

Suburb Profile Report

Lake Heights NSW 2502



Prepared on 04 November 2024 for Dimosons Real Estate

Prepared by Mitch Walkerden | rentals@dimosons.com.au | 02 4258 0088





75km
Distance from GPO

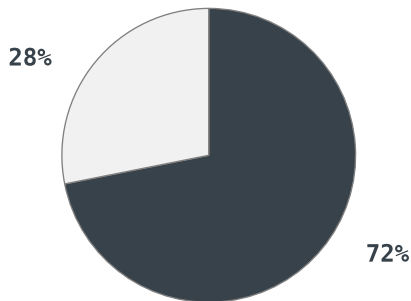


3.9k
Population

↑18.2%
5 year population change



10 years
Average length of ownership



■ Owner Occupiers ■ Renters



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 \$795,000.

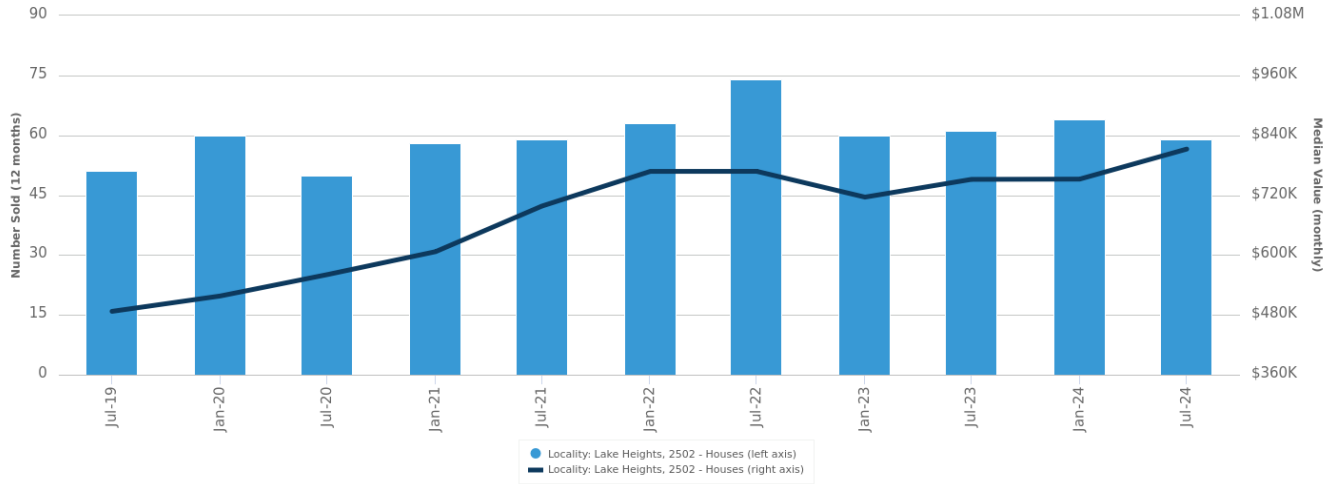
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,403	56	\$834,870	11
	196	7	\$690,802	0

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

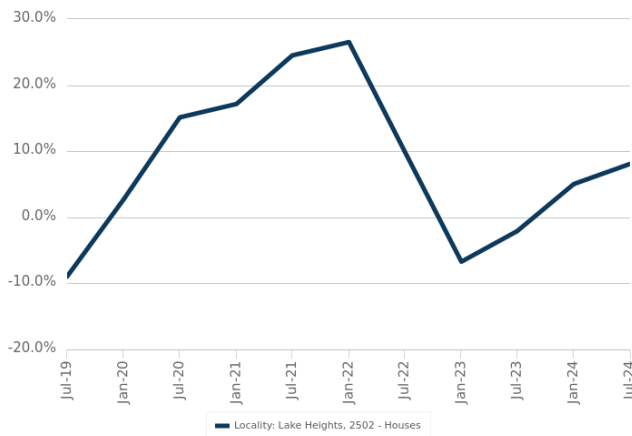


Houses: For Sale

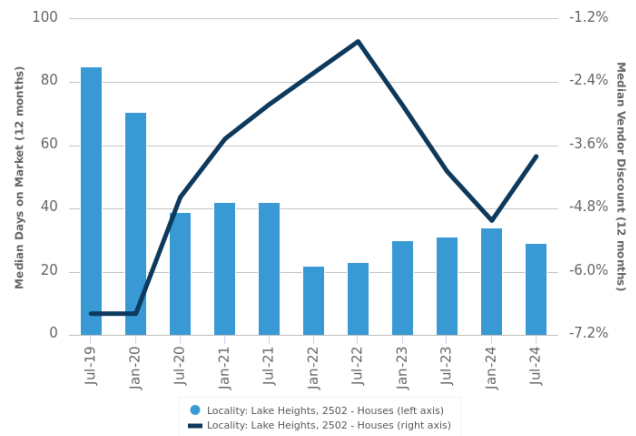
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$893,500

