

# SUBURB FLYOVER REPORT

HIGGINS (HOUSE)

Prepared by [Independent Property Group](#)







## HIGGINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	50	\$ 302,000	0.0 %	\$ 100,000	\$ 410,000
2006	55	\$ 315,000	4.3 %	\$ 210,000	\$ 400,000
2007	64	\$ 365,000	15.9 %	\$ 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	59	\$ 830,000	33.9 %	\$ 10,010	\$ 1,245,000
2022	44	\$ 855,000	3.0 %	\$ 80,000	\$ 1,300,000
2023	28	\$ 777,500	-9.1 %	\$ 400,000	\$ 1,080,000

Median Sale Price

# \$783k

Based on 39 recorded House sales within the last 12 months (Oct '22 - Sep '23)

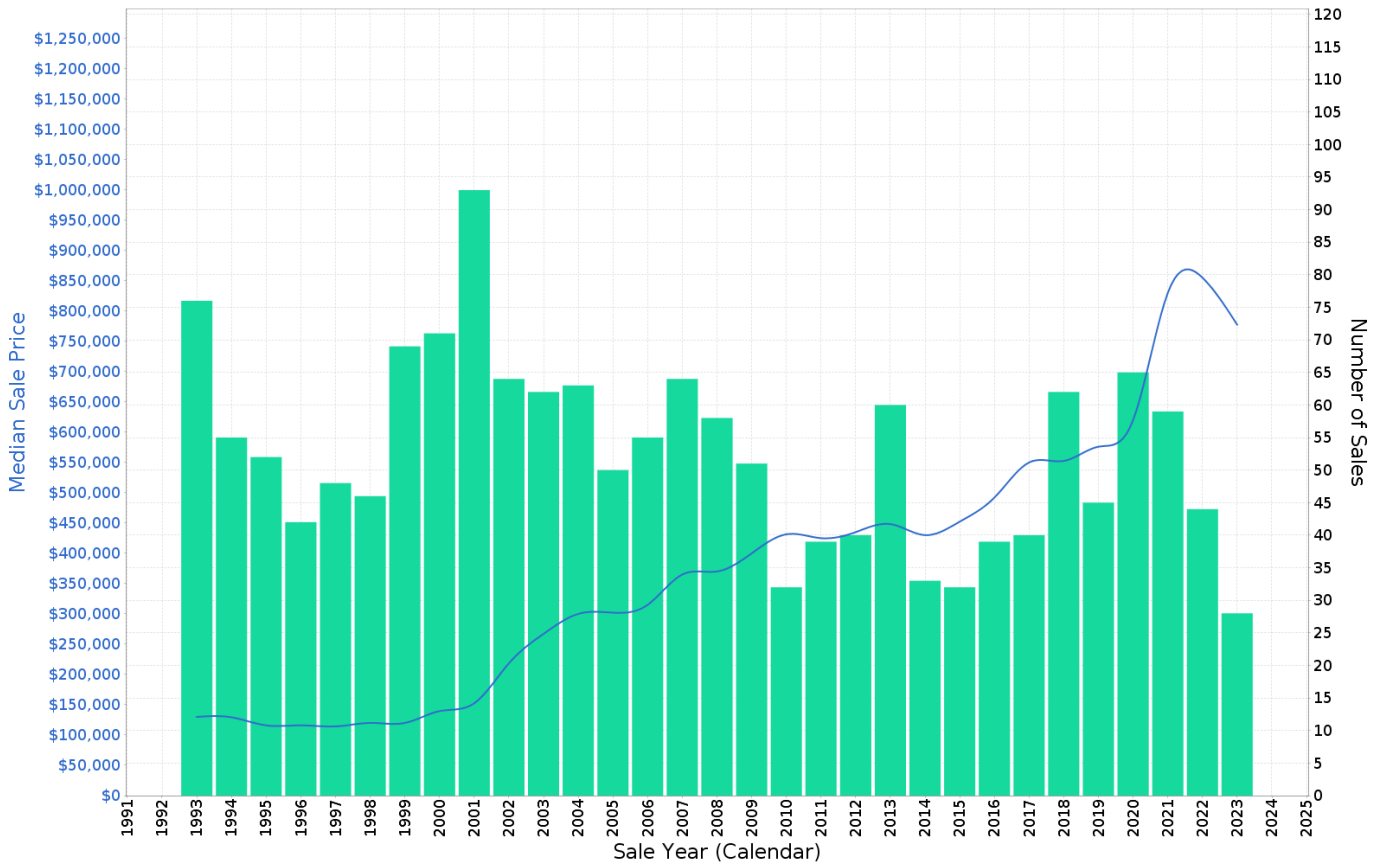
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

