

Suburb flyover report

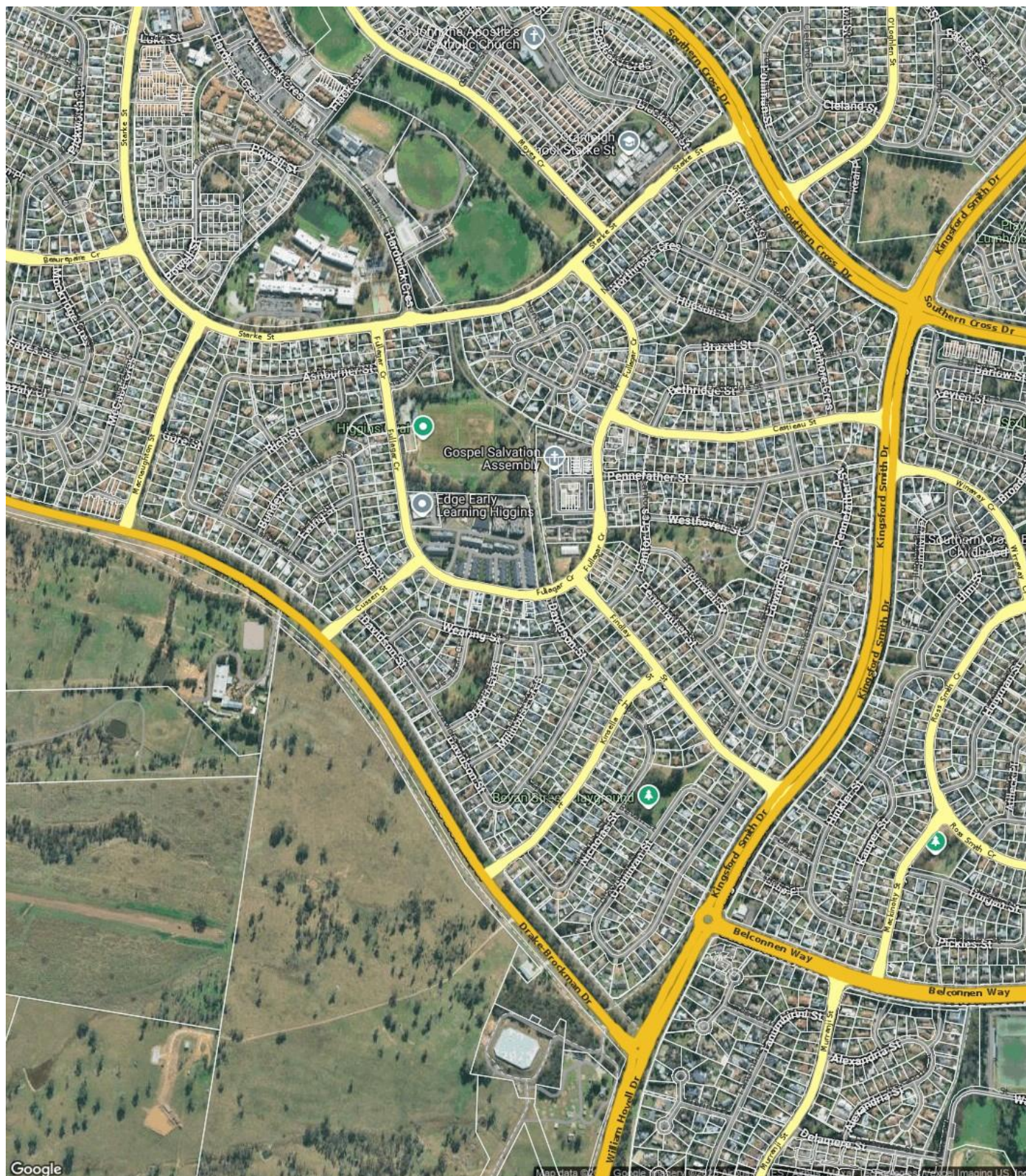
HIGGINS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



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)

