

# Suburb Profile Report

## Lake Heights NSW 2502



Prepared on 02 December 2024 for Dimosons Real Estate

Prepared by Mitch Walkerden | | 02 4258 0088





**75km**  
Distance from GPO

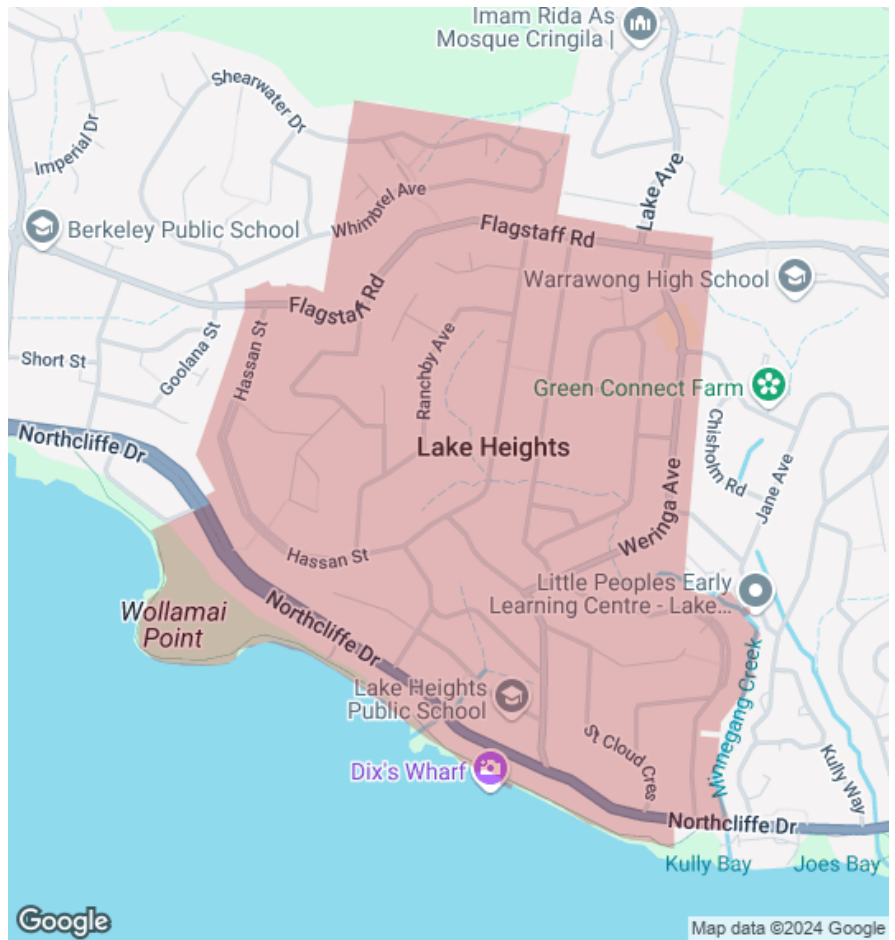
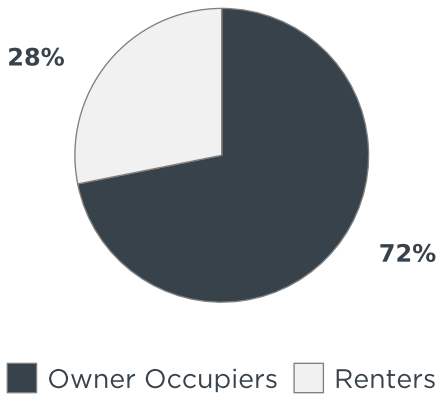


