

# Suburb Profile Report



## Highgate SA 5063

Prepared on: 09 August 2019

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## HIGHGATE


**4.4km**

Distance from GPO


**1.7k**

Population

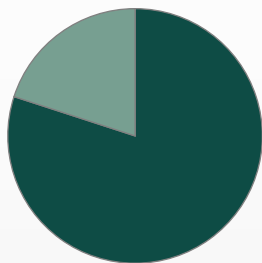
**↑14.8%**

5 year population change

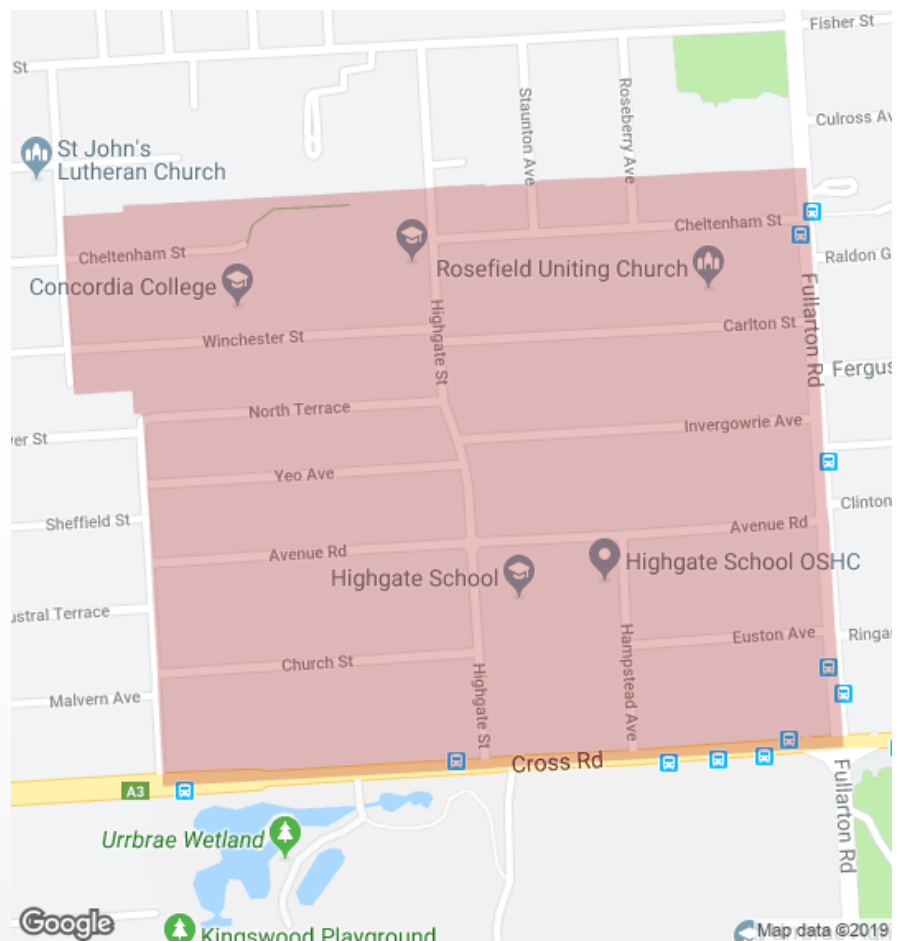

**11 years**

Average length of ownership

20%



80%

 Owner Occupiers
  Renters


The size of Highgate is approximately 0.6 square kilometres. It has 1 park. The population of Highgate in 2011 was 1,445 people. By 2016 the population was 1,659 showing a population growth of 14.8% in the area during that time. The predominant age group in Highgate is 20-29 years. Households in Highgate are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Highgate work in a professional occupation. In 2011, 75.4% of the homes in Highgate were owner-occupied compared with 76.7% in 2016. Currently the median sales price of houses in the area is \$905,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed


