

Suburb Profile Report



Melrose Park SA 5039

Prepared on: 09 August 2019

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CoreLogic®

MELROSE PARK



6.6km

Distance from GPO



2.2k

Population

↑4.0%

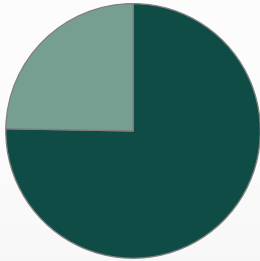
5 year population change



11 years

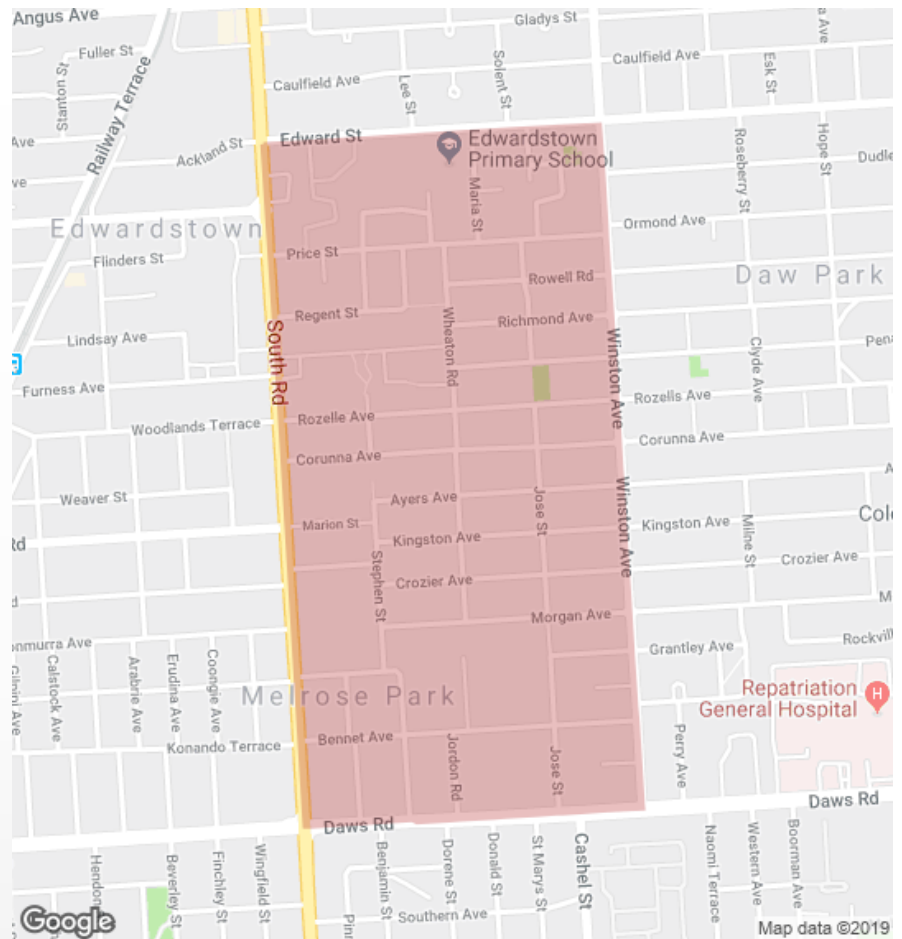
Average length of ownership

25%



75%

■ Owner Occupiers ■ Renters



The size of Melrose Park is approximately 1.3 square kilometres. It has 3 parks covering nearly 0.6% of total area. The population of Melrose Park in 2011 was 2,134 people. By 2016 the population was 2,219 showing a population growth of 4.0% in the area during that time. The predominant age group in Melrose Park is 30-39 years. Households in Melrose Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Melrose Park work in a professional occupation. In 2011, 66.6% of the homes in Melrose Park were owner-occupied compared with 68.2% in 2016. Currently the median sales price of houses in the area is \$590,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



