

Suburb flyover report

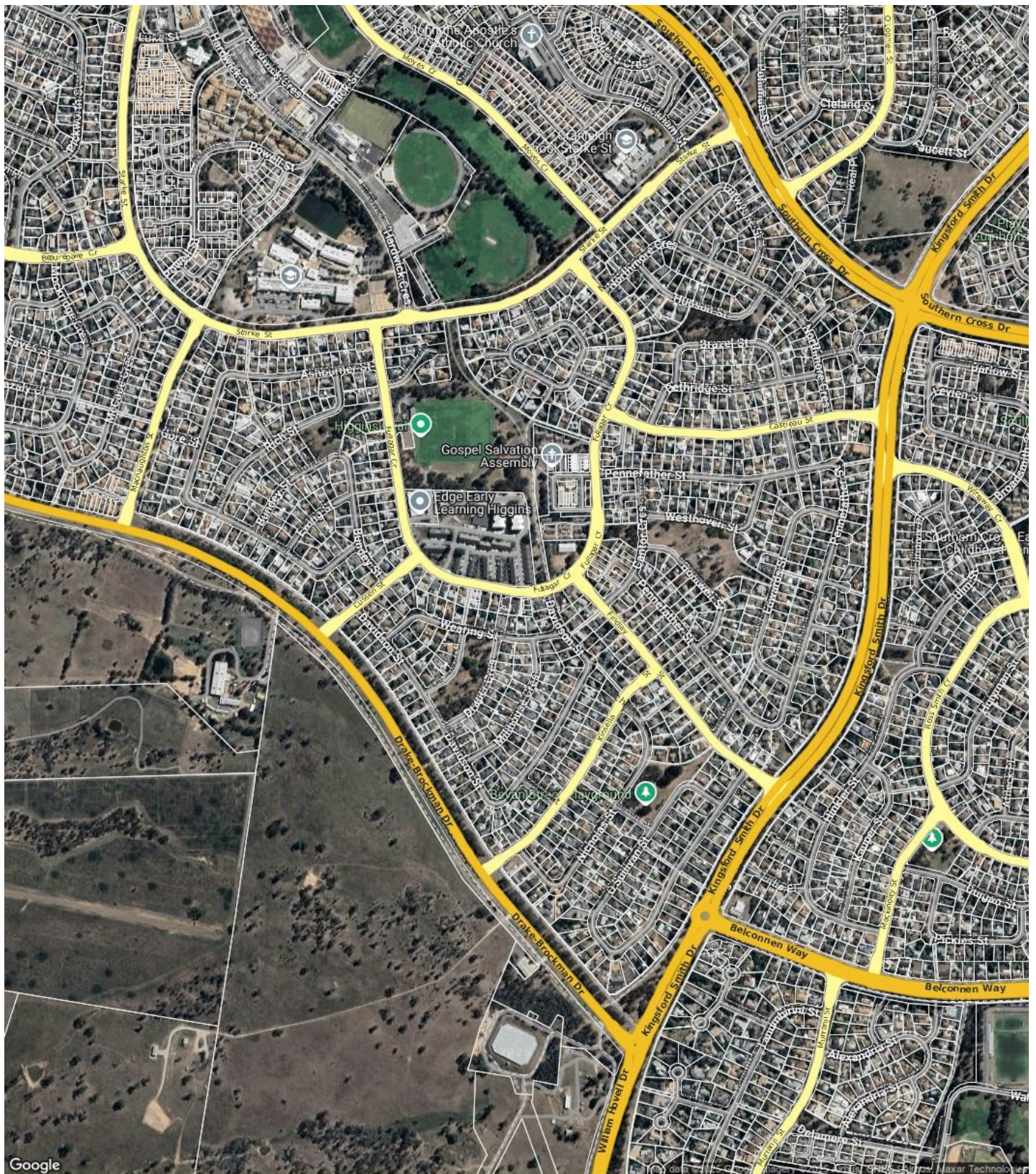
HIGGINS (HOUSE)

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RayWhite.



