

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
4/53 ANGUS AVENUE EDWARDSTOWN SA 5039	Not Disclosed	27/06/24	10	Ray White Flagstaff Hill	U4/S13442	1995	2	1	2	282 m²	Unit
54 ANGUS AVENUE EDWARDSTOWN SA 5039	\$650/W	28/06/24	22	Gary J Smith Real Estate	A3/D5245	1951	3	2	2	738 m²	House
1/2 CALSTOCK AVENUE EDWARDSTOWN SA 5039	\$450/W	13/05/24	21	WESTSIDE REALTY	A50/F11724	1946	2	1	-	1,463 m²	House
5/383 CROSS ROAD EDWARDSTOWN SA 5039	\$390/W	09/05/24	13	Magain Real Estate	U5/S2182	1971	2	1	-	96 m²	Unit
20A DE LAINE AVENUE EDWARDSTOWN SA 5039	\$450/W	04/07/24	1	Belle Property Glenelg	F2/C28587	2015	2	1	1	162 m²	House
46A DE LAINE AVENUE EDWARDSTOWN SA 5039	\$500/W	25/04/24	10	First National Real Estate Lewis Prior	F2/C22876	2004	3	1	1	192 m²	House
38 DELORAINE ROAD EDWARDSTOWN SA 5039	\$700/W	04/07/24	1	Stanley Samuels Real Estate	A64/F11724	2022	3	2	1	800 m²	House
38A DELORAINE ROAD EDWARDSTOWN SA 5039	\$670/W	04/07/24	1	Stanley Samuels Real Estate	A201/D130225	2023	3	2	-	464 m²	House
45 DELORAINE ROAD EDWARDSTOWN SA 5039	\$250/W	01/07/24	290	irental property management	A51/F11724	1963	5	1	4	1,000 m²	House
1/23A DUMBARTON AVENUE EDWARDSTOWN SA 5039	\$520/W	30/05/24	9	Gary J Smith Real Estate	A4/D35424	1992	2	1	1	279 m²	House
20 LINDSAY AVENUE EDWARDSTOWN SA 5039	\$620/W	02/07/24	45	Giblin Real Estate	A107/D2122	1949	2	1	2	900 m²	House
2/26 MACKLIN STREET EDWARDSTOWN SA 5039	\$550/W	01/05/24	15	Adelaide Property Brokers	U2/S4026	1969	2	1	1	216 m²	Unit
2 NORMA AVENUE EDWARDSTOWN SA 5039	\$650/W	21/06/24	36	Gary J Smith Real Estate	A8/D6674	1962	3	1	2	700 m²	House
1/10A RAILWAY TERRACE EDWARDSTOWN SA 5039	\$430/W	19/06/24	9	Raine & Horne Kurralta Park RLA 176301	U1/S6431	1963	2	1	1	159 m²	Unit

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45 RAILWAY TERRACE EDWARDSTOWN SA 5039	\$580/W	09/05/24	35	Magain Real Estate	A4/D40528	1945	3	1	4	634 m ²	House
3/2 RUSSELL TERRACE EDWARDSTOWN SA 5039	\$450/W	15/04/24	8	City Realty	U3/S8027	1987	2	1	-	234 m ²	Unit
904 SOUTH ROAD EDWARDSTOWN SA 5039	\$390/W	03/07/24	77	Jump Property Rentals	A210/F10795	-	1	1	-	330 m ²	Unit

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
Unit	1 Bed	1	\$390	\$390	\$390	\$390	\$390
	2 Beds	4	\$390	\$550	\$440	\$455	\$1,820
	*Excluded	1	-	-	-	-	-
House	2 Beds	4	\$450	\$620	\$485	\$510	\$2,040
	3 Beds	6	\$500	\$700	\$650	\$625	\$3,750
	5+ Beds	1	\$250	\$250	\$250	\$250	\$250
Total		17					\$8,250

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Unit	\$300 - \$399	2	45
	\$400 - \$499	2	9
	\$500 - \$599	1	15
	*Excluded	1	10
House	Under \$300	1	290
	\$400 - \$499	2	11
	\$500 - \$599	3	18
	\$600 - \$699	4	26
	\$700 - \$799	1	1
Total		17	

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