

Suburb Profile Report



Lower Mitcham SA 5062

Prepared on: 09 August 2019

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LOWER MITCHAM



6.0km

Distance from GPO



2.1k

Population

↑3.7%

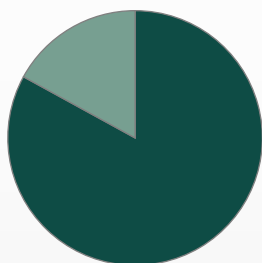
5 year population change



12 years

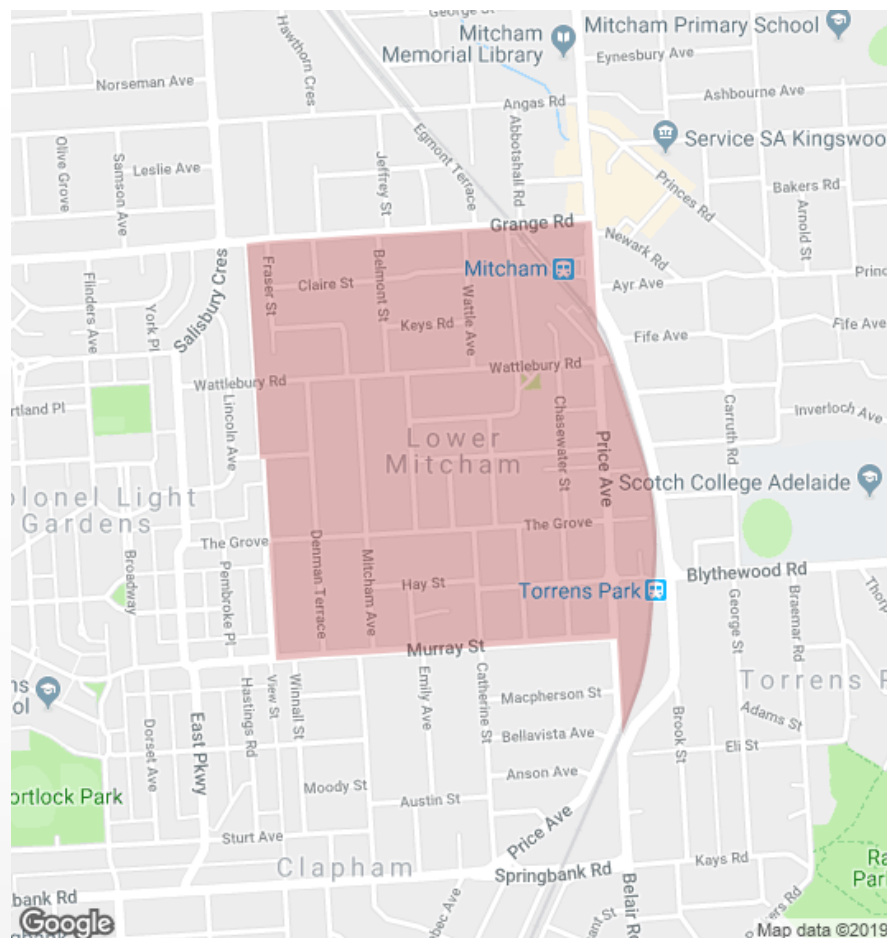
Average length of ownership

17%



83%

■ Owner Occupiers ■ Renters



The size of Lower Mitcham is approximately 0.9 square kilometres. It has 1 park covering nearly 0.5% of total area. The population of Lower Mitcham in 2011 was 2,063 people. By 2016 the population was 2,140 showing a population growth of 3.7% in the area during that time. The predominant age group in Lower Mitcham is 50-59 years. Households in Lower Mitcham are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lower Mitcham work in a professional occupation. In 2011, 79.1% of the homes in Lower Mitcham were owner-occupied compared with 79.6% in 2016. Currently the median sales price of houses in the area is \$820,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



