

# Rental Comparison Report

Prepared on 1 Oct 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
44/760 ANZAC HIGHWAY GLENELG SA 5045	\$595/W	26/09/24	39	D B Philpott Real Estate	-	1975	1	1	-	-	House
3/17 BRIGHTON ROAD GLENELG SA 5045	\$490/W	29/09/24	6	Allan Real Estate	U3/S3490	1965	2	1	1	-	House
5/55-57 BRIGHTON ROAD GLENELG SA 5045	\$530/W	04/09/24	10	Harris Real Estate	U5/S1683	1975	2	1	1	76 m²	Unit
28/1 CHAPPELL DRIVE GLENELG SA 5045	\$615/W	05/07/24	18	LJ Hooker Mile End	LOTS F228 & F228 C20753	2000	1	1	1	28 m²	Unit
29/1 CHAPPELL DRIVE GLENELG SA 5045	\$595/W	31/07/24	64	Magain Real Estate	F229/C20753	2000	1	1	2	15 m²	House
32/1 CHAPPELL DRIVE GLENELG SA 5045	\$490/W	18/09/24	6	Ray White Plympton	-	2000	1	1	1	-	House
73/5 COLLEY TERRACE GLENELG SA 5045	\$850/W	30/09/24	21	Ray White Plympton	-	1983	3	2	1	226 m²	House
2/18 COLLEY TERRACE GLENELG SA 5045	\$850/W	18/09/24	62	Harris Real Estate	F2/C20800	2001	3	2	2	-	Unit
17/18 COLLEY TERRACE GLENELG SA 5045	\$600/W	30/09/24	32	Taplin Real Estate	F17/C20800	2001	1	1	1	-	Unit
17/18 COLLEY TERRACE GLENELG SA 5045	\$600/W	30/09/24	32	Taplin Real Estate	-	2001	1	1	1	-	Unit
13/23 COLLEY TERRACE GLENELG SA 5045	\$640/W	26/09/24	32	Belle Property Glenelg	U13/S361	1971	2	1	1	12 m²	Unit
23/23 COLLEY TERRACE GLENELG SA 5045	\$560/W	23/08/24	50	Neale Realty Kent Town	U23/S361	1971	2	1	1	10 m²	House
36/23 COLLEY TERRACE GLENELG SA 5045	\$660/W	29/07/24	35	Belle Property Glenelg	U36/S361	1971	2	1	-	15 m²	Unit
502/25 COLLEY TERRACE GLENELG SA 5045	\$750/W	30/07/24	42	Toop & Toop Norwood	F502/C22490	2004	2	2	2	-	Unit
12/30 COLLEY TERRACE GLENELG SA 5045	Not Disclosed	17/09/24	13	LJ Hooker Mount Barker	F112/C20679	1999	3	2	2	-	Unit
27/31 COLLEY TERRACE GLENELG SA 5045	\$520/W	08/07/24	20	Ouwens Casserly Real Estate - Adelaide /Henley Beach	F127/C20680	2004	1	1	1	20 m²	Unit
29/31 COLLEY TERRACE GLENELG SA 5045	\$1,200/W	21/08/24	21	Elders Real Estate Glenelg - RLA 69187	F129/C20680	1999	3	2	-	-	Unit
9/12 GORDON STREET GLENELG SA 5045	\$495/W	27/09/24	15	Harcourts Packham Property Management	U9/S11069	1976	2	1	1	720 m²	Unit

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9/38 GORDON STREET GLENELG SA 5045	\$550/W	13/08/24	15	Allan Real Estate	U9/S2270	1976	3	1	2	11 m²	Unit
17/38 GORDON STREET GLENELG SA 5045	\$440/W	17/07/24	8	1840 Real Estate	U17/S2270	1976	2	1	1	-	Unit
6/4 HIGH STREET GLENELG SA 5045	\$610/W	02/07/24	43	LJ Hooker Glenelg	U6/S5861	1984	3	1	1	139 m²	House
1/27 HIGH STREET GLENELG SA 5045	\$380/W	02/07/24	13	Gary J Smith Real Estate Glenelg	U1/S3325	1969	2	1	-	164 m²	Unit
4/27 HIGH STREET GLENELG SA 5045	\$430/W	29/07/24	7	Harcourts Packham	U4/S3325	1969	2	1	-	15 m²	Unit
8/43 HIGH STREET GLENELG SA 5045	\$590/W	26/08/24	12	Penny Riggs Property Management	U8/S5748	1983	2	1	1	99 m²	Unit
2A/44 HIGH STREET GLENELG SA 5045	\$500/W	30/08/24	41	Property Management & Letting Specialists of SA	A266/F7381	1965	2	1	1	1,415 m²	Unit
232/16 HOLDFAST PROMENADE GLENELG SA 5045	\$600/W	08/08/24	10	Toop & Toop Norwood	LOTS F232 & F232 C21562	2002	1	1	1	86 m²	Unit
303/19 HOLDFAST PROMENADE GLENELG SA 5045	\$900/W	26/08/24	12	MichaelKris Real Estate	F303/C23674	2006	2	2	2	743 m²	House
406/19 HOLDFAST PROMENADE GLENELG SA 5045	\$520/W	01/10/24	8	Ouwens Casserly Real Estate - Adelaide /Henley Beach	F406/C23674	2006	1	1	1	86 m²	Unit
515/19 HOLDFAST PROMENADE GLENELG SA 5045	\$1,000/W	27/09/24	158	Vella	F515/C23674	2006	2	2	2	743 m²	Unit
701/19 HOLDFAST PROMENADE GLENELG SA 5045	\$1,050/W	11/07/24	59	Toop & Toop Norwood	F701/C23674	2006	3	2	2	-	Unit
97 JETTY ROAD GLENELG SA 5045	\$500/W	04/07/24	22	Taplin Real Estate	A36/F6529	-	3	1	-	149 m²	Unit
1 KENT STREET GLENELG SA 5045	\$890/W	22/08/24	134	Taplin Real Estate	A144/F6859	1925	3	2	2	362 m²	House
4/9 KENT STREET GLENELG SA 5045	\$650/W	28/08/24	9	McGrath Real Estate Group Glenelg   RLA 252 299	U4/S5234	1920	2	1	-	-	Unit
10 MARION STREET GLENELG SA 5045	\$950/W	30/07/24	35	Minus The Agent	-	-	1	1	1	-	Unit

