

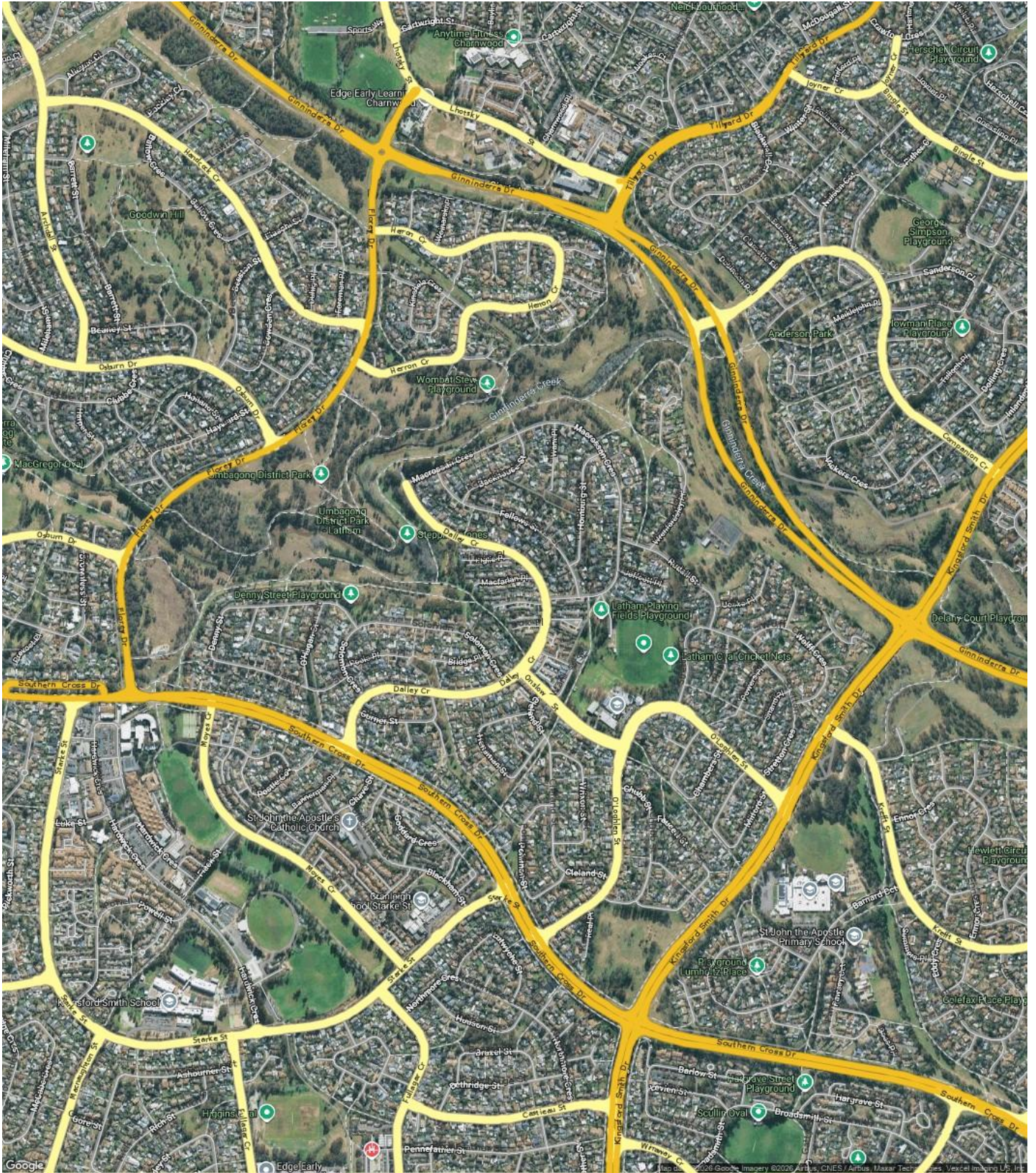
SUBURB FLYOVER REPORT

LATHAM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



LATHAM - Suburb Map



LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	52	\$ 388,750	0.0 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.4 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	34	\$ 466,500	3.1 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	2.0 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	51	\$ 545,000	11.7 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	2.0 %	\$ 295,000	\$ 950,000
2019	42	\$ 585,750	5.4 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	5.8 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	62	\$ 828,000	2.2 %	\$ 80,000	\$ 1,200,000
2023	51	\$ 765,000	-7.6 %	\$ 65,000	\$ 1,625,000
2024	43	\$ 808,000	5.6 %	\$ 650,000	\$ 1,200,000
2025	36	\$ 859,000	6.3 %	\$ 750,000	\$ 1,205,000
2026	3	\$ 873,000	1.6 %	\$ 705,000	\$ 955,000

Median Sale Price

\$859k

Based on 36 recorded House sales within the last 12 months (2025)

