

Suburb Profile Report

Lake Heights NSW 2502



Prepared on 01 April 2025

Prepared by Dimosons Real Estate | sales@dimosons.com.au | 02 4258 0088





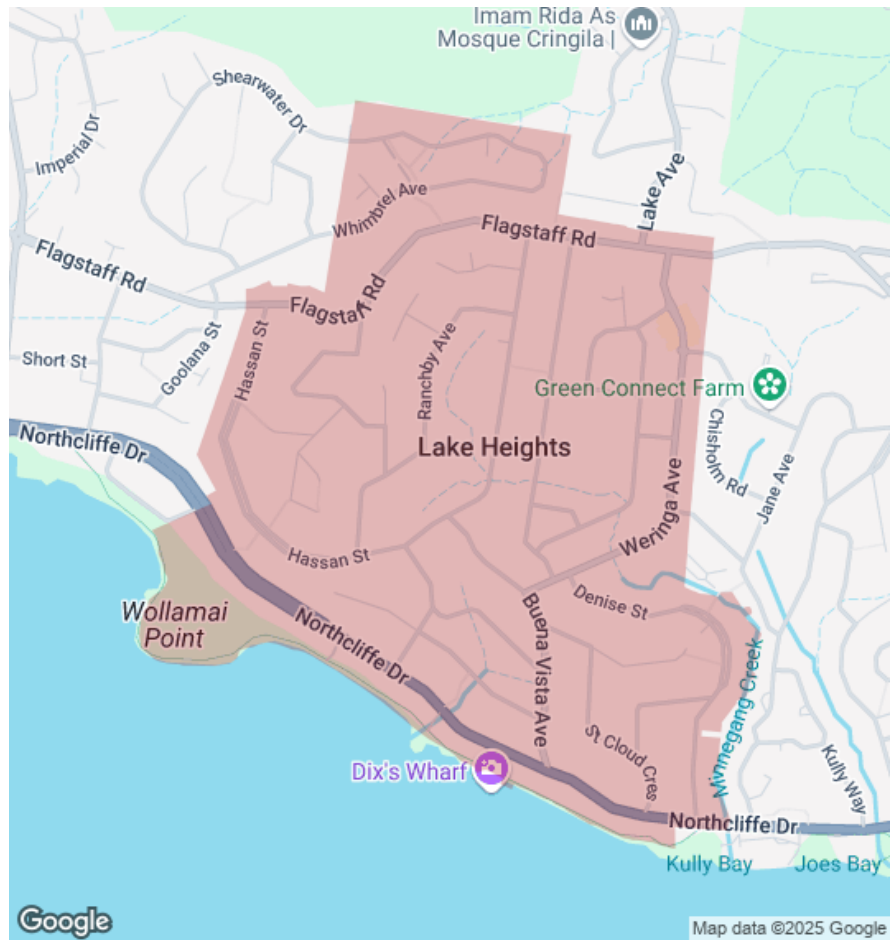
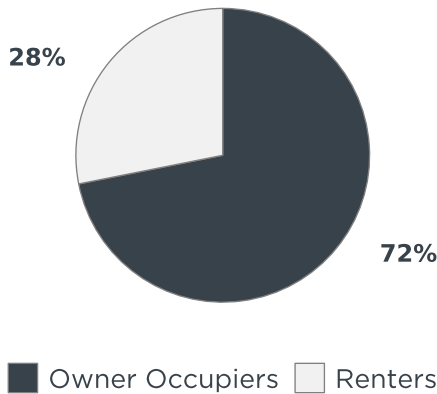
75km
Distance from GPO



3.9k
Population
↑18.2%
5 year population change



11 years
Average length of ownership



The size of Lake Heights is approximately 1.6 square kilometres. It has 11 parks covering nearly 11.8% of total area. The population of Lake Heights in 2011 was 3,260 people. By 2016 the population was 3,853 showing a population growth of 18.2% in the area during that time. The predominant age group in Lake Heights is 0-9 years. Households in Lake Heights are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Lake Heights work in a trades occupation. In 2011, 74% of the homes in Lake Heights were owner-occupied compared with 69.8% in 2016. Currently the median sales price of houses in the area is \$853,000.

