

# Suburb Profile Report



## Kingswood SA 5062

Prepared on: 09 August 2019

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## KINGSWOOD



**5.2km**

Distance from GPO



**2.3k**

Population

**↓2.3%**

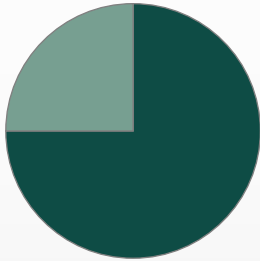
5 year population change



**9 years**

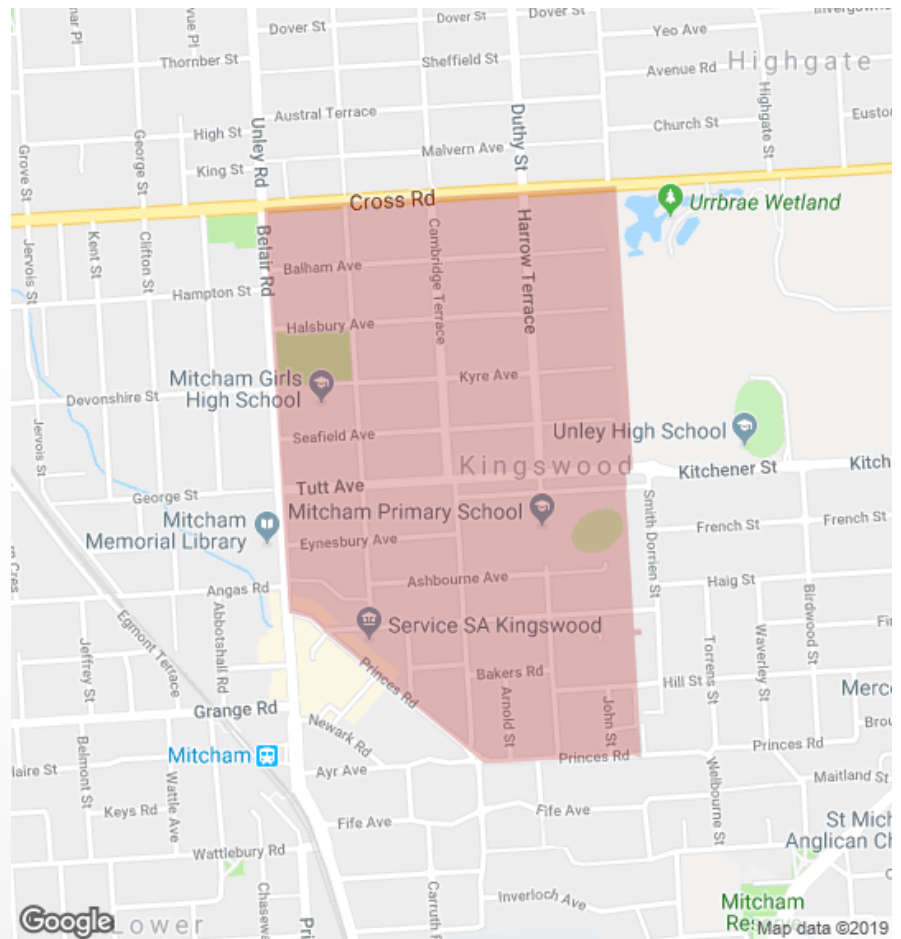
Average length of ownership

25%



75%

■ Owner Occupiers ■ Renters



The size of Kingswood is approximately 1 square kilometres. It has 1 park covering nearly 2% of total area. The population of Kingswood in 2011 was 2,354 people. By 2016 the population was 2,299 showing a population decline of 2.3% in the area during that time. The predominant age group in Kingswood is 10-19 years. Households in Kingswood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kingswood work in a professional occupation. In 2011, 73.3% of the homes in Kingswood were owner-occupied compared with 72.8% in 2016. Currently the median sales price of houses in the area is \$890,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**681**