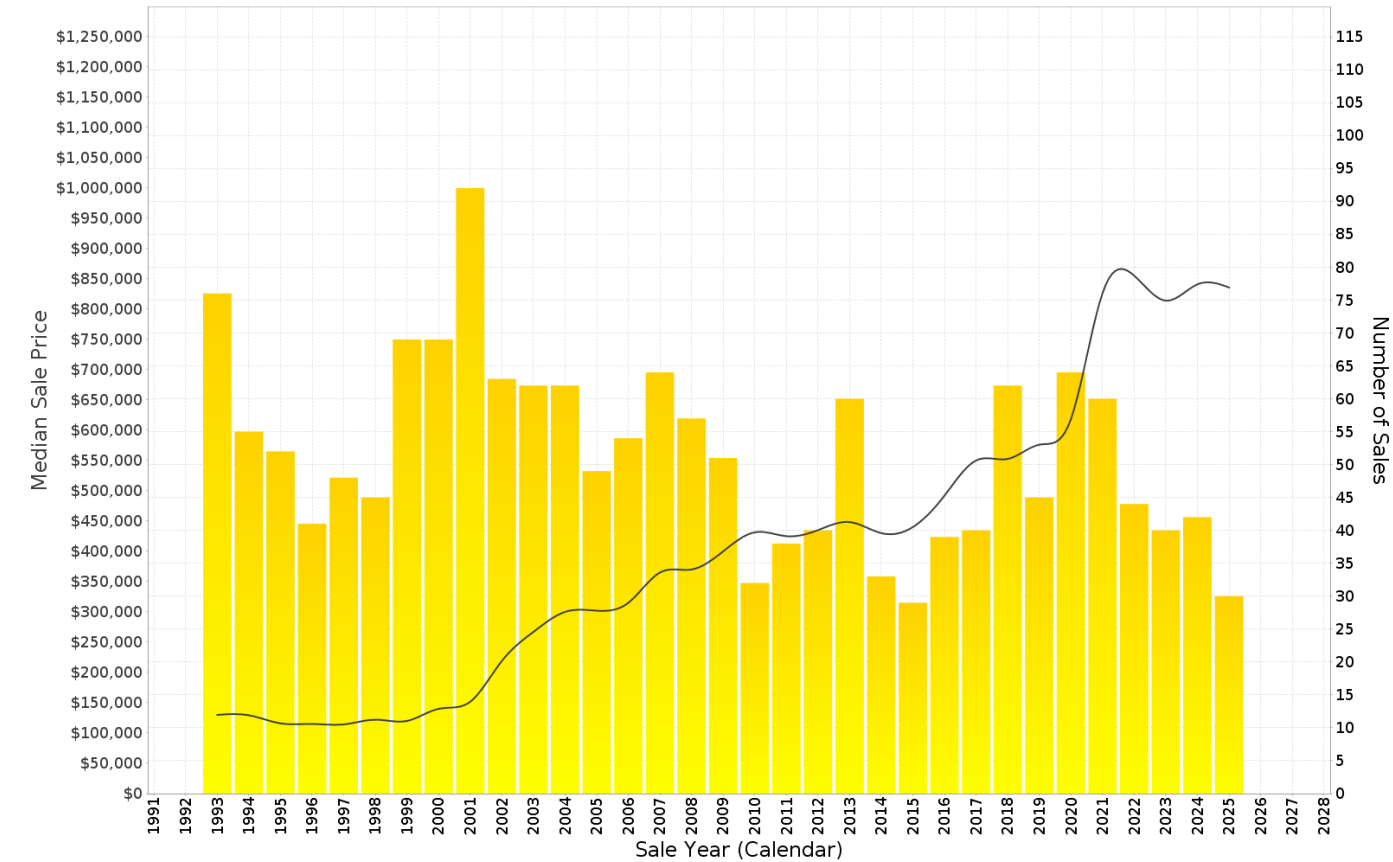
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