HIGGINS - Suburb Map



HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 365,000	0.0 %	\$ 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	42	\$ 840,750	3.5 %	\$ 143,000	\$ 1,375,000
2025	19	\$ 827,000	-1.6 %	\$ 725,000	\$ 1,070,000

Median Sale Price

\$837k

Based on 46 recorded House sales within the last 12 months (Financial Year 2025)

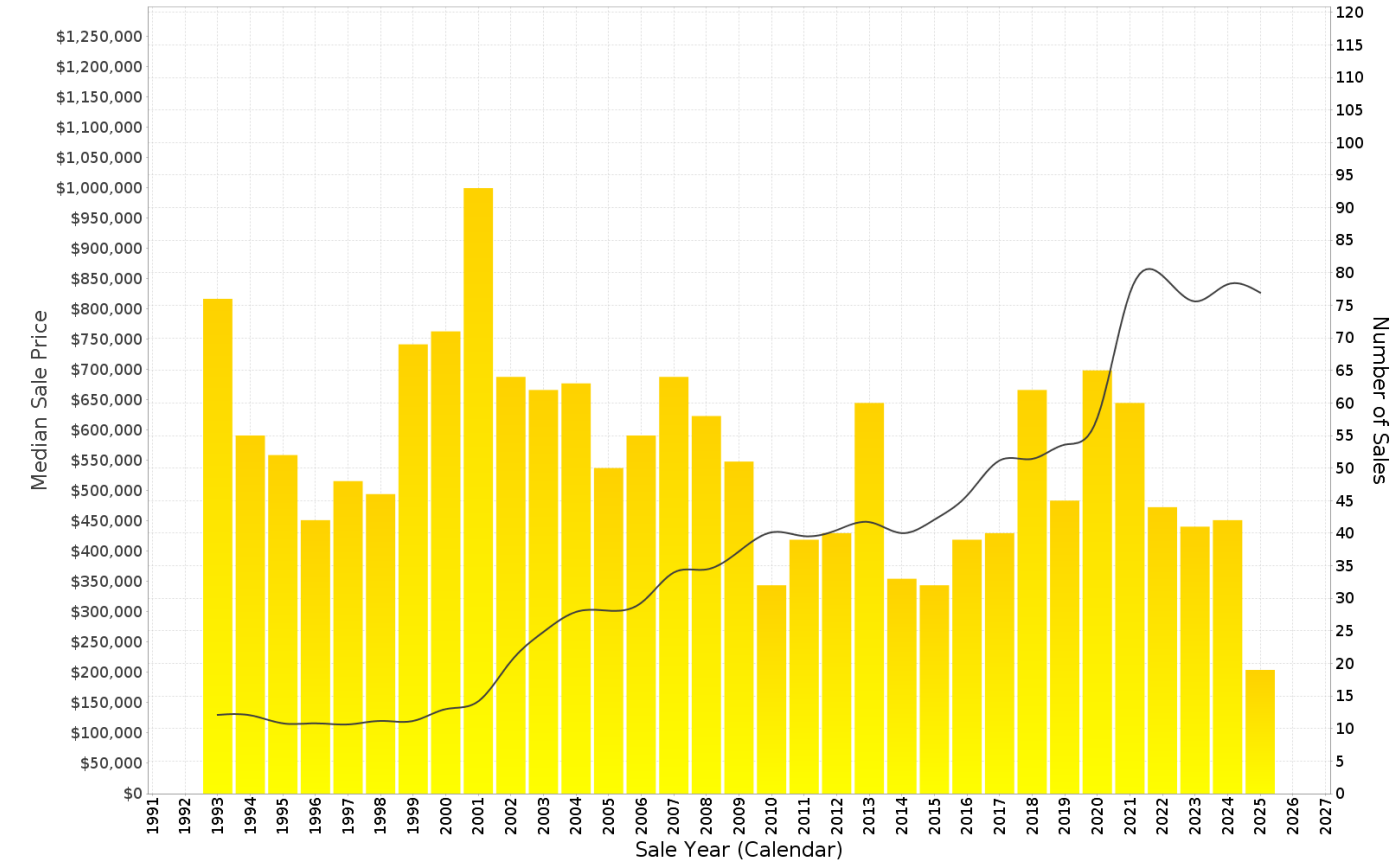
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