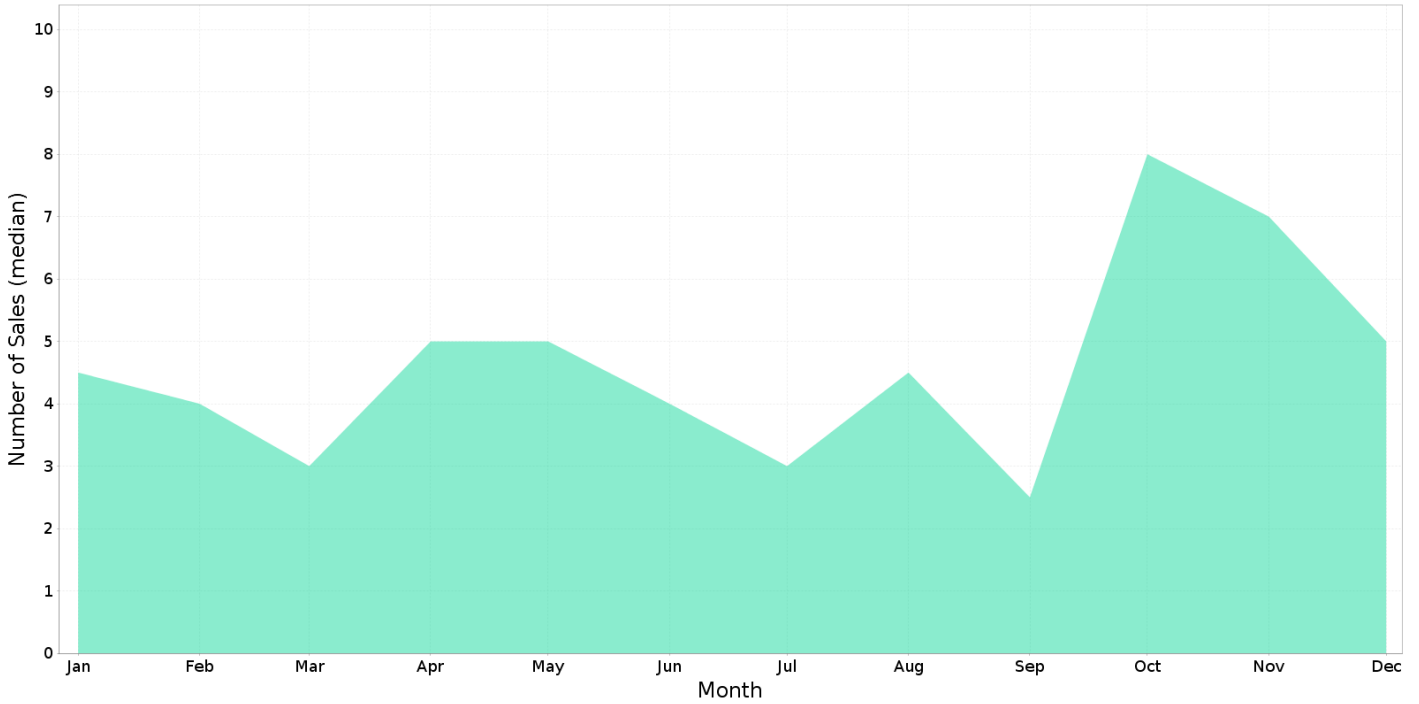
# -9.5%

Current Median Price: \$783,000  
Previous Median Price: \$865,000