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

\$\$

Median Price*

\$795,000

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*

\$705,000

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

 0

 2
BEDROOMS

 0

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

 5

 3
BEDROOMS

 17



52 Denise Street Lake Heights NSW 2502

Listed on 31 Oct 2024
Contact Agent




598m²



84 Lake Heights Road Lake Heights NSW 2502

Sold on 21 Oct 2024
\$730,000*




572m²



92 Weringa Avenue Lake Heights NSW 2502

Listed on 30 Oct 2024
Price Guide: \$795,000




570m²



45 Ranchby Avenue Lake Heights NSW 2502

Sold on 11 Oct 2024
Not Disclosed




839m²

 3

 4
BEDROOMS

 3



96 Weringa Avenue Lake Heights NSW 2502

Listed on 31 Oct 2024
Contact Agent




564m²



16 Canberra Road Lake Heights NSW 2502

Sold on 18 Oct 2024
Not Disclosed




689m²



90 Weringa Avenue Lake Heights NSW 2502

Listed on 29 Oct 2024
Contract Agent




551m²



33 Weringa Avenue Lake Heights NSW 2502

Sold on 14 Aug 2024
\$850,000



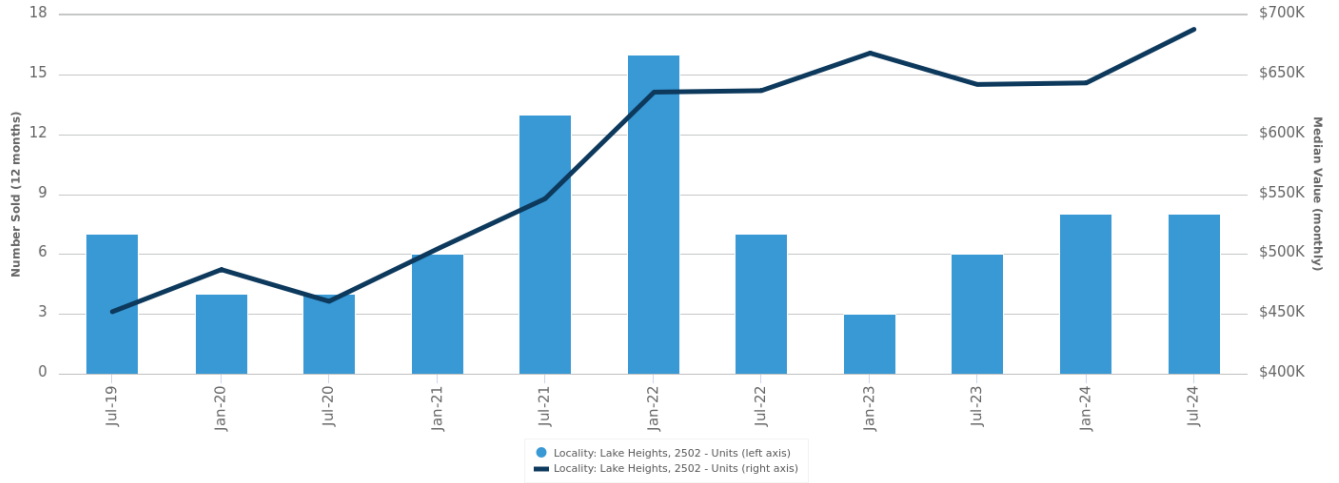

567m²

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

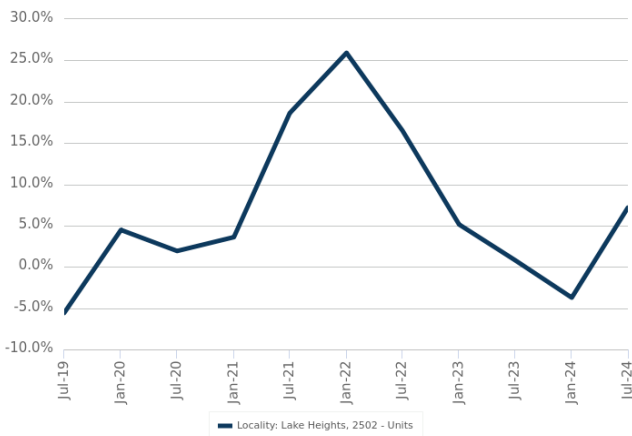
*Agent advised

Units: For Sale

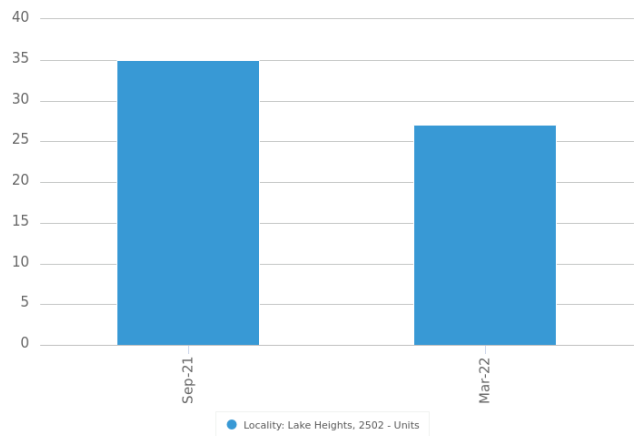
Number Sold vs. Median Value (monthly)



