

Suburb Profile Report



Malvern SA 5061

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: christos@raptisrealestate.com.au



CoreLogic®

MALVERN



3.9km

Distance from GPO



2.6k

Population

↓0.3%

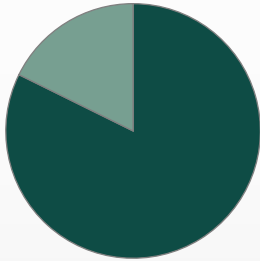
5 year population change



11 years

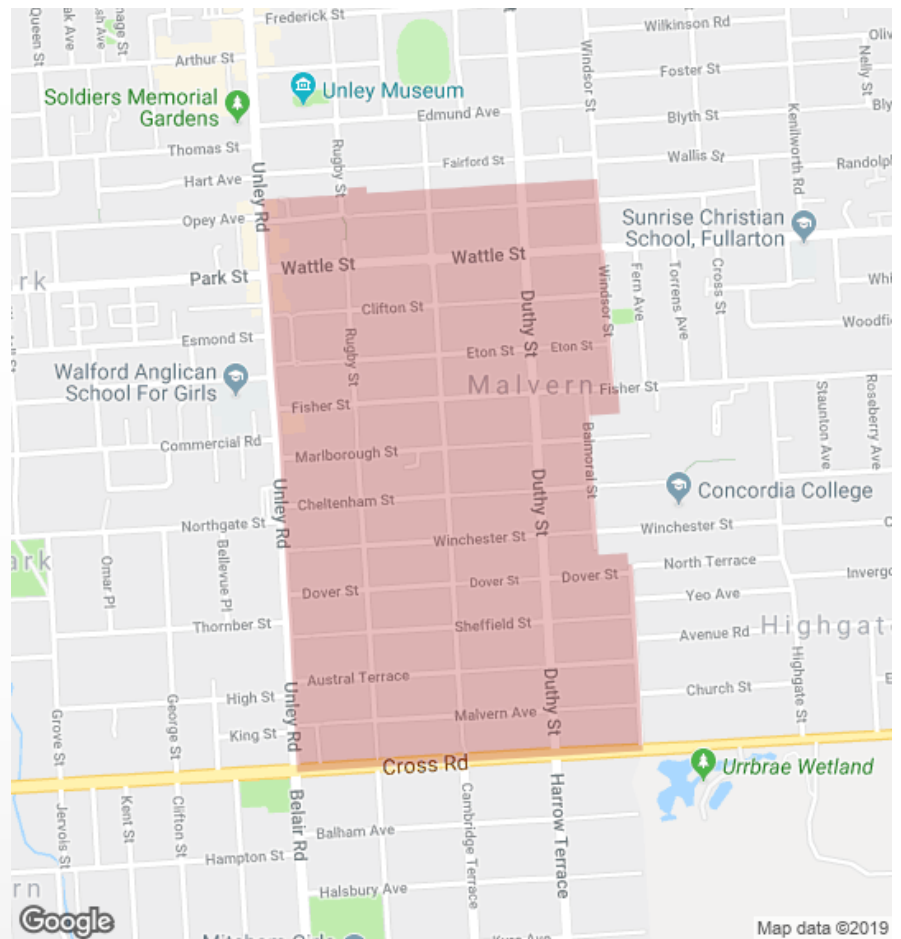
Average length of ownership

18%



82%

■ Owner Occupiers ■ Renters



The size of Malvern is approximately 1.1 square kilometres. The population of Malvern in 2011 was 2,577 people. By 2016 the population was 2,568 showing a population decline of 0.3% in the area during that time. The predominant age group in Malvern is 60-69 years. Households in Malvern are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Malvern work in a professional occupation. In 2011, 78.1% of the homes in Malvern were owner-occupied compared with 80.5% in 2016. Currently the median sales price of houses in the area is \$1,190,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