**3.9k**  
Population

**↑18.2%**  
5 year population change



**9 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 \$800,000.

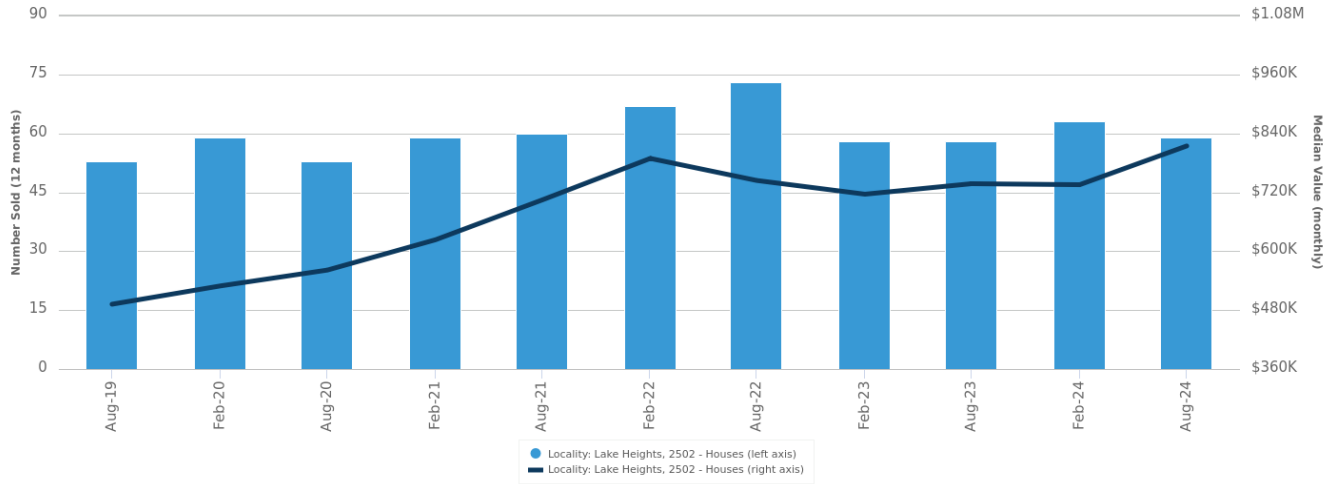
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,405	54	\$822,810	13
	195	8	\$689,815	1

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

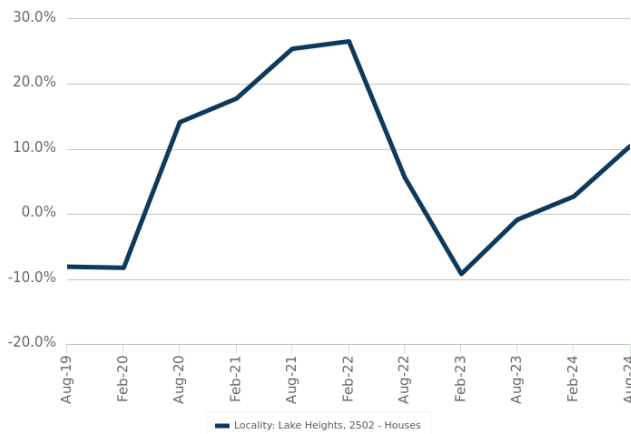


## Houses: For Sale

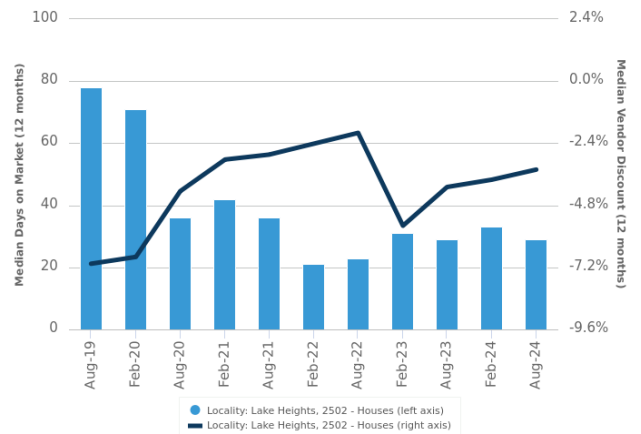
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$908,500

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

\$\$

Median Price\*

\$800,000

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 \$8,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$727,500

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

0

2  
BEDROOMS

## Recently Sold

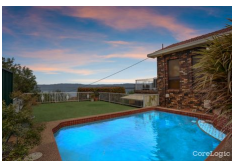
0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

