

SUBURB FLYOVER REPORT

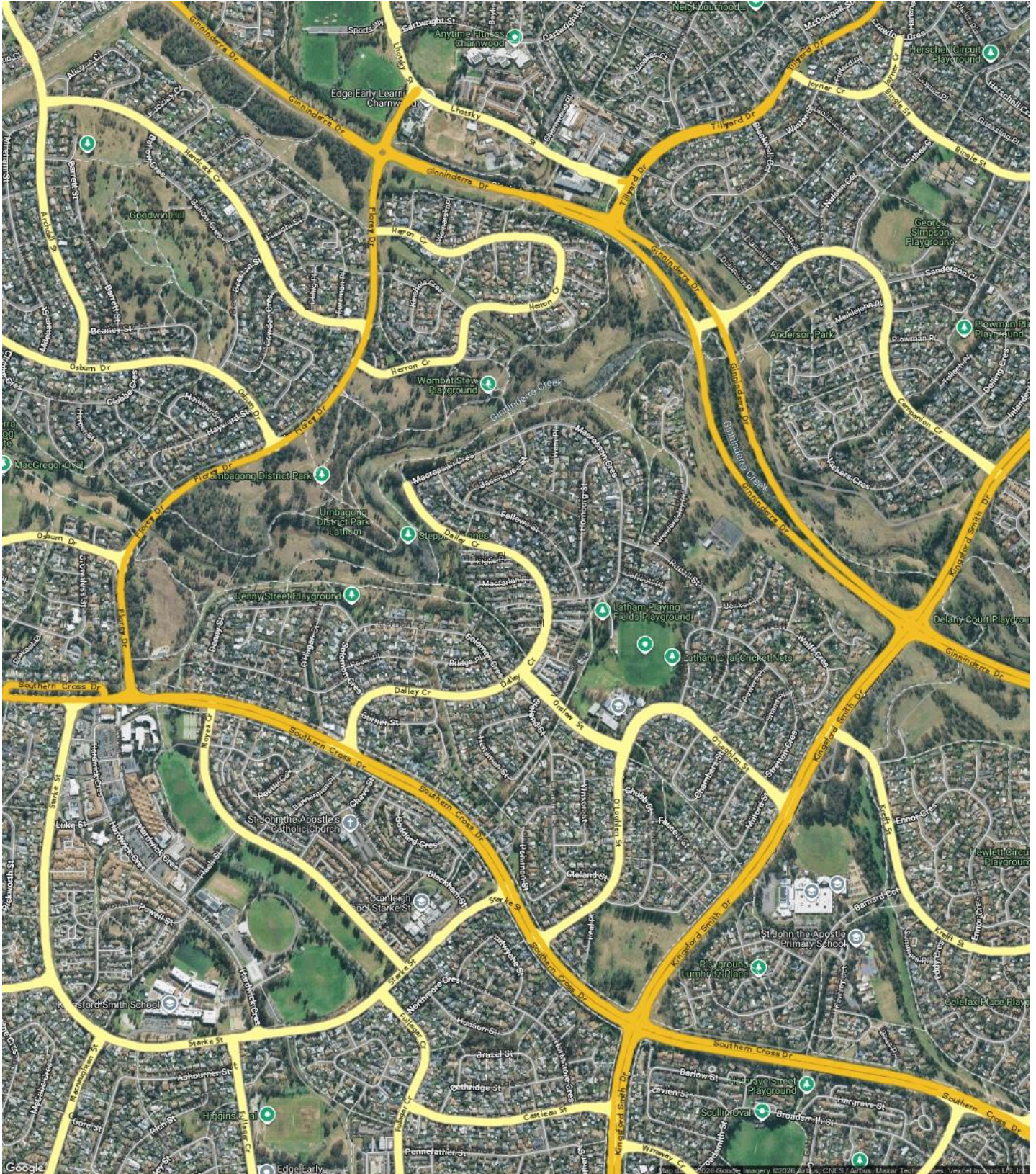
LATHAM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





LATHAM - Suburb Map



Prepared on 01/06/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	52	\$ 388,750	0.0 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.4 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	34	\$ 466,500	3.1 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	2.0 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	51	\$ 545,000	11.7 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	2.0 %	\$ 295,000	\$ 950,000
2019	42	\$ 585,750	5.4 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	5.8 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	62	\$ 828,000	2.2 %	\$ 80,000	\$ 1,200,000
2023	51	\$ 765,000	-7.6 %	\$ 65,000	\$ 1,625,000
2024	43	\$ 808,000	5.6 %	\$ 650,000	\$ 1,200,000
2025	36	\$ 859,000	6.3 %	\$ 750,000	\$ 1,205,000
2026	12	\$ 970,000	12.9 %	\$ 705,000	\$ 1,280,000

