

# Suburb Profile Report



## Dulwich SA 5065

Prepared on: 09 August 2019

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## DULWICH


**2.9km**

Distance from GPO


**1.7k**

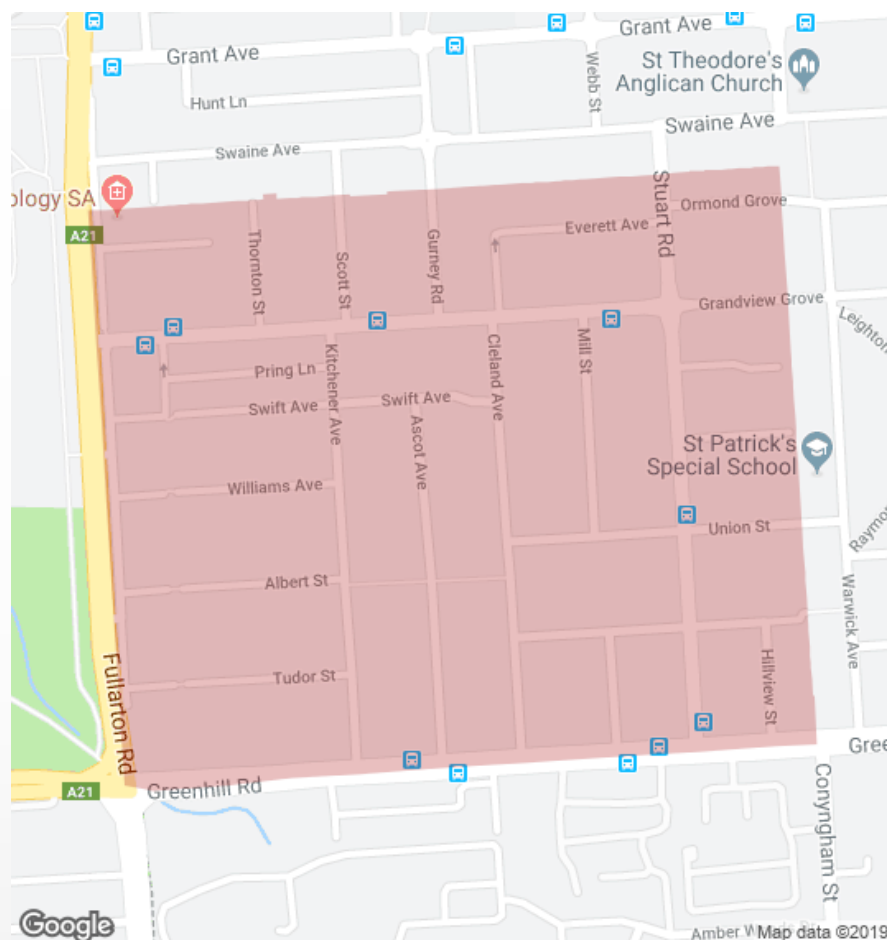
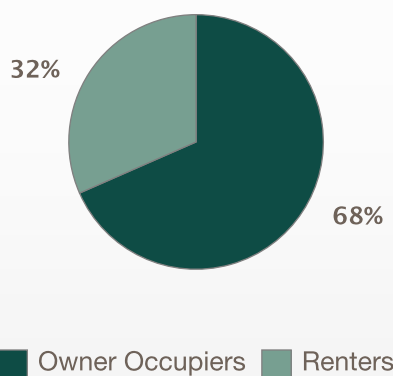
Population

**↑3.4%**

5 year population change


**11 years**

Average length of ownership



The size of Dulwich is approximately 0.6 square kilometres. It has 1 park covering nearly 0.4% of total area. The population of Dulwich in 2011 was 1,640 people. By 2016 the population was 1,696 showing a population growth of 3.4% in the area during that time. The predominant age group in Dulwich is 40-49 years. Households in Dulwich are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Dulwich work in a professional occupation. In 2011, 66.5% of the homes in Dulwich were owner-occupied compared with 66.4% in 2016. Currently the median sales price of houses in the area is \$1,217,500.