**452**
**26**
**\$982,485**
**1**

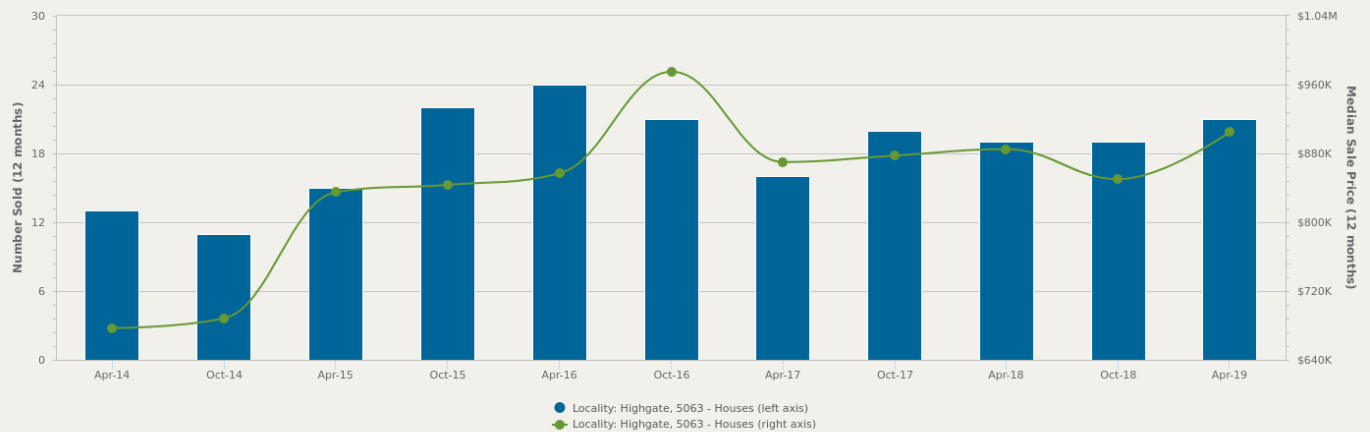
**165**
**3**
**\$378,452**
**1**

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

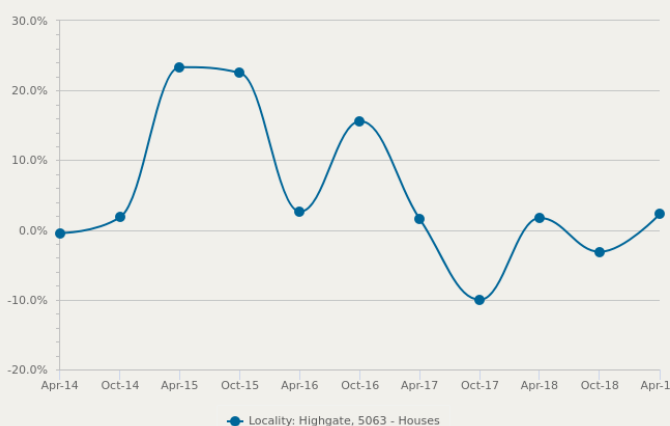


## HOUSES: FOR SALE

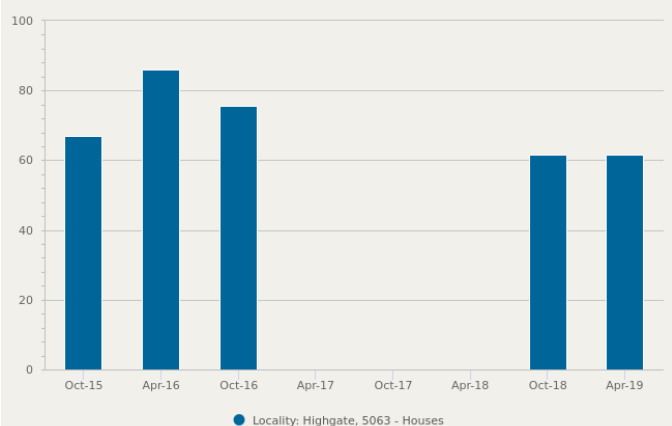
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,100,000

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

\$\$

Median Price\*

\$905,000

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\*

\$770,000

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



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



BEDROOMS







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









	<b>2D North Terrace Highgate SA 5063</b> Sold on 24 Jul 2019 <b>\$855,000*</b>	  
	<b>7 West Terrace Highgate SA 5063</b> Sold on 14 Jun 2019 <b>\$810,000</b>	  



BEDROOMS



	<b>36 Highgate Street Highgate SA 5063</b> Listed on 26 Jul 2019 <b>\$840,000 to \$895,000</b>	  
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	<b>31 Carlton Street Highgate SA 5063</b> Sold on 25 Jul 2019 <b>\$0</b>	  
	<b>1 Church Street Highgate SA 5063</b> Sold on 30 Apr 2019 <b>\$0</b>	  



