

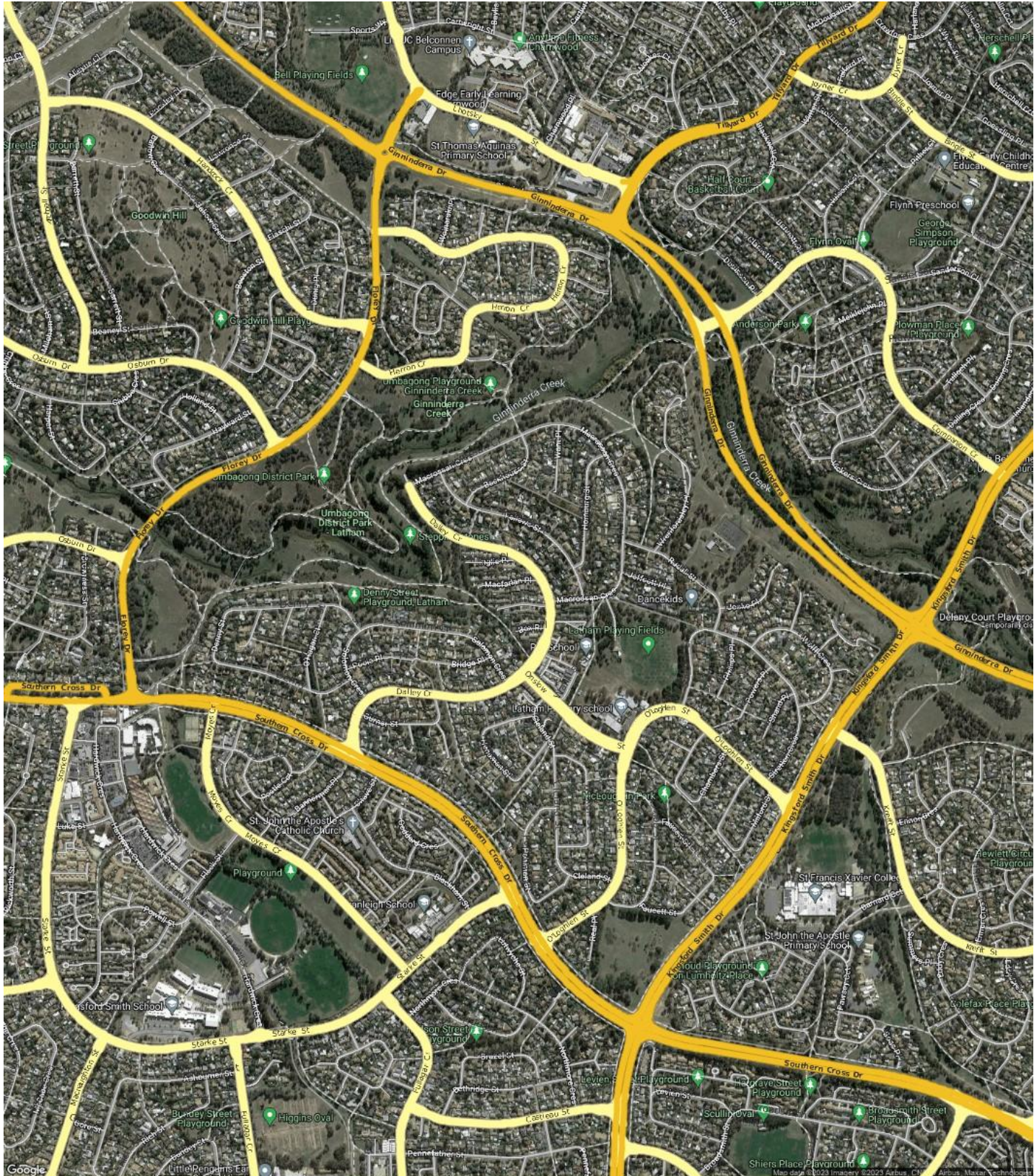
# SUBURB FLYOVER REPORT

LATHAM (HOUSE)

Prepared by [Independent Property Group](#)



