

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
38 ALFREDA STREET BRIGHTON SA 5048	\$1,050/W	17/01/24	13	Adelaide Property Brokers	A2/F7076	2005	4	3	2	565 m²	House
4/9 ARUNDEL ROAD BRIGHTON SA 5048	\$530/W	12/02/24	21	Noakes Nickolas	U4/S6805	1985	2	1	1	139 m²	Unit
1/18 ARUNDEL ROAD BRIGHTON SA 5048	\$450/W	30/01/24	14	Raine & Horne Blackwood	U1/S3865	1978	2	1	1	302 m²	Unit
1/35 ARUNDEL ROAD BRIGHTON SA 5048	\$540/W	19/02/24	15	First National Real Estate Glenelg	U1/S4137	1962	2	1	1	210 m²	Unit
11 BENNETT STREET BRIGHTON SA 5048	\$325/W	11/01/24	1	First National Lewis Prior	A85/D2949	2016	3	1	3	808 m²	House
427 BRIGHTON ROAD BRIGHTON SA 5048	\$410/W	11/01/24	113	Lewis Prior First National Real Estate	A2/D2240	1955	1	2	2	798 m²	House
4/6 CAMBRIDGE TERRACE BRIGHTON SA 5048	\$485/W	08/02/24	15	Agency Avenue Schinellas	-	-	2	1	1	-	Unit
15 CAMBRIDGE TERRACE BRIGHTON SA 5048	\$650/W	24/01/24	806	-	A104/F41812	1925	6	3	2	690 m²	House
30B CEDAR AVENUE BRIGHTON SA 5048	\$700/W	16/02/24	21	Ray White Plympton	F802/C25009	2009	3	2	1	159 m²	House
54D CEDAR AVENUE BRIGHTON SA 5048	Not Disclosed	11/01/24	13	Lewis Prior First National Real Estate	-	-	3	2	2	-	House
54E CEDAR AVENUE BRIGHTON SA 5048	\$620/W	11/01/24	29	Lewis Prior First National Real Estate	F545/C42144	2020	2	2	2	142 m²	Unit

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23 COMLEY STREET BRIGHTON SA 5048	\$620/W	19/02/24	1	Harcourts Northgate	A2/D25906	1957	3	1	1	551 m²	House
8 COVENTRY STREET BRIGHTON SA 5048	\$380/W	11/01/24	1	First National Lewis Prior	A50/D6129	2023	3	1	3	783 m²	House
4/164 ESPLANADE BRIGHTON SA 5048	\$400/W	11/01/24	14	LEWIS PRIOR FIRST NATIONAL REAL ESTATE	U4/S3148	1971	2	1	1	-	Unit
5/164 ESPLANADE BRIGHTON SA 5048	\$450/W	21/12/23	24	Real Estate Yourself	U5/S3148	1971	2	1	1	100 m²	Unit
11 ESSEX STREET BRIGHTON SA 5048	Not Disclosed	11/01/24	31	Lewis Prior First National Real Estate	A41/D6129	-	4	2	2	742 m²	House
2 FULTON STREET BRIGHTON SA 5048	\$700/W	07/02/24	26	CENTURY 21 Bayside Brighton	A14/D67793	1950	4	2	2	502 m²	House
6/9 GURRS ROAD BRIGHTON SA 5048	\$620/W	27/11/23	46	Peter F Burns Real Estate	U6/S3839	1978	2	1	1	189 m²	Unit
4 HARTLEY ROAD BRIGHTON SA 5048	\$900/W	11/01/24	4	Lewis Prior First National Real Estate	A3/F145831	1925	2	1	4	696 m²	House
7 HIGHET AVENUE BRIGHTON SA 5048	\$690/W	21/11/23	12	Harris Real Estate - RLA 226409	A35/D80802	1949	4	2	1	465 m²	House
9A JETTY ROAD BRIGHTON SA 5048	\$650/W	24/11/23	106	Harris Real Estate - RLA 226409	F741/C24639	2008	3	1	2	270 m²	House
7/12 JETTY ROAD BRIGHTON SA 5048	\$480/W	19/02/24	1	Ray White Plympton	U7/S2239	1970	2	1	1	154 m²	Unit