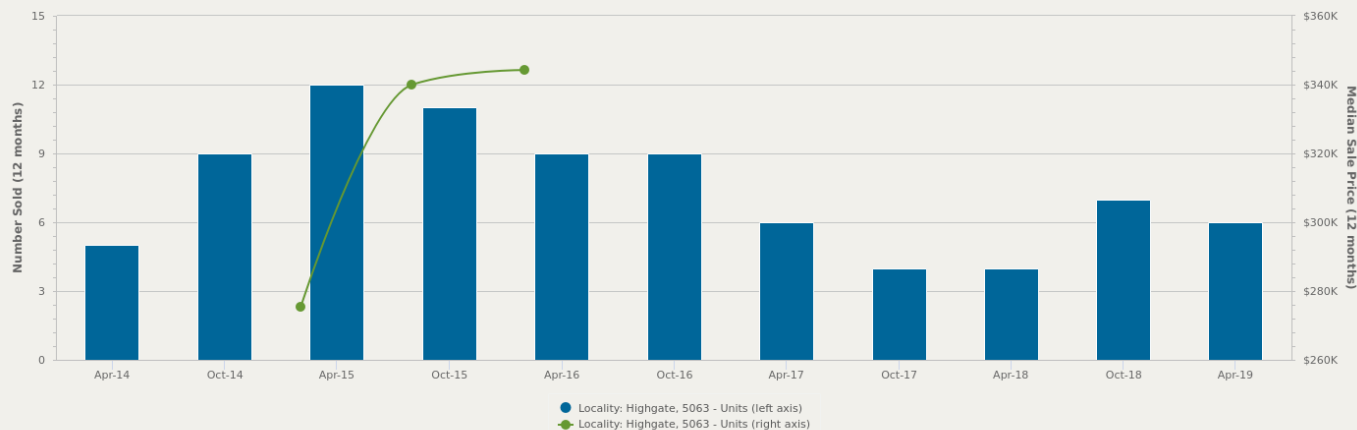
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised



## UNITS: FOR SALE

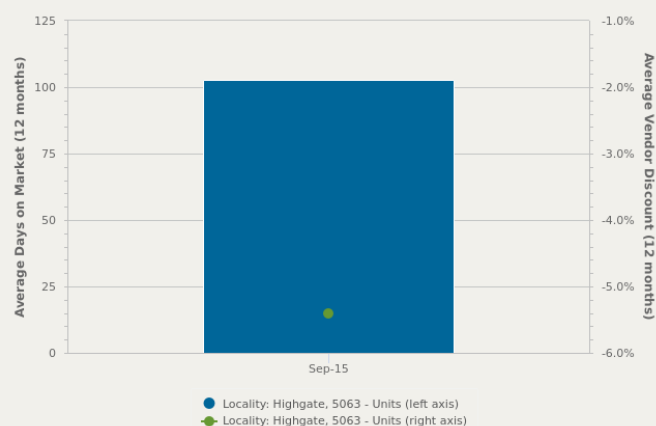
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$361,250

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

\$\$

Median Price\*

\$344,250

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\*

\$311,500

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

\*Statistics are calculated over a rolling 12 month period



## UNITS: MARKET ACTIVITY SNAPSHOT

### ON THE MARKET



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



**1/5 Church Street Highgate SA 5063**

Sold on 16 May 2019  
**\$181,000**



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



**1/45 Highgate Street Highgate SA 5063**

Sold on 08 Jul 2019  
**\$310,000**



**3/38 Highgate Street Highgate SA 5063**

Sold on 14 Mar 2019  
**\$510,000**



**3/120 Cross Road Highgate SA 5063**

Listed on 01 Aug 2019  
**\$525,000-\$545,000**



**3/126 Cross Road Highgate SA 5063**

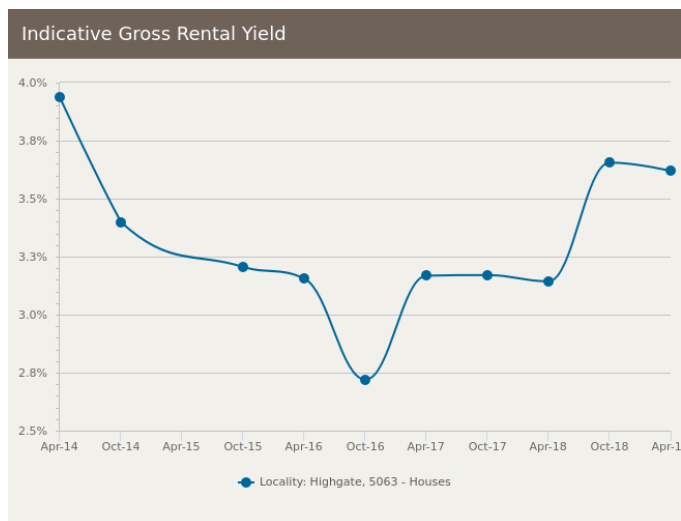
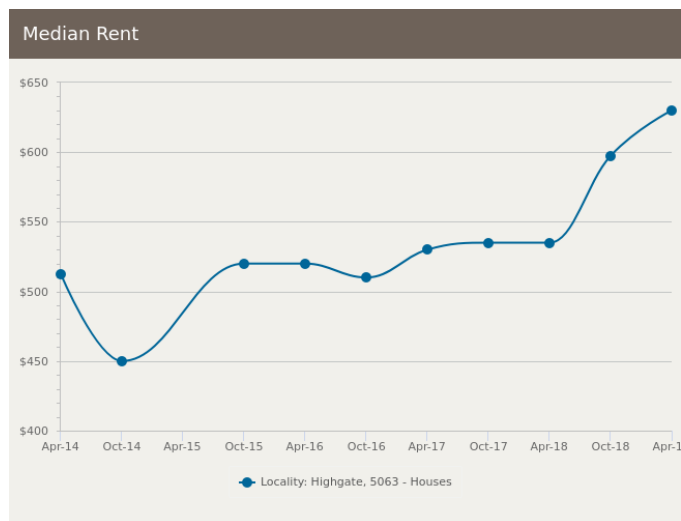
Sold on 27 Mar 2019  
**\$425,000**



