



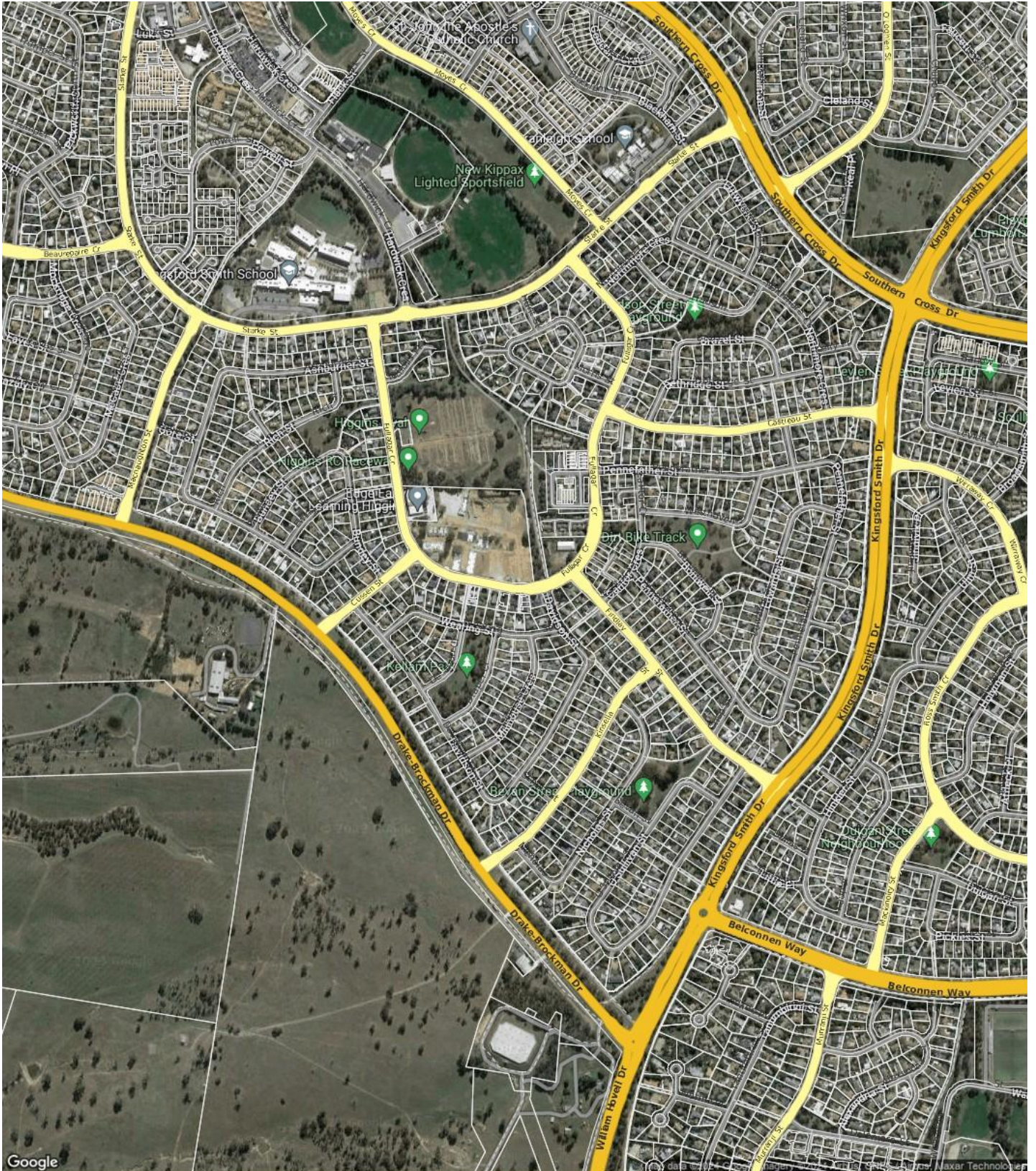
RayWhite.