Median Sale Price

\$885k

Based on 37 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

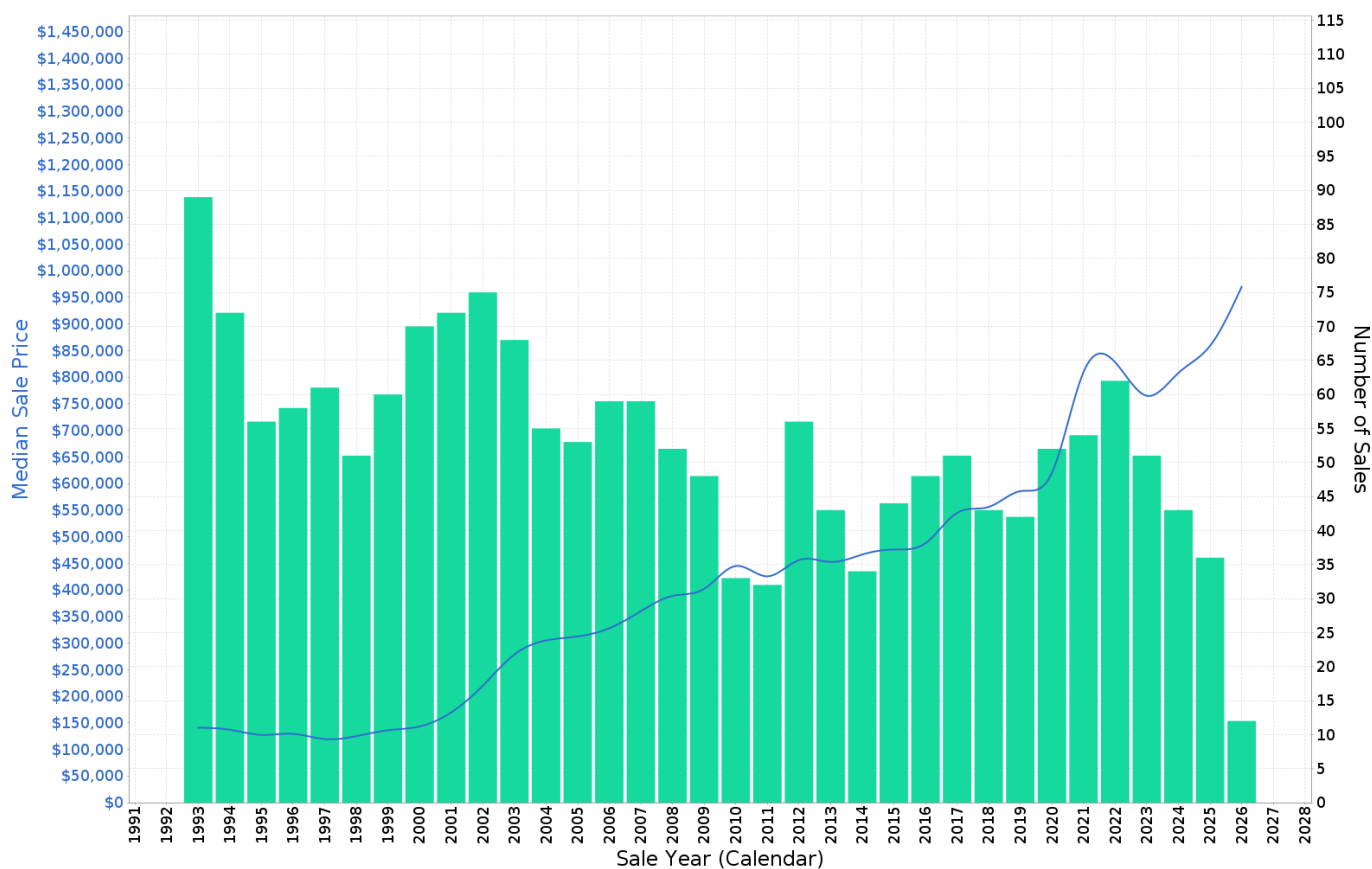
Suburb Growth

+6.6%

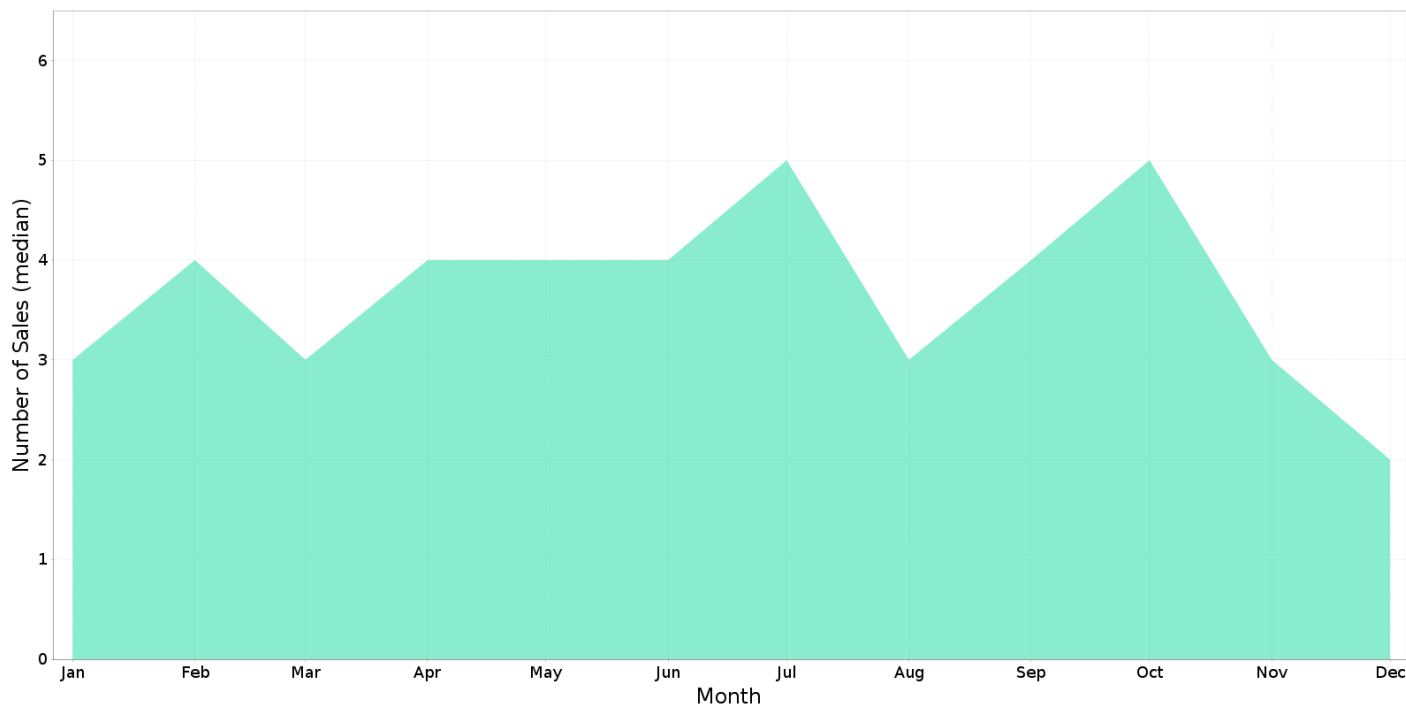
Current Median Price: \$885,000

Previous Median Price: \$830,000

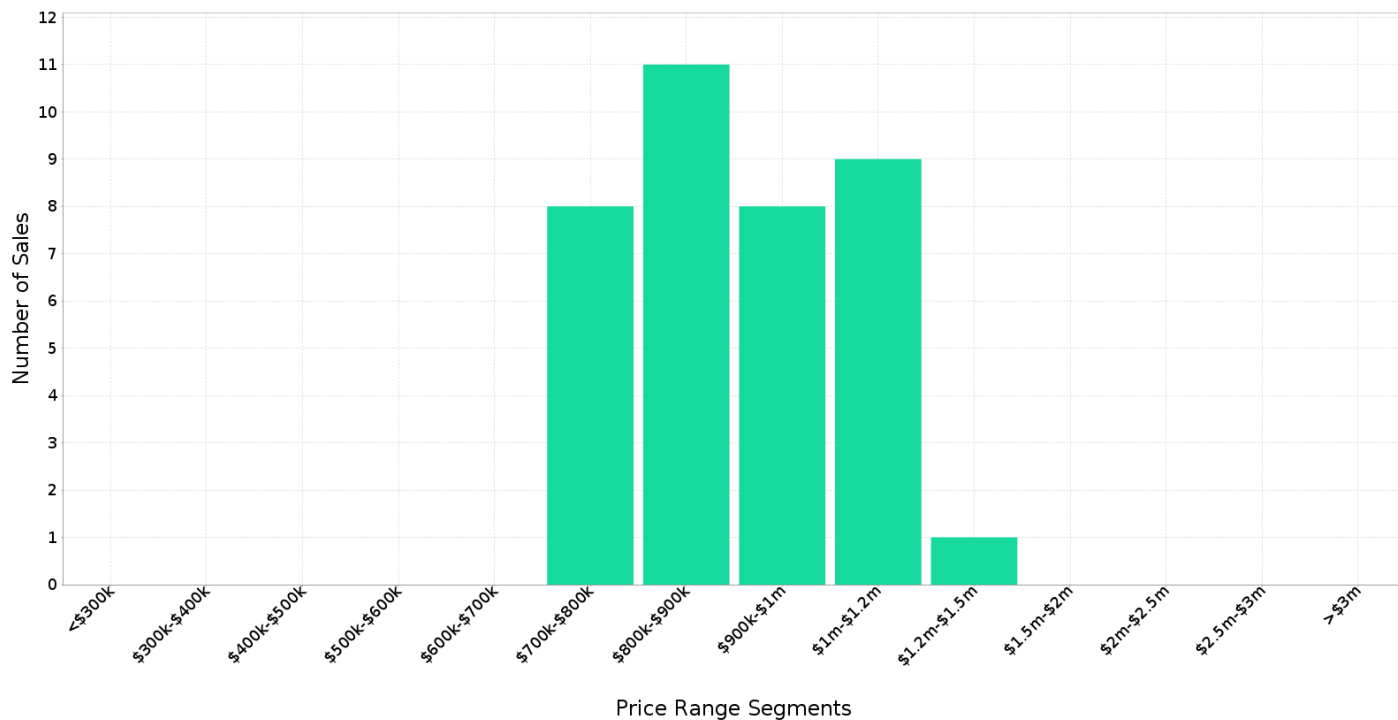
Based on 78 recorded House sales compared over the last two rolling 12 month periods



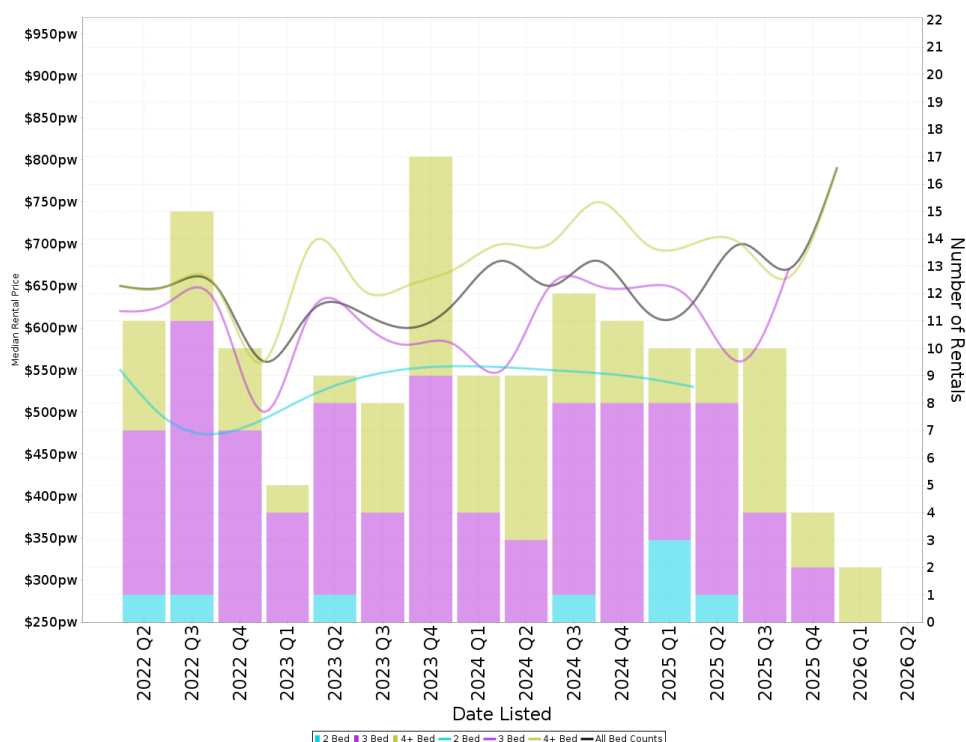
LATHAM - Peak Selling Periods (3 years)



LATHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.6%

