

Suburb Profile Report

Lake Heights NSW 2502

Prepared on 04 September 2024

Prepared by Dimosons Sales | | 02 4258 0088





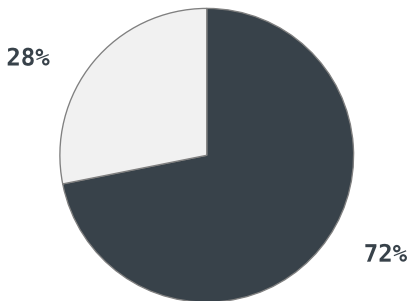
75km
Distance from GPO



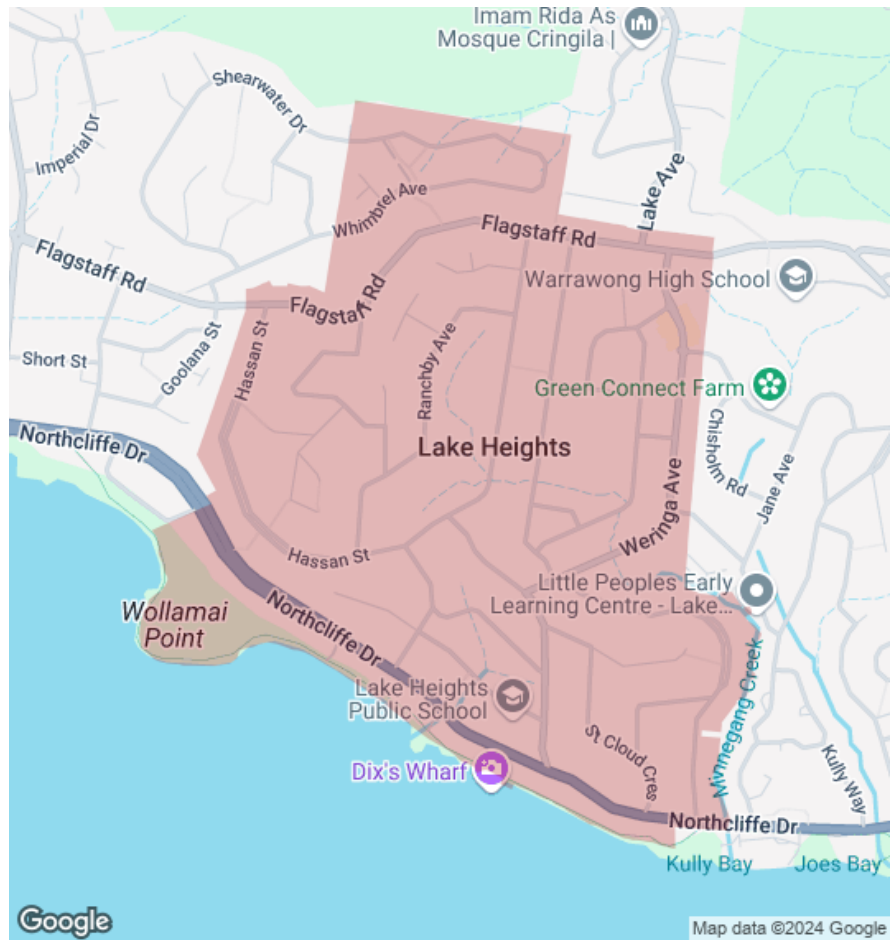
3.9k
Population
↑18.2%
5 year population change



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 \$800,000.