781

35

\$812,952

1



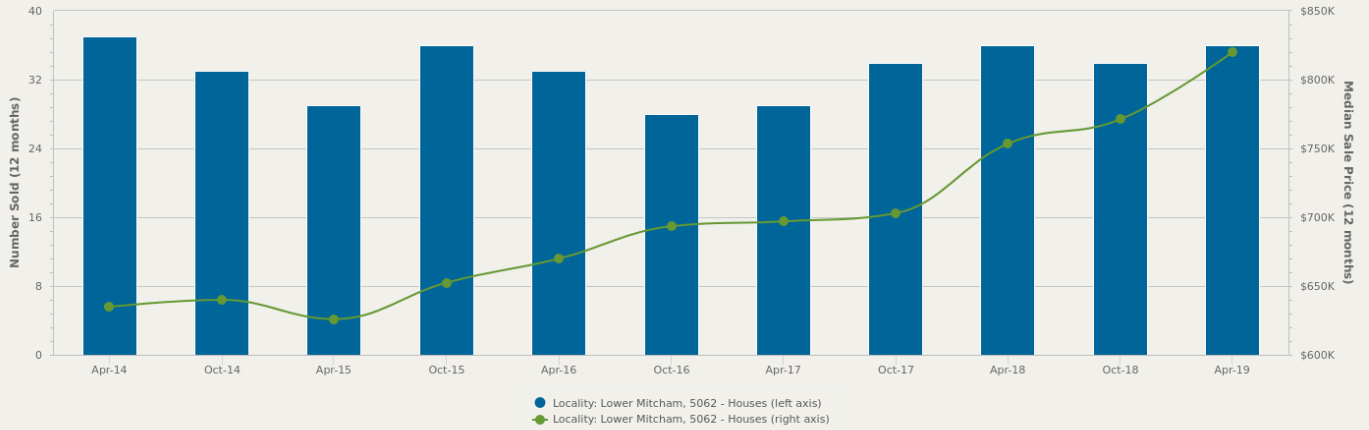
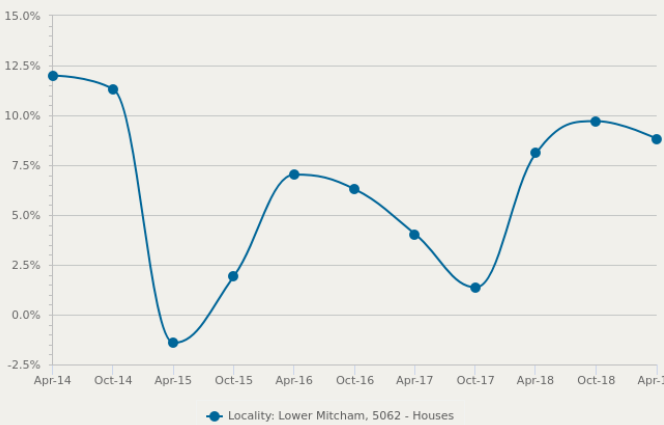
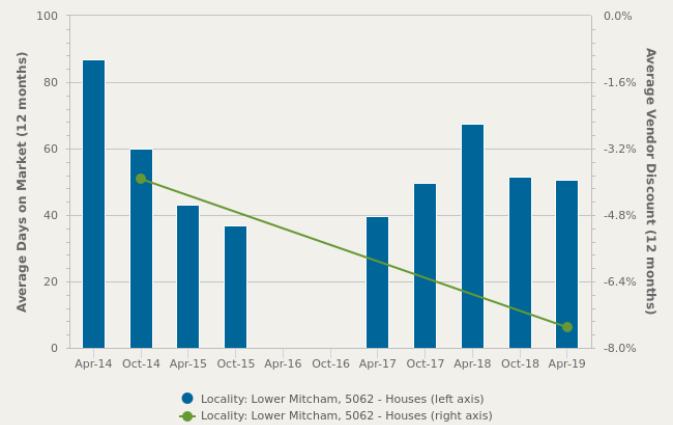
100