876

48

\$1,182,173

10



179

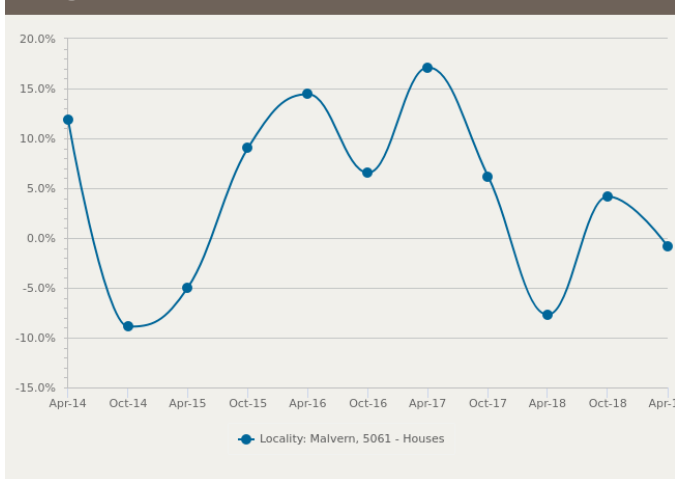
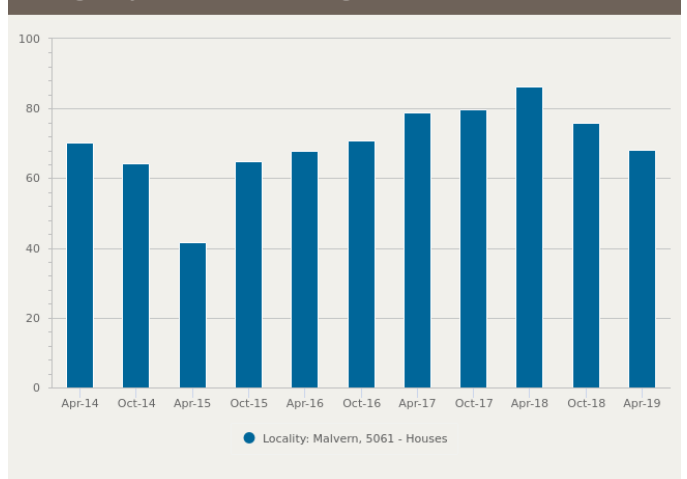
9

\$374,022

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*

\$1,800,000

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

\$\$

Median Price*

\$1,190,000

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*

\$881,000

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

RECENTLY SOLD

1

2
BEDROOMS

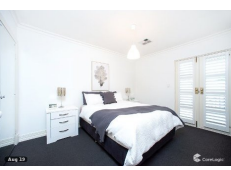















0

 <p>1/41A Sheffield Street Malvern SA 5061 Listed on 08 Aug 2019 \$650,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>	<p>There are no recently sold 2 bedroom Houses in this suburb</p>
--	---

2

3
BEDROOMS

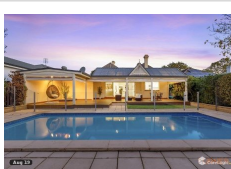



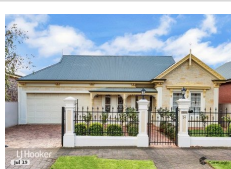











5

 <p>114 Duthy Street Malvern SA 5061 Listed on 03 Aug 2019 \$719,000 - \$749,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>	 <p>173 Wattle Street Malvern SA 5061 Sold on 25 Jun 2019 \$840,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>
 <p>38 Austral Terrace Malvern SA 5061 Listed on 19 Jun 2019 UNDER CONTRACT</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>	 <p>174 Fisher Street Malvern SA 5061 Sold on 10 May 2019 \$1,700,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>