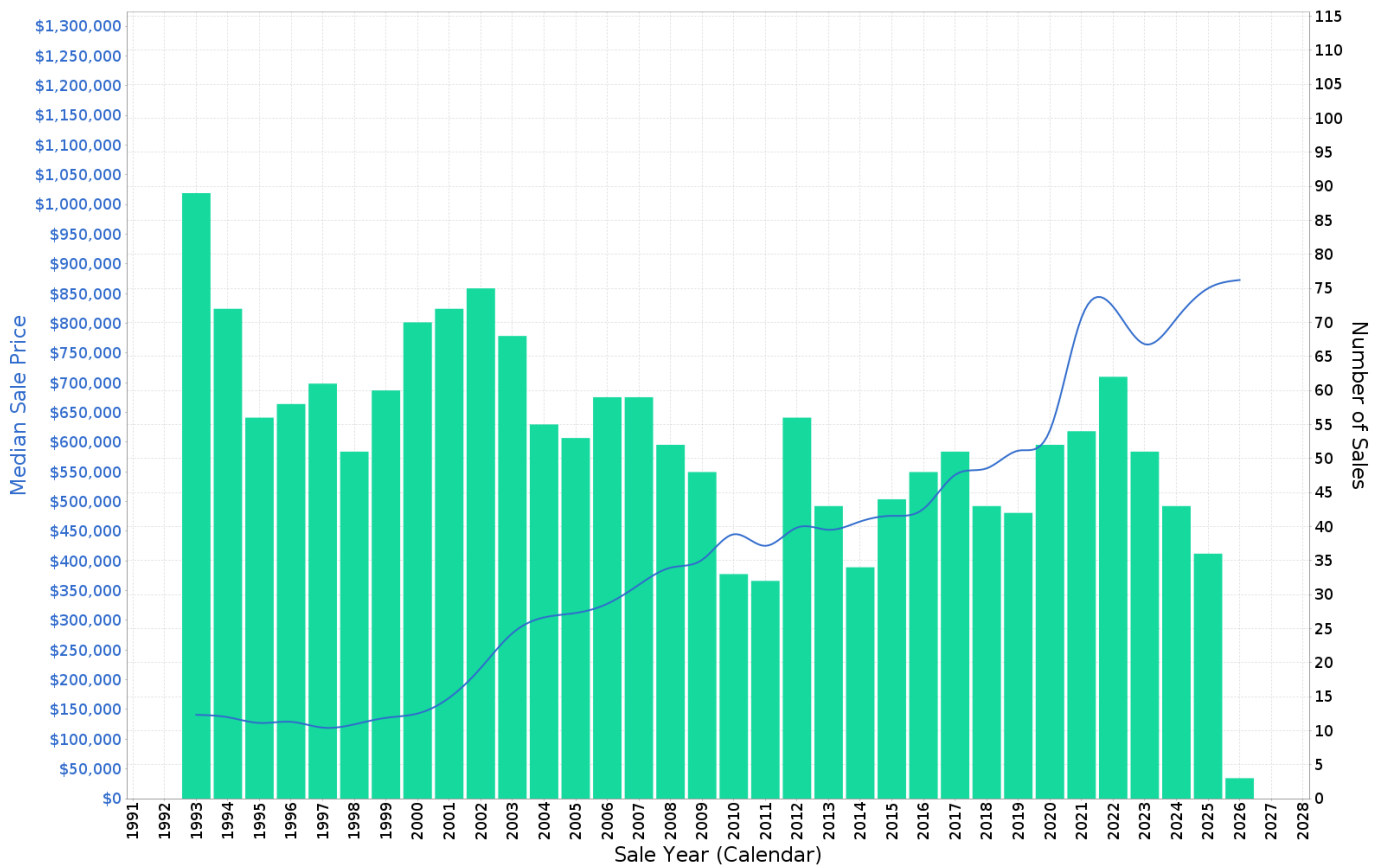
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