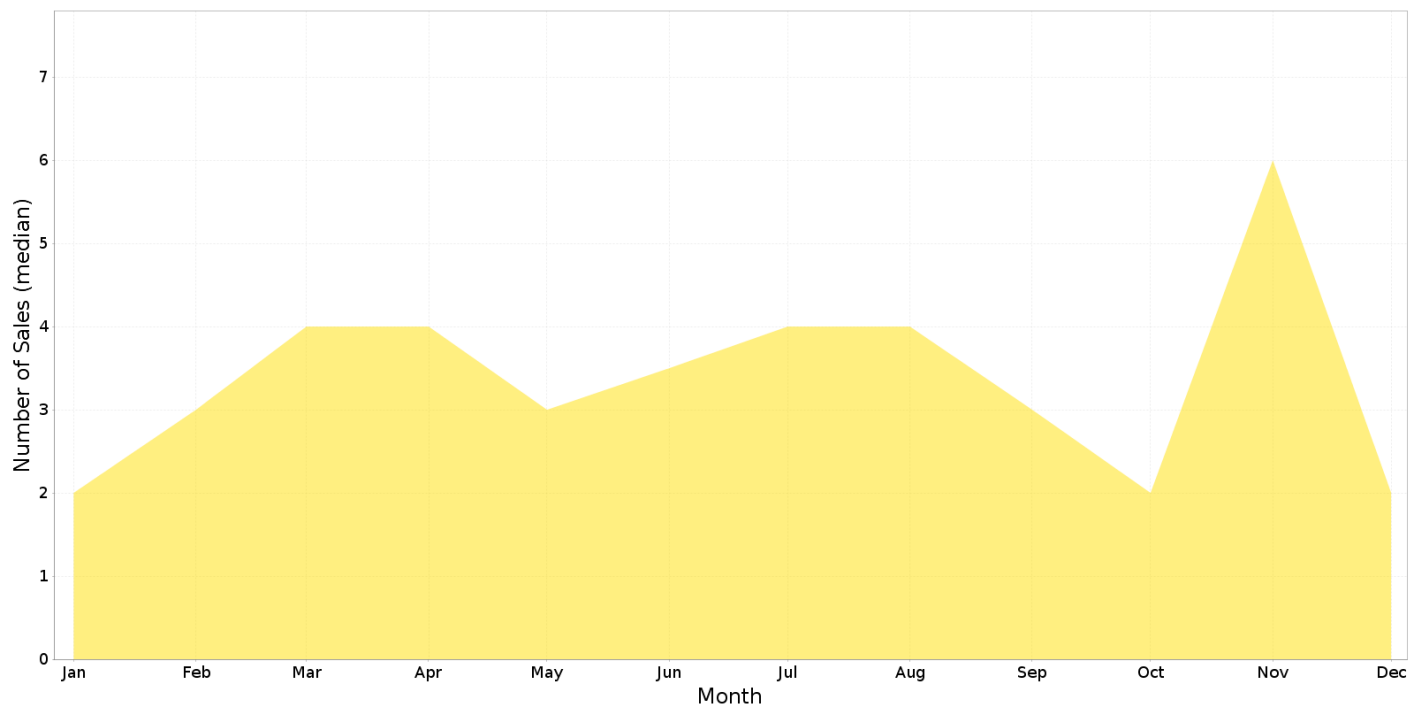
-1.5%

Current Median Price: \$837,000
Previous Median Price: \$850,000

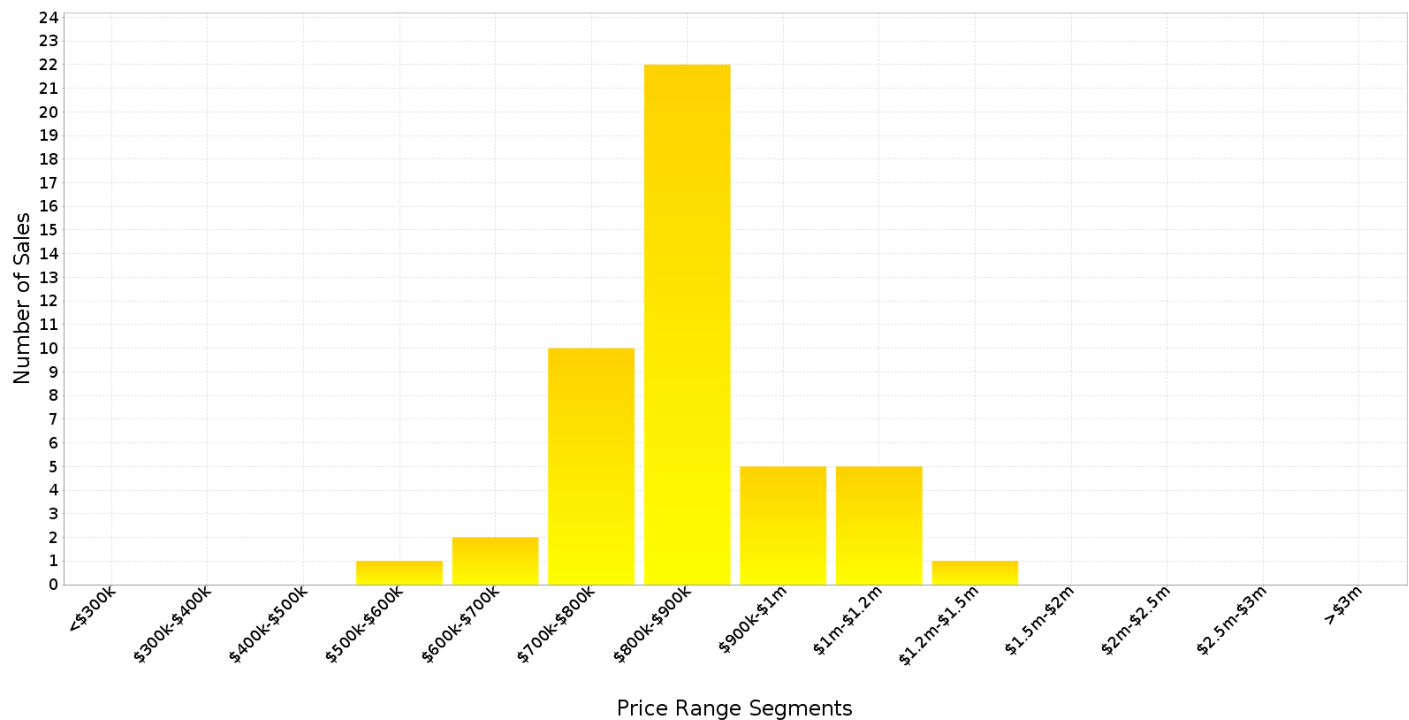
