

# Suburb Profile Report



## Westbourne Park SA 5041

Prepared on: 09 August 2019

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## WESTBOURNE PARK



**5.1km**

Distance from GPO



**2.6k**

Population

**↑3.0%**

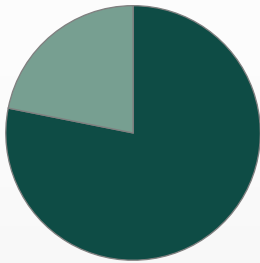
5 year population change



**10 years**

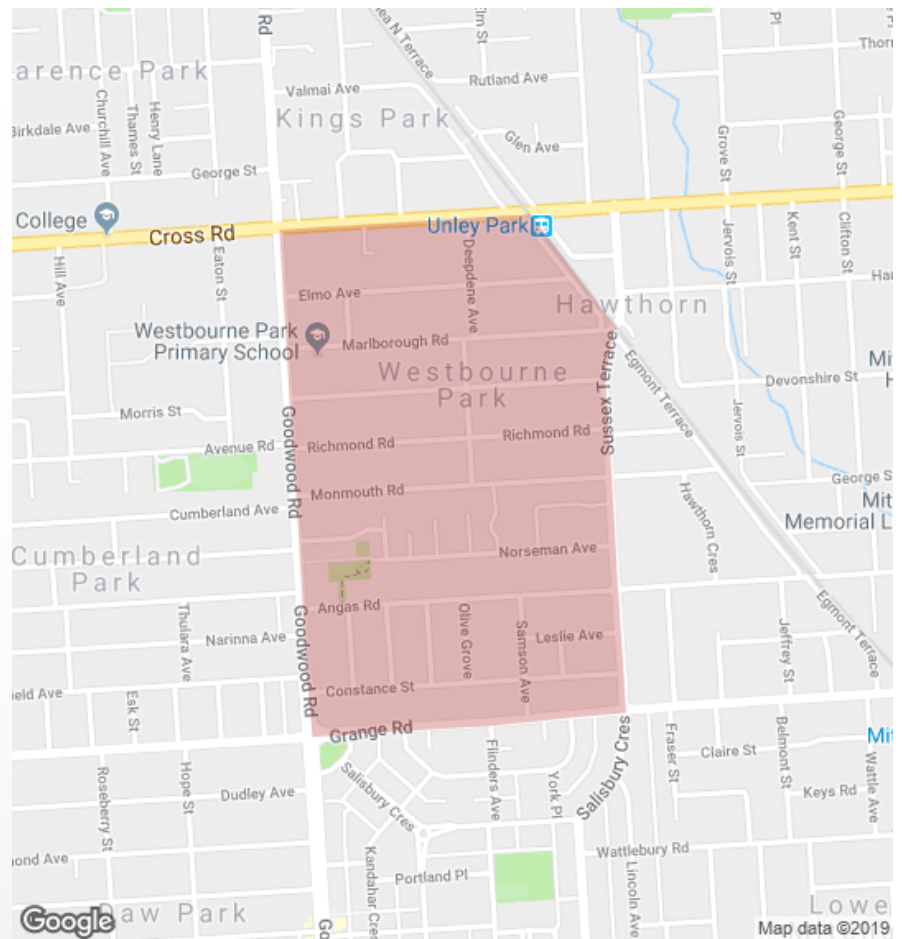
Average length of ownership

22%



78%

■ Owner Occupiers ■ Renters



The size of Westbourne Park is approximately 0.9 square kilometres. It has 1 park covering nearly 0.7% of total area. The population of Westbourne Park in 2011 was 2,481 people. By 2016 the population was 2,556 showing a population growth of 3.0% in the area during that time. The predominant age group in Westbourne Park is 40-49 years. Households in Westbourne Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Westbourne Park work in a professional occupation. In 2011, 74% of the homes in Westbourne Park were owner-occupied compared with 75.5% in 2016. Currently the median sales price of houses in the area is \$890,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**725**

