

Suburb Profile Report



Leabrook SA 5068

Prepared on: 09 August 2019

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LEABROOK


5.1km

Distance from GPO


1.6k

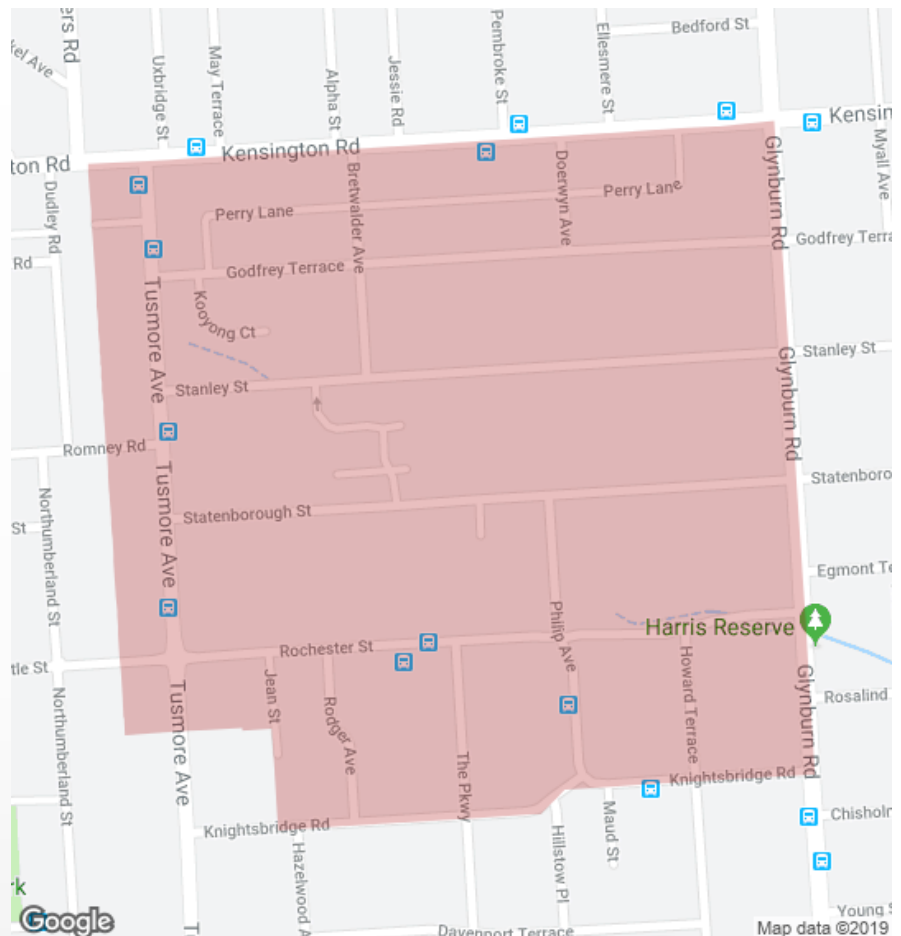
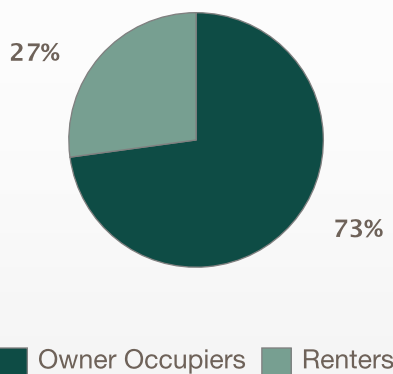
Population

↑2.2%

5 year population change


11 years

Average length of ownership



The size of Leabrook is approximately 0.6 square kilometres. It has 2 parks covering nearly 0.9% of total area. The population of Leabrook in 2011 was 1,554 people. By 2016 the population was 1,588 showing a population growth of 2.2% in the area during that time. The predominant age group in Leabrook is 70-79 years. Households in Leabrook are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Leabrook work in a professional occupation. In 2011, 64.5% of the homes in Leabrook were owner-occupied compared with 60.7% in 2016. Currently the median sales price of houses in the area is \$1,875,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