Based on 74 recorded House sales compared over the last two rolling 12 month periods



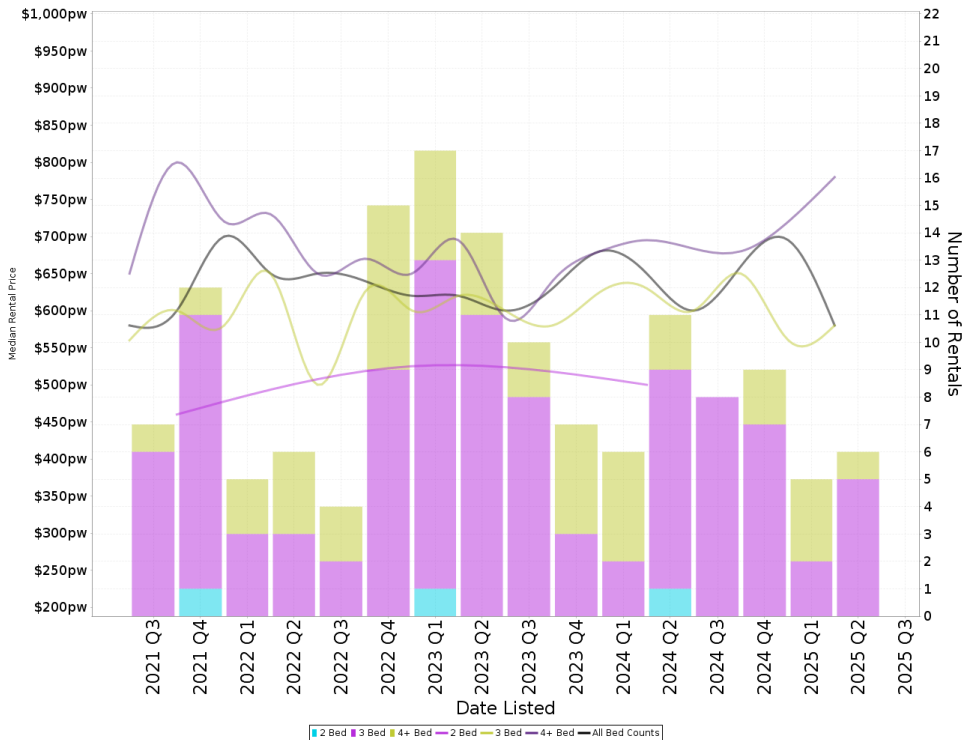
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.5%

