

Rental Comparison Report

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Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
20 ADDISON STREET ALDINGA BEACH SA 5173	\$360/W	11/01/24	23	Lewis Prior First National Real Estate	A159/D27013	1993	3	1	2	691 m²	House
1/10 ALDINGA BEACH ROAD ALDINGA BEACH SA 5173	\$420/W	16/02/24	32	We Connect Property	A28/D3244	1985	2	1	1	810 m²	Unit
2 ATKINSON CRESCENT ALDINGA BEACH SA 5173	\$2,000/W	14/02/24	410	Century 21 SouthCoast / City / NorthEast	A371/D6544	2019	4	3	2	397 m²	House
15 BARRACOOKA CRESCENT ALDINGA BEACH SA 5173	\$550/W	08/12/23	85	Harcourts Wine Coast	A66/D63871	2004	3	2	2	600 m²	House
30 BARRACOOKA CRESCENT ALDINGA BEACH SA 5173	\$550/W	12/02/24	12	CENTURY 21 Southern	A59/D63871	2005	3	2	2	620 m²	House
49 BASIN STREET ALDINGA BEACH SA 5173	\$530/W	27/12/23	23	TROVE PROPERTY MANAGEMENT	A445/D75252	2008	4	2	2	675 m²	House
2 BATTS STREET ALDINGA BEACH SA 5173	\$560/W	05/02/24	21	Professionals Aldinga & Seaford	A623/D6722	1988	3	1	4	800 m²	House
29 BAYSIDE AVENUE ALDINGA BEACH SA 5173	\$550/W	15/02/24	20	CENTURY 21 SouthCoast	A229/D69046	2007	4	2	2	581 m²	House
17 BERRY STREET ALDINGA BEACH SA 5173	\$485/W	07/12/23	69	Residential Letting & Management	A100/D65031	2005	3	1	1	305 m²	House
1/5 BLACKER ROAD ALDINGA BEACH SA 5173	\$250/W	01/12/23	90	MichaelKris Real Estate - 212749	A631/D6722	1975	2	1	1	700 m²	Unit
10 BLACKER ROAD ALDINGA BEACH SA 5173	\$550/W	15/02/24	15	CENTURY 21 SouthCoast	A662/D6722	1988	3	2	2	660 m²	House

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27 BLACKER ROAD ALDINGA BEACH SA 5173	\$440/W	07/12/23	29	Harcourts Tagni	A716/D6722	1977	3	1	2	720 m²	House
21 BOOMERANG AVENUE ALDINGA BEACH SA 5173	\$600/W	13/02/24	7	Harcourts Wine Coast RLA 249515	A163/F37810	1977	2	2	-	658 m²	House
1/13 BUTTERWORTH ROAD ALDINGA BEACH SA 5173	\$340/W	22/11/23	14	Harcourts Wine Coast	-	1977	2	1	1	-	Unit
18 BUTTERWORTH ROAD ALDINGA BEACH SA 5173	\$525/W	15/02/24	5	Magain Real Estate	A618/D6722	1975	2	1	2	730 m²	House
60 COOLANGATTA DRIVE ALDINGA BEACH SA 5173	\$700/W	20/02/24	7	Harcourts Wine Coast RLA 249515	A50/D6326	1981	4	2	-	710 m²	House
28 CROSER AVENUE ALDINGA BEACH SA 5173	\$450/W	11/12/23	89	Century 21 Southern Northside	A2/D88315	2012	3	2	1	338 m²	House
52 CROSER AVENUE ALDINGA BEACH SA 5173	\$500/W	29/01/24	20	For Sale By Owner	A608/D6722	1967	2	1	1	726 m²	House
9 CUTTLE STREET ALDINGA BEACH SA 5173	\$580/W	24/01/24	18	Harcourts Wine Coast RLA 249515	A89/D63871	2004	4	2	-	627 m²	House
1/84 ESPLANADE ALDINGA BEACH SA 5173	Not Disclosed	14/02/24	835	CENTURY 21 SouthCoast	A505/D6545	1989	3	2	1	-	House
2/116 ESPLANADE ALDINGA BEACH SA 5173	\$620/W	13/02/24	20	Gary J Smith Real Estate	U2/S13772	1994	4	2	1	399 m²	Unit
27 GREENLEES PARADE ALDINGA BEACH SA 5173	\$650/W	21/11/23	7	Century 21 SouthCoast / City / NorthEast	A288/D27013	1992	4	1	1	649 m²	House