Current Median Price: \$885,000
Previous Median Price: \$830,000

Based on 78 registered House sales compared over the last two rolling 12 month periods.

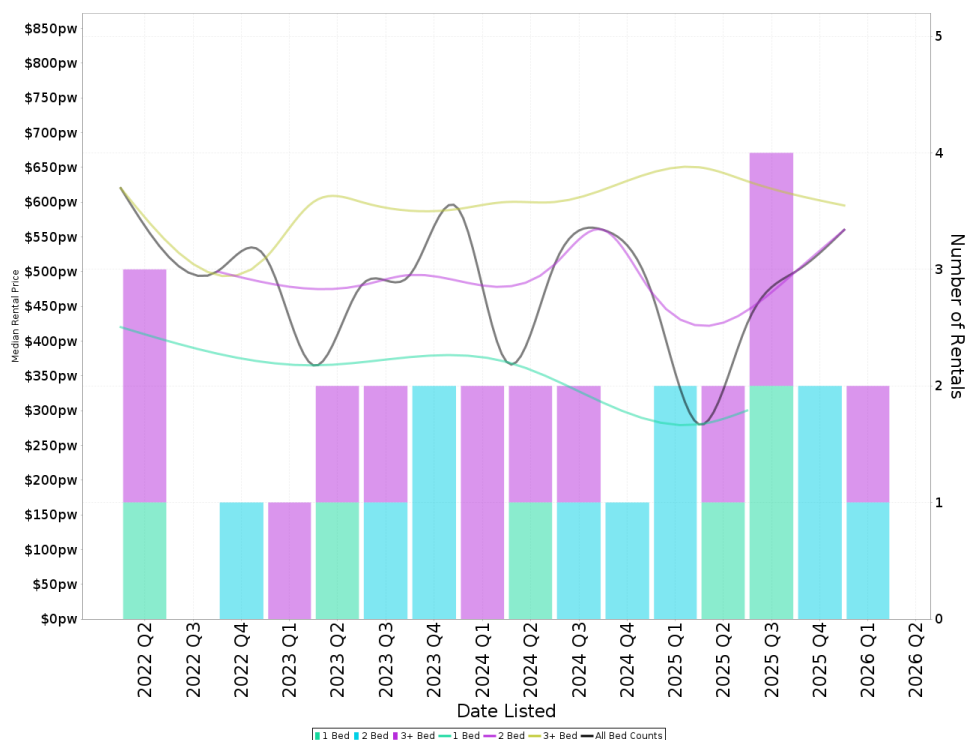
Suburb Rental Yield

+4.0%

Current Median Price: \$885,000
Current Median Rent: \$685

Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.0%

Current Median Price: \$737,500
Previous Median Price: \$620,000

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$737,500
Current Median Rent: \$560

Based on 10 registered Unit rentals compared over the last 12 months.

