

Suburb flyover report

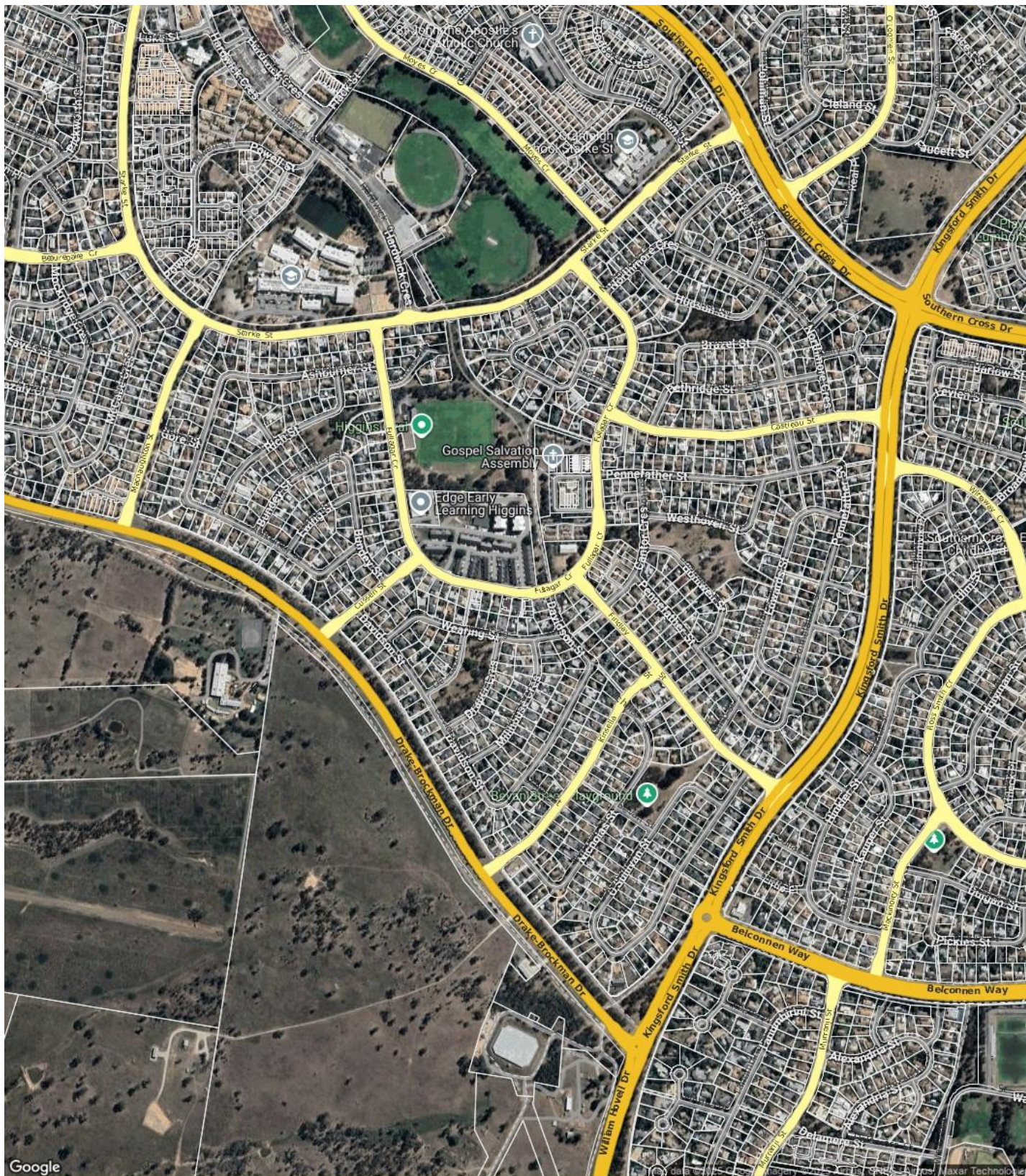
HIGGINS (HOUSE)

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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	40	\$ 813,750	-4.8 %	\$ 400,000	\$ 1,080,000
2024	42	\$ 840,750	3.3 %	\$ 143,000	\$ 1,375,000
2025	20	\$ 823,500	-2.1 %	\$ 725,000	\$ 1,070,000

