

# Suburb Statistics Report

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## Area Profile

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.

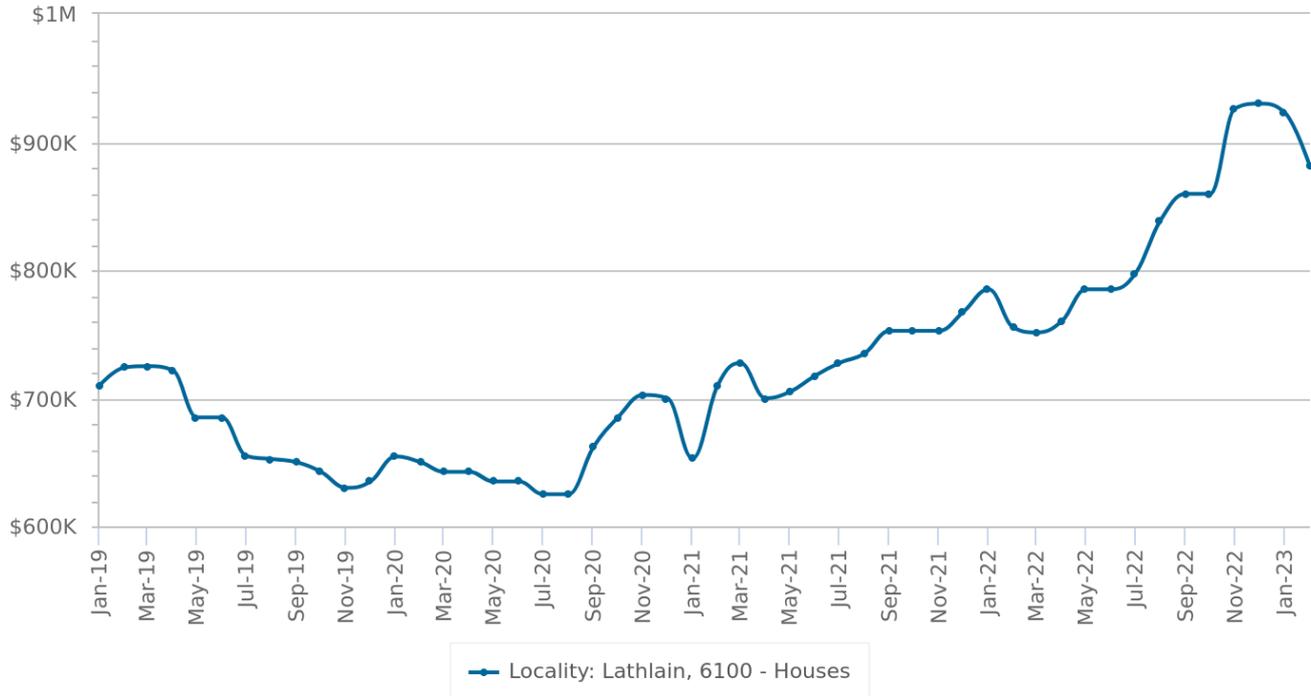
Currently the median sales price of houses in the area is \$881,000.

### Median Sales Price

	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Period	Median Price				
January	\$710,000	\$654,500	\$653,000	\$785,000	\$923,000
February	\$724,000	\$650,000	\$710,000	\$755,000	\$881,000
March	\$725,000	\$642,500	\$727,500	\$751,300	n/a
April	\$722,000	\$642,500	\$700,000	\$760,000	n/a
May	\$685,000	\$635,000	\$705,000	\$785,000	n/a
June	\$685,000	\$635,000	\$717,500	\$785,000	n/a
July	\$655,000	\$625,000	\$727,500	\$797,500	n/a
August	\$652,500	\$625,000	\$735,000	\$839,000	n/a
September	\$650,000	\$662,000	\$752,600	\$859,550	n/a
October	\$642,500	\$685,000	\$752,600	\$859,550	n/a
November	\$630,000	\$702,500	\$752,600	\$926,500	n/a
December	\$635,000	\$700,000	\$767,500	\$930,000	n/a

Statistics are calculated over a rolling 12 month period

### Median Sales Price



Statistics are calculated over a rolling 12 month period

### Median Sales Price vs Number Sold



\*Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices

### Recent Median Sale Prices (House)

Period	Lathlain Median Price	Victoria Park Median Price
February 2023	\$881,000	\$681,000
January 2023	\$923,000	\$680,000
December 2022	\$930,000	\$680,000
November 2022	\$926,500	\$680,000
October 2022	\$859,550	\$682,000
September 2022	\$859,550	\$675,000
August 2022	\$839,000	\$680,000
July 2022	\$797,500	\$672,500
June 2022	\$785,000	\$673,250
May 2022	\$785,000	\$670,000
April 2022	\$760,000	\$672,000
March 2022	\$751,300	\$670,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