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4/20 MATURIN ROAD GLENELG SA 5045	\$595/W	05/08/24	54	Profile Real Estate	U4/S2032	-	3	1	1	537 m <sup>2</sup>	Unit
10/21 NILE STREET GLENELG SA 5045	\$460/W	10/08/24	11	McGrath Real Estate Group Glenelg   RLA 252 299	U10/S1135	1965	2	1	1	15 m <sup>2</sup>	Unit
1/34 NILE STREET GLENELG SA 5045	\$500/W	27/08/24	7	TIPS Property Management	U1/S4677	1980	2	1	1	-	Unit
6/37 NILE STREET GLENELG SA 5045	\$390/W	09/08/24	10	Taplin Real Estate	-	-	2	1	1	-	Unit
13/25 PARTRIDGE STREET GLENELG SA 5045	\$370/W	05/08/24	28	SA Sales and Rentals	U13/S2238	1972	1	1	-	13 m <sup>2</sup>	House
1/9 PENZANCE STREET GLENELG SA 5045	\$500/W	12/08/24	25	Ouwens Casserly Real Estate - Adelaide /Henley Beach	U1/S13940	1996	2	1	1	-	House
5A PIER STREET GLENELG SA 5045	\$935/W	26/08/24	25	Turner Real Estate Rentals	A51/D41430	1994	3	2	2	278 m <sup>2</sup>	House
9/37 PIER STREET GLENELG SA 5045	\$320/W	22/08/24	9	LJ Hooker Flinders Park	U9/S14018	1965	1	1	-	40 m <sup>2</sup>	House
4/20 SAINT JOHNS ROW GLENELG SA 5045	\$400/W	12/09/24	17	McGrath Real Estate Group	U4/S5271	1936	1	1	-	-	Unit
9/3-4 SOUTH ESPLANADE GLENELG SA 5045	\$510/W	11/09/24	85	Taplin Real Estate	-	2005	1	1	1	-	Unit
4/6 SOUTH ESPLANADE GLENELG SA 5045	\$550/W	27/08/24	42	Toop & Toop Norwood	-	1970	2	1	-	720 m <sup>2</sup>	Unit
305/8 SOUTH ESPLANADE GLENELG SA 5045	\$920/W	25/07/24	24	Ouwens Casserly Real Estate - Adelaide /Henley Beach	-	2020	3	2	-	-	Unit
31/13 SOUTH ESPLANADE GLENELG SA 5045	\$750/W	25/08/24	69	For Sale By Owner Australia Pty. Ltd.	U31/S5421	1970	2	1	1	12 m <sup>2</sup>	House
10/18 SOUTH ESPLANADE GLENELG SA 5045	\$770/W	01/10/24	40	Selling SA Homes	U10/S8045	1988	2	2	1	-	Unit
3 TASSIE STREET GLENELG SA 5045	\$780/W	01/08/24	11	Belle Property Glenelg	A2/D46523	1915	3	2	2	333 m <sup>2</sup>	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	5	\$320	\$595	\$490	\$474	\$2,370
	2 Beds	5	\$490	\$900	\$560	\$640	\$3,200
	3 Beds	5	\$610	\$935	\$850	\$813	\$4,065
Unit	1 Bed	9	\$400	\$950	\$600	\$591	\$5,315
	2 Beds	17	\$380	\$1,000	\$530	\$573	\$9,735
	3 Beds	7	\$500	\$1,200	\$850	\$809	\$5,665
	*Excluded	1	-	-	-	-	-
Total		49					\$30,350

## Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$300 - \$399	2	19
	\$400 - \$499	2	6
	\$500 - \$599	4	45
	\$600 - \$699	1	43
	\$700 - \$799	2	40
	\$800 - \$899	2	78
	\$900 - \$999	2	19
	Unit	\$300 - \$399	2
	\$400 - \$499	5	12
	\$500 - \$599	11	29
	\$600 - \$699	7	24
	\$700 - \$799	2	41
	\$800 - \$899	1	62
	\$900 - \$999	2	30
	\$1,000 - \$1,099	2	109
	\$1,200 - \$1,299	1	21
	*Excluded	1	13
<b>Total</b>		<b>49</b>	



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