**32**

**\$952,193**

**5**



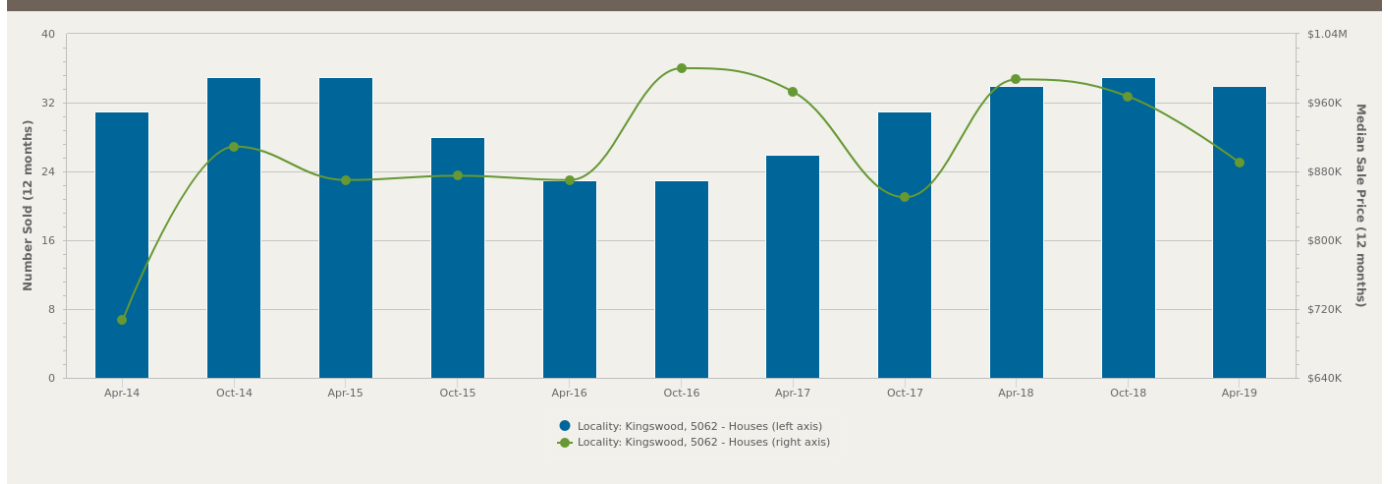
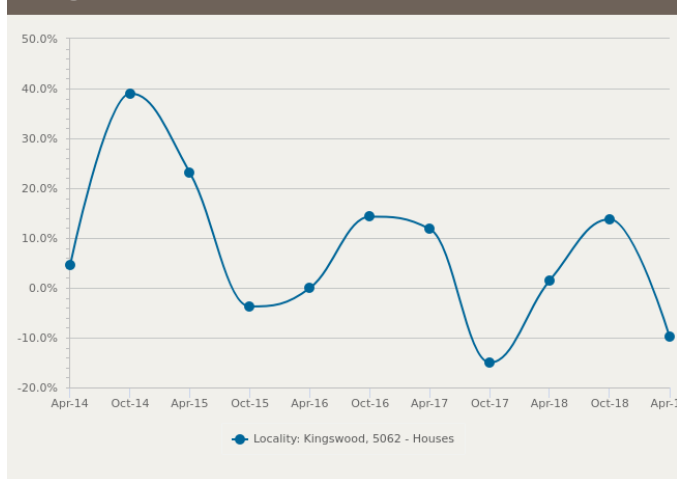
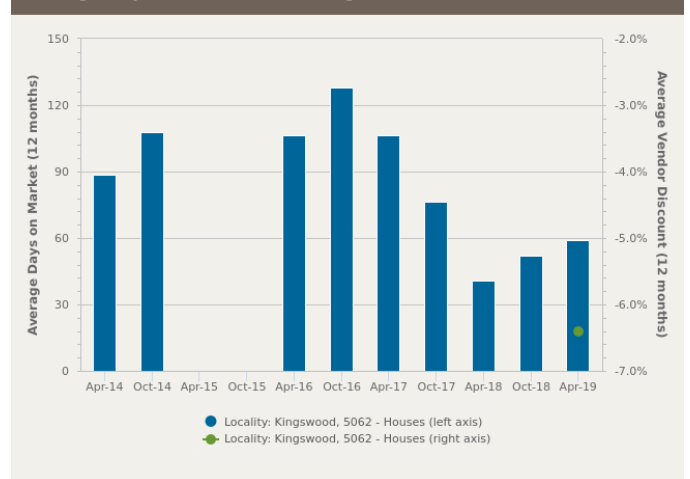
**245**

