

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	44	\$ 840,750	3.3 %	\$ 143,000	\$ 1,375,000
2025	37	\$ 830,000	-1.3 %	\$ 715,000	\$ 1,402,000
2026	18	\$ 895,000	7.8 %	\$ 704,000	\$ 1,315,000

Median Sale Price

\$882k

Based on 35 recorded House sales within the last 12 months (Financial Year 2026)

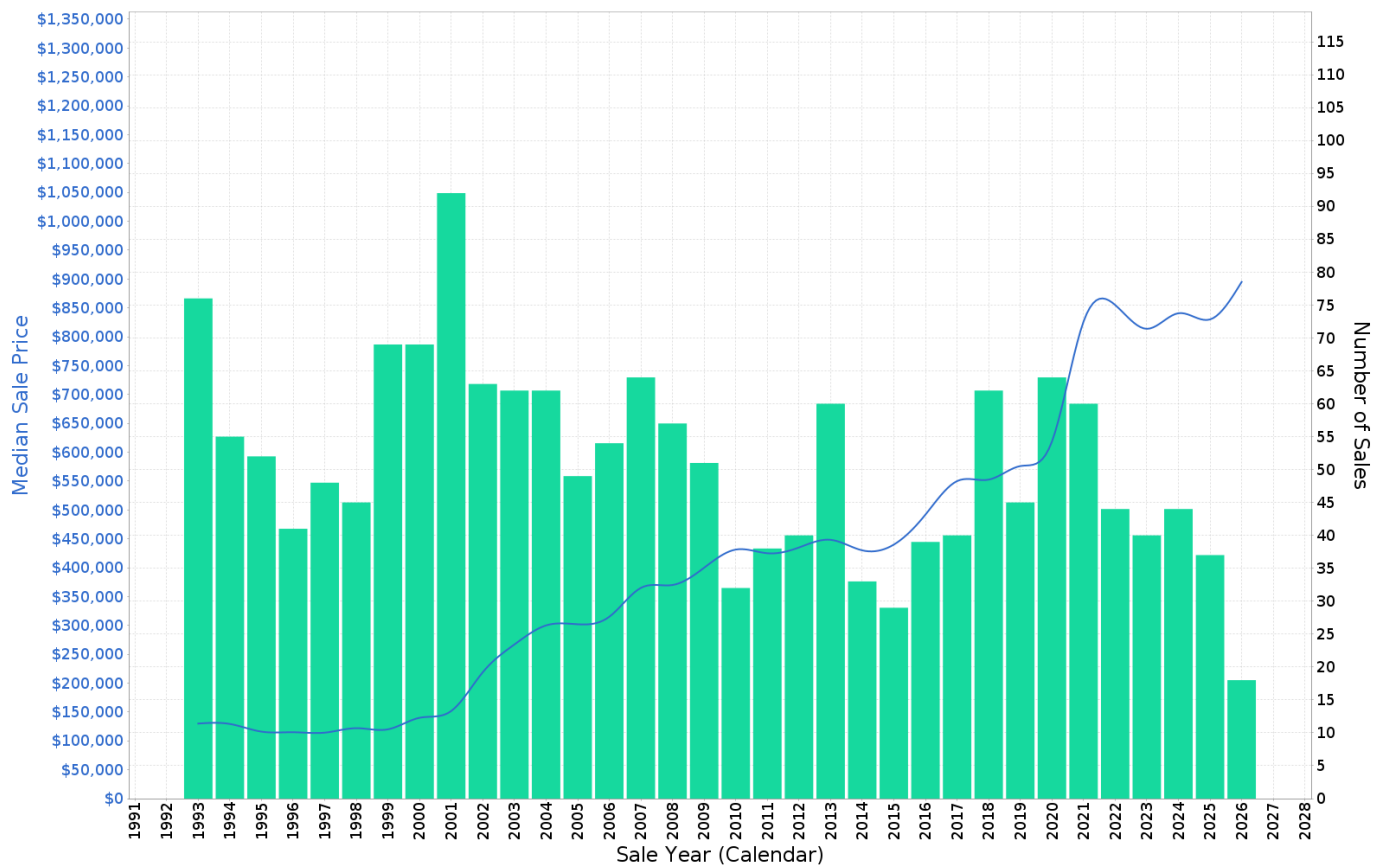
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