LATHAM - Recently Sold Properties

Median Sale Price

\$885k

Based on 37 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

+6.6%

Current Median Price: \$885,000
Previous Median Price: \$830,000

Based on 78 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

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

23 FAUCETT ST



\$740,000

685 m² 2 1 2

Sold 21 Days
2026

27 KINCHELA CRES



\$1,080,000

1,066 m² 4 2 2

Sold 64 Days
2026

6 MCARTHUR PL



\$810,000

720 m² 4 1 1

Sold 33 Days
2026

13 WRIXON ST



\$1,280,000

684 m² 5 2 2

Sold 531 Days
2026

9 MEYMOTT PL



\$911,500

809 m² 3 2 2

Sold 14 Days
2026

3 BOX PL



\$661,661

386 m² 2 1 1

Sold 23 Days
2026

28 POHLMAN ST



\$1,030,000

791 m² 4 2 2

Sold 21 Days
2026

8 O'HAGAN ST



\$1,030,000

925 m² 4 2 2

Sold 8 Days
2026

17 KINCHELA CRES



\$985,000

1,008 m² 4 2 1

Sold 15 Days
2026

3 RAINBOW PL



24 POHLMAN ST



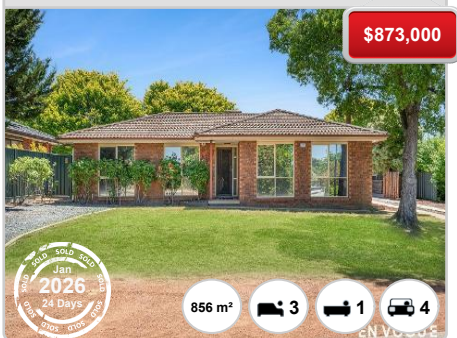
33 POHLMAN ST



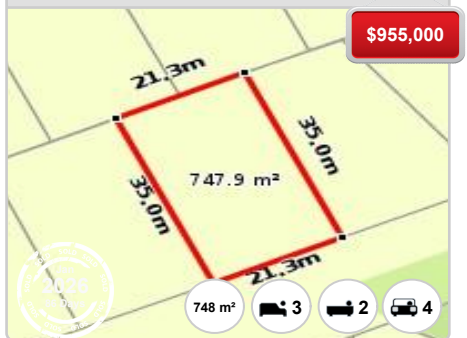
39 WRENFORDSLEY PL



5 WOINARSKI PL



12 BACKHOUSE ST



3 DALLEY CRES





LATHAM - Properties For Rent

Median Rental Price

\$685 /w

Based on 26 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

+4.0%

Current Median Price: \$885,000
Current Median Rent: \$685

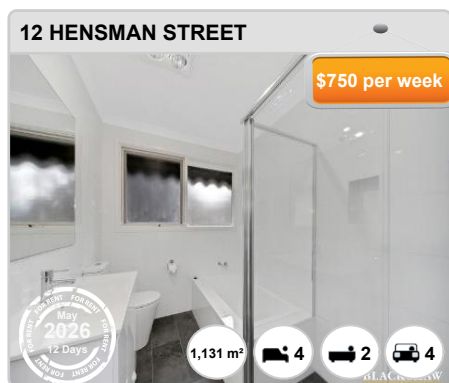
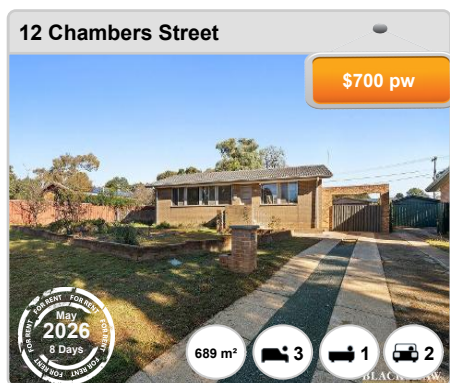
Based on 37 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

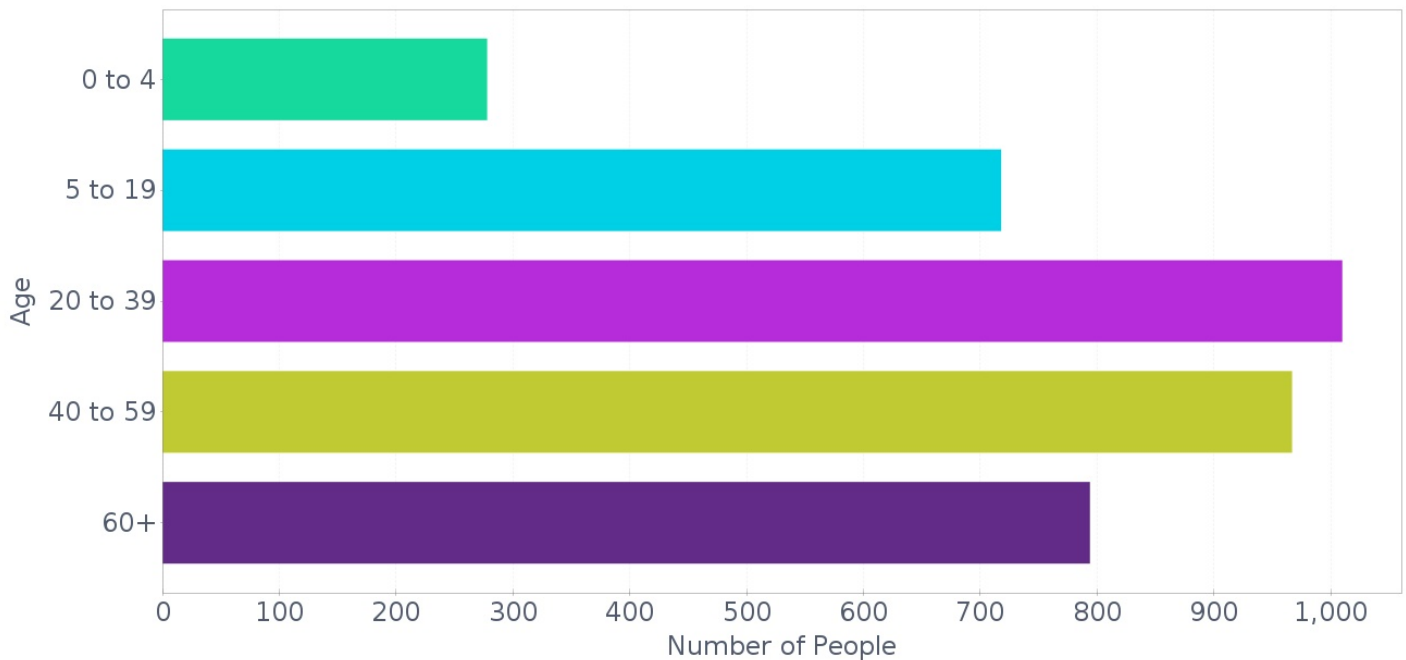
Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