**16**

**\$339,444**

**1**

\*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\*

**\$1,120,000**

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

**\$\$**

Median Price\*

**\$890,000**

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\*

**\$702,888**

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**
 **1**

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



**43 Princes Road Kingswood SA 5062**

Sold on 12 Apr 2019  
**\$635,000**


 **3**
 **3**  
**BEDROOMS**
 **6**


**19 Tutt Avenue Kingswood SA 5062**

Listed on 03 Aug 2019  
 Not Disclosed



**33 Harrow Terrace Kingswood SA 5062**

Sold on 12 Jul 2019  
**\$800,000**



**20 North Parade Kingswood SA 5062**

Listed on 02 Aug 2019  
 Auction - \$680,000



**10 Hillview Road Kingswood SA 5062**

Sold on 30 Apr 2019  
**\$690,000\***


 **2**
 **4**  
**BEDROOMS**
 **7**


**31 Halsbury Avenue Kingswood SA 5062**

Listed on 03 Aug 2019  
 Not Disclosed



**22 Ashbourne Avenue Kingswood SA 5062**

Sold on 16 Apr 2019  
**\$875,000**



**17 Cambridge Terrace Kingswood SA 5062**

Listed on 02 Aug 2019  
 Contact Agent



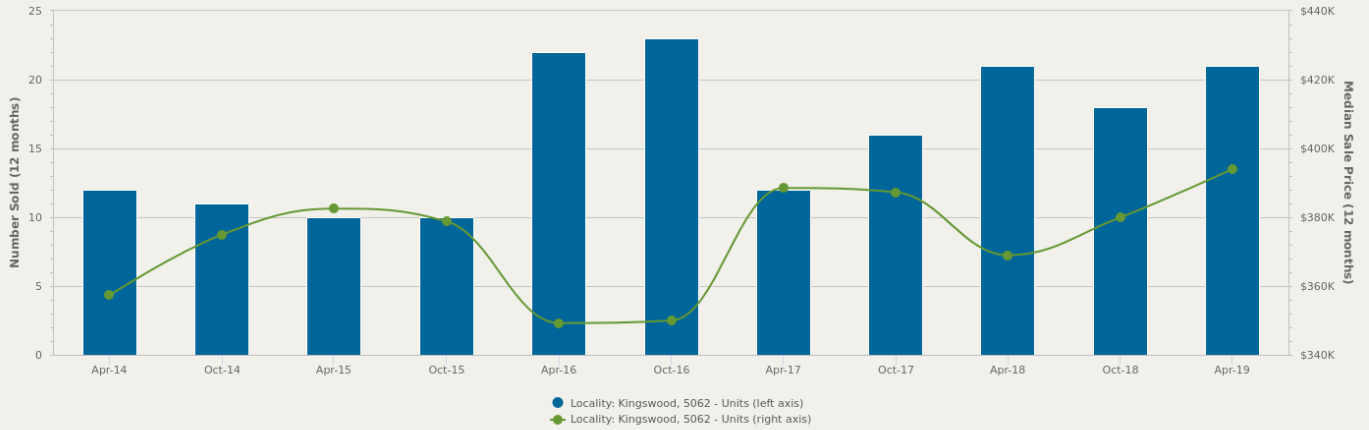
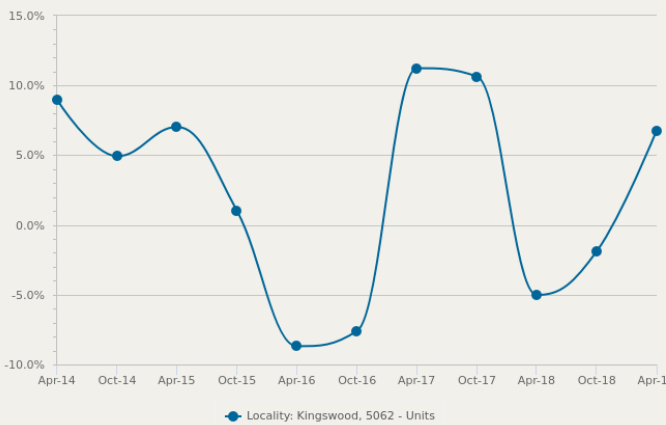
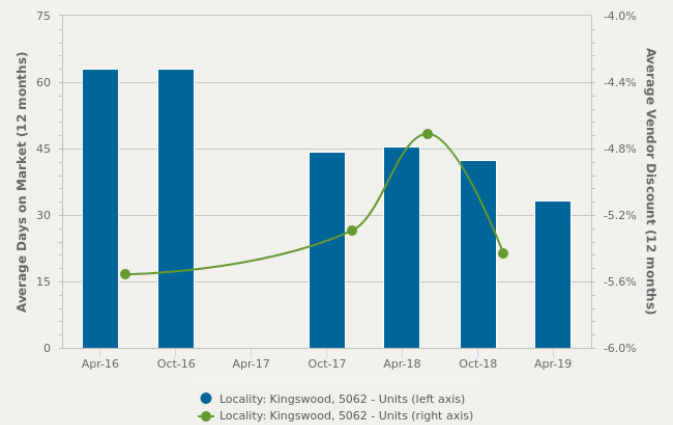
**31 Tutt Avenue Kingswood SA 5062**

