

Suburb Profile Report



Torrens Park SA 5062

Prepared on: 09 August 2019

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TORRENS PARK



6.6km
Distance from GPO

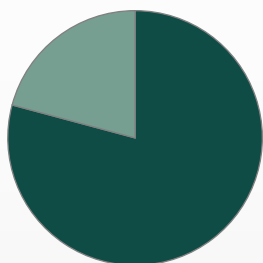


2.6k
Population
↑1.9%
5 year population change



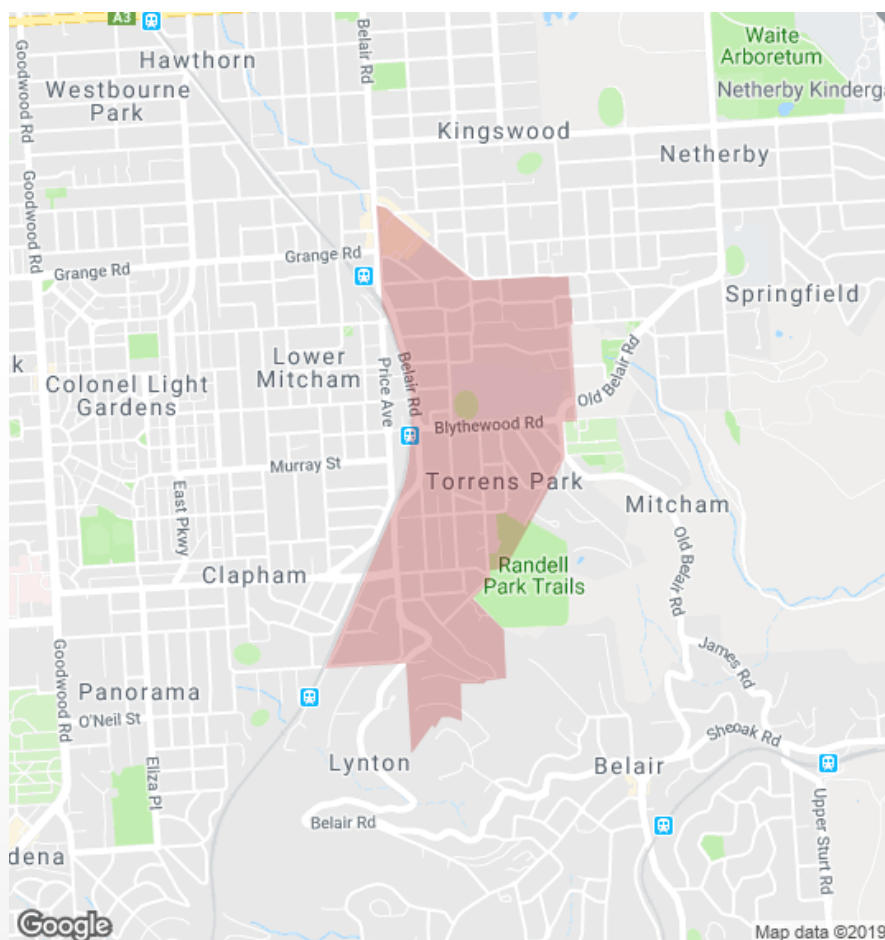
11 years
Average length of ownership

21%



79%

■ Owner Occupiers ■ Renters



The size of Torrens Park is approximately 1.5 square kilometres. It has 1 park covering nearly 1.5% of total area. The population of Torrens Park in 2011 was 2,558 people. By 2016 the population was 2,607 showing a population growth of 1.9% in the area during that time. The predominant age group in Torrens Park is 50-59 years. Households in Torrens Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Torrens Park work in a professional occupation. In 2011, 75.6% of the homes in Torrens Park were owner-occupied compared with 77.3% 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



