

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, with a straw hat on top. In the background, there is a swimming pool with a glass safety fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees with green leaves are in the background, and a swing set is visible through the trees. The sky is blue with some clouds.

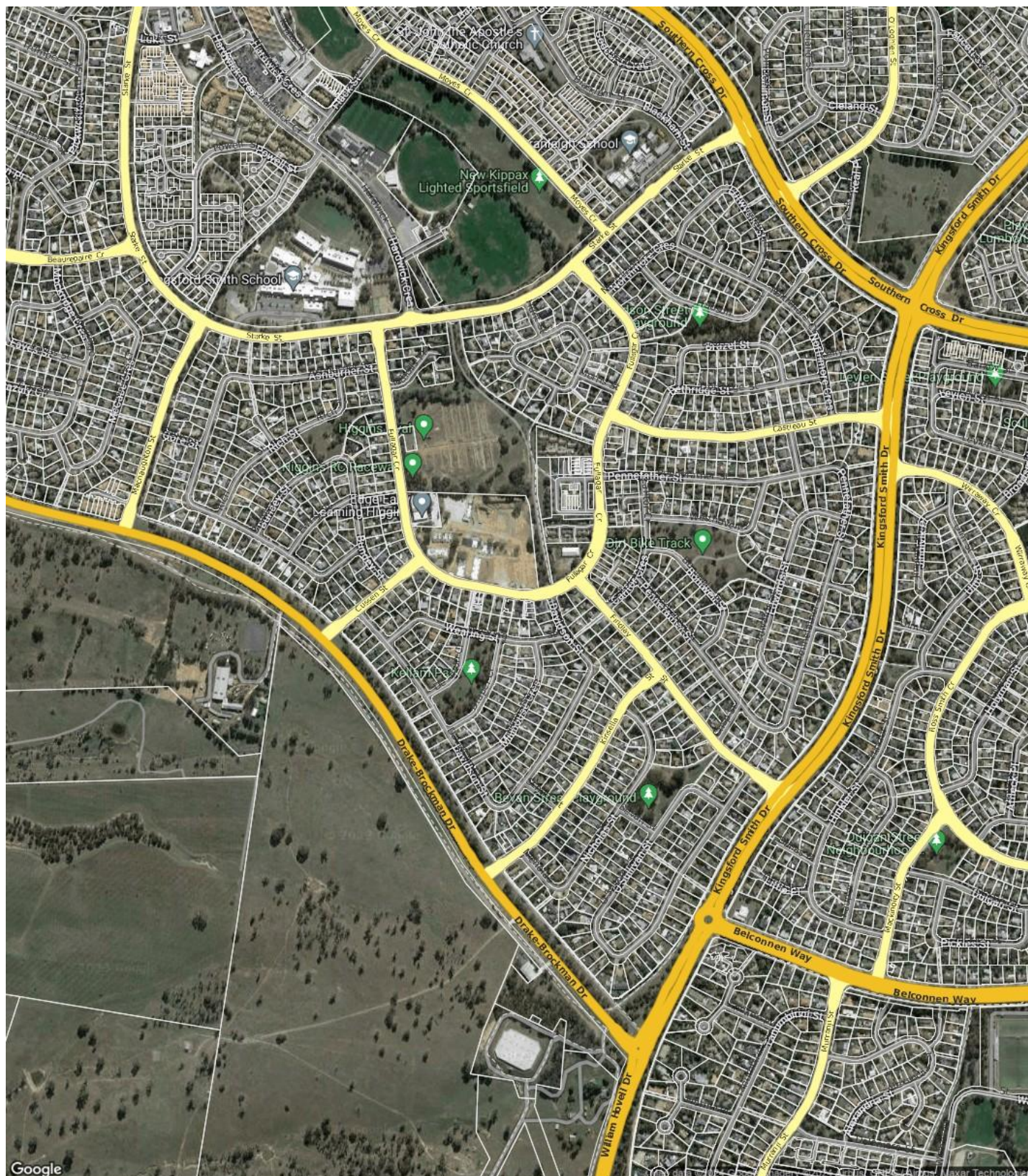
RayWhite.

