

Suburb Profile Report



Eden Hills SA 5050

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: christos@raptisrealestate.com.au



CoreLogic®

EDEN HILLS


11km

Distance from GPO


3.0k

Population

↑3.7%

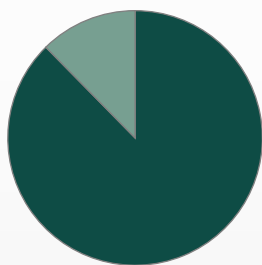
5 year population change



-

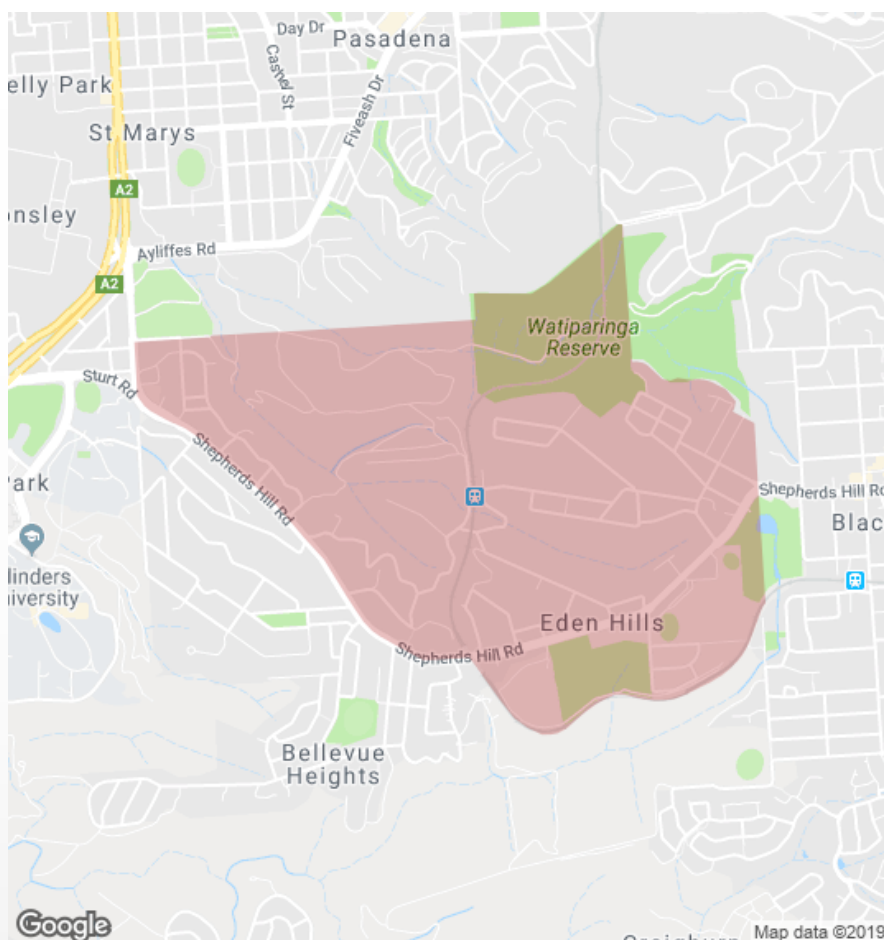
Average length of ownership

12%



88%

 Owner Occupiers

 Renters


The size of Eden Hills is approximately 4 square kilometres. It has 7 parks covering nearly 29.5% of total area. The population of Eden Hills in 2011 was 2,875 people. By 2016 the population was 2,981 showing a population growth of 3.7% in the area during that time. The predominant age group in Eden Hills is 40-49 years. Households in Eden Hills are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Eden Hills work in a professional occupation. In 2011, 85.8% of the homes in Eden Hills were owner-occupied compared with 85.4% in 2016. Currently the median sales price of houses in the area is \$545,000.