839

55

\$877,855

12



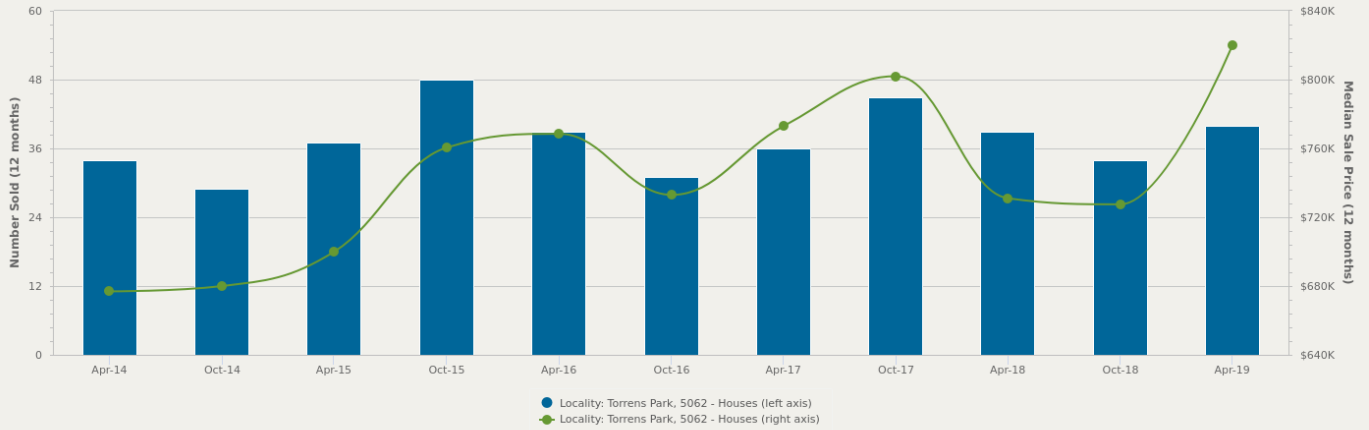
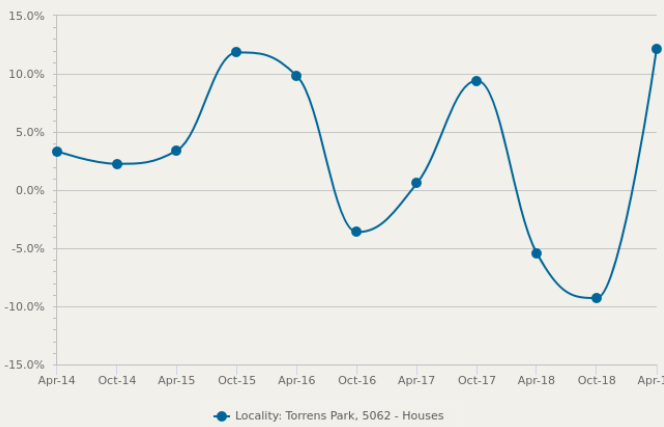
228

13

\$326,762

5

*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*

\$1,065,000

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*



\$685,000

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

RECENTLY SOLD
 **1**

 <p>151A Belair Road Torrens Park SA 5062 Listed on 05 Aug 2019 \$495,000 - \$530,000</p> <p>3 1 567m²</p>	 <p>8 Ford Avenue Torrens Park SA 5062 Sold on 21 Mar 2019 \$760,000</p> <p>2 1 915m²</p>
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 **4**
 **3**
BEDROOMS

 **6**

 <p>13 Lochness Avenue Torrens Park SA 5062 Listed on 31 Jul 2019 \$820,000 - \$860,000</p> <p>2 2 752m²</p>	 <p>10 Ford Avenue Torrens Park SA 5062 Sold on 31 Jul 2019 Not Disclosed</p> <p>2 2 910m²</p>
 <p>5 Kays Road Torrens Park SA 5062 Listed on 26 Jul 2019 \$680,000-\$710,000</p> <p>6 1 776m²</p>	 <p>15 Carruth Road Torrens Park SA 5062 Sold on 27 Jun 2019 \$860,000</p> <p>2 2 550m²</p>