## LATHAM - Suburb Map





## LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	53	\$ 312,500	0.0 %	\$ 2,700	\$ 426,000
2006	59	\$ 328,000	5.0 %	\$ 115,000	\$ 495,000
2007	59	\$ 360,000	9.8 %	\$ 146,000	\$ 500,000
2008	53	\$ 387,500	7.6 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.7 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	36	\$ 461,000	1.9 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	3.3 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	52	\$ 547,500	12.3 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	1.6 %	\$ 295,000	\$ 950,000
2019	41	\$ 592,500	6.6 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	4.6 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	61	\$ 830,000	2.5 %	\$ 80,000	\$ 1,200,000
2023	29	\$ 760,000	-8.4 %	\$ 130,000	\$ 1,235,000

Median Sale Price

# \$786k

Based on 44 recorded House sales within the last 12 months (Oct '22 - Sep '23)

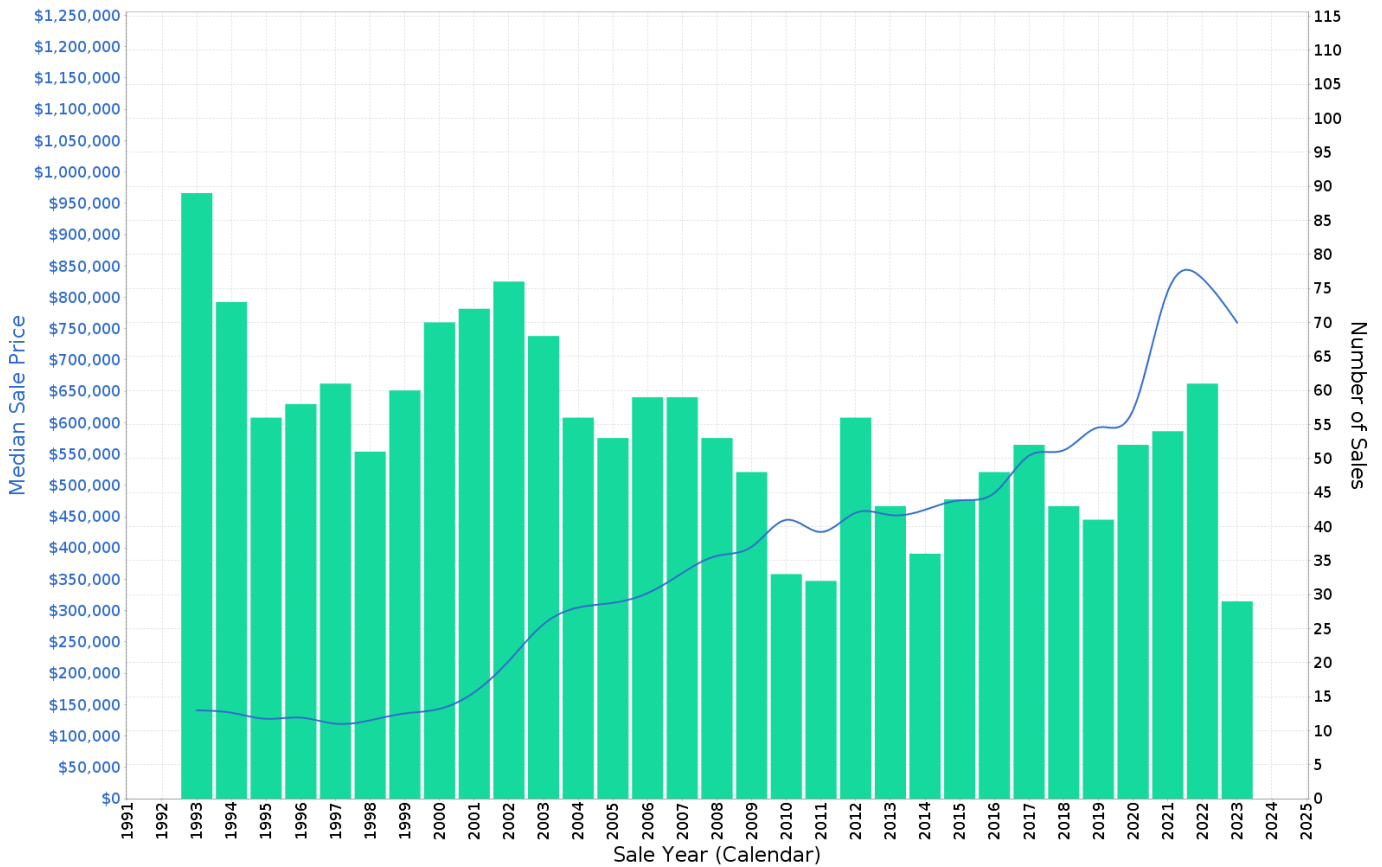
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