Median Sale Price

\$842k

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

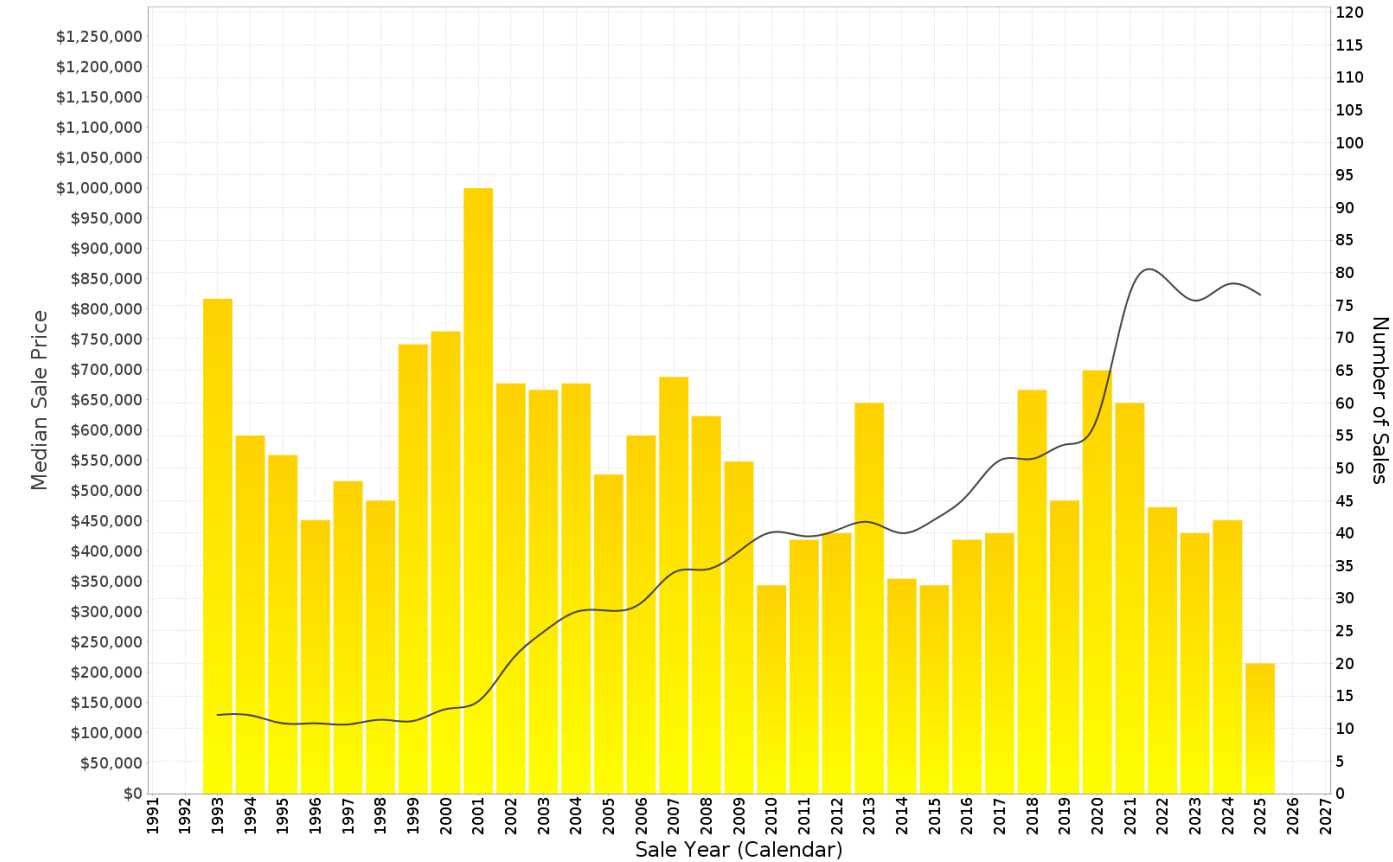
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