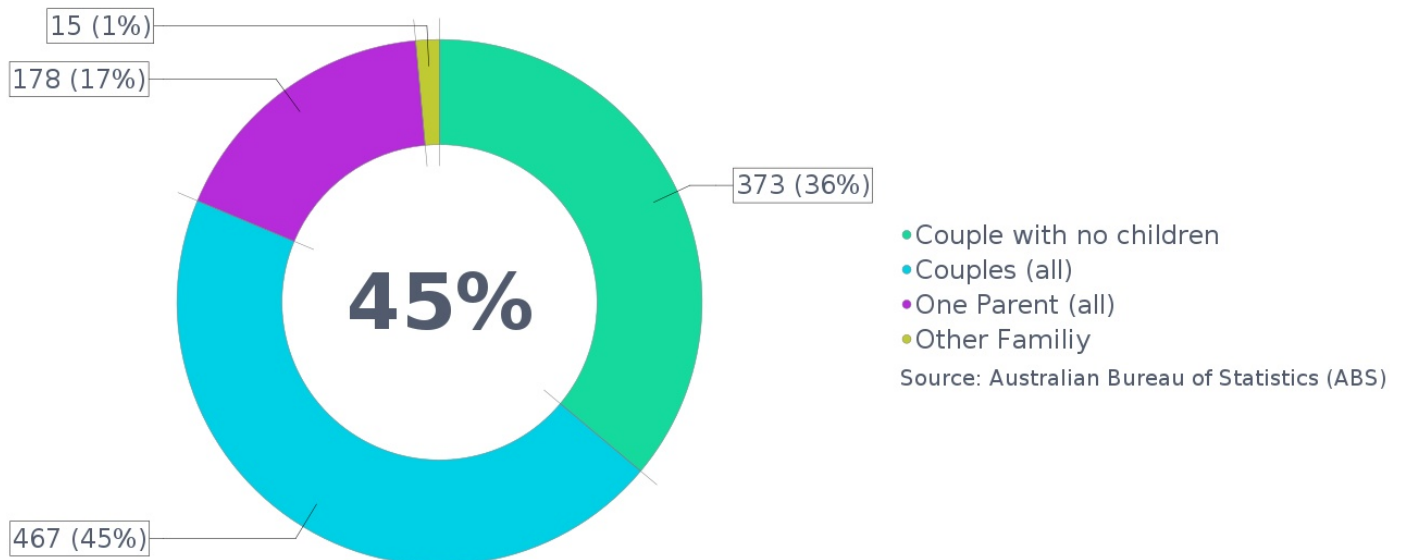




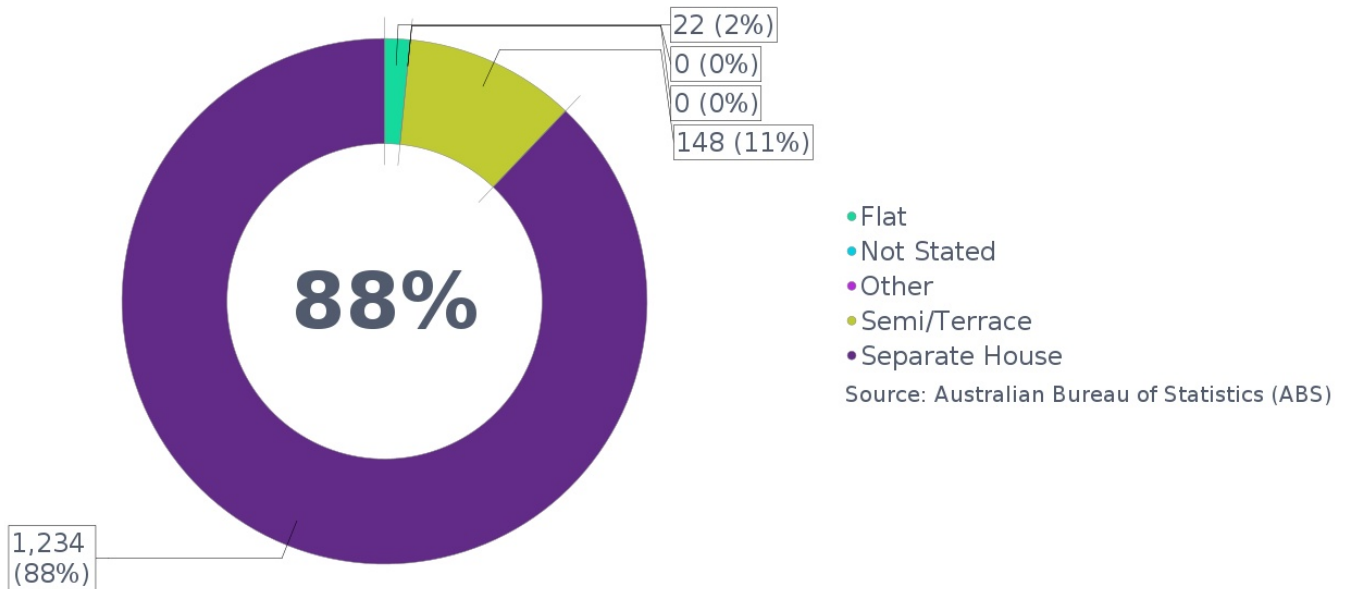
Age of Population (2021)



