

Suburb Profile Report
Lathlain WA 6100

Prepared on 05 June 2023



CoreLogic®





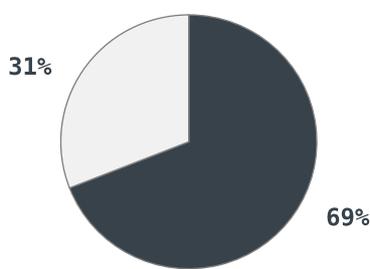
4.8km
Distance from GPO



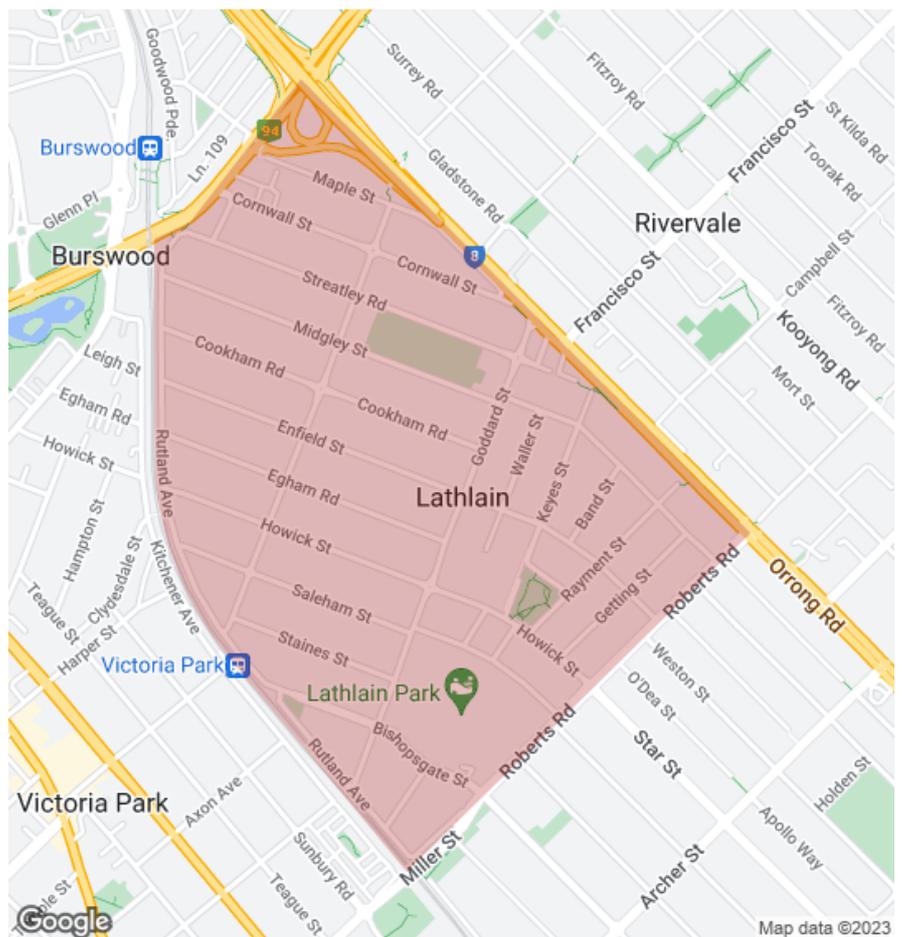
3.4k
Population
↑10.7%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Lathlain is approximately 1.6 square kilometres. It has 3 parks covering nearly 8.2% of total area. The population of Lathlain in 2011 was 3,037 people. By 2016 the population was 3,361 showing a population growth of 10.7% in the area during that time. The predominant age group in Lathlain is 30-39 years. Households in Lathlain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lathlain work in a professional occupation. In 2011, 66.7% of the homes in Lathlain were owner-occupied compared with 67% in 2016. Currently the median sales price of houses in the area is \$881,000.