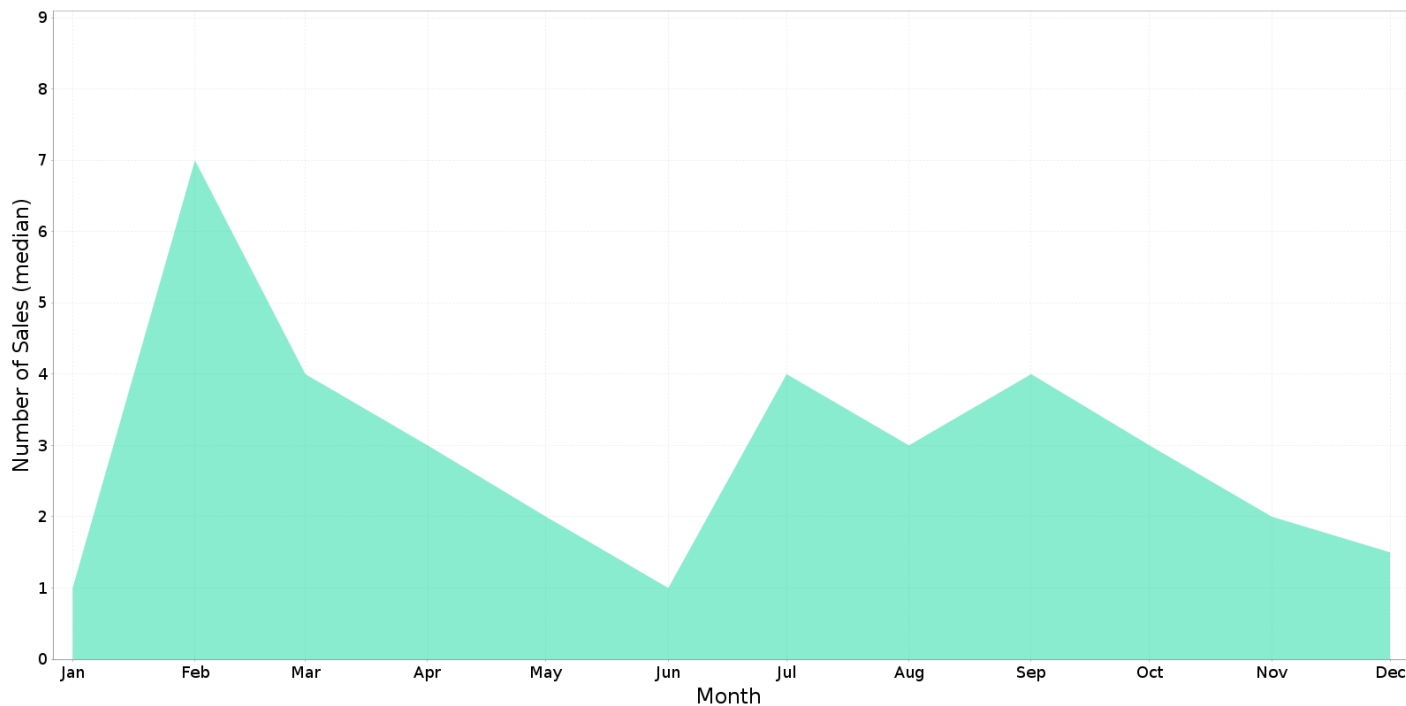
+5.8%

Current Median Price: \$882,000
Previous Median Price: \$834,000

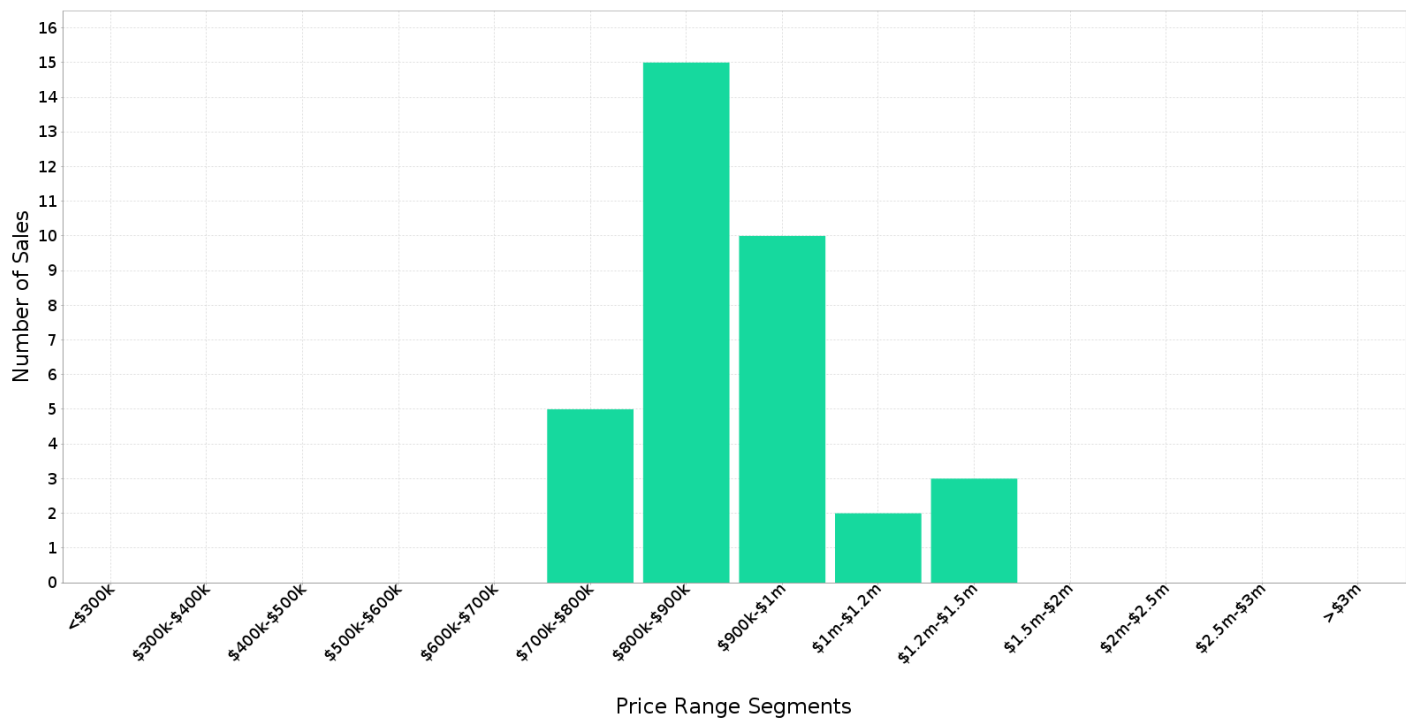
Based on 82 recorded House sales compared over the last two rolling 12 month periods



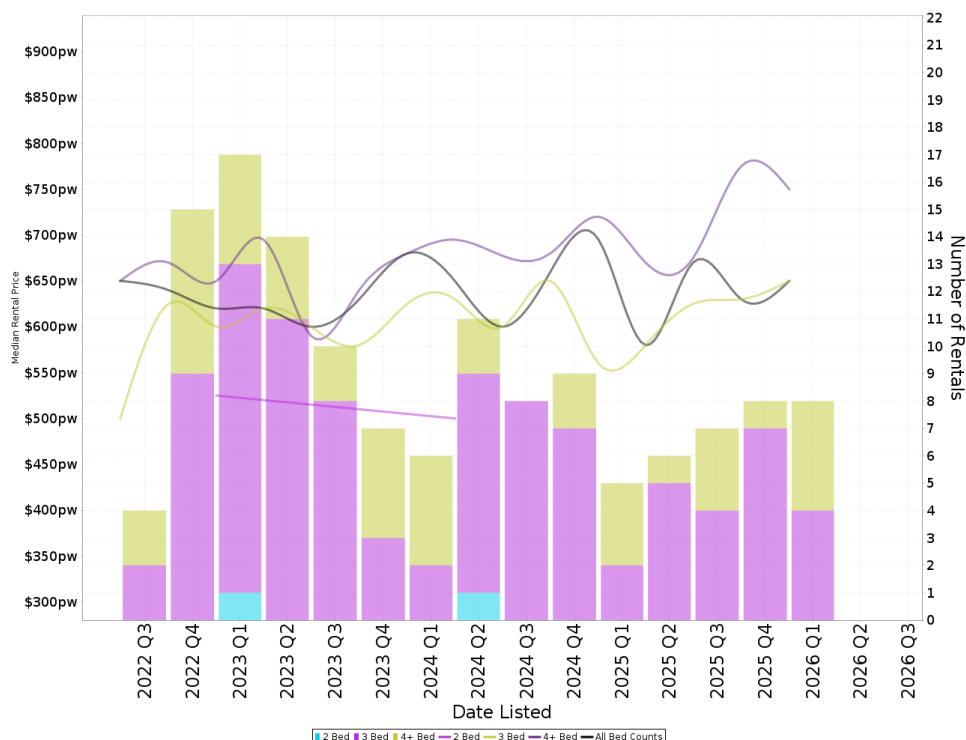
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.8%

