

# Suburb Profile Report



## Cumberland Park SA 5041

Prepared on: 09 August 2019

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## CUMBERLAND PARK


**5.3km**

Distance from GPO


**2.5k**

Population

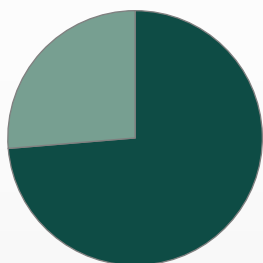
**↑0.2%**

5 year population change

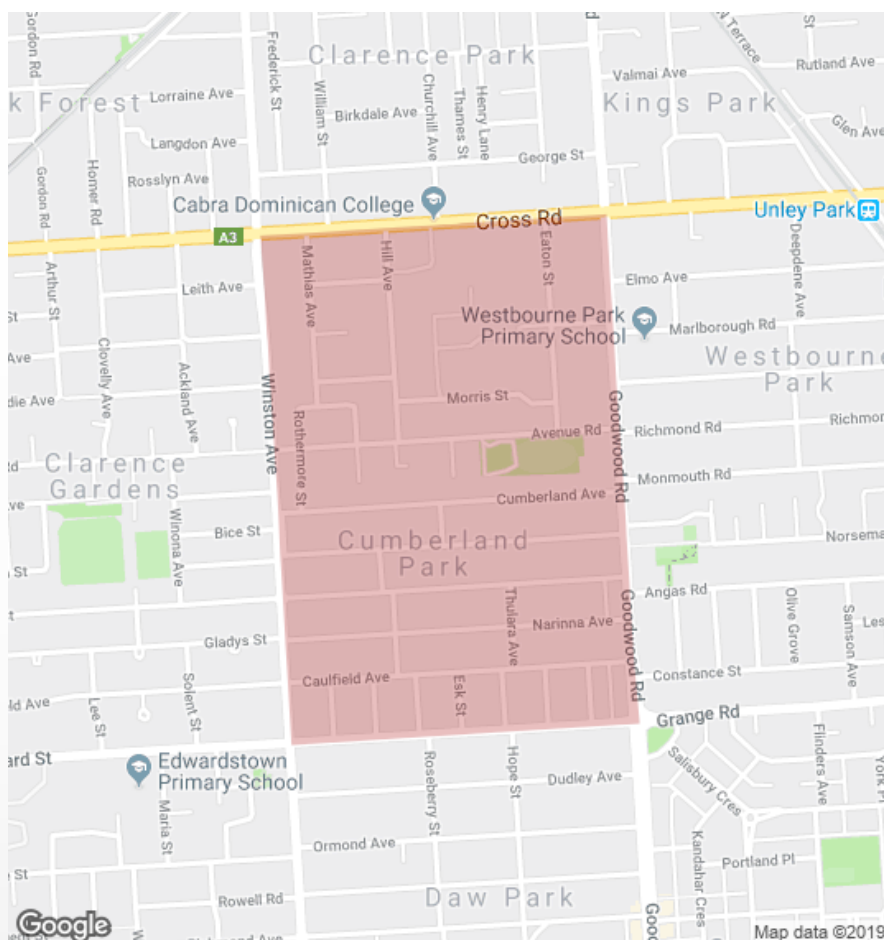

**10 years**

Average length of ownership

26%



74%



The size of Cumberland Park is approximately 1 square kilometres. It has 1 park covering nearly 2.8% of total area. The population of Cumberland Park in 2011 was 2,484 people. By 2016 the population was 2,488 showing a population growth of 0.2% in the area during that time. The predominant age group in Cumberland Park is 40-49 years. Households in Cumberland Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Cumberland Park work in a professional occupation. In 2011, 71.6% of the homes in Cumberland Park were owner-occupied compared with 71.4% in 2016. Currently the median sales price of houses in the area is \$735,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed