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8 HALCYON CIRCUIT ALDINGA BEACH SA 5173	\$650/W	22/12/23	8	4rooms Property	A403/D75252	2010	4	2	2	640 m²	House
1/38 HARVEY CRESCENT ALDINGA BEACH SA 5173	Not Disclosed	22/01/24	8	CENTURY 21 SouthCoast	U1/S2817	1977	2	1	1	65 m²	Unit
12 HELEN AVENUE ALDINGA BEACH SA 5173	\$560/W	14/12/23	88	Harcourts Wine Coast	A166/D6380	1985	3	1	4	735 m²	House
33 IRVING ROAD ALDINGA BEACH SA 5173	\$580/W	24/01/24	10	Magain Real Estate	A1075/D6723	1976	3	1	-	570 m²	House
37A IRVING ROAD ALDINGA BEACH SA 5173	\$580/W	31/01/24	17	Eclipse Real Estate	A101/D83252	2010	3	2	1	376 m²	Unit
10 JADE LOOP ALDINGA BEACH SA 5173	\$550/W	27/11/23	15	Your Choice Property Management	A110/D68681	2008	4	2	2	442 m²	House
12 KNOLL AVENUE ALDINGA BEACH SA 5173	\$530/W	18/01/24	47	Trove Property Management	A514/D76453	2011	3	2	1	330 m²	House
18 KUTA CRESCENT ALDINGA BEACH SA 5173	Not Disclosed	19/02/24	26	CENTURY 21 SouthCoast	A9/D93073	2014	3	2	-	274 m²	House
4 MCDONALD AVENUE ALDINGA BEACH SA 5173	\$500/W	21/12/23	16	Adelaide Residential Rentals	F1/C21949	2003	3	2	2	378 m²	House
12 MCKENZIE STREET ALDINGA BEACH SA 5173	\$490/W	23/01/24	14	Magain Real Estate	A116/D25007	1993	3	1	1	800 m²	House
1A MOORE STREET ALDINGA BEACH SA 5173	\$450/W	19/12/23	17	Ray White Flagstaff Hill	F51/C26372	2009	3	1	-	357 m²	House

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9 MORGAN STREET ALDINGA BEACH SA 5173	Not Disclosed	14/02/24	198	CENTURY 21 SouthCoast	A788/F164611	1955	2	1	-	670 m²	House
18 MYERHOFF STREET ALDINGA BEACH SA 5173	\$650/W	07/12/23	10	Ray White Morphett Vale Christies Beach	A251/D34098	1992	5	3	-	721 m²	House
13 OAKLEY CRESCENT ALDINGA BEACH SA 5173	\$600/W	27/11/23	12	Harcourts Wine Coast	A141/D6380	2010	4	2	2	724 m²	House
35A OAKLEY CRESCENT ALDINGA BEACH SA 5173	\$580/W	12/02/24	43	Harcourts Wine Coast RLA 249515	A102/D84872	2010	3	2	1	368 m²	House
17 PALMER STREET ALDINGA BEACH SA 5173	\$390/W	08/12/23	88	We Connect Property	A189/D3244	1955	3	1	1	750 m²	House
5 PENGILLY ROAD ALDINGA BEACH SA 5173	\$420/W	30/01/24	15	Magain Real Estate	A262/D4992	1970	1	1	-	670 m²	House
23 PERIWINKLE DRIVE ALDINGA BEACH SA 5173	Not Disclosed	05/01/24	32	CENTURY 21 SouthCoast	A280/D64878	2005	3	2	1	402 m²	House
56 PRIDHAM BOULEVARD ALDINGA BEACH SA 5173	\$550/W	04/12/23	99	TROVE PROPERTY MANAGEMENT	A153/D65941	2005	4	2	1	498 m²	House
76 PRIDHAM BOULEVARD ALDINGA BEACH SA 5173	\$470/W	13/12/23	16	Trove Property Management	A163/D65941	2005	3	2	1	400 m²	House
89 PRIDHAM BOULEVARD ALDINGA BEACH SA 5173	\$570/W	09/12/23	85	WATERMAN PROPERTY MANAGEMENT	A102/D63085	2004	3	2	2	638 m²	House
30 QUINLIVEN ROAD ALDINGA BEACH SA 5173	\$450/W	06/12/23	12	Harcourts Tagni	A255/D6380	1977	4	1	7	810 m²	House