Total dwellings



Total new listings*



Median Value

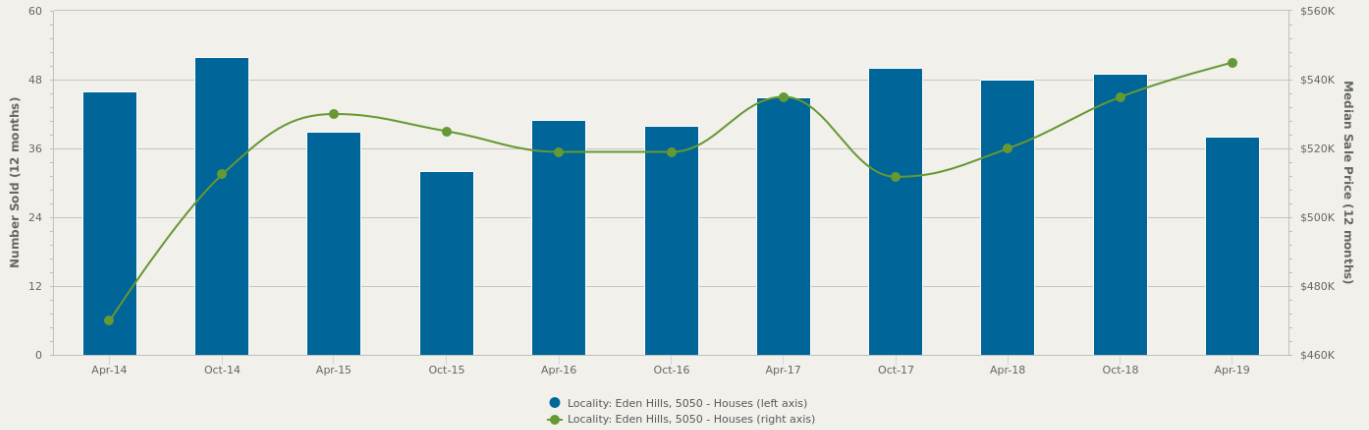
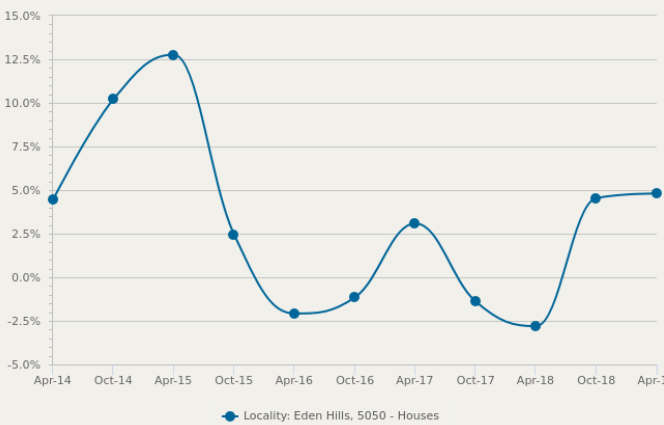
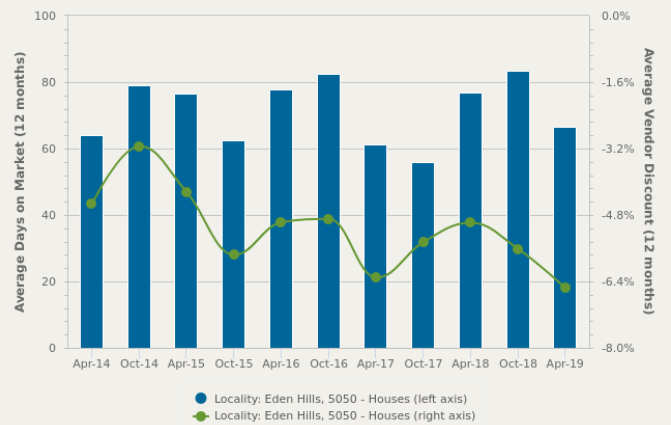


Total number currently listed


1,088
45
\$552,270
7

48
3
\$317,388
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

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$635,000

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

\$\$

Median Price*

\$545,000

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.

