

Suburb Profile Report



Toorak Gardens SA 5065

Prepared on: 09 August 2019

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CoreLogic®

TOORAK GARDENS



3.6km
Distance from GPO

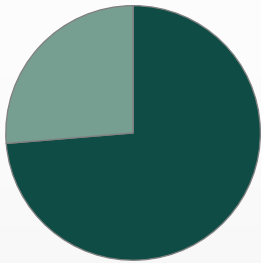


2.6k
Population
↑5.4%
5 year population change



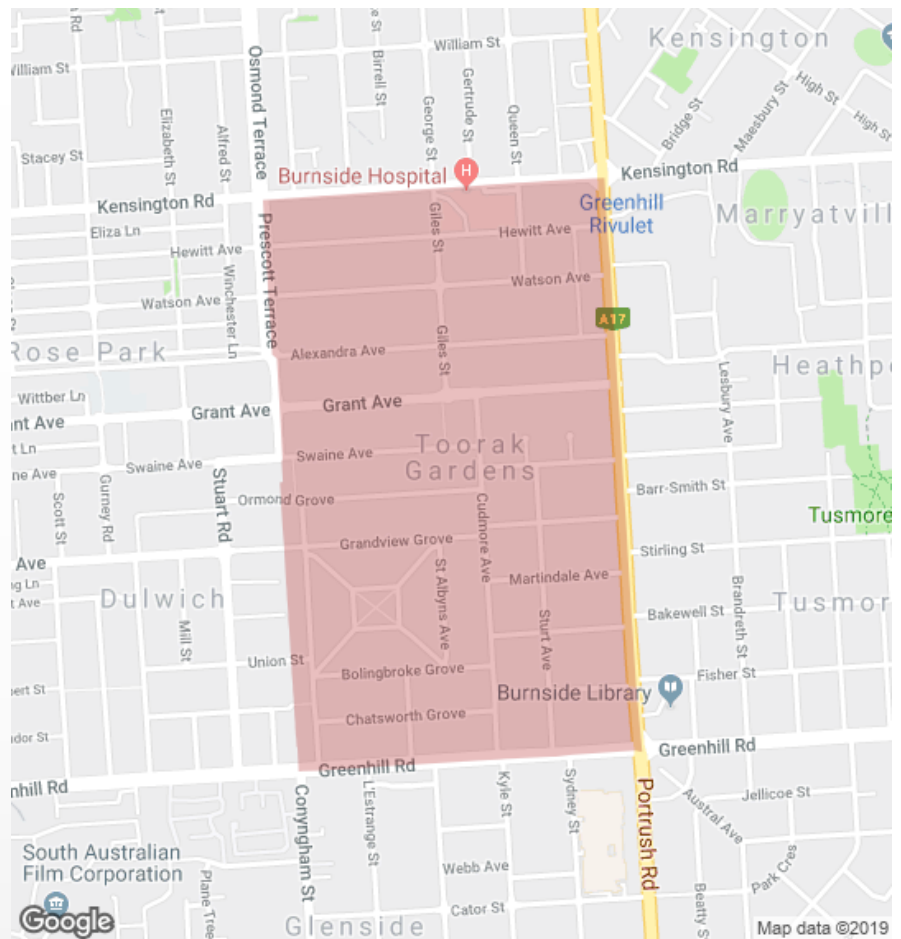
11 years
Average length of ownership

26%



74%

■ Owner Occupiers ■ Renters



The size of Toorak Gardens is approximately 1.1 square kilometres. It has 2 parks covering nearly 1.4% of total area. The population of Toorak Gardens in 2011 was 2,491 people. By 2016 the population was 2,626 showing a population growth of 5.4% in the area during that time. The predominant age group in Toorak Gardens is 50-59 years. Households in Toorak Gardens are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Toorak Gardens work in a professional occupation. In 2011, 73.5% of the homes in Toorak Gardens were owner-occupied compared with 71.3% in 2016. Currently the median sales price of houses in the area is \$1,310,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed



795

44

\$1,352,251

8



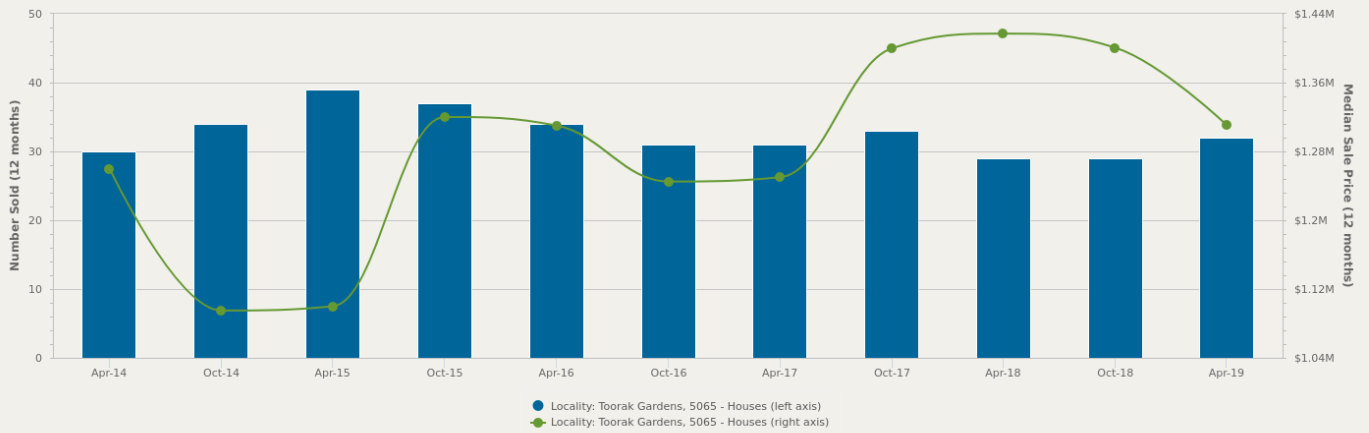
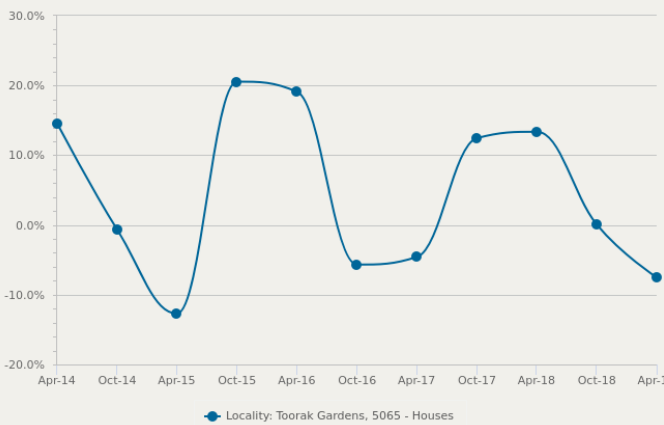
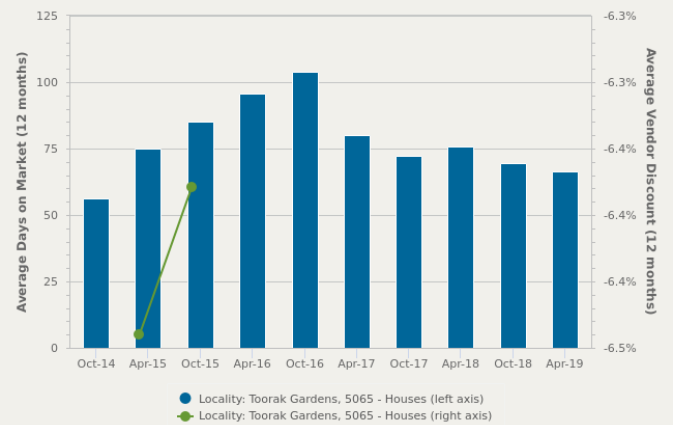
313

23

\$369,968

8

*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*

\$1,637,500

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

\$\$

Median Price*

\$1,310,500

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*

\$1,047,500

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

**Statistics are calculated over a rolling 12 month period*

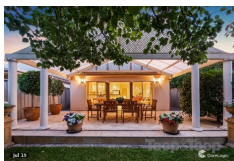

HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **0**
 **2**
BEDROOMS
RECENTLY SOLD
 **2**