Total dwellings



Total new listings\*



Median Value

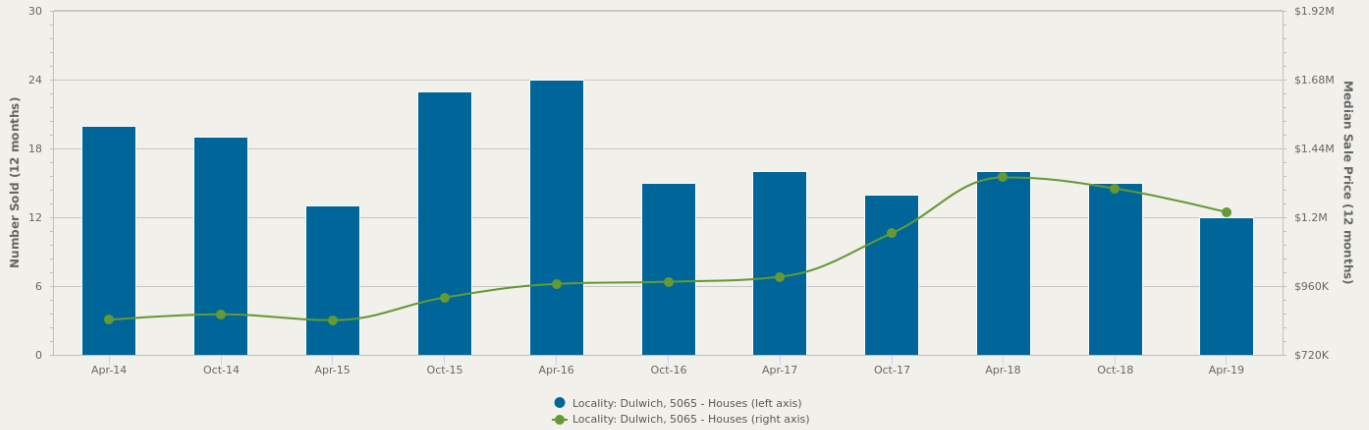
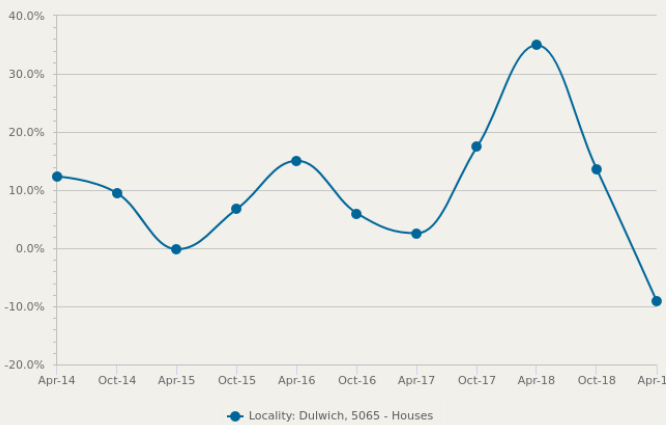


Total number currently listed


**520**
**22**
**\$1,070,593**
**5**

**180**
**3**
**\$346,382**
**2**

\*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**

**\$\$\$**

Upper Quartile Price\*

**\$1,356,250**

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

**\$\$**

Median Price\*

**\$1,217,500**

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\*

**\$1,075,000**

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**

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

**RECENTLY SOLD**

**1**

**18 Ascot Avenue Dulwich SA 5065**

Sold on 30 May 2019  
**\$280,000**



**3**

**3**  
**BEDROOMS**

**14B Union Street Dulwich SA 5065**

Listed on 02 Aug 2019  
**\$900K - \$950K**


**12 Mill Street Dulwich SA 5065**

Sold on 30 Jul 2019  
**\$930,000**


**12 Grandview Grove Dulwich SA 5065**

Listed on 26 Jul 2019  
[Contact Agent](#)


