

Suburb Profile Report

Lake Heights NSW 2502

Prepared on 08 May 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic®





75km
Distance from GPO

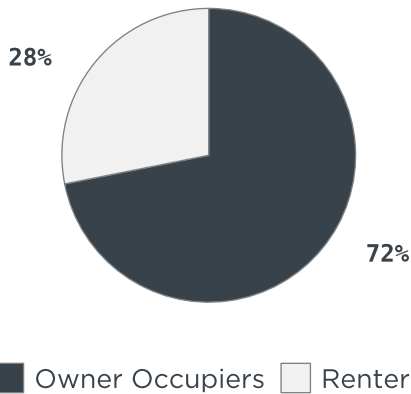


3.9k
Population

↑18.2%
5 year population change



8 years
Average length of ownership



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 \$831,000.

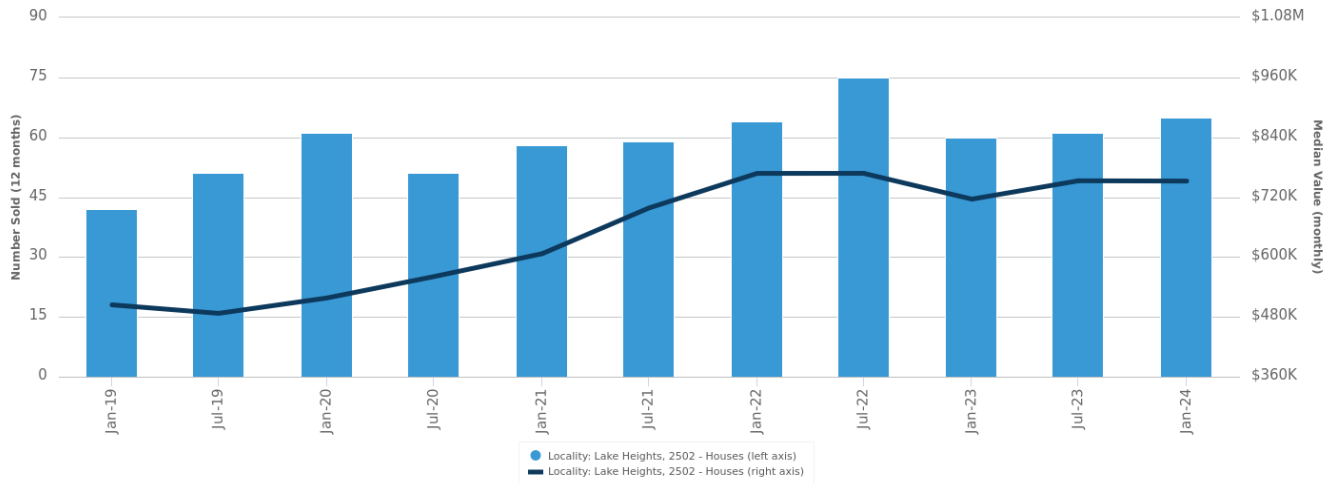
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,402	58	\$783,286	10
	197	6	\$656,283	0

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

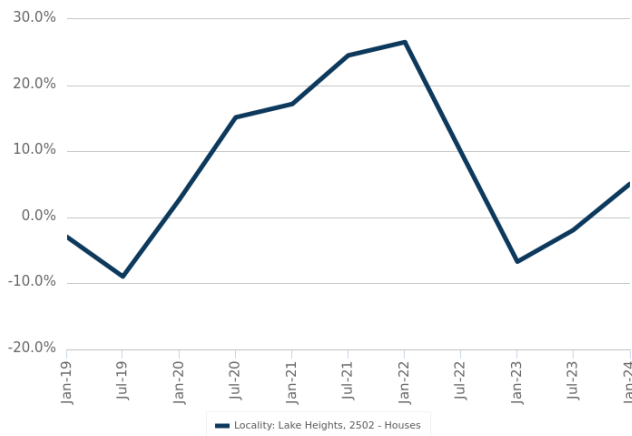


Houses: For Sale

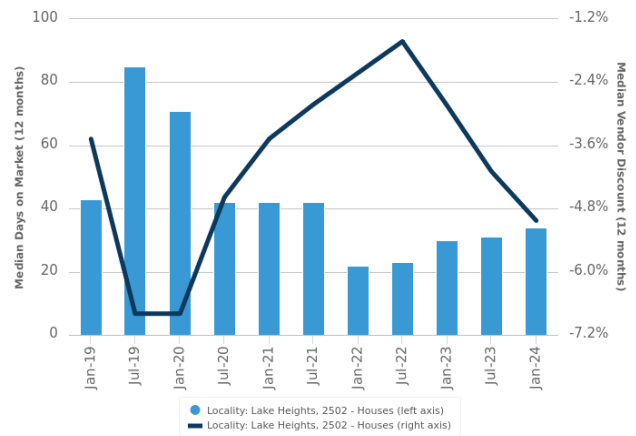
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$920,000