**804**
**53**
**\$723,234**
**3**

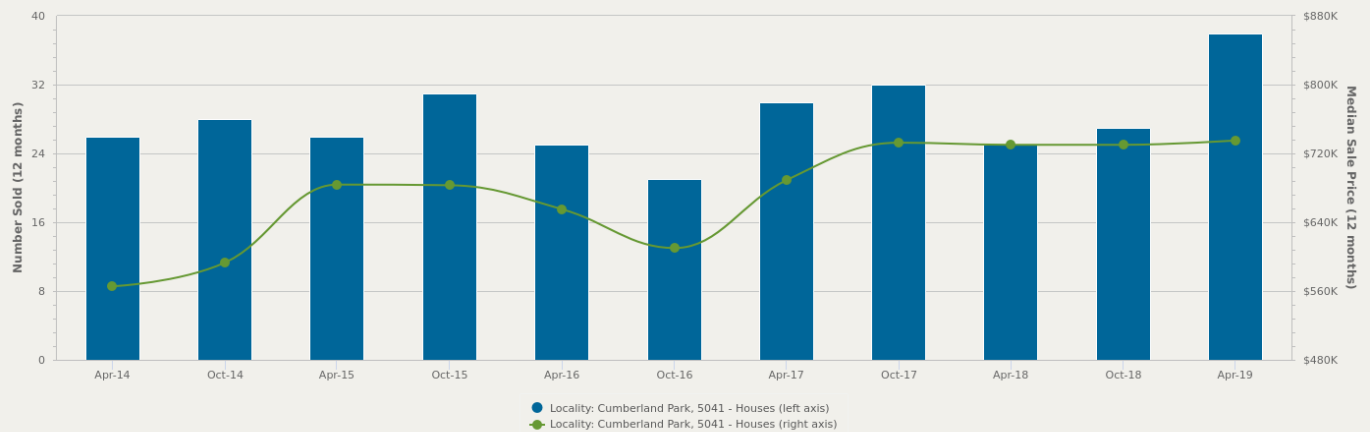
**210**
**21**
**\$324,330**
**2**

\*Total number of unique properties listed for sale over the past 12 months.

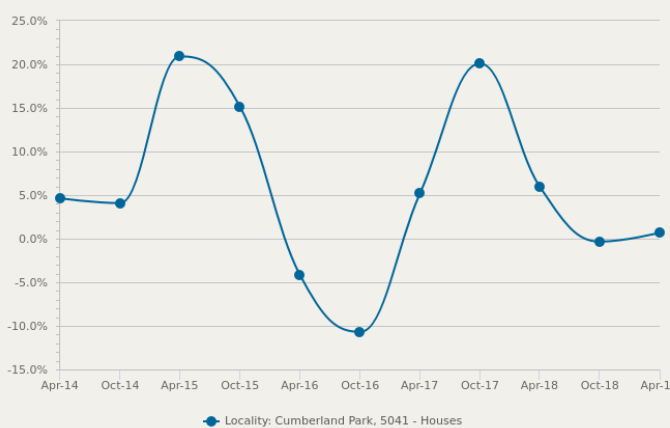


## HOUSES: FOR SALE

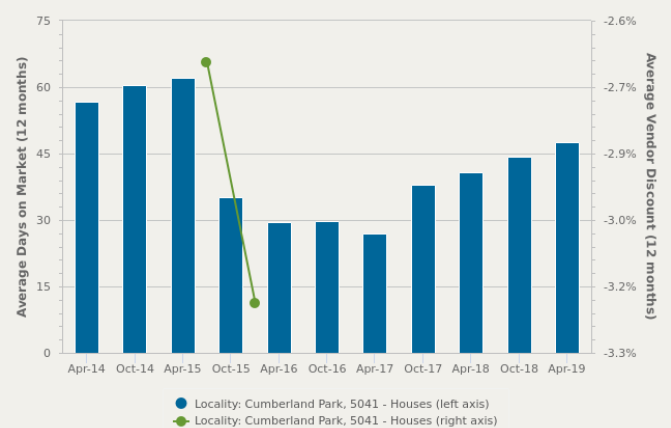
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