Suburb flyover report

HIGGINS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

HIGGINS - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	55	\$ 315,000	0.0 %	\$ 210,000	\$ 400,000
2007	64	\$ 365,000	15.9 %	\$ 60,000	\$ 445,000
2008	58	\$ 370,000	1.4 %	\$ 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	39	\$ 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	32	\$ 452,250	5.2 %	\$ 373,000	\$ 795,000
2016	39	\$ 492,000	8.8 %	\$ 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	65	\$ 620,000	7.6 %	\$ 250,000	\$ 805,000
2021	59	\$ 830,000	33.9 %	\$ 10,010	\$ 1,245,000
2022	44	\$ 855,000	3.0 %	\$ 80,000	\$ 1,300,000
2023	37	\$ 800,000	-6.4 %	\$ 400,000	\$ 1,080,000
2024	0				

Median Sale Price

\$800k

Based on 37 recorded House sales within the last 12 months (2023)

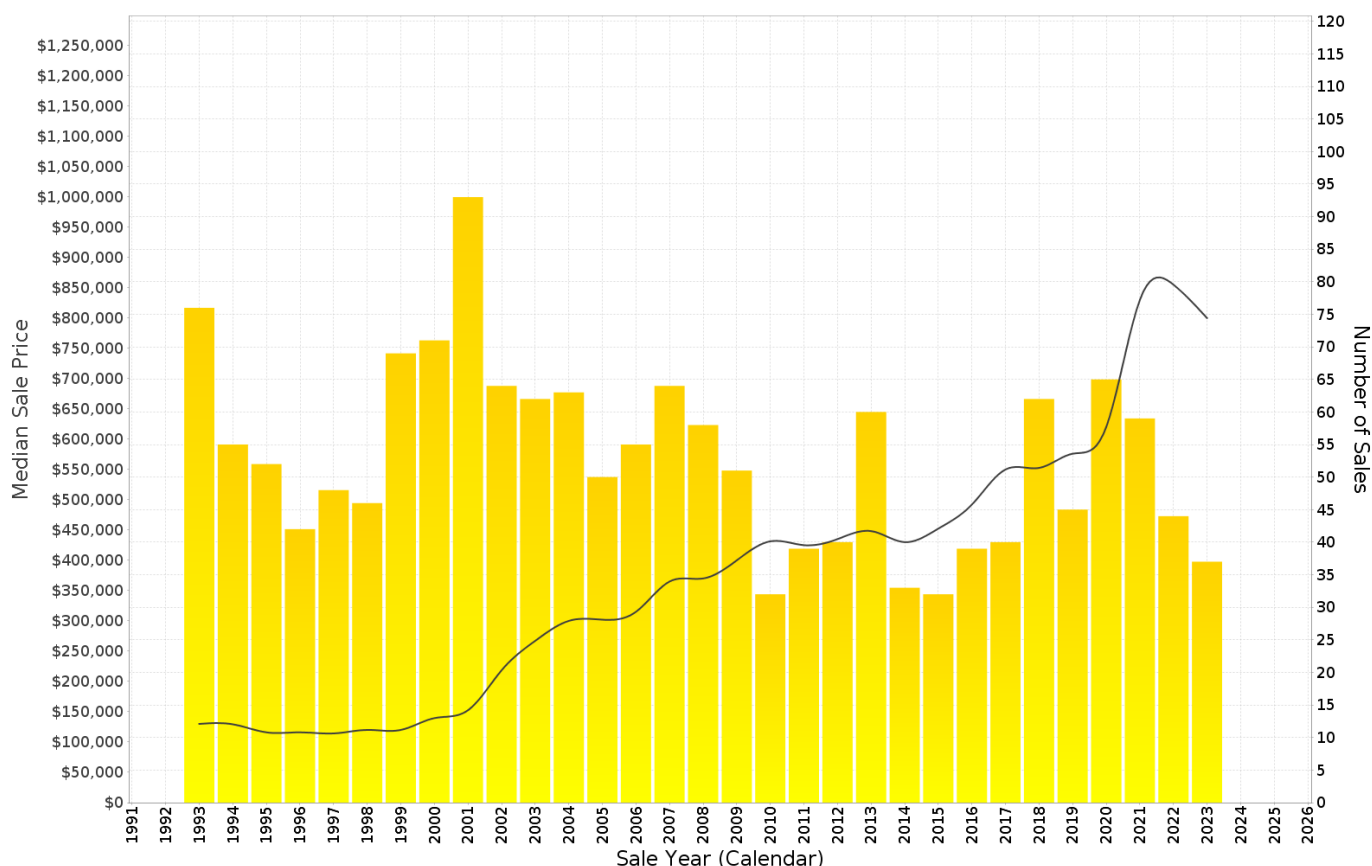
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-6.4%

