

Suburb Profile Report



Kensington Park SA 5068

Prepared on: 09 August 2019

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CoreLogic®

KENSINGTON PARK


5.1km

Distance from GPO


2.5k

Population

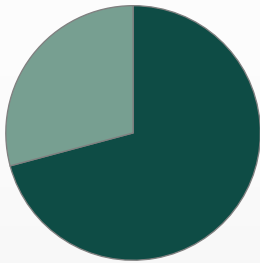
1.5%

5 year population change


11 years

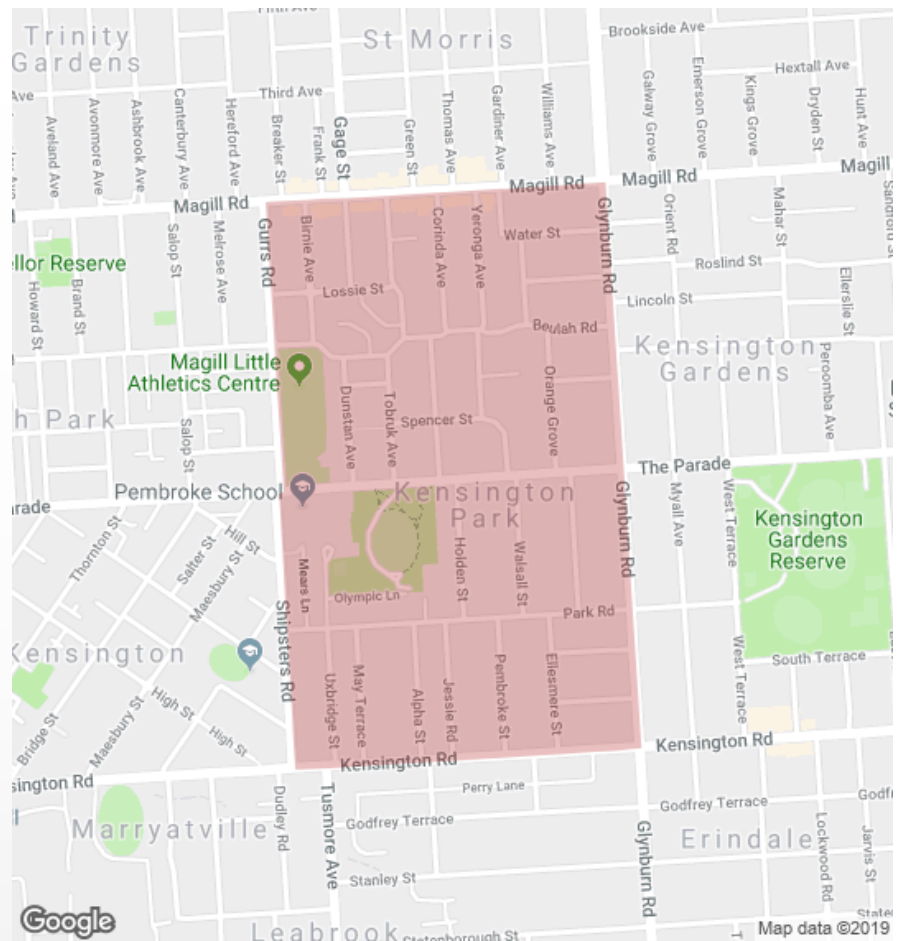
Average length of ownership

29%



71%

Owner Occupiers Renters



The size of Kensington Park is approximately 1.1 square kilometres. It has 3 parks covering nearly 9.3% of total area. The population of Kensington Park in 2011 was 2,492 people. By 2016 the population was 2,529 showing a population growth of 1.5% in the area during that time. The predominant age group in Kensington Park is 10-19 years. Households in Kensington Park are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Kensington Park work in a professional occupation. In 2011, 70.3% of the homes in Kensington Park were owner-occupied compared with 69.7% in 2016. Currently the median sales price of houses in the area is \$959,250.