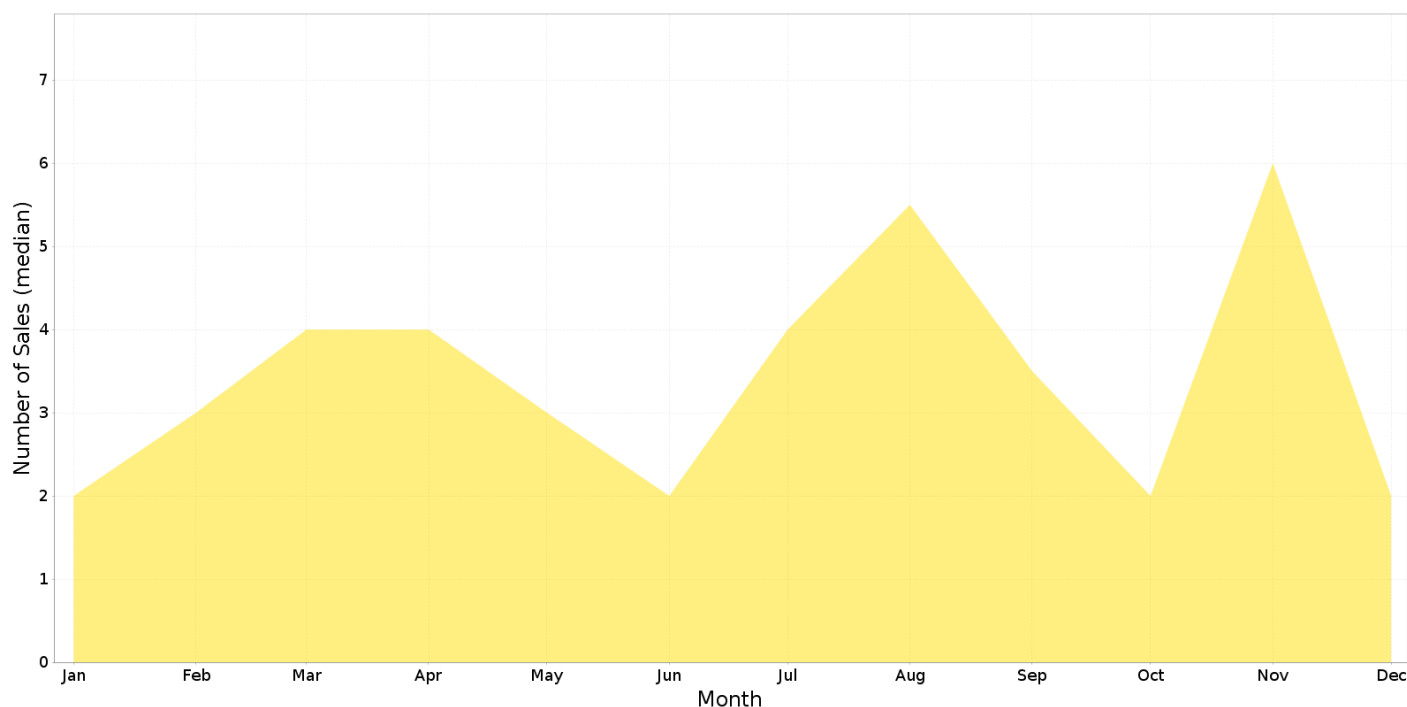
+1.1%

Current Median Price: \$841,500
Previous Median Price: \$832,000

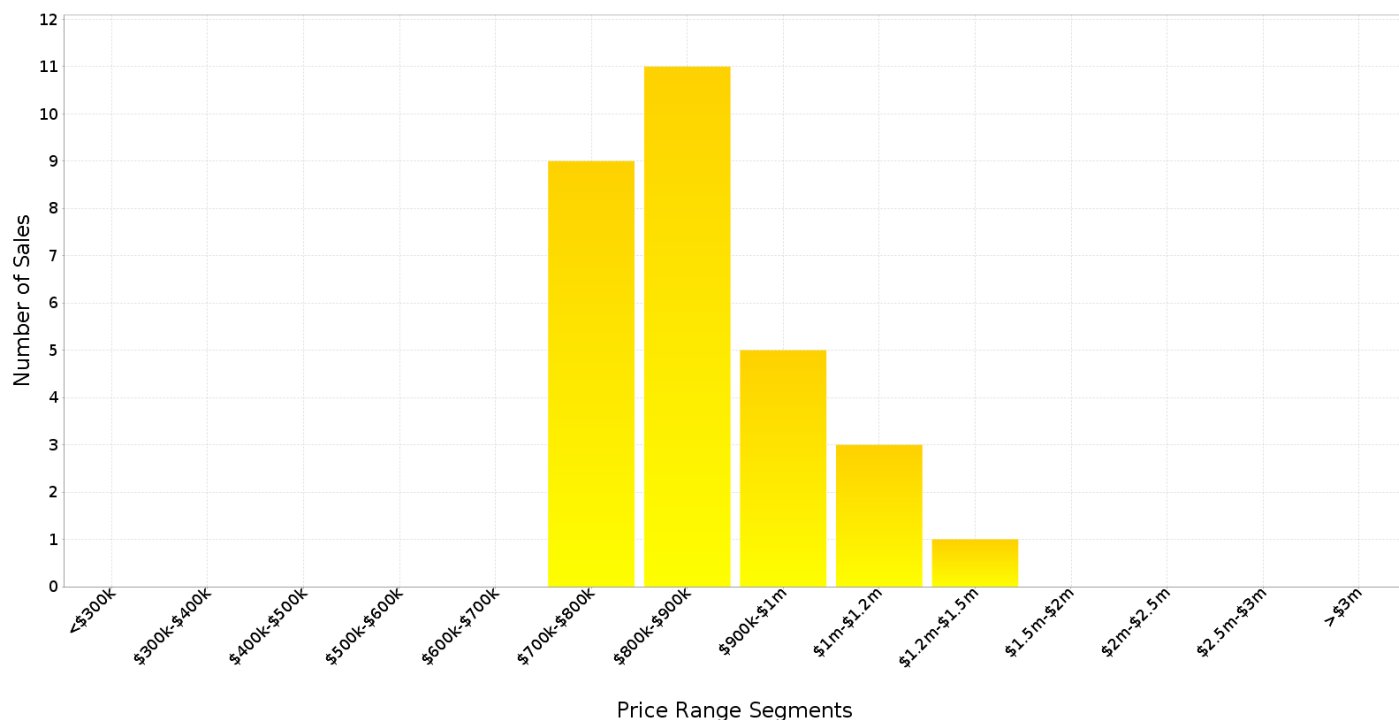