Current Median Price: \$800,000
Previous Median Price: \$855,000

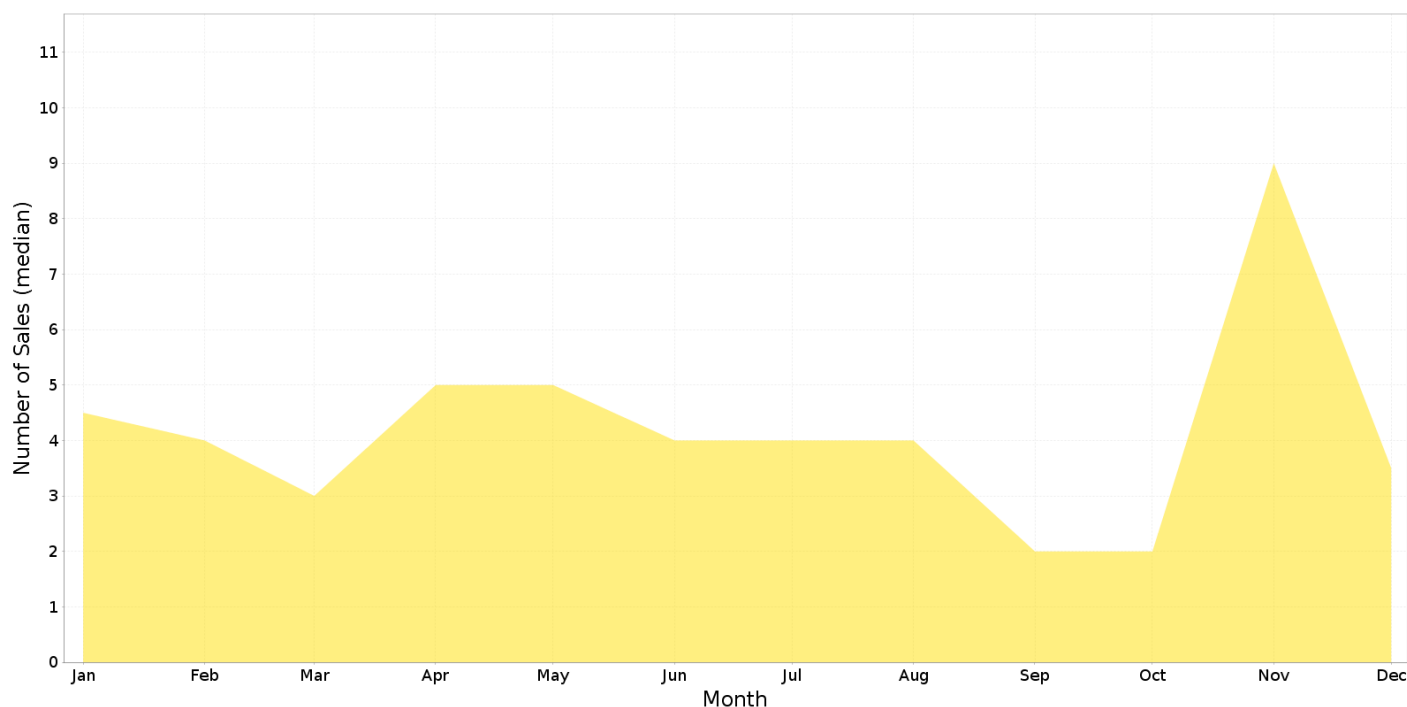
Based on 81 recorded House sales compared over the last two rolling 12 month periods