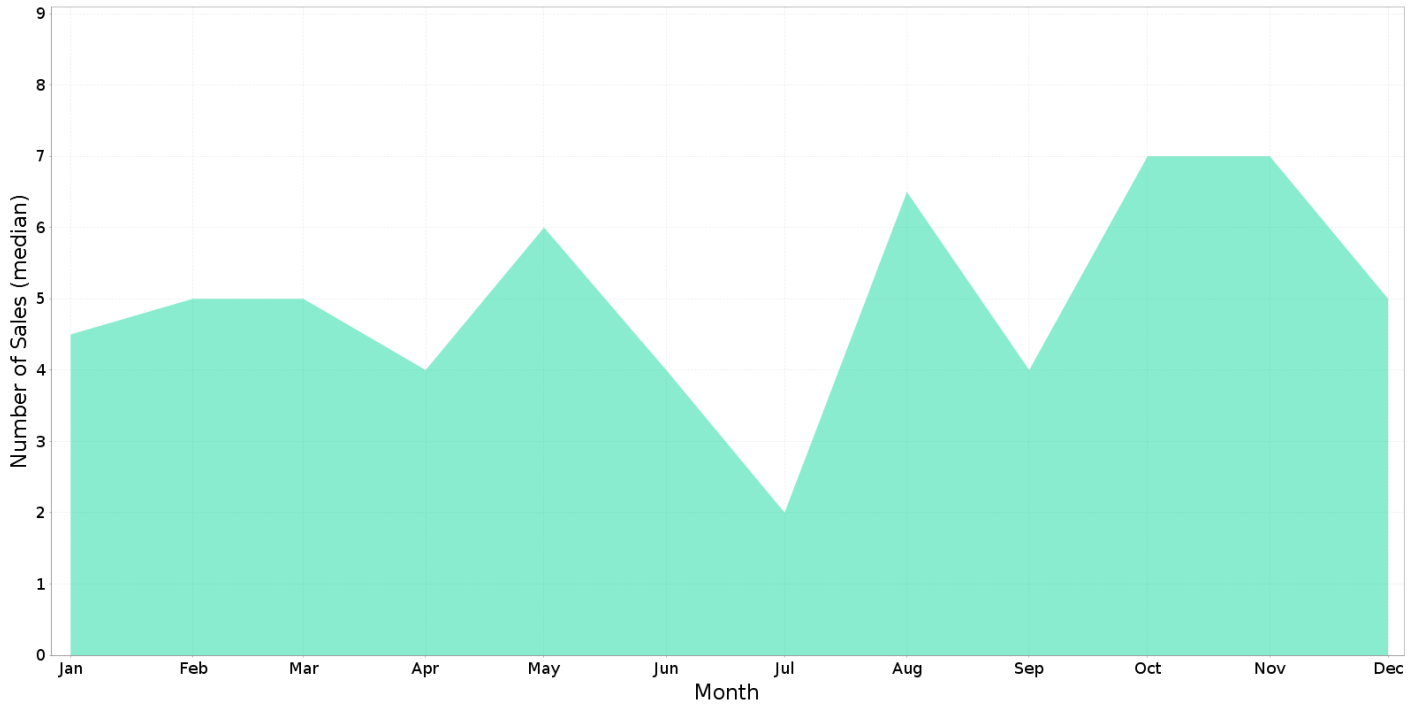
# -7.6%

Current Median Price: \$785,500  
Previous Median Price: \$850,000

