

# Suburb Profile Report



## Forestville SA 5035

Prepared on: 09 August 2019

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## FORESTVILLE


**3.3km**

Distance from GPO


**1.4k**

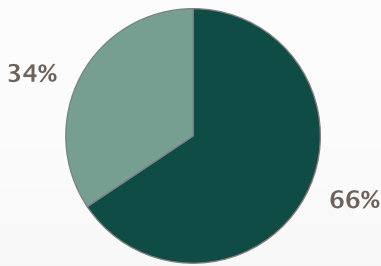
Population

**↑4.4%**

5 year population change


**11 years**

Average length of ownership


 Owner Occupiers
  Renters


The size of Forestville is approximately 0.6 square kilometres. It has 1 park covering nearly 2.9% of total area. The population of Forestville in 2011 was 1,350 people. By 2016 the population was 1,410 showing a population growth of 4.4% in the area during that time. The predominant age group in Forestville is 30-39 years. Households in Forestville are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Forestville work in a professional occupation. In 2011, 62.6% of the homes in Forestville were owner-occupied compared with 63.6% in 2016. Currently the median sales price of houses in the area is \$662,000.



Total dwellings



Total new listings\*



Median Value

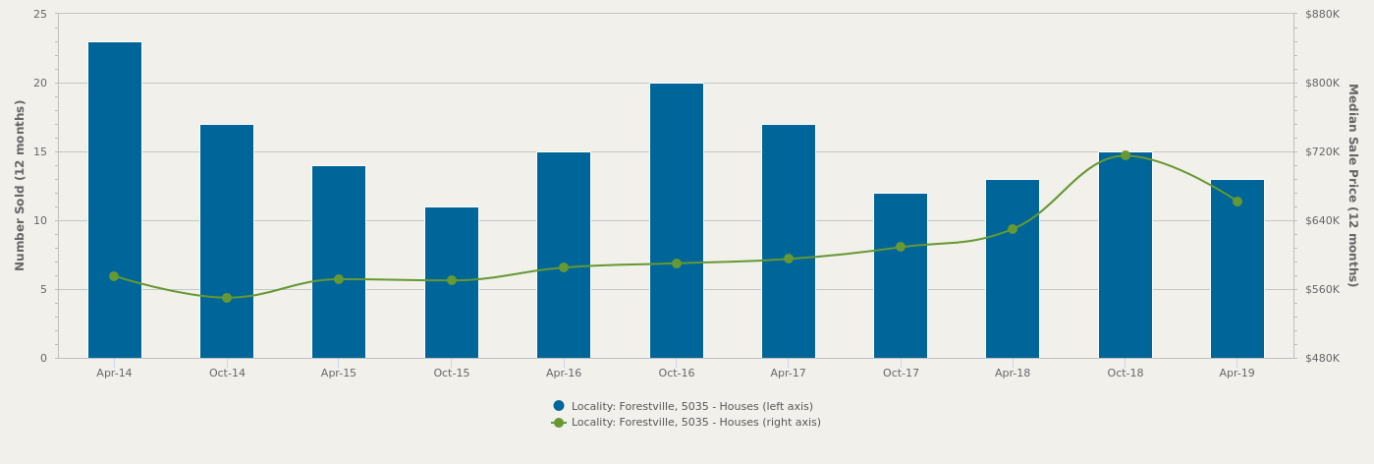
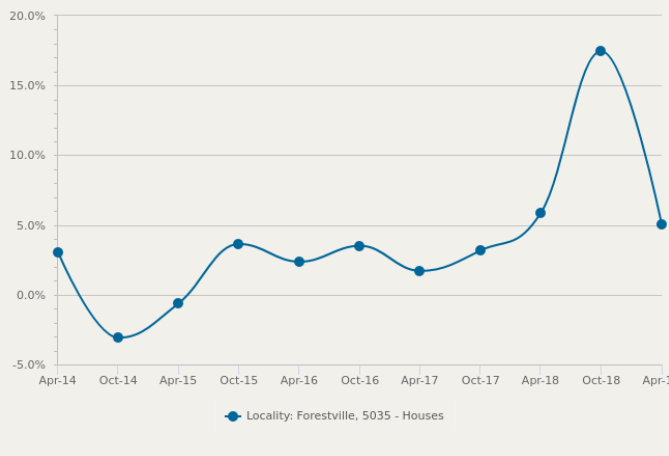
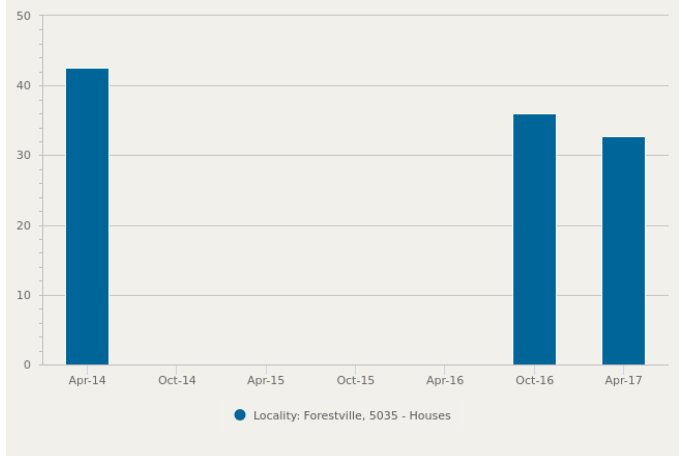