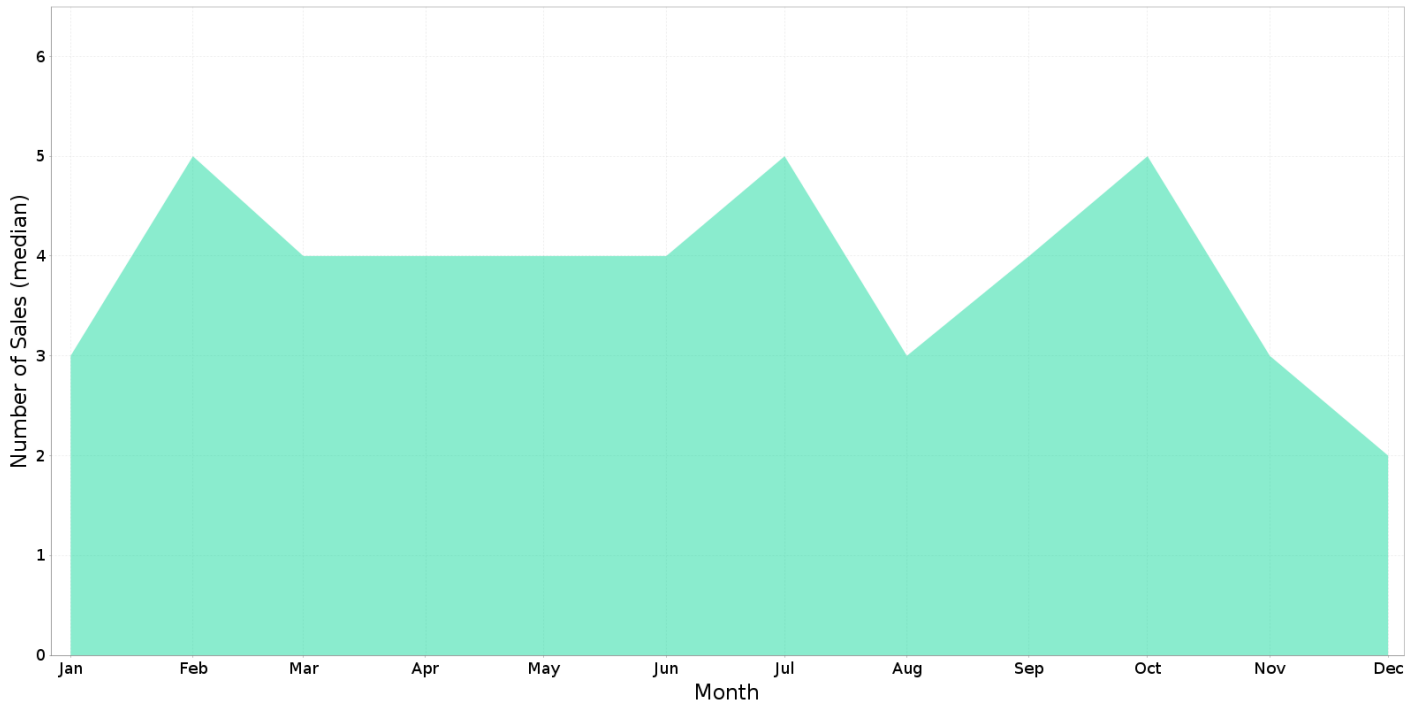
+6.3%

Current Median Price: \$859,000
Previous Median Price: \$808,000

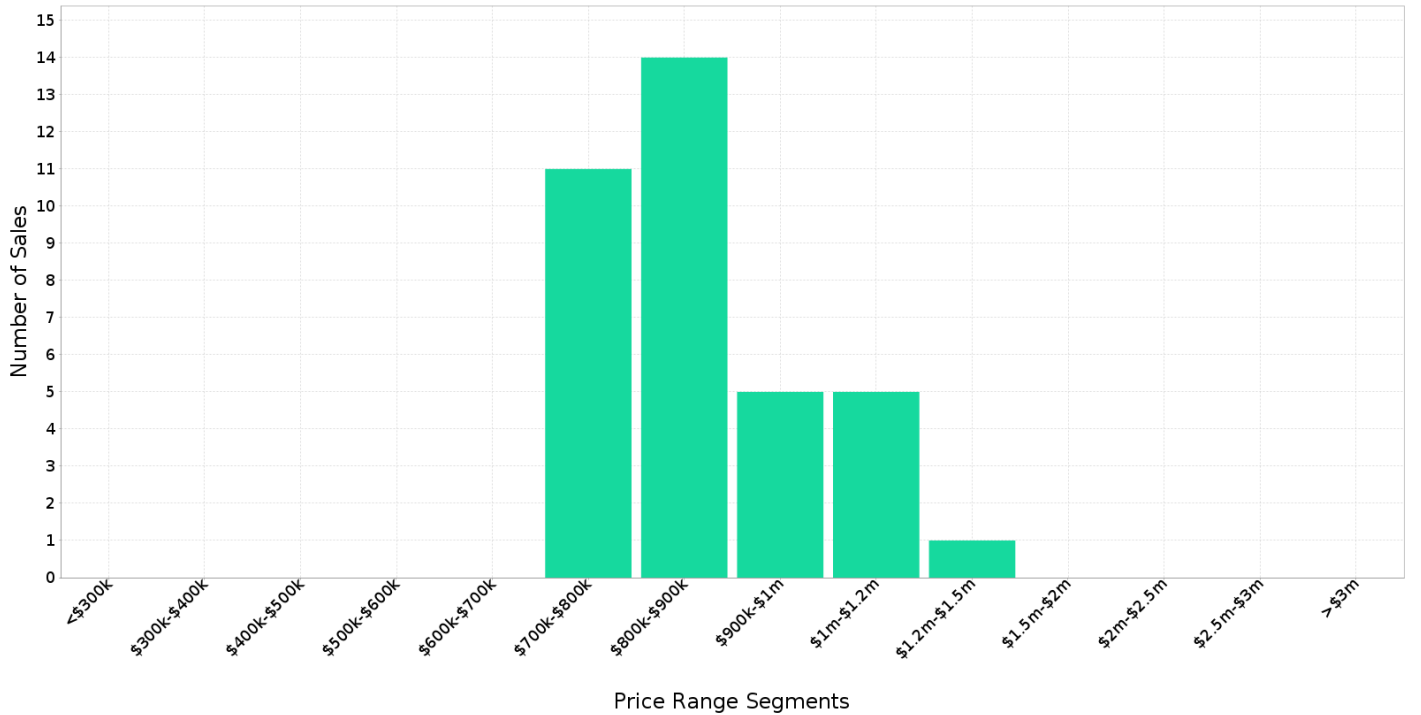
Based on 79 recorded House sales compared over the last two rolling 12 month periods



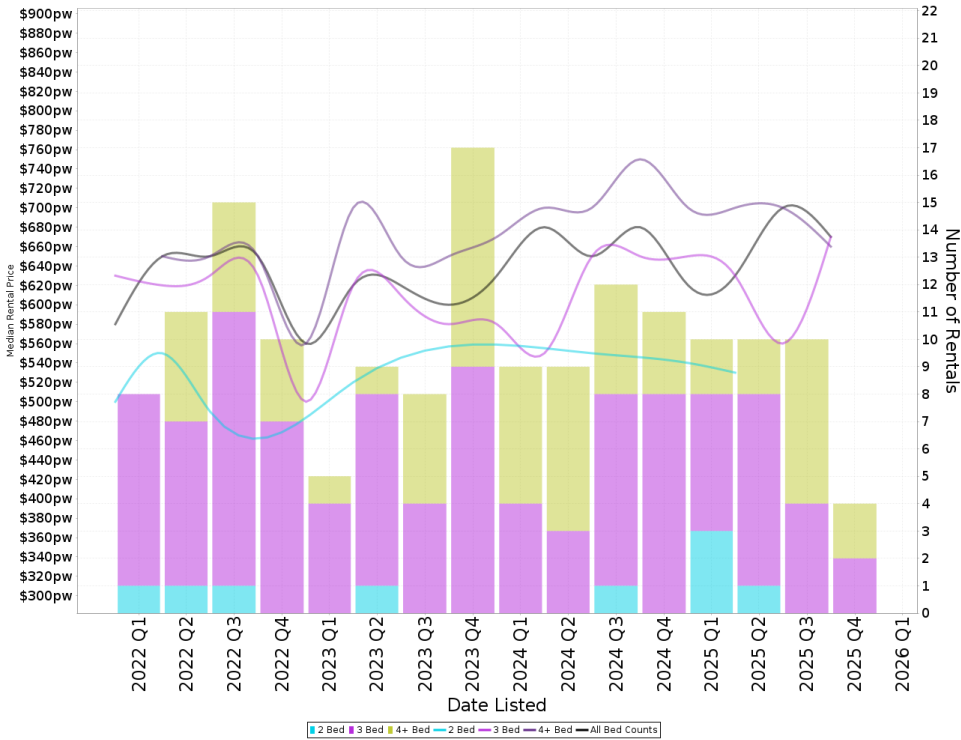
LATHAM - Peak Selling Periods (3 years)



LATHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.3%

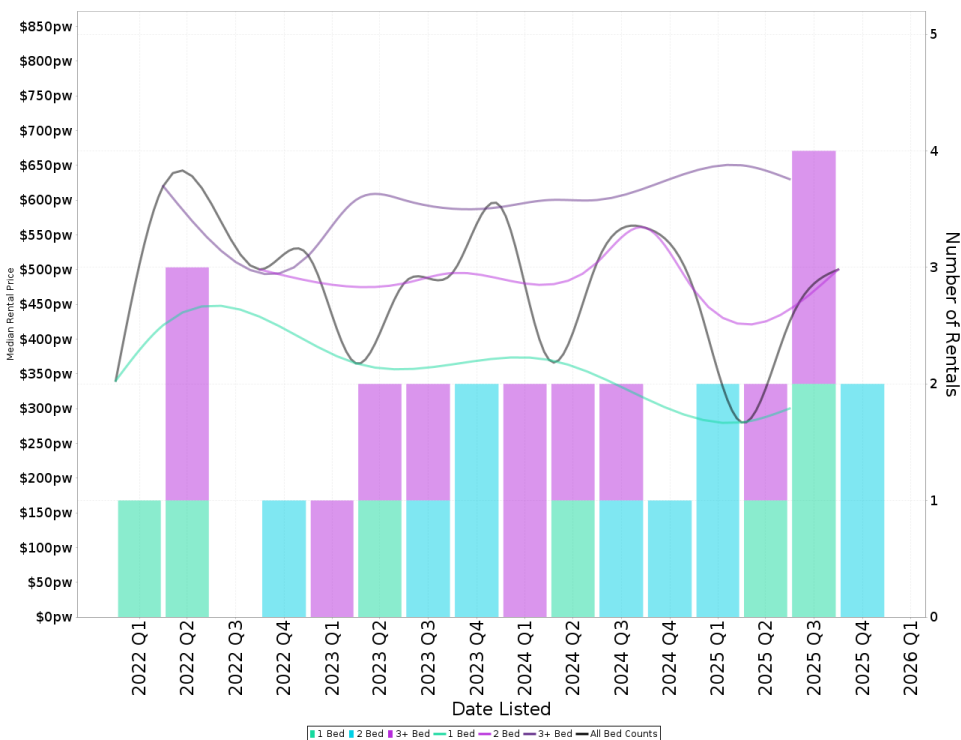
Current Median Price: \$859,000
Previous Median Price: \$808,000
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$859,000
Current Median Rent: \$670
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.6%