5

4
BEDROOMS

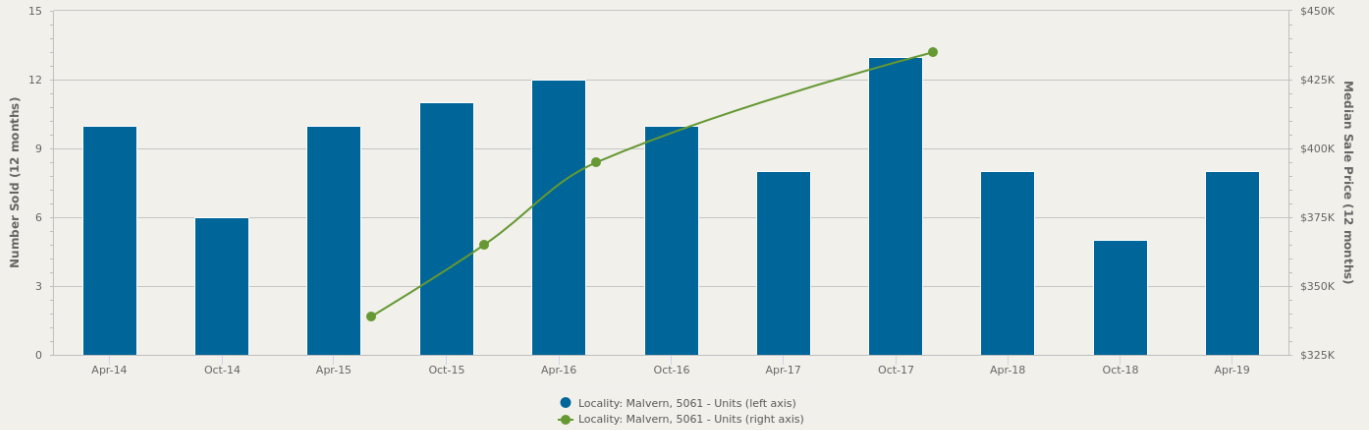
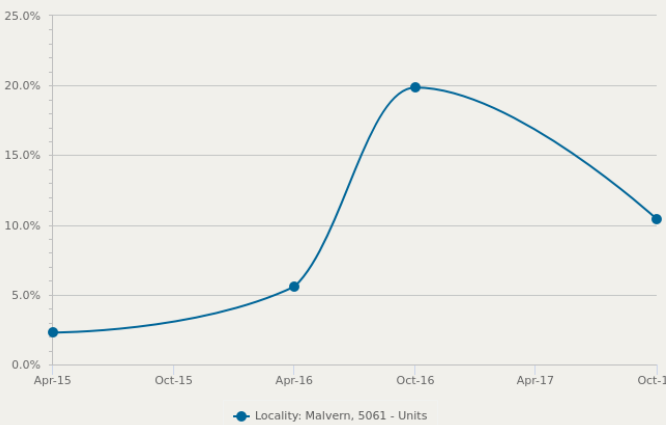
13

 <p>150 Fisher Street Malvern SA 5061 Listed on 01 Aug 2019 \$1,350,000 - \$1,450,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>	 <p>34 Sheffield Street Malvern SA 5061 Sold on 25 Jul 2019 \$1,300,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>
 <p>5/150 Cross Road Malvern SA 5061 Listed on 24 Jul 2019 \$839,000 - \$859,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>	 <p>15A Sheffield Street Malvern SA 5061 Sold on 14 Jul 2019 \$975,000*</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">    </div>



= 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

\$\$\$

Upper Quartile Price*

\$519,000

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

\$\$

Median Price*

\$435,000

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*

\$404,250









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>8/61 Marlborough Street Malvern SA 5061</p> <p>Listed on 05 Aug 2019 \$228,500</p>	 1  1  48m ²	<p>There are no recently sold 1 bedroom Units in this suburb</p>
---	--	--	--

 **0**
 **2**
BEDROOMS
 **5**

<p>There are no 2 bedroom Units on the market in this suburb</p>		<p>1/20 Windsor Street Malvern SA 5061</p> <p>Sold on 10 Jul 2019 Not Disclosed</p>	 1  1  207m ²
		<p>1/67 Winchester Street Malvern SA 5061</p> <p>Sold on 11 Jun 2019 \$695,000</p>	 1  1  283m ²

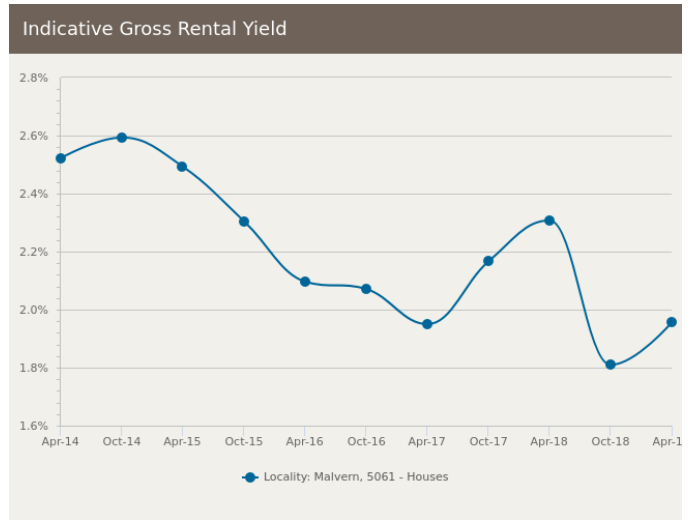
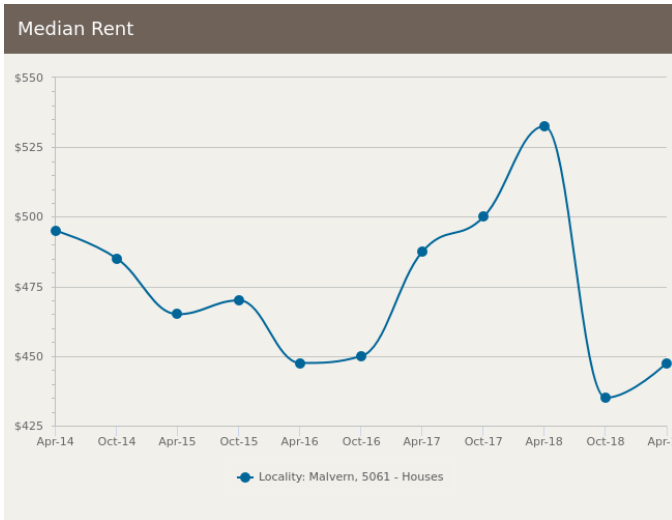
 **0**
 **3**
BEDROOMS
 **1**

