

**RayWhite.**

# Suburb flyover report

**HIGGINS (HOUSE)**

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# 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	42	\$ 840,750	3.3 %	\$ 143,000	\$ 1,375,000
2025	30	\$ 835,500	-0.6 %	\$ 715,000	\$ 1,070,000
2026	0				

## Median Sale Price

**\$836k**

Based on 30 recorded House sales within the last 12 months (2025)

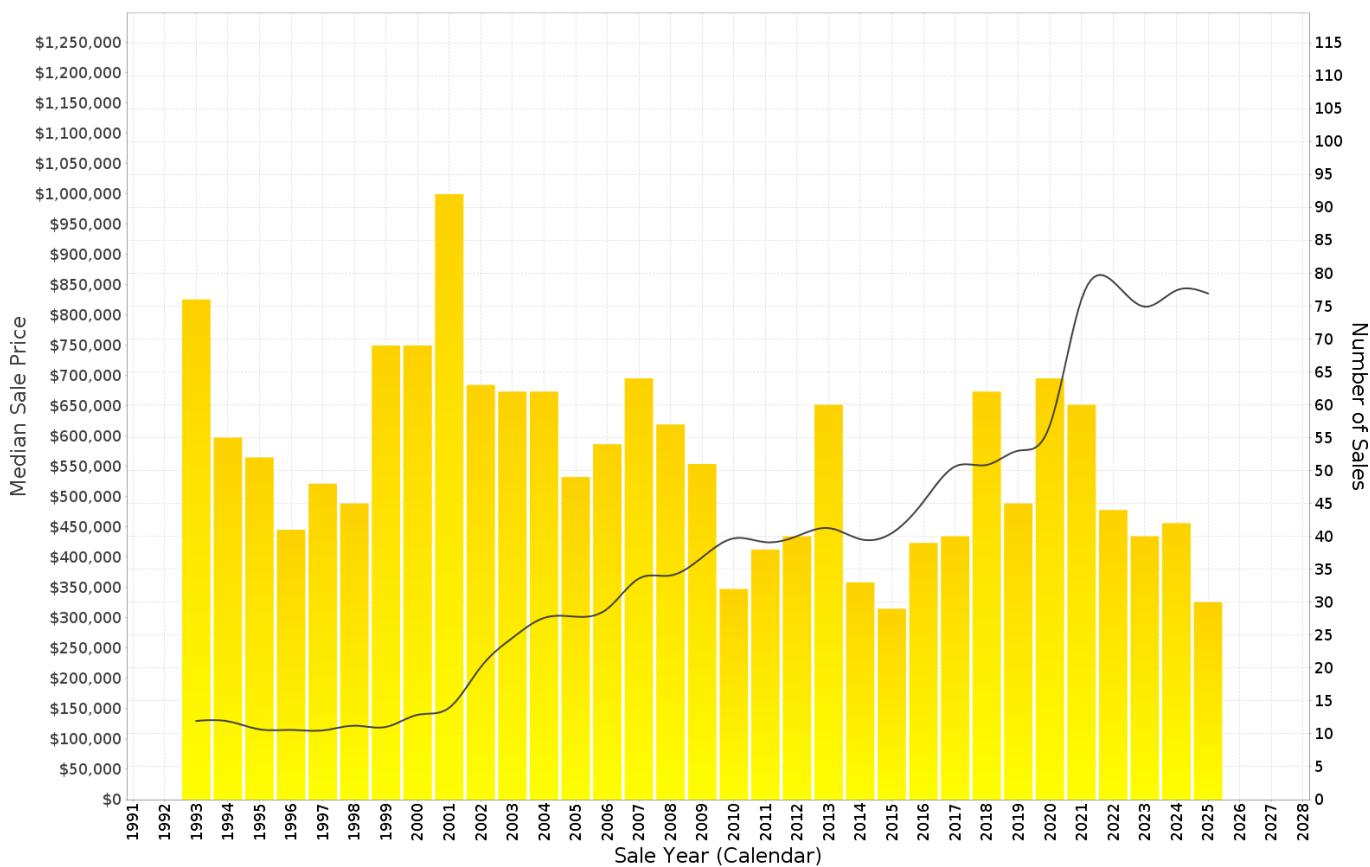
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