Sold on 15 Apr 2019  
**\$786,500**



= 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**

**Change in Median Price**

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

**\$\$\$**

Upper Quartile Price\*

**\$500,000**

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

**\$\$**

Median Price\*

**\$394,000**

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\*

**\$382,000**

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**
 **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

 **1**
 **2**  
**BEDROOMS**
 **10**

**2/15 North Parade**  
**Kingswood SA 5062**

 Listed on 30 Jul 2019  
 \$500,000 - \$550,000

**2/40 Halsbury Avenue**  
**Kingswood SA 5062**

 Sold on 03 Jul 2019  
 \$352,000

**2/4 Arnold Street Kingswood**  
**SA 5062**

 Sold on 03 Jun 2019  
 \$355,000

 **0**
 **3**  
**BEDROOMS**
 **2**

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


**2/10 Hillview Road**  
**Kingswood SA 5062**

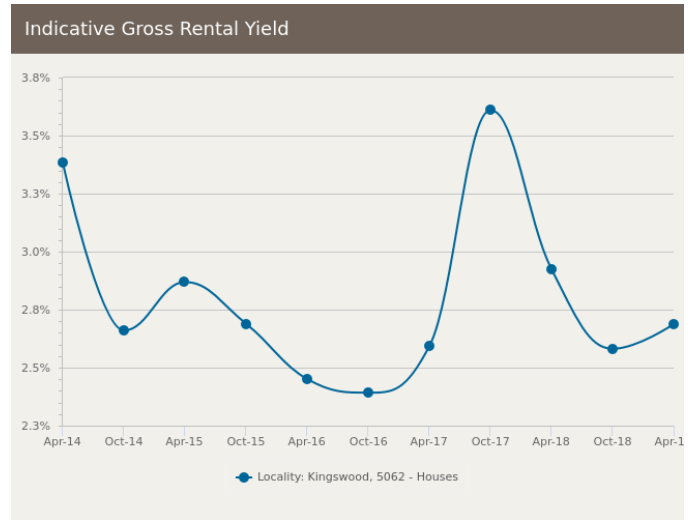
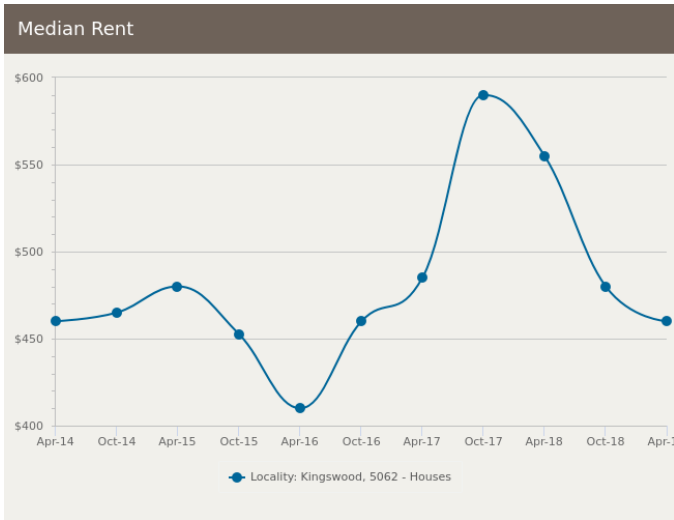
 Sold on 14 Jun 2019  
 \$690,000