Current Median Price: \$882,000
Previous Median Price: \$834,000

Based on 82 registered House sales compared over the last two rolling 12 month periods.

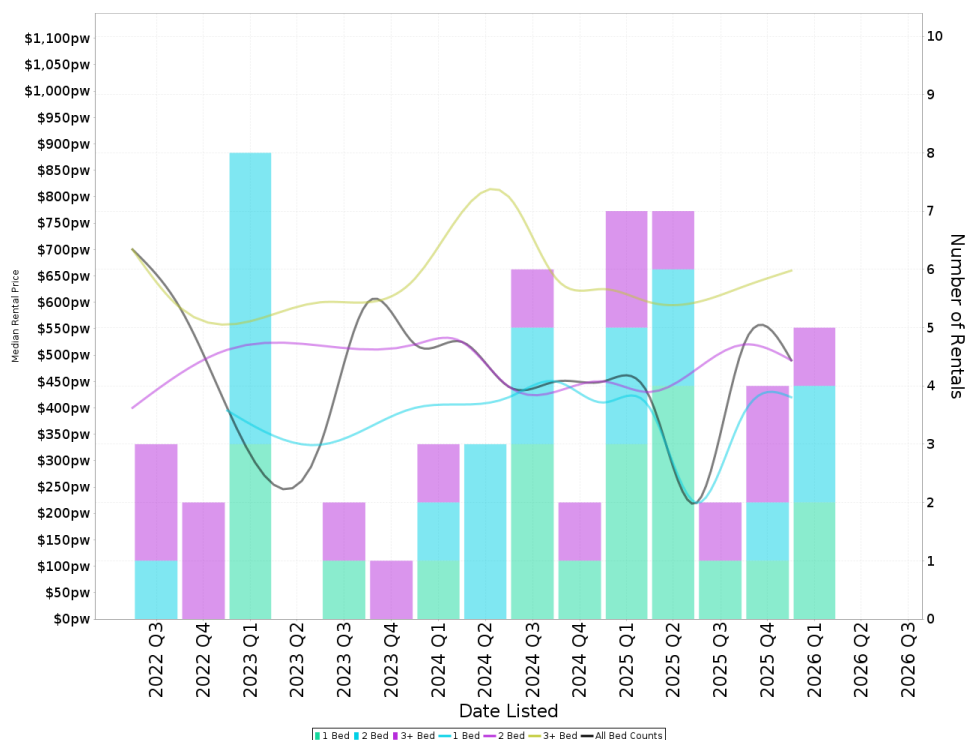
Suburb Rental Yield

+3.9%

Current Median Price: \$882,000
Current Median Rent: \$660

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$617,500
Previous Median Price: \$610,000

Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$617,500
Current Median Rent: \$520

