

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
2/2 ADELAIDE TERRACE EDWARDSTOWN SA 5039	\$295/W	11/01/24	1	-	U2/S11001	1965	3	1	2	80 m²	Unit
2/5 ALLAMBEE AVENUE EDWARDSTOWN SA 5039	\$450/W	11/01/24	11	LEWIS PRIOR FIRST NATIONAL REAL ESTATE	U2/S10471	1990	2	1	1	-	House
3/5 ALLAMBEE AVENUE EDWARDSTOWN SA 5039	\$350/W	11/01/24	18	Lewis Prior First National Real Estate	U3/S10471	1990	2	1	1	165 m²	Unit
14 ALLAMBEE AVENUE EDWARDSTOWN SA 5039	\$550/W	02/02/24	2	Turner Real Estate Rentals	A46/D2935	1965	3	1	2	900 m²	House
8/49 ANGUS AVENUE EDWARDSTOWN SA 5039	\$370/W	24/01/24	16	Harcourts Vennmillar	U8/S2629	1972	2	1	1	-	Unit
2/53 ANGUS AVENUE EDWARDSTOWN SA 5039	\$530/W	16/01/24	14	Fox Real Estate	U2/S13442	1995	2	1	1	-	Unit
24A CALSTOCK AVENUE EDWARDSTOWN SA 5039	Not Disclosed	15/01/24	29	Savvy Estates	A1/D28597	1990	3	1	1	-	House
27 CALSTOCK AVENUE EDWARDSTOWN SA 5039	\$700/W	15/02/24	5	Ray White Plympton	A207/D3703	1959	3	2	1	700 m²	House
60 CONMURRA AVENUE EDWARDSTOWN SA 5039	\$470/W	22/11/23	13	Harris Real Estate - RLA 226409	A701/D111568	1955	3	1	1	305 m²	House
25/383 CROSS ROAD EDWARDSTOWN SA 5039	\$450/W	29/12/23	27	Adelaide South Property (RLA - 191034) - MORPHETT VALE	U25/S2182	1971	3	1	1	113 m²	Unit
3/421 CROSS ROAD EDWARDSTOWN SA 5039	\$340/W	11/01/24	38	Lewis Prior First National Real Estate	U3/S1077	1964	2	1	1	98 m²	Unit

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36 DE LAINE AVENUE EDWARDSTOWN SA 5039	\$640/W	09/02/24	5	Gary J Smith Real Estate	F300/C41879	2019	3	2	1	253 m²	House
4/38 DE LAINE AVENUE EDWARDSTOWN SA 5039	\$380/W	10/12/23	84	Ray White Unley	U4/S5232	1969	1	1	1	118 m²	Unit
46 DE LAINE AVENUE EDWARDSTOWN SA 5039	\$400/W	11/01/24	11	Lewis Prior First National Real Estate	F1/C22876	2004	3	1	1	208 m²	Unit
46A DE LAINE AVENUE EDWARDSTOWN SA 5039	\$345/W	11/01/24	1	-	F2/C22876	2004	3	1	1	192 m²	House
55 DE LAINE AVENUE EDWARDSTOWN SA 5039	\$400/W	11/01/24	1	-	F1/C41321	2018	3	2	4	265 m²	Unit
5/56 DE LAINE AVENUE EDWARDSTOWN SA 5039	\$550/W	12/02/24	19	Noakes Nickolas	U5/S3087	1976	3	1	2	207 m²	Unit
15 DELORAINE COURT EDWARDSTOWN SA 5039	\$480/W	30/11/23	99	City Realty	A21/D40583	1991	2	1	1	246 m²	House
45 DELORAINE ROAD EDWARDSTOWN SA 5039	\$250/W	19/02/24	154	IRENTAL PROPERTY MANAGEMENT	A51/F11724	1963	5	1	4	1,000 m²	House
32 DUMBARTON AVENUE EDWARDSTOWN SA 5039	\$420/W	11/01/24	25	Lewis Prior First National Real Estate	A1/D22253	1945	3	1	2	452 m²	House
46 DUMBARTON AVENUE EDWARDSTOWN SA 5039	\$370/W	11/01/24	1	-	A61/D2821	1959	3	1	4	699 m²	House
83 DUNORLAN ROAD EDWARDSTOWN SA 5039	\$450/W	20/11/23	39	Smallacombe Real Estate - Mitcham (RLA 1520)	A2/D12322	1949	2	1	1	457 m²	House

