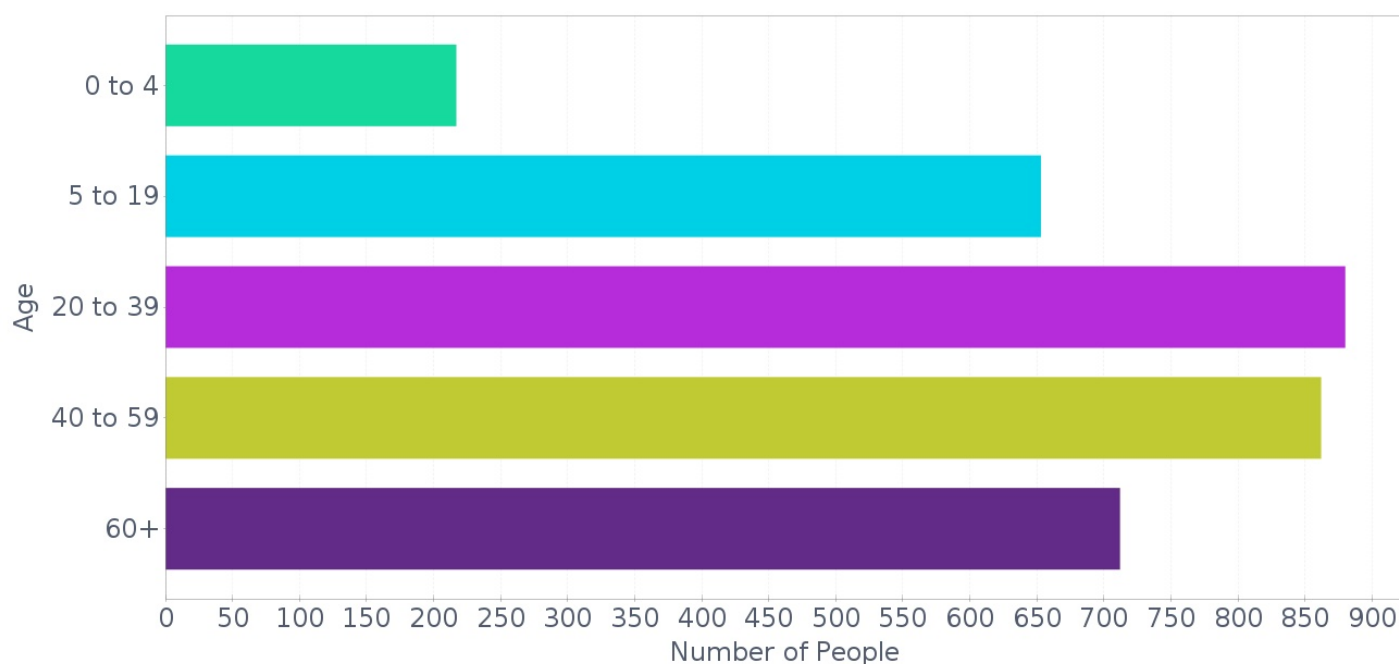
29

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