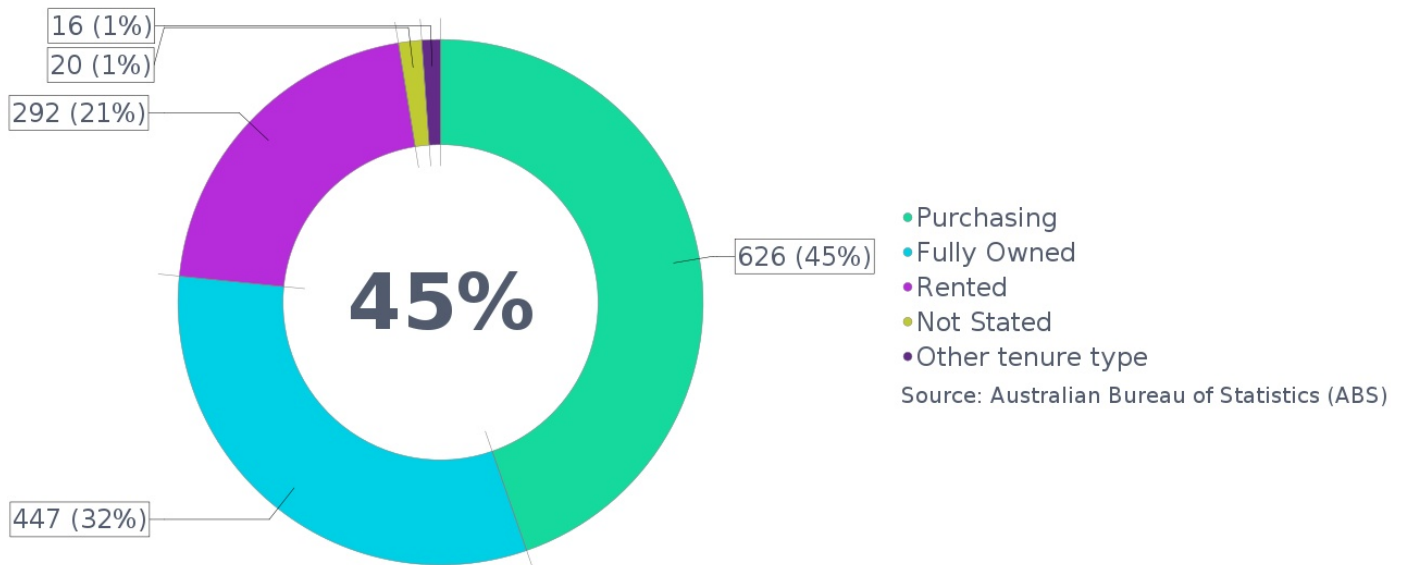
Family Composition (2021)



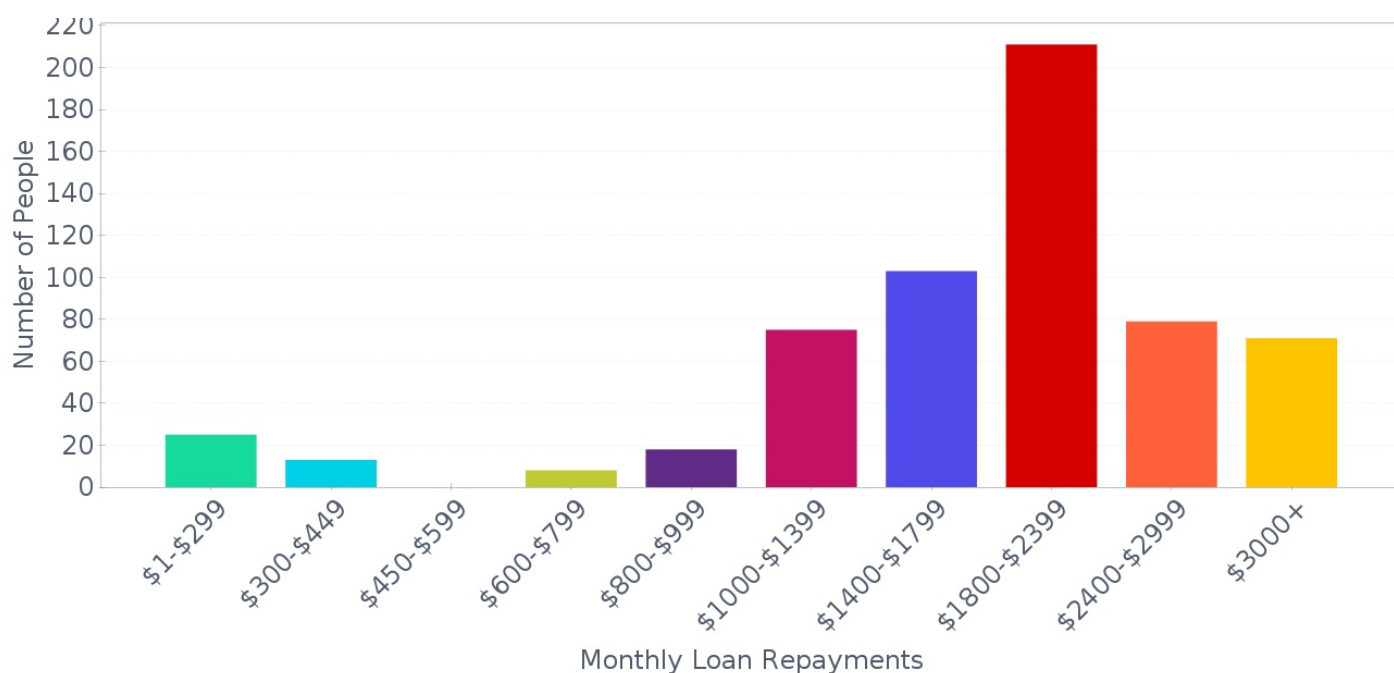
Dwelling Structure (2021)