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

HIGGINS - Recently Sold Properties

Median Sale Price

\$882k

Based on 35 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

+5.8%

Current Median Price: \$882,000
Previous Median Price: \$834,000

Based on 82 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

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

11 PENNEFATHER ST



\$596,000

SOLD 2026
30 Days

732 m² 3 1 1

99 ASHBURNER ST



\$728,000

SOLD 2026
27 Days

634 m² 3 1 1

4 FULLAGAR CRES

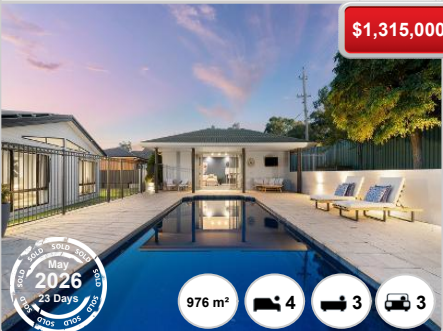


\$850,000

SOLD 2026
21 Days

736 m² 3 1 1

32 DAVIDSON ST



\$1,315,000

SOLD 2026
23 Days

976 m² 4 3 3

41 KRIEVALDT CCT

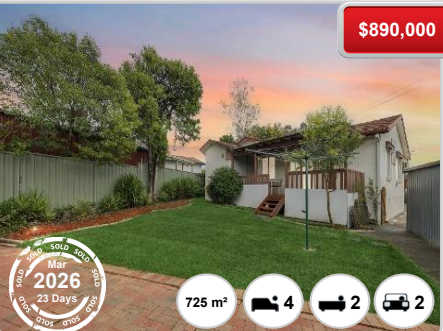


\$955,000

SOLD 2026
23 Days

842 m² 3 1 2

30 NICHOLAS ST

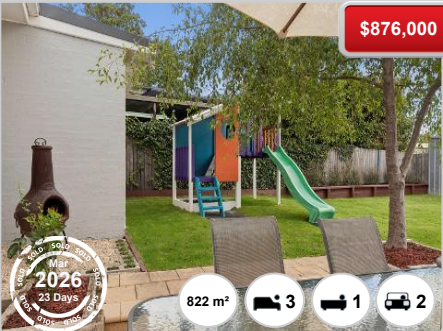


\$890,000

SOLD 2026
23 Days

725 m² 4 2 2

41 PENNEFATHER ST



\$876,000

SOLD 2026
23 Days

822 m² 3 1 2

28 BUNDEY ST



\$1,200,000

SOLD 2026
23 Days

1,109 m² 4 2 2

3 DETHRIDGE ST



\$900,000

SOLD 2026
23 Days

767 m² 3 1 1

52 ASHBURNER ST

\$704,000



SOLD **2026** **18 Days**

732 m² 3 1 1

41 NORTHMORE CRES

\$940,000



SOLD **2026** **27 Days**

819 m² 3 2 3

22 WEARING ST

\$932,500



SOLD **2026** **23 Days**

829 m² 3 1 3

10 FINDLAY ST

\$920,000



SOLD **2026** **15 Days**

805 m² 3 2 2

46 BUNDEY ST

\$940,000



SOLD **2026** **35 Days**

770 m² 4 3 2

34 ASHBURNER ST

\$810,000



SOLD **2026** **15 Days**

660 m² - - -

114B PENNEFATHER ST

\$882,000

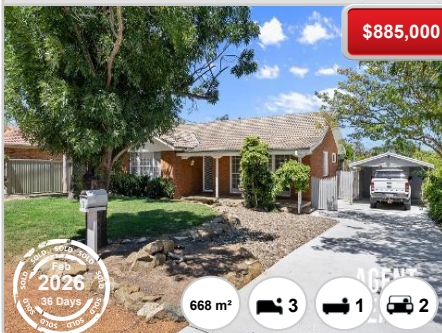


SOLD **2026** **19 Days**

800 m² 5 2 2

3 NORTHMORE CRES

\$885,000



SOLD **2026** **38 Days**

668 m² 3 1 2

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: \$882,000
Current Median Rent: \$660

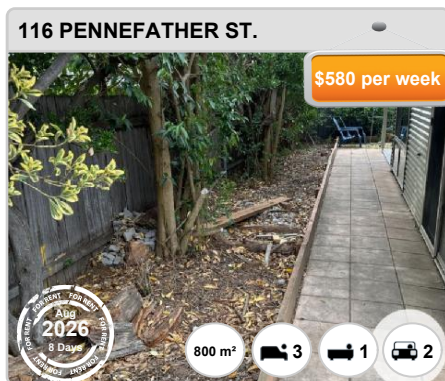
Based on 35 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