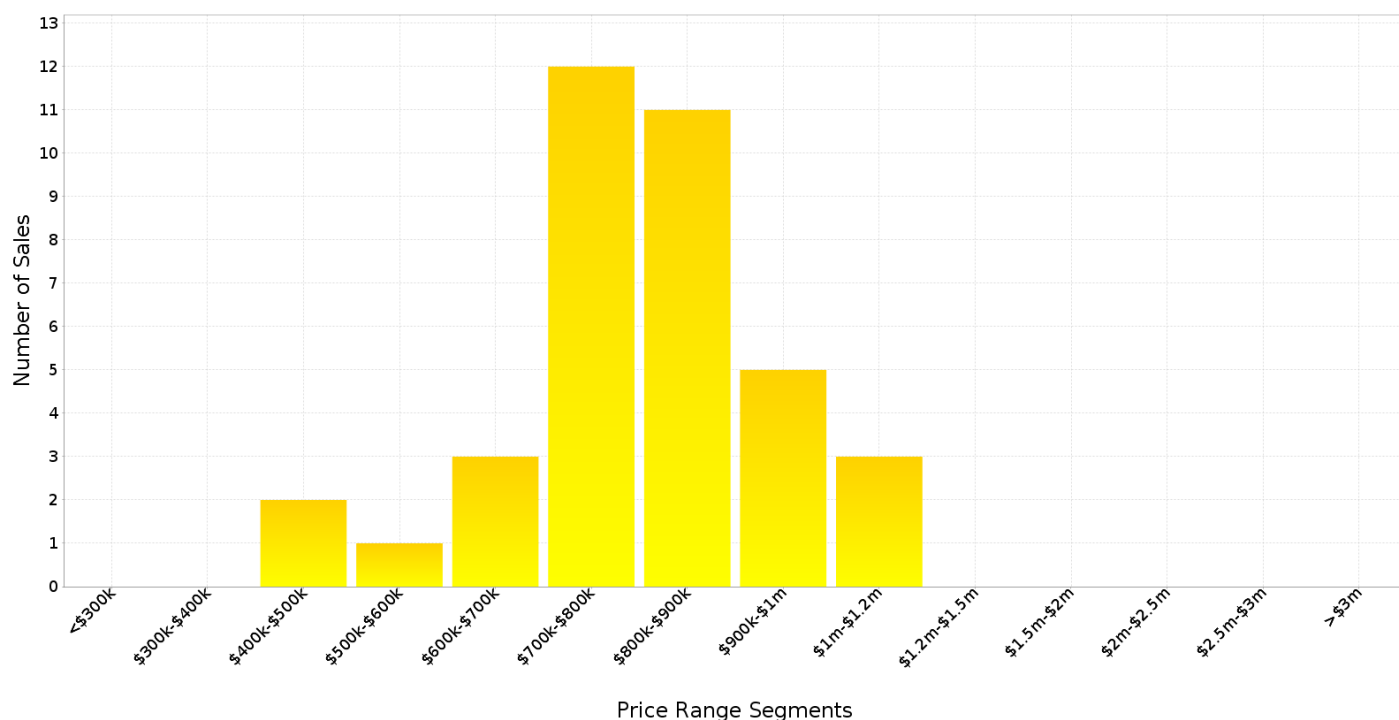
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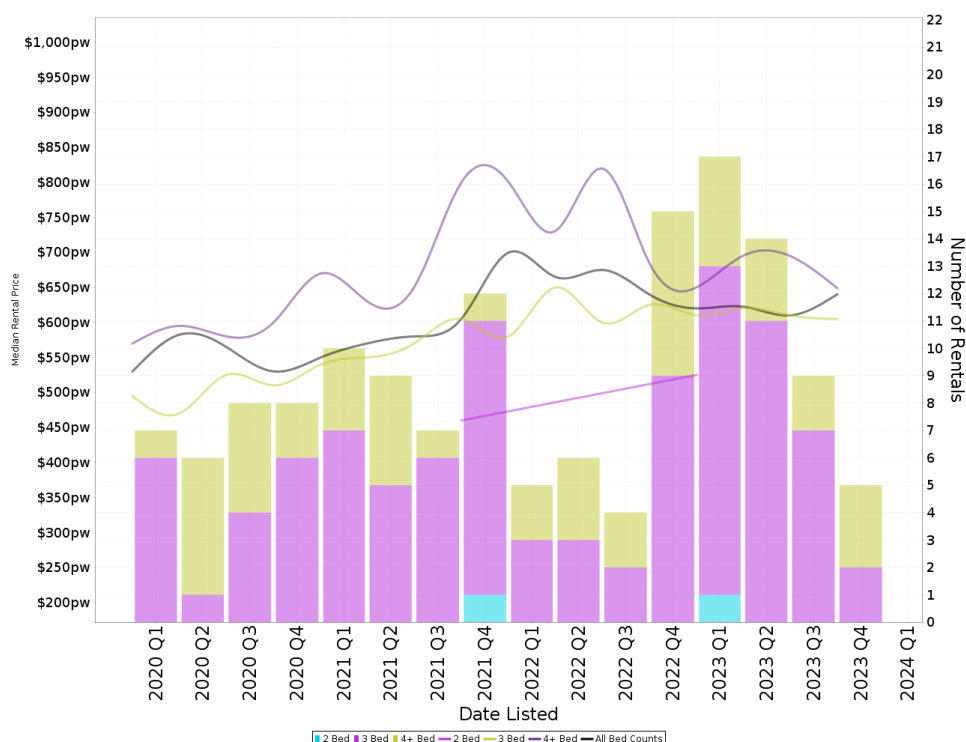
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.4%