Current Median Price: \$765,000
Previous Median Price: \$667,500
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$765,000
Current Median Rent: \$500
Based on 10 registered Unit rentals compared over the last 12 months.

LATHAM - Recently Sold Properties

Median Sale Price

\$859k

Based on 36 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+6.3%

Current Median Price: \$859,000
Previous Median Price: \$808,000

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

Based on recorded House sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

17 KINCHELA CRES



\$985,000

1,008 m² 4 2 1

Sold Feb 2026
15 Days

3 RAINBOW PL



\$705,000

770 m² 3 1 -

Sold Feb 2026
21 Days

24 POHLMAN ST



\$1,120,000

704 m² 4 2 2

Sold Feb 2026
17 Days

33 POHLMAN ST



\$1,042,000

1,105 m² 5 2 1

Sold Feb 2026
15 Days

39 WRENFORDSLEY PL




\$705,000

828 m² 2 1 1

Sold Jan 2026
50 Days

5 WOINARSKI PL



\$873,000

856 m² 3 1 4

Sold Jan 2026
24 Days

12 BACKHOUSE ST



\$955,000

747.9 m²
21.3m 35.0m 35.0m 21.3m

748 m² 3 2 4

Sold Dec 2025
17 Days

3 DALLEY CRES




\$817,000

787 m² 3 1 2

Sold Dec 2025
17 Days

14 POOLE PL



\$1,205,000

766 m² 5 2 2

Sold Dec 2025
19 Days

9 MCGHIE PL

\$912,000

Nov 2025
20 Days

737 m² 4 2 2

57 O'LOGHLEN ST

\$797,000

Nov 2025
15 Days

778 m² 3 1 3

37 DALLEY CRES

\$980,000

Nov 2025
16 Days

959 m² 4 2 3

16 JEFFCOTT PL

\$874,000

Oct 2025
20 Days

640 m² 3 1 2

7 CLELAND ST

\$860,000

Oct 2025
N/A

920 m² 4 2 2

16 SOLOMON CRES

\$1,110,000

Oct 2025
22 Days

792 m² 4 2 3

93 MACROSSAN CRES

\$1,130,000

Oct 2025
23 Days

859 m² 4 2 2

31 DALLEY CRES

\$850,000

Oct 2025
N/A

786 m² 4 2 2

57 STRETTON CRES

\$1,100,000

Sep 2025
24 Days

769 m² 4 2 7

14 CHAMBERS ST

\$750,000

Sep 2025
N/A

789 m² 3 1 2

LATHAM - Properties For Rent

Median Rental Price

\$670 /w

Based on 34 recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.1%

Current Median Price: \$859,000
Current Median Rent: \$670

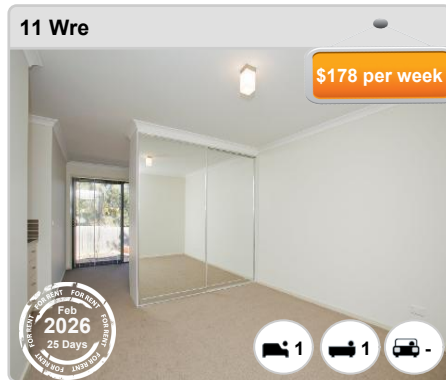
Based on 36 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

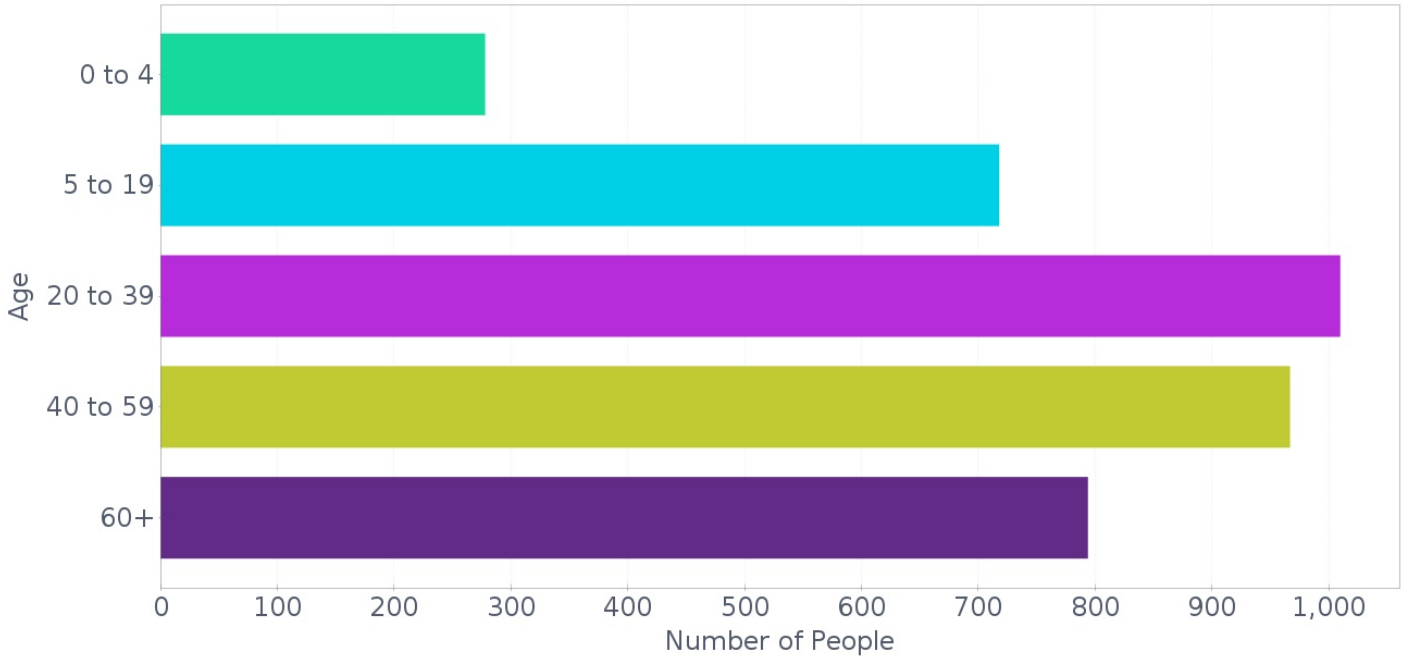
34

Based on recorded House rentals within the last 12 months (2025)

