

Suburb Profile Report

Lake Heights NSW 2502

Prepared on 01 April 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic[®]





75km
Distance from GPO

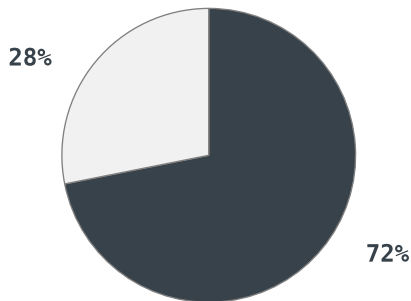


3.9k
Population

↑18.2%
5 year population change



8 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 \$816,000.

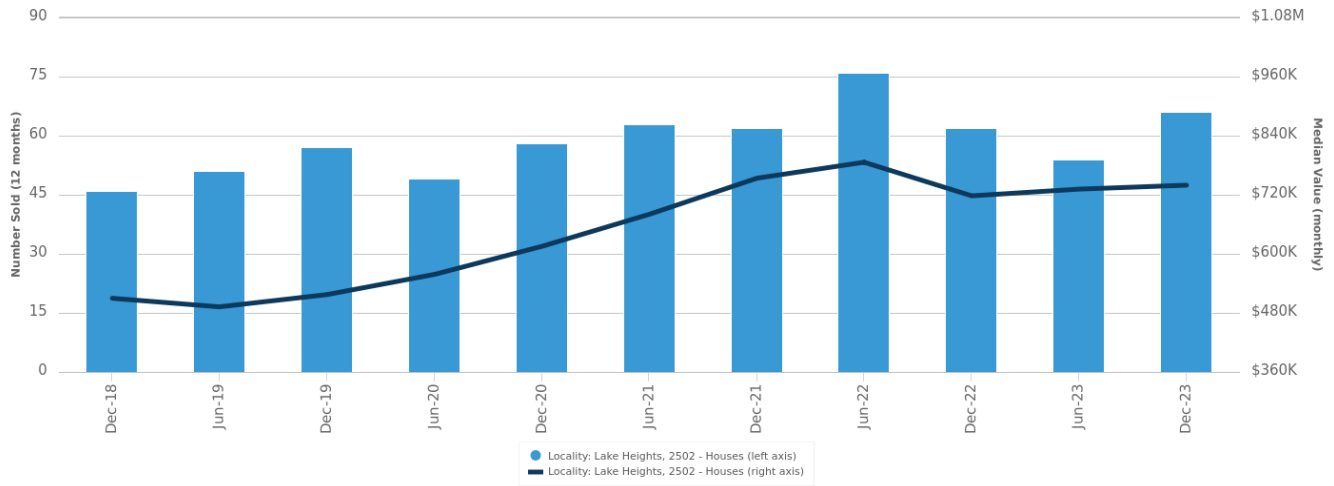
| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|--|-----------------|---------------------|--------------|-------------------------------|
| | 1,399 | 56 | \$750,389 | 8 |
| | 198 | 6 | \$617,052 | 0 |

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

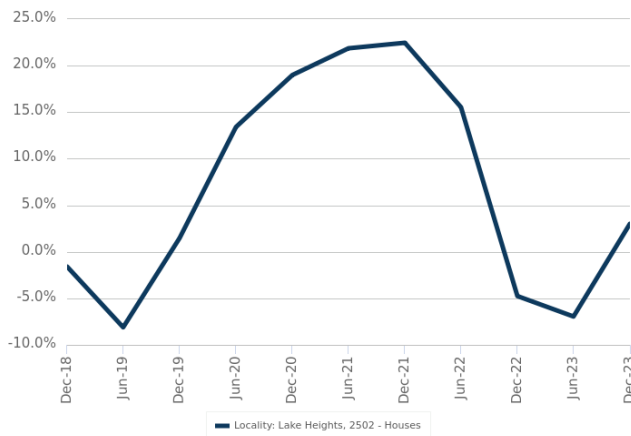


Houses: For Sale

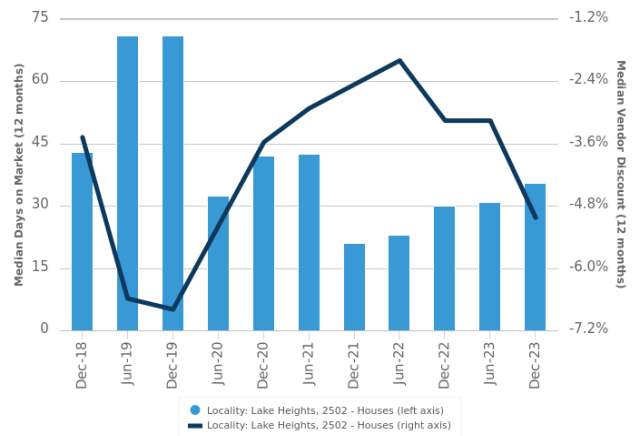
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$918,750

