

Suburb Profile Report



Kensington Gardens SA 5068

Prepared on: 09 August 2019

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KENSINGTON



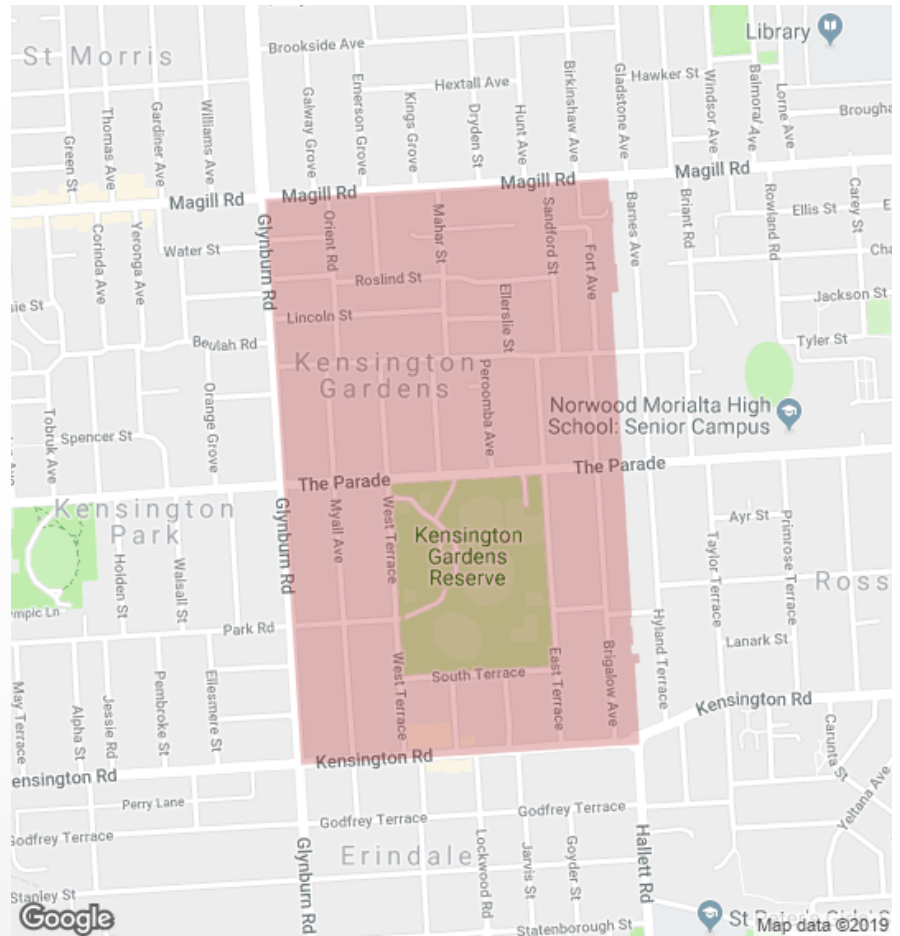
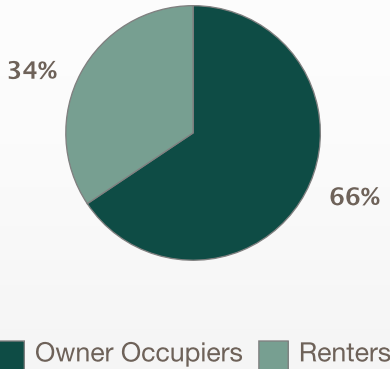
5.9km
Distance from GPO



2.4k
Population
↑ **4.7%**
5 year population change



10 years
Average length of ownership



The size of Kensington Gardens is approximately 1.1 square kilometres. It has 1 park covering nearly 14.9% of total area. The population of Kensington Gardens in 2011 was 2,340 people. By 2016 the population was 2,449 showing a population growth of 4.7% in the area during that time. The predominant age group in Kensington Gardens is 20-29 years. Households in Kensington Gardens are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kensington Gardens work in a professional occupation. In 2011, 65.5% of the homes in Kensington Gardens were owner-occupied compared with 64.2% in 2016. Currently the median sales price of houses in the area is \$1,007,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed