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


3D Leader Avenue Toorak Gardens SA 5065

 Sold on 10 May 2019
\$1,600,000
 **1**
 **2**
 **678m²**

108 Swaine Avenue Toorak Gardens SA 5065

 Sold on 27 Feb 2019
\$911,000
 **1**
 **1**
 **675m²**
 **4**
 **3**
BEDROOMS
 **6**

121 Swaine Avenue Toorak Gardens SA 5065

 Listed on 07 Aug 2019
\$1,250,000
 **2**
 **2**
 **897m²**

7A Cudmore Avenue Toorak Gardens SA 5065

 Listed on 06 Aug 2019
\$1,249,000
 **2**
 **2**
 **439m²**

3/8 Sturt Avenue Toorak Gardens SA 5065

 Sold on 17 Jun 2019
\$1,130,000
 **2**
 **2**
 **420m²**

2 Barker Grove Toorak Gardens SA 5065

 Sold on 14 Jun 2019
\$915,000
 **1**
 **1**
 **603m²**
 **2**
 **4**
BEDROOMS
 **6**

23 Ormond Grove Toorak Gardens SA 5065

 Listed on 02 Aug 2019
\$2.65m - \$2.9m
 **2**
 **3**
 **990m²**

353 Portrush Road Toorak Gardens SA 5065

 Listed on 21 Jun 2019
\$1.67M - \$1.79M
 **2**
 **3**
 **1,787m²**

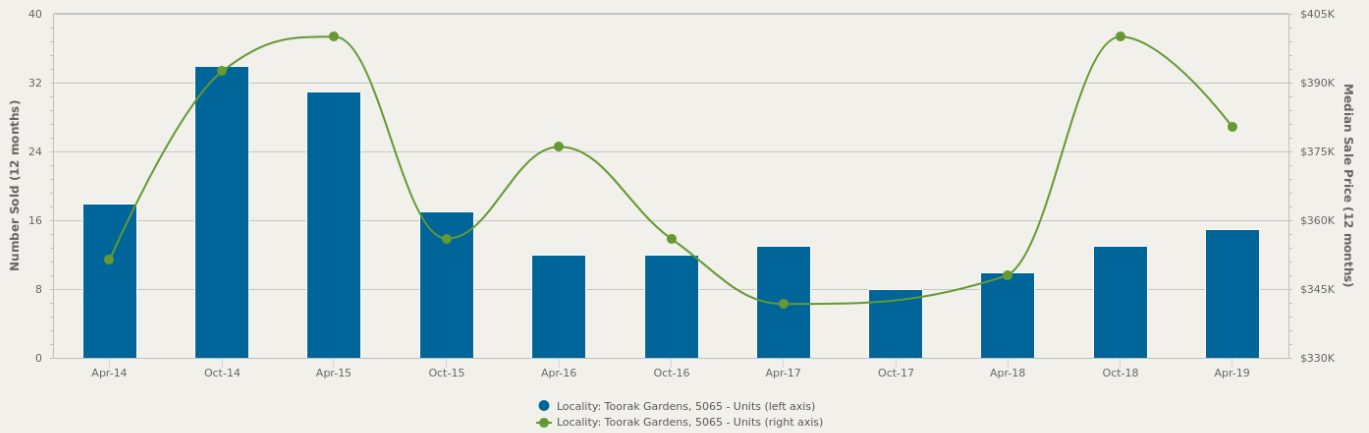
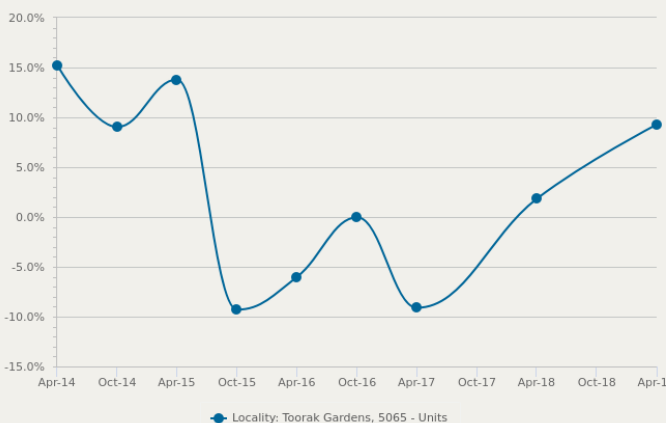
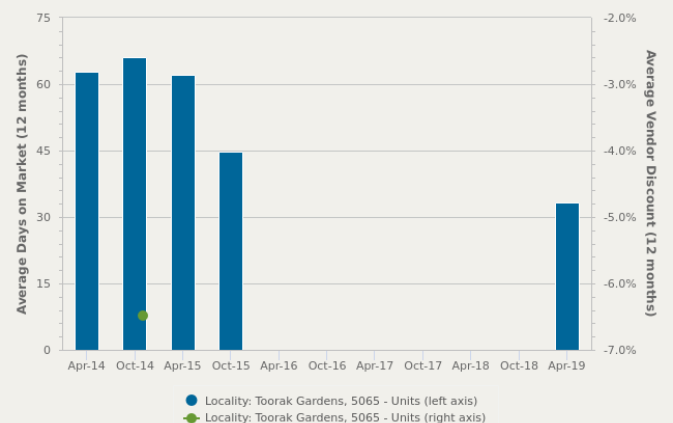
323 Greenhill Road Toorak Gardens SA 5065