Suburb
flyover report

HIGGINS (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

HIGGINS - Suburb Map



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	60	\$ 826,500	33.3 %	\$ 10,010	\$ 1,245,000
2022	44	\$ 855,000	3.4 %	\$ 80,000	\$ 1,300,000
2023	41	\$ 812,500	-5.0 %	\$ 400,000	\$ 1,080,000
2024	6	\$ 823,500	1.4 %	\$ 143,000	\$ 980,000

Median Sale Price

\$830k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

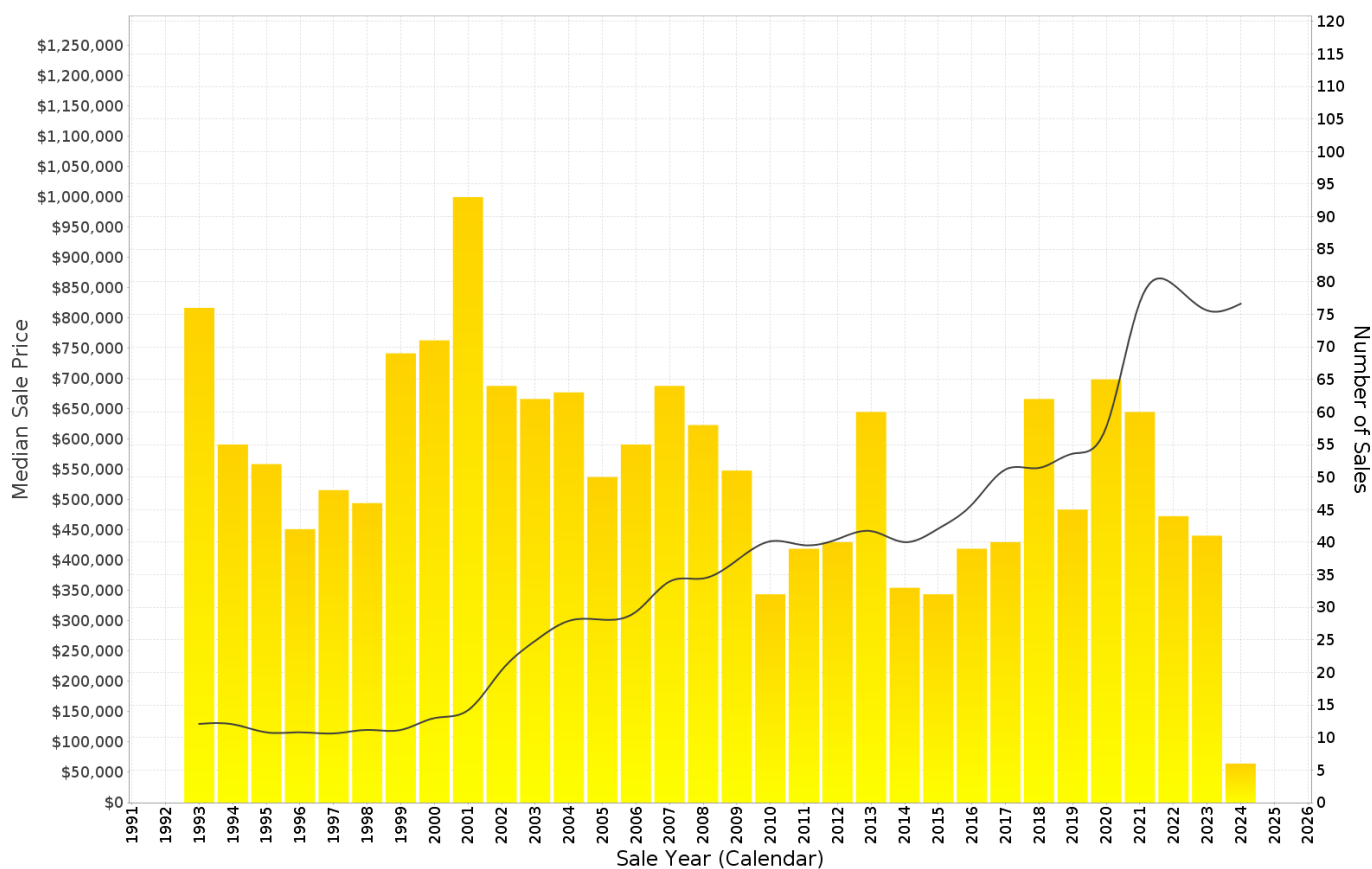
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