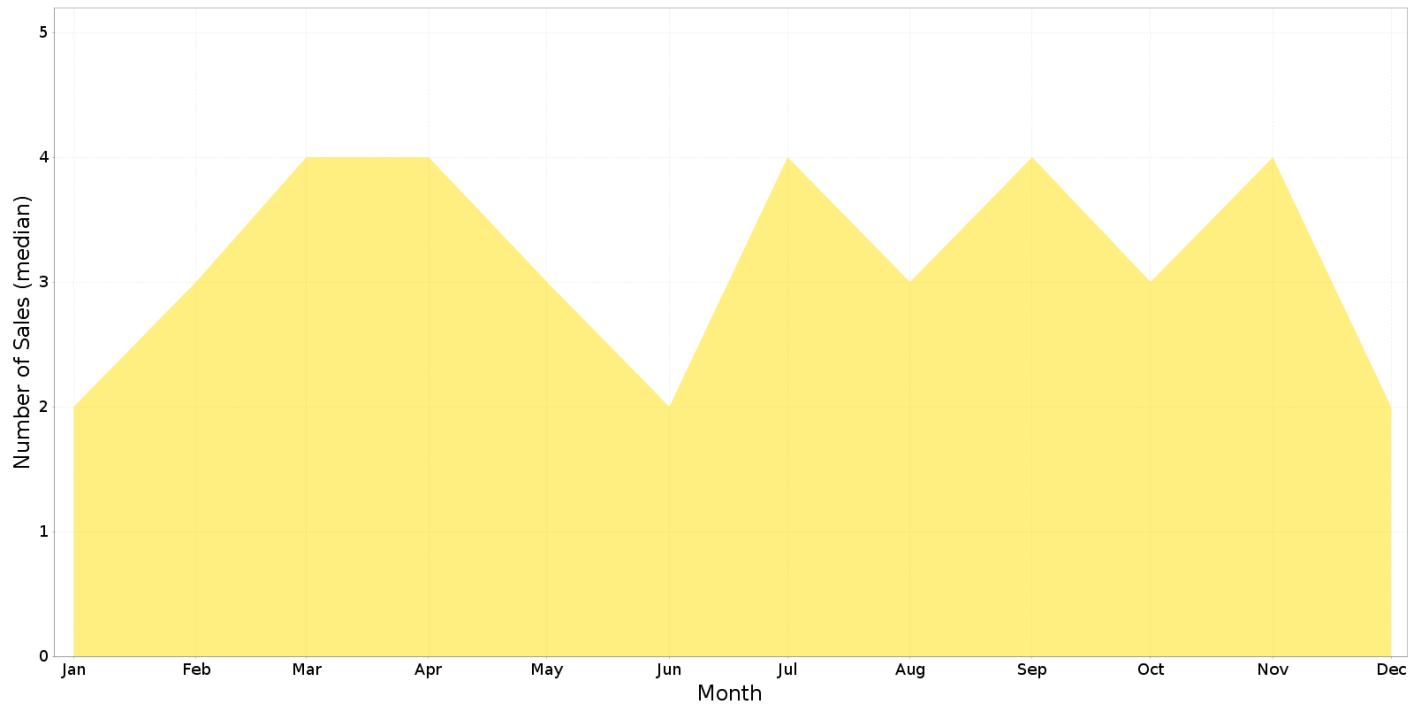
**-0.6%**

Current Median Price: \$835,500  
Previous Median Price: \$840,750

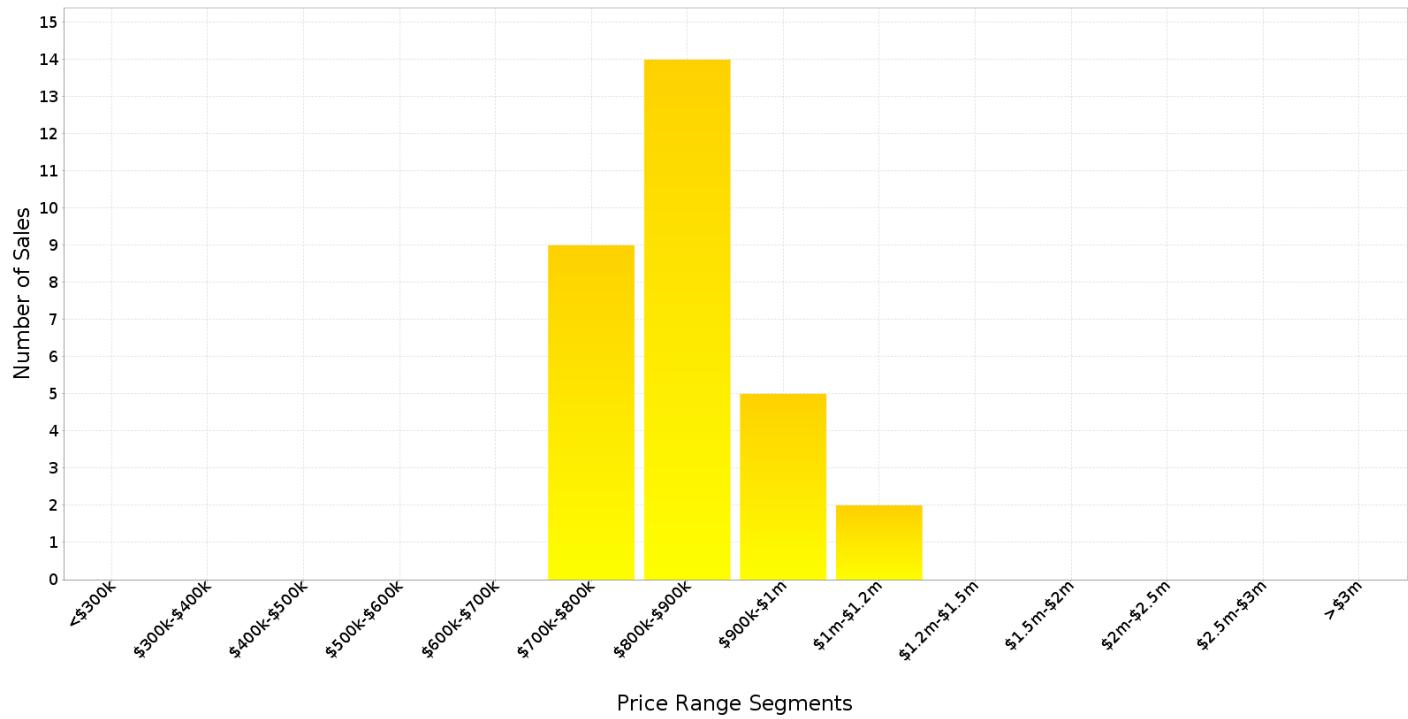
Based on 72 recorded House sales compared over the last two rolling 12 month periods