680

52

\$906,850

8



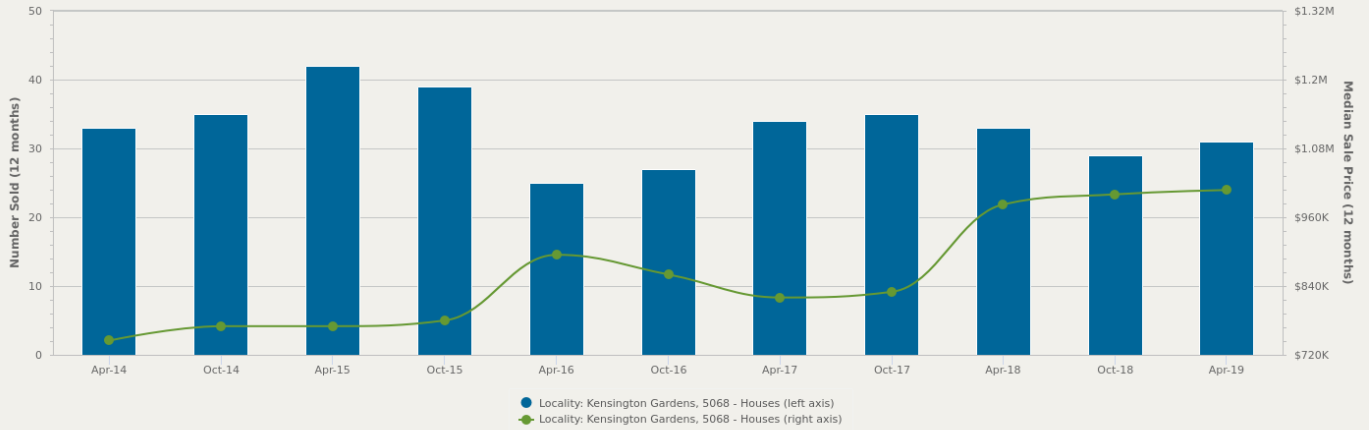
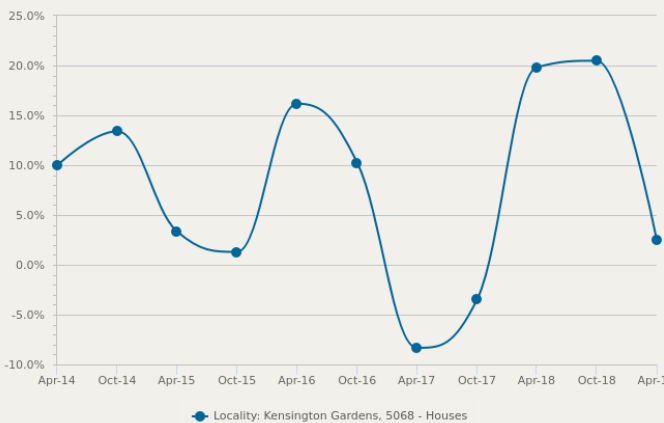
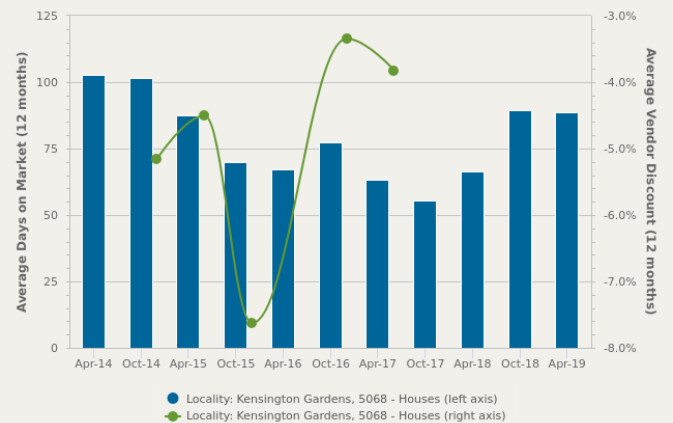
512