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9/12 JETTY ROAD BRIGHTON SA 5048	\$430/W	23/11/23	11	Ray White Glenelg	U9/S2239	1970	2	1	1	15 m²	Unit
4/39 JETTY ROAD BRIGHTON SA 5048	\$370/W	11/01/24	1	-	U4/S4315	1979	2	1	1	249 m²	Unit
42 JETTY ROAD BRIGHTON SA 5048	\$320/W	11/01/24	1	-	F9/C28185	1968	2	1	1	119 m²	Unit
61A JETTY ROAD BRIGHTON SA 5048	\$410/W	24/01/24	14	Allan Real Estate	-	1972	2	1	1	-	House
60A LEWIS STREET BRIGHTON SA 5048	\$680/W	01/02/24	9	First National Real Estate Lewis Prior	A101/D47164	1997	3	1	-	499 m²	House
2/10 MARGATE STREET BRIGHTON SA 5048	\$525/W	21/11/23	13	Century 21 Paterson Properties (RLA 774)	U2/S5310	1982	2	2	2	199 m²	Unit
2/8 MARLBOROUGH STREET BRIGHTON SA 5048	\$470/W	24/01/24	15	Peter F Burns Real Estate	U2/S406	1970	2	1	1	112 m²	Unit
3/26 MARLBOROUGH STREET BRIGHTON SA 5048	\$340/W	11/01/24	1	-	-	1965	2	1	1	-	House
2/9 NOBLE STREET BRIGHTON SA 5048	\$340/W	11/01/24	11	Lewis Prior First National Real Estate	U2/S298	1971	2	1	1	131 m²	Unit
5/2 OLD BEACH ROAD BRIGHTON SA 5048	\$450/W	09/02/24	13	LJ Hooker Marine Adelaide	U5/S2830	1970	2	1	1	89 m²	Unit
1/8 OLD BEACH ROAD BRIGHTON SA 5048	\$540/W	12/12/23	5	Residential Letting	U1/S10502	1989	2	1	1	284 m²	Unit

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31 ORASTON AVENUE BRIGHTON SA 5048	\$880/W	10/01/24	31	Magain Real Estate	A34/D2952	1965	4	2	1	774 m²	House
23A ROBERTS STREET BRIGHTON SA 5048	\$460/W	11/01/24	73	Lewis Prior First National Real Estate	A72/D59749	-	3	1	2	337 m²	House
22 RUDFORD STREET BRIGHTON SA 5048	\$650/W	11/01/24	15	First National Real Estate Lewis Prior	A10/D57872	2001	3	2	1	355 m²	House
2/1 SANDHURST COURT BRIGHTON SA 5048	\$620/W	06/12/23	84	Ray White Glenelg	U2/S3708	1968	2	1	1	96 m²	Unit
1A SEYMOUR GROVE BRIGHTON SA 5048	\$900/W	20/12/23	14	Ray White Glenelg	A4/F101473	1963	3	2	2	546 m²	House
6/9 STRATHMORE TERRACE BRIGHTON SA 5048	\$550/W	25/01/24	35	First National Real Estate Glenelg	-	1970	2	1	1	-	Unit
45 STURT ROAD BRIGHTON SA 5048	\$625/W	21/12/23	105	Century 21 Bayside Brighton - RLA262459	A6/D2949	1954	5	1	4	731 m²	House
2/10 TARCOOLA STREET BRIGHTON SA 5048	\$310/W	11/01/24	1	-	F2/C20037	1997	2	1	1	212 m²	Unit
3/30A THE CRESCENT BRIGHTON SA 5048	\$450/W	02/02/24	15	Ray White Plympton	U3/S2832	1965	2	1	1	84 m²	Unit
10 WENLOCK STREET BRIGHTON SA 5048	\$1,100/W	09/01/24	7	Turner Real Estate Rentals	A15/D2161	1925	3	2	4	759 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	\$410	\$410	\$410	\$410	\$410
	2 Beds	3	\$340	\$900	\$410	\$550	\$1,650
	3 Beds	10	\$325	\$1,100	\$650	\$647	\$6,465
	4 Beds	4	\$690	\$1,050	\$790	\$830	\$3,320
	5+ Beds	2	\$625	\$650	\$638	\$638	\$1,275
	*Excluded	2	-	-	-	-	-
Unit	2 Beds	21	\$310	\$620	\$470	\$474	\$9,950
Total		43					\$23,070

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$300 - \$399	3	1
	\$400 - \$499	3	67
	\$600 - \$699	7	151
	\$700 - \$799	2	24
	\$800 - \$899	1	31
	\$900 - \$999	2	9
	\$1,000 - \$1,099	1	13
	\$1,100 - \$1,199	1	7
	*Excluded	2	22
Unit	\$300 - \$399	4	4
	\$400 - \$499	9	14
	\$500 - \$599	5	18
	\$600 - \$699	3	53
Total		43	



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