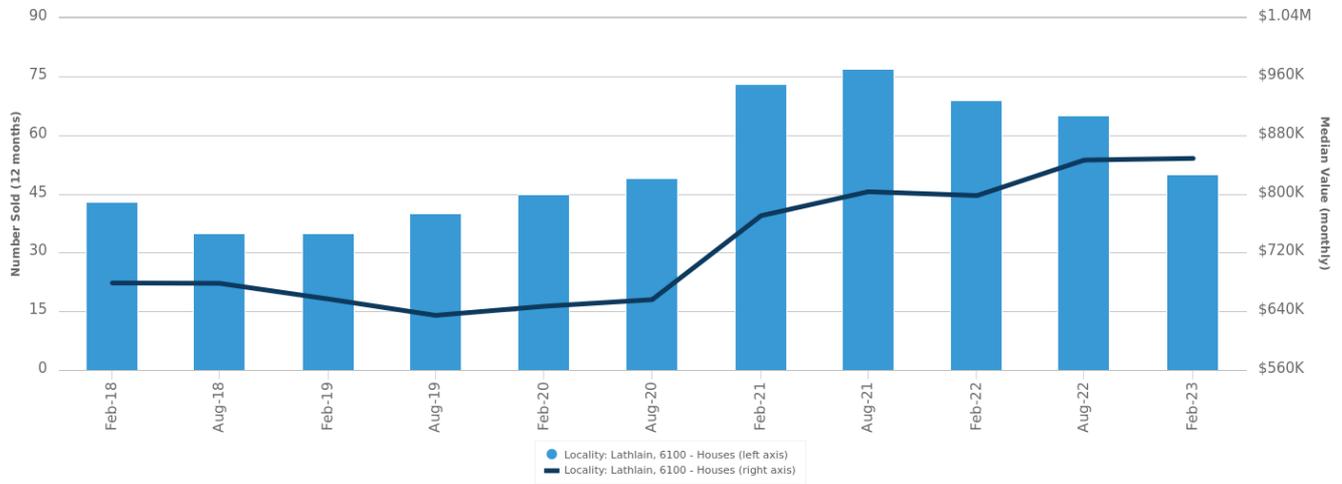
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,345	33	\$844,994	1
	315	25	\$427,696	11

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

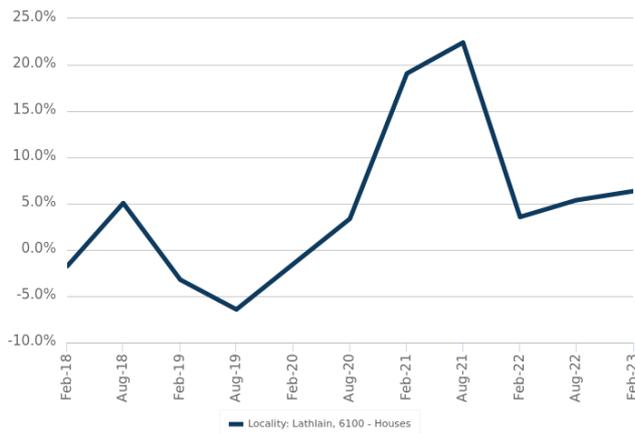


Houses: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,077,500

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

\$\$

Median Price*

\$881,000

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*

\$711,250

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

0

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

Recently Sold

1

3
BEDROOMS

6



18 Staines Street Lathlain WA 6100

Listed on 23 May 2023
[Contact Agent](#)