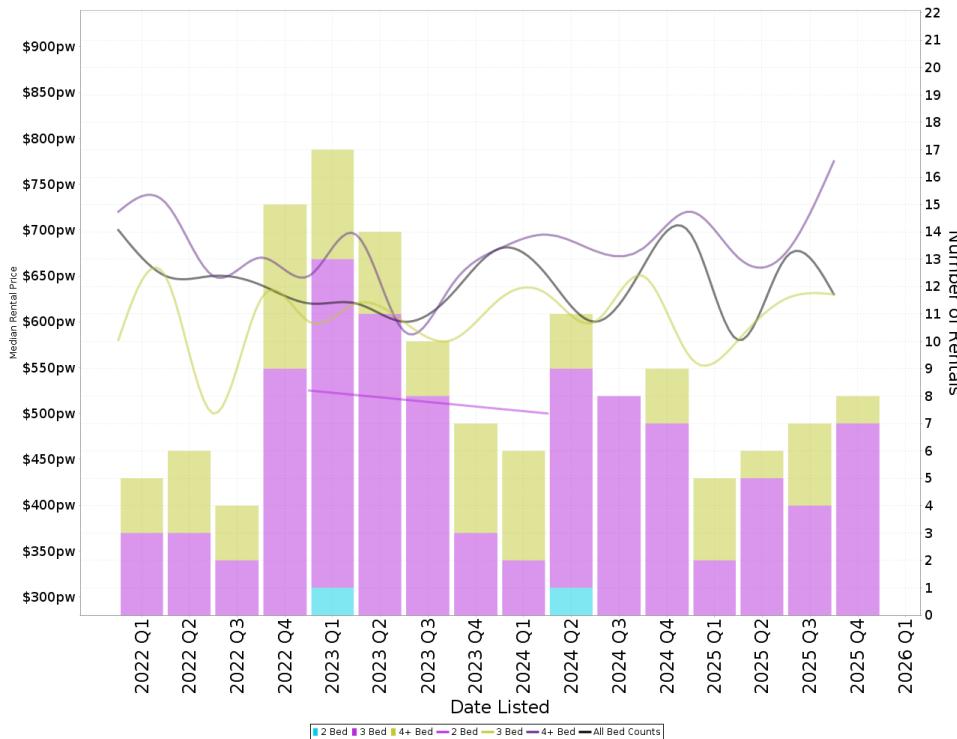
## HIGGINS - Peak Selling Periods (3 years)