29

\$363,887

9

*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*

\$1,280,000

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

\$\$

Median Price*

\$1,007,500

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*

\$757,578

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

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

RECENTLY SOLD
 **3**

18A East Terrace
Kensington Gardens SA

 Sold on 05 Jul 2019
\$725,000
 **1**
 **1**
 **372m²**

53B Myall Avenue
Kensington Gardens SA

 Sold on 22 Jun 2019
 Not Disclosed

 **2**
 **2**
 **836m²**
 **5**
 **3**
BEDROOMS
 **10**

296 Glynburn Road
Kensington Gardens SA

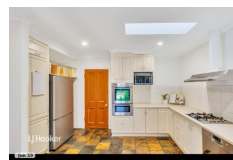
 Listed on 08 Aug 2019
\$595,000
 **2**
 **1**
 **549m²**

9 Orient Road Kensington
Gardens SA 5068

 Listed on 05 Aug 2019
 Auction Sat 31st Aug 11:00am

 **2**
 **1**
 **919m²**

15A Leonore Avenue
Kensington Gardens SA

 Sold on 24 Jul 2019
\$590,000
 **-**
 **2**
 **390m²**

20B Sandford Street
Kensington Gardens SA

 Sold on 27 Jun 2019
\$655,500
 **2**
 **2**
 **421m²**
 **3**
 **4**
BEDROOMS
 **8**

54 West Terrace Kensington
Gardens SA 5068

 Listed on 07 Aug 2019
 New \$990k - \$1.05m

 **4**
 **2**
 **1,040m²**

10 Mahar Street Kensington
Gardens SA 5068

 Listed on 24 Jul 2019
\$1.27m-\$1.31m
 **2**
 **2**
 **892m²**

338 Glynburn Road
Kensington Gardens SA

 Sold on 23 Jun 2019
\$2,201,000*
 **4**
 **3**
 **1,662m²**

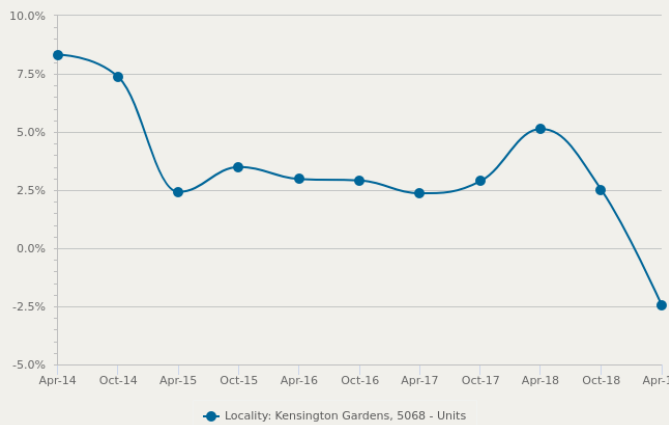
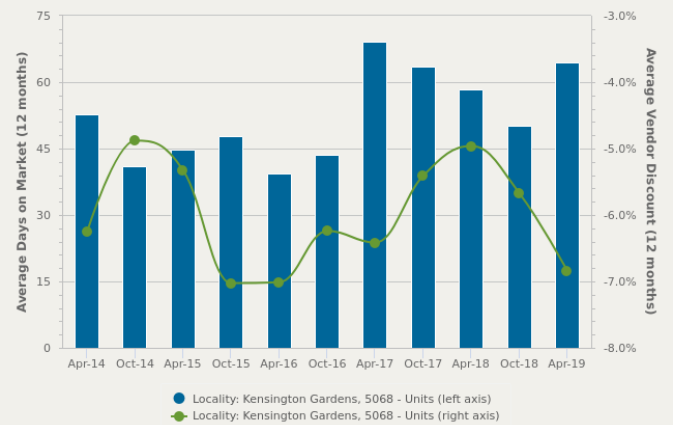
4 Brigalow Avenue
Kensington Gardens SA