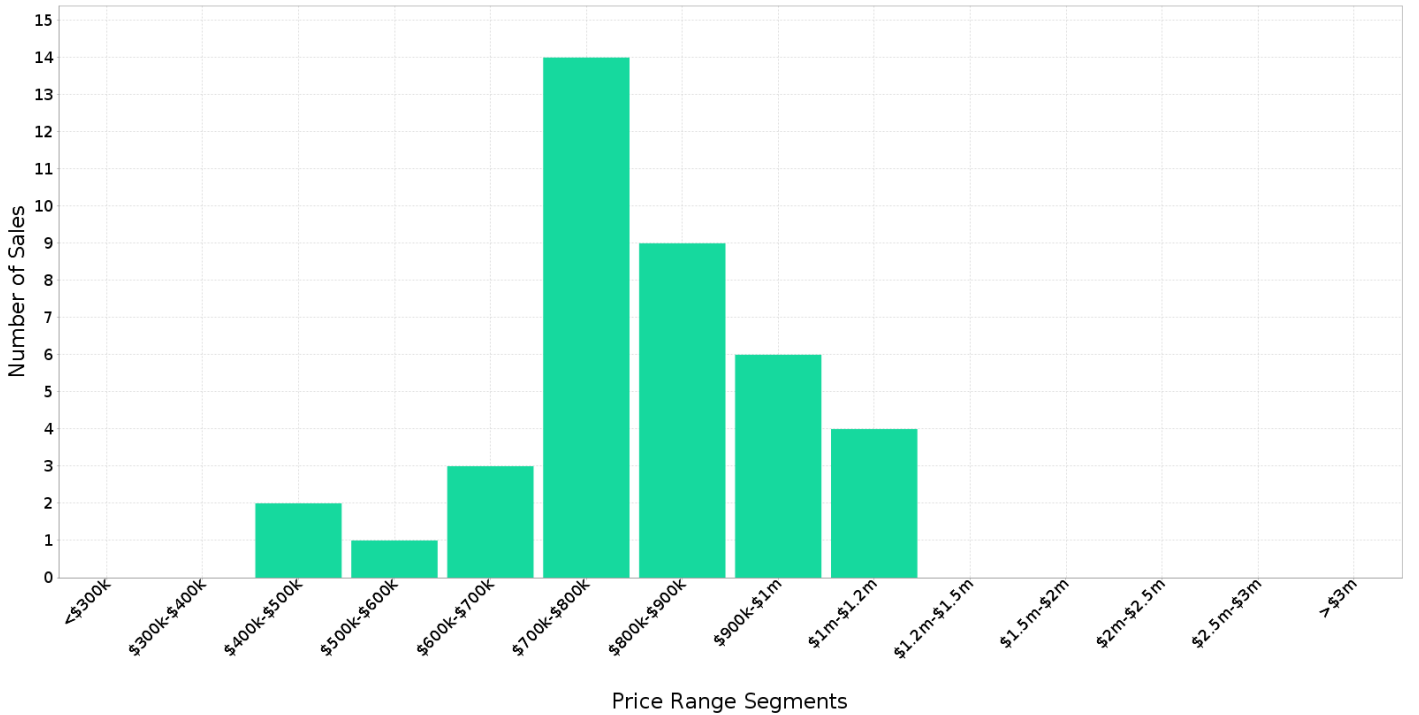
Based on 96 recorded House sales compared over the last two rolling 12 month periods