774

32

\$605,065

3



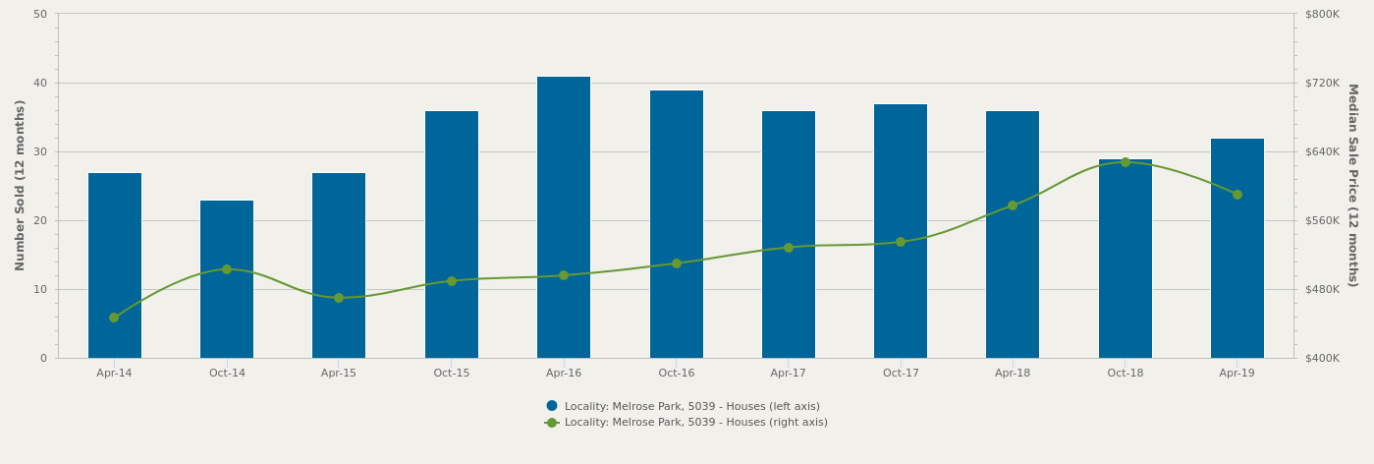
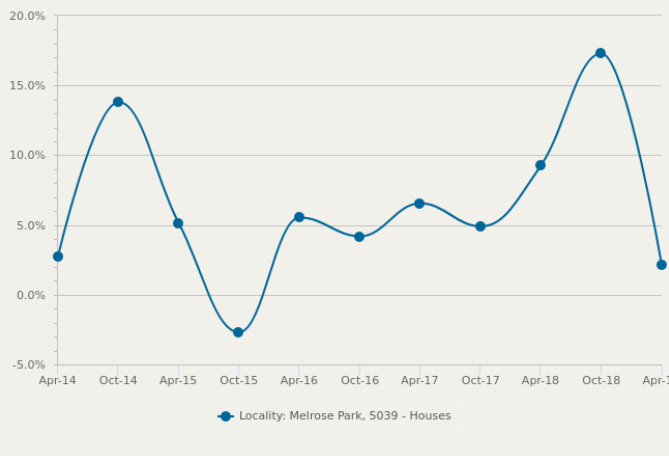
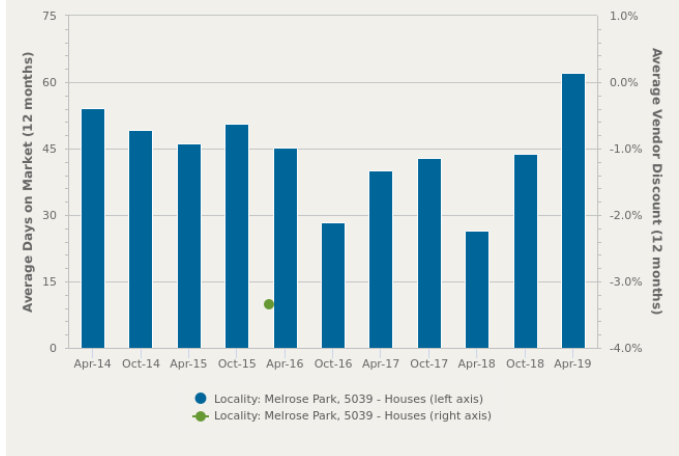
114