4

3  
BEDROOMS

14



**274 Northcliffe Drive Lake Heights NSW 2502**

Listed on 02 Dec 2024  
Contact Agent

2  
 1  
 746m<sup>2</sup>



**16 Arnold Crescent Lake Heights NSW 2502**

Sold on 23 Nov 2024  
\$985,000\*

2  
 2  
 870m<sup>2</sup>



**52 Denise Street Lake Heights NSW 2502**

Listed on 28 Nov 2024  
Contact Agent

1  
 1  
 598m<sup>2</sup>



**84 Lake Heights Road Lake Heights NSW 2502**

Sold on 21 Oct 2024  
\$730,000\*

1  
 1  
 572m<sup>2</sup>

5

4  
BEDROOMS

5



**96 Weringa Avenue Lake Heights NSW 2502**

Listed on 30 Nov 2024  
Under Contract

1  
 2  
 564m<sup>2</sup>



**84 Barina Avenue Lake Heights NSW 2502**

Sold on 22 Nov 2024  
\$930,000\*

1  
 2  
 548m<sup>2</sup>



**90 Weringa Avenue Lake Heights NSW 2502**

Listed on 27 Nov 2024  
\$800,000 - \$850,000

1  
 2  
 551m<sup>2</sup>



**16 Canberra Road Lake Heights NSW 2502**

Sold on 18 Sep 2024  
\$1,000,000

2  
 2  
 689m<sup>2</sup>

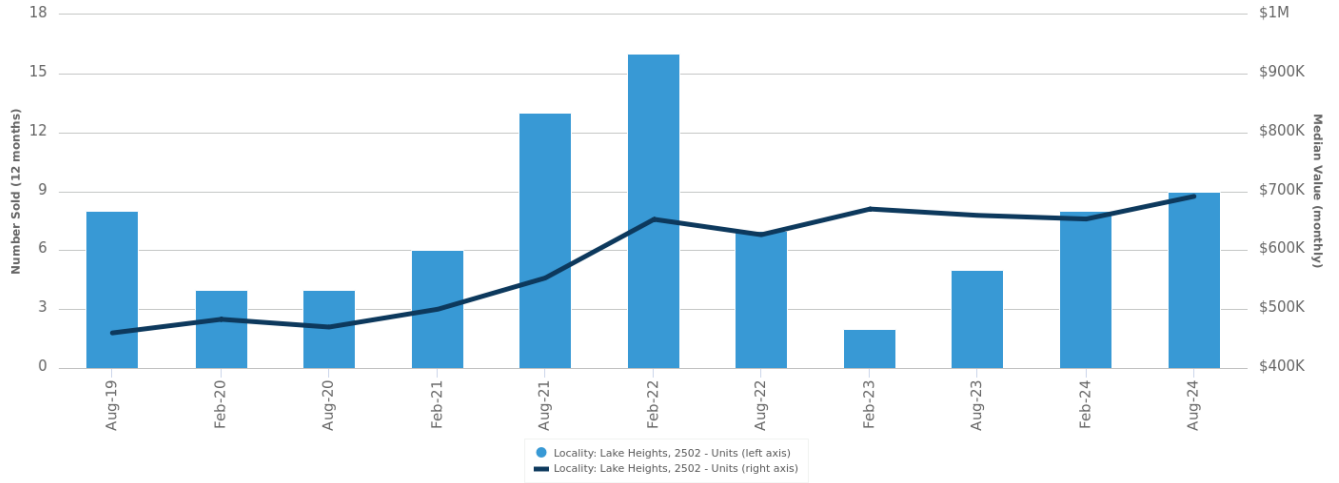


= number of houses currently On the Market or Sold within the last 6 months

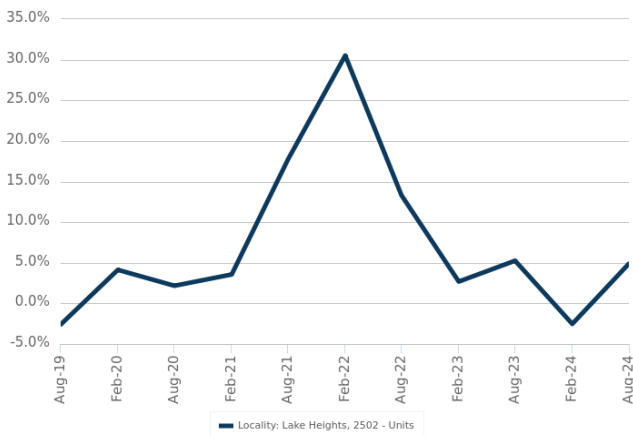
\*Agent advised

## Units: For Sale

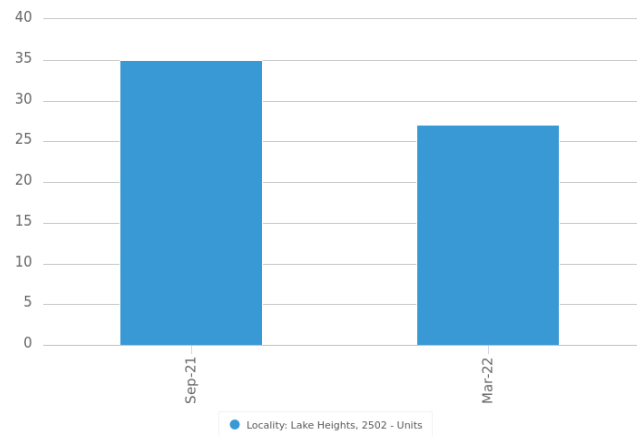
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$673,250