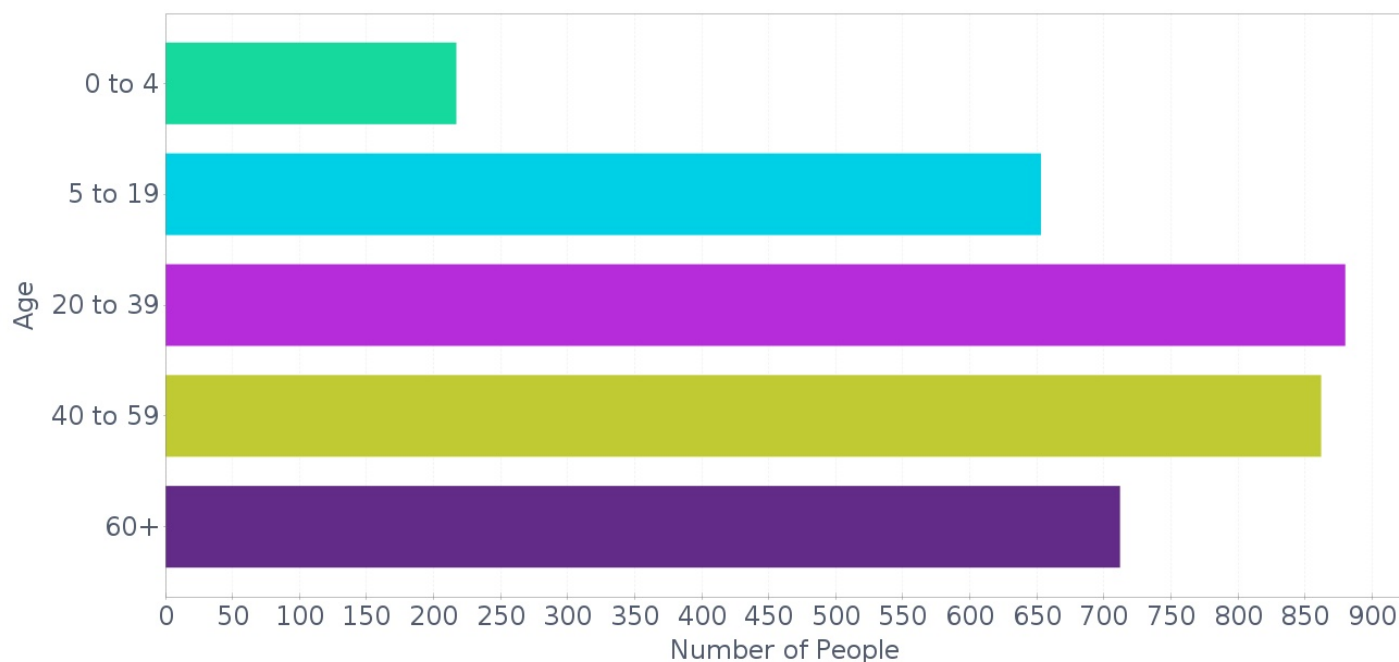
23

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

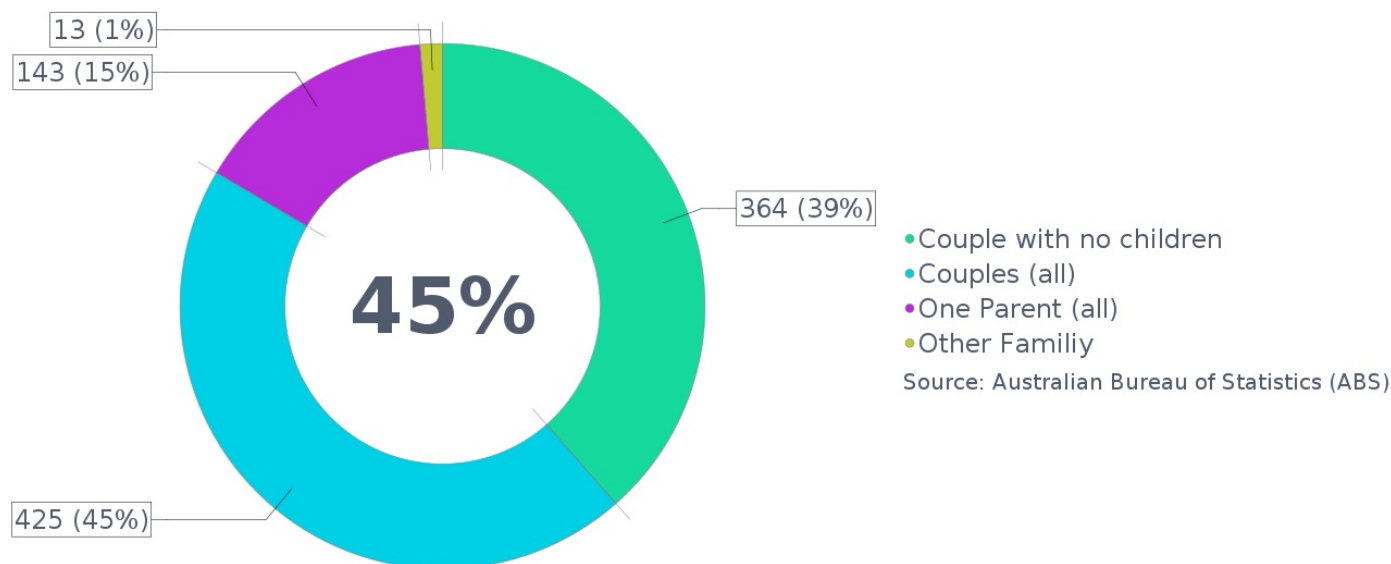
Based on a rolling 12 month period and may differ from calendar year statistics



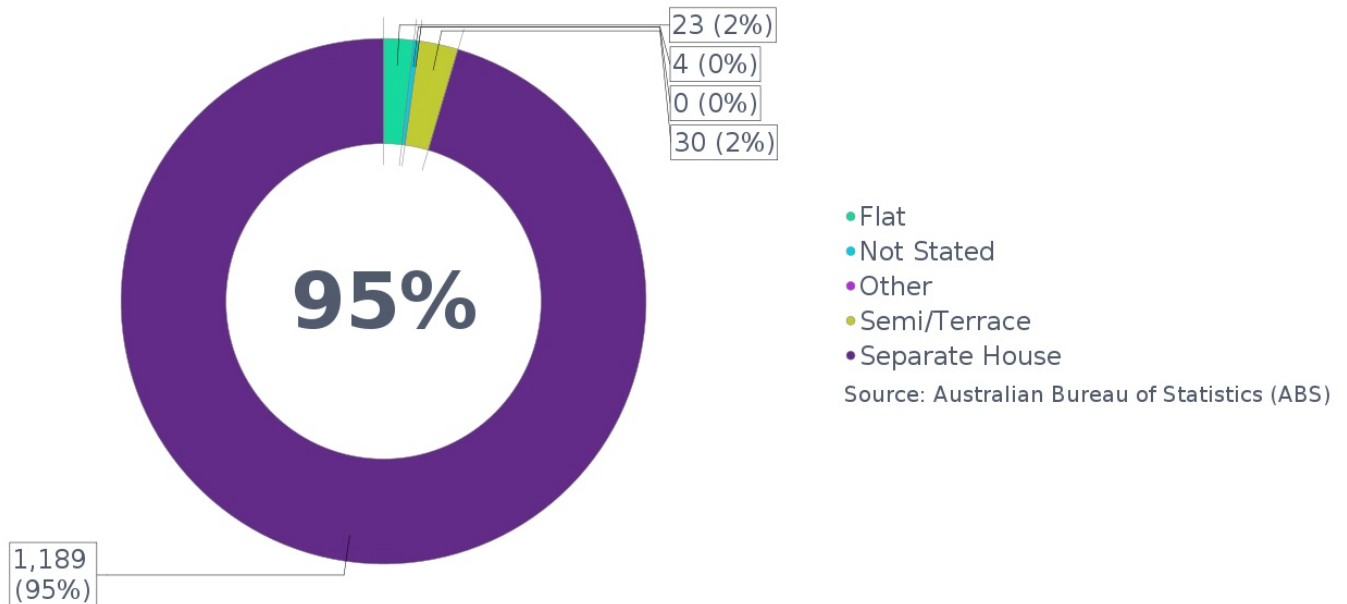
Age of Population (2021)



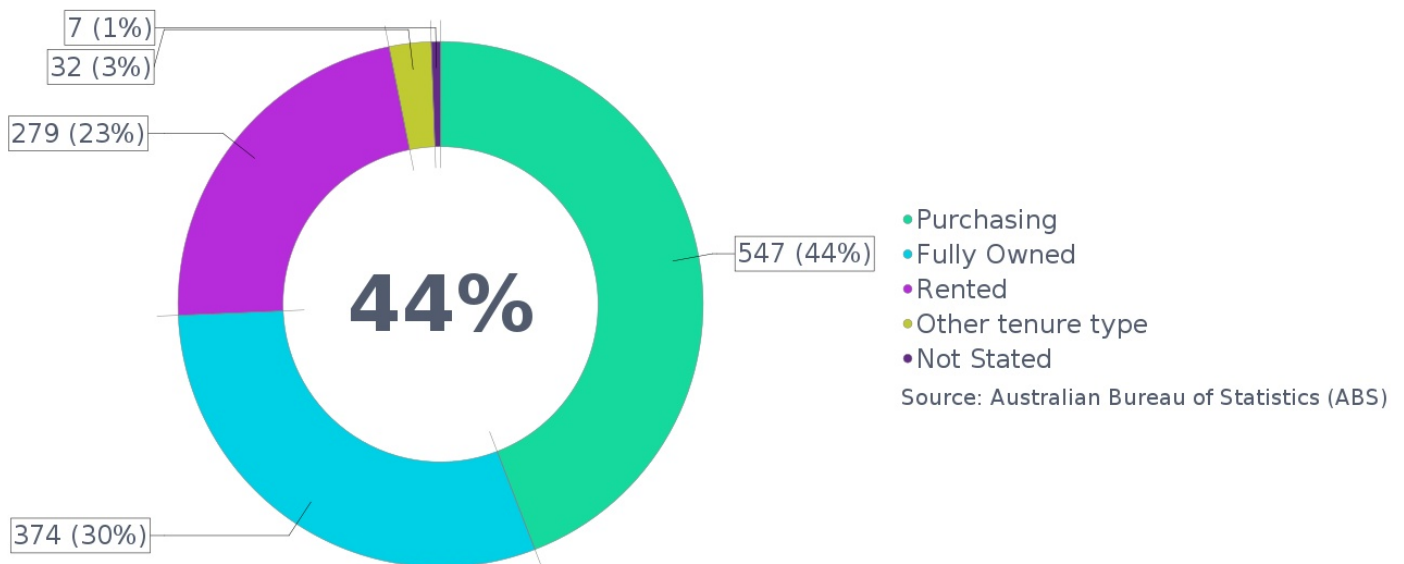
Family Composition (2021)



