

# Suburb Profile Report



## Belair SA 5052

Prepared on: 09 August 2019

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## BELAIR

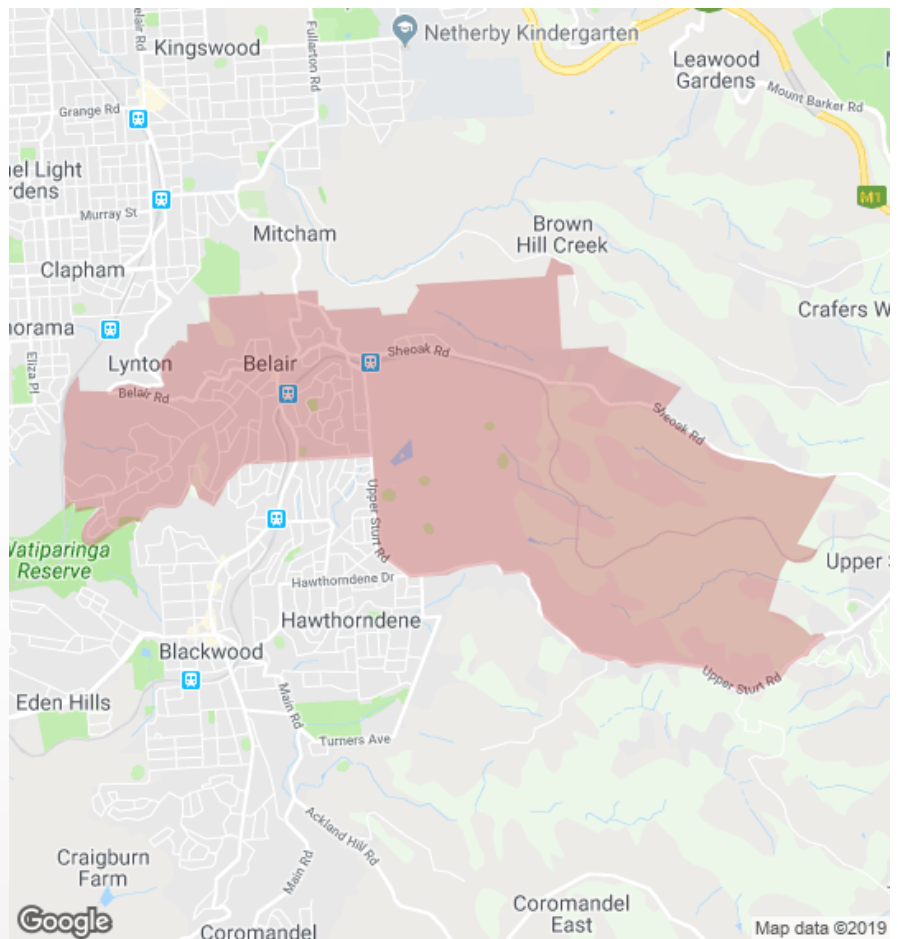
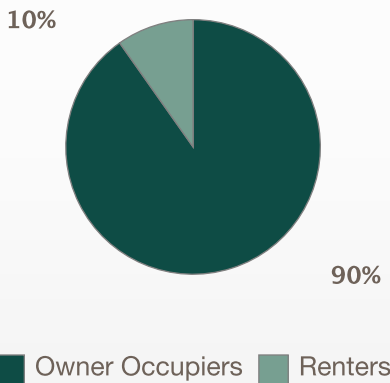
- 8.6km  
Distance from GPO

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- 4.4k  
Population  
↑0.1%  
5 year population change