## HIGGINS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-0.6%**

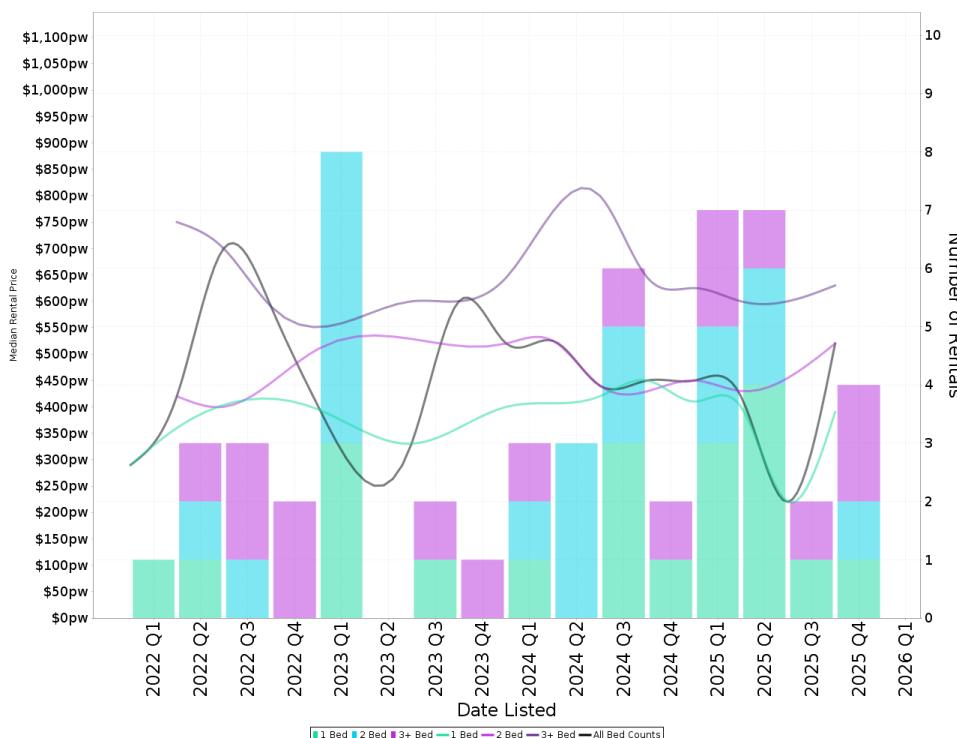
Current Median Price: \$835,500  
Previous Median Price: \$840,750  
Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.0%**

Current Median Price: \$835,500  
Current Median Rent: \$650  
Based on 26 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-3.1%**

Current Median Price: \$598,500  
Previous Median Price: \$617,500  
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+3.7%**

Current Median Price: \$598,500  
Current Median Rent: \$430  
Based on 20 registered Unit rentals compared over the last 12 months.

# HIGGINS - Recently Sold Properties

## Median Sale Price

# \$836k

Based on 30 recorded House sales within the last 12 months (2025)

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

## Suburb Growth

# -0.6%

Current Median Price: \$835,500  
Previous Median Price: \$840,750

Based on 72 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 30

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

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

### 2 DETHRIDGE ST

\$865,000



858 m<sup>2</sup>

### 36 PENNEFATHER ST

\$1,402,000



694 m<sup>2</sup>

### 47 PENNEFATHER ST

\$735,000



737 m<sup>2</sup>

### 1 KRIEWALDT CCT

\$872,000



702 m<sup>2</sup>

### 57 DAVIDSON ST

\$870,000



674 m<sup>2</sup>

### 33 CASTIEAU ST

\$841,000



770 m<sup>2</sup>

### 35 PENNEFATHER ST

\$999,000



924 m<sup>2</sup>

### 34 RICH ST

\$820,000



922 m<sup>2</sup>

### 6B RICH ST

\$1,185,000



750 m<sup>2</sup>

**25 PENNEFATHER ST**



**\$815,000**



730 m<sup>2</sup>   

**36 LUTWYCHE ST**



**\$880,000**



697 m<sup>2</sup>   

**22 PENNEFATHER ST**



**\$715,000**



730 m<sup>2</sup>   

**71 O`SULLIVAN ST**



**\$795,000**



725 m<sup>2</sup>   

**64 ASHBURNER ST**



**\$826,000**



983 m<sup>2</sup>   

**31 KINSELLA ST**



**\$900,000**



743.1 m<sup>2</sup>   

**17 LUTWYCHE ST**



**\$815,000**



690 m<sup>2</sup>   

# HIGGINS - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 26 recorded House rentals within the last 12 months (2025)

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

## Rental Yield

**+4.0%**

Current Median Price: \$835,500  
Current Median Rent: \$650

Based on 30 recorded House sales and 26 House rentals compared over the last 12 months

## Number of Rentals

**26**

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

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

### 2/85 FULLAGAR CRESCENT

**\$780 per week**



878 m<sup>2</sup>

### 8 HUDSON STREET

**\$670 per week**



910 m<sup>2</sup>

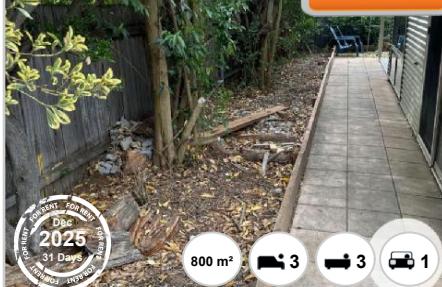
### 116 A - Pennefather St

**\$615 per week**



### 116A PENNEFATHER STREET

**\$615 per week**



800 m<sup>2</sup>

### 44A EDWARDS STREET

**\$670 per week**



1,221 m<sup>2</sup>