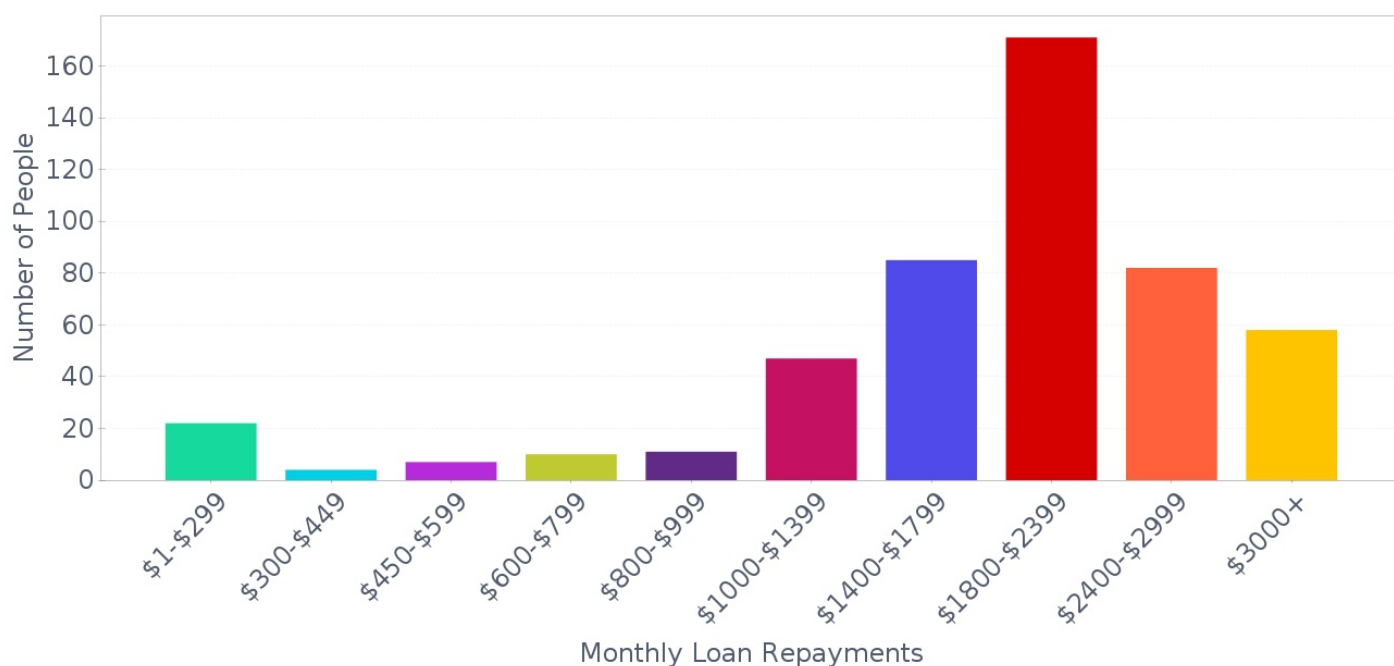
Dwelling Structure (2021)



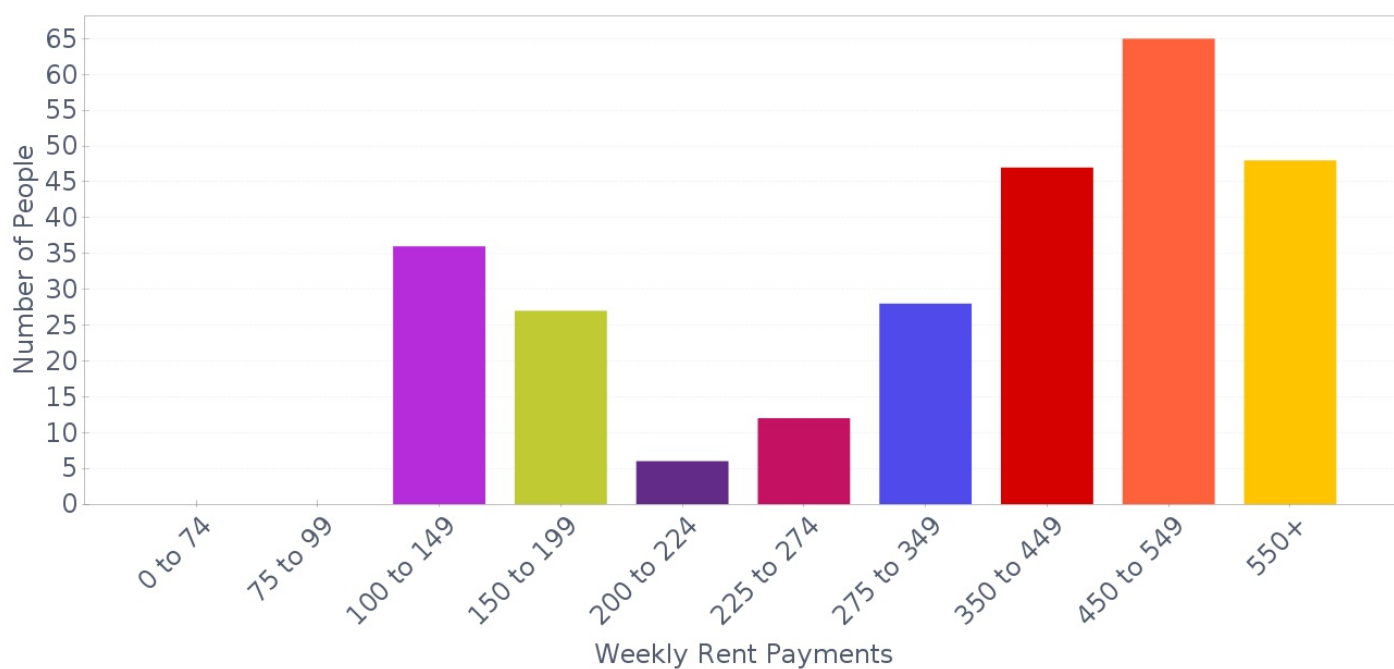
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