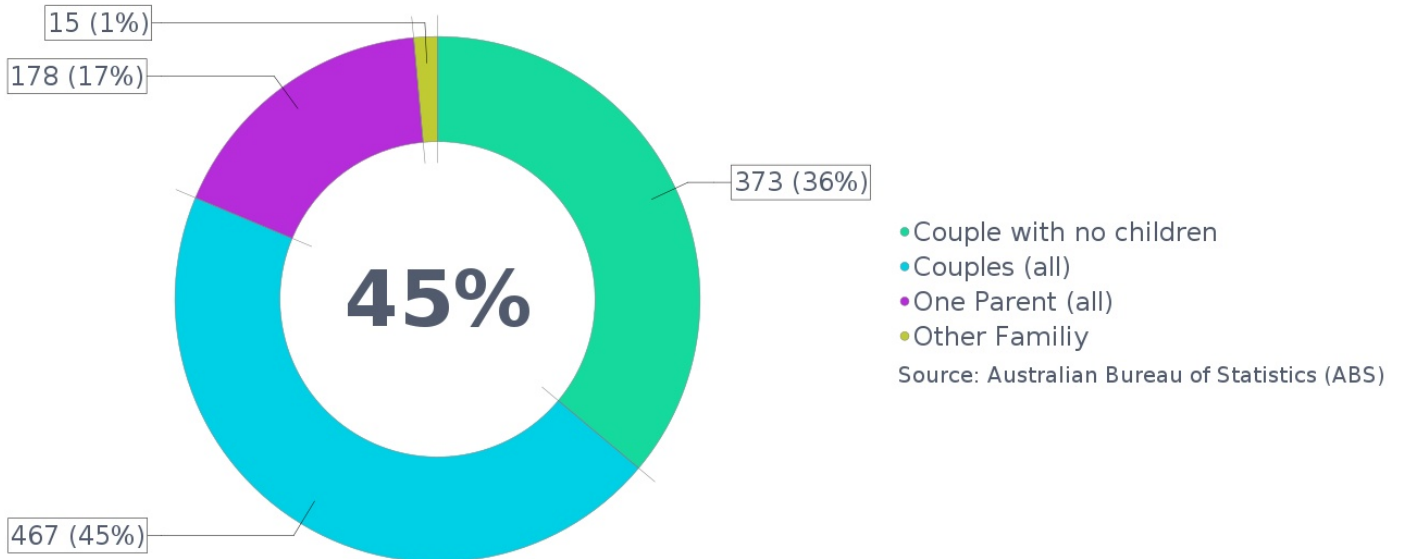
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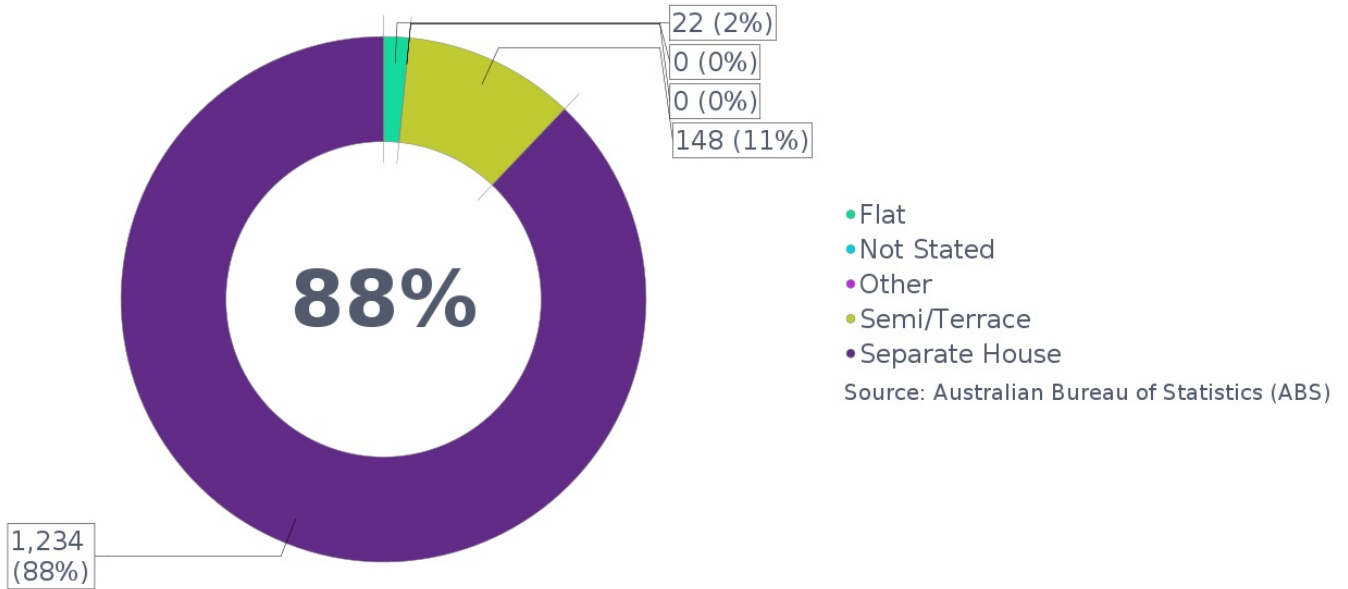
Age of Population (2021)