Current Median Price: \$800,000
Previous Median Price: \$855,000

Based on 81 registered House sales compared over the last two rolling 12 month periods.

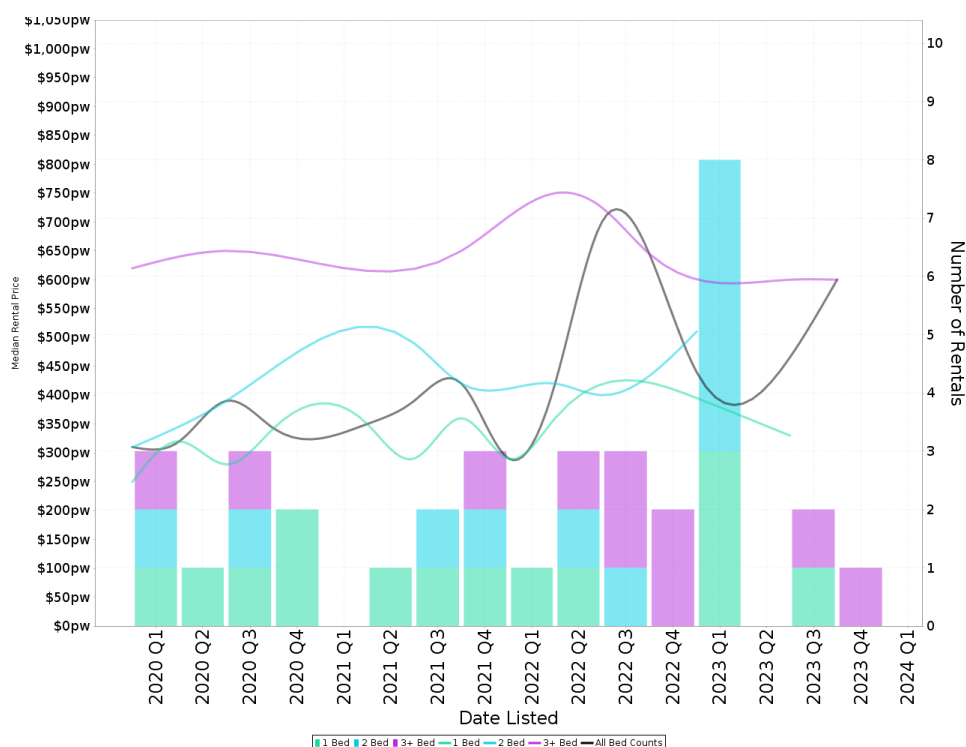
Suburb Rental Yield

+4.0%

Current Median Price: \$800,000
Current Median Rent: \$620

Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.8%

Current Median Price: \$721,000
Previous Median Price: \$910,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$721,000
Current Median Rent: \$480

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

HIGGINS - Recently Sold Properties

Median Sale Price

\$800k

Based on 37 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-6.4%

Current Median Price: \$800,000
Previous Median Price: \$855,000

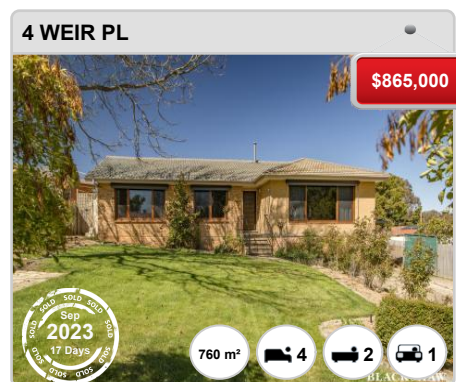
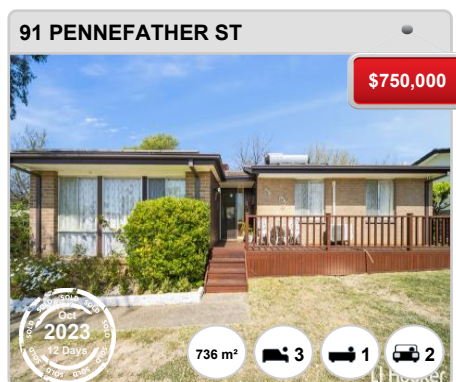