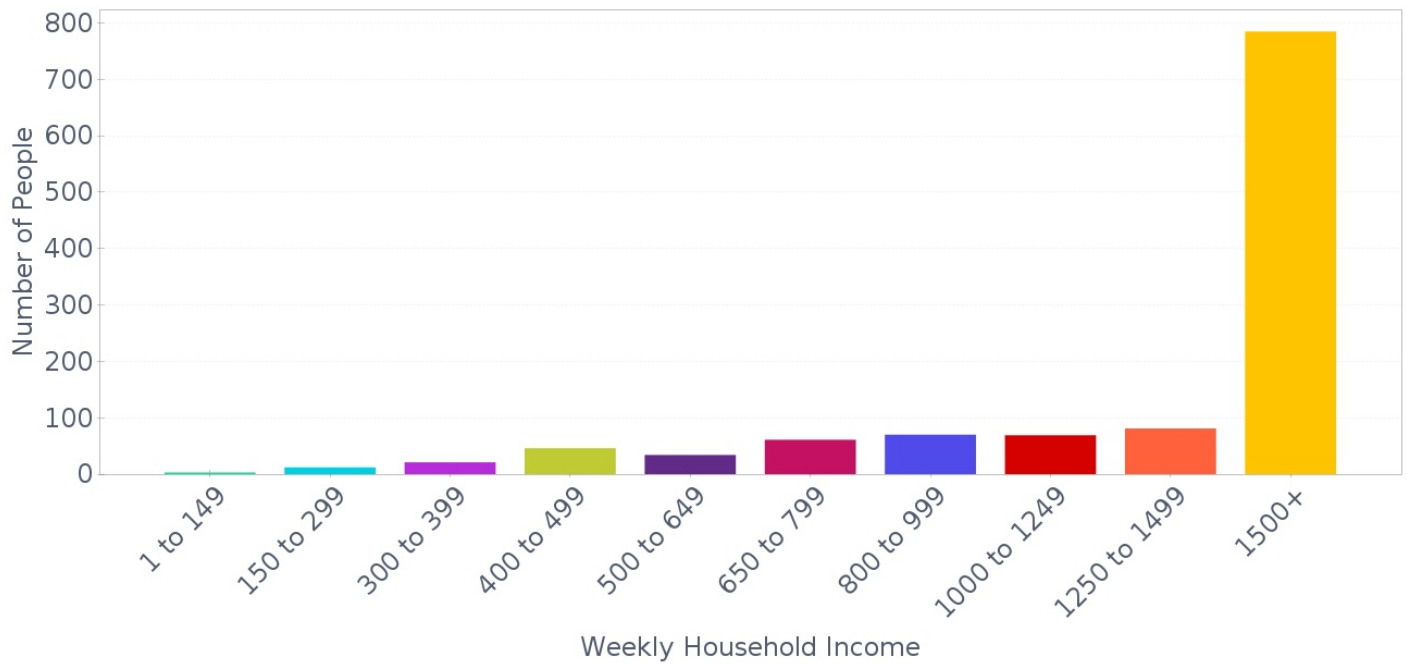


Rent Payments - Weekly (2021)