**32**

**\$850,344**

**1**



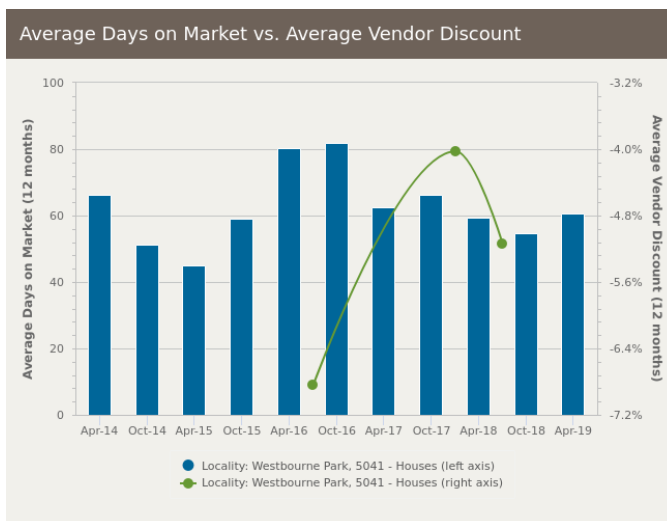
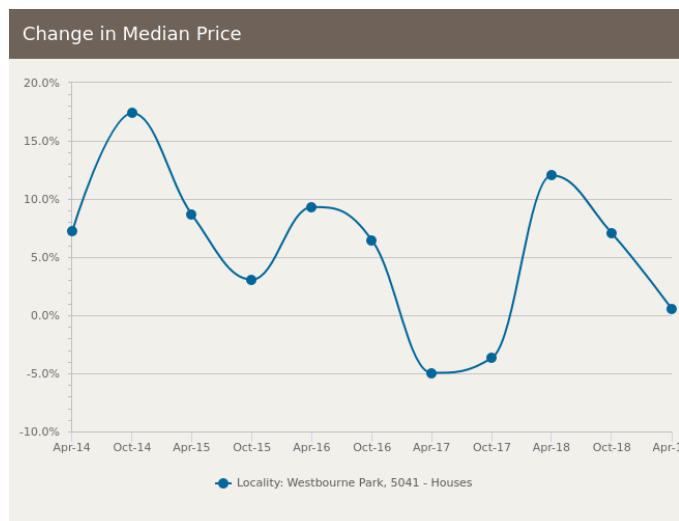
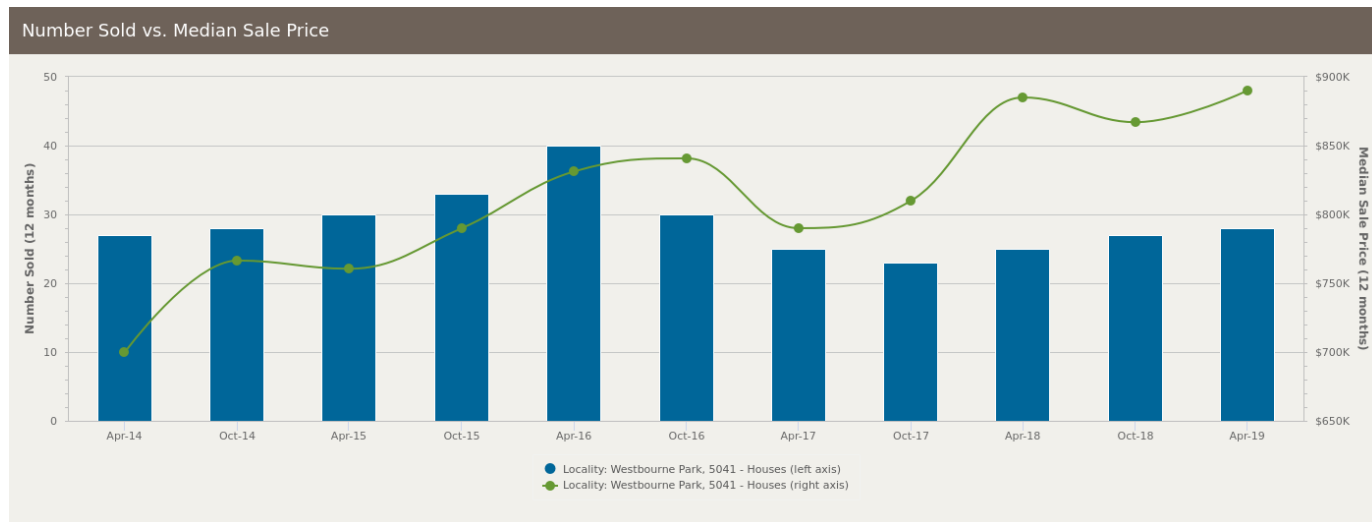
**202**