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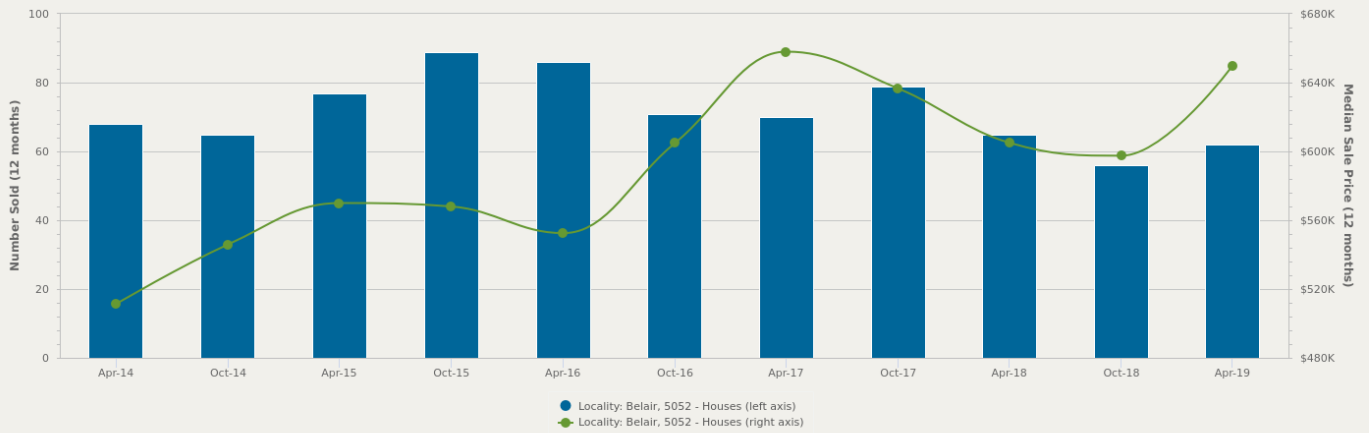
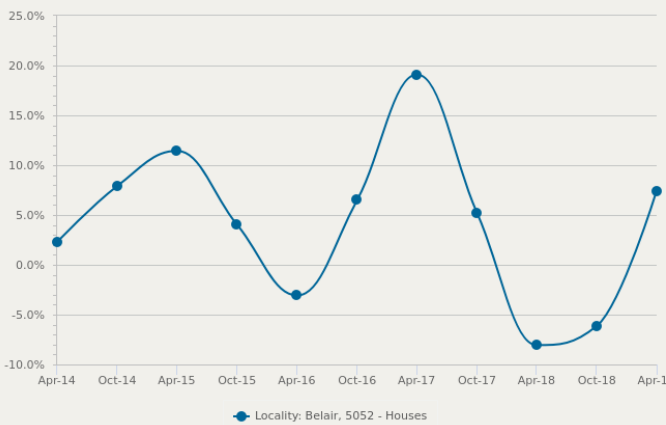
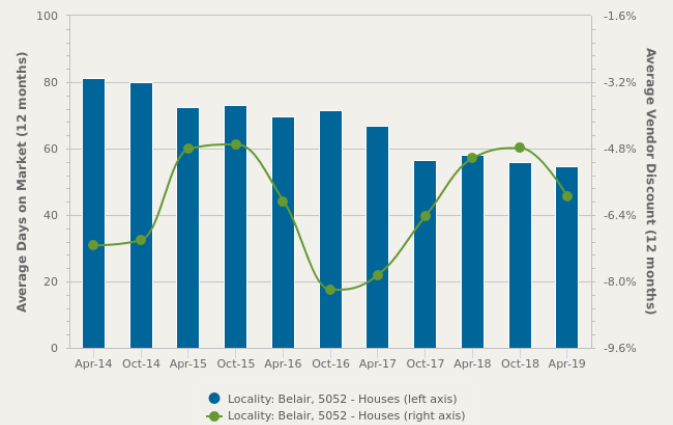
- Average length of ownership



The size of Belair is approximately 14.9 square kilometres. It has 10 parks covering nearly 54% of total area. The population of Belair in 2011 was 4,390 people. By 2016 the population was 4,393 showing a population growth of 0.1% in the area during that time. The predominant age group in Belair is 40-49 years. Households in Belair are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Belair work in a professional occupation. In 2011, 83.1% of the homes in Belair were owner-occupied compared with 83.4% in 2016. Currently the median sales price of houses in the area is \$650,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,558	76	\$645,515	17
	25	1	-	0