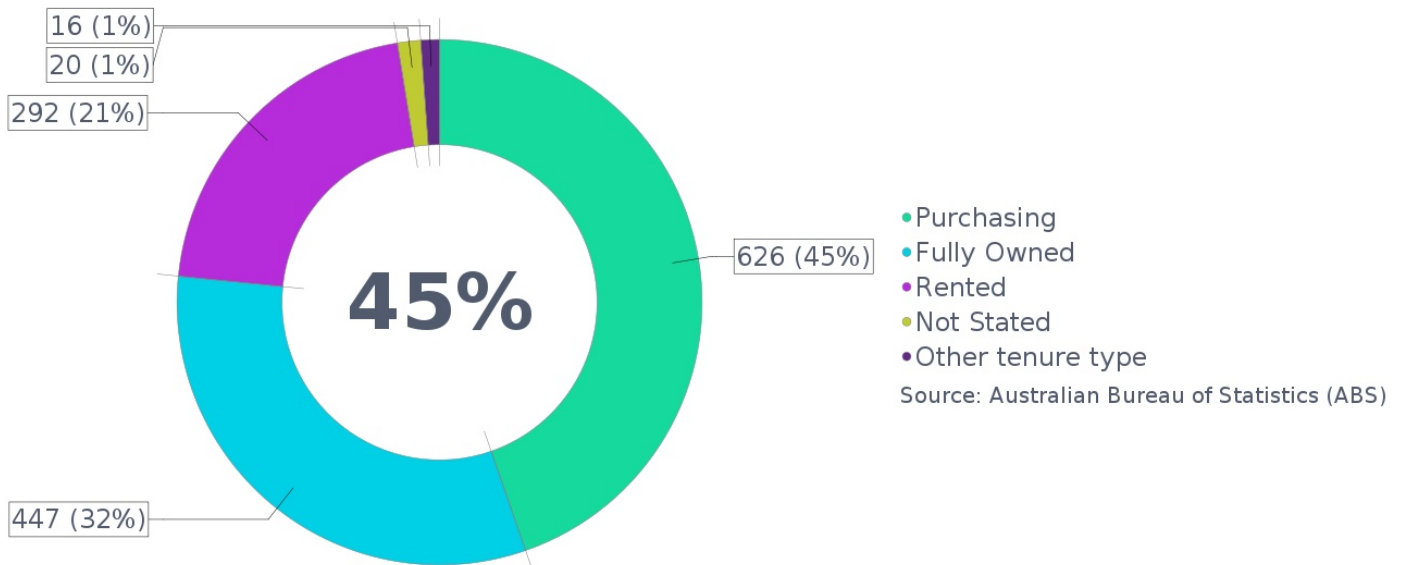
Family Composition (2021)



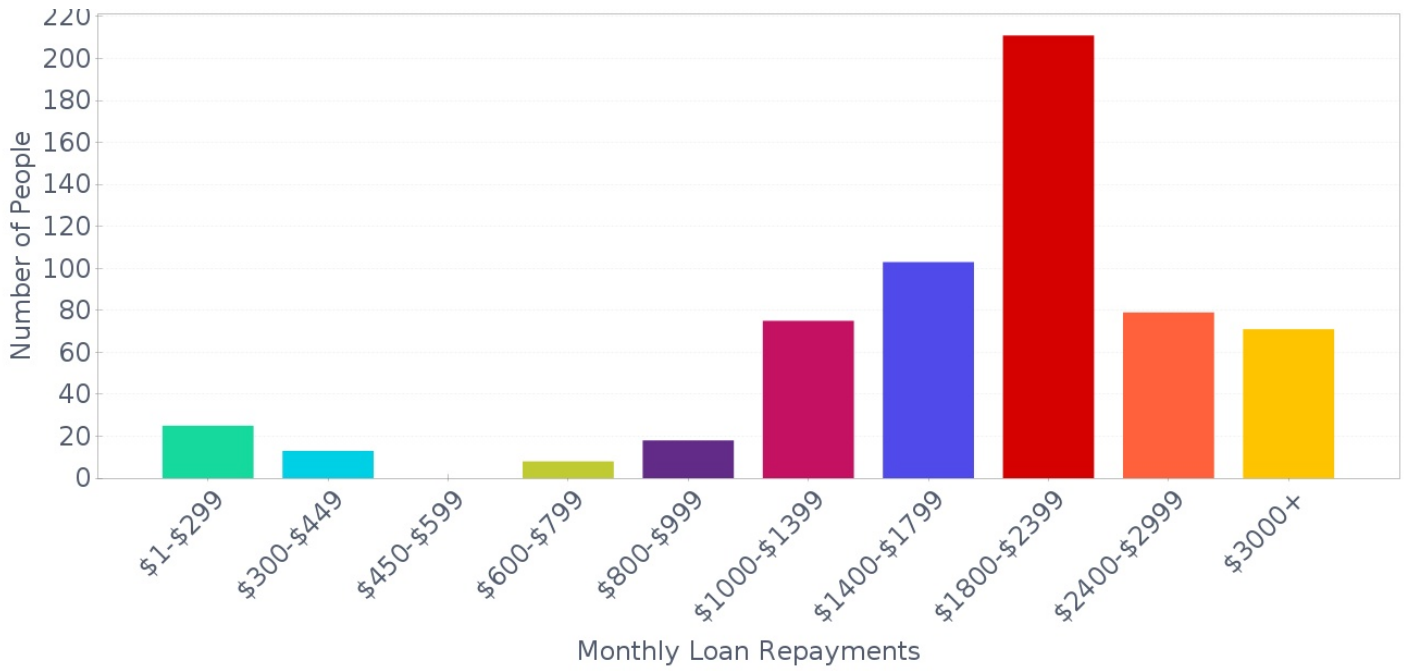
Dwelling Structure (2021)