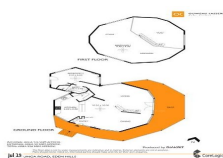
\$

Lower Quartile Price*

\$470,000




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
 **1**
 **2**
BEDROOMS


18 Chitunga Road Eden Hills SA 5050




Listed on 08 Aug 2019
\$480K - \$499K


 1
 1
 2,853m²

RECENTLY SOLD
 **1**


2/53 Willora Road Eden Hills SA 5050




Sold on 12 Feb 2019
Not Disclosed


 1
 1
 -

 **1**
 **3**
BEDROOMS


317 Shepherds Hill Road Eden Hills SA 5050




Listed on 11 Jul 2019
\$325,000-\$350,000


 2
 1
 915m²

 **12**


62 Hillcrest Drive Eden Hills SA 5050




Sold on 11 Jul 2019
\$469,000*

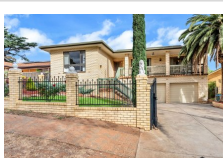
 3
 1
 894m²


 No photo available

8C Viaduct Road Eden Hills SA 5050




Sold on 04 Jul 2019
\$0


 -
 2
 560m²

 **2**
 **4**
BEDROOMS


8 Mill Terrace Eden Hills SA 5050




Listed on 07 Aug 2019
Auction 10 Aug 2019

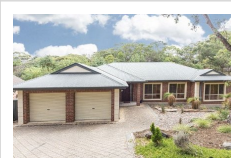
 2
 2
 784m²


 No photo available

143 Shepherds Hill Road Eden Hills SA 5050




Listed on 13 Jun 2019
\$695,000 - \$720,000

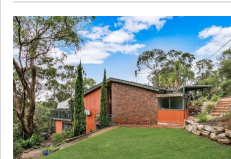
 13
 2
 2,280m²

 **10**


37 Chowilla Street Eden Hills SA 5050




Sold on 26 Jul 2019
\$630,000

 2
 3
 1,074m²



3 Chitunga Road Eden Hills SA 5050

Sold on 16 Jul 2019
Not Disclosed

 2
 3
 1,394m²

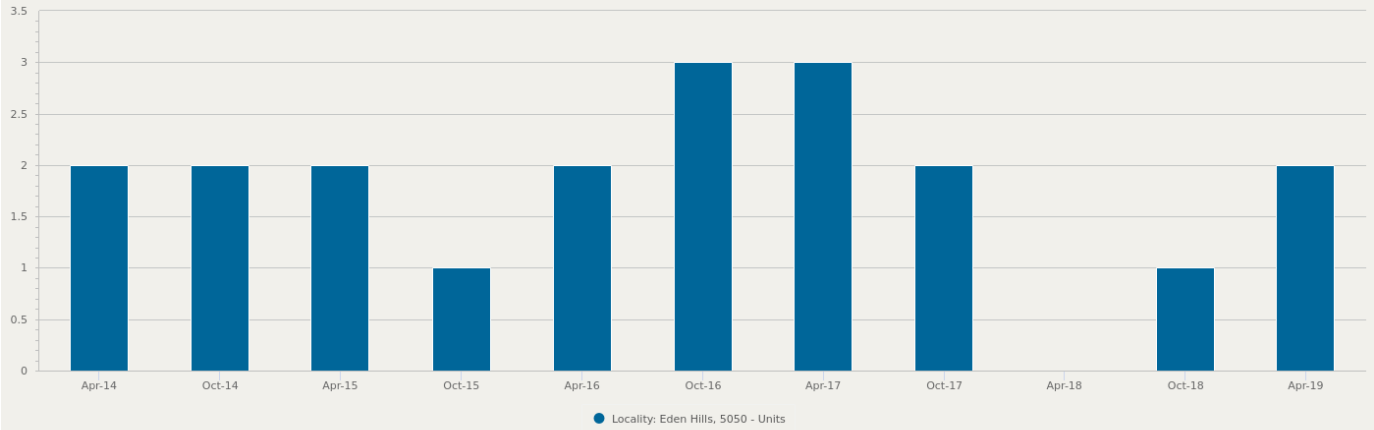


= number of houses currently On the Market or Sold within the last 6 months





*Agent advised

**UNITS: FOR SALE**





























Number Sold vs. Median Sale Price




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

 <p>7/52 Hillcrest Drive Eden Hills SA 5050</p> <p>Listed on 26 Jul 2019 \$199k - \$218k</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 66m²</div> </div>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
--	--

