

Suburb Profile Report



Hawthorn SA 5062

Prepared on: 09 August 2019

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CoreLogic®

HAWTHORN


5.0km

Distance from GPO


2.2k

Population

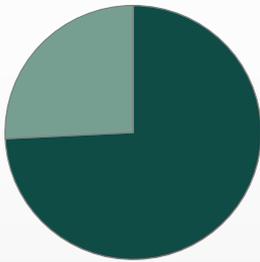
↓1.0%

5 year population change

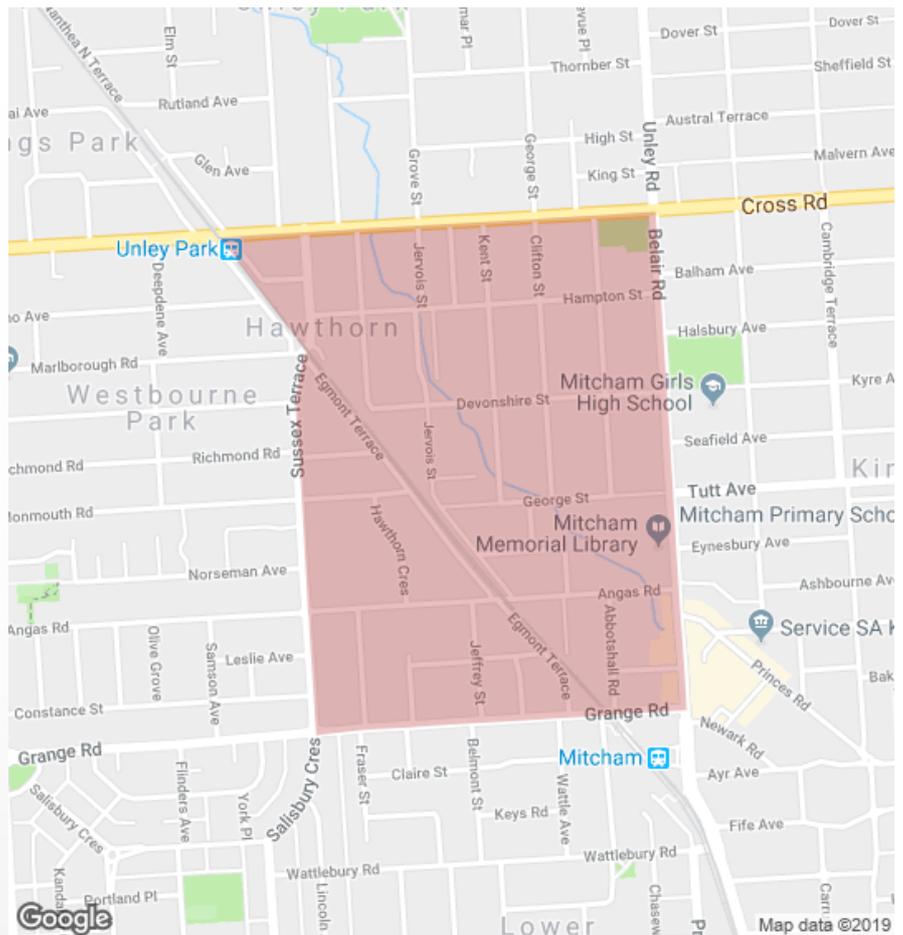

10 years

Average length of ownership

26%



74%

 Owner Occupiers
 Renters


The size of Hawthorn is approximately 1.1 square kilometres. It has 3 parks covering nearly 6.6% of total area. The population of Hawthorn in 2011 was 2,210 people. By 2016 the population was 2,187 showing a population decline of 1.0% in the area during that time. The predominant age group in Hawthorn is 10-19 years. Households in Hawthorn are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Hawthorn work in a professional occupation. In 2011, 72.3% of the homes in Hawthorn were owner-occupied compared with 72.4% in 2016. Currently the median sales price of houses in the area is \$901,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed


661
36
\$964,009
7

170
6
\$326,722
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*

\$1,073,250

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

\$\$

Median Price*

\$901,500

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*

\$768,875

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

**Statistics are calculated over a rolling 12 month period*


HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **0**
 **2**
BEDROOMS
RECENTLY SOLD
 **0**

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

There are no recently sold 2 bedroom Houses in this suburb

 **3**
 **3**
BEDROOMS
 **13**

30 Denning Street Hawthorn SA 5062

 Listed on 06 Aug 2019
[Contact Agent](#)
 1
 1
 386m²

40 Kent Street Hawthorn SA 5062

 Sold on 18 Jun 2019
\$1,800,000*
 2
 2
 1,357m²

29A William Street Hawthorn SA 5062

 Listed on 10 Jul 2019
UNDER CONTRACT [Peter McMillan](#)
 3
 2
 608m²

15 Clifton Street Hawthorn SA 5062

 Sold on 10 May 2019
\$902,700
 4
 1
 643m²
 **1**
 **4**
BEDROOMS
 **8**

50 Grange Road Hawthorn SA 5062

 Listed on 02 Aug 2019
[Contact Agent](#)
 2
 2
 940m²

11 Angas Road Hawthorn SA 5062

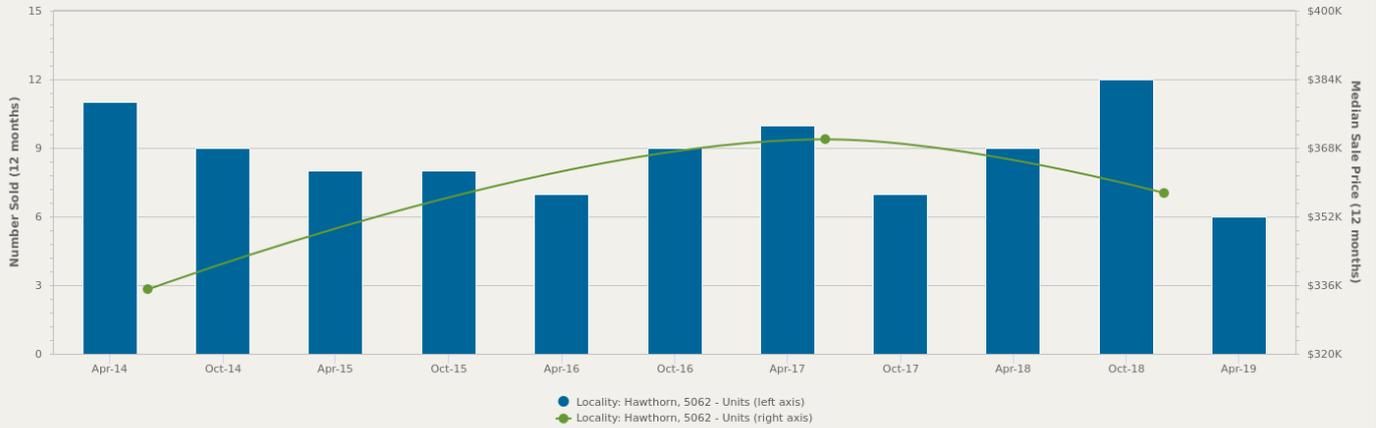
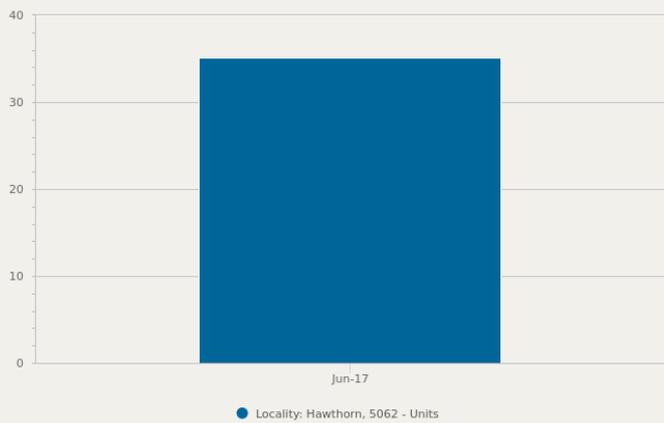
 Sold on 07 Aug 2019
\$960,000*
 3
 1
 1,069m²