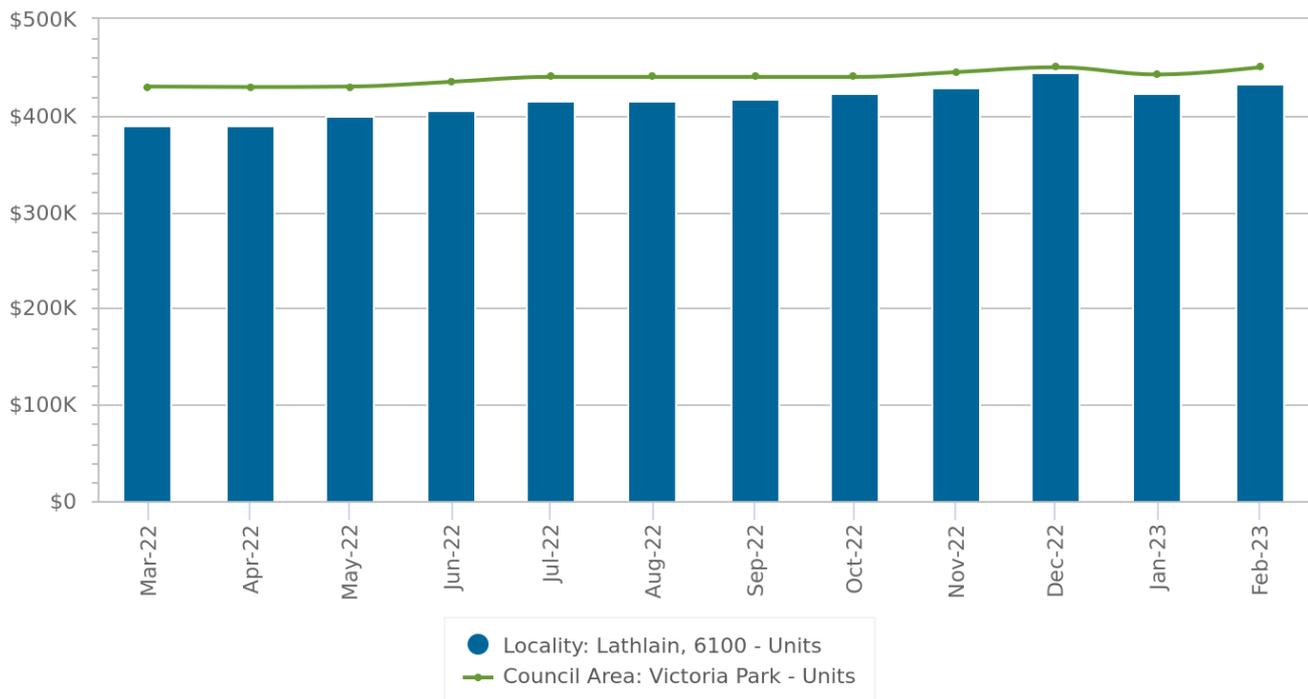
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Lathlain Median Price	Victoria Park Median Price
February 2023	\$433,000	\$450,000
January 2023	\$424,000	\$442,500
December 2022	\$445,250	\$450,000
November 2022	\$429,000	\$445,000
October 2022	\$422,500	\$440,000
September 2022	\$418,000	\$440,000
August 2022	\$415,500	\$440,000
July 2022	\$416,000	\$440,000
June 2022	\$405,000	\$435,000
May 2022	\$400,000	\$430,000
April 2022	\$389,000	\$429,500
March 2022	\$389,000	\$430,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

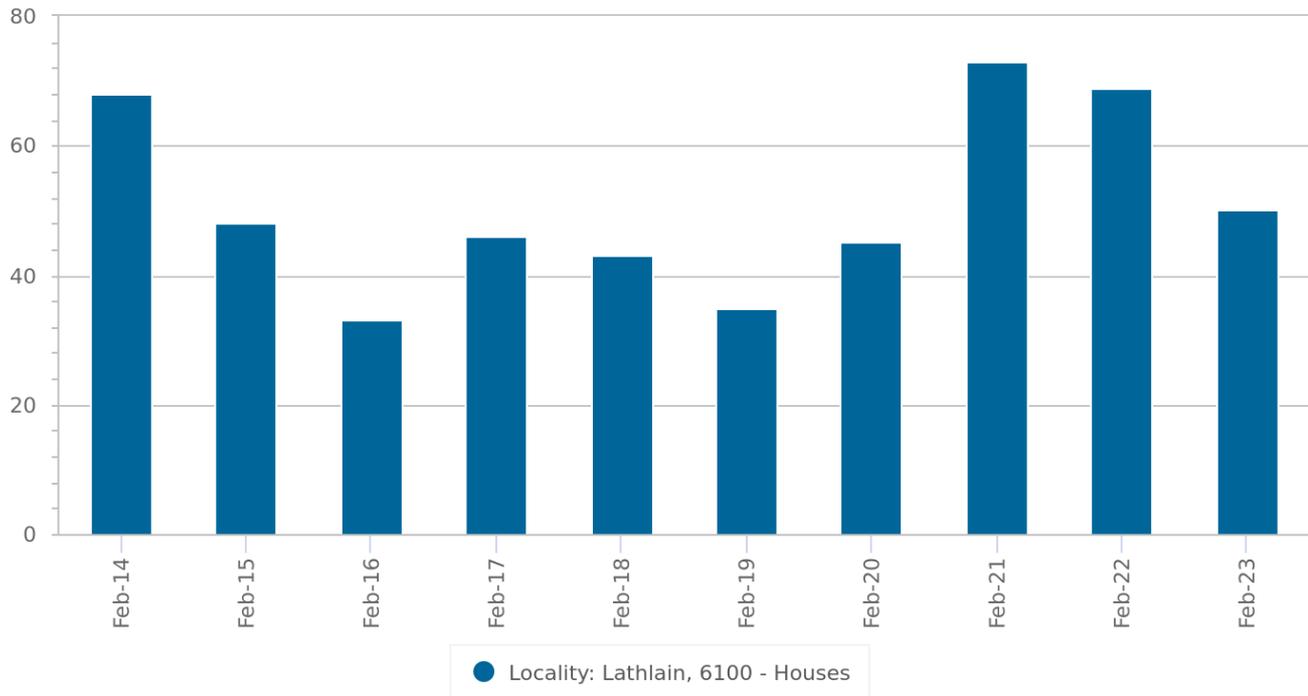
## Sales Per Annum

### Sales Per Annum (House)

Period Ending	Lathlain Number
Feb 2023	50
Feb 2022	69
Feb 2021	73
Feb 2020	45
Feb 2019	35
Feb 2018	43
Feb 2017	46
Feb 2016	33
Feb 2015	48
Feb 2014	68