7

\$314,774

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*

\$945,000

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

\$\$

Median Price*

\$820,000

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*

\$727,500

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


**2
BEDROOMS**
RECENTLY SOLD


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

There are no recently sold 2 bedroom Houses in this suburb

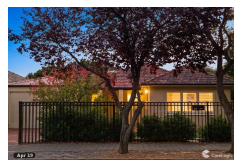


**3
BEDROOMS**


37A Price Avenue Lower Mitcham SA 5062

 Listed on 07 Aug 2019
[Contact Agent](#)
 2
 2
 432m²

43 Wattlebury Road Lower Mitcham SA 5062

 Sold on 01 Jul 2019
\$784,000
 2
 1
 968m²

23 Verco Avenue Lower Mitcham SA 5062

 Sold on 28 Jun 2019
\$855,000
 2
 3
 693m²


**4
BEDROOMS**


There are no 4 bedroom Houses on the market in this suburb

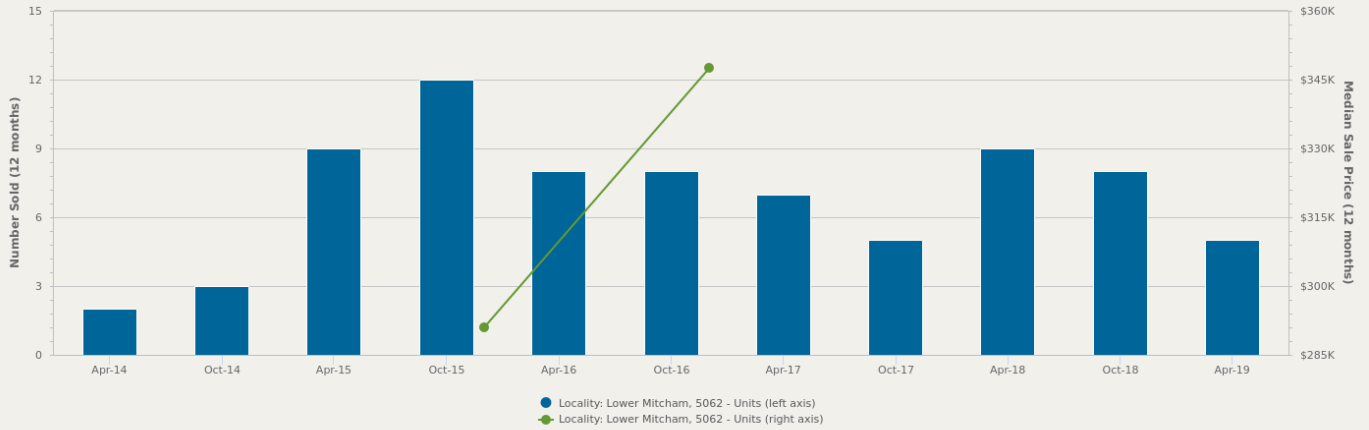

4 Keys Road Lower Mitcham SA 5062

 Sold on 28 Jun 2019
\$1,126,000
 2
 3
 876m²

7 Mitcham Avenue Lower Mitcham SA 5062

 Sold on 20 Jun 2019
\$970,000
 3
 1
 780m²


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


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

\$\$\$

Upper Quartile Price*

\$354,375

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

\$\$

Median Price*

\$347,500

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*

\$291,875

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
 **0**
 **1**
BEDROOMS
RECENTLY SOLD
 **3**