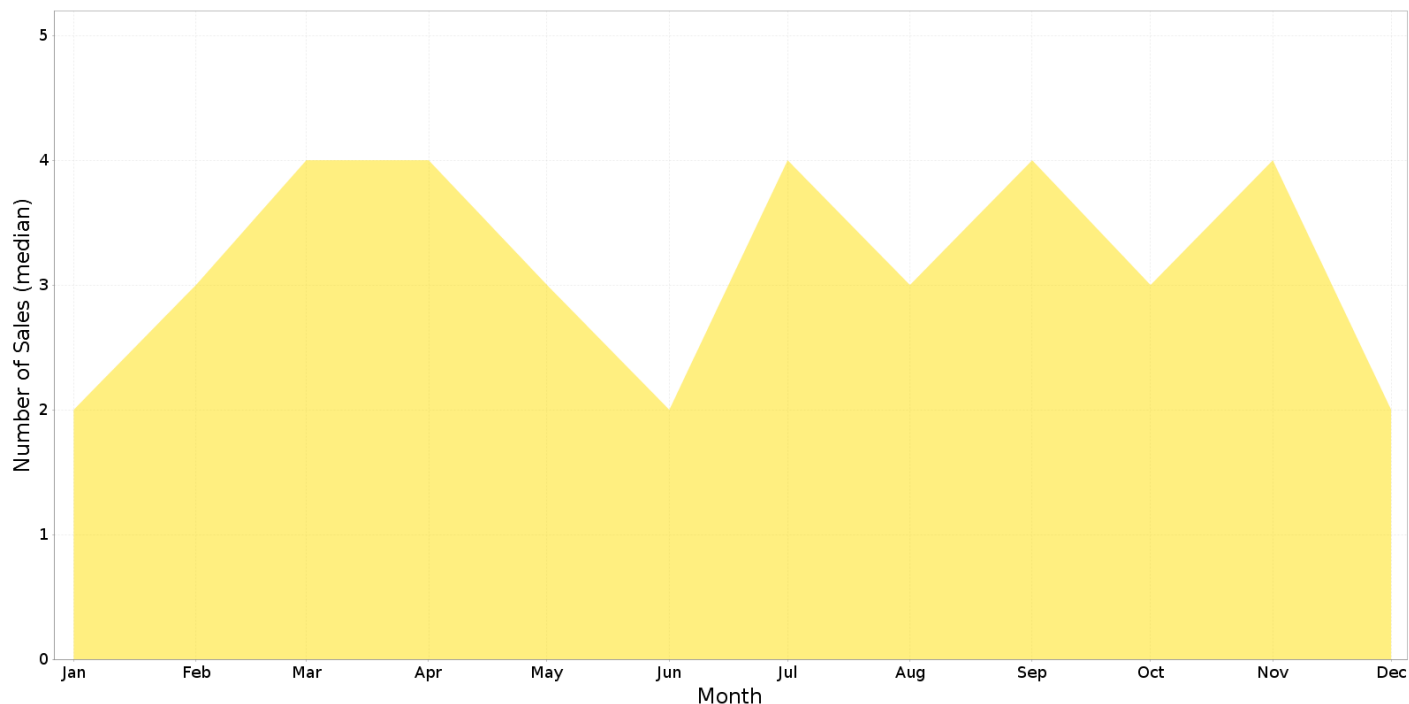
-0.6%

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

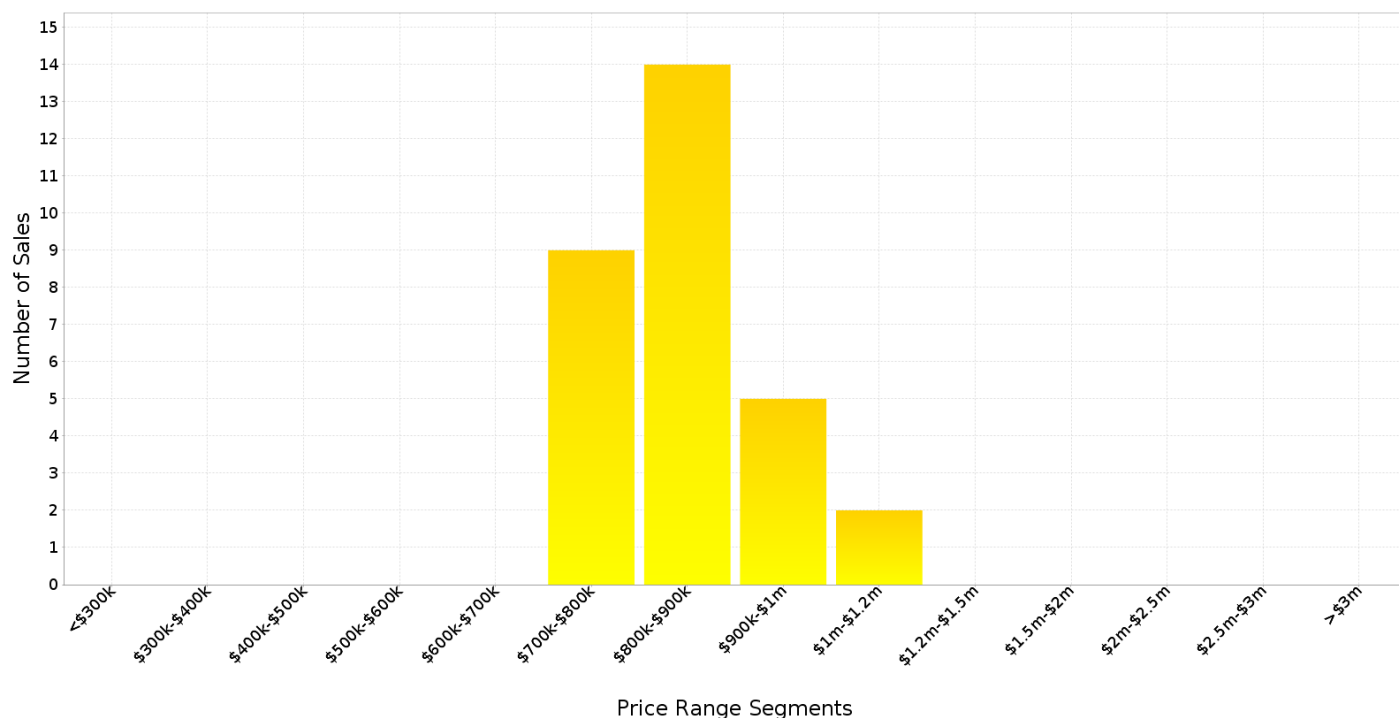