**29 Albert Street Dulwich SA 5065**

Sold on 16 Jul 2019  
**Not Disclosed**



**1**

**4**  
**BEDROOMS**

**8**

**2 Dulwich Avenue Dulwich SA 5065**

Listed on 03 Aug 2019  
**PRICE GUIDE \$1,100,000 - \$1,200,000**


**3 Stuart Road Dulwich SA 5065**

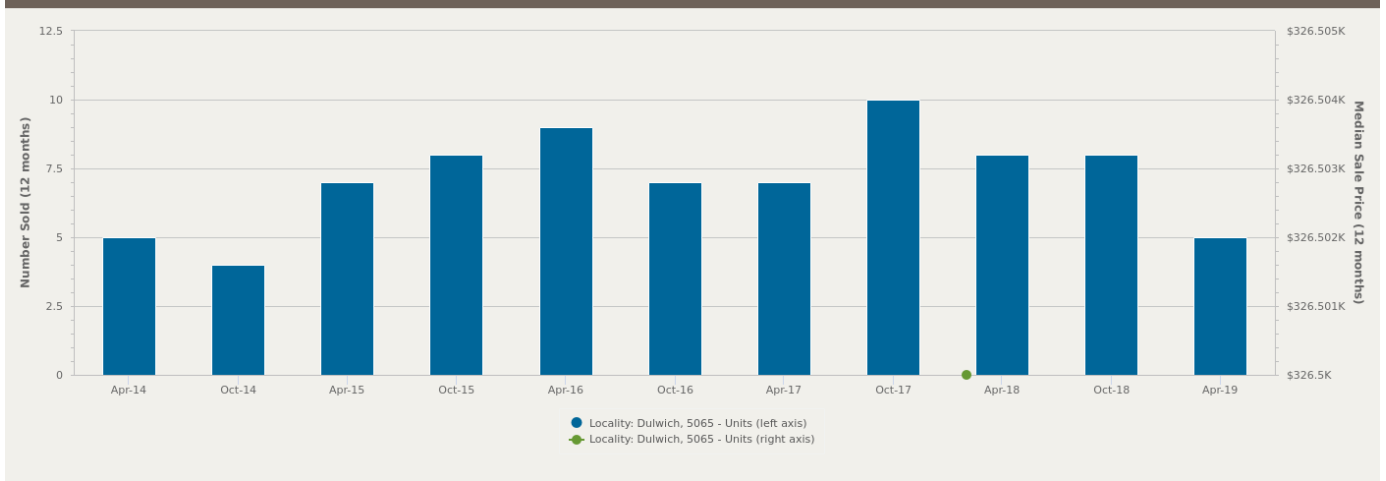
Sold on 23 Jul 2019  
**\$1,007,000**


**1 The Grove Dulwich SA 5065**

Sold on 12 Jul 2019  
**\$1,175,000**



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


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

**\$\$\$**

Upper Quartile Price\*

**\$352,500**

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

**\$\$**

Median Price\*

**\$326,500**

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\*

**\$306,250**

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

*\*Statistics are calculated over a rolling 12 month period*


**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

 **2**
 **2**  
**BEDROOMS**
 **3**

**1/35 Cleland Avenue**  
**Dulwich SA 5065**

 Listed on 07 Aug 2019  
 (\$395,000)

**7/23 Tudor Street Dulwich**  
**SA 5065**

 Sold on 26 Jun 2019  
 \$224,000

**7/194 Fullarton Road**  
**Dulwich SA 5065**

 Listed on 02 Aug 2019  
[Contact Agent](#)

**3/1A Dulcie Street Dulwich**  
**SA 5065**

 Sold on 16 May 2019  
 \$385,000

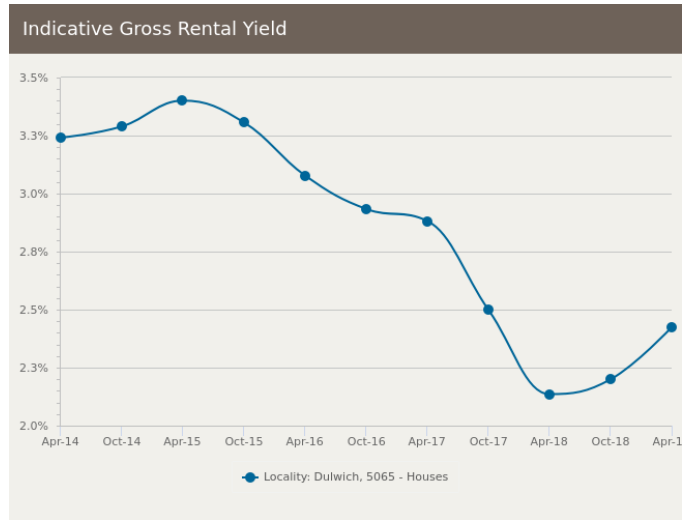
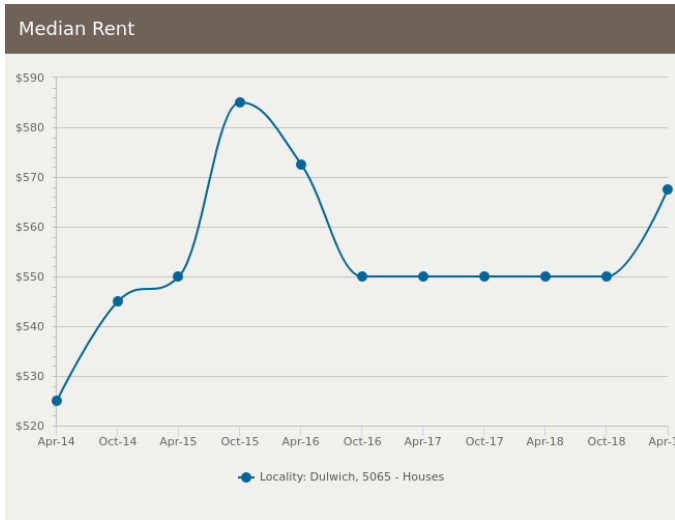
 **0**
 **3**  
**BEDROOMS**
 **0**