1
 1
 1,012m²



41 Keyes Street Lathlain WA 6100

Sold on 18 Apr 0005
\$1,000,000*

1
 1
 986m²

56 Howick Street Lathlain WA 6100

Sold on 15 Mar 2023
\$735,000*

1
 1
 506m²

0

4
BEDROOMS

6

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



7 Cookham Road Lathlain WA 6100

Sold on 03 Apr 2023
\$1,440,000*

2
 3
 759m²



105 Enfield Street Lathlain WA 6100

Sold on 30 Mar 2023
\$1,410,000*

2
 2
 733m²

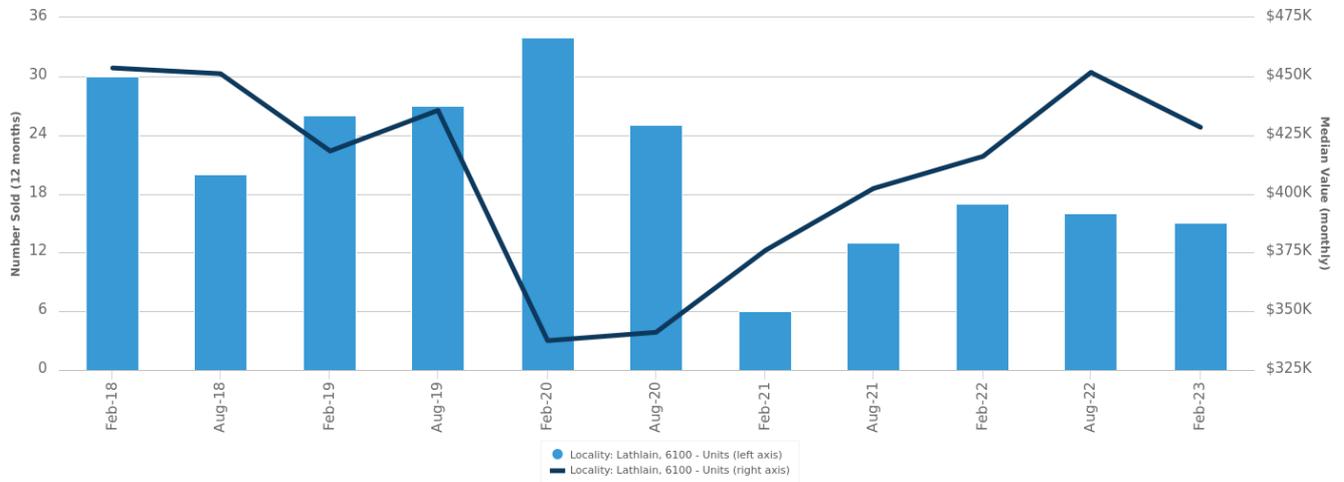


= number of houses currently On the Market or Sold within the last 6 months

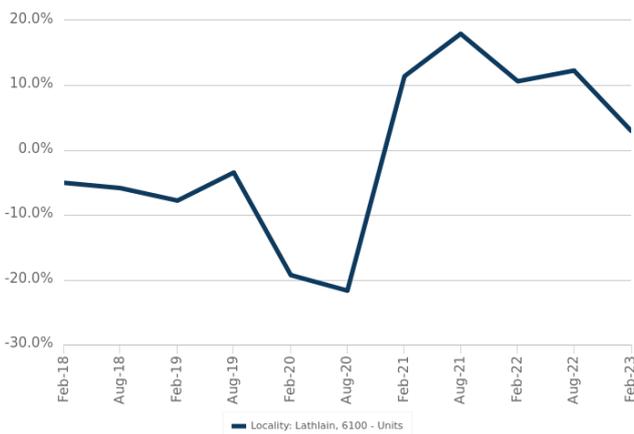
*Agent advised

Units: For Sale

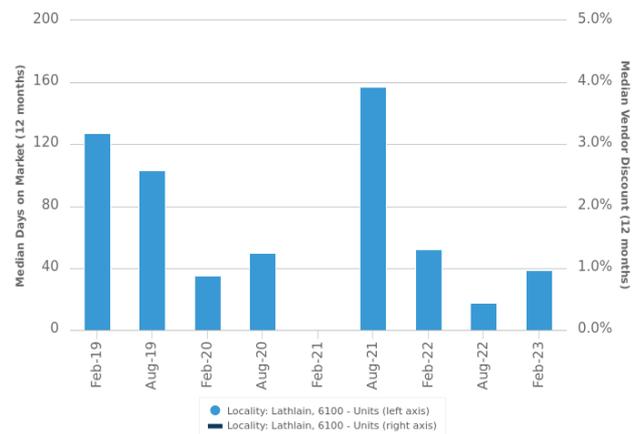
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$554,527