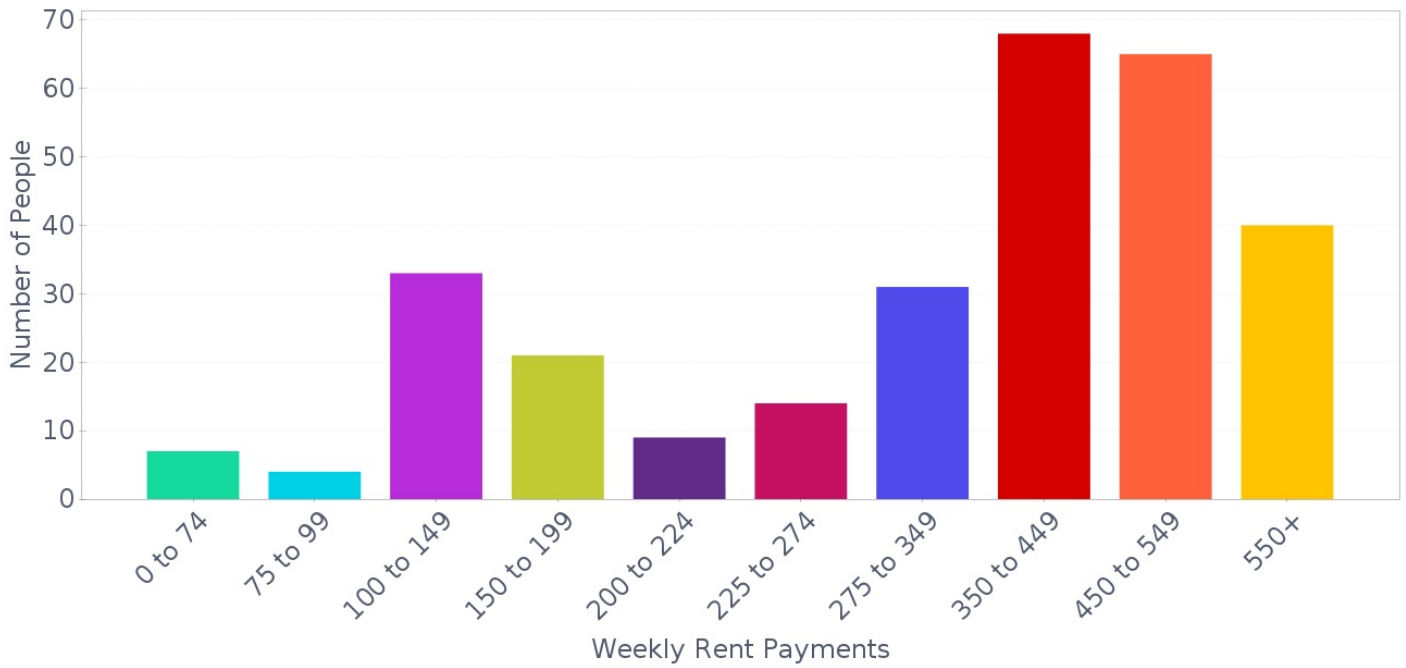
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

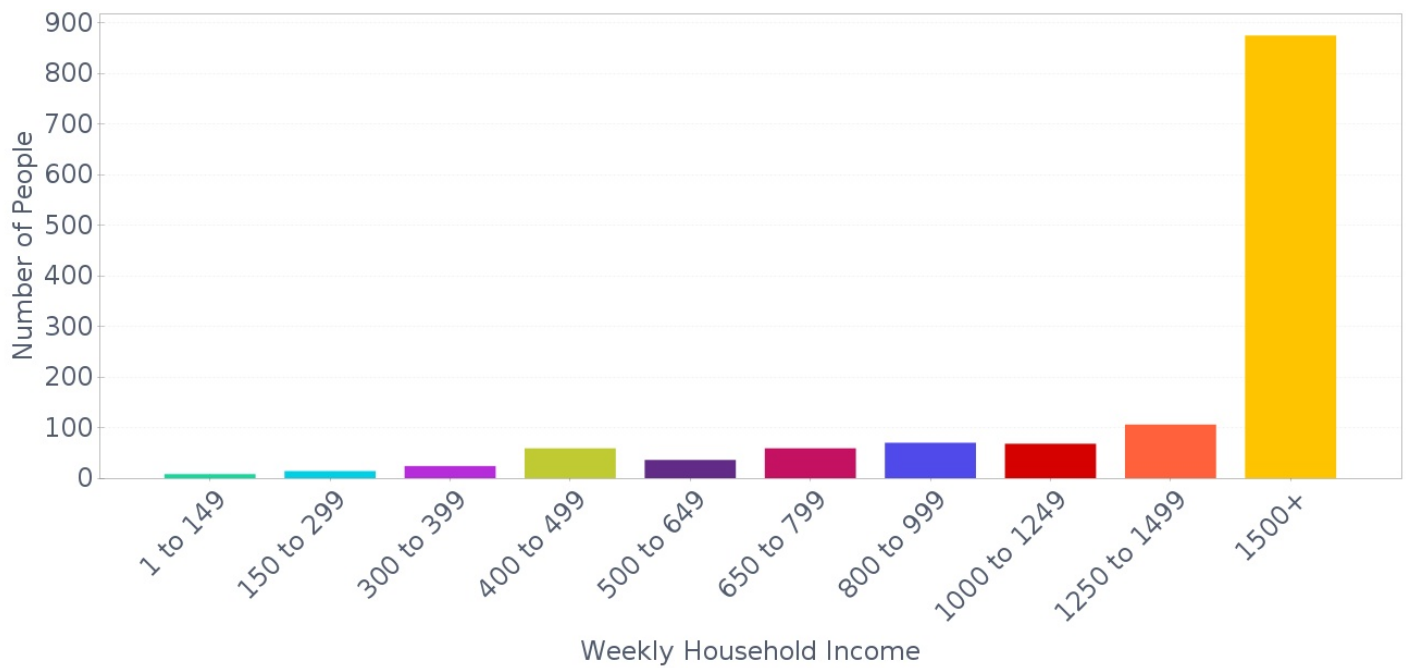


Rent Payments - Weekly (2021)