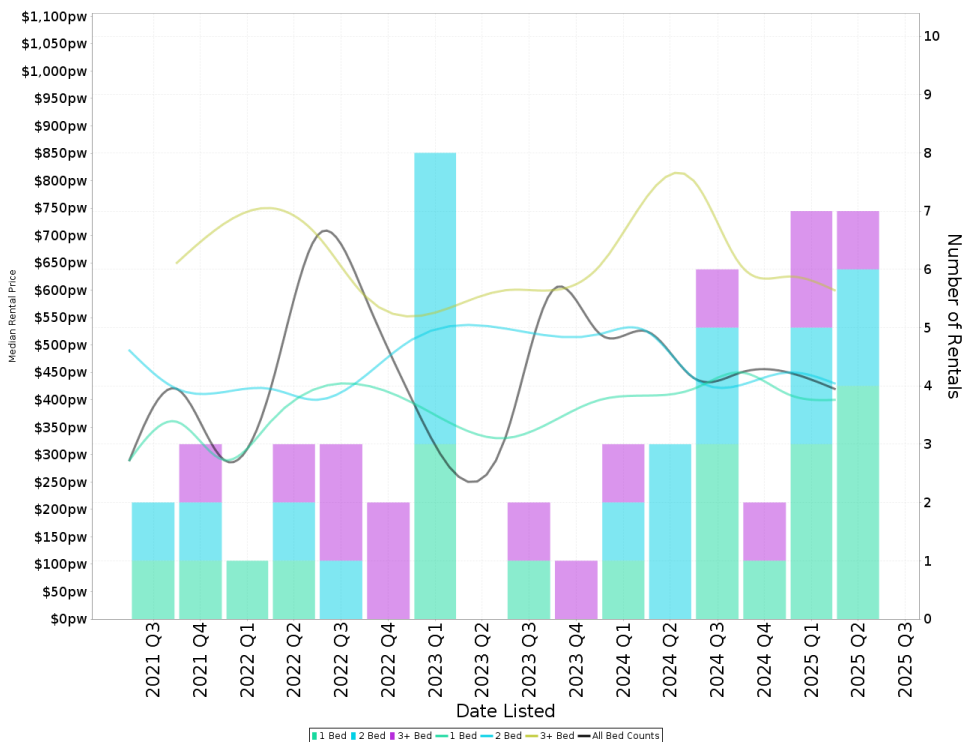
Current Median Price: \$837,000
Previous Median Price: \$850,000
 Based on 74 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$837,000
Current Median Rent: \$625
 Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.0%

Current Median Price: \$643,500
Previous Median Price: \$625,000
 Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$643,500
Current Median Rent: \$440
 Based on 22 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$837k

Based on 46 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-1.5%

Current Median Price: \$837,000
Previous Median Price: \$850,000

Based on 74 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

46

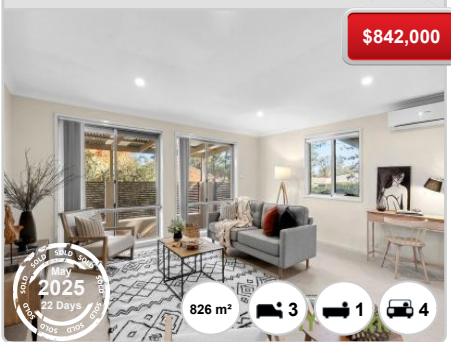
Based on recorded House sales within the 12 months (Financial Year 2025)