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

\$\$

Median Price*

\$831,000

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*

\$735,500

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

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

Recently Sold

3



96 Lake Heights Road Lake Heights NSW 2502

Sold on 29 Apr 2024
\$820,000*

1
 2
 885m²



81 Mirrabooka Road Lake Heights NSW 2502

Sold on 15 Feb 2024
\$655,000

-
 1
 556m²

3

3
BEDROOMS



57 Grand View Parade Lake Heights NSW 2502

Listed on 08 May 2024
Auction - Guide \$850,000

2
 1
 828m²



17 Canberra Road Lake Heights NSW 2502

Sold on 20 Apr 2024
\$820,000*

1
 1
 1,056m²



8 Gloria Crescent Lake Heights NSW 2502

Listed on 07 May 2024
\$890,000

3
 2
 575m²



9 Buena Vista Avenue Lake Heights NSW 2502

Sold on 06 Apr 2024
\$1,100,000*

6
 1
 1,403m²

4

4
BEDROOMS



3 Arnold Crescent Lake Heights NSW 2502

Listed on 08 May 2024
Auction

2
 3
 604m²



28 Barina Avenue Lake Heights NSW 2502

Sold on 14 Mar 2024
\$760,000

2
 2
 575m²



21 Denise Street Lake Heights NSW 2502

Listed on 07 May 2024
Price Guide \$700,000 - \$750,000

1
 2
 582m²



8 Aitkin Place Lake Heights NSW 2502

Sold on 28 Feb 2024
\$1

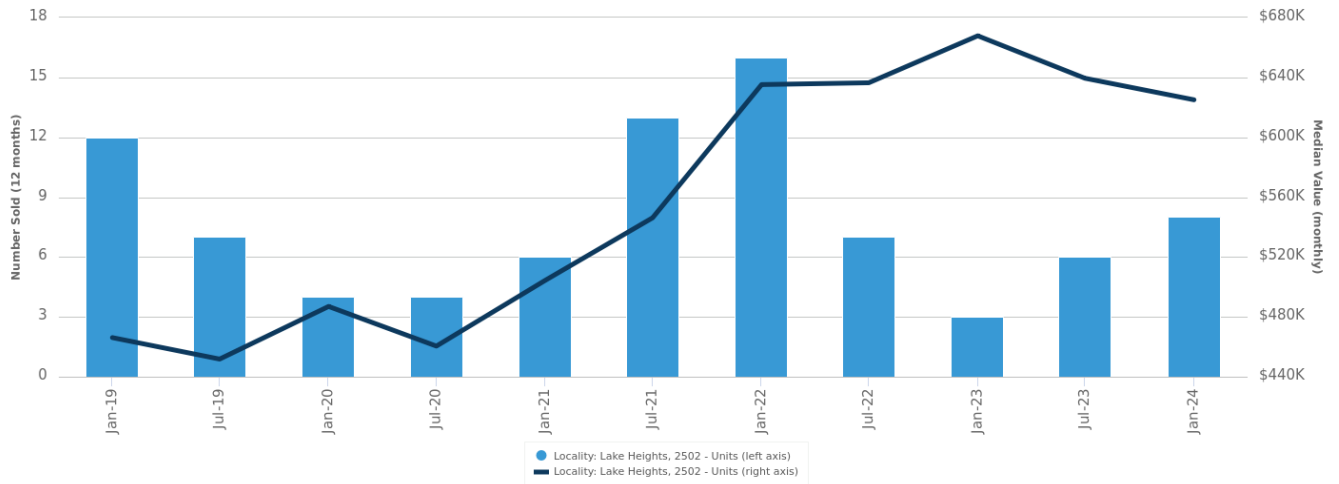
2
 3
 710m²

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

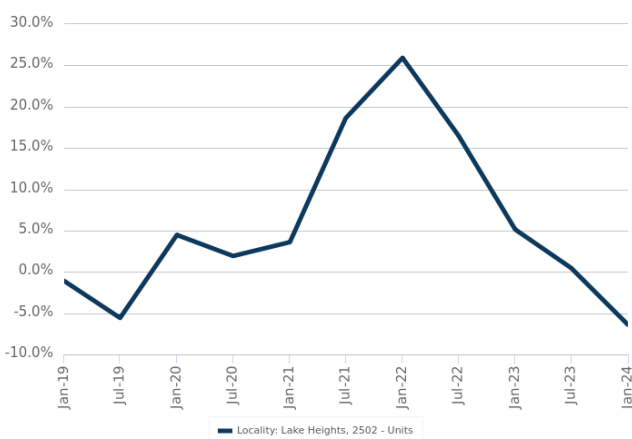
*Agent advised

Units: For Sale

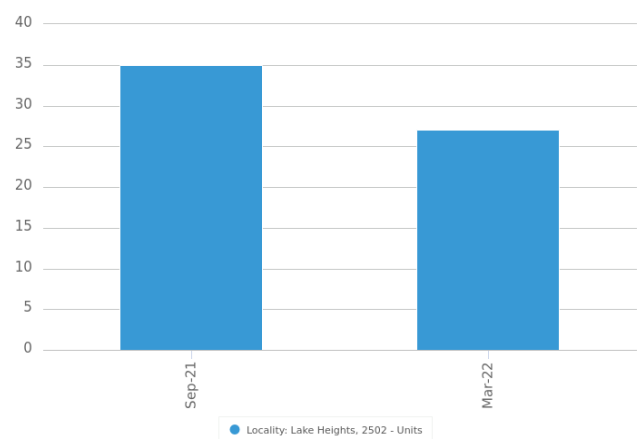
Number Sold vs. Median Value (monthly)