15

\$333,879

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*

\$659,000

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

\$\$

Median Price*

\$590,000

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*

\$552,000

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


2
BEDROOMS
RECENTLY SOLD


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

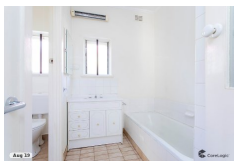


74 Corunna Avenue Melrose Park SA 5039

Sold on 05 Jul 2019
\$500,000*




3
BEDROOMS



112 Penang Avenue Melrose Park SA 5039

Listed on 07 Aug 2019
Auction - \$545,000



81 Penang Avenue Melrose Park SA 5039

Sold on 19 Jul 2019
\$590,000



126 Richmond Avenue Melrose Park SA 5039

Listed on 07 Aug 2019
\$590,000



80 Penang Avenue Melrose Park SA 5039

Sold on 30 May 2019
\$586,000




4
BEDROOMS



162A Winston Avenue Melrose Park SA 5039

Listed on 26 Jul 2019
\$595,000 - \$650,000



117 Morgan Avenue Melrose Park SA 5039

Sold on 16 Jul 2019
\$672,500



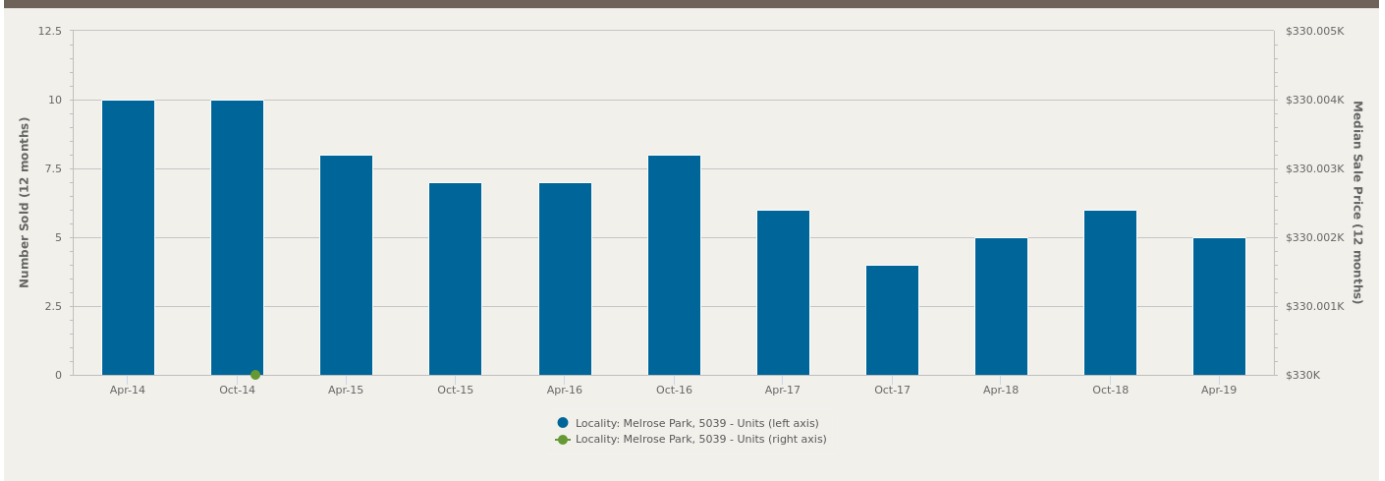
93 Penang Avenue Melrose Park SA 5039

Sold on 27 Jun 2019
\$0



= 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

\$\$\$

Upper Quartile Price*

\$339,500

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

\$\$

Median Price*

\$330,000

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*

\$295,000

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