 **1**
 **2**
BEDROOMS
 **2**

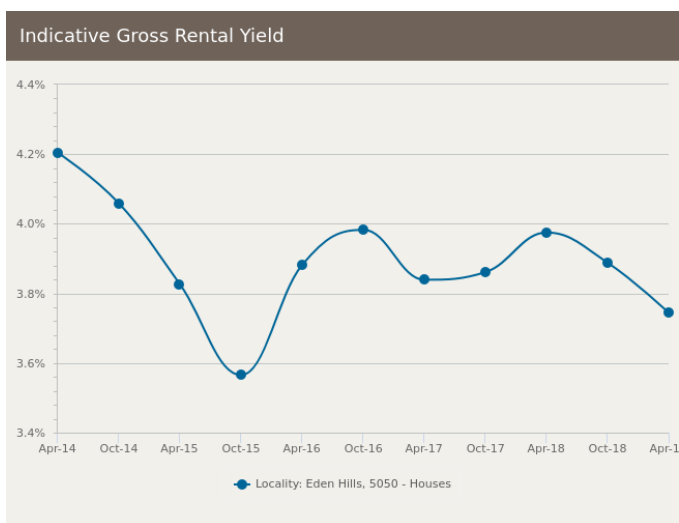
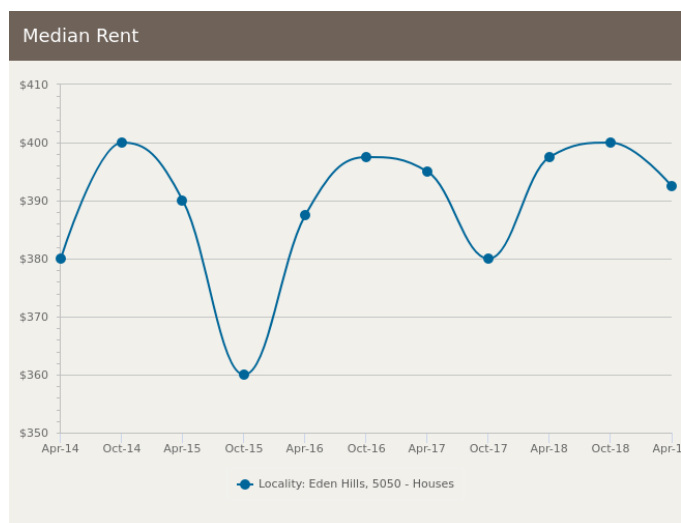
 <p>2/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Listed on 26 Jul 2019 \$295,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 149m²</div> </div>	<table border="1"> <tr> <td data-bbox="836 1061 1083 1263">  <p>7/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 01 Jul 2019 \$0</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 154m²</div> </div> </td> <td data-bbox="1083 1061 1477 1449">  <p>5/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 15 Apr 2019 \$258,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 275m²</div> </div> </td> </tr> </table>	 <p>7/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 01 Jul 2019 \$0</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 154m²</div> </div>	 <p>5/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 15 Apr 2019 \$258,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 275m²</div> </div>
 <p>7/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 01 Jul 2019 \$0</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 154m²</div> </div>	 <p>5/247 Shepherds Hill Road Eden Hills SA 5050</p> <p>Sold on 15 Apr 2019 \$258,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <div> 1</div> <div> 1</div> <div> 275m²</div> </div>		

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

<p>There are no 3 bedroom Units on the market in this suburb</p>	<p>There are no recently sold 3 bedroom Units in this suburb</p>
--	--



= 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

 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



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 1

 2
BEDROOMS



7/247 Shepherds Hill Road
Eden Hills SA 5050

Listed on 14 Jul 2019
\$350/W

 1

 1

 154m²

 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

▶ DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

SA - © 2019 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au