Total number currently listed


**437**
**14**
**\$787,623**
**3**

**169**
**11**
**\$371,829**
**3**

\*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\*

**\$880,500**

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

**\$\$**

Median Price\*

**\$662,000**

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\*

**\$642,500**

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**
**RECENTLY SOLD**
 **2**
 **2**  
**BEDROOMS**
 **1**

**2/123A Leader Street**  
**Forestville SA 5035**

 Listed on 02 Aug 2019  
**\$510,000 - \$540,000**

**16 Second Avenue**  
**Forestville SA 5035**

 Sold on 22 May 2019  
**\$638,000\***

**11 Norman Terrace**  
**Forestville SA 5035**

 Listed on 24 Jul 2019  
**\$585k**

 **1**
 **3**  
**BEDROOMS**
 **1**

**8A Newman Street**  
**Forestville SA 5035**

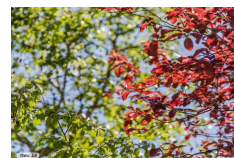
 Listed on 23 Jul 2019  
**\$639,000 - \$659,000**

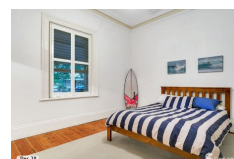
**10 Nairne Terrace Forestville**  
**SA 5035**

 Sold on 07 Mar 2019  
**\$490,000**

 **0**
 **4**  
**BEDROOMS**
 **2**

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

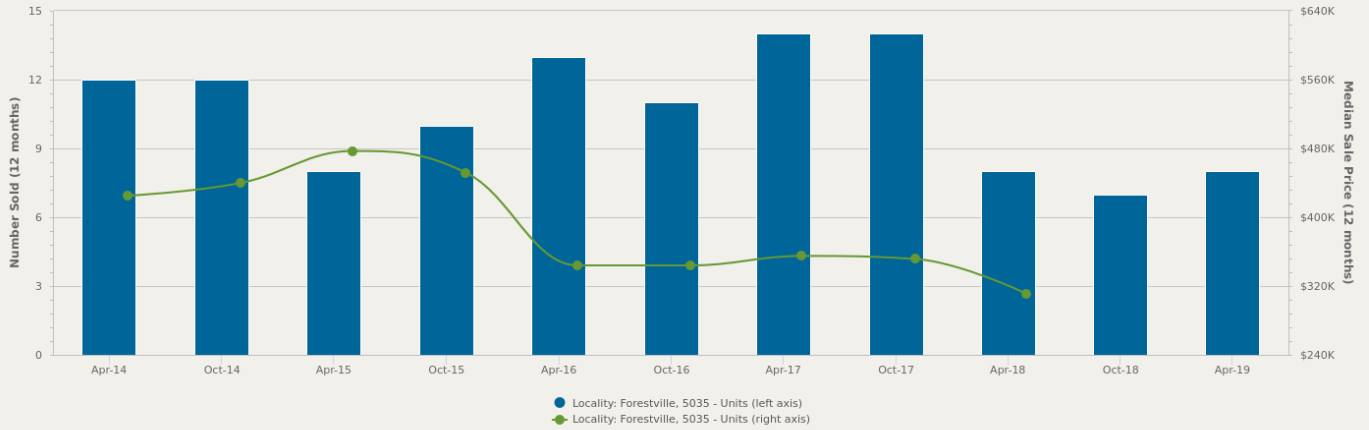
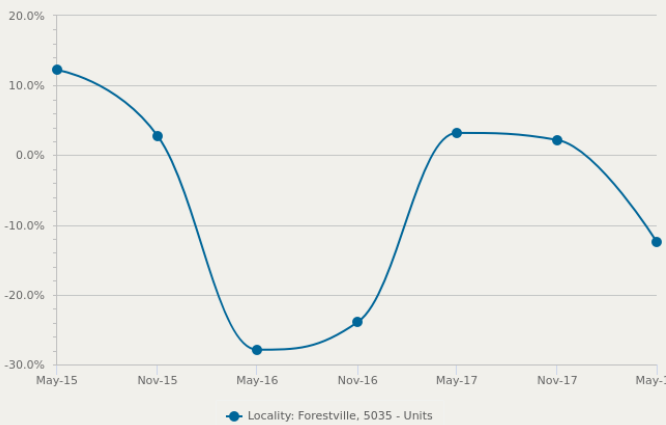
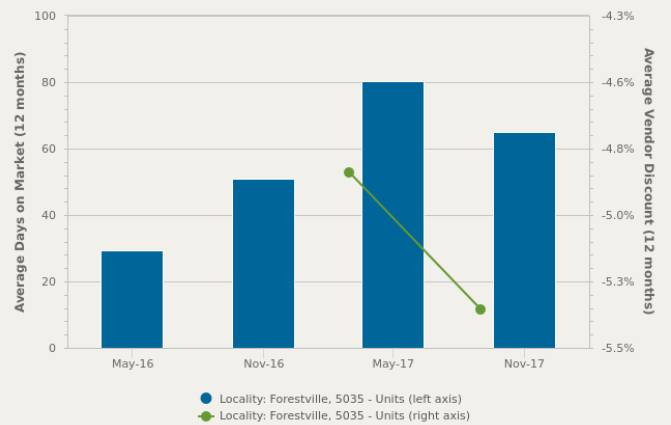