 **6**
 **4**
BEDROOMS

 **11**

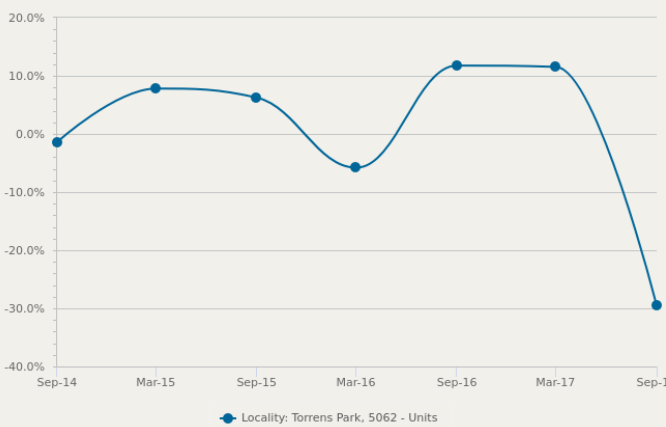
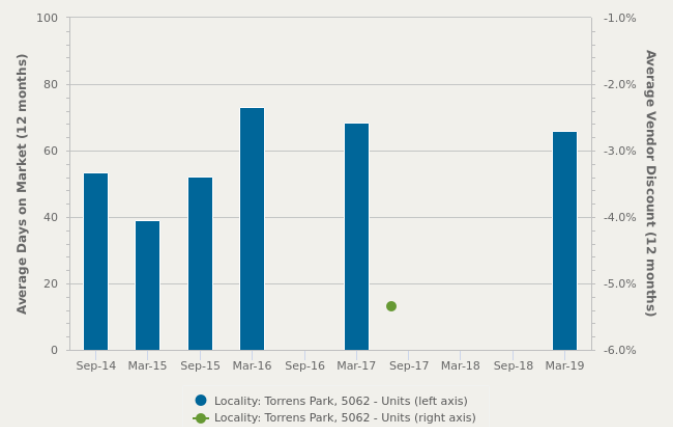
 <p>2 Pamela Road Torrens Park SA 5062 Listed on 07 Aug 2019 \$1.45M - \$1.525M</p> <p>2 2 799m²</p>	 <p>21A Tennant Street Torrens Park SA 5062 Sold on 24 Jul 2019 \$1,130,000</p> <p>2 3 813m²</p>
 <p>1A Kays Road Torrens Park SA 5062 Listed on 31 Jul 2019 Contact Agent</p> <p>2 2 583m²</p>	 <p>19 Fife Avenue Torrens Park SA 5062 Sold on 16 Jul 2019 \$870,000*</p> <p>2 2 1,001m²</p>



= 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*

\$366,000

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

\$\$

Median Price*

\$280,000

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*

\$257,000

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

 **5**
 **2**
BEDROOMS

 **6**

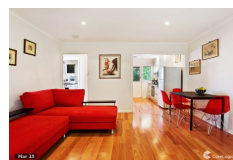
2/267 Belair Road Torrens Park SA 5062

 Listed on 01 Aug 2019
PRICE REDUCED \$245k - \$255k

6/269 Belair Road Torrens Park SA 5062

 Sold on 21 Jun 2019
\$235,000*

4/23 George Street Torrens Park SA 5062

 Listed on 29 Jul 2019
\$230,000 - \$240,000

7/15 Brook Street Torrens Park SA 5062

 Sold on 23 May 2019
\$295,000

 **0**
 **3**
BEDROOMS

 **0**

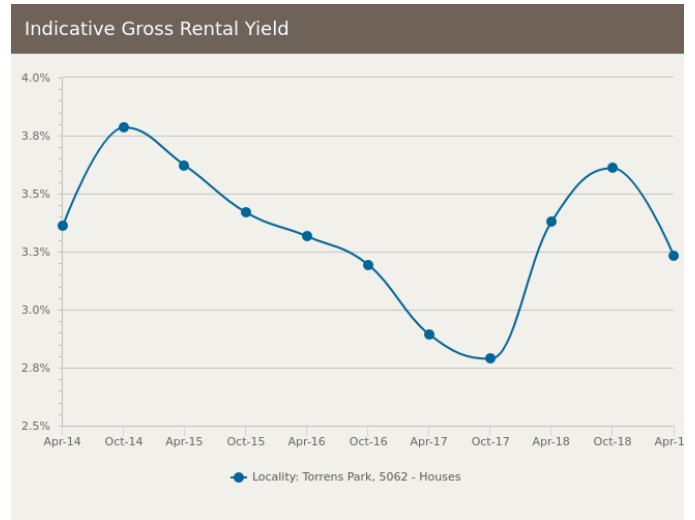
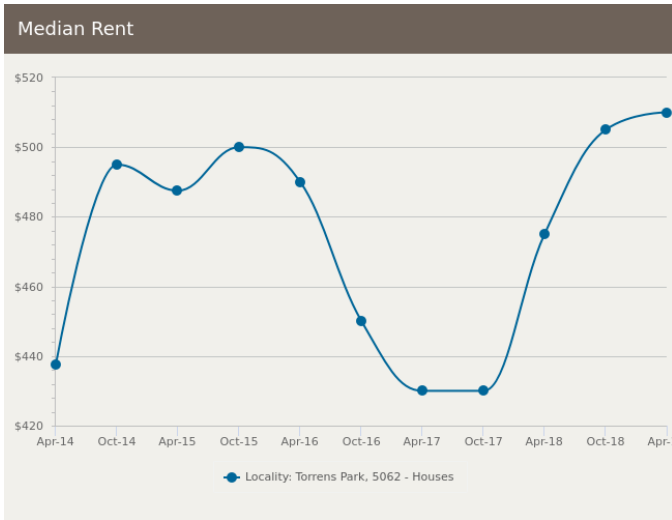
There are no 3 bedroom Units on the market in this suburb