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

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



8/6-8 Melinda Grove Lake Heights NSW 2502

Sold on 21 Mar 2024
\$510,000



0

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



1/33 Northcliffe Drive Lake Heights NSW 2502

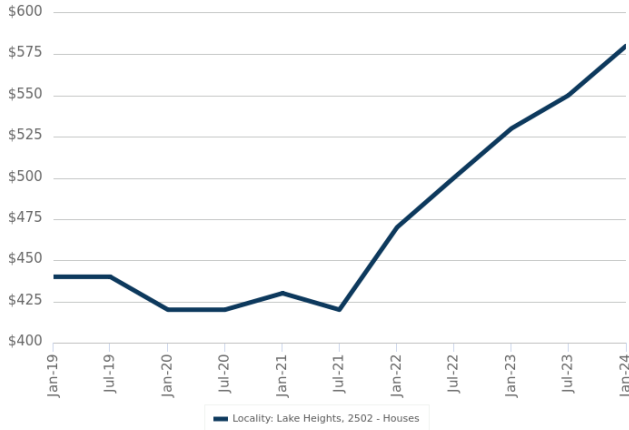
Sold on 07 Dec 2023
\$895,000



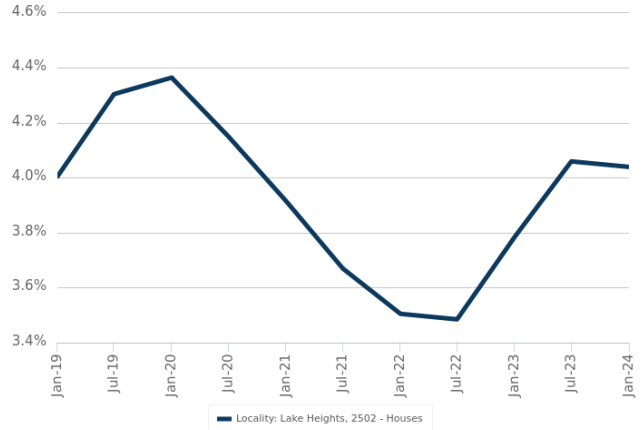
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

2

3
BEDROOMS



2/41 Lake Heights Road
Lake Heights NSW 2502

Listed on 08 May 2024
\$760/W

2

2

-



4 Kingsley Drive Lake
Heights NSW 2502

Listed on 24 Apr 2024
\$650/W

2

1

847m²

1

4
BEDROOMS



6 Jacana Place Lake
Heights NSW 2502

Listed on 01 May 2024
\$830/W

2

3

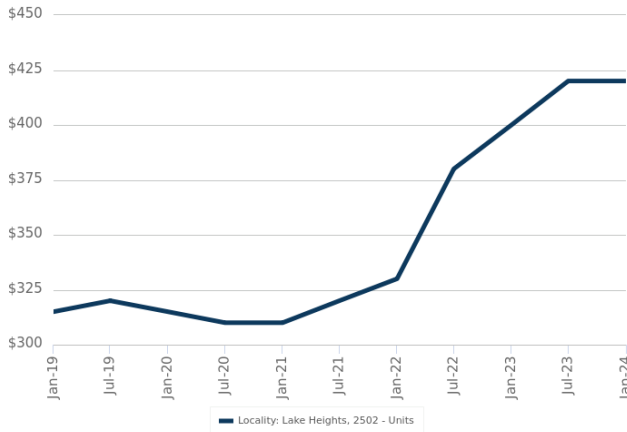
1,032m²



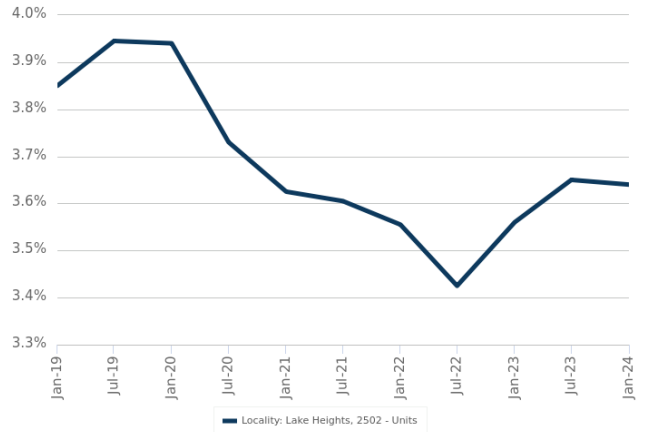
= number of houses observed as On the Market for Rent within the last month

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 07 May 2024
\$385/W



0

2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

1

3
BEDROOMS



75 Hassan Street Lake Heights NSW 2502

Listed on 07 May 2024
\$535/W



651m²



= 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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