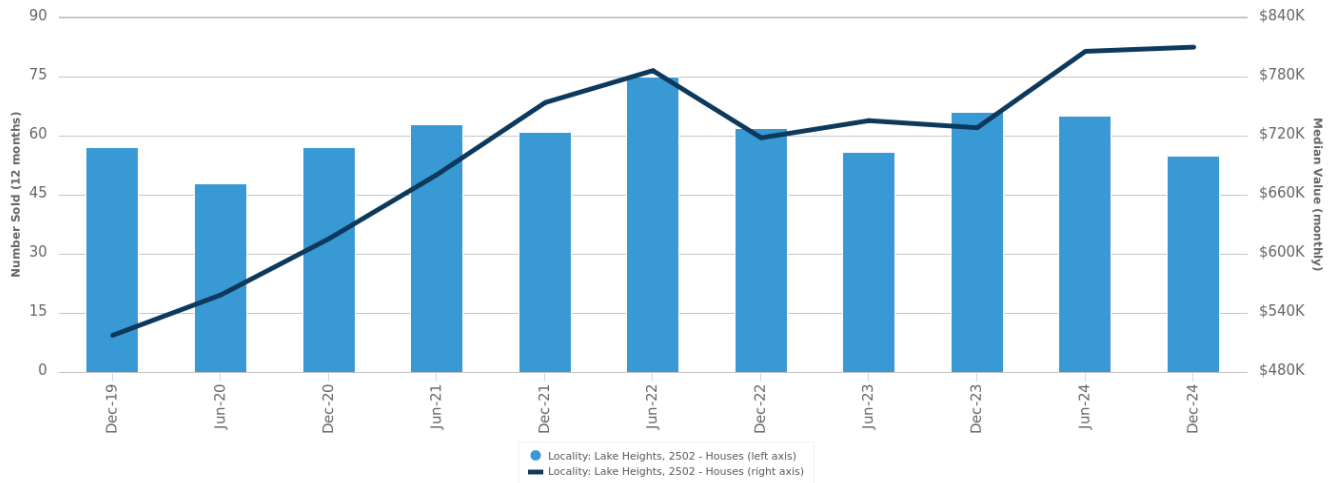
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,420	56	\$831,072	9
	191	8	\$695,018	1

*Total number of unique properties listed for sale over the past 12 months.