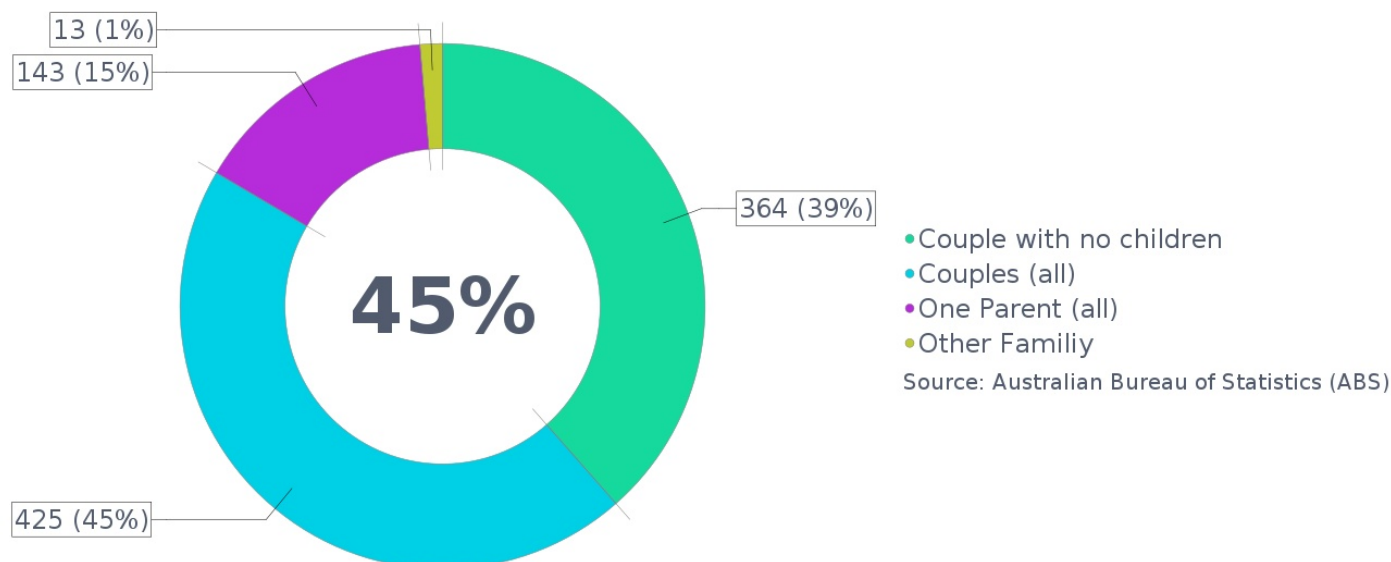
Based on a rolling 12 month period and may differ from calendar year statistics