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

\$\$

Median Price*

\$816,000

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*

\$735,250

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

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

Recently Sold

4



81 Mirrabooka Road Lake Heights NSW 2502

Sold on 15 Feb 2024
\$655,000*

-
 1
 556m²



8 Buena Vista Avenue Lake Heights NSW 2502

Sold on 10 Jan 2024
\$0

7
 1
 999m²

1

3
BEDROOMS



9 Buena Vista Avenue Lake Heights NSW 2502

Listed on 18 Mar 2024
AUCTION, If not sold prior

6
 1
 1,403m²



69 Mirrabooka Road Lake Heights NSW 2502

Sold on 26 Mar 2024
\$795,000*

3
 1
 556m²



4 Kingsley Drive Lake Heights NSW 2502

Sold on 04 Mar 2024
Not Disclosed

4
 2
 847m²

0

4
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

8



28 Barina Avenue Lake Heights NSW 2502

Sold on 14 Mar 2024
\$760,000*

2
 2
 575m²



8 Aitkin Place Lake Heights NSW 2502

Sold on 28 Feb 2024
\$1

2
 3
 710m²

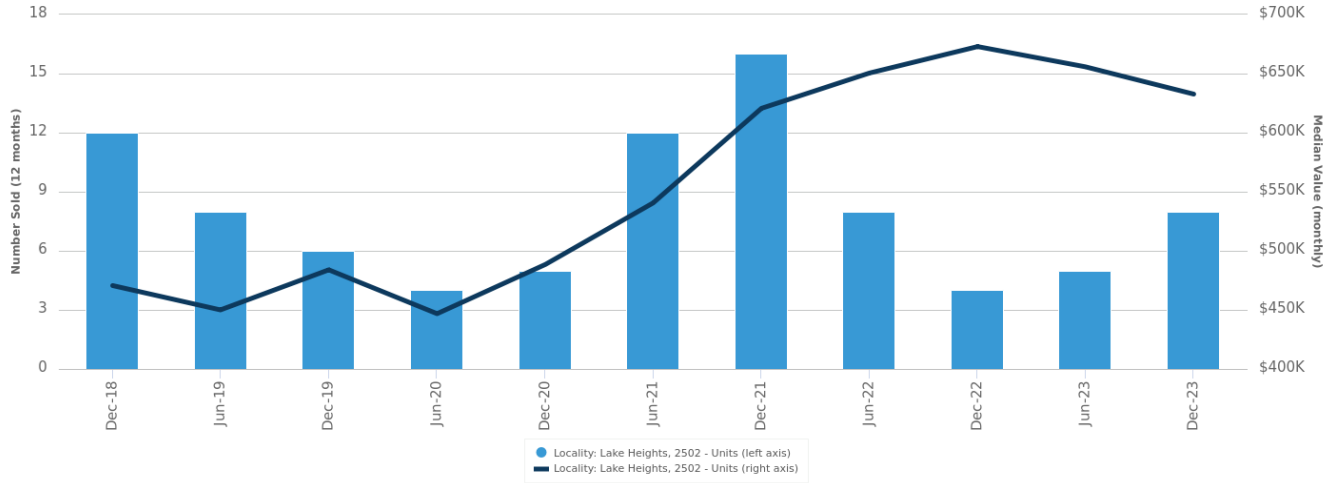


= number of houses currently On the Market or Sold within the last 6 months

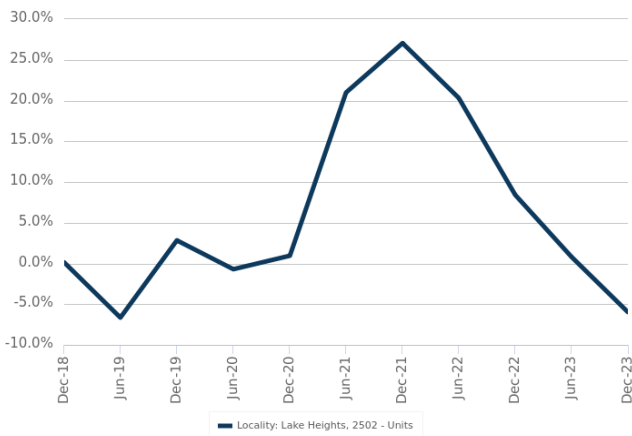
*Agent advised

Units: For Sale

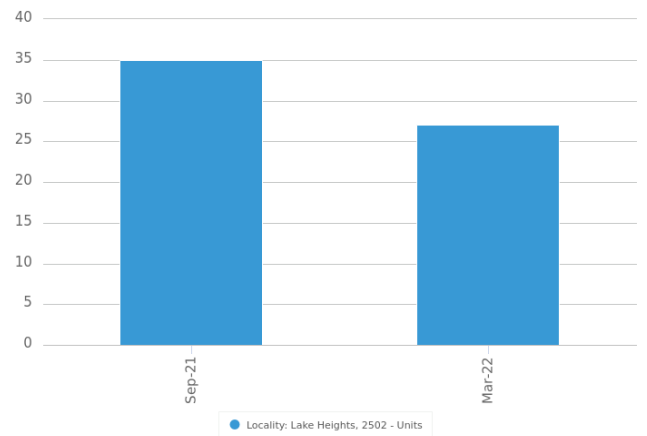
Number Sold vs. Median Value (monthly)