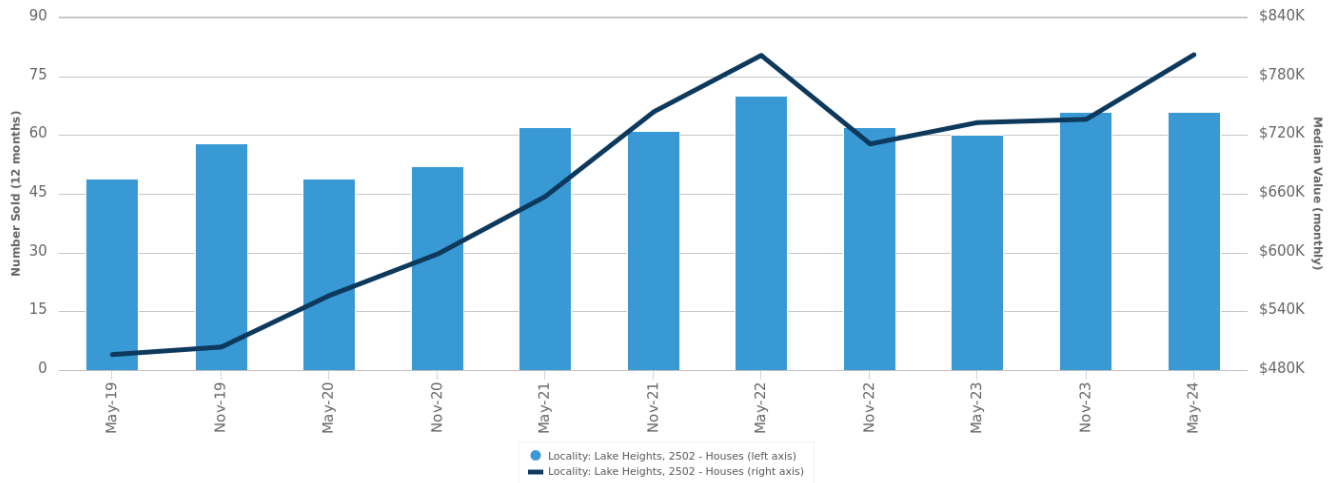
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,397	51	\$830,177	11
	198	7	\$710,691	0

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

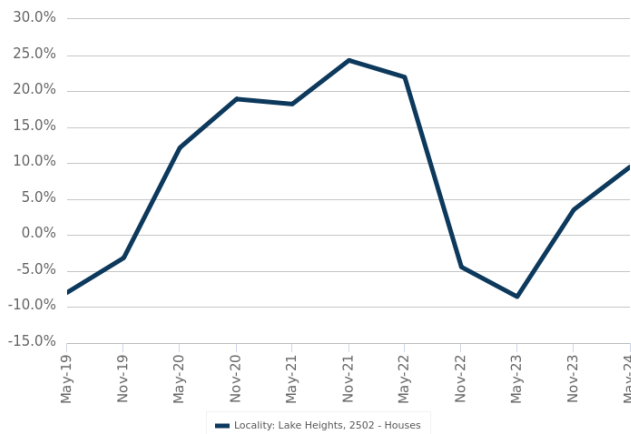


Houses: For Sale

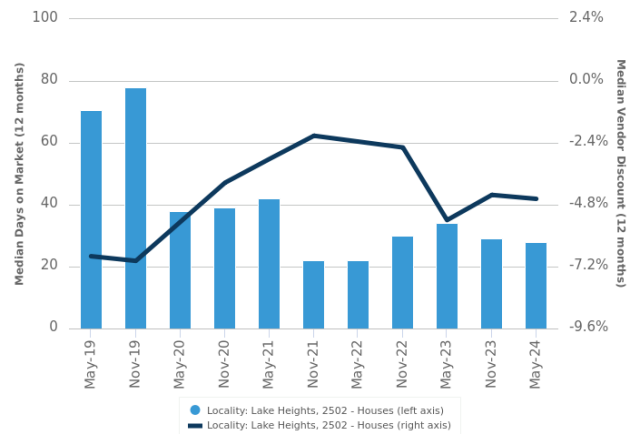
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$917,500