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (House)



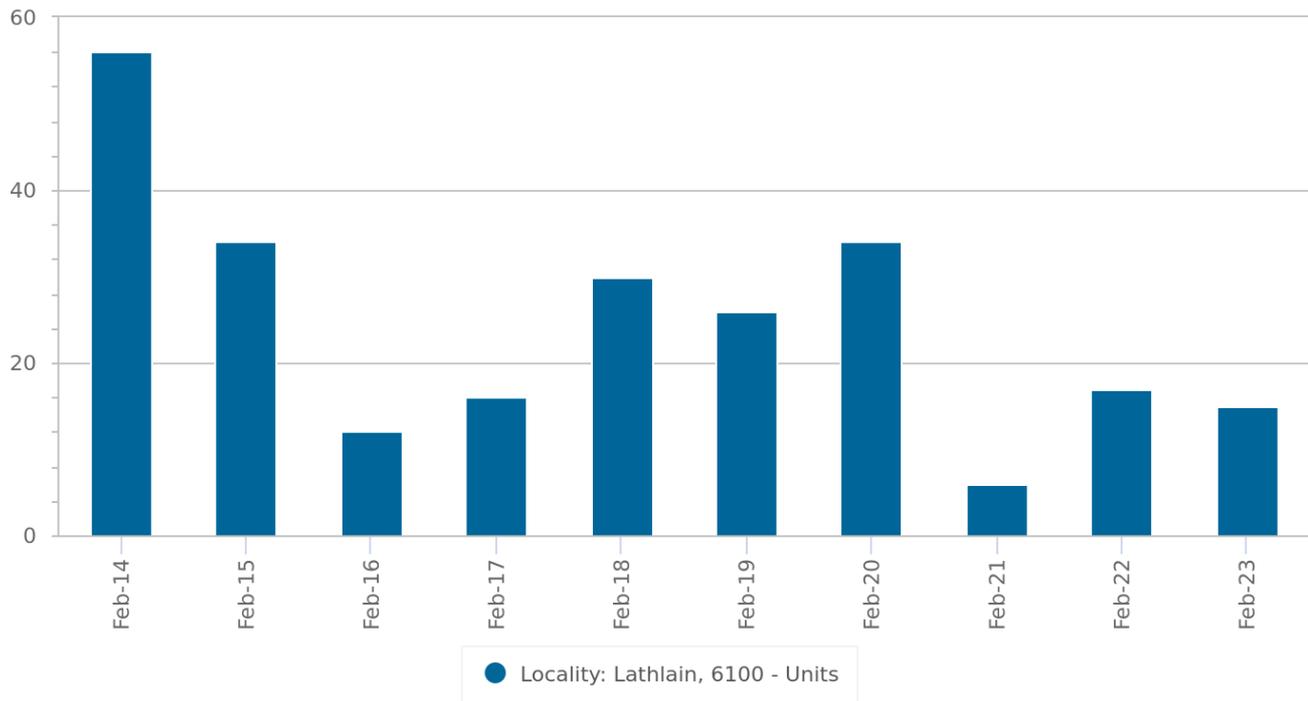
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Lathlain Number
Feb 2023	15
Feb 2022	17
Feb 2021	6
Feb 2020	34
Feb 2019	26
Feb 2018	30
Feb 2017	16
Feb 2016	12
Feb 2015	34
Feb 2014	56

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



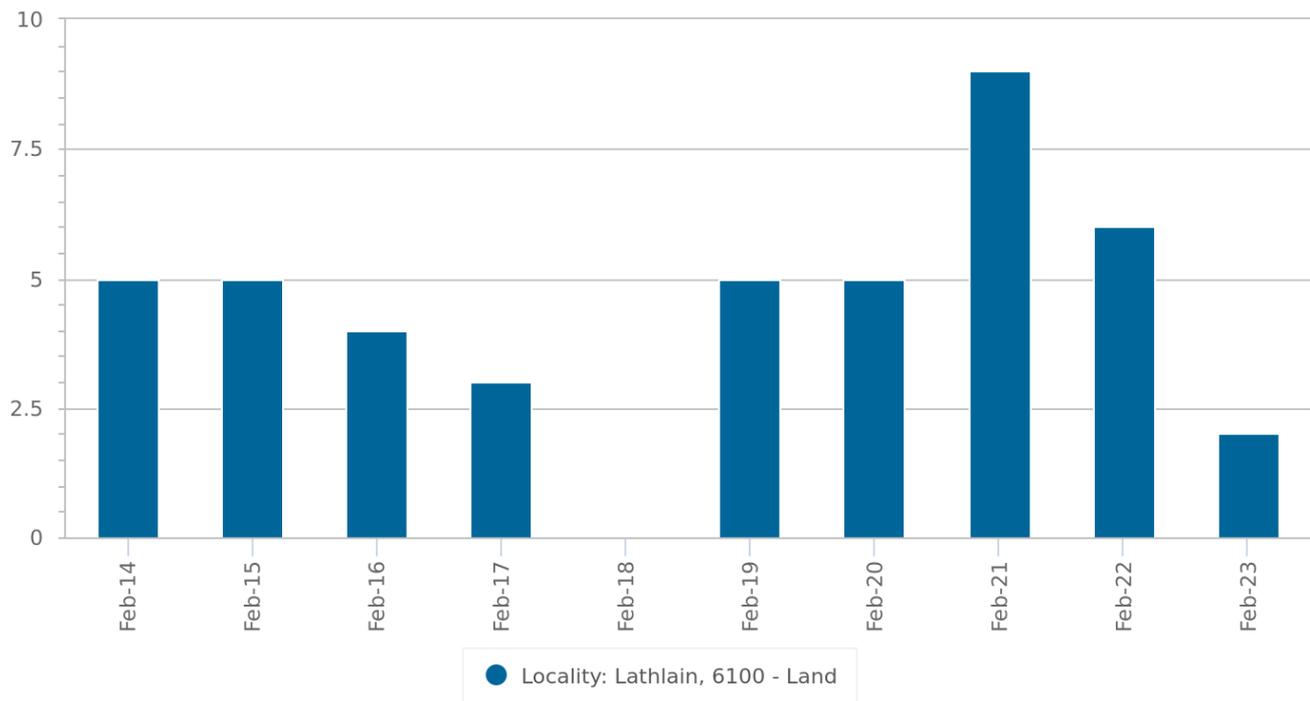
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Lathlain Number
Feb 2023	2
Feb 2022	6
Feb 2021	9
Feb 2020	5
Feb 2019	5
Feb 2018	0
Feb 2017	3
Feb 2016	4
Feb 2015	5
Feb 2014	5