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


*Agent advised


HOUSES: FOR RENT


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



There are no 2 bedroom Houses for rent in this suburb

 **1**
 **3**
BEDROOMS




**14A John Fisher Drive
Torrens Park SA 5062**

Listed on 06 Aug 2019
\$490/W




 **5**
 **2**
 **696m²**

 **1**
 **4**
BEDROOMS



**9 Gladys Paech Court
Torrens Park SA 5062**

Listed on 29 Jul 2019
\$750/W

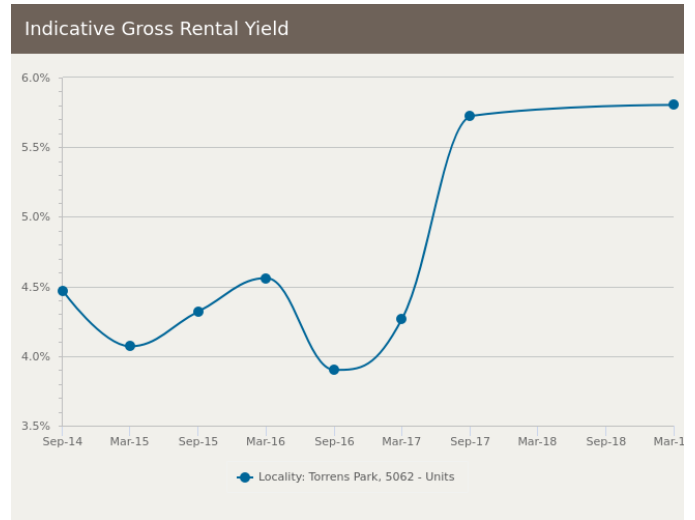
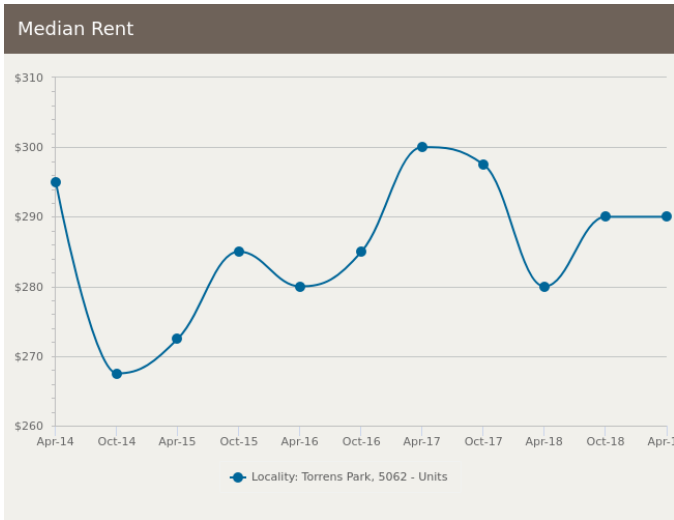
 **2**
 **2**
 **365m²**



= 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




4/22 Fife Avenue Torrens Park SA 5062

Listed on 02 Aug 2019
\$350/W

 1

 1

 27m²

 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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