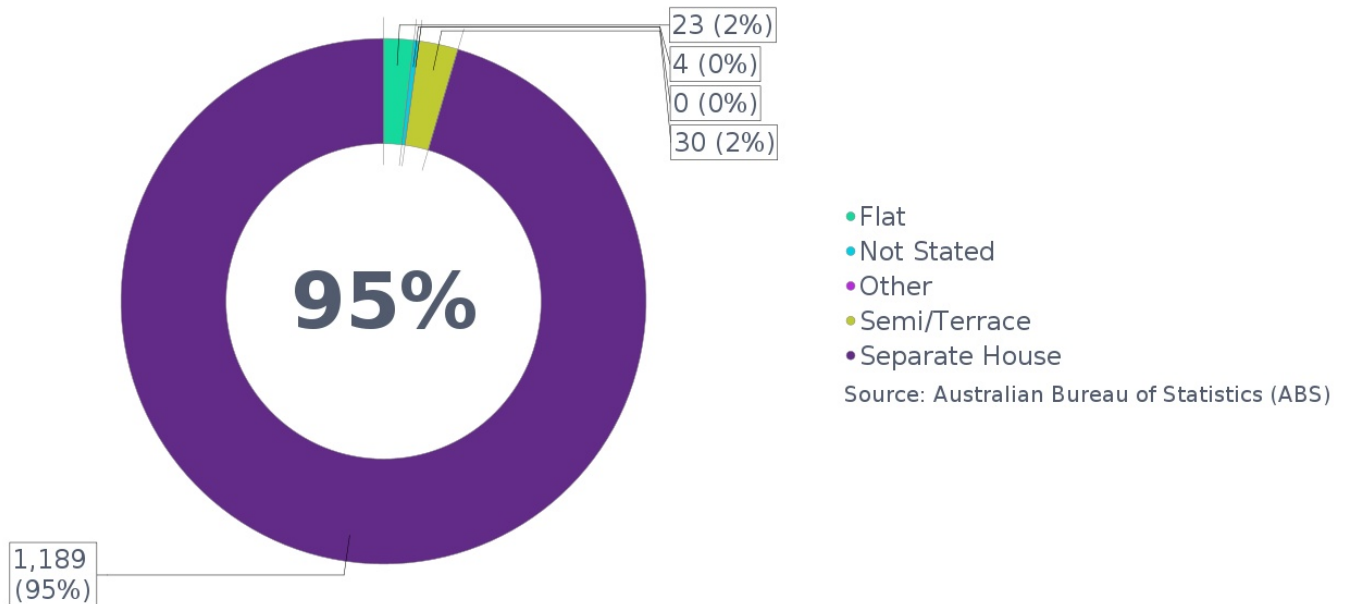
Age of Population (2021)



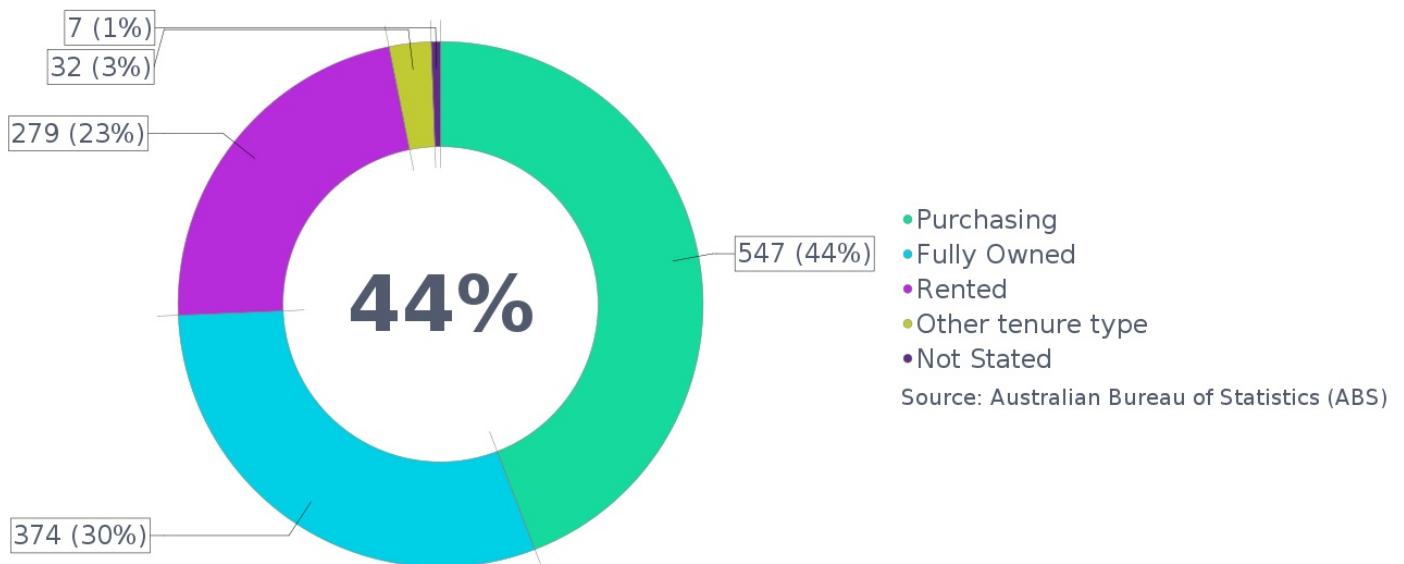
Family Composition (2021)