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

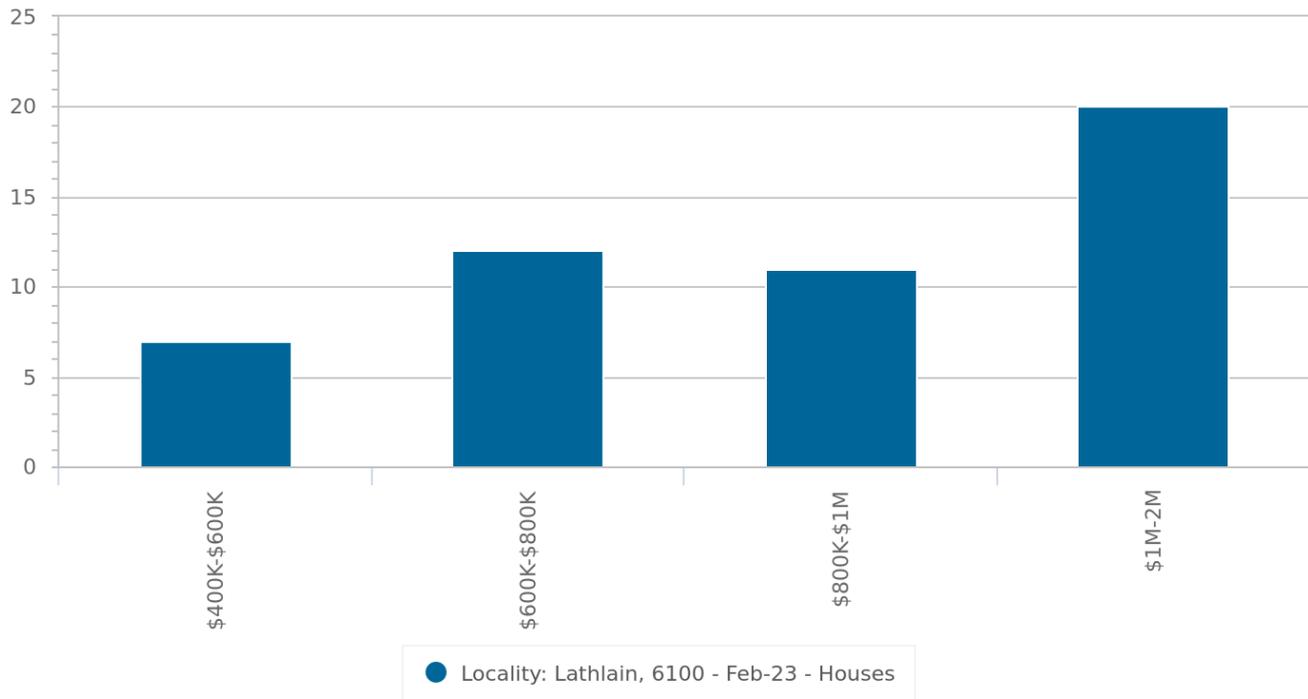
## Sales By Price

### Sales By Price - 12 months (House)

Price	Lathlain Number
\$400K-\$600K	7
\$600K-\$800K	12
\$800K-\$1M	11
\$1M-\$2M	20

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (House)