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
 3,453m²

 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
 975m²



1/15 Melinda Grove Lake Heights NSW 2502

Sold on 19 Aug 2024
\$560,000

 1
 1
 975m²

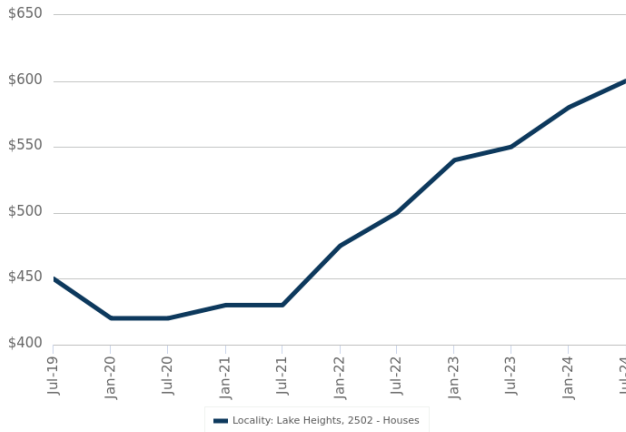


= number of units currently On the Market or Sold within the last 6 months

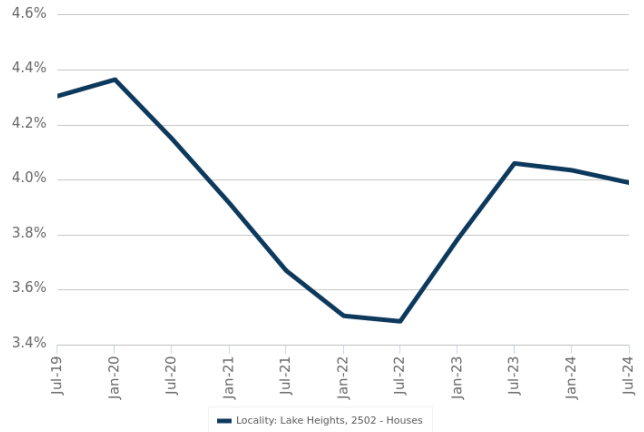
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



10 Trevor Avenue Lake Heights NSW 2502

Listed on 30 Oct 2024
\$500/W

1

1

631m²

2

3
BEDROOMS



66b Ranchby Avenue Lake Heights NSW 2502

Listed on 26 Oct 2024
\$690/W

1

2

936m²



4 Ranchby Avenue Lake Heights NSW 2502

Listed on 17 Oct 2024
\$620/W

-

1

670m²

0

4
BEDROOMS

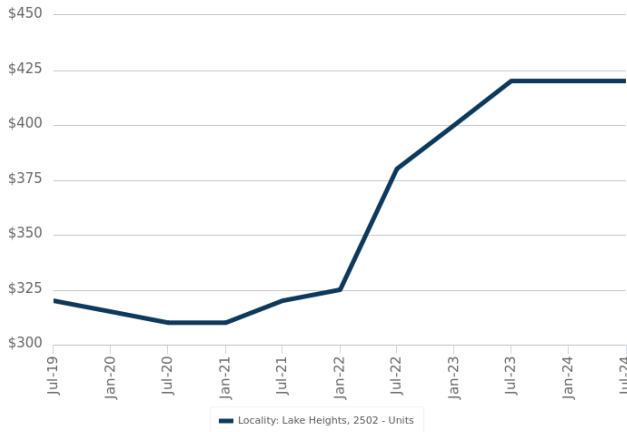
There are no 4 bedroom Houses for rent in this suburb



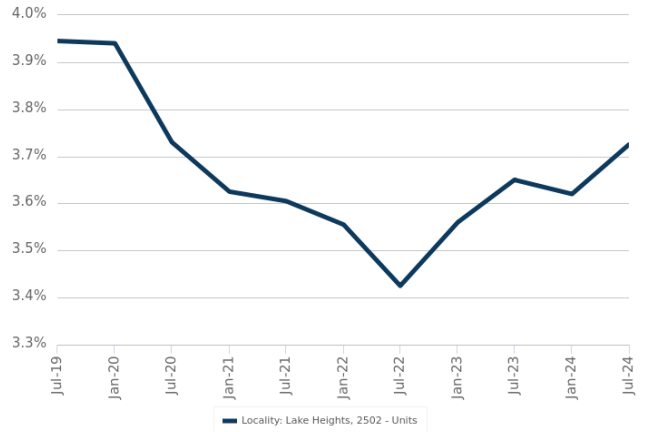
= number of houses observed as On the Market for Rent within the last month

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

1

3
BEDROOMS



48 Mirrabooka Road Lake Heights NSW 2502

Listed on 31 Oct 2024
\$595/W

1

2

556m²



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

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

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Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
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