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

\$\$

Median Price\*

\$638,500

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\*

\$527,750

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

 0

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

 1  
BEDROOMS

There are no recently sold 1 bedroom Units in this suburb

### Recently Sold

 0

 0

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

 2  
BEDROOMS



7/15 Hingston Close Lake Heights NSW 2502

Sold on 05 Jul 2024  
\$640,000

 2  
 1  
 3,453m<sup>2</sup>

 0

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

 3  
BEDROOMS



4/15 Melinda Grove Lake Heights NSW 2502

Sold on 04 Oct 2024  
\$610,000\*

 1  
 1  
 975m<sup>2</sup>



1/15 Melinda Grove Lake Heights NSW 2502

Sold on 19 Aug 2024  
\$560,000

 1  
 1  
 975m<sup>2</sup>

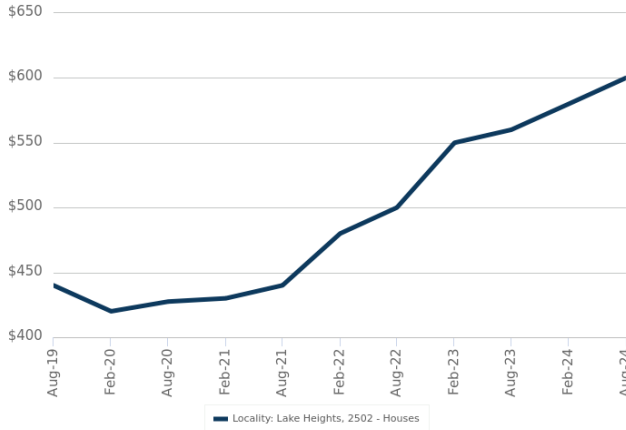


= number of units currently On the Market or Sold within the last 6 months

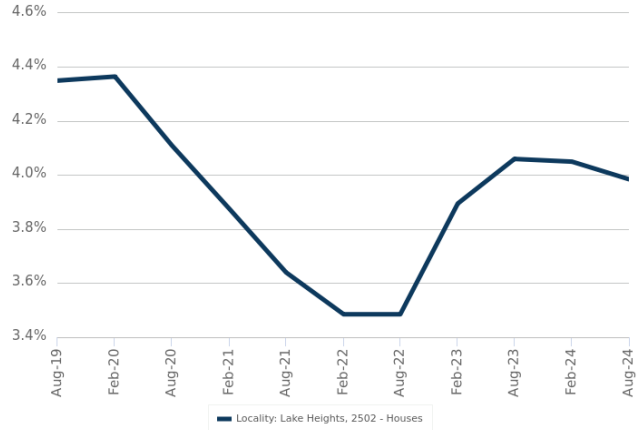
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

1

2  
BEDROOMS



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

Listed on 29 Nov 2024  
\$640/W



2

3  
BEDROOMS



**66b Ranchby Avenue Lake**  
Heights NSW 2502

Listed on 08 Nov 2024  
\$690/W



**4 Ranchby Avenue Lake**  
Heights NSW 2502

Listed on -  
\$620/W



1

4  
BEDROOMS



**46 Barina Avenue Lake**  
Heights NSW 2502

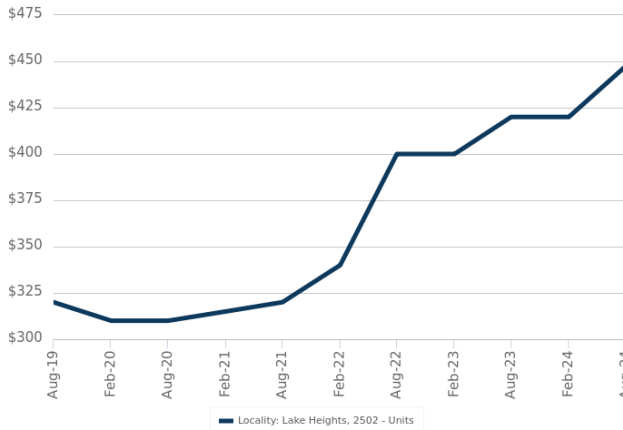
Listed on 29 Nov 2024  
\$690/W



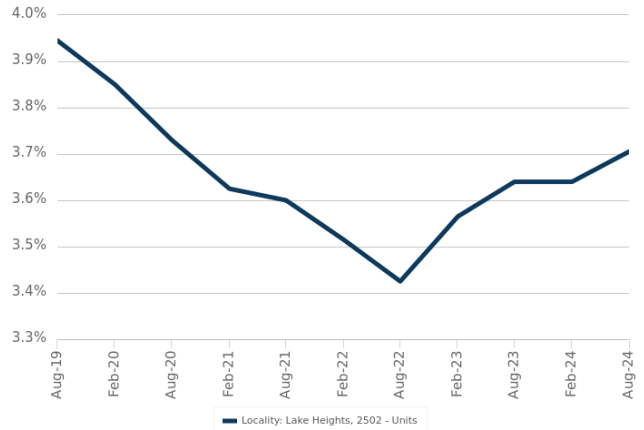
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0

2  
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

0

3  
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



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



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