**11**

**\$316,582**

**7**

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


**HOUSES: FOR SALE**


**\$\$\$**

Upper Quartile Price\*

**\$1,032,500**

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

**\$\$**

Median Price\*

**\$890,000**

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\*

**\$717,500**

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**


**2  
BEDROOMS**
**RECENTLY SOLD**


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



**8 Harvey Avenue  
Westbourne Park SA 5041**

Sold on 13 Apr 2019  
**\$630,000\***






**3  
BEDROOMS**



**67 Angas Road Westbourne  
Park SA 5041**

Listed on 15 Jul 2019  
**UNDER CONTRACT**






**18 Monmouth Road  
Westbourne Park SA 5041**

Sold on 23 Jul 2019  
**\$730,000\***






**48 Norseman Avenue  
Westbourne Park SA 5041**

Sold on 21 Jul 2019  
**\$1,070,000**






**4  
BEDROOMS**


There are no 4 bedroom Houses on the market in this suburb



**7 Shearer Avenue  
Westbourne Park SA 5041**

Sold on 13 Jun 2019  
**\$957,000**






**38 Richmond Road  
Westbourne Park SA 5041**

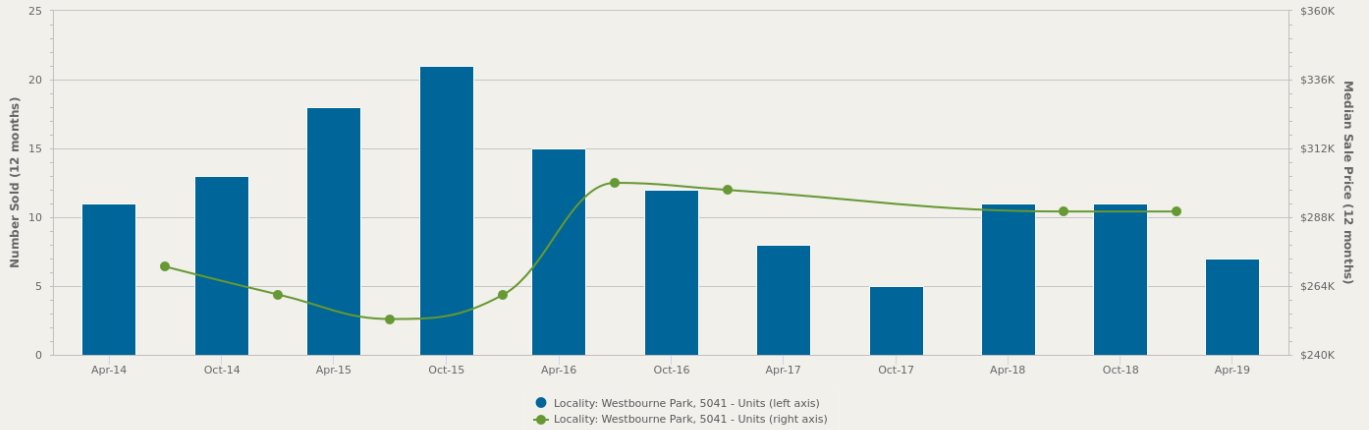
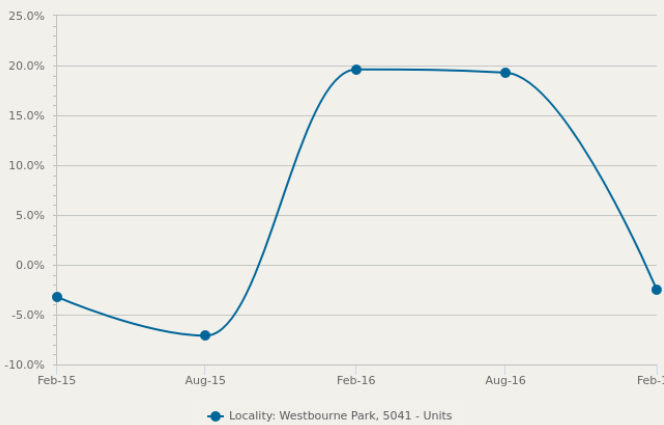
Sold on 13 Jun 2019  
**\$1,112,500**