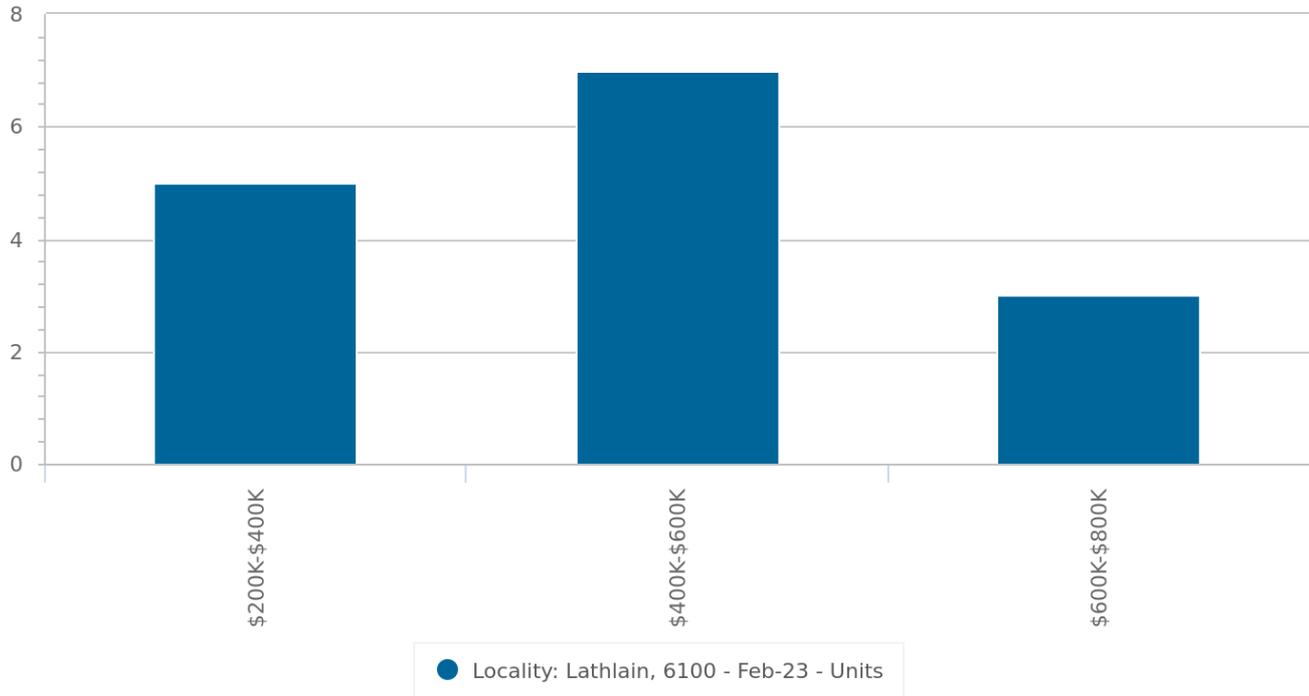
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)

Price	Lathlain Number
\$200K-\$400K	5
\$400K-\$600K	7
\$600K-\$800K	3

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)



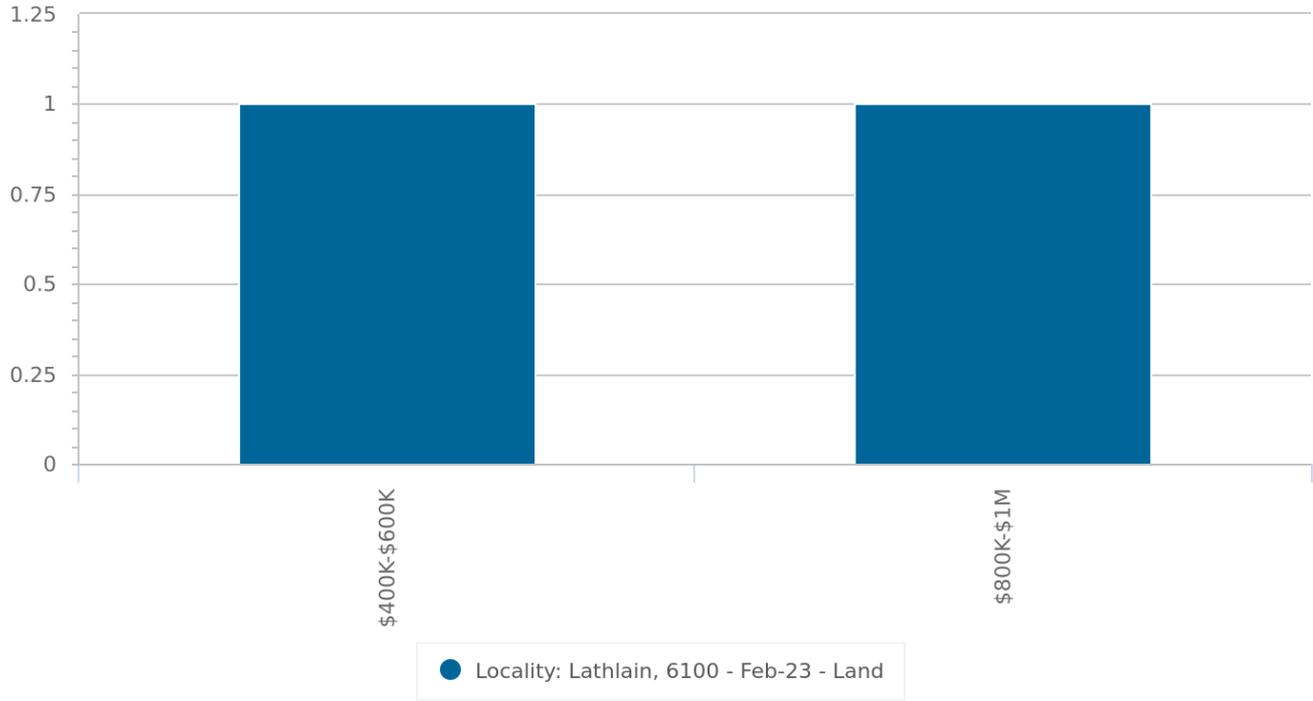
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)