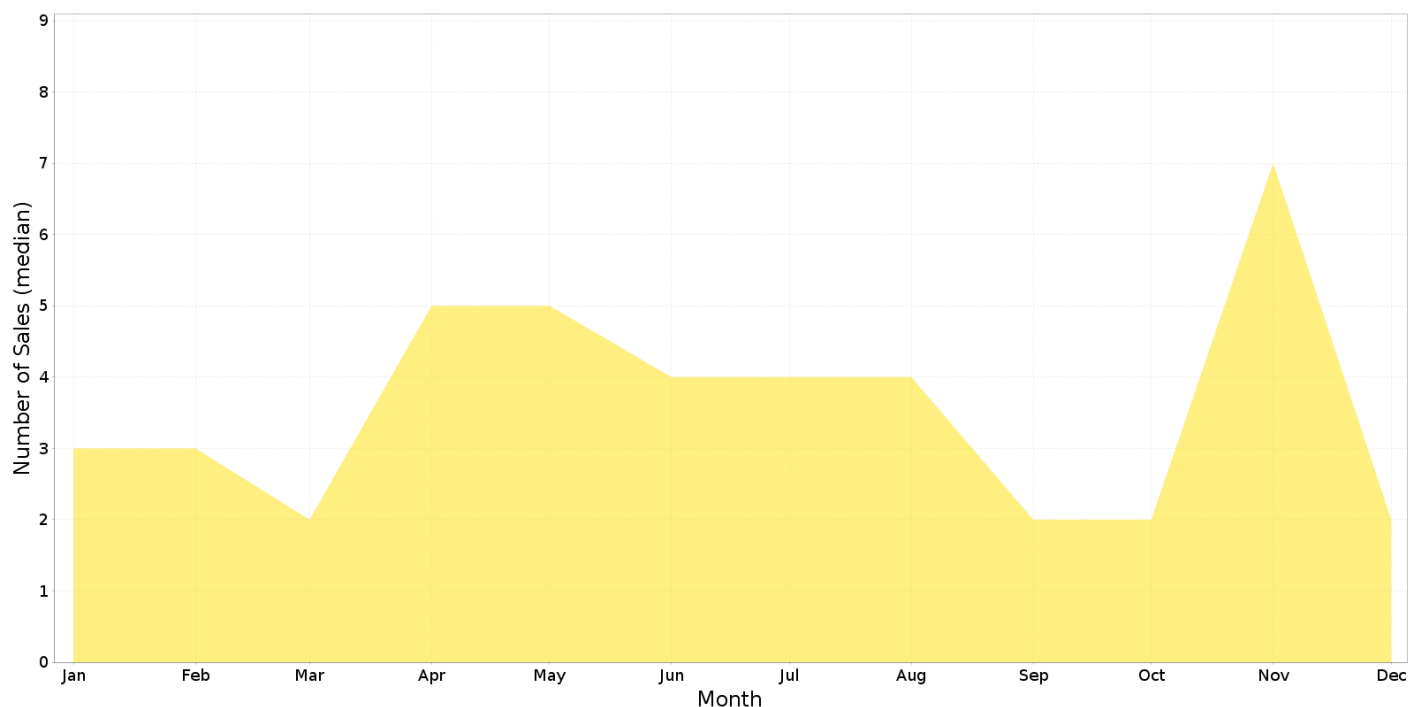
+0.3%

Current Median Price: \$830,000
Previous Median Price: \$827,500

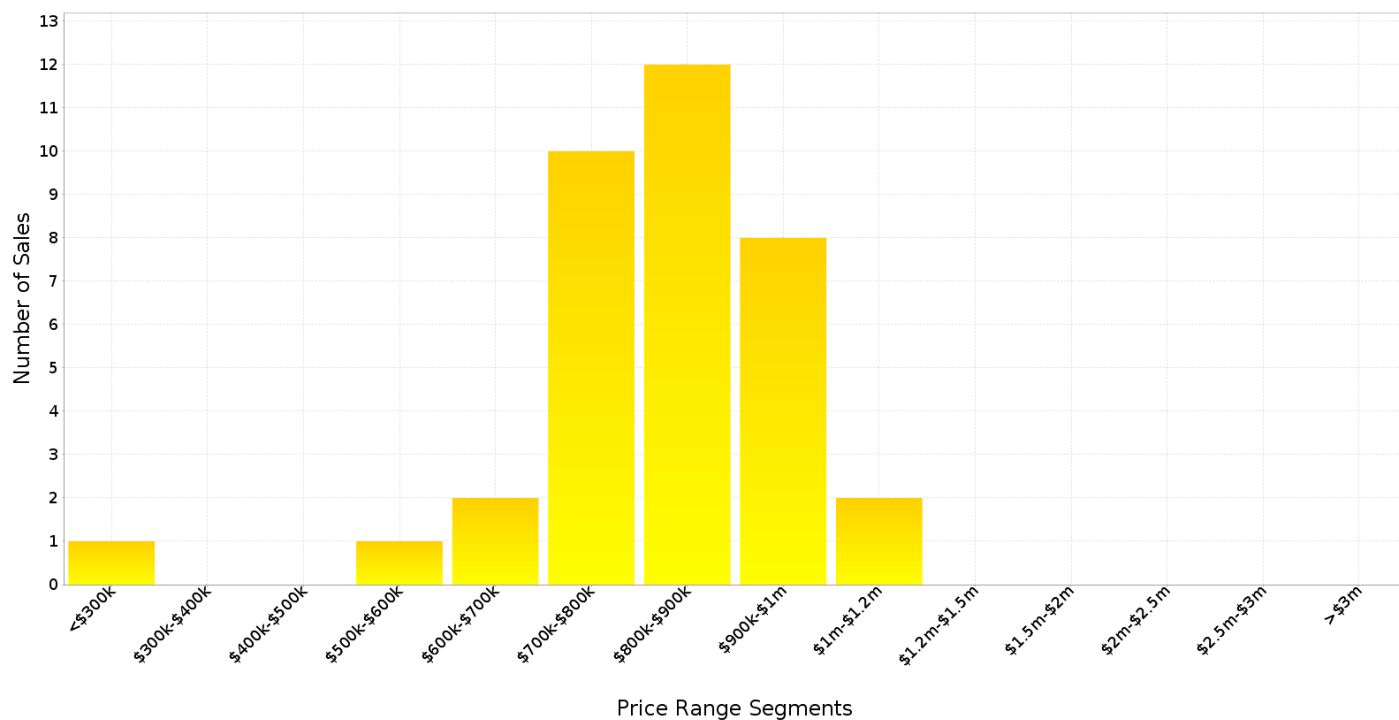
Based on 83 recorded House sales compared over the last two rolling 12 month periods



