

Rental Comparison Report

Prepared on 27 Sep 2024



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Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
38 ALFREDA STREET BRIGHTON SA 5048	\$950/W	01/08/24	18	Adelaide Property Brokers Woodville (rla 275183)	LOTS A2 & A2 F7076	2005	4	3	2	560 m²	House
8/33 BEACH ROAD BRIGHTON SA 5048	Not Disclosed	09/07/24	47	CENTURY 21 Bayside Brighton	U8/S1198	1972	2	1	1	11 m²	Unit
4/38 BEACH ROAD BRIGHTON SA 5048	\$520/W	25/09/24	4	Ray White Plympton	U4/S155	1967	2	1	1	170 m²	Unit
12 CEDAR AVENUE BRIGHTON SA 5048	\$650/W	21/09/24	7	Turner Real Estate	A69/F20754	1948	3	1	1	675 m²	Unit
46A CEDAR AVENUE BRIGHTON SA 5048	\$750/W	02/09/24	12	Magain Real Estate	F6/C22606	2005	3	2	2	226 m²	Unit
1/29 COMMERCIAL ROAD BRIGHTON SA 5048	\$560/W	26/07/24	22	Rental Property Network	U1/S2436	1975	2	1	1	176 m²	Unit
2 COVENTRY STREET BRIGHTON SA 5048	\$700/W	20/09/24	8	Noakes Nickolas	A47/D6129	1961	3	1	-	735 m²	House
6/1 DUNLUCE AVENUE BRIGHTON SA 5048	\$500/W	23/08/24	9	Allan Real Estate	LOTS U6 & U6 S11155	1990	3	1	1	407 m²	Unit
10/119 ESPLANADE BRIGHTON SA 5048	\$395/W	16/09/24	16	Neale Realty Kent Town	U10/S2527	1967	1	1	-	-	Unit
2/150 ESPLANADE BRIGHTON SA 5048	\$1,250/W	24/09/24	14	Jump Property Rentals	F2/C28409	2013	3	2	2	89 m²	Unit
1 GEMMELL STREET BRIGHTON SA 5048	\$600/W	29/08/24	75	Real Simple Real Estate	A144/D2949	1952	3	1	2	673 m²	House
2/9 GURRS ROAD BRIGHTON SA 5048	\$600/W	23/07/24	27	Allan Real Estate	U2/S3839	1978	2	1	1	126 m²	Unit
1/7 HARTLEY ROAD BRIGHTON SA 5048	\$630/W	24/07/24	28	Allan Real Estate	U1/S6540	1985	3	1	1	168 m²	Unit
54 LEWIS STREET BRIGHTON SA 5048	\$600/W	16/08/24	24	Smallacombe Real Estate Sanderson	A46/D3250	1955	3	2	3	715 m²	House
5/3 MARLBOROUGH STREET BRIGHTON SA 5048	\$430/W	24/09/24	7	Ring Partners	U5/S2936	1971	2	1	1	25 m²	Unit
3/9 NOBLE STREET BRIGHTON SA 5048	\$500/W	19/09/24	14	Harcourts Packham Property Management	U3/S298	1971	2	1	2	234 m²	Unit
23C STURT ROAD BRIGHTON SA 5048	\$575/W	22/08/24	13	First National Real Estate	F3/C21878	2002	3	2	1	253 m²	House

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55 STURT ROAD BRIGHTON SA 5048	\$750/W	14/08/24	51	Property Management & Letting Specialists of SA	A32/F145660	1966	3	1	3	678 m ²	House
4/58-60 STURT ROAD BRIGHTON SA 5048	\$500/W	04/09/24	17	Robin Hood Real Estate	U4/S1688	1974	2	1	1	104 m ²	Unit
2 SWAN STREET BRIGHTON SA 5048	\$800/W	25/09/24	18	Harris Real Estate	A93/D6129	2020	3	2	2	772 m ²	House
3/9 WENLOCK STREET BRIGHTON SA 5048	\$450/W	23/09/24	15	Gary J Smith Real Estate Glenelg	U3/S7891	1970	2	1	1	106 m ²	Unit
4/9 WENLOCK STREET BRIGHTON SA 5048	\$450/W	02/09/24	25	Robin Hood Real Estate	U4/S7891	1970	2	1	1	106 m ²	Unit

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
House	3 Beds	6	\$575	\$800	\$650	\$671	\$4,025
	4 Beds	1	\$950	\$950	\$950	\$950	\$950
Unit	1 Bed	1	\$395	\$395	\$395	\$395	\$395
	2 Beds	8	\$430	\$600	\$500	\$501	\$4,010
	3 Beds	5	\$500	\$1,250	\$650	\$756	\$3,780
	*Excluded	1	-	-	-	-	-
Total		22					\$13,160

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$500 - \$599	1	13
	\$600 - \$699	2	50
	\$700 - \$799	2	30
	\$800 - \$899	1	18
	\$900 - \$999	1	18
Unit	\$300 - \$399	1	16
	\$400 - \$499	3	16
	\$500 - \$599	5	13
	\$600 - \$699	3	21
	\$700 - \$799	1	12
	\$1,200 - \$1,299	1	14
	*Excluded	1	47
Total		22	

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