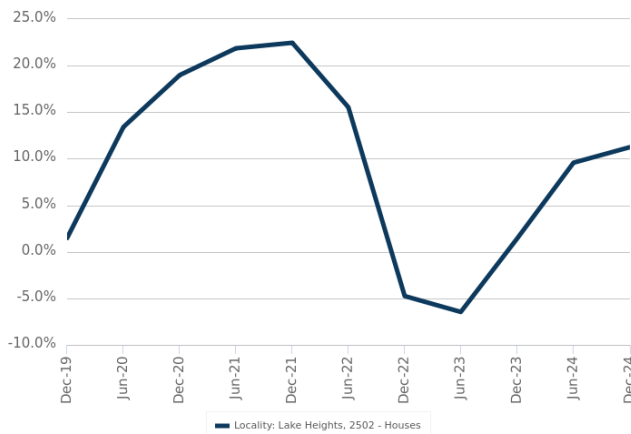


Houses: For Sale

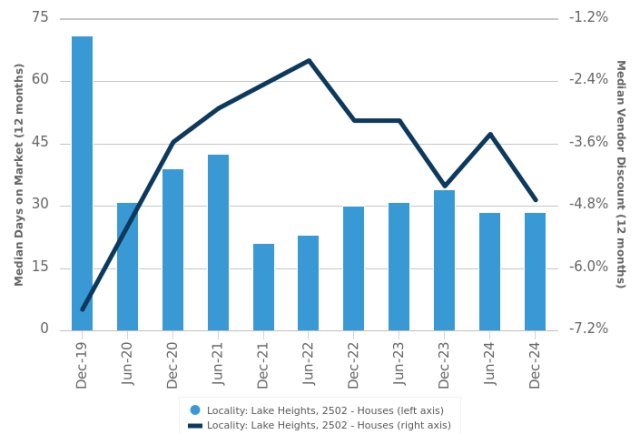
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$912,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$853,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$750,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1

2
BEDROOMS

1



**65 Grand View Parade
Lake Heights NSW 2502**

Listed on 01 Apr 2025
AUCTION



**189 Flagstaff Road Lake
Heights NSW 2502**

Sold on 17 Dec 2024
\$728,000



3

3
BEDROOMS

14



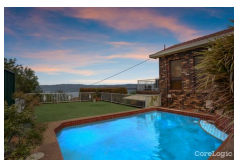
**49 Barina Avenue Lake
Heights NSW 2502**