 Sold on 23 May 2019
\$1,500,000
 **2**
 **2**
 **1,110m²**


= 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*

\$445,000

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

\$\$

Median Price*

\$400,000

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*

\$360,000

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

 **9**
 **2**
BEDROOMS
 **15**

3/15 East Terrace
Kensington Gardens SA

 Listed on 02 Aug 2019
 \$395,000 - \$415,000

5/53 Brigalow Avenue
Kensington Gardens SA

 Sold on 25 Jul 2019
 \$400,000*

2/6 Peroomba Avenue
Kensington Gardens SA

 Listed on 02 Aug 2019
 \$380,000 - \$410,000

2/19 Cuthero Terrace
Kensington Gardens SA

 Sold on 01 Jul 2019
 \$0

 **0**
 **3**
BEDROOMS
 **4**

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


4/47 Myall Avenue
Kensington Gardens SA

 Sold on 09 Jul 2019
 \$480,000

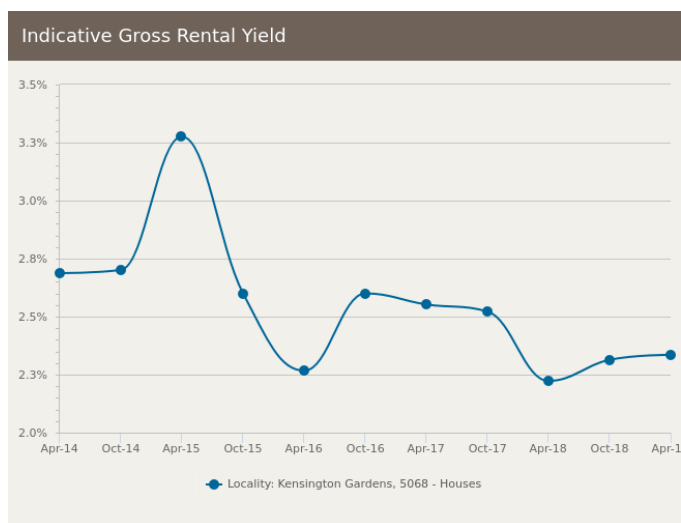
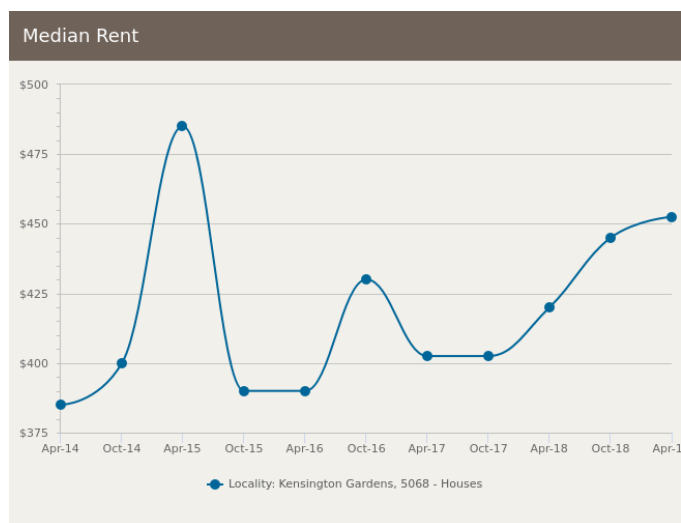
2/10 Lincoln Street
Kensington Gardens SA