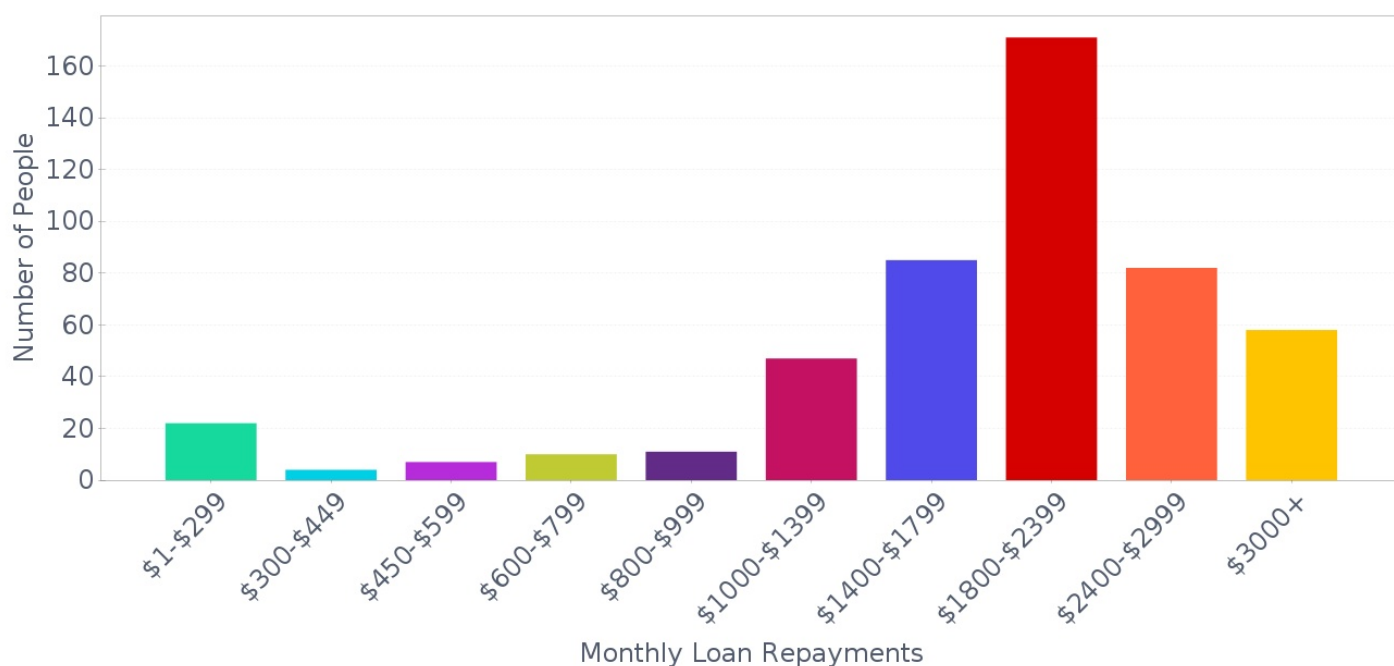
Dwelling Structure (2021)



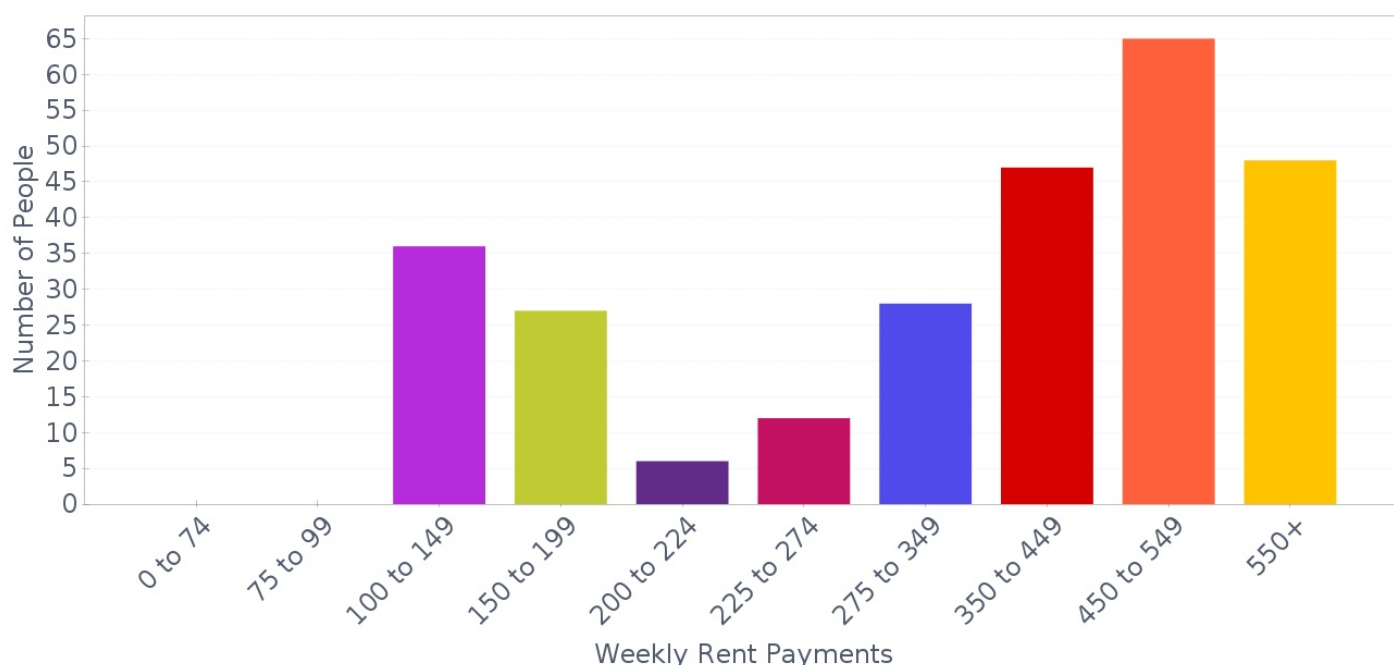