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


**HOUSES: FOR SALE**
**Number Sold vs. Median Sale Price**

**Change in Median Price**

**Average Days on Market vs. Average Vendor Discount**

**\$\$\$**

Upper Quartile Price\*

**\$775,000**

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

**\$\$**

Median Price\*

**\$650,000**

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\*

**\$545,000**

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

\*Statistics are calculated over a rolling 12 month period


**HOUSES: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **0**
 **2**  
**BEDROOMS**
**RECENTLY SOLD**
 **3**

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


**60 Main Road Belair SA 5052**

 Sold on 18 Jul 2019  
**\$407,000**
 **4**
 **1**
 **2,116m²**

**6 Briar Grove Belair SA 5052**

 Sold on 06 Jun 2019  
**\$0**
 **2**
 **1**
 **1,399m²**
 **4**
 **3**  
**BEDROOMS**
 **18**

**65 Gloucester Avenue Belair SA 5052**

 Listed on 07 Aug 2019  
**\$449,000 to \$489,000**
 **1**
 **1**
 **876m²**

**109 Sheoak Road Belair SA 5052**

 Listed on 02 Aug 2019  
**\$480,000**
 **2**
 **1**
 **3,189m²**

**26A Winding Way Belair SA 5052**

 Sold on 22 Jul 2019  
**\$640,000**
 **2**
 **2**
 **1,590m²**

**38 Landsdowne Avenue Belair SA 5052**

 Sold on 16 Jul 2019  
**Not Disclosed**
 **2**
 **2**
 **1,122m²**
 **7**
 **4**  
**BEDROOMS**
 **18**

**11 Monalta Drive Belair SA 5052**

 Listed on 06 Aug 2019  
[Contact Agent](#)
 **2**
 **2**
 **1,381m²**

**6 Windarra Court Belair SA 5052**

 Listed on 06 Aug 2019  
**Best Offer By 20th August**
 **4**
 **2**
 **988m²**

**1 Redgum Drive Belair SA 5052**

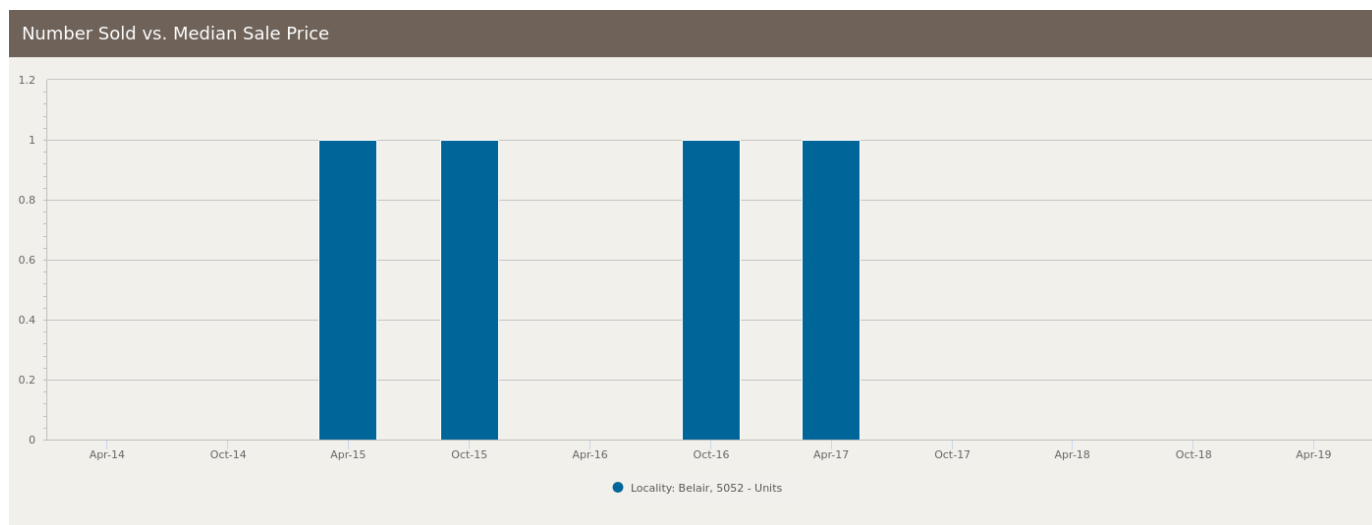
 Sold on 03 Aug 2019  
**\$800,000\***
 **2**
 **2**
 **1,308m²**