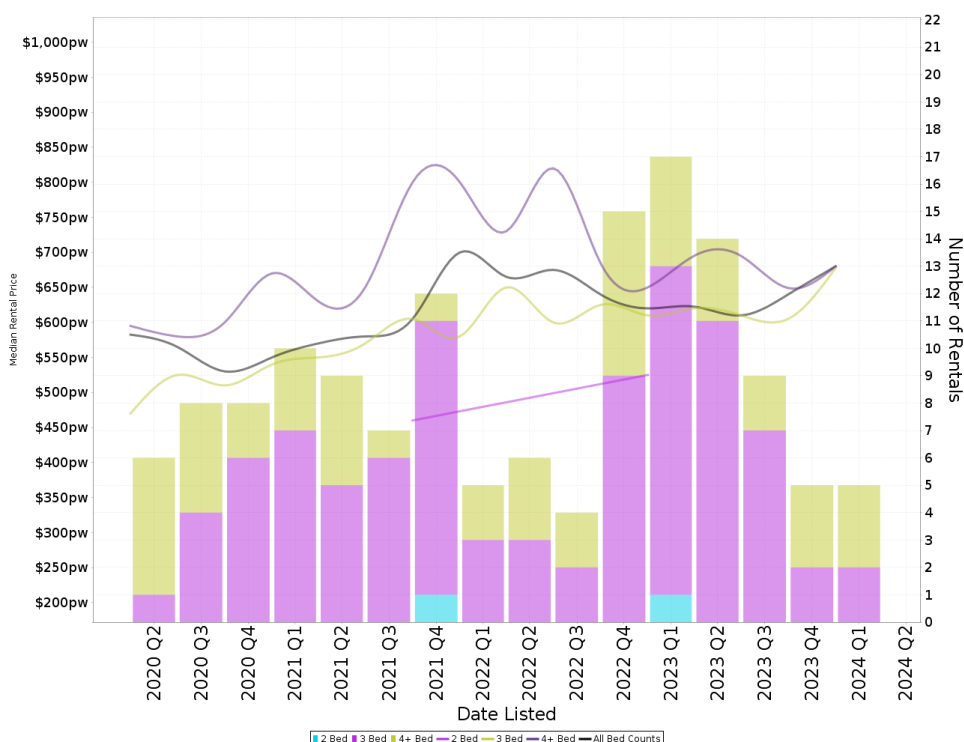
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.3%