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

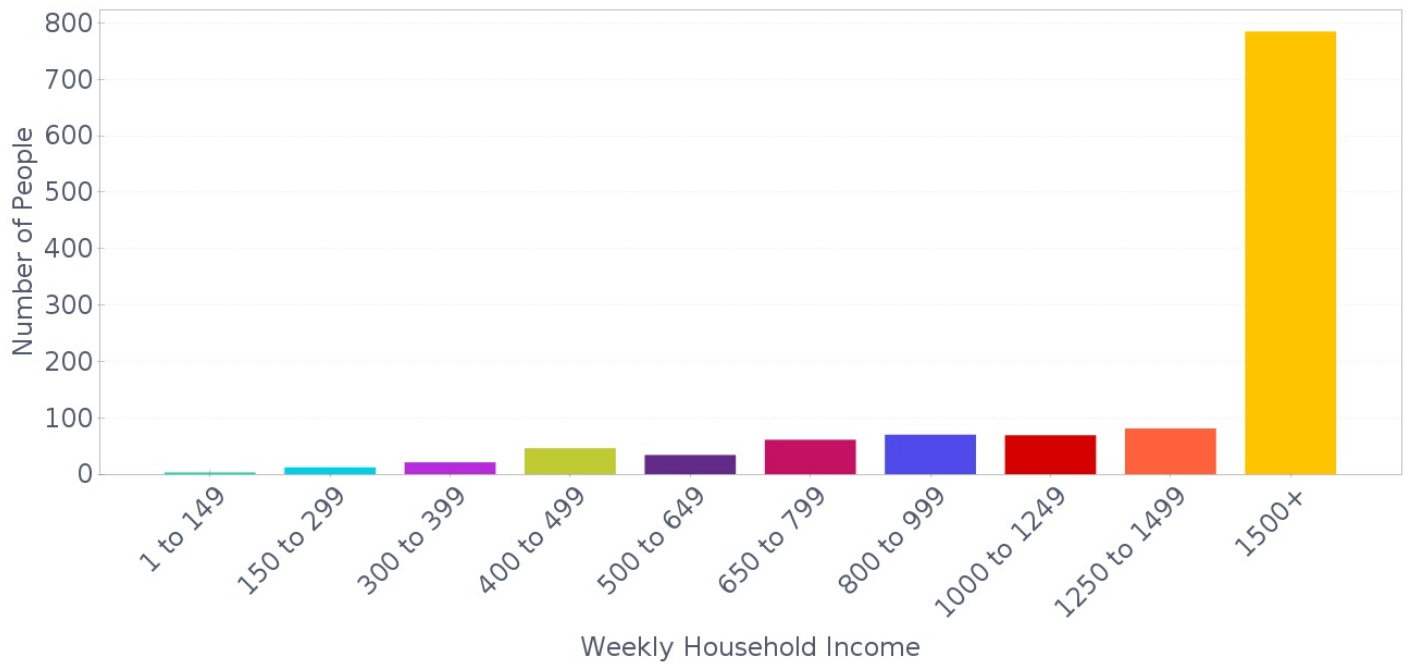