Price	Lathlain	
	Number	
\$400K-\$600K	1	
\$800K-\$1M	1	

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

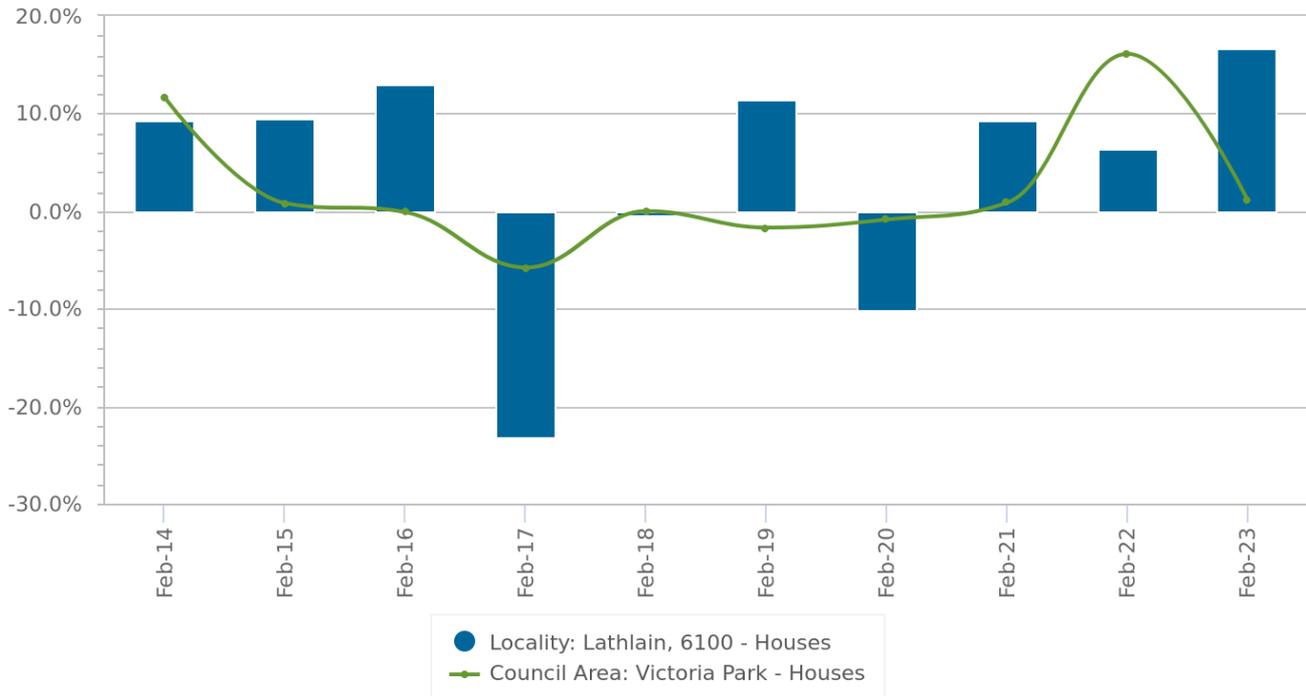
## Change in Median Price

### Change in Median Price (House)

Period	Lathlain % Change	Victoria Park % Change
Feb 2023	16.69%	1.11%
Feb 2022	6.34%	16.12%
Feb 2021	9.23%	0.87%
Feb 2020	-10.22%	-0.86%
Feb 2019	11.38%	-1.69%
Feb 2018	-0.38%	0%
Feb 2017	-23.24%	-5.79%
Feb 2016	12.9%	-0.12%
Feb 2015	9.43%	0.8%
Feb 2014	9.21%	11.57%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (House)



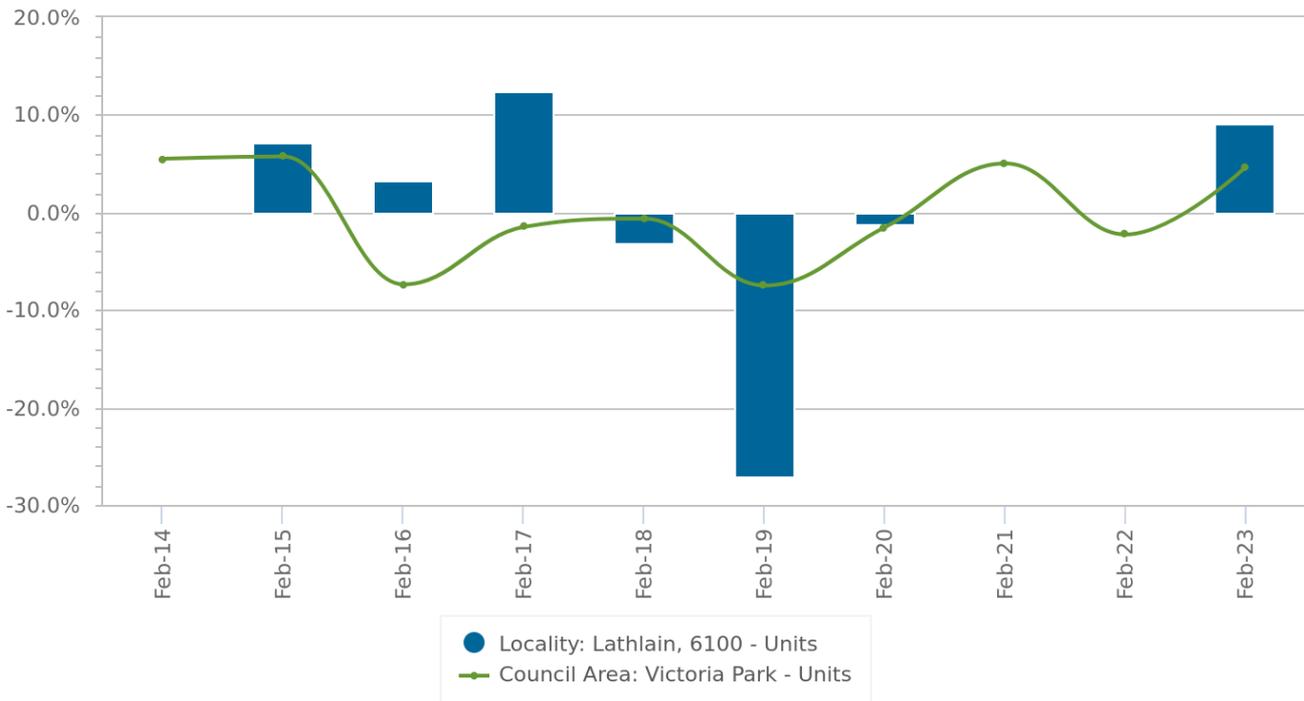
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Lathlain % Change	Victoria Park % Change
Feb 2023	9.07%	4.65%
Feb 2022	0%	-2.27%
Feb 2021	0%	5.01%
Feb 2020	-1.14%	-1.53%
Feb 2019	-27.17%	-7.5%
Feb 2018	-3.15%	-0.65%
Feb 2017	12.49%	-1.49%
Feb 2016	3.35%	-7.39%
Feb 2015	7.19%	5.73%
Feb 2014	0%	5.49%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Lathlain % Change	Victoria Park % Change
Feb 2022	0%	35%
Feb 2021	0%	6.52%
Feb 2020	0%	-8.41%
Feb 2019	0%	-4.54%
Feb 2018	0%	6.05%
Feb 2017	0%	3.05%
Feb 2016	0%	-10.68%
Feb 2015	0%	-8.14%
Feb 2014	0%	36.86%
Feb 2013	0%	0%