**1/65 Princes Road**  
**Kingswood SA 5062**

 Sold on 01 May 2019  
 \$710,000


= 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

3

3  
BEDROOMS

<p><b>38 Ashbourne Avenue</b> Kingswood SA 5062</p> <p>Listed on 29 Jul 2019 \$685/W</p> <p> 1  2  792m<sup>2</sup></p>	<p><b>25A Ashbourne Avenue</b> Kingswood SA 5062</p> <p>Listed on 26 Jul 2019 \$470/W</p> <p> 2  1  522m<sup>2</sup></p>
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0

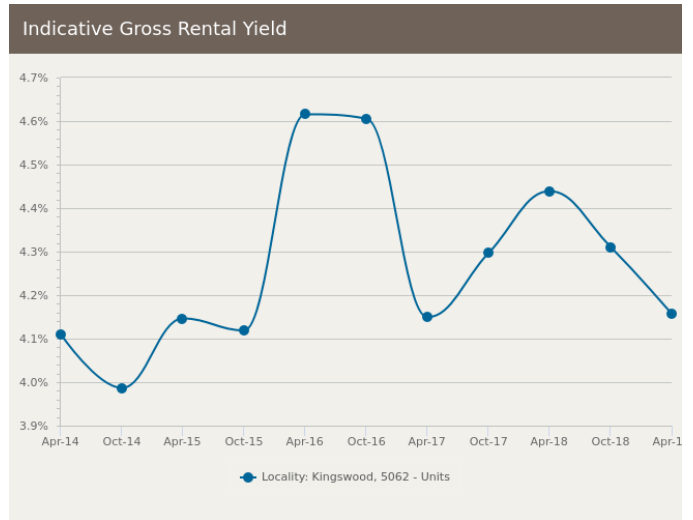
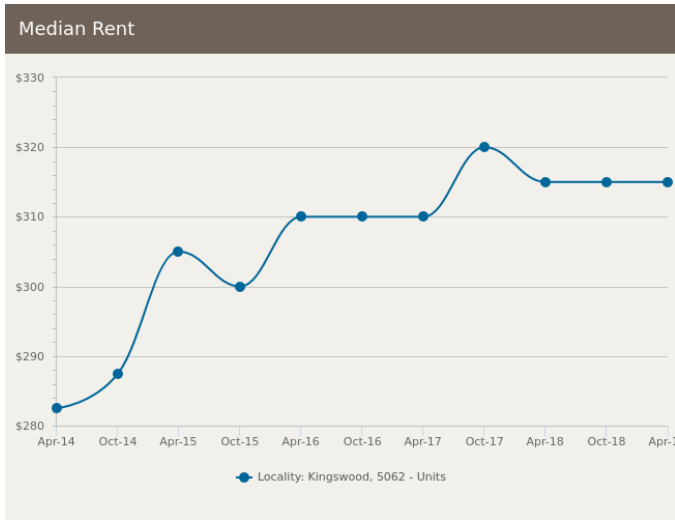
4  
BEDROOMS

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




 3


 2  
BEDROOMS



**2/7 Halsbury Avenue**  
Kingswood SA 5062


Listed on 05 Aug 2019  
\$345/W

-  1
-  1
-  190m<sup>2</sup>



**2/45 Princes Road**  
Kingswood SA 5062

Listed on 01 Aug 2019  
\$300/W

-  1
-  1
-  88m<sup>2</sup>

 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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