Based on 67 recorded House sales compared over the last two rolling 12 month periods



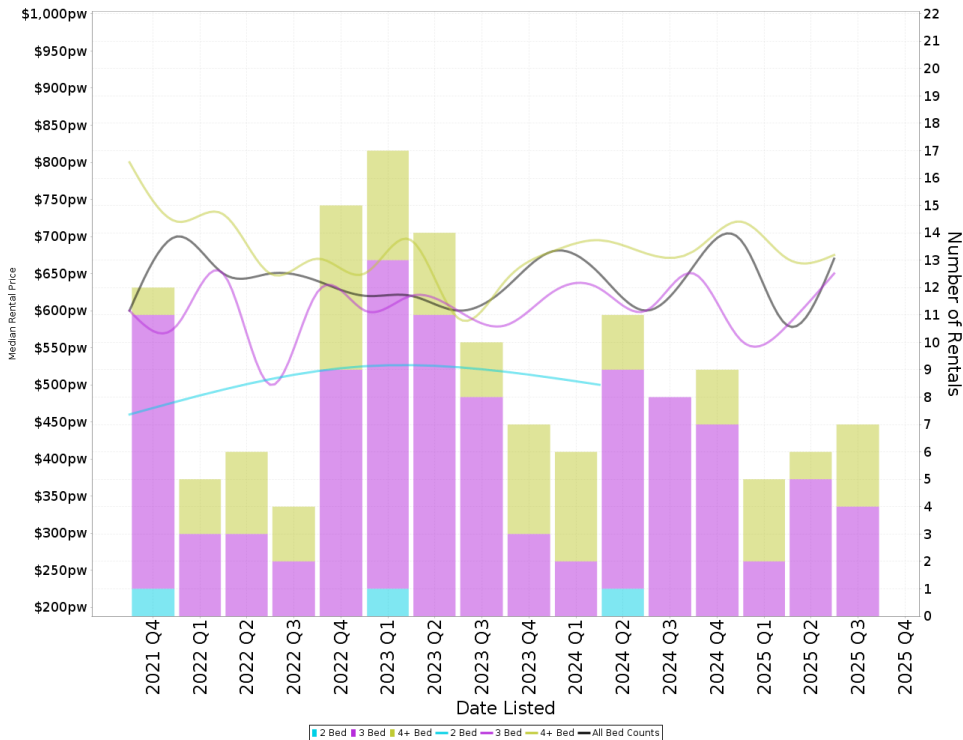
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.1%