**\$826,500**

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

\$\$

Median Price\*

**\$735,000**

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\*

**\$652,500**

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



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

### RECENTLY SOLD



**21 Somerset Avenue**  
**Cumberland Park SA 5041**

Sold on 28 Jun 2019  
**\$565,000**



**3/70 Caulfield Avenue**  
**Cumberland Park SA 5041**

Sold on 12 Feb 2019  
**\$360,000\***



**34 Somerset Avenue**  
**Cumberland Park SA 5041**

Listed on 08 Aug 2019  
**UNDER CONTRACT**



**70 Edward Street**  
**Cumberland Park SA 5041**

Listed on 02 Aug 2019  
**\$695k-\$730k**



**2 Somerset Avenue**  
**Cumberland Park SA 5041**

Sold on 02 Jul 2019  
**\$704,000**



**50 Cumberland Avenue**  
**Cumberland Park SA 5041**

Sold on 28 Jun 2019  
**\$678,000**



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



**1 Cardiff Street**  
**Cumberland Park SA 5041**

Sold on 22 Jul 2019  
**\$680,000\***



**34 Caulfield Avenue**  
**Cumberland Park SA 5041**

Sold on 11 Jul 2019  
**Not Disclosed**



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

\*Agent advised

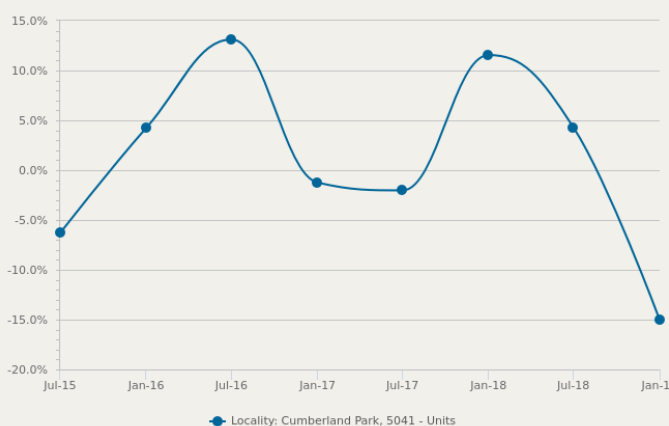


## UNITS: FOR SALE

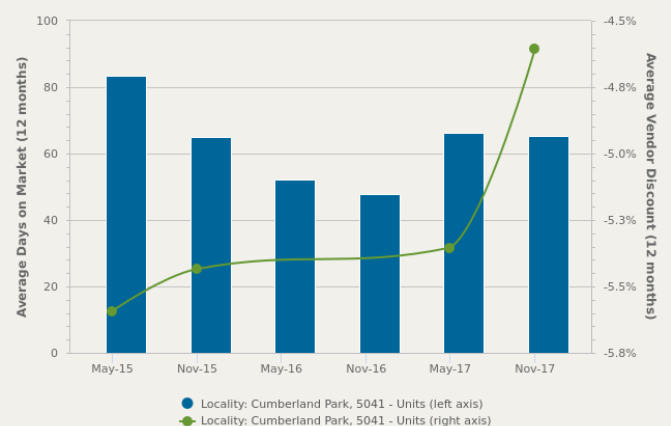
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



**\$\$\$**

Upper Quartile Price\*

**\$360,000**

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

**\$\$**

Median Price\*

**\$318,000**

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\*

**\$292,000**

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



BEDROOMS

### RECENTLY SOLD



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

There are no recently sold 1 bedroom Units in this suburb



BEDROOMS



**4/7 Cumberland Avenue**  
**Cumberland Park SA 5041**

Listed on 02 Aug 2019  
**\$280k**



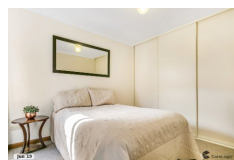
**5/249 Cross Road**  
**Cumberland Park SA 5041**

Listed on 26 Jul 2019  
**\$239,000**



**10/1A Winston Avenue**  
**Cumberland Park SA 5041**

Sold on 23 Jul 2019  
**Not Disclosed**



**3/41 Hill Avenue**  
**Cumberland Park SA 5041**

Sold on 25 Jun 2019  
**\$420,000**



BEDROOMS



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

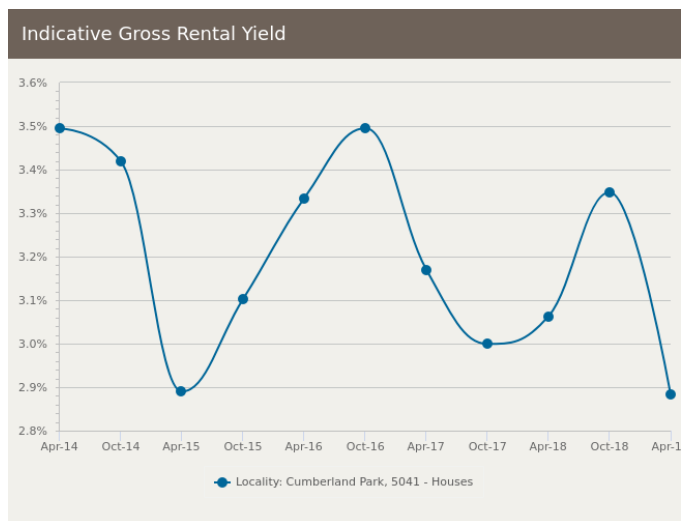
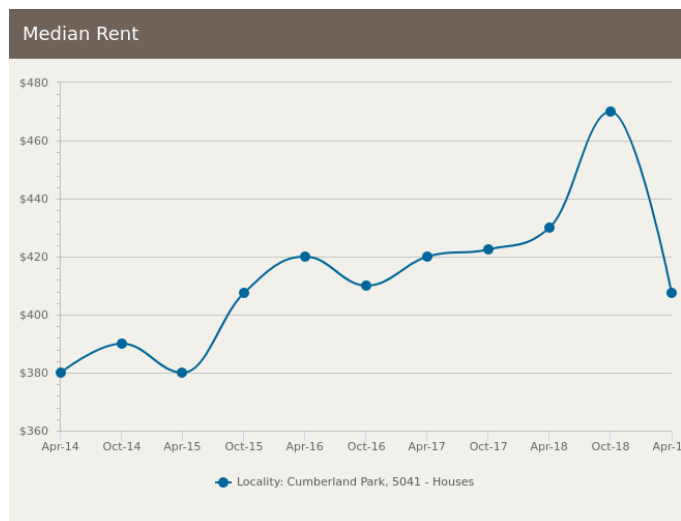
There are no recently sold 3 bedroom Units in this suburb