Statistics are calculated over a rolling 12 month period

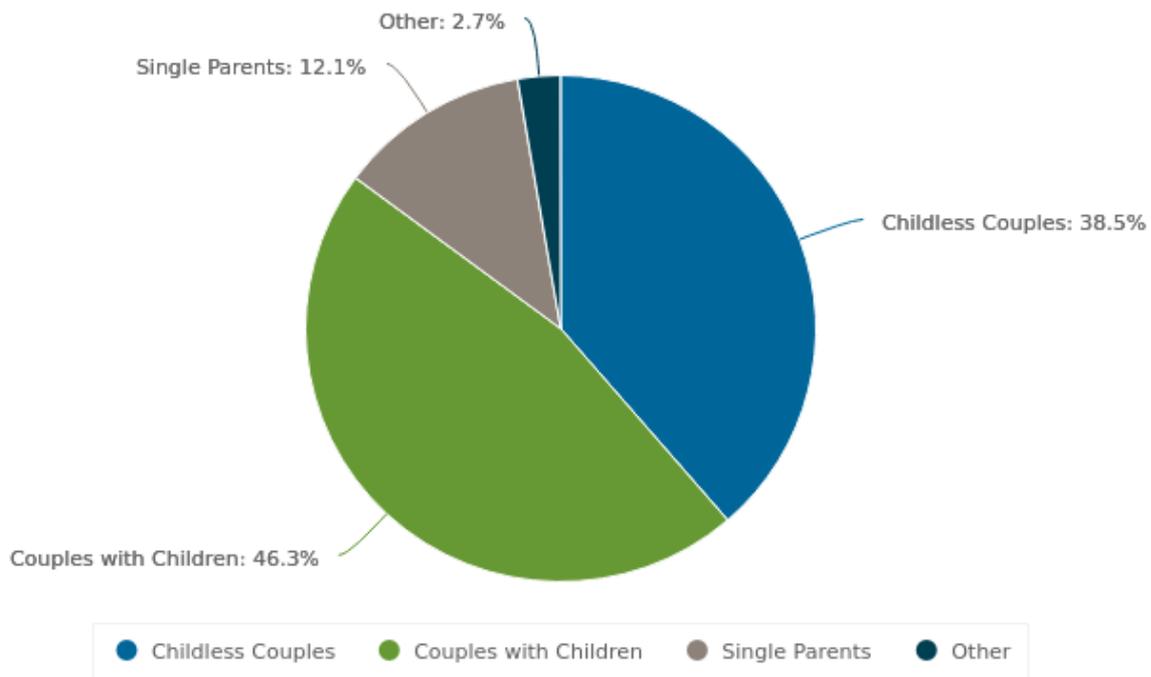
# Household

## Household Structure

Type	Percent
Couples with Children	46.3
Childless Couples	38.5
Single Parents	12.1
Other	2.7