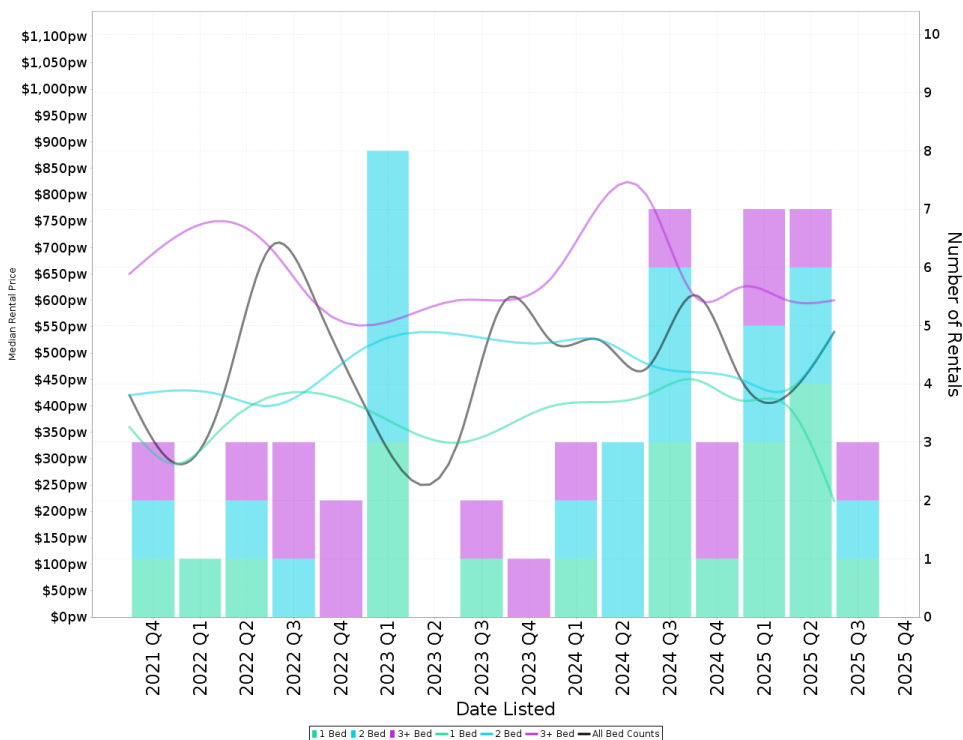
Current Median Price: \$841,500
Previous Median Price: \$832,000
 Based on 67 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$841,500
Current Median Rent: \$660
 Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-17.0%

Current Median Price: \$610,000
Previous Median Price: \$735,000
 Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$610,000
Current Median Rent: \$450
 Based on 20 registered Unit rentals compared over the last 12 months.