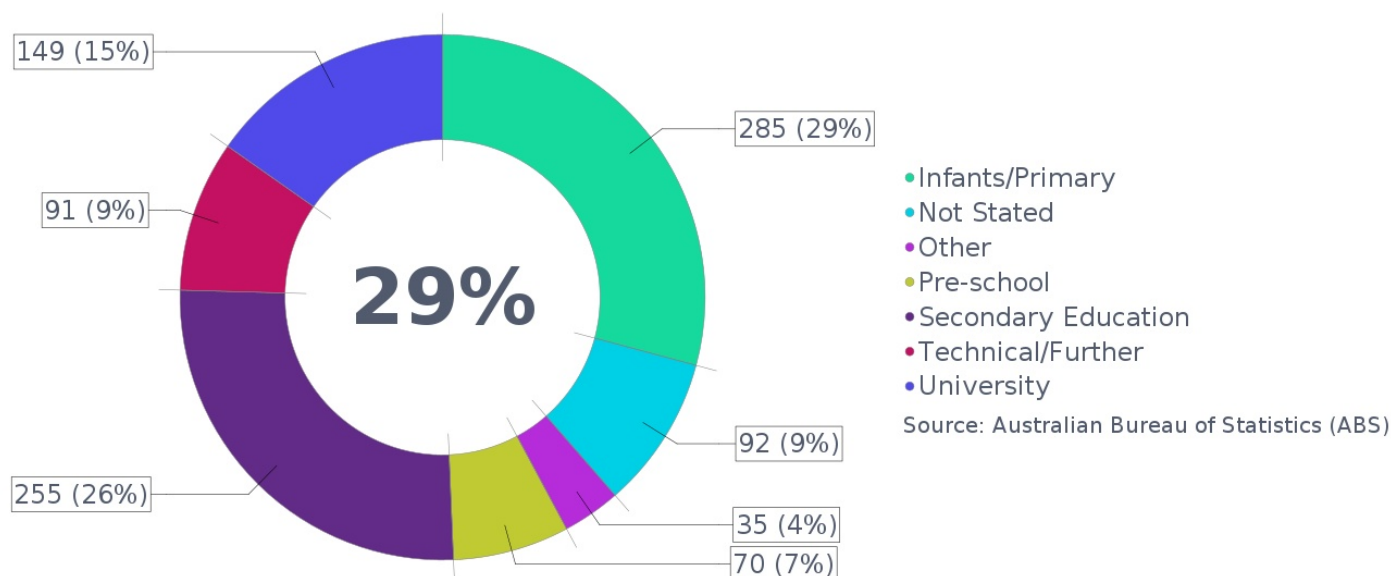




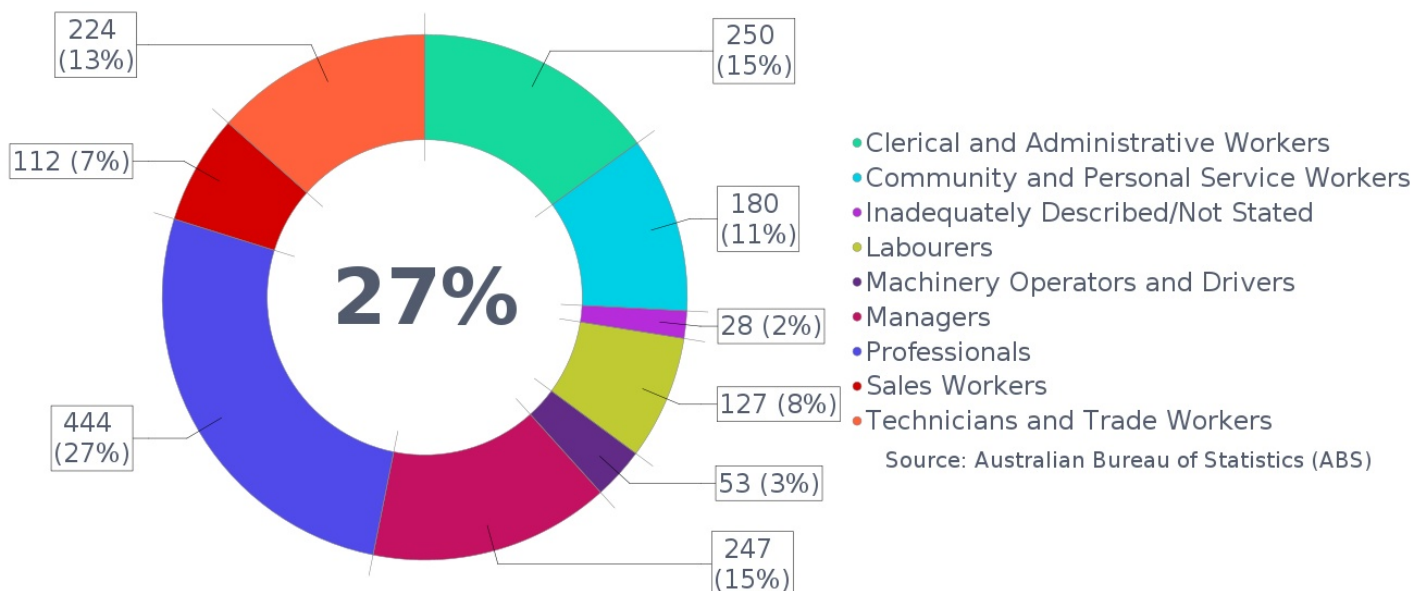
Household Income - Weekly (2021)



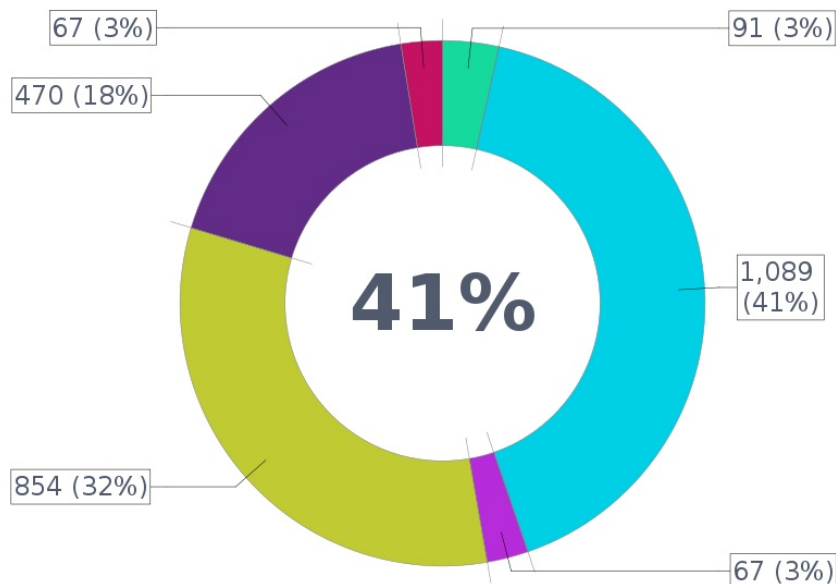
Non-School Qualification: Level of Education (2021)



Occupation (2021)



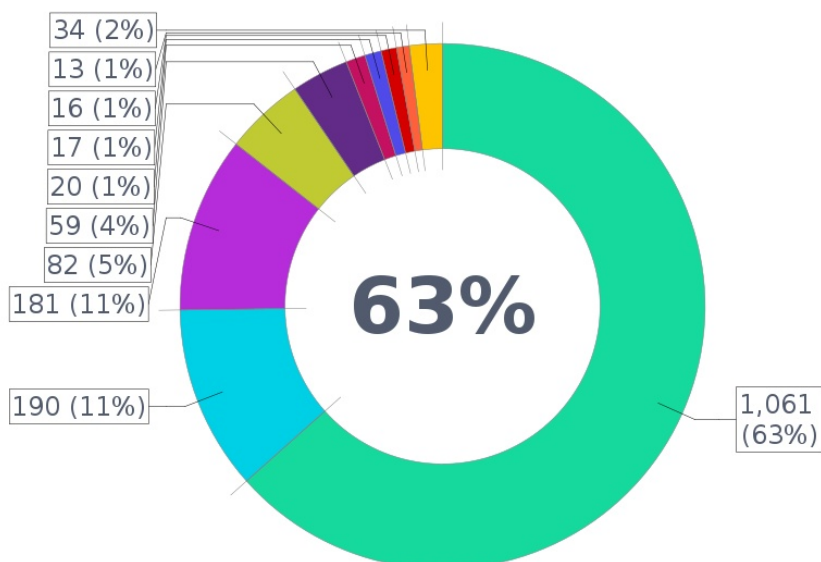
Employment (2021)



- Employed: away from work
- Full-Time
- Labour force status not stated
- Not in the labour force
- Part-Time
- Unemployed

Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



- Car (driver)
- Did not go to work
- Worked at home
- Car (Pas.)
- Bus
- Motorbike/scooter
- Bicycle
- Other two
- Walked only
- Other Categories

Source: Australian Bureau of Statistics (ABS)