381
19
\$1,211,401
1

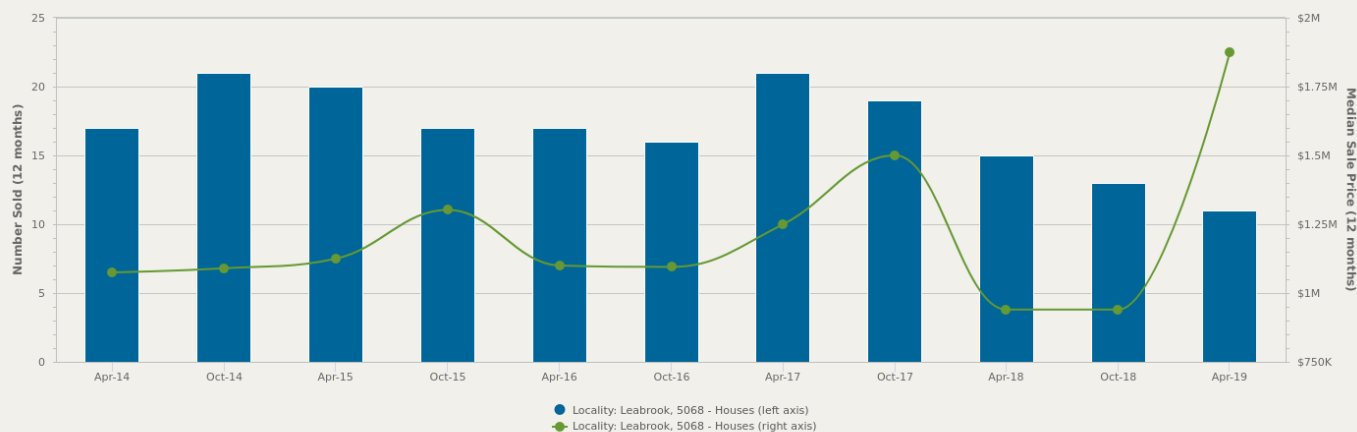
204
13
\$375,145
2

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

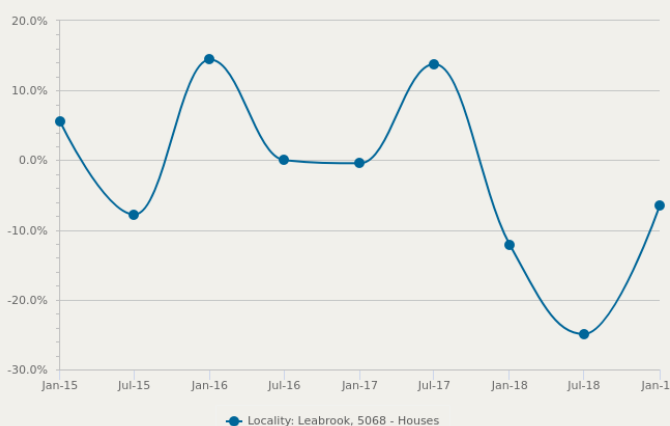


HOUSES: FOR SALE

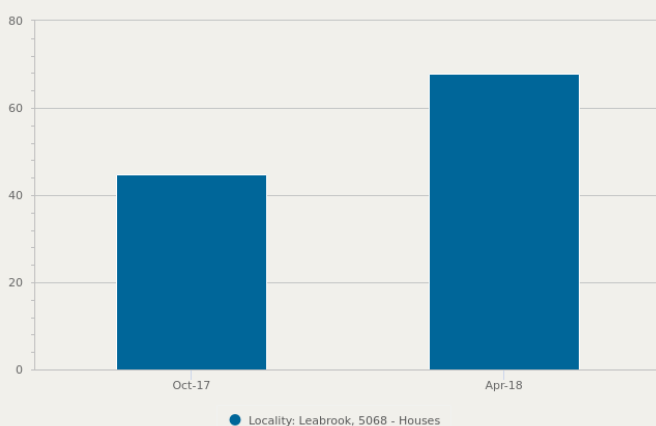
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,100,000