 Sold on 28 Jun 2019
\$935,000
 **4**
 **1**
 **864m²**

122A Alexandra Avenue Toorak Gardens SA 5065

 Sold on 26 Jun 2019
\$1,300,000
 **4**
 **1**
 **505m²**


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


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$422,500

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

\$\$

Median Price*

\$380,300

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*

\$333,750

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

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

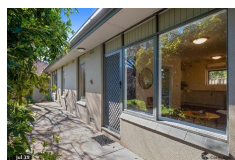
6

1
BEDROOMS



3/7A Christie Avenue Toorak Gardens SA 5065

Listed on 08 Aug 2019
\$265,000



4/7 Martindale Avenue Toorak Gardens SA 5065

Listed on 07 Aug 2019
\$235k-\$245k



1/7 Martindale Avenue Toorak Gardens SA 5065

Sold on 30 Jul 2019
\$235,000*



2

2
BEDROOMS



3/115 Alexandra Avenue Toorak Gardens SA 5065

Listed on 08 Aug 2019
\$325k



1/5 Leader Avenue Toorak Gardens SA 5065

Listed on 25 Jul 2019
\$295k-\$325k



3/7 Christie Avenue Toorak Gardens SA 5065

Sold on 09 Jul 2019
\$368,000



3D Leader Avenue Toorak Gardens SA 5065

Sold on 17 May 2019
\$467,500

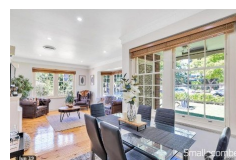


0

3
BEDROOMS

2

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



1/9 Martindale Avenue Toorak Gardens SA 5065

Sold on 15 Jul 2019
\$435,000*



2B Chatsworth Grove Toorak Gardens SA 5065

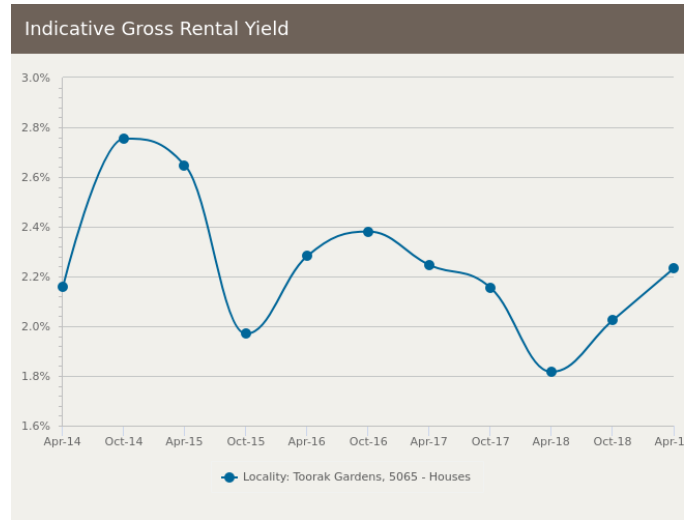
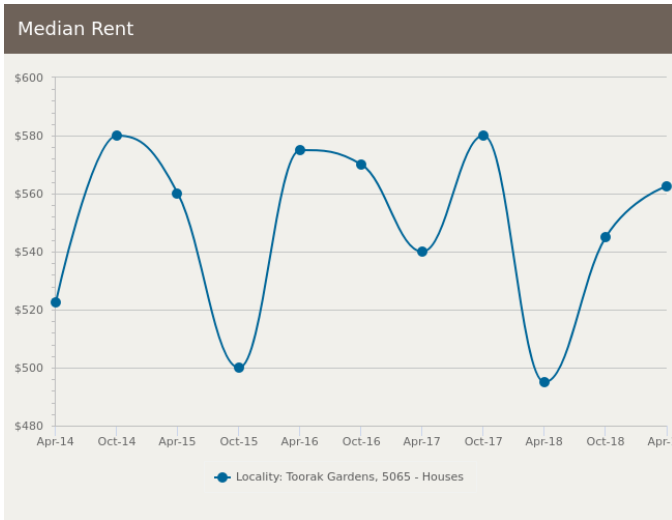
Sold on 25 Feb 2019
\$880,000