## HIGGINS - Peak Selling Periods (3 years)

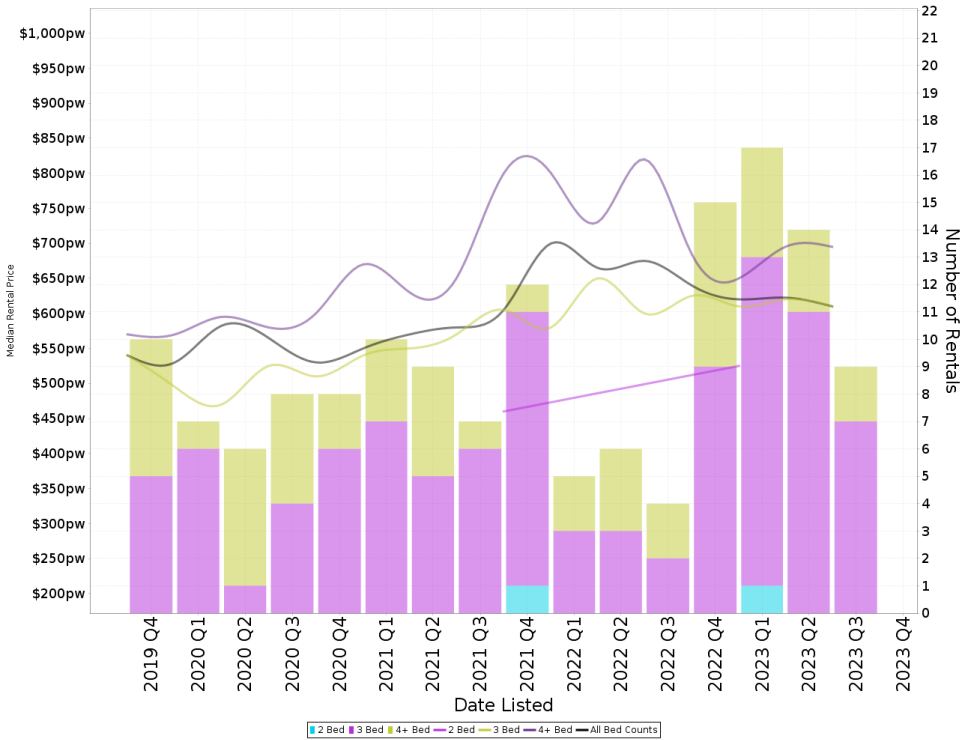


## HIGGINS - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-9.5%**

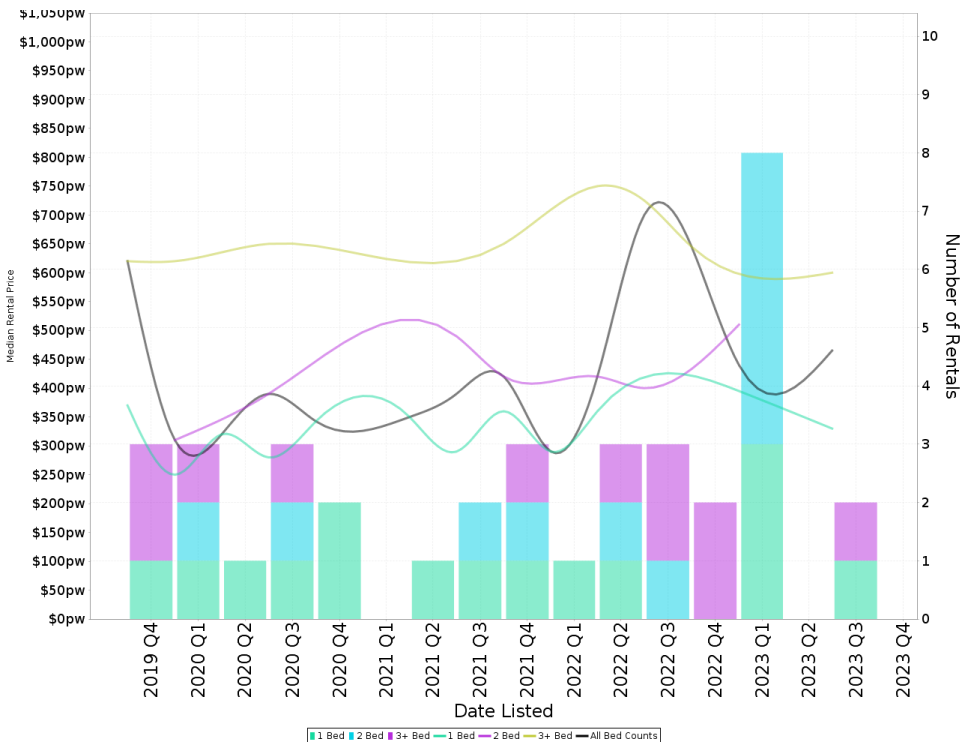
Current Median Price: \$783,000  
 Previous Median Price: \$865,000  
 Based on 96 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$783,000  
 Current Median Rent: \$620  
 Based on 55 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+3.3%**

Current Median Price: \$847,000  
 Previous Median Price: \$820,000  
 Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

Current Median Price: \$847,000  
 Current Median Rent: \$495  
 Based on 12 registered Unit rentals compared over the last 12 months.