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

\$\$

Median Price*

\$1,875,000

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*

\$1,261,000

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



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



**19 Statenborough Street
Leabrook SA 5068**

Sold on 28 Jun 2019
\$8,000,000*



2,261m²



**17 Philip Avenue Leabrook
SA 5068**

Sold on 27 Jun 2019
\$0



623m²



BEDROOMS

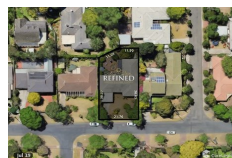


**52 Godfrey Terrace
Leabrook SA 5068**

Listed on 03 Aug 2019
Not Disclosed



1,365m²



**7 Knightsbridge Road
Leabrook SA 5068**

Sold on 04 Aug 2019
\$1,215,000*



704m²



**306 Kensington Road
Leabrook SA 5068**

Sold on 04 Jul 2019
\$1,480,000



949m²



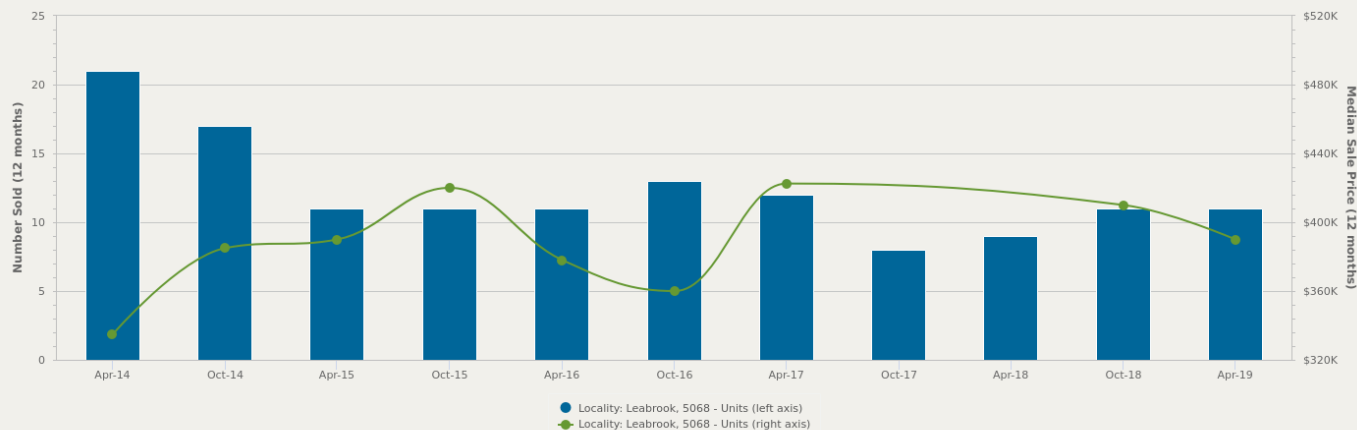
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