Based on 72 recorded House sales compared over the last two rolling 12 month periods



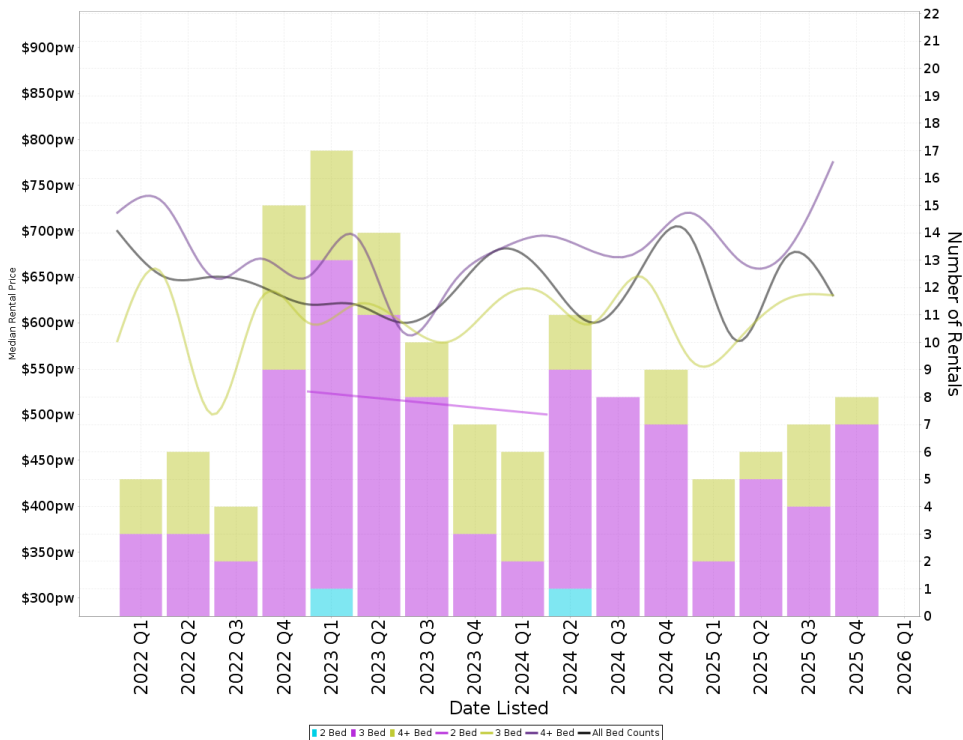
HIGGINS - Peak Selling Periods (3 years)



HIGGINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.6%

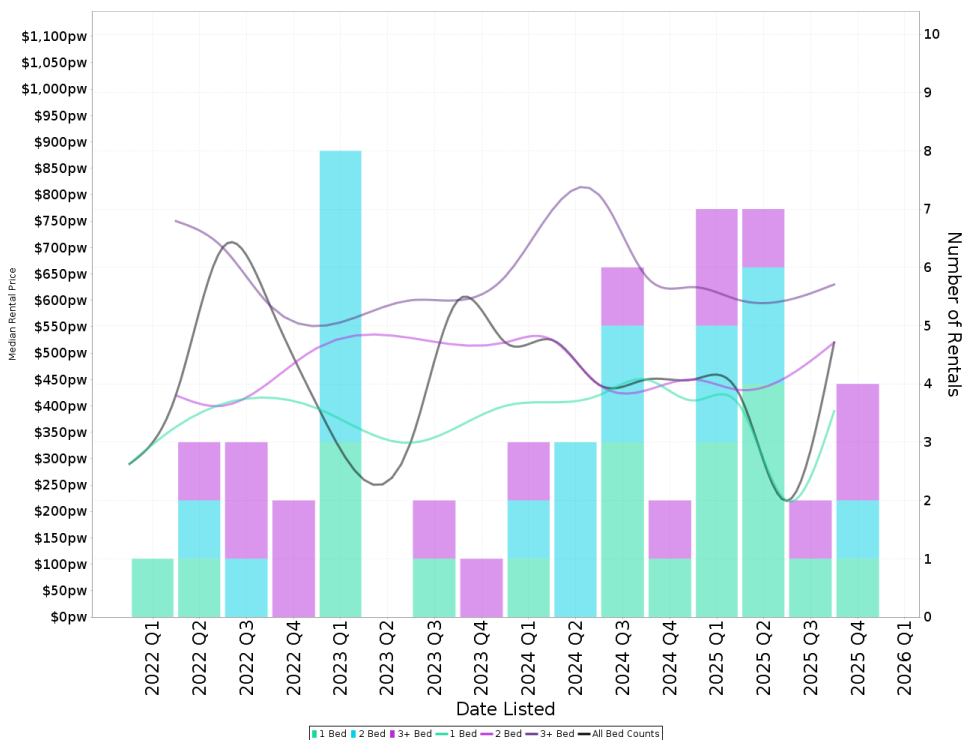
Current Median Price: \$835,500
Previous Median Price: \$840,750
Based on 72 registered House sales compared over the last two rolling 12 month periods.