= 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\*

**\$342,250**

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

**\$\$**

Median Price\*

**\$290,000**

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\*



**\$260,750**

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

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


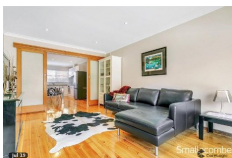



**UNITS: MARKET ACTIVITY SNAPSHOT**
**ON THE MARKET**
 **1**
 **1**  
BEDROOMS

**RECENTLY SOLD**
 **1**

 <p><b>11/24 Carlisle Road Westbourne Park SA 5041</b></p> <p>Listed on 02 Aug 2019 \$209,000-\$229,000</p> <p>1 Car 1 Bath 14m<sup>2</sup></p>	 <p><b>6/2A Deepdene Avenue Westbourne Park SA 5041</b></p> <p>Sold on 18 Apr 2019 \$315,000</p> <p>1 Car 1 Bath 97m<sup>2</sup></p>
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 **4**
 **2**  
BEDROOMS

 **2**

 <p><b>4/10 Constance Street Westbourne Park SA 5041</b></p> <p>Listed on 02 Aug 2019 \$290,000 - \$318,000</p> <p>1 Car 1 Bath 13m<sup>2</sup></p>	 <p><b>4/2 Watt Street Westbourne Park SA 5041</b></p> <p>Sold on 11 Jul 2019 \$347,000</p> <p>1 Car 1 Bath 144m<sup>2</sup></p>
 <p><b>3/82 Angas Road Westbourne Park SA 5041</b></p> <p>Listed on 31 Jul 2019 \$355,000 - \$365,000</p> <p>1 Car 1 Bath 112m<sup>2</sup></p>	 <p><b>8/5 Richmond Road Westbourne Park SA 5041</b></p> <p>Sold on 29 Mar 2019 \$298,000</p> <p>1 Car 1 Bath 144m<sup>2</sup></p>

 **2**
 **3**  
BEDROOMS

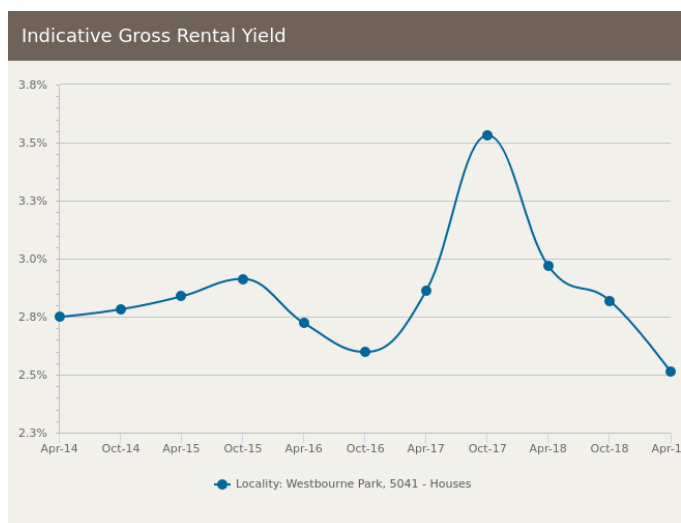
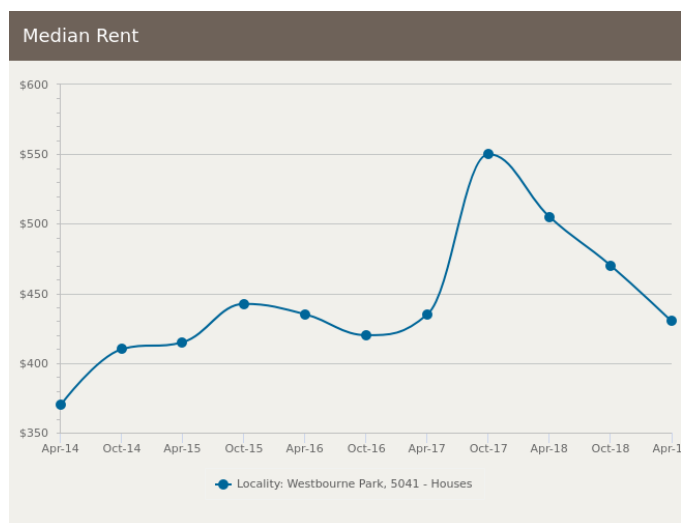
 **0**