**15 Everard Terrace**  
**Forestville SA 5035**

 Sold on 08 May 2019  
**\$890,000**

**55 Charles Street Forestville**  
**SA 5035**

 Sold on 22 Mar 2019  
**\$1,060,000**


= 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\*

**\$347,250**

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

**\$\$**

Median Price\*

**\$311,000**

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\*

**\$297,625**

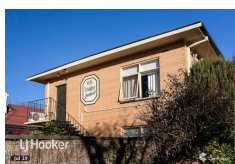
The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period


**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
**RECENTLY SOLD**

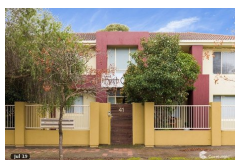

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb


**3/65 Leader Street**  
**Forestville SA 5035**

 Listed on 07 Aug 2019  
 \$240K - \$255K

**5/5 First Avenue Forestville**  
**SA 5035**

 Sold on 15 Apr 2019  
 \$275,000

**5/41 First Avenue Forestville**  
**SA 5035**

 Listed on 02 Aug 2019  
 \$300,000 - \$320,000

**1/41 First Avenue Forestville**  
**SA 5035**

 Sold on 27 Feb 2019  
 \$330,000

**6 Third Avenue Forestville**  
**SA 5035**

 Listed on 29 Jul 2019  
 \$650K

**1 Lyons Parade Forestville**  
**SA 5035**

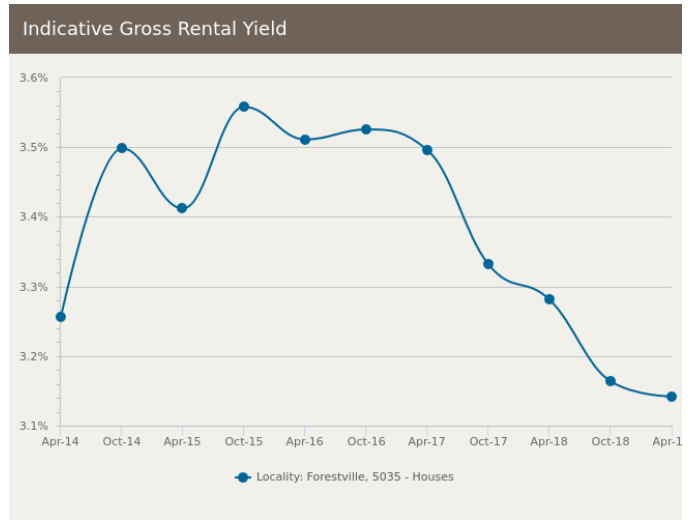
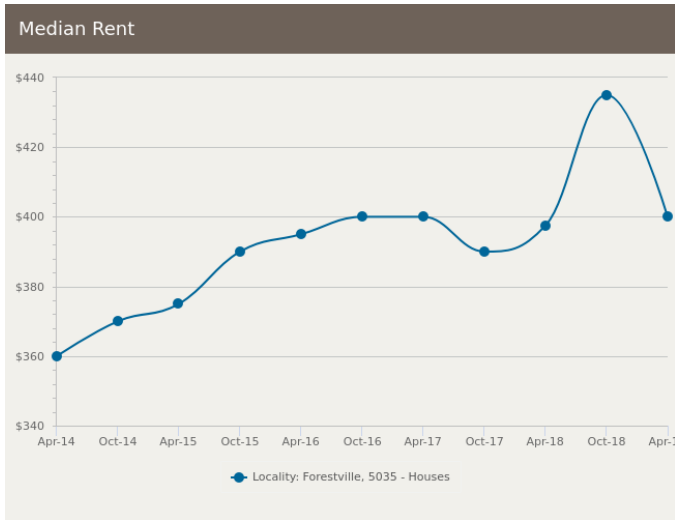
 Sold on 13 Jun 2019  
 \$565,000