Listed on 31 Mar 2025
\$700,000 - \$770,000



**49 Barina Avenue Lake
Heights NSW 2502**

Sold on 31 Mar 2025
\$735,000*



**274 Northcliffe Drive Lake
Heights NSW 2502**

Listed on 31 Mar 2025
Price Indication \$960,000



**90 Weringa Avenue Lake
Heights NSW 2502**

Sold on 18 Mar 2025
Not Disclosed



2

4
BEDROOMS

7



**71 Northcliffe Drive Lake
Heights NSW 2502**

Listed on 01 Apr 2025
Contact Agent



**49 Buena Vista Avenue
Lake Heights NSW 2502**

Sold on 12 Mar 2025
\$1,025,000*



**2/153 Shearwater Drive
Lake Heights NSW 2502**

Listed on 21 Mar 2025
For Sale \$890,000 - \$935,000



**47 Ranchby Avenue Lake
Heights NSW 2502**

Sold on 05 Mar 2025
\$1,055,000*

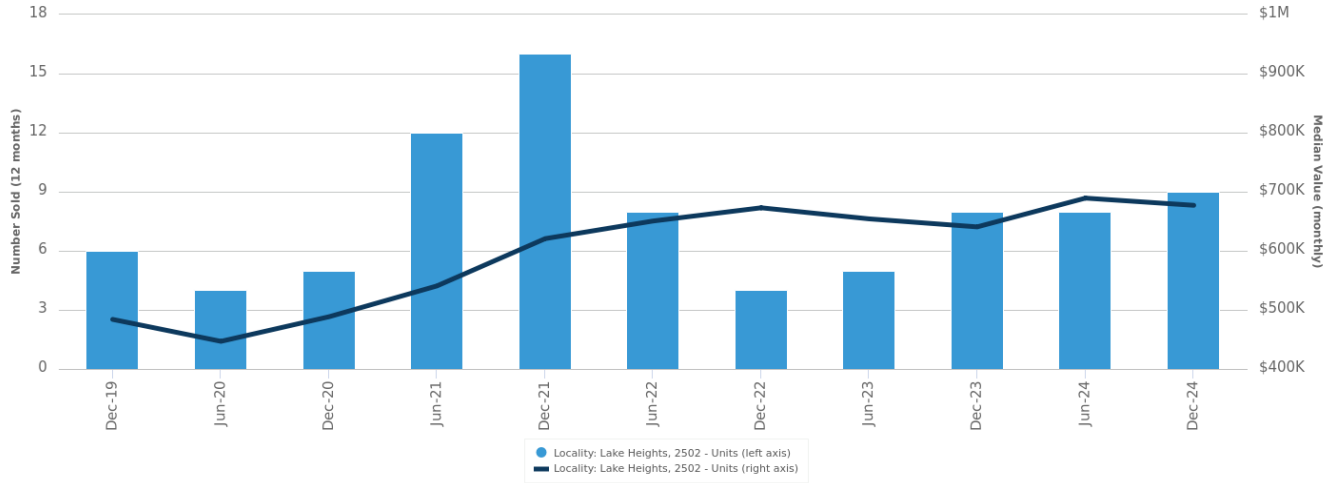


= number of houses currently On the Market or Sold within the last 6 months

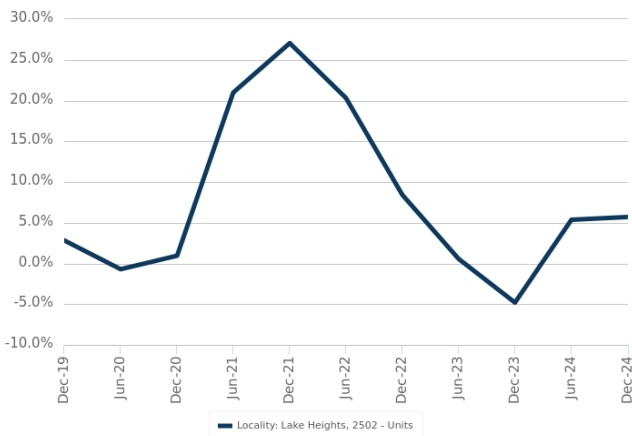
*Agent advised

Units: For Sale

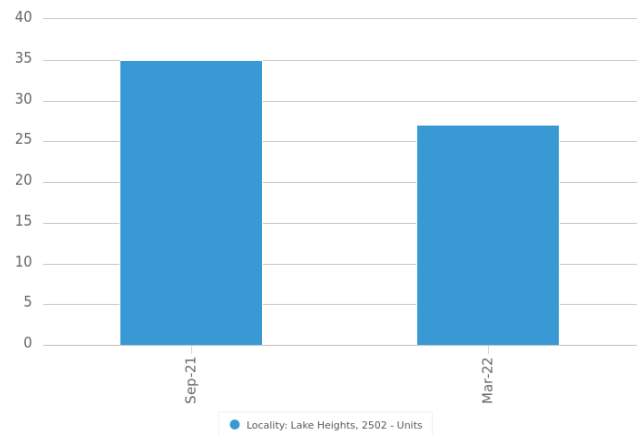
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$803,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$655,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$583,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