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

83 STARKE ST



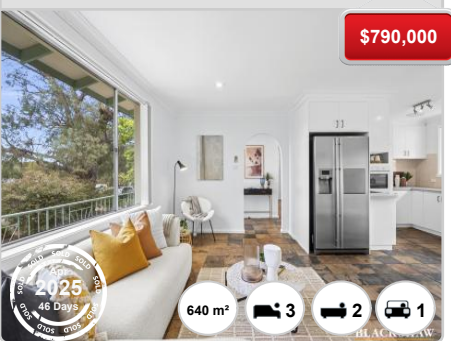
6 CLYNE PL



38 LUTWYCHE ST



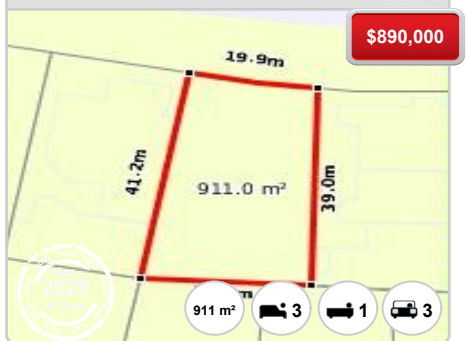
22 NORTHMORE CRES



24 WEARING ST



77 FULLAGAR CRES



4 EWING ST



45 DAVIDSON ST



3 DAVIDSON ST



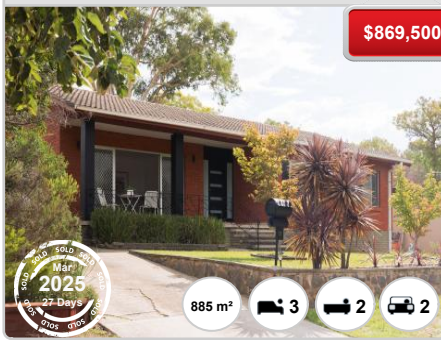
1 CRISP ST

\$795,000



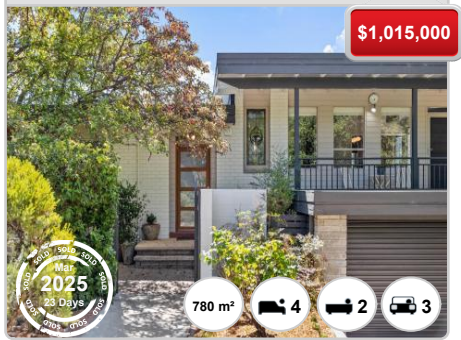
15 ASHBURNER ST

\$869,500



22 O'SULLIVAN ST

\$1,015,000



61 KRIEVALDT CCT

\$970,000



26 CANTOR CRES

\$830,000



19 ASHBURNER ST

\$890,000



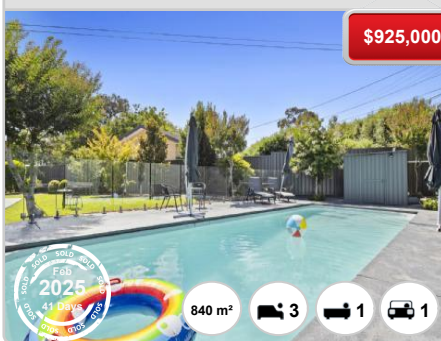
118 PENNEFATHER ST

\$762,000



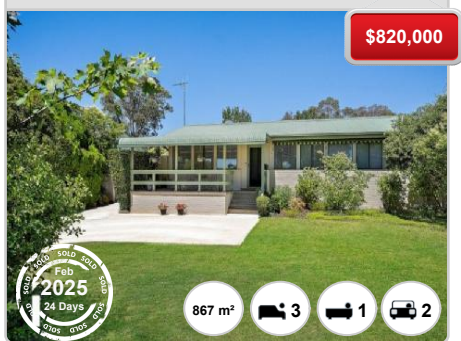
4 KRIEVALDT CCT

\$925,000



21 FINDLAY ST

\$820,000



50 DAVIDSON ST

\$827,000



137 FULLAGAR CRES

\$1,070,000



HIGGINS - Properties For Rent

Median Rental Price

\$625 /w

Based on 28 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+3.9%

Current Median Price: \$837,000
Current Median Rent: \$625

Based on 46 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