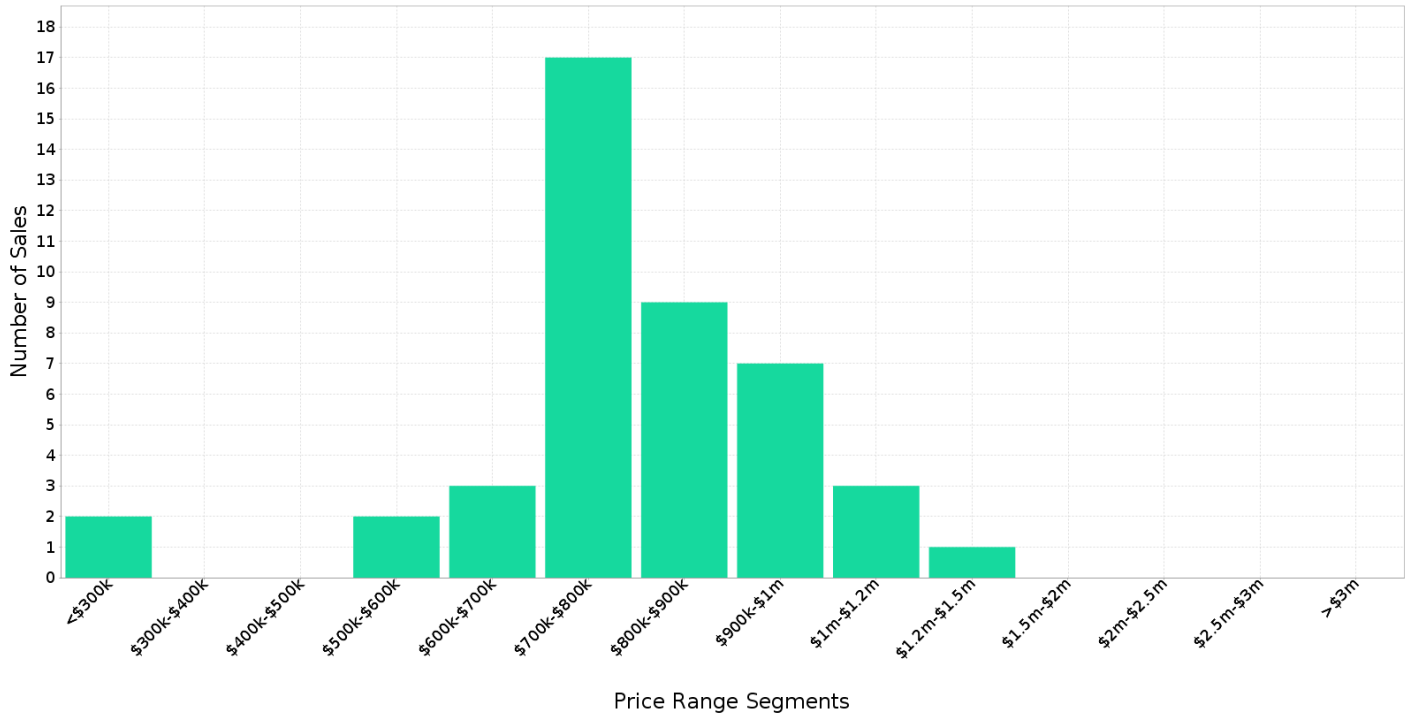
Based on 108 recorded House sales compared over the last two rolling 12 month periods