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33 FLINDERS STREET EDWARDSTOWN SA 5039	\$435/W	13/02/24	22	Gary J Smith Real Estate	A3/D34541	1992	2	1	1	244 m²	House
43 FURNESS AVENUE EDWARDSTOWN SA 5039	\$460/W	01/12/23	89	Mayo Real Estate	A3/D38849	1955	3	1	2	497 m²	House
54B FURNESS AVENUE EDWARDSTOWN SA 5039	\$375/W	11/01/24	1	-	F301/C22086	2003	3	1	1	232 m²	House
36 KONANDO TERRACE EDWARDSTOWN SA 5039	\$800/W	19/02/24	7	Vault Property Management	F3/C42613	-	4	3	2	232 m²	House
44A LINDSAY AVENUE EDWARDSTOWN SA 5039	\$710/W	07/02/24	10	4rooms Property	A702/D112223	2017	4	2	2	444 m²	House
3/15 OVAL AVENUE EDWARDSTOWN SA 5039	\$475/W	25/01/24	23	Harcourts Adelaide City Adelaide	U3/S263	1971	2	1	1	110 m²	Unit
25 OVAL AVENUE EDWARDSTOWN SA 5039	\$540/W	20/12/23	85	Ray White St Peters	A4/D3395	1960	3	1	2	700 m²	House
37 RAILWAY TERRACE EDWARDSTOWN SA 5039	\$450/W	11/12/23	90	Gary J Smith Real Estate - Plympton	A122/F10801	1963	2	1	1	766 m²	House
45 RAILWAY TERRACE EDWARDSTOWN SA 5039	\$600/W	16/02/24	27	Magain Real Estate	A4/D40528	1945	3	1	4	634 m²	House
59 RAILWAY TERRACE EDWARDSTOWN SA 5039	\$590/W	06/02/24	21	Ray White Plympton	A18/D3395	2016	3	2	1	800 m²	House
70A RAILWAY TERRACE EDWARDSTOWN SA 5039	\$390/W	11/01/24	1	-	A721/D80838	2009	3	1	1	296 m²	House

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78 RAILWAY TERRACE EDWARDSTOWN SA 5039	\$500/W	03/02/24	15	First National Real Estate Lewis Prior	A3/D80247	1947	3	1	1	800 m ²	House
38 WRIGHT STREET EDWARDSTOWN SA 5039	\$750/W	14/02/24	8	Gary J Smith Real Estate	A24/D3553	1921	4	2	2	694 m ²	House

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	\$380	\$380	\$380	\$380	\$380
	2 Beds	5	\$340	\$530	\$370	\$413	\$2,065
	3 Beds	5	\$295	\$550	\$400	\$419	\$2,095
House	2 Beds	5	\$435	\$480	\$450	\$453	\$2,265
	3 Beds	14	\$345	\$700	\$485	\$496	\$6,950
	4 Beds	3	\$710	\$800	\$750	\$753	\$2,260
	5+ Beds	1	\$250	\$250	\$250	\$250	\$250
	*Excluded	1	-	-	-	-	-
Total		35					\$16,265

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Unit	Under \$300	1	1
	\$300 - \$399	4	39
	\$400 - \$499	4	16
	\$500 - \$599	2	17
House	Under \$300	1	154
	\$300 - \$399	4	1
	\$400 - \$499	8	49
	\$500 - \$599	4	31
	\$600 - \$699	2	16
	\$700 - \$799	3	8
	\$800 - \$899	1	7
	*Excluded	1	29
Total		35	



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