Total dwellings



Total new listings*



Median Value



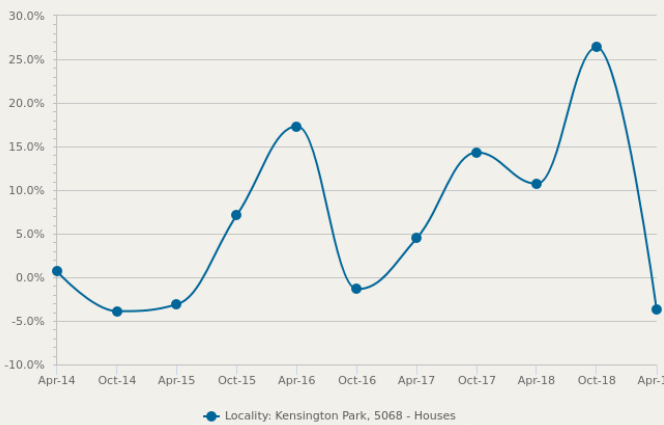
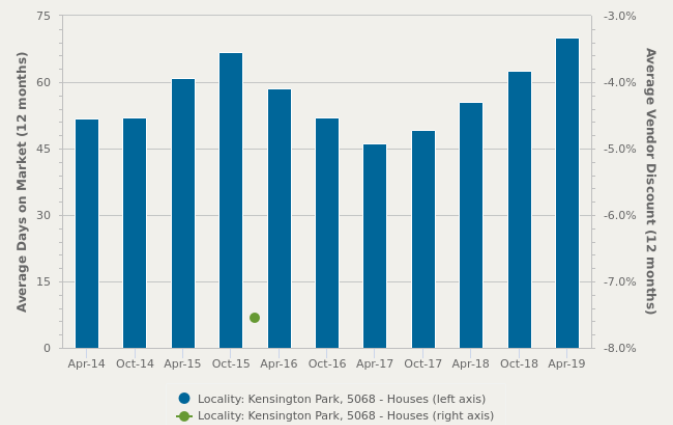
Total number currently listed


811
35
\$987,257
4

238
15
\$372,049
5

*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*

\$1,438,750

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

\$\$

Median Price*

\$959,250

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*

\$858,750

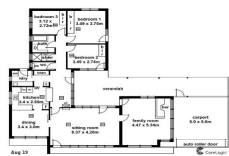
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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
 **8**