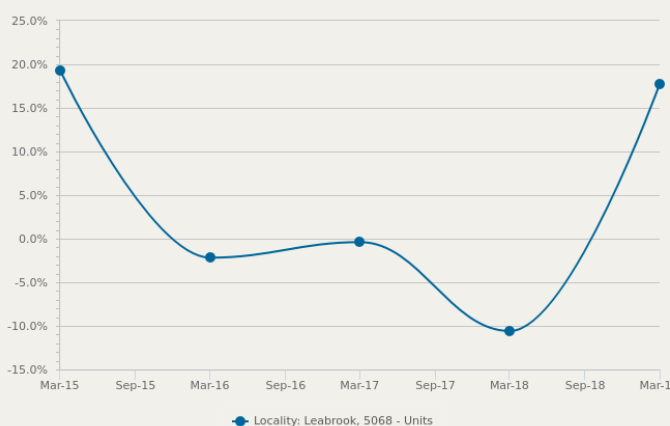


UNITS: FOR SALE

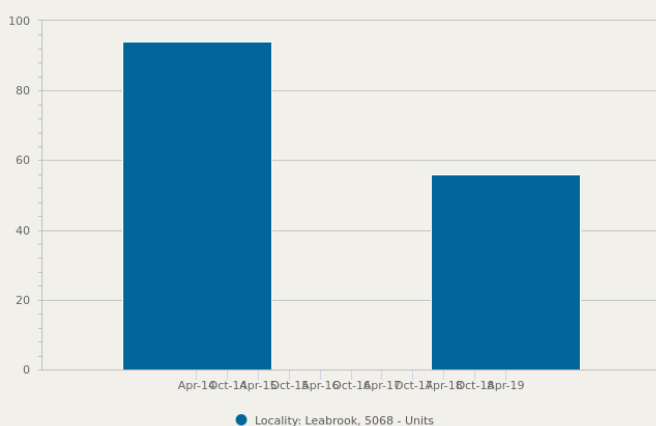
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$420,000

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

\$\$

Median Price*

\$390,000

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*

\$357,900

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



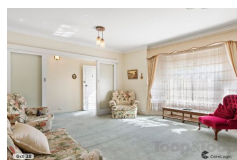
There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



8/25 Godfrey Terrace
Leabrook SA 5068

Listed on 05 Aug 2019
\$275,000 - \$295,000



4/17 Statenborough Street
Leabrook SA 5068

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



2/43 Statenborough Street
Leabrook SA 5068

Sold on 06 Jun 2019
\$0



9/15 Statenborough Street
Leabrook SA 5068

Sold on 31 May 2019
\$255,000



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

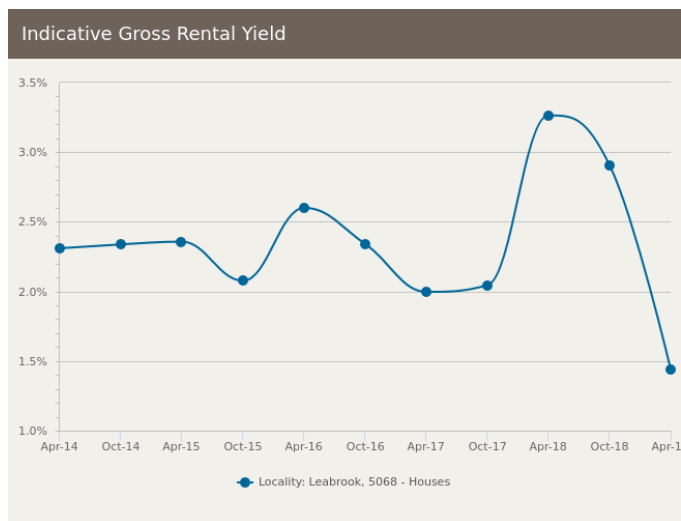
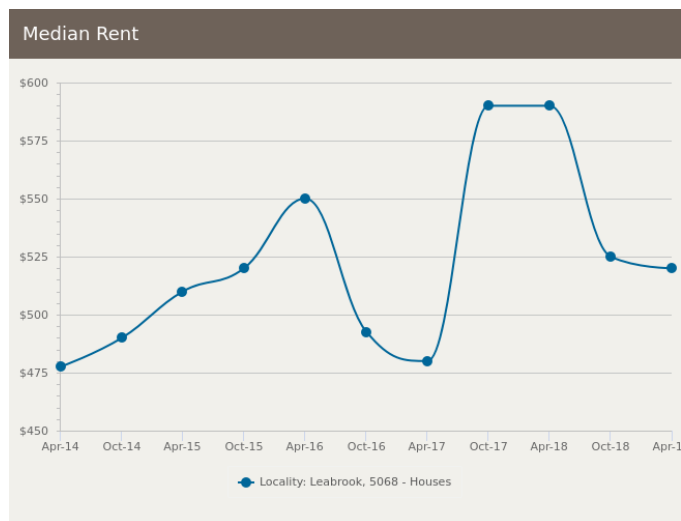
There are no recently sold 3 bedroom Units in this suburb