Rent Payments - Weekly (2021)

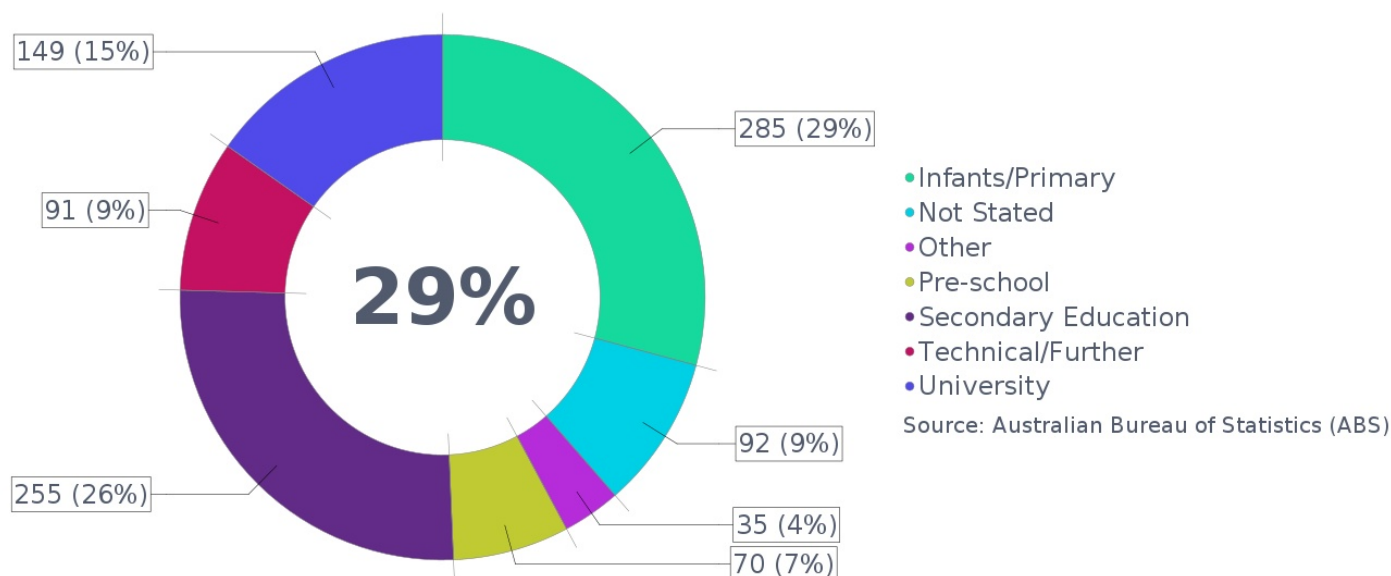




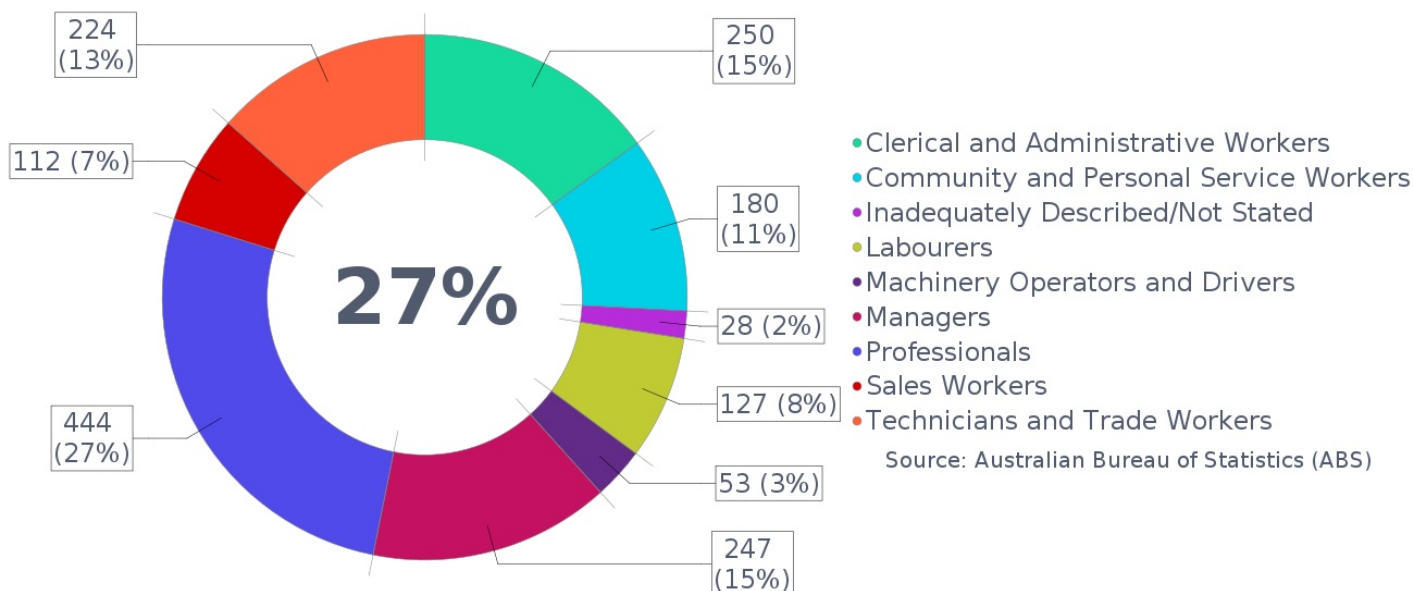