 Sold on 16 May 2019
 \$526,000


= 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

2

 2
BEDROOMS

1/8 Ellerslie Street
Kensington Gardens SA

Listed on 05 Aug 2019
\$400/W

- 2
- 1
- 430m²

2/455 The Parade
Kensington Gardens SA

Listed on 25 Jul 2019
\$365/W

- 2
- 1
- 299m²

3

 3
BEDROOMS

6A White Avenue
Kensington Gardens SA

Listed on 08 Aug 2019
\$445/W

- 3
- 2
- 428m²

13 Leonore Avenue
Kensington Gardens SA

Listed on 07 Aug 2019
\$380/W

- 1
- 1
- 780m²

1

 4
BEDROOMS

3 Brigalow Avenue
Kensington Gardens SA

Listed on 19 Jul 2019
\$420/W

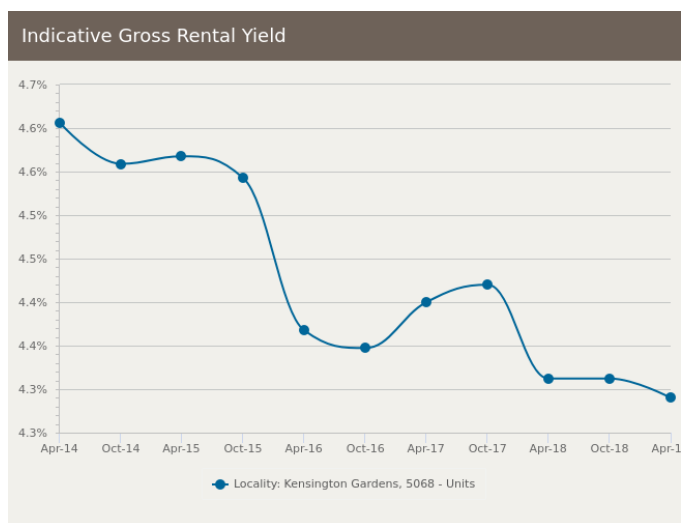
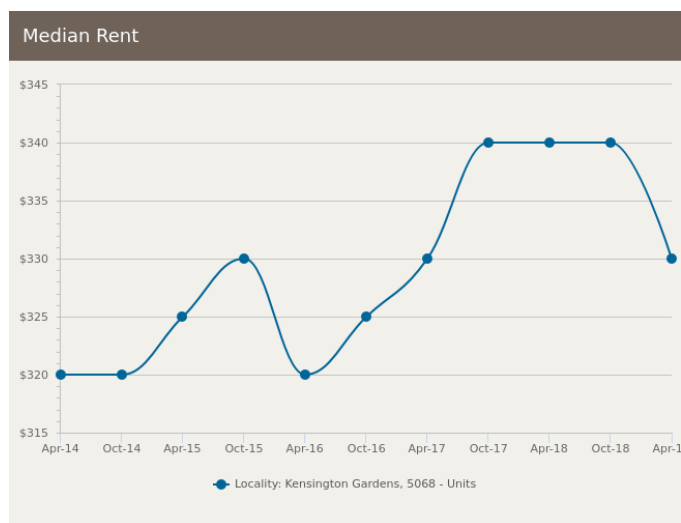
- 1
- 1
- 652m²



= 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

<p>2/25 Roslind Street Kensington Gardens SA</p> <p>Listed on 04 Aug 2019 \$290/W</p> <p> 1 1 88m²</p>	<p>3/25 Roslind Street Kensington Gardens SA</p> <p>Listed on 30 Jul 2019 \$270/W</p> <p> 1 1 89m²</p>
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11

2
BEDROOMS

<p>8/2-4 Sandford Street Kensington Gardens SA</p> <p>Listed on 06 Aug 2019 \$340/W</p> <p> 2 1 213m²</p>	<p>3/38A East Terrace Kensington Gardens SA</p> <p>Listed on 31 Jul 2019 \$380/W</p> <p> 1 1 194m²</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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