= 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



**2A Invergowrie Avenue**  
Highgate SA 5063

Listed on 29 Jul 2019  
\$520/W

 1

 2

 835m<sup>2</sup>



**112 Cross Road Highgate**  
SA 5063

Listed on 24 Jul 2019  
\$650/W

 2

 3

 1,625m<sup>2</sup>

 1

 4  
BEDROOMS



**7 Hampstead Avenue**  
Highgate SA 5063

Listed on 29 Jul 2019  
\$590/W

 2

 2

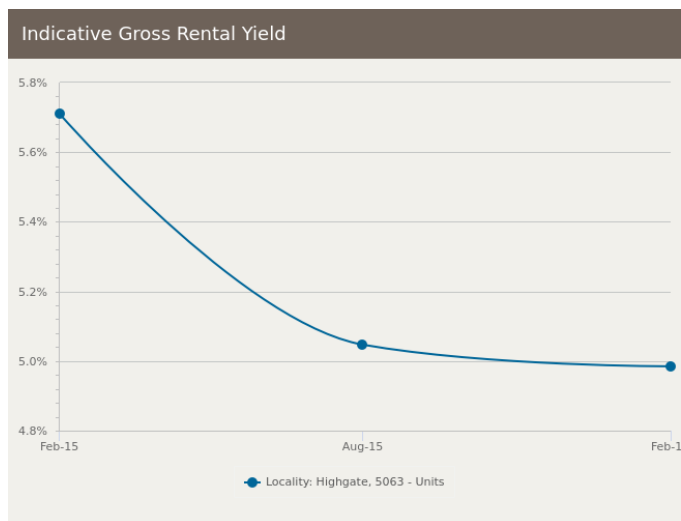
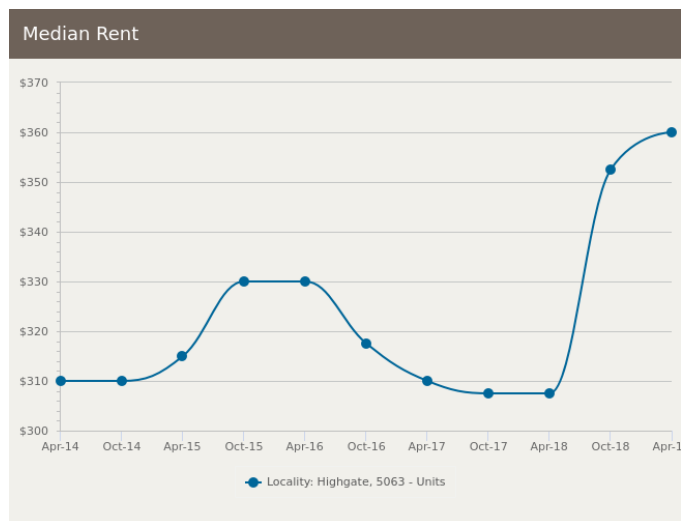
 466m<sup>2</sup>



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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

2

1  
BEDROOMS



**6/5 Church Street Highgate  
SA 5063**

Listed on 05 Aug 2019  
\$285/W



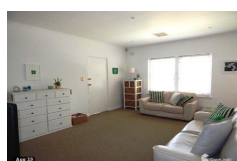
**6/45 Avenue Road Highgate  
SA 5063**

Listed on 18 Jul 2019  
\$260/W



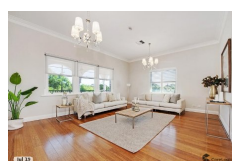
2

2  
BEDROOMS



**5/16 Carlton Street Highgate  
SA 5063**

Listed on 05 Aug 2019  
\$330/W



**3/503 Fullarton Road  
Highgate SA 5063**

Listed on 24 Jul 2019  
\$600/W



1

3  
BEDROOMS



**3/473 Fullarton Road  
Highgate SA 5063**

Listed on 11 Jul 2019  
\$630/W



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



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