**19A Centre Way Belair SA 5052**

 Sold on 23 Jul 2019  
**\$785,000\***
 **2**
 **2**
 **937m²**


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

\*Agent advised

**UNITS: FOR SALE**


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
**RECENTLY SOLD**
 **0**
 **1**  
**BEDROOMS**
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **0**
 **2**  
**BEDROOMS**
 **0**

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

There are no recently sold 2 bedroom Units in this suburb

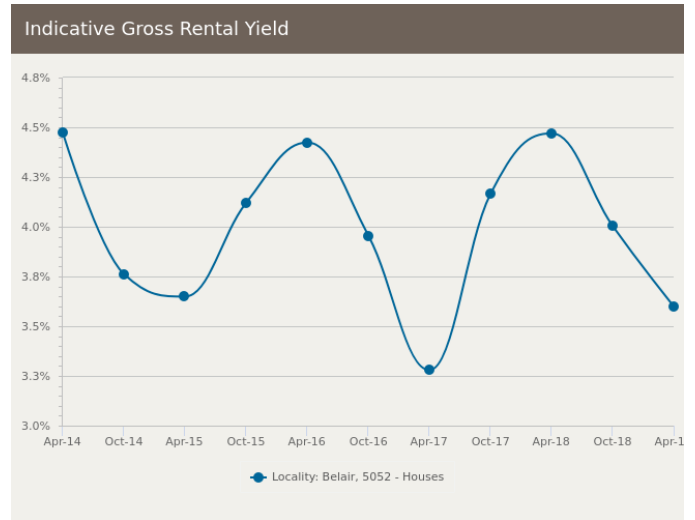
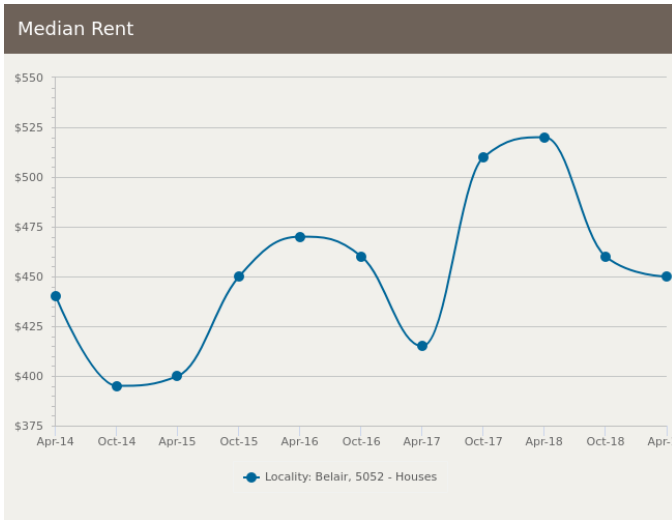
 **0**
 **3**  
**BEDROOMS**
 **0**

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

There are no recently sold 3 bedroom Units in this suburb



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


**HOUSES: FOR RENT**



**HOUSES: RENTAL ACTIVITY SNAPSHOT**
**FOR RENT**
 **0**
 **2**  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

 **0**
 **3**  
BEDROOMS


There are no 3 bedroom Houses for rent in this suburb


 **1**
 **4**  
BEDROOMS




**3 Babbage Street Belair SA 5052**

Listed on 23 Jul 2019  
\$695/W

 2

 2

 2,885m<sup>2</sup>

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


**UNITS: RENTAL ACTIVITY SNAPSHOT**
**FOR RENT**
 **0**
 **1**  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 **1**
 **2**  
BEDROOMS

**115/2 Main Road Belair SA 5052**

 Listed on 19 Jul 2019  
 \$335/W

 **2**
 **1**
 **-**
 **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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