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17/60 QUINLIVEN ROAD ALDINGA BEACH SA 5173	\$495/W	19/02/24	42	Turner Real Estate Rentals	F17/C26699	2011	3	2	1	285 m²	Unit
22/60 QUINLIVEN ROAD ALDINGA BEACH SA 5173	\$290/W	11/01/24	1	First National Lewis Prior	F22/C26699	2011	3	1	1	283 m²	House
65 ROWLEY ROAD ALDINGA BEACH SA 5173	\$500/W	29/11/23	102	We Connect Property	A72/D25007	1992	3	1	2	630 m²	House
2/92 ROWLEY ROAD ALDINGA BEACH SA 5173	\$420/W	05/12/23	92	Ouwens Casserly	U2/S12269	1993	2	1	2	293 m²	Unit
104 ROWLEY ROAD ALDINGA BEACH SA 5173	\$500/W	09/01/24	11	Residential Letting	A5/D62095	2003	3	1	1	372 m²	House
137A ROWLEY ROAD ALDINGA BEACH SA 5173	\$550/W	29/11/23	103	Magain Real Estate Adelaide	A198/D95005	2015	3	2	2	312 m²	House
4 SPINNAKER COURT ALDINGA BEACH SA 5173	\$530/W	16/02/24	30	We Connect Property	A431/D59604	2003	3	2	2	706 m²	House
28 STIRLING CRESCENT ALDINGA BEACH SA 5173	\$455/W	20/11/23	11	BHEN & CO Real Estate	A1/D92162	1987	3	1	1	303 m²	House
13A STOREY AVENUE ALDINGA BEACH SA 5173	\$780/W	05/02/24	92	Eclipse Real Estate	A2/D71978	2007	5	3	1	300 m²	House
3 SUNDAY BOULEVARD ALDINGA BEACH SA 5173	\$590/W	16/02/24	4	Harcourts Wine Coast RLA 249515	A35/D65923	2007	3	2	2	598 m²	House
24 SUNDAY BOULEVARD ALDINGA BEACH SA 5173	\$600/W	15/02/24	5	Magain Real Estate	A335/D71546	2007	4	2	2	480 m²	House

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10 SUNSET PARADE ALDINGA BEACH SA 5173	\$500/W	20/02/24	4	Residential Letting	A122/D93073	2018	3	2	2	281 m²	House
4 SYMONDS STREET ALDINGA BEACH SA 5173	Not Disclosed	31/01/24	27	CENTURY 21 SouthCoast	A236/D4625	2014	3	1	1	710 m²	House
27 SYMONDS STREET ALDINGA BEACH SA 5173	Not Disclosed	09/02/24	12	CENTURY 21 Southern	A386/D4993	1965	3	2	-	860 m²	House
11 TANGERINE COURT ALDINGA BEACH SA 5173	\$370/W	11/01/24	16	Lewis Prior First National Real Estate	A388/D76196	2009	4	2	2	552 m²	House
14 TANGERINE COURT ALDINGA BEACH SA 5173	\$600/W	01/02/24	20	Harcourts Wine Coast RLA 249515	A385/D76196	2010	4	2	2	811 m²	House
8 VENICE AVENUE ALDINGA BEACH SA 5173	\$530/W	11/12/23	22	Essential Property Management	A40/D95445	2015	4	2	2	324 m²	House
37A WHINNERAH AVENUE ALDINGA BEACH SA 5173	\$580/W	20/02/24	19	Harcourts Wine Coast RLA 249515	A2/D69037	2006	4	2	1	418 m²	House
42 WHINNERAH AVENUE ALDINGA BEACH SA 5173	\$570/W	18/12/23	13	Turner Real Estate Rentals	A5/D69091	2006	4	2	1	377 m²	House

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
House	1 Bed	1	\$420	\$420	\$420	\$420	\$420
	2 Beds	3	\$500	\$600	\$525	\$542	\$1,625
	3 Beds	26	\$290	\$590	\$500	\$499	\$12,980
	4 Beds	17	\$370	\$2,000	\$580	\$651	\$11,060
	5+ Beds	2	\$650	\$780	\$715	\$715	\$1,430
	*Excluded	6	-	-	-	-	-
Unit	2 Beds	4	\$250	\$420	\$380	\$358	\$1,430
	3 Beds	2	\$495	\$580	\$538	\$538	\$1,075
	4 Beds	1	\$620	\$620	\$620	\$620	\$620
	*Excluded	1	-	-	-	-	-
Total		63					\$30,640

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	Under \$300	1	1
	\$300 - \$399	3	42
	\$400 - \$499	9	30
	\$500 - \$599	26	36
	\$600 - \$699	7	10
	\$700 - \$799	2	50
	\$2000 and over	1	410
	*Excluded	6	188
Unit	Under \$300	1	90
	\$300 - \$399	1	14
	\$400 - \$499	3	55
	\$500 - \$599	1	17
	\$600 - \$699	1	20
	*Excluded	1	8
	Total		63



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