= 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

4 Leader Avenue Toorak Gardens SA 5065

Listed on 01 Aug 2019
\$550/W

1

2

371m²

3

4
BEDROOMS

323 Greenhill Road Toorak Gardens SA 5065

Listed on 07 Aug 2019
\$600/W

4

1

864m²

87 Alexandra Avenue Toorak Gardens SA 5065

Listed on 17 Jul 2019
\$1,090/W

3

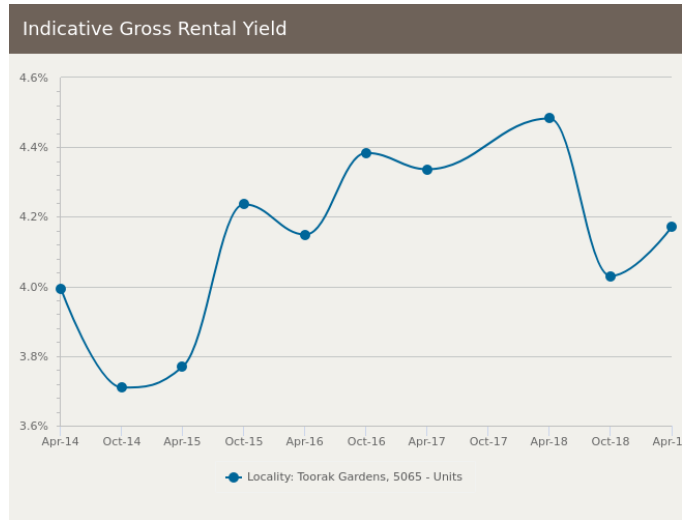
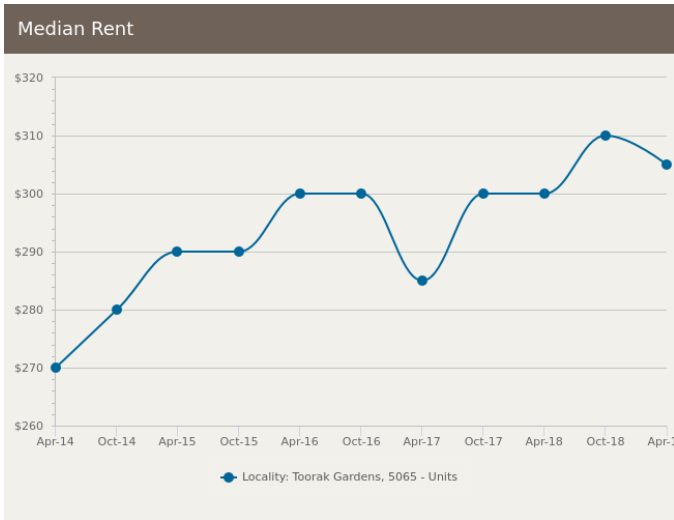
3

597m²

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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 1

 1
BEDROOMS



4/90 Grant Avenue Toorak Gardens SA 5065
Listed on 24 Jul 2019
\$260/W

 1
 1
 -

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 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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