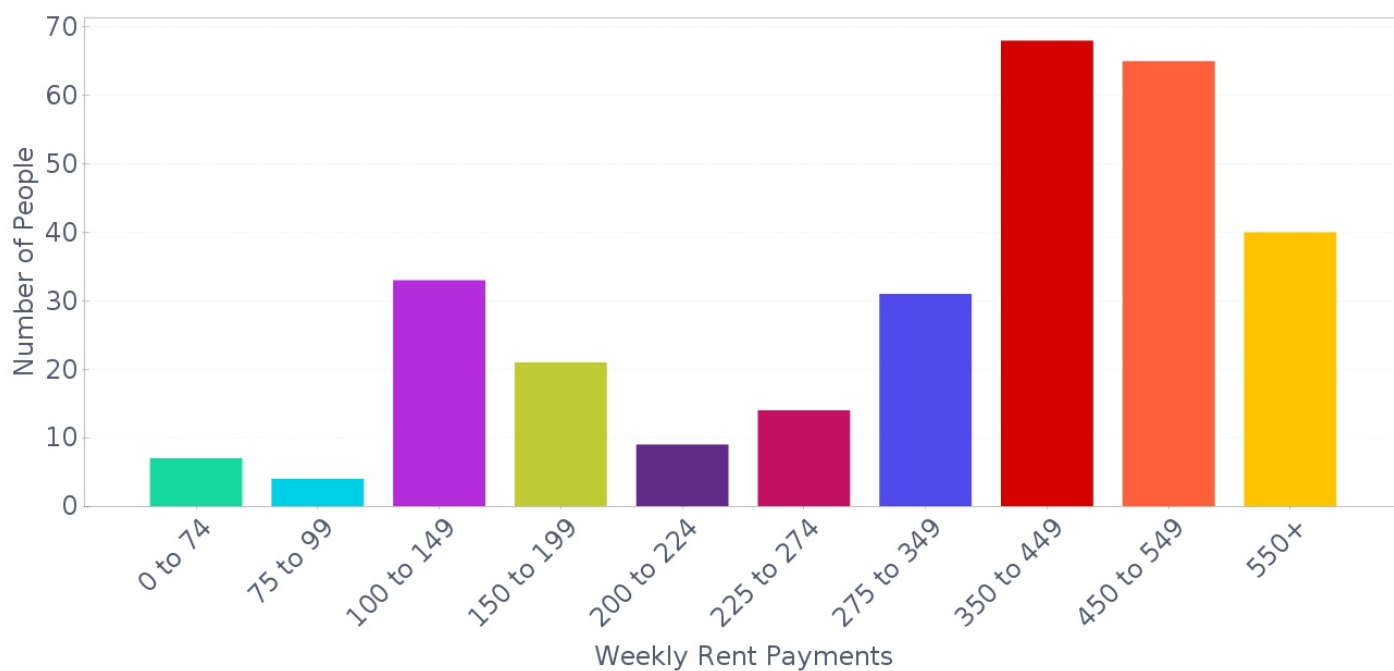
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

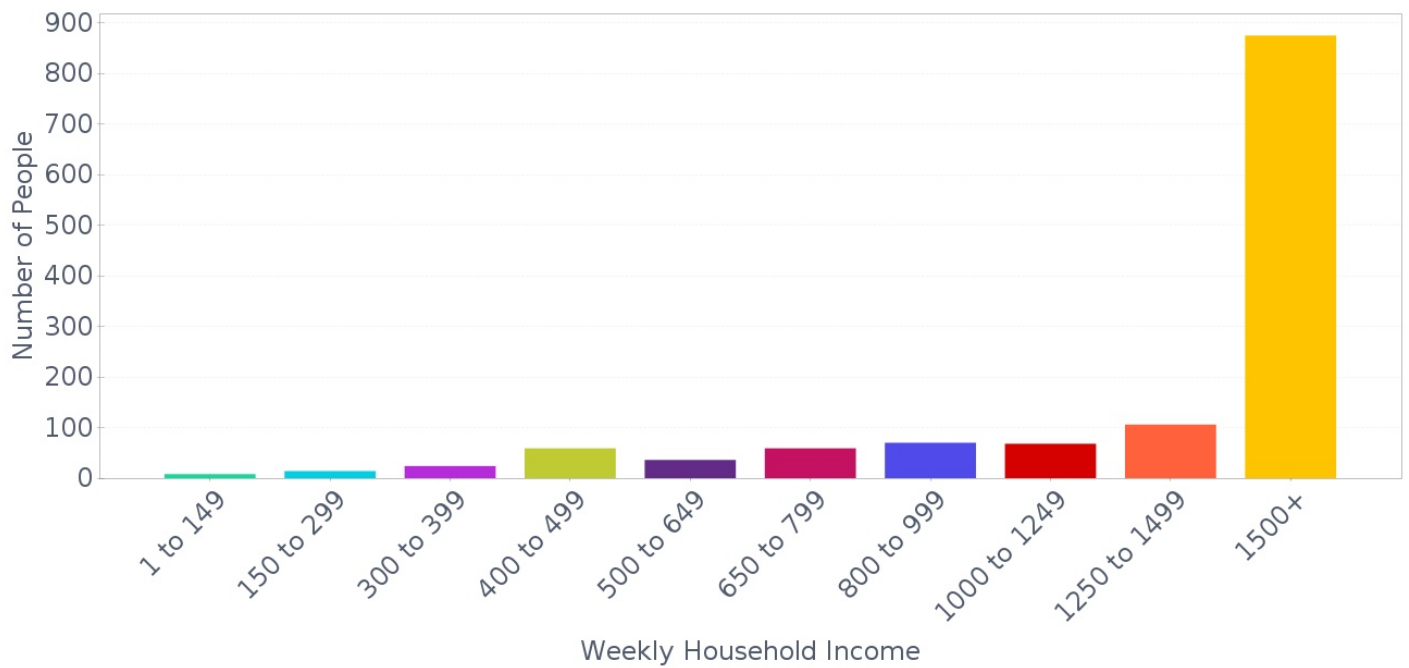


Rent Payments - Weekly (2021)