## HIGGINS - Recently Sold Properties

Median Sale Price

**\$783k**

Based on 39 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

**-9.5%**

Current Median Price: \$783,000  
Previous Median Price: \$865,000

Based on 96 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**39**

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

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

**4 WEIR PL**

**\$865,000**

Sold Sep 2023  
17 Days

760 m<sup>2</sup> 4 2 3

**114 PENNEFATHER ST**

**\$919,919**

Sold Jul 2023  
75 Days

5 2 2

**47 FINDLAY ST**

**\$857,000**

Sold Jul 2023  
47 Days

786 m<sup>2</sup> 4 2 2

**1 CRISP ST**

**\$780,000**

Sold N/A

839 m<sup>2</sup> - - -

**35 STARKE ST**

**\$945,000**

Sold Jun 2023  
17 Days

798 m<sup>2</sup> 4 2 2

**101 FULLAGAR ST**

**\$990,000**

Sold Jun 2023  
N/A

777 m<sup>2</sup> 4 2 3

**6 EDWARDS ST**

**\$580,000**

Sold Jun 2023  
27 Days

677 m<sup>2</sup> 3 1 -

**50 O'SULLIVAN ST**

**\$812,500**

Sold Jun 2023  
11 Days

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

**37 KINSELLA ST**

**\$755,000**

Sold May 2023  
21 Days

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



# Independent

PROPERTY GROUP

**10 BRAZEL ST**

**\$755,000**

May 2023  
18 Days

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

**47 PENNEFATHER ST**

**\$748,000**

May 2023  
N/A

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

**38 ASHBURNER ST**

**\$741,000**

May 2023  
23 Days

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

**18 LUTWYCHE ST**

**\$860,000**

May 2023  
14 Days

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

**19 LUTWYCHE ST**

**\$800,000**

May 2023  
N/A

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

**32 NICHOLAS ST**

**\$640,000**

May 2023  
22 Days

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

**83 PENNEFATHER ST**

**\$670,001**

Apr 2023  
51 Days

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

**5 FINDLAY ST**

**\$1,015,000**

2023  
14 Days

952 m<sup>2</sup> 4 2 2

## HIGGINS - Properties For Rent

Median Rental Price

**\$620 /w**

Based on 55 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

**+4.1%**

Current Median Price: \$783,000  
Current Median Rent: \$620

Based on 39 recorded House sales and 55 House rentals compared over the last 12 months

Number of Rentals

**55**

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

**24 Brazel Street**

**\$465 per week**

Sep 2023  
10 Days

4 Beds 2 Baths 1 Car

**48A O'SULLIVAN STREET**

**\$550 per week**

Sep 2023  
14 Days

3 Beds 1 Bath 2 Car

**85 PENNEFATHER STREET**

**\$650**

Sep 2023  
15 Days

736 m<sup>2</sup> 3 Beds 1 Bath 2 Car

**96B PENNEFATHER STREET**

**\$850 pw**

Sep 2023  
34 Days

5 Beds 2 Baths 2 Car

**96 B - Pennefather Street**

**\$850 pw**

Sep 2023  
34 Days

5 Beds 2 Baths - Car

**96A PENNEFATHER STREET**

**\$220 pw**

Aug 2023  
41 Days

3 Beds 3 Baths 3 Car

**96 A - Pennefather Street**

**\$220 pw**

Aug 2023  
41 Days

3 Beds 4 Baths 1 Car

**25 PENNEFATHER STREET**

**\$610 per week**

Aug 2023  
31 Days

730 m<sup>2</sup> 3 Beds 1 Bath 2 Car