28 Hampton Street Hawthorn SA 5062

 Sold on 07 Jul 2019
\$1,285,000
 4
 4
 692m²


= 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

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$396,120

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

\$\$

Median Price*

\$357,500

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*

\$315,625

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

 <p>6/123 Cross Road Hawthorn SA 5062</p> <p>Listed on 26 Jul 2019 \$220,000 - \$245,000</p> <p><small>Professionals</small></p>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
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 **1**
 **2**
BEDROOMS
 **4**

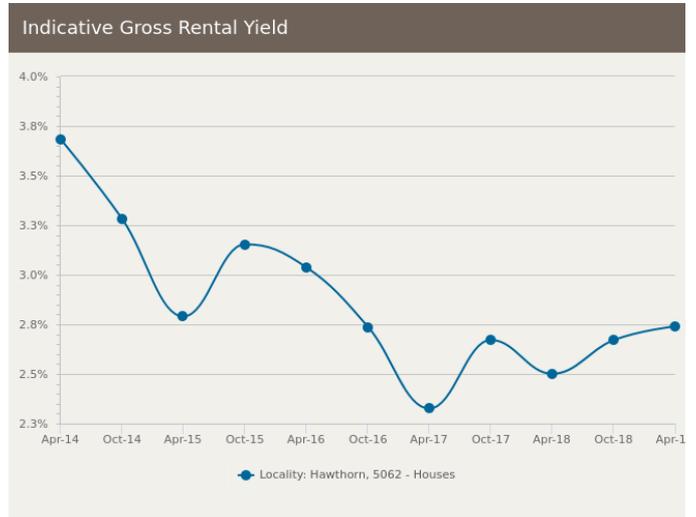
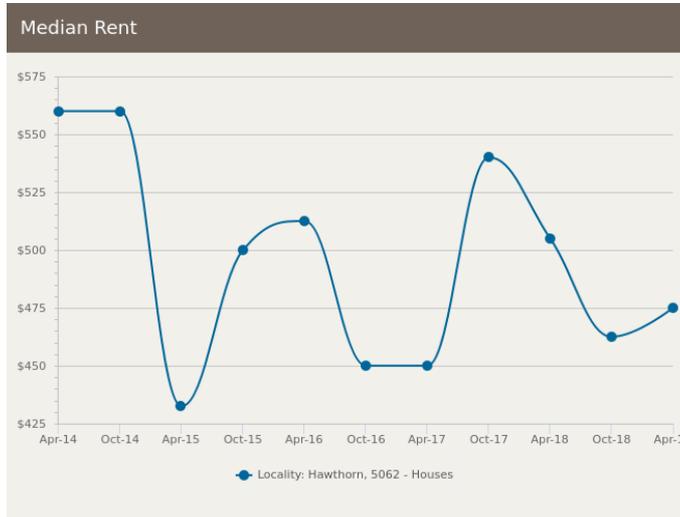
 <p>20/8 Wemyss Avenue Hawthorn SA 5062</p> <p>Listed on 02 Aug 2019 \$210,000 - \$230,000</p> <p><small>loop</small></p>	<table border="1"> <tr> <td data-bbox="837 1064 1082 1261">  <p>5/24 Clifton Street Hawthorn SA 5062</p> <p>Sold on 22 Jul 2019 Not Disclosed</p> </td> <td data-bbox="1082 1064 1477 1261"> <p> 1</p> <p> 1</p> <p> 158m²</p> </td> </tr> <tr> <td data-bbox="837 1261 1082 1451">  <p>7/123A Cross Road Hawthorn SA 5062</p> <p>Sold on 27 Jun 2019 \$220,000</p> </td> <td data-bbox="1082 1261 1477 1451"> <p> 1</p> <p> 1</p> <p> 111m²</p> </td> </tr> </table>	 <p>5/24 Clifton Street Hawthorn SA 5062</p> <p>Sold on 22 Jul 2019 Not Disclosed</p>	<p> 1</p> <p> 1</p> <p> 158m²</p>	 <p>7/123A Cross Road Hawthorn SA 5062</p> <p>Sold on 27 Jun 2019 \$220,000</p>	<p> 1</p> <p> 1</p> <p> 111m²</p>
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 <p>7/123A Cross Road Hawthorn SA 5062</p> <p>Sold on 27 Jun 2019 \$220,000</p>	<p> 1</p> <p> 1</p> <p> 111m²</p>				