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

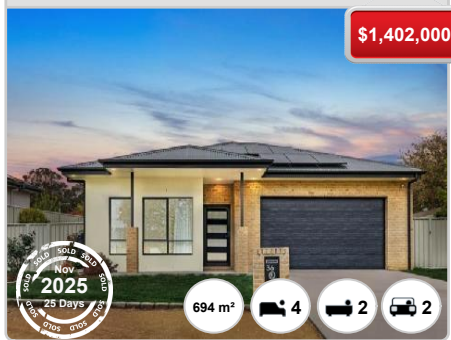
Based on recorded House sales within the 12 months (2025)

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

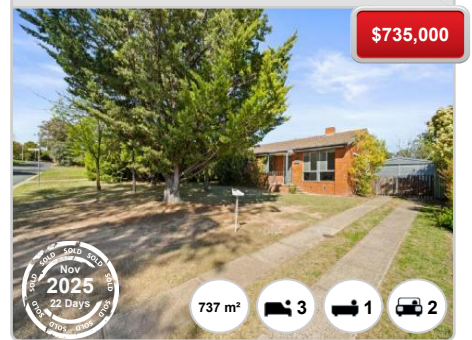
2 DETHRIDGE ST



36 PENNEFATHER ST



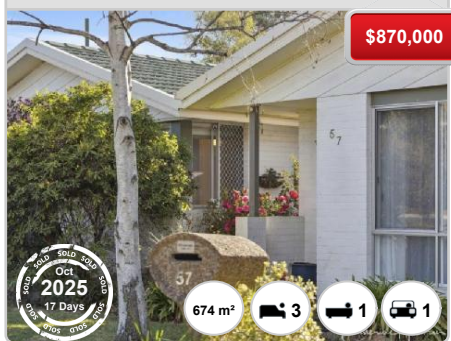
47 PENNEFATHER ST



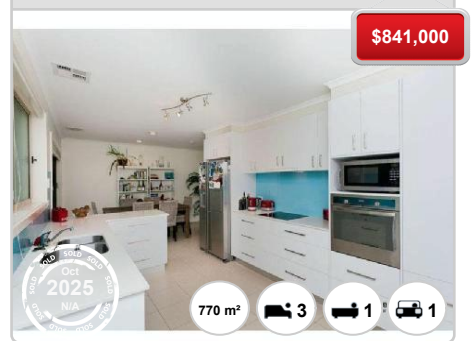
1 KRIEVALDT CCT



57 DAVIDSON ST



33 CASTIEAU ST



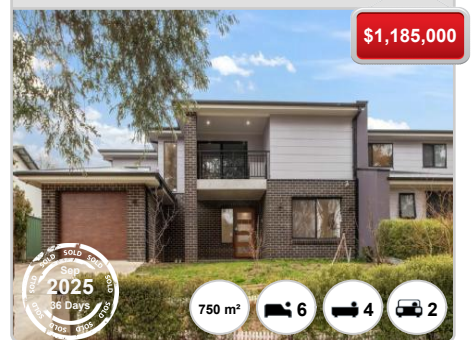
35 PENNEFATHER ST



34 RICH ST



6B RICH ST



25 PENNEFATHER ST



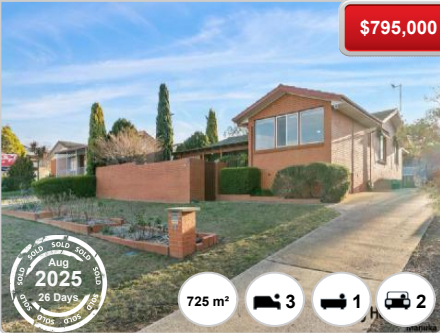
36 LUTWYCHE ST



22 PENNEFATHER ST



71 O'SULLIVAN ST



64 ASHBURNER ST



31 KINSELLA ST



17 LUTWYCHE ST



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



FOR RENT FOR SALE

Jan 2026

1 Day

878 m² 4 2 2

8 HUDSON STREET

\$670 per week



FOR RENT FOR SALE


Dec 2025

6 Days

910 m² 3 1 2

116 A - Pennefather St

\$615 per week



FOR RENT FOR SALE

Dec 2025

31 Days

3 3 1

116A PENNEFATHER STREET

\$615 per week



FOR RENT FOR SALE

Dec 2025

31 Days

800 m² 3 3 1

44A EDWARDS STREET

\$670 per week

Ray White



FOR RENT FOR SALE

Jul 2025

166 Days

1,221 m² 4 2 2