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*

\$726,250

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

1



96 Lake Heights Road Lake Heights NSW 2502

Sold on 29 Apr 2024
\$820,000

1
 2
 888m²

6

3
BEDROOMS



3 Austen Road Lake Heights NSW 2502

Listed on 03 Sep 2024
\$870,000 - \$895,000

2
 2
 276m²



42 Denise Street Lake Heights NSW 2502

Sold on 28 Aug 2024
Not Disclosed

1
 1
 860m²



13 Buena Vista Avenue Lake Heights NSW 2502

Listed on 03 Sep 2024
Price Guide \$890,000

1
 1
 836m²



54A Whimbrel Avenue Lake Heights NSW 2502

Sold on 28 Aug 2024
\$950,000*

2
 2
 299m²

2

4
BEDROOMS



96 Weringa Avenue Lake Heights NSW 2502

Listed on 29 Aug 2024
Contact Agent

1
 2
 564m²



91B Whimbrel Avenue Lake Heights NSW 2502

Sold on 06 Aug 2024
\$0

2
 2
 334m²



3 Arnold Crescent Lake Heights NSW 2502

Listed on 26 Jul 2024
Price Guide \$2,300,000 - \$2,400,000

2
 4
 604m²



75 Ranchby Avenue Lake Heights NSW 2502

Sold on 30 Apr 2024
\$650,000

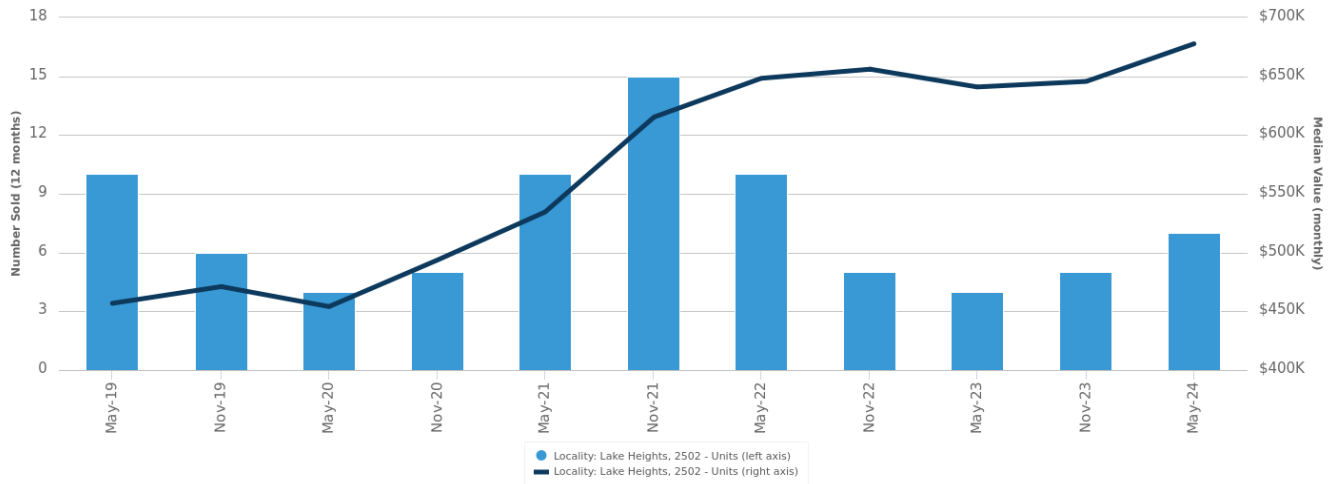
2
 1
 1,048m²

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

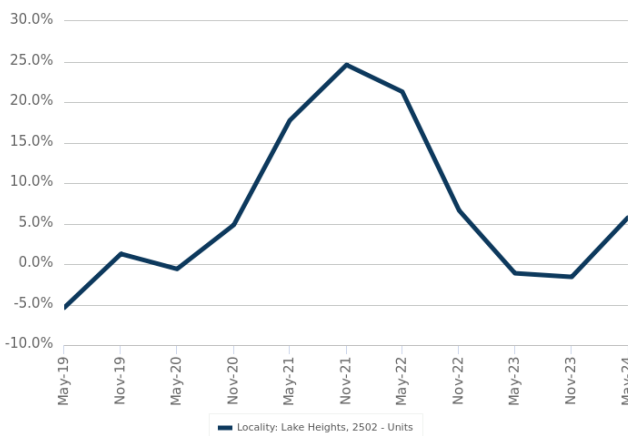
*Agent advised

Units: For Sale

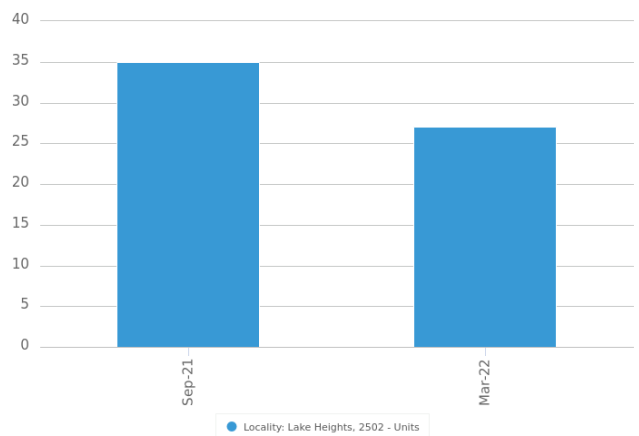
Number Sold vs. Median Value (monthly)