**11 Lyons Parade Forestville**  
**SA 5035**

 Sold on 05 Mar 2019  
 \$565,000


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

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

2

2  
BEDROOMS

**47 Charles Street Forestville SA 5035**

Listed on 03 Aug 2019  
\$450/W

- 1
- 1
- 272m<sup>2</sup>

**16 Second Avenue Forestville SA 5035**

Listed on 02 Aug 2019  
\$420/W

- 2
- 1
- 

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4  
BEDROOMS

**58 Third Avenue Forestville SA 5035**

Listed on 02 Aug 2019  
\$640/W

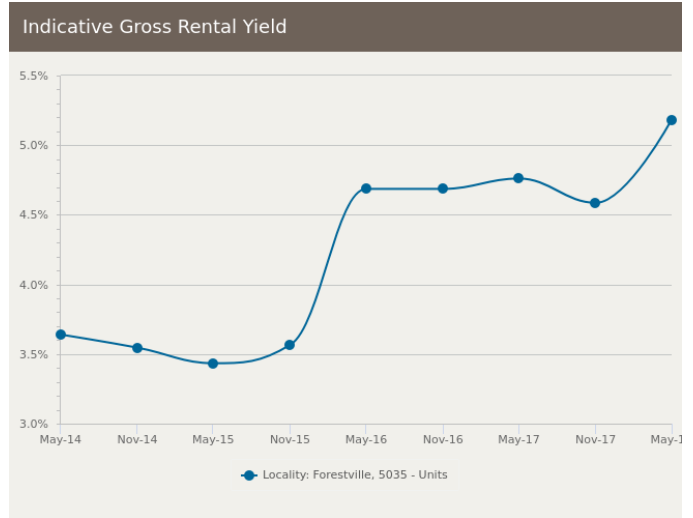
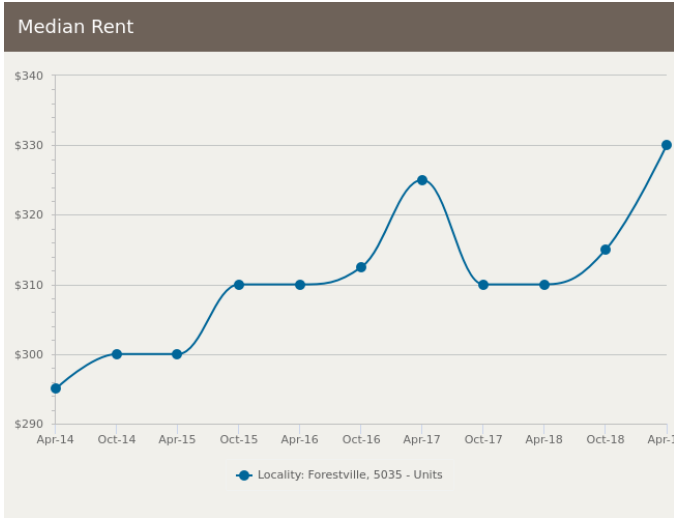
- 2
- 2
- 635m<sup>2</sup>



= 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

1

2  
BEDROOMS

**1/5 Ethel Street Forestville SA 5035**

Listed on 05 Aug 2019  
\$320/W

1

1

126m<sup>2</sup>

4

3  
BEDROOMS

**10 Lyons Parade Forestville SA 5035**

Listed on 16 Jul 2019  
\$520/W

2

2

139m<sup>2</sup>

**2/27A Charles Street Forestville SA 5035**

Listed on 14 Jul 2019  
\$345/W

2

1

254m<sup>2</sup>



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



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