2 Oak Court Kensington Park SA 5068

 Listed on 06 Aug 2019
 Auction

 **2**
 **1**
 **571m²**

1/307 Kensington Road Kensington Park SA 5068

 Listed on 03 Aug 2019
 \$590,000 - \$620,000

 **4**
 **2**
 **353m²**

1A Corinda Avenue Kensington Park SA 5068

 Sold on 21 Jul 2019
 Not Disclosed

 **4**
 **3**
 **301m²**

26 Gurrs Road Kensington Park SA 5068

 Sold on 01 Jul 2019
 \$1,115,000*

 **2**
 **1**
 **1,105m²**
 **1**
 **4**
BEDROOMS
 **11**

48 Park Road Kensington Park SA 5068

 Listed on 08 Aug 2019
 Offers Close Wednesday 28th August 2019 at 11am

 **2**
 **2**
 **766m²**

16 Pembroke Street Kensington Park SA 5068

 Sold on 10 Jul 2019
 \$0

 **2**
 **2**
 **943m²**

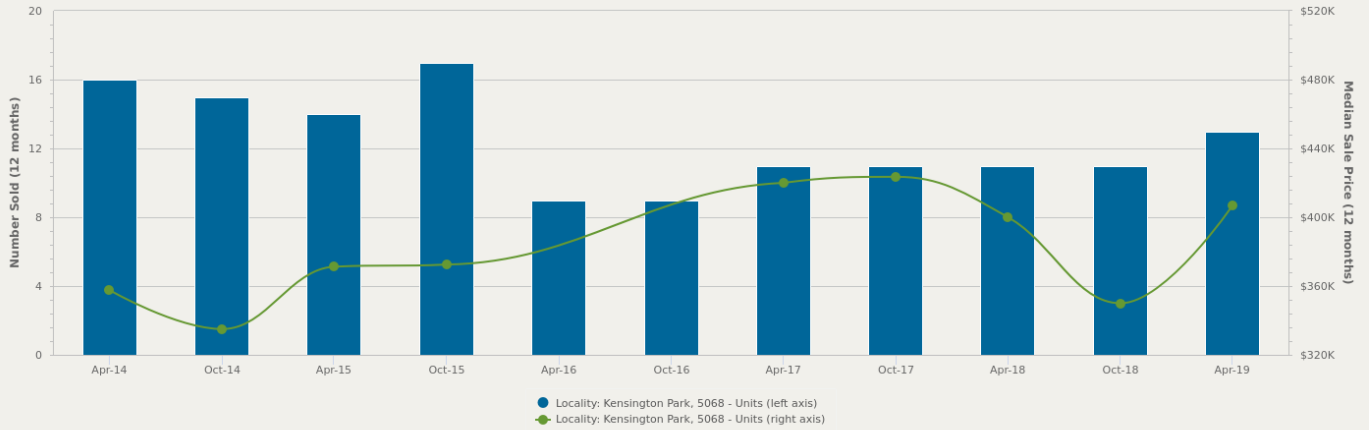
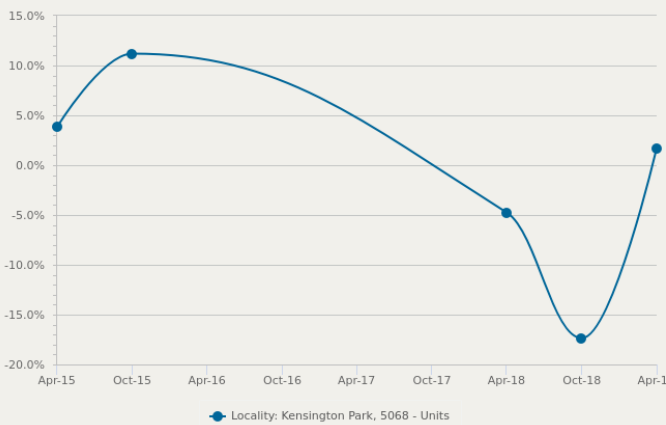
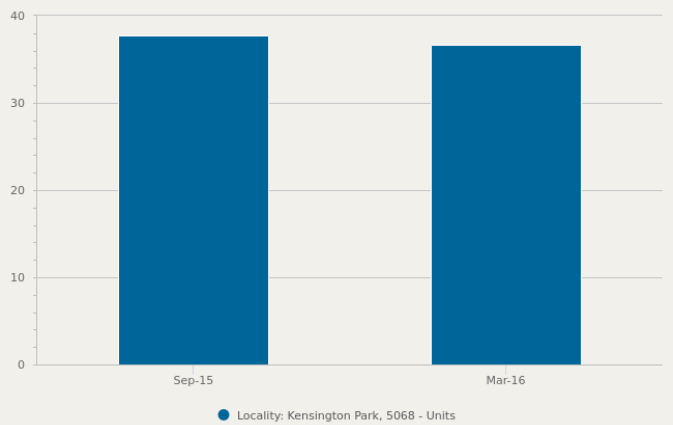
371 Glynburn Road Kensington Park SA 5068

 Sold on 26 Jun 2019
 \$1,280,000

 **2**
 **2**
 **1,039m²**


= 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*

\$476,500

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

\$\$

Median Price*

\$406,750

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*

\$324,700

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
 **0**
 **1**
BEDROOMS

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

RECENTLY SOLD
 **1**

4/19 Desaumarez Street
Kensington Park SA 5068

 Sold on 26 Apr 2019
\$0

 **3**
 **2**
BEDROOMS
 **5**

2/389 Glynburn Road
Kensington Park SA 5068

 Listed on 02 Aug 2019
 Price Guide \$295,000 **\$315,000**

2/28 Park Road Kensington
Park SA 5068

 Sold on 17 Jul 2019
\$425,000*

2/24 McKenna Street
Kensington Park SA 5068

 Listed on 25 Jul 2019
 Buyer range \$340,000 to **\$378,000**

305 Kensington Road
Kensington Park SA 5068

 Sold on 12 Jun 2019
\$570,000

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

4/13 Toowong Avenue
Kensington Park SA 5068

 Listed on 16 Jul 2019
 \$549,000 - **\$569,000**

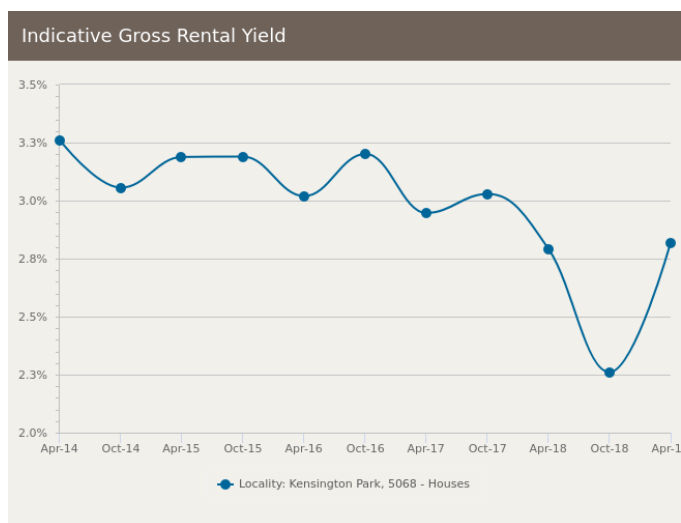
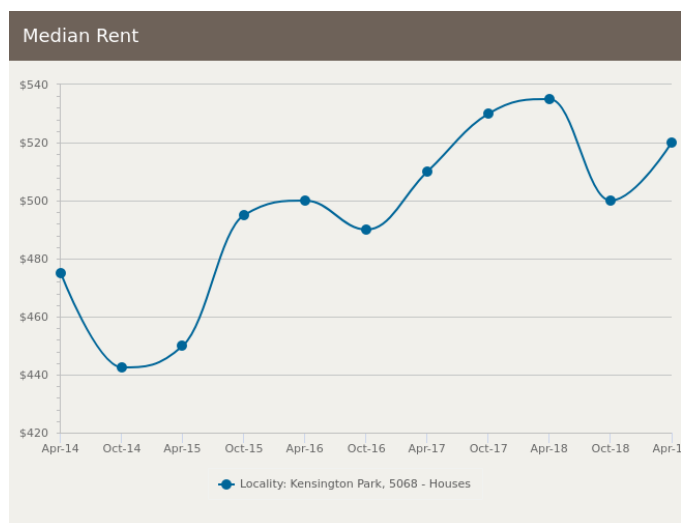