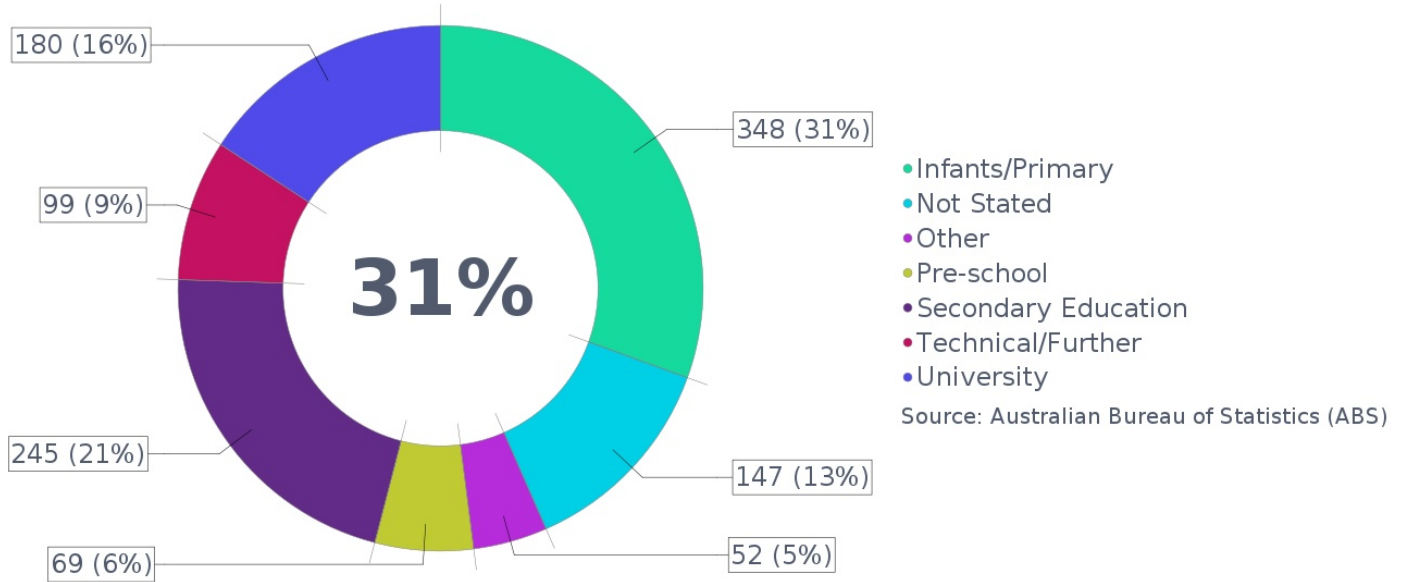




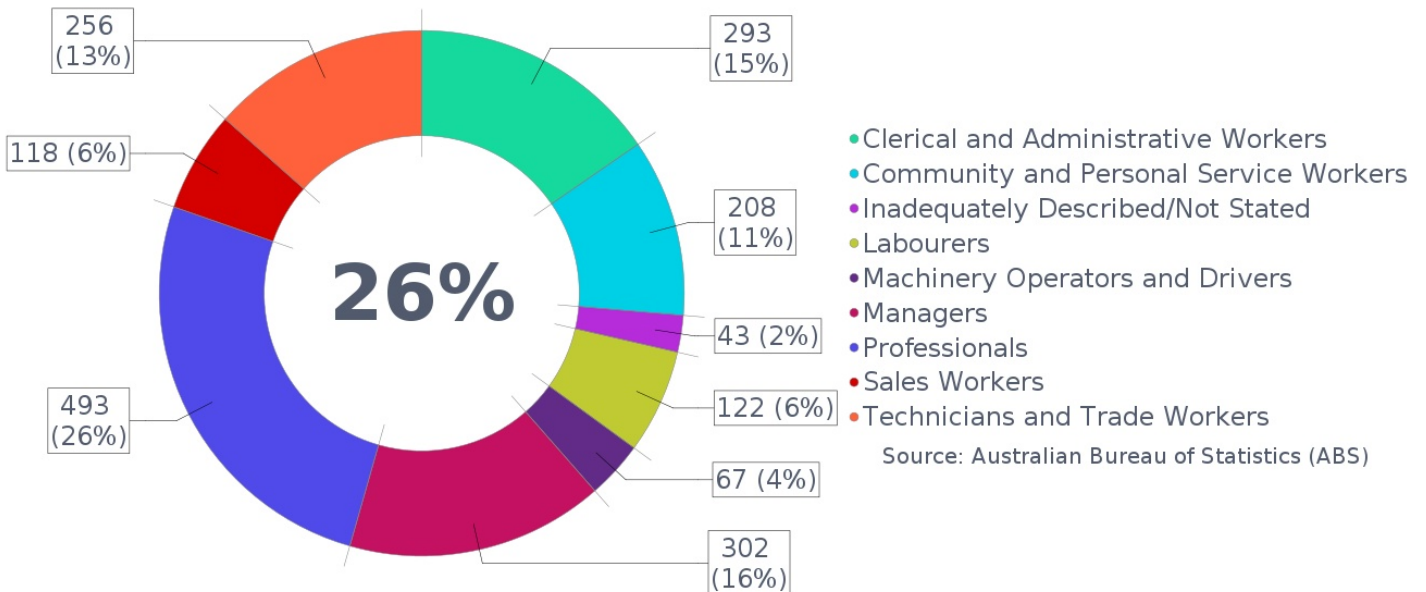
Household Income - Weekly (2021)



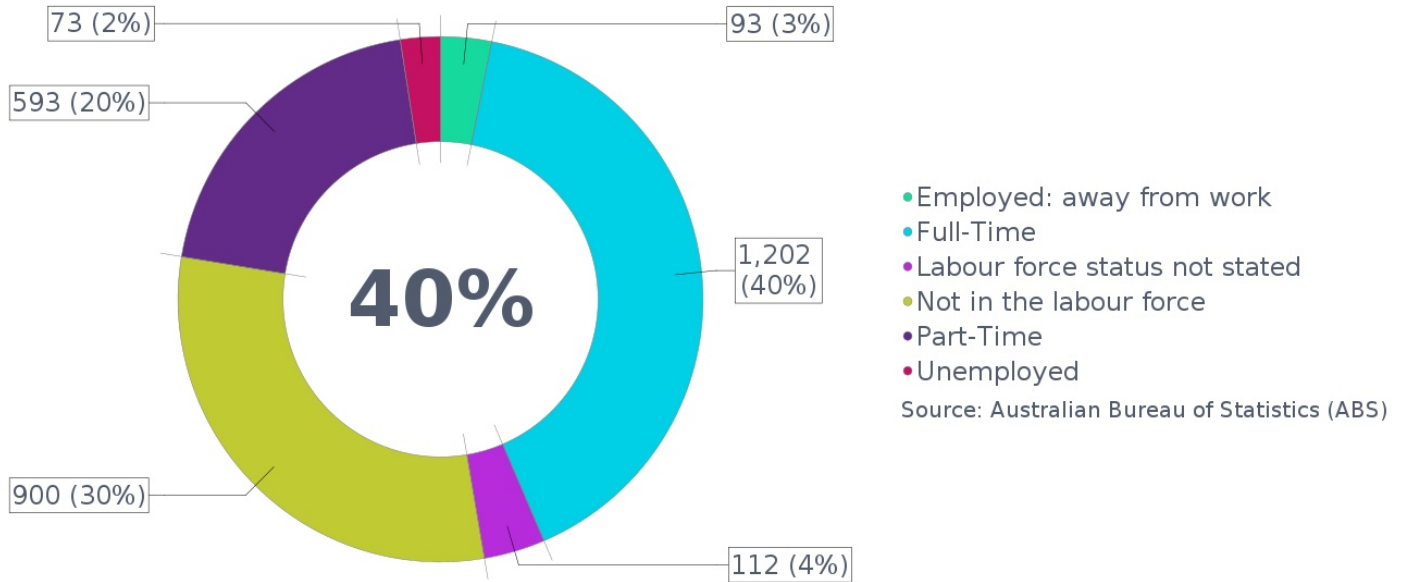
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