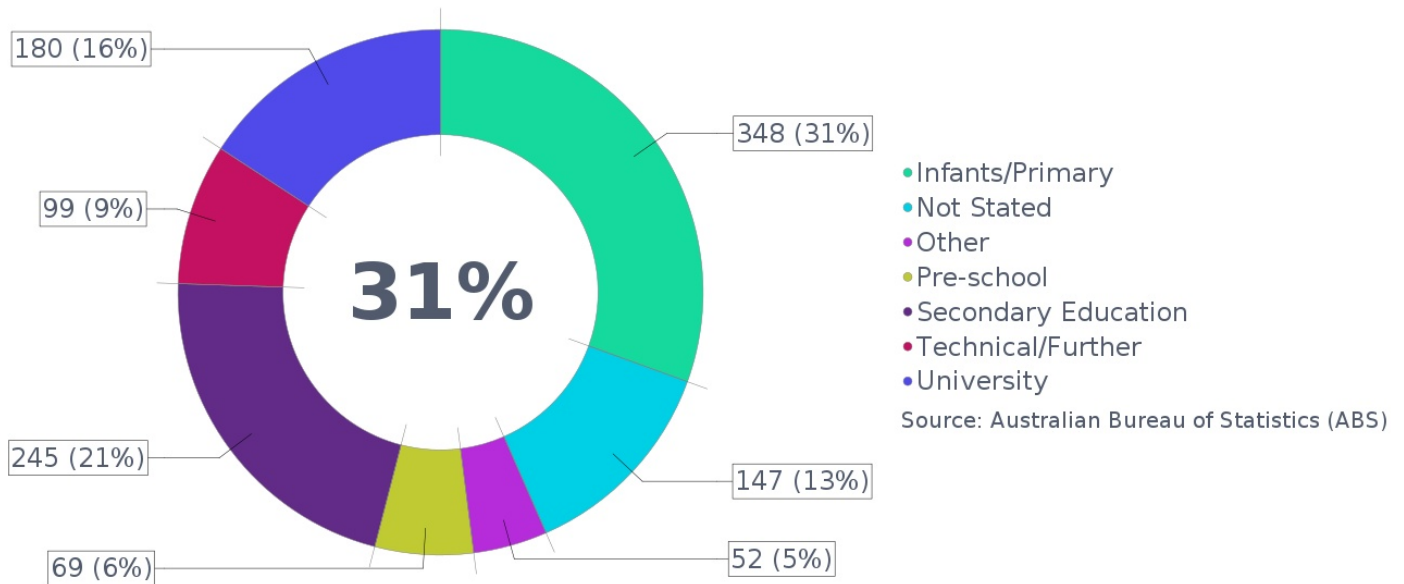




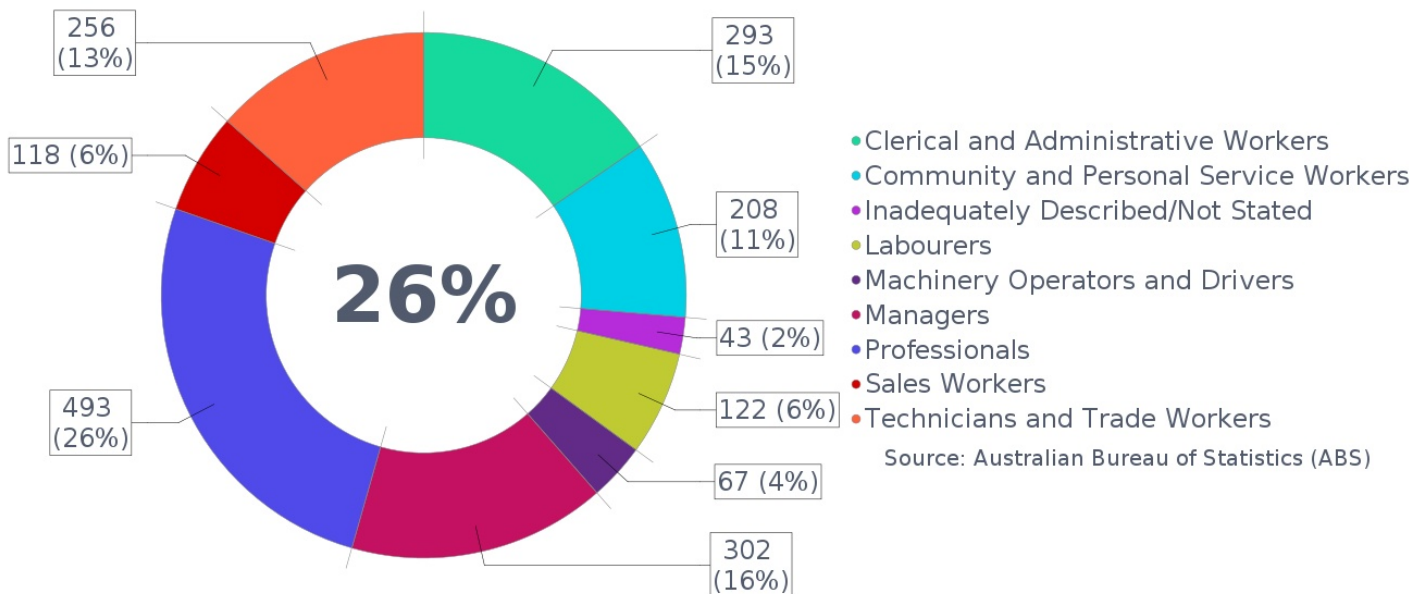
Household Income - Weekly (2021)



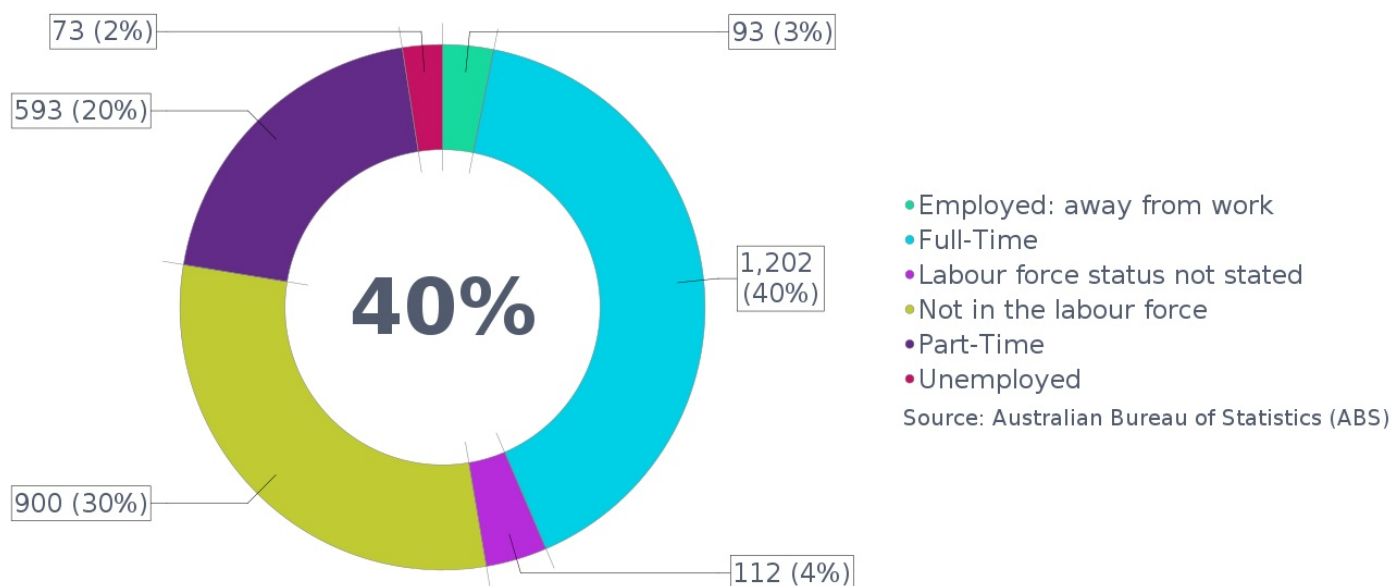
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