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

There are no recently sold 1 bedroom Units in this suburb



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



7/15 Hingston Close Lake Heights NSW 2502

Sold on 05 Jul 2024
\$640,000



8/6-8 Melinda Grove Lake Heights NSW 2502

Sold on 21 Mar 2024
\$510,000



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



3/15 Melinda Grove Lake Heights NSW 2502

Sold on 13 Jun 2024
\$575,000*



2/166 Shearwater Drive Lake Heights NSW 2502

Sold on 07 Jun 2024
\$670,000

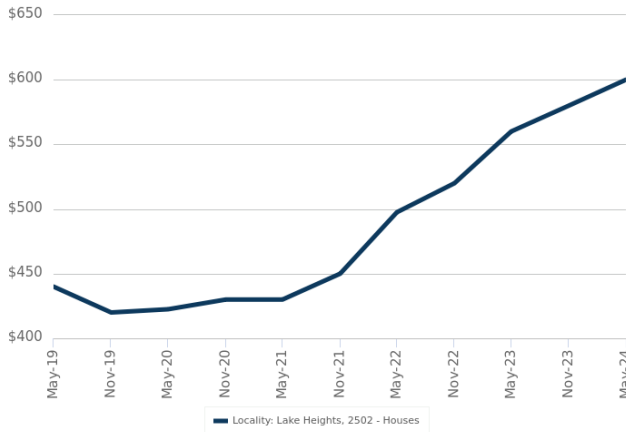


= number of units currently On the Market or Sold within the last 6 months

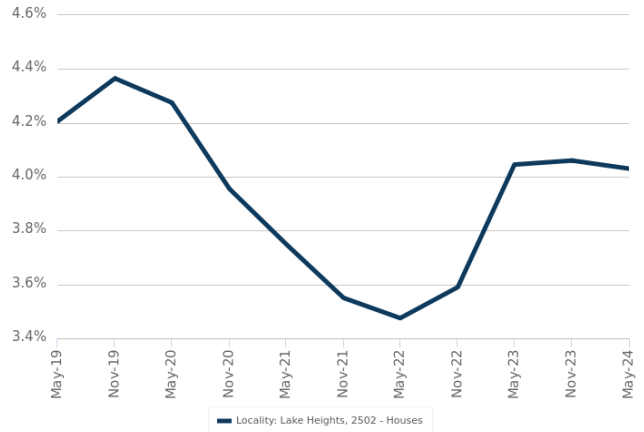
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



1



2 BEDROOMS



44 Denise Street Lake Heights NSW 2502

Listed on 28 Aug 2024
\$490/W



696m²



1



3 BEDROOMS



3 Hilltop Avenue Lake Heights NSW 2502

Listed on 02 Sep 2024
\$540/W



582m²



2



4 BEDROOMS



97 Northcliffe Drive Lake Heights NSW 2502

Listed on 03 Sep 2024
\$780/W



696m²



118 Shearwater Drive Lake Heights NSW 2502

Listed on 03 Sep 2024
\$720/W



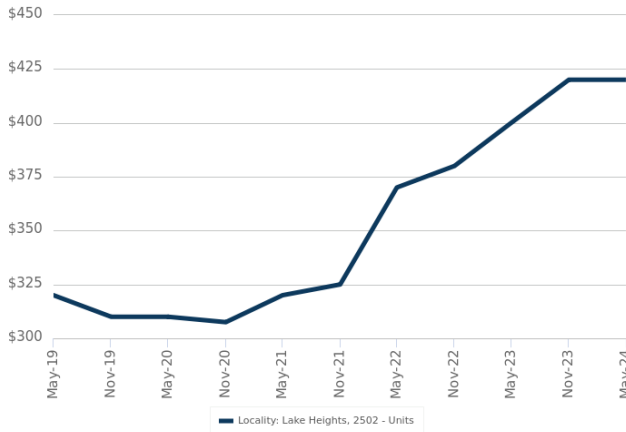
427m²



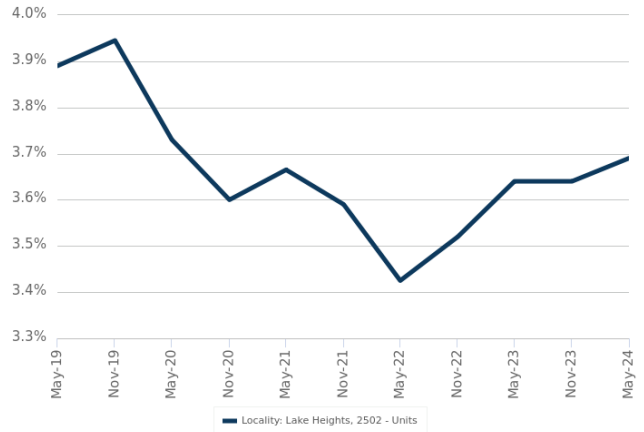
= number of houses observed as On the Market for Rent within the last month

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

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