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**


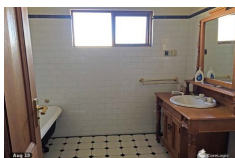
**HOUSES: RENTAL ACTIVITY SNAPSHOT**
**FOR RENT**
 **0**
 **2**  
BEDROOMS

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

 **4**
 **4**  
BEDROOMS






**37A Stuart Road Dulwich SA 5065**  
Listed on 07 Aug 2019  
\$595/W

-  5
-  2
-  409m<sup>2</sup>



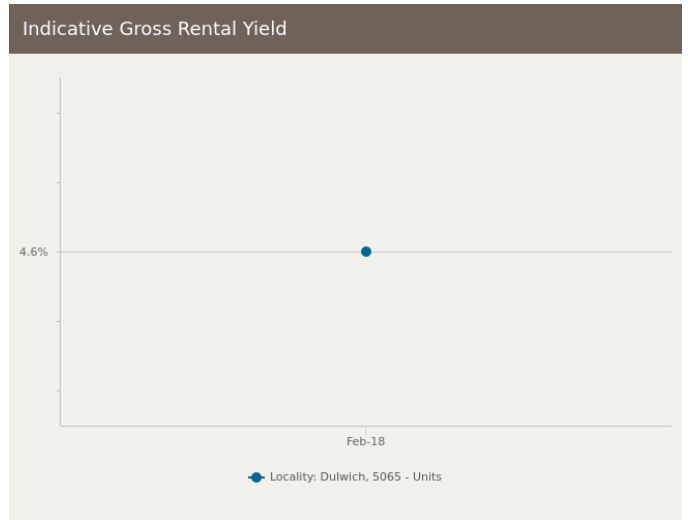
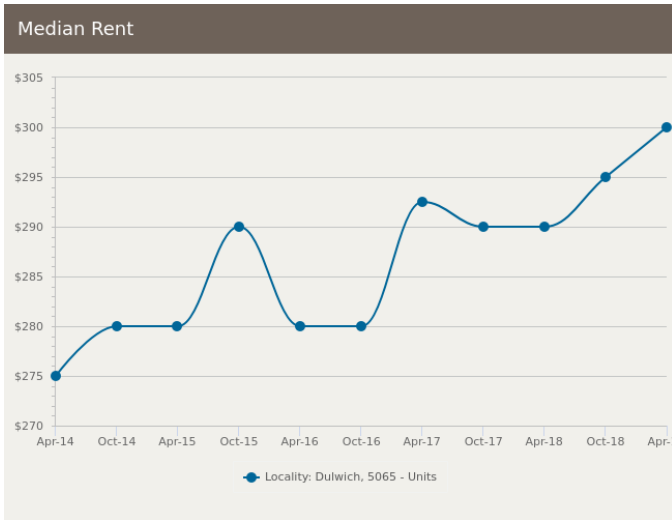
**2 Grandview Grove Dulwich SA 5065**  
Listed on 31 Jul 2019  
\$500/W

-  1
-  1
-  994m<sup>2</sup>

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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

3

1  
BEDROOMS

<p><b>11 Dulwich Avenue Dulwich SA 5065</b> Listed on 26 Jul 2019 \$450/W</p> <p> 1  1  1,103m<sup>2</sup></p>	<p><b>3/25 Swift Avenue Dulwich SA 5065</b> Listed on 17 Jul 2019 \$310/W</p> <p> 1  1  103m<sup>2</sup></p>
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2

2  
BEDROOMS

<p><b>2/7 Dulwich Avenue Dulwich SA 5065</b> Listed on 22 Jul 2019 \$315/W</p> <p> 1  1  81m<sup>2</sup></p>	<p><b>10/23 Tudor Street Dulwich SA 5065</b> Listed on 18 Jul 2019 \$300/W</p> <p> 1  1  12m<sup>2</sup></p>
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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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