<p>There are no 3 bedroom Units on the market in this suburb</p>		<p>1/202 Fisher Street Malvern SA 5061</p> <p>Sold on 22 Mar 2019 \$785,000</p>	 -  1  304m ²
--	--	--	---



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

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

2

2
BEDROOMS

<p>61 Cremorne Street Malvern SA 5061 Listed on 26 Jul 2019 - /W</p> <p> 1 1 650m²</p>	<p>2/41A Sheffield Street Malvern SA 5061 Listed on 22 Jul 2019 \$475/W</p> <p> 2 1 272m²</p>
--	---

1

3
BEDROOMS

<p>97 Cambridge Terrace Malvern SA 5061 Listed on 30 Jul 2019 \$1,000/W</p> <p> 2 2 599m²</p>	
---	--

0

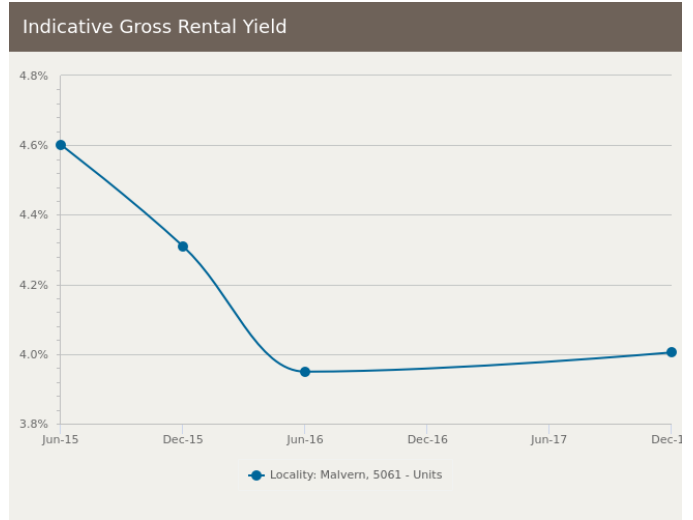
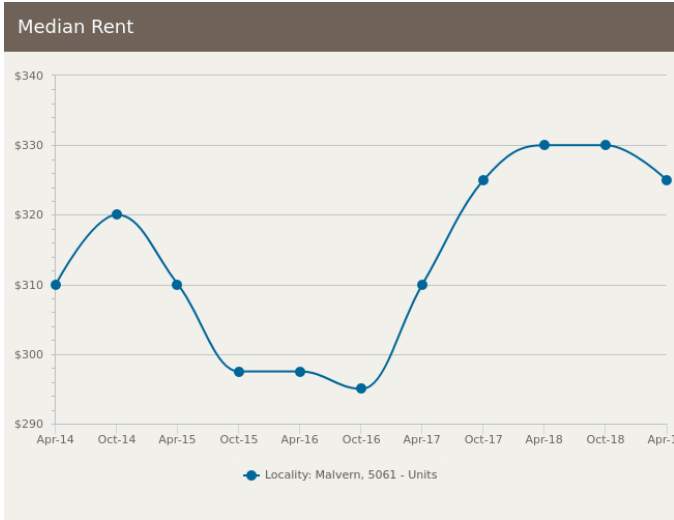
4
BEDROOMS

There are no 4 bedroom Houses for rent in this suburb

= 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>5/55 Dover Street Malvern SA 5061 Listed on 07 Aug 2019 \$315/W</p> <p> 1 1 102m²</p>	<p>5/63 Marlborough Street Malvern SA 5061 Listed on 06 Aug 2019 \$300/W</p> <p> 1 1 -</p>
---	--

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

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

SA - © 2019 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au