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



3/6 Dunbar Avenue Lower Mitcham SA 5062

Sold on 06 Jun 2019
\$202,500



3/9 Keys Road Lower Mitcham SA 5062

Sold on 29 Mar 2019
\$215,000


 **1**
 **2**
BEDROOMS
 **0**


4/55 Price Avenue Lower Mitcham SA 5062

Listed on 26 Jul 2019
\$260,000 to \$280,000 EXCELLENT RENTAL RETURN



There are no recently sold 2 bedroom Units in this suburb

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

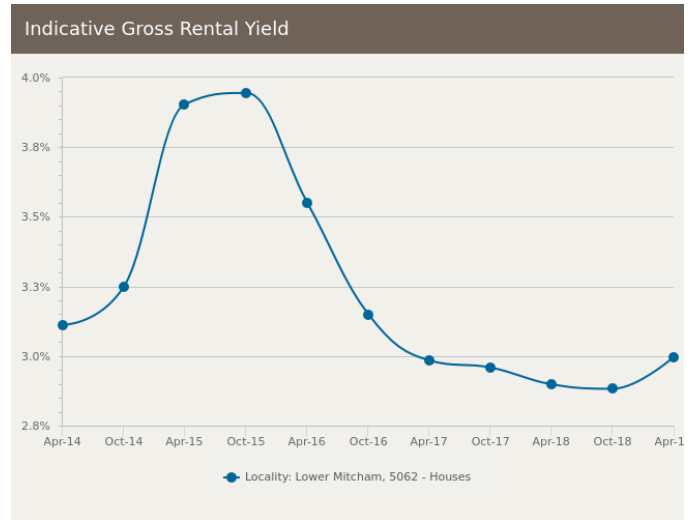
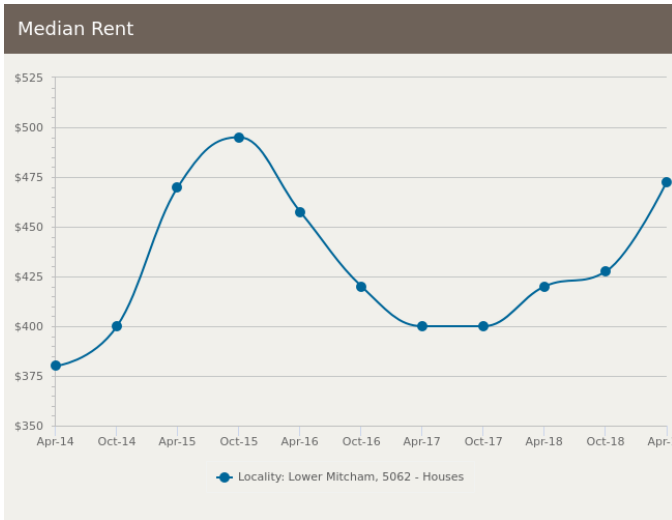
There are no 3 bedroom Units on the market in this suburb

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

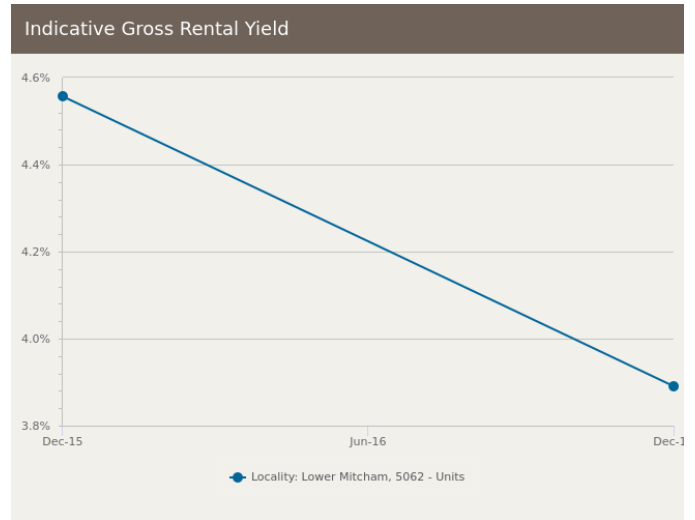
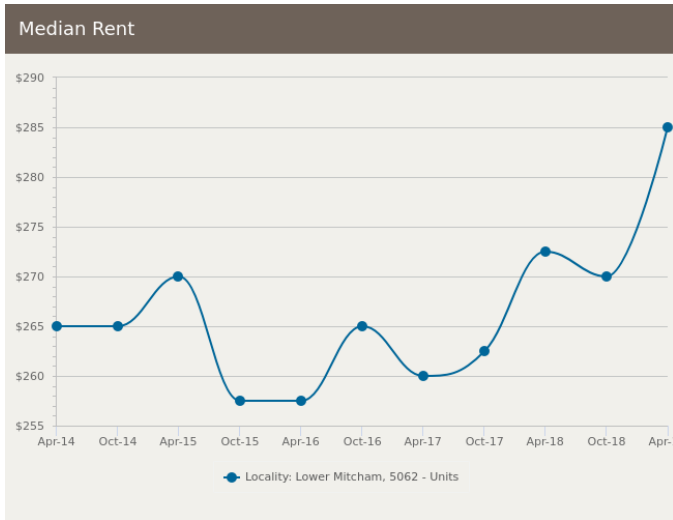
4 Keys Road Lower Mitcham SA 5062
Listed on 19 Jul 2019
\$760/W

- 2
- 3
- 878m²

= 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

2

2
BEDROOMS

6/55 Price Avenue Lower Mitcham SA 5062
Listed on 02 Aug 2019
\$255/W

- 1
- 1
-

3/77 Wattlebury Road Lower Mitcham SA 5062
Listed on 31 Jul 2019
\$280/W

- 1
- 1
- 140m²

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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