= 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

1

3
BEDROOMS



38 Rochester Street
Leabrook SA 5068

Listed on 05 Aug 2019
\$520/W

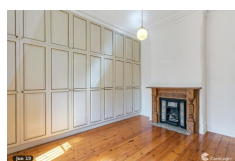
1

1

531m²

3

4
BEDROOMS



300 Kensington Road
Leabrook SA 5068

Listed on 01 Aug 2019
\$695/W

2

2

624m²



3 Godfrey Terrace Leabrook
SA 5068

Listed on 29 Jul 2019
\$900/W

2

2

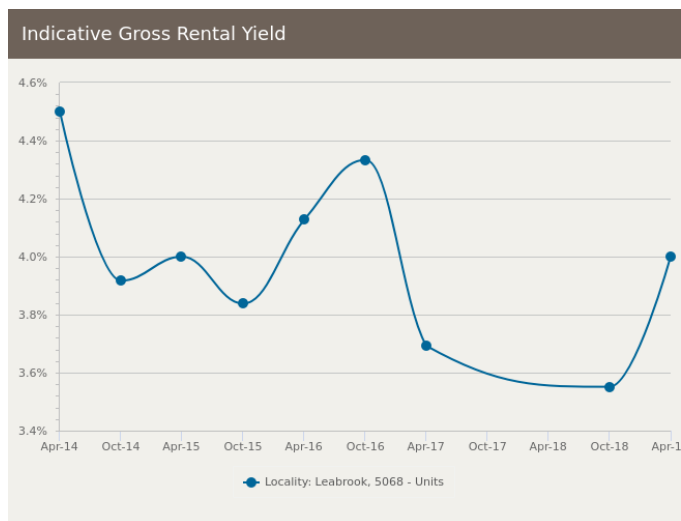
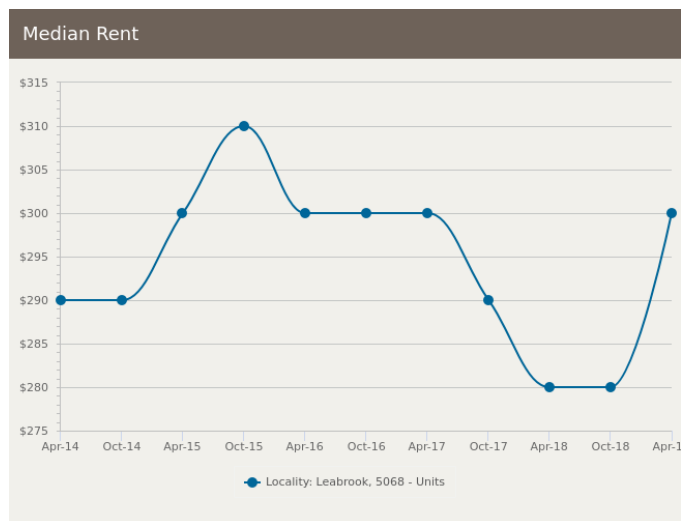
1,170m²



= 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

 4

 2
BEDROOMS



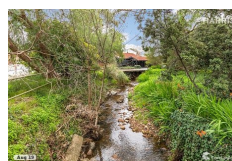
4/437 Glynburn Road
Leabrook SA 5068

Listed on 06 Aug 2019
\$305/W

 1

 1

 19m²



1/33 Rochester Street
Leabrook SA 5068

Listed on 02 Aug 2019
\$330/W

 1

 1

 150m²

 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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