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



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



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



2
BEDROOMS

There are no recently sold 2 bedroom Units in this suburb



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



3
BEDROOMS

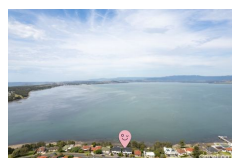


2/5 Melinda Grove Lake Heights NSW 2502

Sold on 11 Dec 2023
\$710,000



570m²



1/33 Northcliffe Drive Lake Heights NSW 2502

Sold on 07 Dec 2023
\$895,000



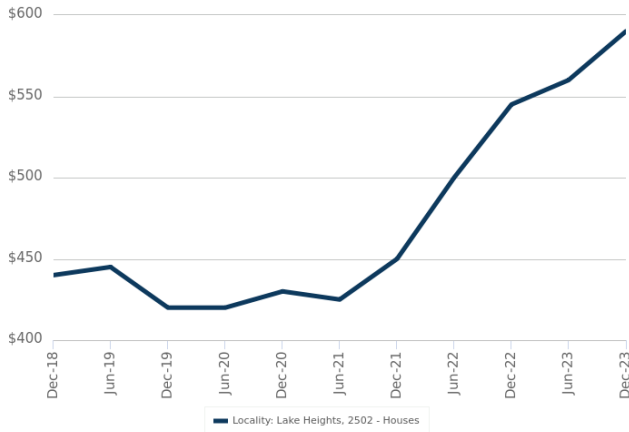
778m²



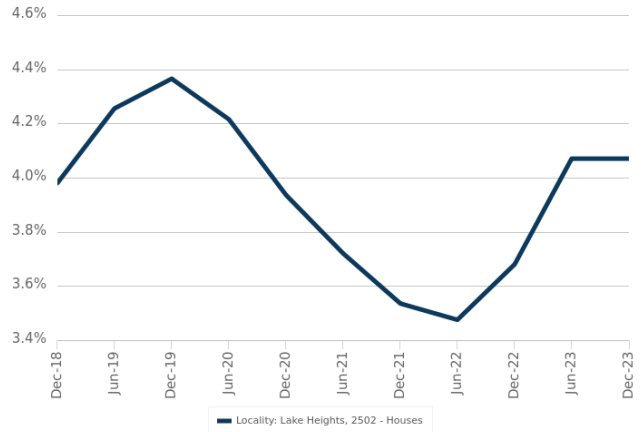
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



372 Northcliffe Drive Lake Heights NSW 2502

Listed on 28 Mar 2024
\$560/W



664m²



41 Lake Heights Road Lake Heights NSW 2502

Listed on 26 Mar 2024
\$580/W



765m²

5

3
BEDROOMS



2/41 Lake Heights Road Lake Heights NSW 2502

Listed on 01 Apr 2024
\$780/W



2



135 Northcliffe Drive Lake Heights NSW 2502

Listed on 01 Apr 2024
\$675/W



556m²

0

4
BEDROOMS

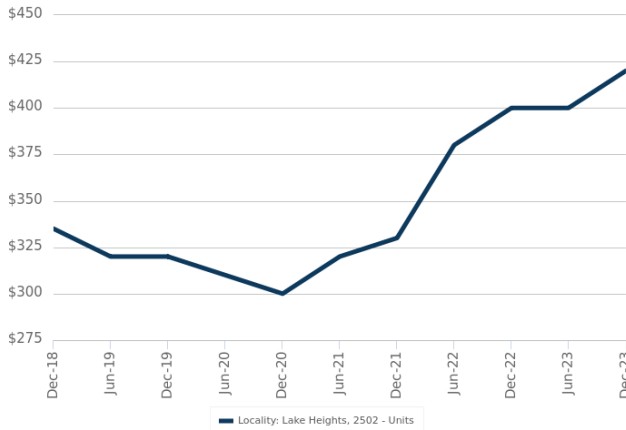
There are no 4 bedroom Houses for rent in this suburb



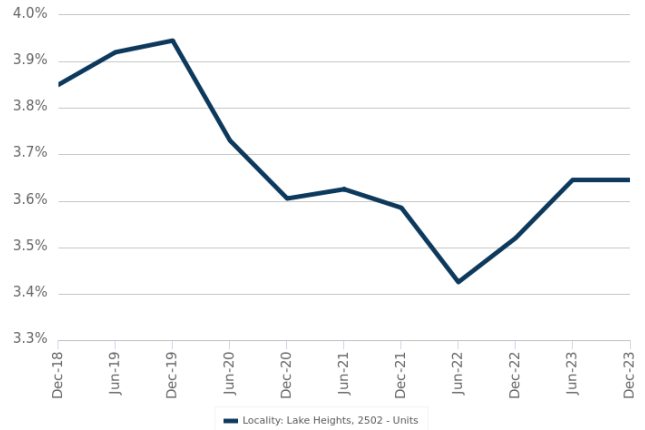
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



2/75 Hassan Street Lake Heights NSW 2502

Listed on 02 Apr 2024
\$400/W



1

2
BEDROOMS



4/320-322 Flagstaff Road Lake Heights NSW 2502

Listed on 28 Mar 2024
\$370/W



1,279m²

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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