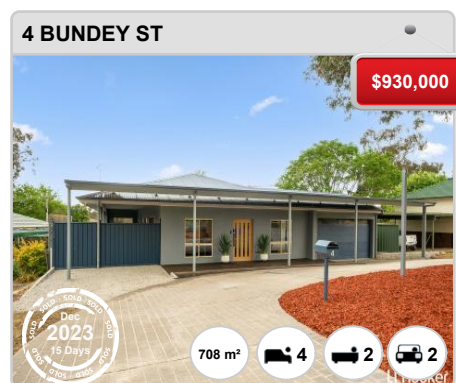
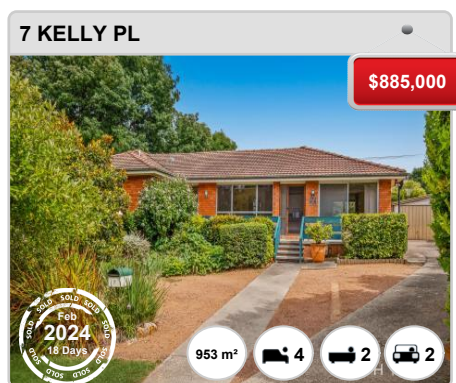
Based on 81 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

Based on recorded House sales within the 12 months (2023)

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



HIGGINS - Properties For Rent

Median Rental Price

\$620 /w

Based on 45 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+4.0%

Current Median Price: \$800,000
Current Median Rent: \$620

Based on 37 recorded House sales and 45 House rentals compared over the last 12 months

Number of Rentals

45

Based on recorded House rentals within the last 12 months (2023)

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

17 O'SULLIVAN STREET

\$650 per week




FOR RENT
Feb-2024
8 Days

1,054 m² 4 1 2

36 Ashburner Street

\$730 per week



FOR RENT
Jan-2024
53 Days

692 m² 3 2 2