## LATHAM - Peak Selling Periods (3 years)

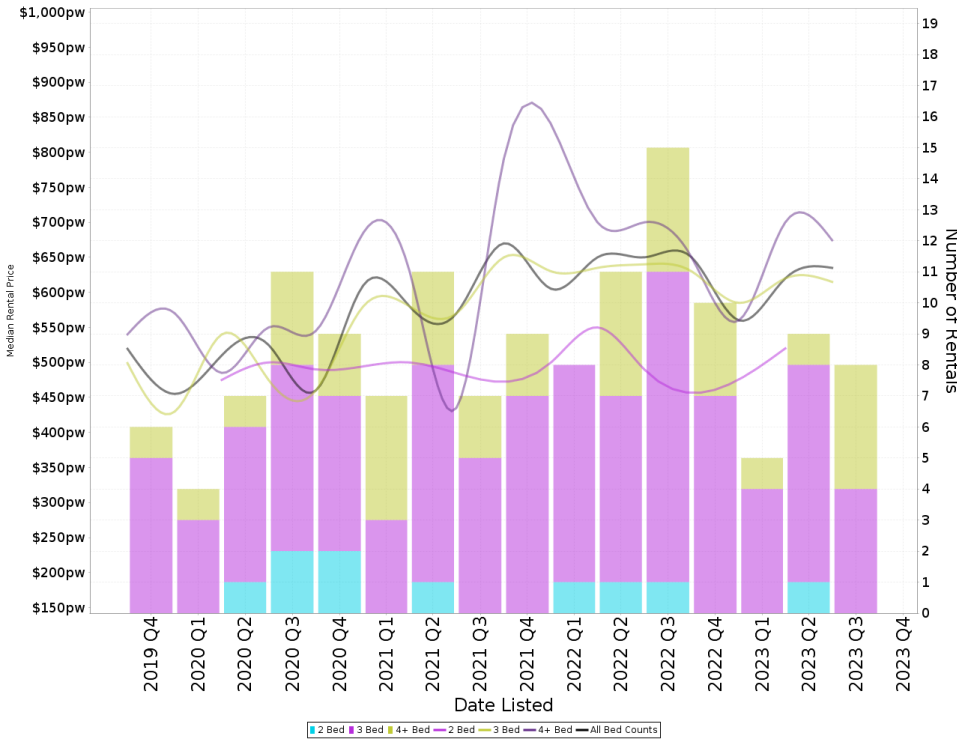


## LATHAM - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-7.6%**

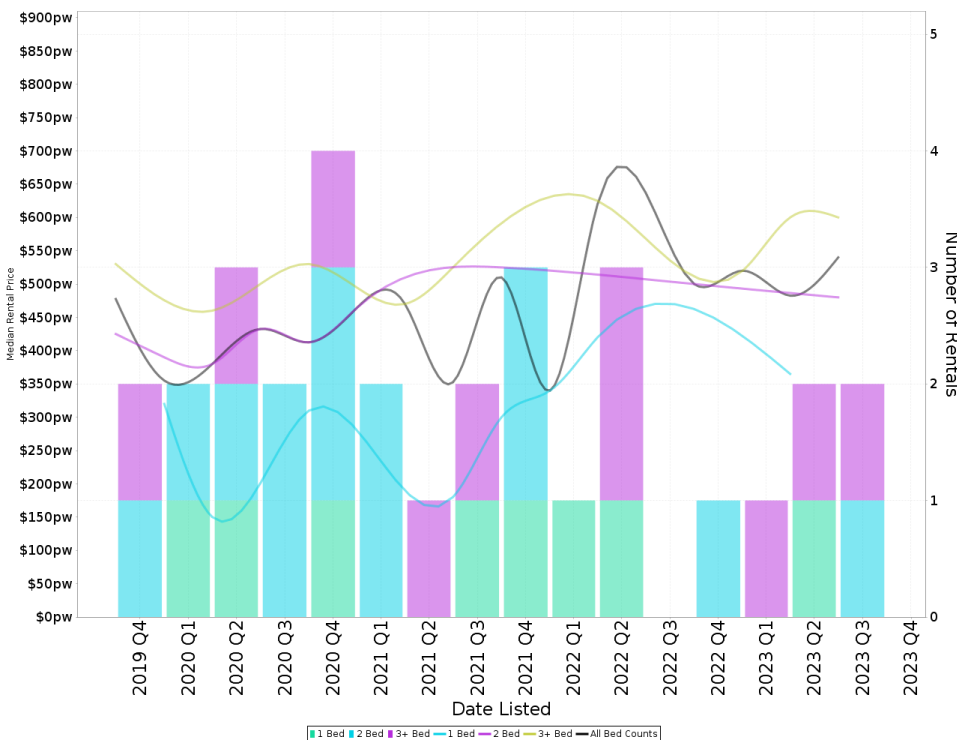
Current Median Price: \$785,500  
Previous Median Price: \$850,000  
Based on 108 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.2%**

Current Median Price: \$785,500  
Current Median Rent: \$640  
Based on 32 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-5.2%**

Current Median Price: \$605,000  
Previous Median Price: \$638,000  
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.4%**

Current Median Price: \$605,000  
Current Median Rent: \$510  
Based on 6 registered Unit rentals compared over the last 12 months.

## LATHAM - Properties For Rent

### Median Rental Price

**\$640 /w**

Based on 32 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

### Rental Yield

**+4.2%**

Current Median Price: \$785,500  
Current Median Rent: \$640

Based on 44 recorded House sales and 32 House rentals compared over the last 12 months

### Number of Rentals


**32**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**27 HENSMAN PLACE**

**\$710 Per Week**



Best For Rent For Rent For Rent  
Sep 2023  
9 Days

1,031 m<sup>2</sup> 4 2 2

**55 O'LOGHLEN STREET**

**\$550 per week**



Best For Rent For Rent For Rent  
Jun 2023  
82 Days

801 m<sup>2</sup> 4 1 1

**16/15 WANLISS STREET**

**\$665 per week**



Best For Rent For Rent For Rent  
Jun 2023  
115 Days

187 m<sup>2</sup> 3 2 1