 **4**
 **2**
BEDROOMS
 **4**

1/145 Edward Street
Melrose Park SA 5039

 Listed on 02 Aug 2019
\$249,000 - \$269,000

4/33 Price Street Melrose
Park SA 5039

 Sold on 29 Jul 2019
\$300,000

12/22 Wheaton Road
Melrose Park SA 5039

 Listed on 24 Jul 2019
\$305k

3/33 Price Street Melrose
Park SA 5039

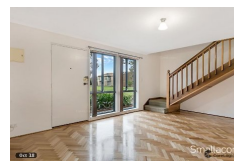
 Sold on 27 Jun 2019
\$0

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

20/6 Kegworth Road
Melrose Park SA 5039

 Listed on 02 Aug 2019
\$335k - \$365k

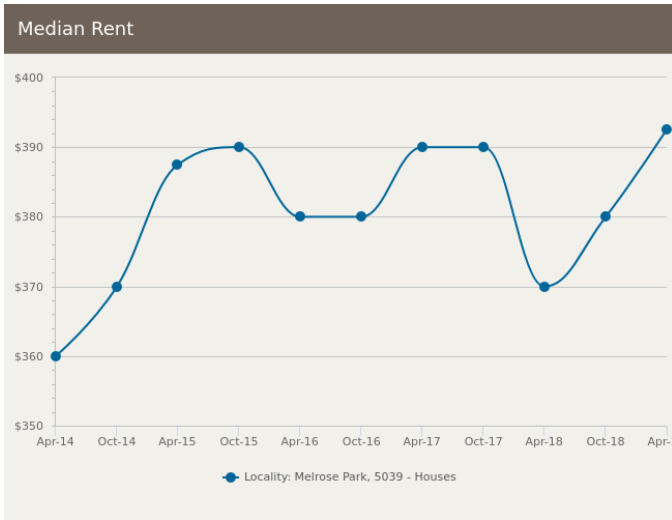
29A Kegworth Road Melrose
Park SA 5039

 Sold on 21 Jun 2019
Not Disclosed

1/8 Kegworth Road Melrose
Park SA 5039

 Sold on 25 Mar 2019
\$350,000


= 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

4

3
BEDROOMS

29 Price Street Melrose Park SA 5039
Listed on 25 Jul 2019
\$420/W
726m²

1
 1
 726m²

128 Kingston Avenue Melrose Park SA 5039
Listed on 15 Jul 2019
- /W
705m²

6
 1
 705m²

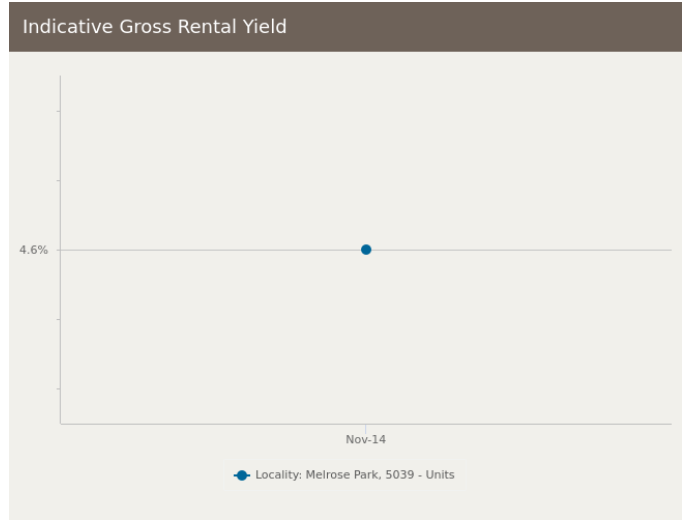
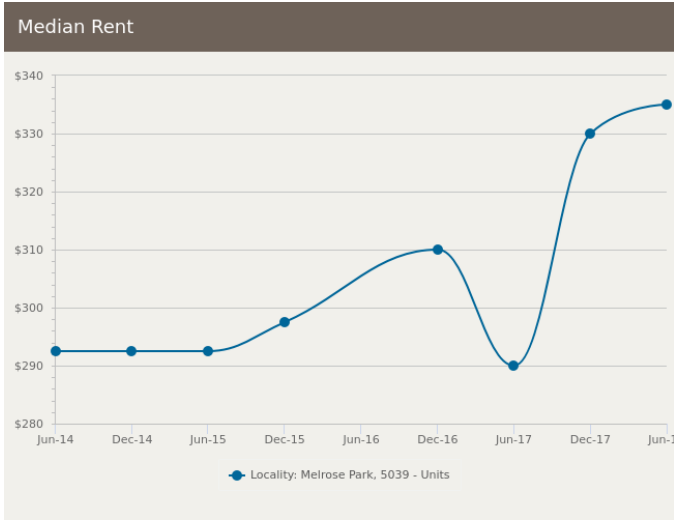
1

4
BEDROOMS

162A Winston Avenue Melrose Park SA 5039
Listed on 17 Jul 2019
- /W
373m²

2
 2
 373m²

= 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

1

 2
BEDROOMS



4/145 Edward Street
Melrose Park SA 5039

Listed on 11 Jul 2019
\$280/W

- 1
- 1
- 13m²

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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