24 Alpha Street Kensington
Park SA 5068

 Sold on 01 May 2019
\$360,000


= 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


0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

1

3
BEDROOMS



7 Thiele Grove Kensington Park SA 5068

Listed on 08 Aug 2019
\$425/W


1

1

231m²

2

4
BEDROOMS




8 May Terrace Kensington Park SA 5068

Listed on 24 Jul 2019
\$800/W

2

2

1,056m²



13 Lossie Street Kensington Park SA 5068

Listed on 17 Jul 2019
\$540/W

2

2

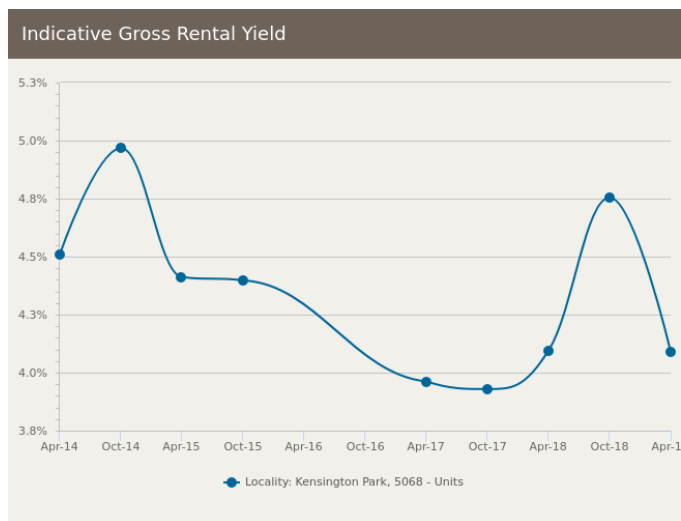
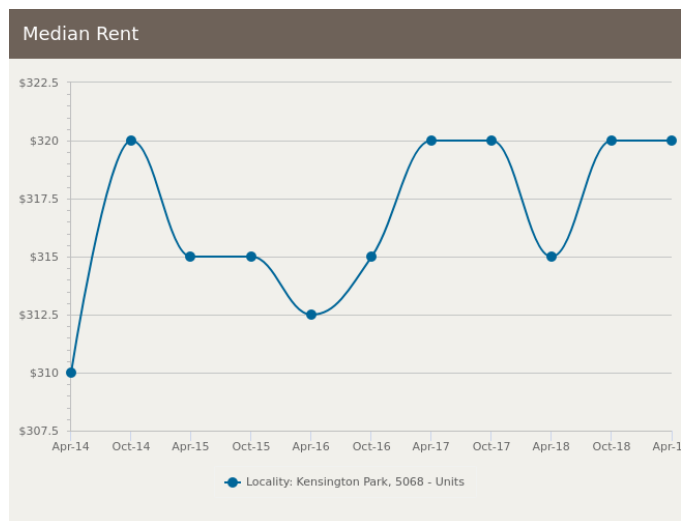
350m²



= 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

1/24 McKenna Street
Kensington Park SA 5068

Listed on 06 Aug 2019
\$320/W

- 2
- 1
- 132m²

2/24 Park Road Kensington Park
Kensington Park SA 5068

Listed on 24 Jul 2019
\$335/W

- 1
- 1
-

1

3
BEDROOMS

4/358 Magill Road
Kensington Park SA 5068

Listed on 29 Jul 2019
\$460/W

- 1
- 1
- 199m²



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

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