Recently Sold



There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



3/37 Kingsley Drive Lake Heights NSW 2502

Sold on 20 Dec 2024
\$430,000



There are no 3 bedroom Units on the market in this suburb



4/15 Melinda Grove Lake Heights NSW 2502

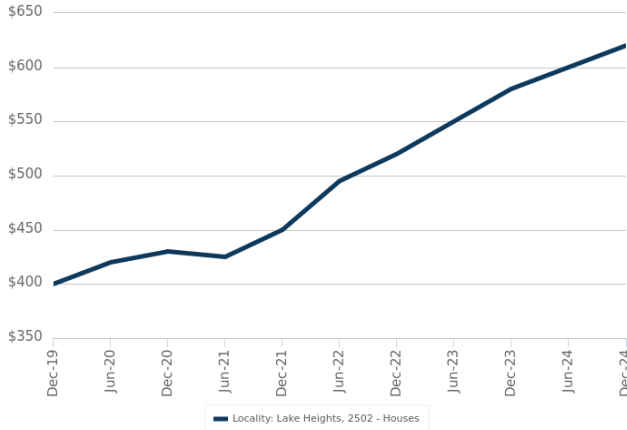
Sold on 04 Oct 2024
\$610,000



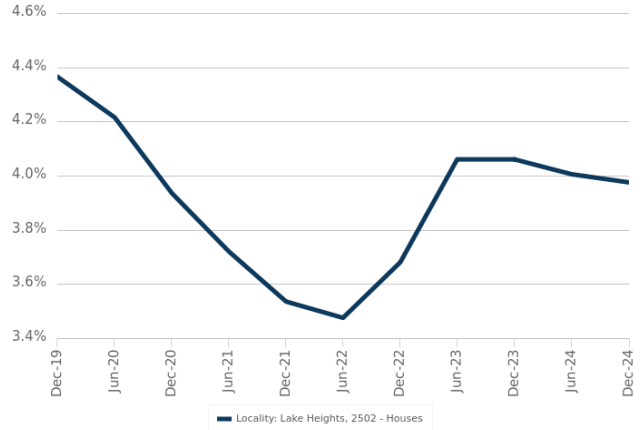
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



6 Canberra Road Lake Heights NSW 2502

Listed on 31 Mar 2025
\$600/W



702m²



19 Lake Heights Road Lake Heights NSW 2502

Listed on 28 Mar 2025
\$540/W



814m²

2

3
BEDROOMS



1/53 Denise Street Lake Heights NSW 2502

Listed on 31 Mar 2025
\$550/W



936m²



45 Buena Vista Avenue Lake Heights NSW 2502

Listed on 14 Mar 2025
\$700/W



653m²

2

4
BEDROOMS



328 Flagstaff Road Lake Heights NSW 2502

Listed on 31 Mar 2025
\$850/W



564m²



1 Canberra Road Lake Heights NSW 2502

Listed on 28 Mar 2025
\$800/W



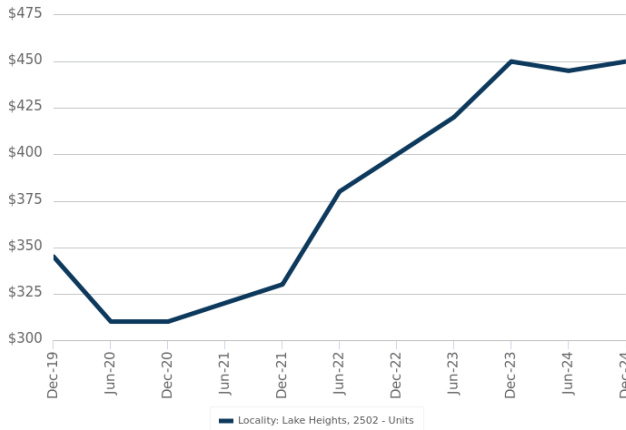
1,112m²



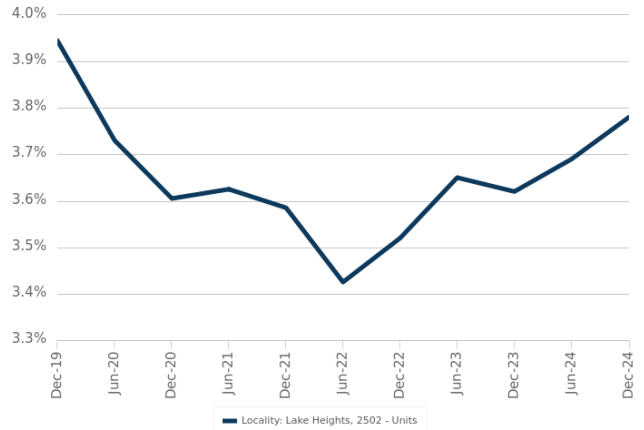
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

2

1
BEDROOMS



3/66 Denise Street Lake Heights NSW 2502

Listed on 31 Mar 2025
\$390/W



608m²



1/54 Grand View Parade Lake Heights NSW 2502

Listed on 28 Mar 2025
\$450/W



0

2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

1

3
BEDROOMS



2/6-8 Melinda Grove Lake Heights NSW 2502

Listed on 31 Mar 2025
\$650/W



1,704m²



= number of units observed as On the Market for Rent within the last month

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

© Copyright 2025. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) the CoreLogic Data contained in this publication. All rights reserved.

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: **customercare@corelogic.com.au**