= 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

 2

 3  
BEDROOMS



**29 Narinna Avenue  
Cumberland Park SA 5041**

Listed on 25 Jul 2019  
**\$480/W**

 1

 1

 741m<sup>2</sup>



**86 Narinna Avenue  
Cumberland Park SA 5041**

Listed on 25 Jul 2019  
**\$695/W**

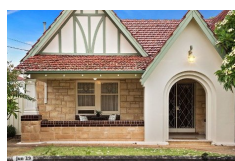
 1

 2

 697m<sup>2</sup>

 1

 4  
BEDROOMS



**1 Kyeema Avenue  
Cumberland Park SA 5041**

Listed on 16 Jul 2019  
**\$625/W**

 1

 2

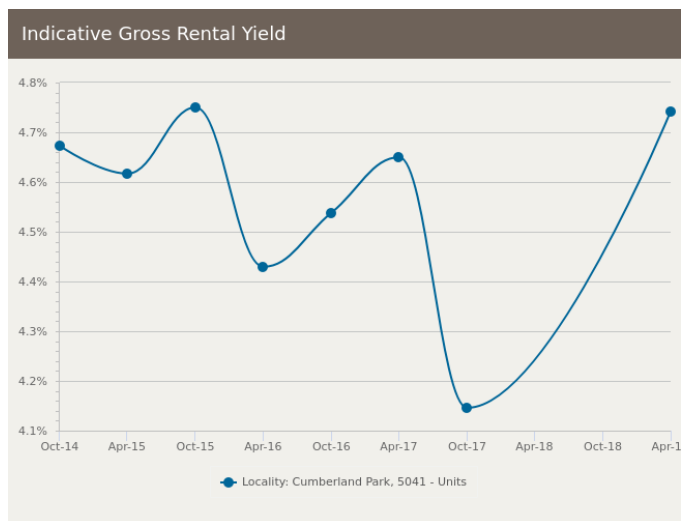
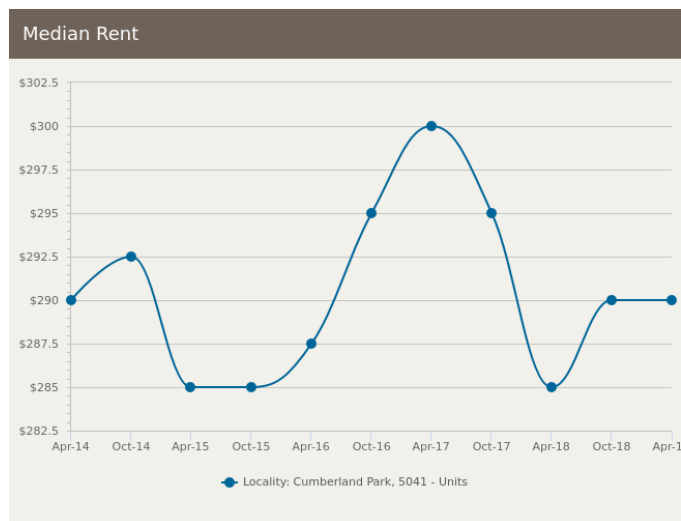
 727m<sup>2</sup>



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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

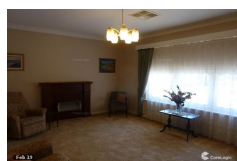
 0

 1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 5

 2  
BEDROOMS



**3/70 Caulfield Avenue  
Cumberland Park SA 5041**

Listed on 05 Aug 2019  
\$315/W

 1

 1

 208m<sup>2</sup>



**5/25 Mathias Avenue  
Cumberland Park SA 5041**

Listed on 30 Jul 2019  
\$295/W

 1

 1

 11m<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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