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Structure



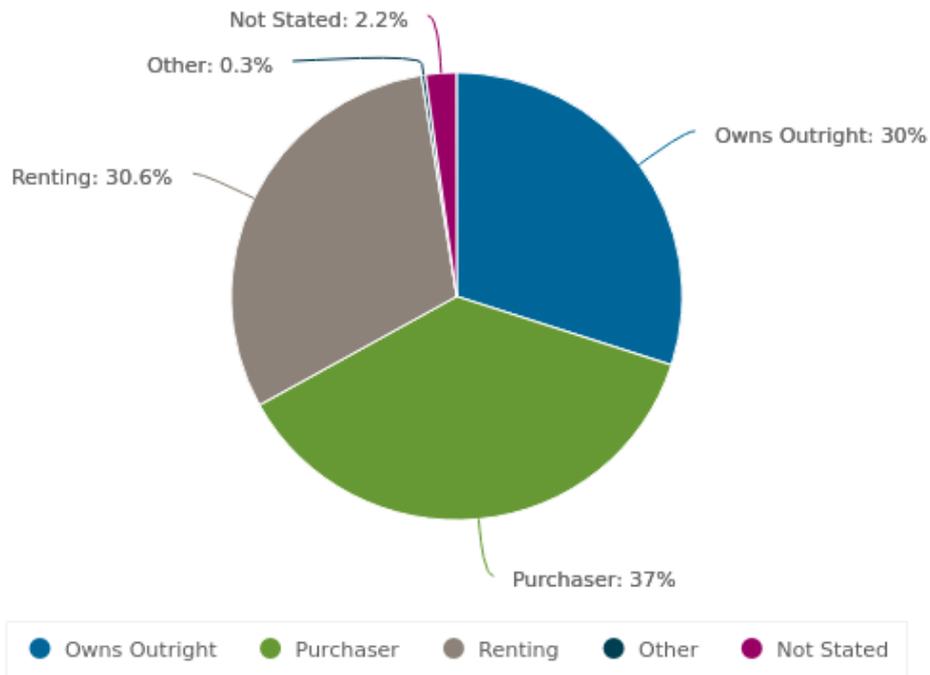
Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy

Type	Percent
Purchaser	37.0
Renting	30.6
Owns Outright	30.0
Not Stated	2.2
Other	0.3

Statistics are provided by the Australian Bureau of Statistics (ABS)

### Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)

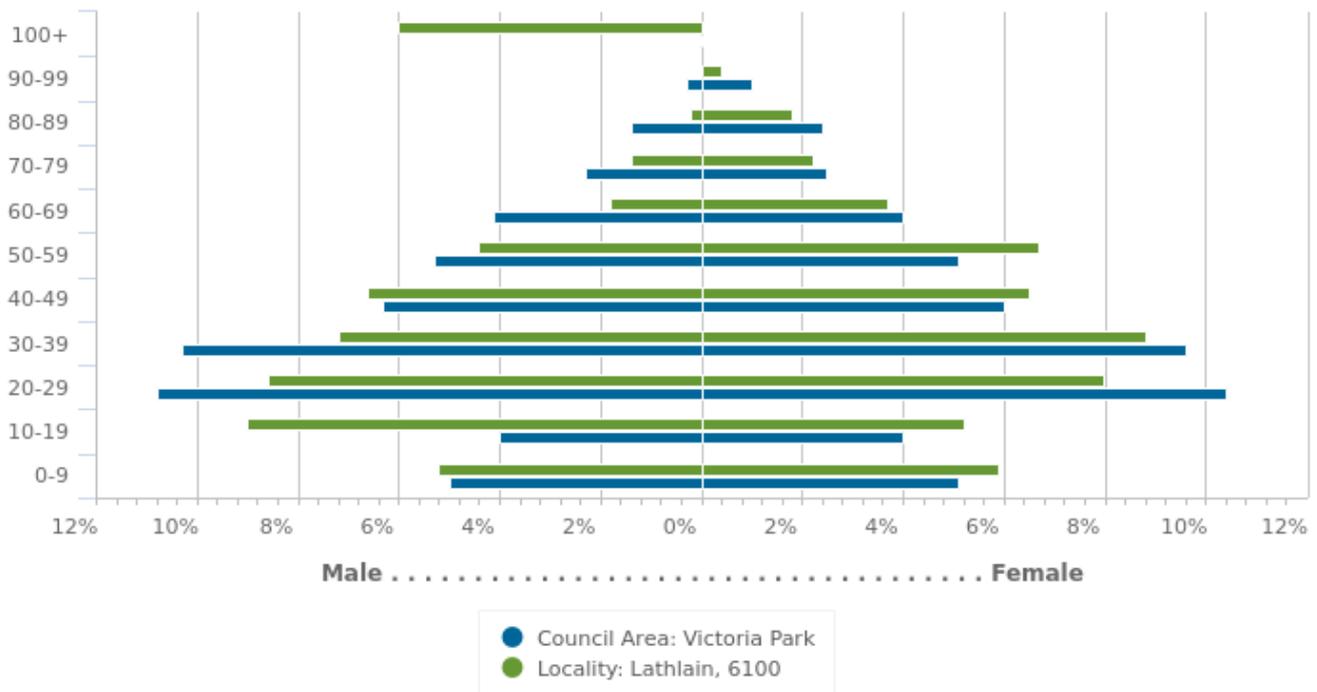
# Age Sex Ratio

## Age Sex Ratio

Age Group	Lathlain		Victoria Park	
	Male %	Female %	Male %	Female %
0-9	6.0	5.9	5.0	5.1
10-19	5.2	5.2	4.0	4.0
20-29	9.0	8.0	10.8	10.4
30-39	8.6	8.8	10.3	9.6
40-49	7.2	6.5	6.3	6.0
50-59	6.6	6.7	5.3	5.1
60-69	4.4	3.7	4.1	4.0
70-79	1.8	2.2	2.3	2.5
80-89	1.4	1.8	1.4	2.4
90-99	0.2	0.4	0.3	1.0
100+	n/a	n/a	n/a	0.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)

# Household Income

## Household Income

Income Range	Lathlain %	Victoria Park %
0-15.6K	4.6	5.3
15.6-33.8K	9.0	14.0
33.8-52K	11.3	11.1
52-78K	12.9	13.5
78-130K	21.4	22.3
130-182K	12.4	10.9
182K+	17.3	13.1

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Income



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