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

\$\$

Median Price*

\$433,000

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*

\$384,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

Recently Sold

2

1
BEDROOMS

1



7/7 Midgley Street Lathlain WA 6100

Listed on 24 May 2023
New To Market



310/2 Rutland Avenue Lathlain WA 6100

Sold on 05 Jan 2023
\$379,000



228/2 Rutland Avenue Lathlain WA 6100

Listed on 23 May 2023
\$350,000



6

2
BEDROOMS

3



333/2 Rutland Avenue Lathlain WA 6100

Listed on 30 May 2023
Expressions of Interest



7/29 Bishopsgate Street Lathlain WA 6100

Sold on 11 Apr 2023
\$450,000



48/46-48 Rutland Avenue Lathlain WA

Listed on 30 May 2023
UNDER OFFER



1/1 Bishopsgate Street Lathlain WA 6100

Sold on 11 Feb 2023
\$435,000



1

3
BEDROOMS

3



2/7 Bishopsgate Street Lathlain WA 6100

Listed on 05 May 2023
Fr \$585,000



8/12 Forster Avenue Lathlain WA 6100

Sold on 08 Feb 2023
\$650,000



82A Howick Street Lathlain WA 6100

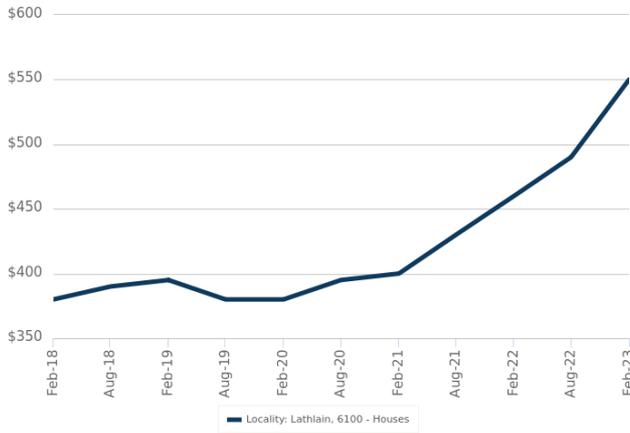
Sold on 31 Jan 2023
\$820,000



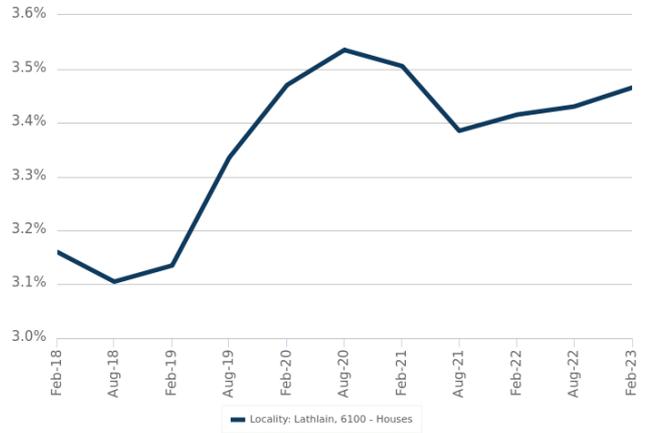
= number of units currently On the Market or Sold within the last 6 months

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



48 Goddard Street Lathlain WA 6100

Listed on 31 May 2023
\$620/W

2

2

441m²



16 Staines Street Lathlain WA 6100

Listed on 12 May 2023
\$520/W

2

2

410m²

0

4
BEDROOMS

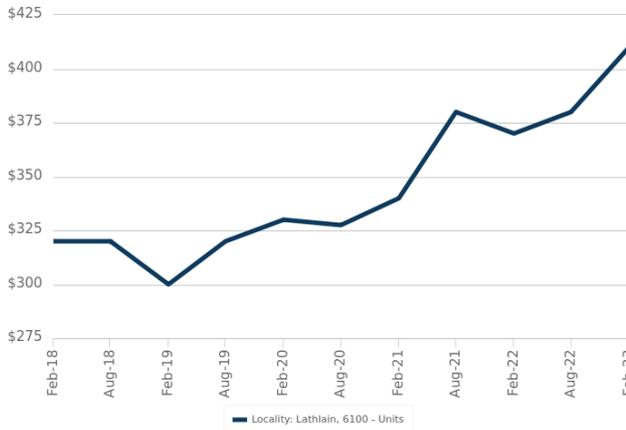
There are no 4 bedroom Houses for rent in this suburb



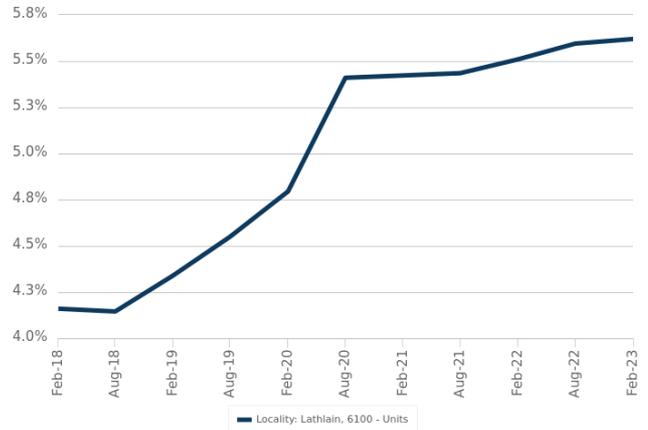
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

2

1
BEDROOMS



3/7 Roberts Road Lathlain WA 6100

Listed on 13 May 2023
\$450/W



3/7 Midgley Street Lathlain WA 6100

Listed on 11 May 2023
\$320/W



1

2
BEDROOMS



40/46-48 Rutland Avenue Lathlain WA

Listed on 18 Apr 0005
\$425/W



2

3
BEDROOMS



39B Bishopsgate Street Lathlain WA 6100

Listed on 03 Jun 2023
\$520/W



5C Roberts Road Lathlain WA 6100

Listed on 25 May 2023
\$690/W



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

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