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

<p>There are no 3 bedroom Units on the market in this suburb</p>	<p>There are no recently sold 3 bedroom Units in this suburb</p>
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= 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



25 Sussex Terrace Hawthorn SA 5062
 Listed on 05 Aug 2019
\$780/W

-  2
-  2
-  794m²



5A Wemyss Avenue Hawthorn SA 5062
 Listed on 23 Jul 2019
\$440/W

-  2
-  2
-  390m²

 **2**
 **4**
 BEDROOMS



7 Bowillia Avenue Hawthorn SA 5062
 Listed on 06 Aug 2019
\$480/W

-  1
-  2
-  736m²



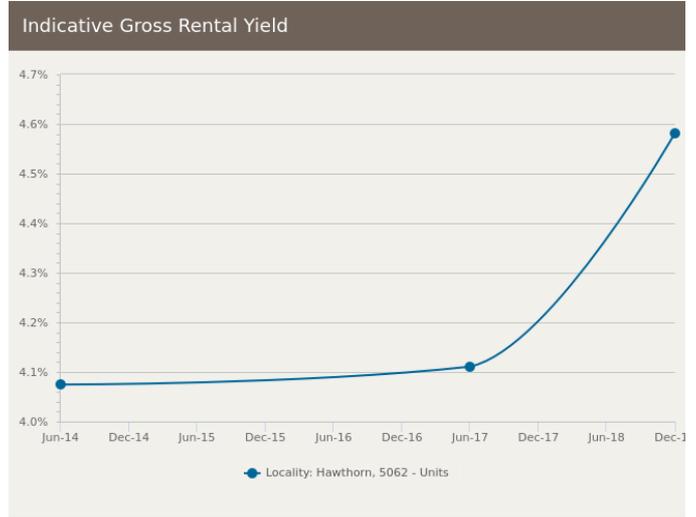
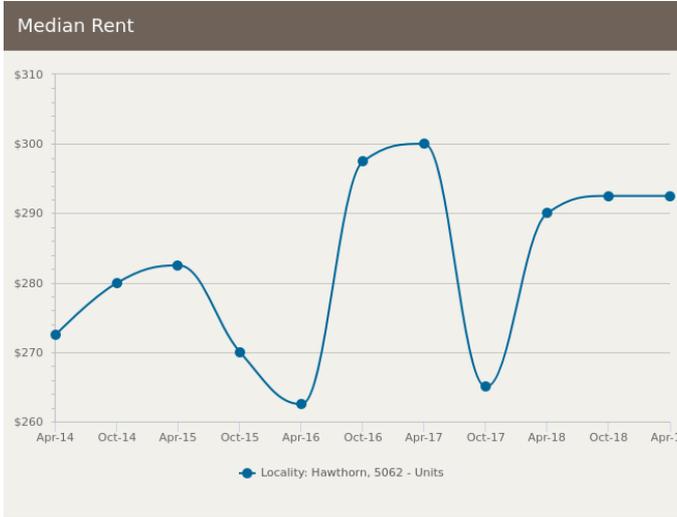
7 Sussex Terrace Hawthorn SA 5062
 Listed on 25 Jul 2019
\$785/W

-  3
-  2
-  768m²

 = 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

<p>2/22 Clifton Street Hawthorn SA 5062 Listed on 06 Aug 2019 \$300/W</p> <p> 1 1 132m²</p>	<p>8/22-24 Clifton Street Hawthorn SA 5062 Listed on 29 Jul 2019 \$290/W</p> <p> 1 1 101m²</p>
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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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