Current Median Price: \$830,000
Previous Median Price: \$827,500

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

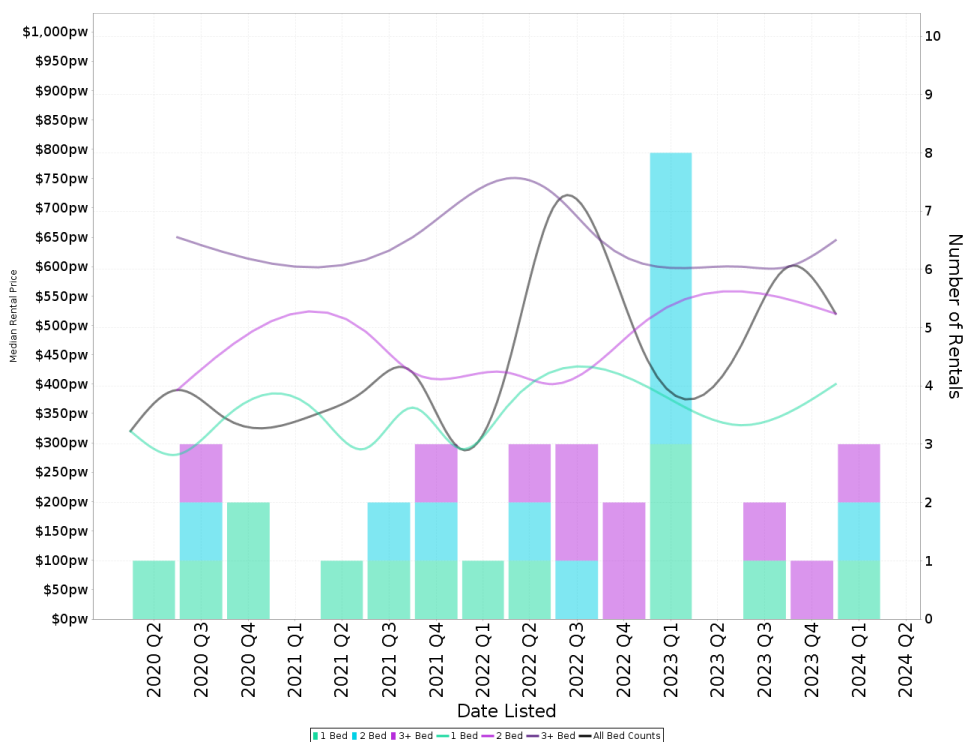
Suburb Rental Yield

+3.9%

Current Median Price: \$830,000
Current Median Rent: \$630

Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-19.6%

Current Median Price: \$721,000
Previous Median Price: \$896,500

Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$721,000
Current Median Rent: \$560

Based on 6 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$830k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+0.3%

Current Median Price: \$830,000
Previous Median Price: \$827,500

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 '23 - Mar '24)

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

36 ASHBURNER ST



\$866,000

Apr 2024
22 Days

692 m² 3 2 2

115 FULLAGAR CRES




\$721,000

Apr 2024
14 Days

878 m² 3 1 4

74 O'SULLIVAN ST




\$900,000

Mar 2024
5 Days

730 m² 4 2 2

35 BUNDEY ST




\$143,000

Apr 2024
15 Days

679 m² 3 1 1

5B CLYNE PL



\$940,000

Apr 2024
15 Days

1,289 m² - - -

19 DETHRIDGE ST




\$762,000

Feb 2024
22 Days

792 m² 3 1 2

7 KELLY PL




\$885,000

Feb 2024
18 Days

953 m² 4 2 2

22 KRIEWALDT CCT



\$980,000

Jan 2024
29 Days

723 m² 4 2 2

15 PENNEFATHER ST



\$710,000

Jan 2024
80 Days

696 m² 3 1 1

66 O'SULLIVAN ST




\$830,000

SOLD Dec 2023
26 Days

725 m² 3 1 1

4 BUNDEY ST



\$930,000

SOLD Dec 2023
15 Days

708 m² 4 2 2

19 CASTIEAU ST



\$850,000

SOLD Nov 2023
15 Days

809 m² 3 1 4

HIGGINS - Properties For Rent

Median Rental Price

\$630 /w

Based on 33 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+3.9%

Current Median Price: \$830,000
Current Median Rent: \$630

Based on 35 recorded House sales and 33 House rentals compared over the last 12 months


Number of Rentals

33

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

97 Starke Street

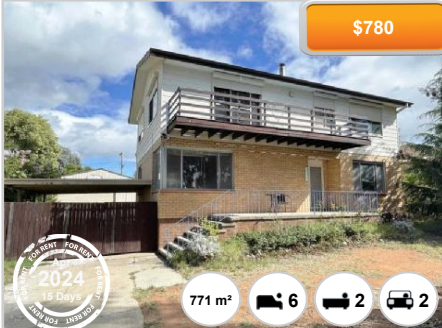


\$780 per week

771 m² 6 2 2

2024 8 Days

97 STARKE STREET



\$780

771 m² 6 2 2

2024 18 Days

114B PENNEFATHER STREET



\$500

800 m² 2 1 2

2024 30 Days