HIGGINS - Recently Sold Properties

Median Sale Price

\$842k

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+1.1%

Current Median Price: \$841,500
Previous Median Price: \$832,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

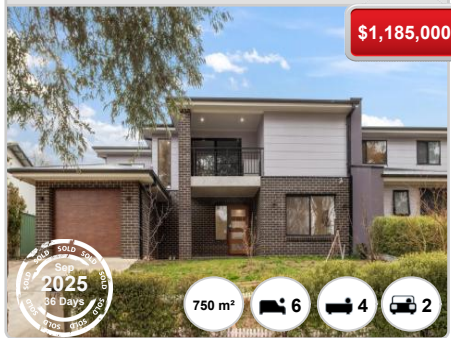
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

35 PENNEFATHER ST



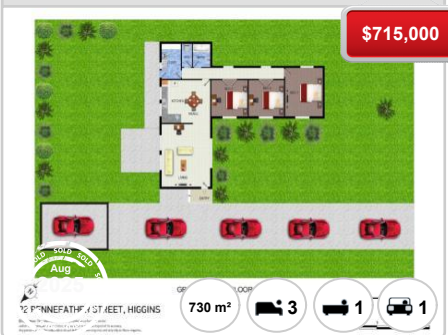
6B RICH ST



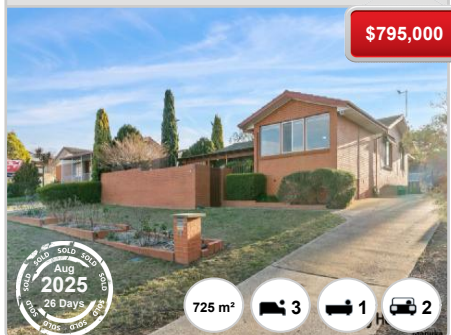
25 PENNEFATHER ST



22 PENNEFATHER ST



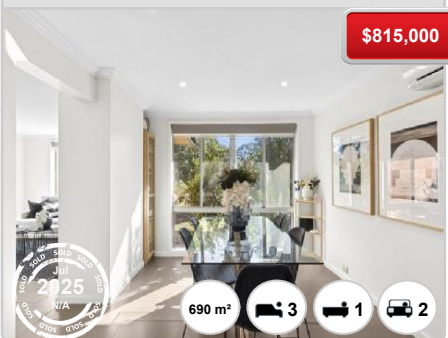
71 O'SULLIVAN ST



64 ASHBURNER ST



17 LUTWYCHE ST



8 HUDSON ST

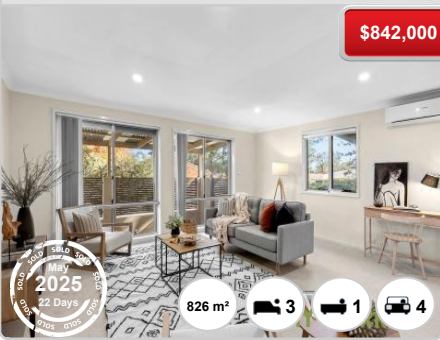


83 STARKE ST



6 CLYNE PL

\$842,000



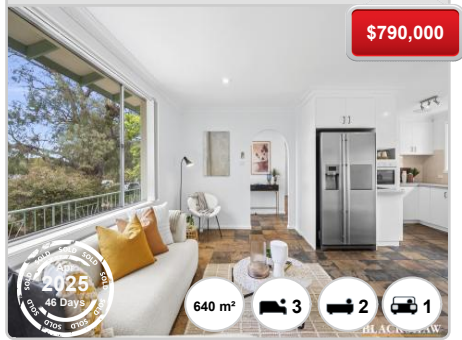
38 LUTWYCHE ST

\$725,000



22 NORTHMORE CRES

\$790,000



24 WEARING ST

\$790,000



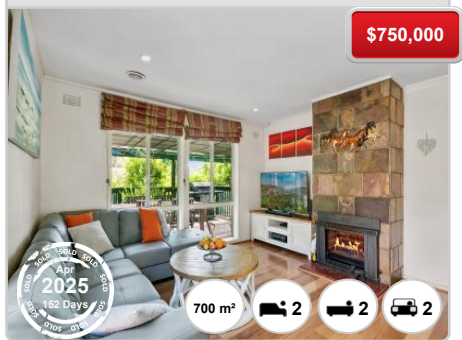
77 FULLAGAR CRES

\$890,000



4 EWING ST

\$750,000



HIGGINS - Properties For Rent

Median Rental Price

\$660 /w

Based on 27 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+4.1%

Current Median Price: \$841,500
Current Median Rent: \$660

Based on 29 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