 <p><b>29/177 Cross Road Westbourne Park SA 5041</b></p> <p>Listed on 02 Aug 2019 \$340,000 - \$370,000</p> <p>1 Car 2 Bath 80m<sup>2</sup></p>	<p>There are no recently sold 3 bedroom Units in this suburb</p>
 <p><b>9/2A Deepdene Avenue Westbourne Park SA 5041</b></p> <p>Listed on 31 Jul 2019 Contact Agent</p> <p>2 Car 1 Bath 227m<sup>2</sup></p>	



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

## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

1

 2  
BEDROOMS

**431 Goodwood Road**  
Westbourne Park SA 5041

Listed on 17 Jul 2019  
- /W

6  
 1  
 724m<sup>2</sup>

1

 3  
BEDROOMS

**136 Grange Road**  
Westbourne Park SA 5041

Listed on 07 Aug 2019  
\$460/W

2  
 1  
 625m<sup>2</sup>

0

 4  
BEDROOMS

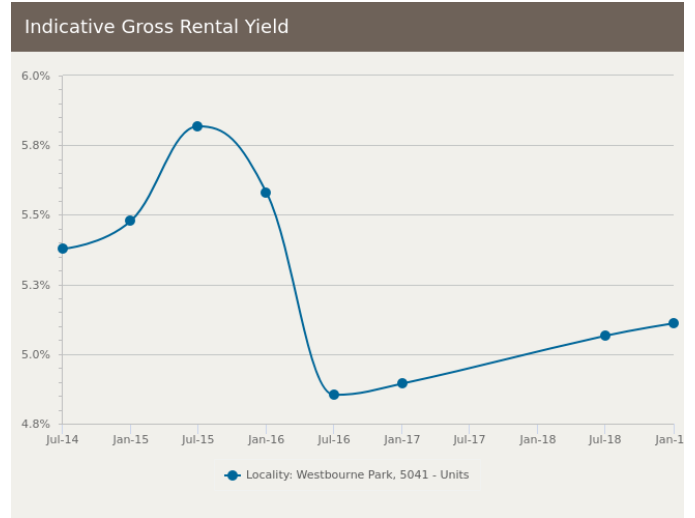
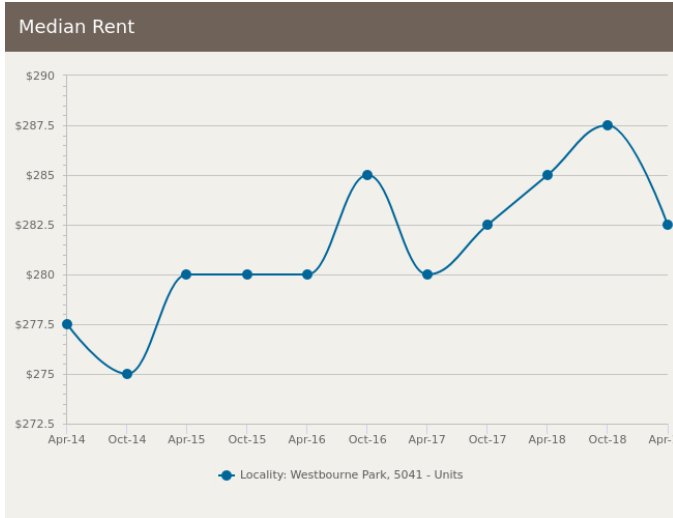
There are no 4 bedroom Houses for rent in this suburb



= 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

2

2  
BEDROOMS

**2/10 Constance Street**  
Westbourne Park SA 5041

Listed on 30 Jul 2019  
\$290/W

- 1
- 1
- 80m<sup>2</sup>

**9/173 Cross Road**  
Westbourne Park SA 5041

Listed on 30 Jul 2019  
\$295/W

- 1
- 1
- 12m<sup>2</sup>

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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