Household Income - Weekly (2021)



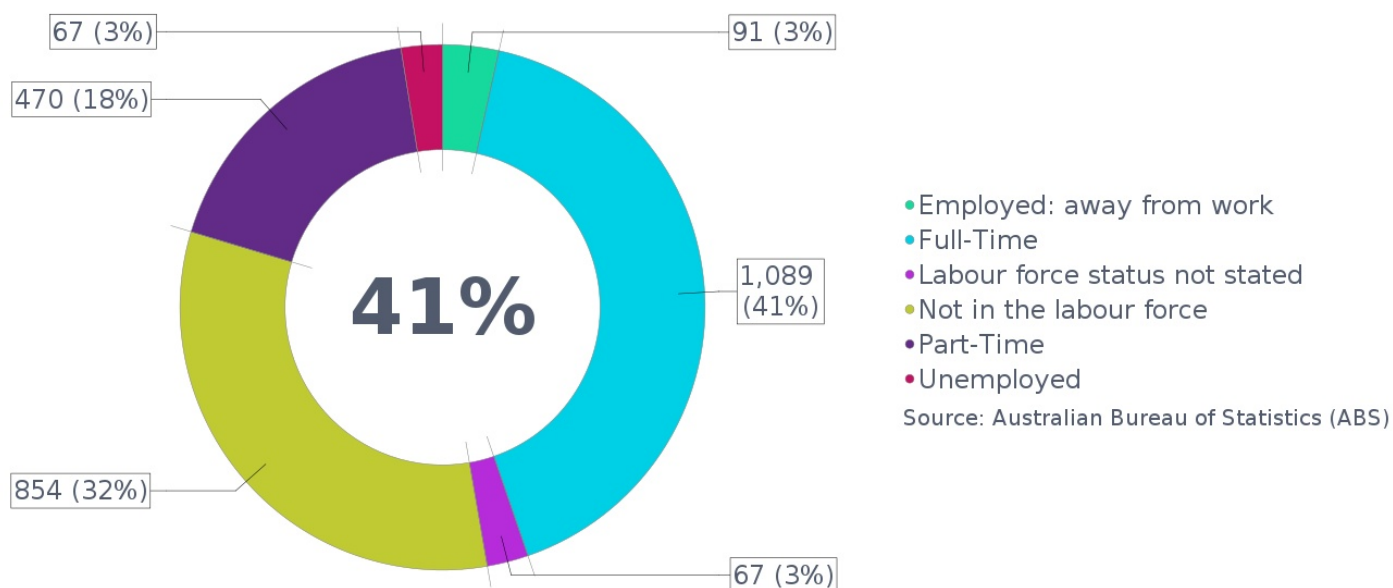
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

