

Rental Comparison Report

Prepared on 1 Oct 2024



Trove Property Management
Mob: 08 8386 1555
Ph: 08 8386 1555
Email: trove@email.propertyme.com



Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
3/50 ADELPHI CRESCENT GLENELG NORTH SA 5045	\$450/W	30/09/24	1	CENTURY 21 The Bay	U3/S3031	1977	2	1	2	80 m²	Unit
8/50 ADELPHI CRESCENT GLENELG NORTH SA 5045	\$420/W	11/08/24	25	Ray White Unley	U8/S3031	1965	2	1	1	12 m²	Unit
3/11 ADELPHI TERRACE GLENELG NORTH SA 5045	\$595/W	24/09/24	23	Belle Property Glenelg	U3/S8134	1966	2	1	1	136 m²	Unit
17/17 ADELPHI TERRACE GLENELG NORTH SA 5045	\$490/W	29/08/24	16	Belle Property Glenelg	U17/S2255	1972	2	2	2	14 m²	Unit
2/2 ALISON STREET GLENELG NORTH SA 5045	\$525/W	26/09/24	67	Harcourts Lifestyle Sales & Rentals	U2/S3849	1974	3	1	-	86 m²	Unit
62 ALISON STREET GLENELG NORTH SA 5045	\$600/W	06/09/24	15	Taplin Real Estate	A7/D2616	-	3	1	2	1,129 m²	House
3/23 ANDERSON AVENUE GLENELG NORTH SA 5045	\$400/W	16/08/24	12	Mayo & Co Real Estate Kent Town	U3/S2901	1963	2	1	-	79 m²	Unit
2/513 ANZAC HIGHWAY GLENELG NORTH SA 5045	\$650/W	23/09/24	10	Belle Property Glenelg	U2/S11196	1990	3	1	1	247 m²	Unit
3 BAGSHAW STREET GLENELG NORTH SA 5045	\$595/W	30/09/24	19	TAARNBY PTY	LOTS A76 & A76 F1337	1959	3	1	1	575 m²	House
16 BERRIMA STREET GLENELG NORTH SA 5045	\$530/W	06/09/24	9	Agency Avenue Schinellas	A193/D4695	1954	2	1	1	703 m²	House
16 BLACKBURN AVENUE GLENELG NORTH SA 5045	\$1,200/W	13/08/24	35	Magain Real Estate	A10/D121572	2021	5	3	2	348 m²	House
20 BLACKBURN AVENUE GLENELG NORTH SA 5045	\$530/W	15/08/24	14	Boffo Real Estate	A97/D4224	1950	3	1	2	687 m²	House
10A BROOKLYN AVENUE GLENELG NORTH SA 5045	\$795/W	03/07/24	9	Harris Real Estate	A50/D114540	2017	3	2	2	418 m²	House
7/7 BUCKLE STREET GLENELG NORTH SA 5045	\$690/W	01/10/24	36	Ouwens Casserly Real Estate - Adelaide /Henley Beach	F7/C28125	2013	3	2	-	124 m²	Unit

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
22/7 BUCKLE STREET GLENELG NORTH SA 5045	\$680/W	02/08/24	36	Harris Real Estate	F22/C28125	2014	2	2	2	174 m²	House
14 BURDEN STREET GLENELG NORTH SA 5045	\$800/W	15/08/24	21	Ray White Plympton	A50/D58654	2002	3	2	-	317 m²	House
2A BURNS STREET GLENELG NORTH SA 5045	\$1,250/W	16/09/24	21	Refined Real Estate	A4/D88442	2012	3	3	1	369 m²	House
7/17-19 CAROLINE STREET GLENELG NORTH SA 5045	\$390/W	16/07/24	7	Toop & Toop Norwood	U7/S2775	1972	2	1	1	-	Unit
1B DOUGLAS GROVE GLENELG NORTH SA 5045	\$750/W	02/09/24	11	Bruse Real Estate	A203/D121862	2018	3	2	1	148 m²	House
5/2 FERGUSON STREET GLENELG NORTH SA 5045	\$350/W	22/08/24	31	Ouwens Casserly Real Estate - Adelaide /Henley Beach	U5/S4114	1970	1	1	-	-	Unit
1/8 GOLFLANDS TERRACE GLENELG NORTH SA 5045	\$400/W	14/08/24	10	D B Philpott Real Estate	U1/S5128	1962	1	1	1	99 m²	Unit
1A HELEN STREET GLENELG NORTH SA 5045	\$750/W	10/07/24	7	Ray White Plympton	F1/C42074	2020	3	2	2	184 m²	Unit
7 ILUKA STREET GLENELG NORTH SA 5045	Not Disclosed	02/09/24	29	CENTURY 21 Southern	A188/D4695	2015	4	2	1	656 m²	House
24 ILUKA STREET GLENELG NORTH SA 5045	\$500/W	27/09/24	44	Ray White Plympton	A70/D4664	1955	2	1	-	678 m²	House
7/8A JERVOIS STREET GLENELG NORTH SA 5045	\$380/W	27/09/24	4	Harris Real Estate	U7/S6462	1965	1	1	1	13 m²	House
10/8A JERVOIS STREET GLENELG NORTH SA 5045	\$350/W	02/09/24	8	Harcourts Northgate	U10/S6462	1965	1	1	1	16 m²	Unit
2/5 LEICESTER STREET GLENELG NORTH SA 5045	\$450/W	27/08/24	16	Harris Real Estate	U2/S2753	1970	2	1	1	109 m²	Unit
2/6 MACFARLANE STREET GLENELG NORTH SA 5045	\$450/W	27/09/24	16	Mayo & Co Real Estate	U2/S843	1962	1	1	1	83 m²	Unit

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
2/17 MACFARLANE STREET GLENELG NORTH SA 5045	\$420/W	18/09/24	3	Agency Avenue Schinellas	U2/S1720	1968	2	1	-	167 m²	Unit
13 MARY STREET GLENELG NORTH SA 5045	\$600/W	08/07/24	43	4rooms Property	A54/F1437	1925	3	1	-	476 m²	House
3 MCGLASSON AVENUE GLENELG NORTH SA 5045	\$750/W	12/07/24	19	Noakes Nickolas	LOTS A19 & A19 D6203	1960	4	1	2	660 m²	House
25 MCLACHLAN AVENUE GLENELG NORTH SA 5045	\$670/W	30/09/24	16	For Sale By Agent	A69/D4663	1952	3	1	-	689 m²	House
2/6 MUNRO STREET GLENELG NORTH SA 5045	\$400/W	07/07/24	40	D B Philpott Real Estate	-	1970	1	1	1	-	Unit
24A NORTH ESPLANADE GLENELG NORTH SA 5045	Not Disclosed	26/07/24	19	Williams Property	A1/D62894	2003	4	4	2	439 m²	House
2/52 NORTH ESPLANADE GLENELG NORTH SA 5045	\$480/W	30/07/24	7	DB Philpott Real Estate	LOTS U2 & U2 S2014	1973	2	1	1	111 m²	Unit
7/20 OLD TAPLEYS HILL ROAD GLENELG NORTH SA 5045	\$400/W	08/07/24	26	Taplin Real Estate	-	-	2	1	-	-	Unit
11/7 PATAWALONGA FRONTAGE GLENELG NORTH SA 5045	\$795/W	11/09/24	71	Refined Real Estate	F11/C22480	2004	3	2	-	381 m²	Unit
35 PINE AVENUE GLENELG NORTH SA 5045	\$660/W	30/08/24	10	First National Real Estate Lewis Prior	A252/D4695	1959	3	1	2	629 m²	House
67 PINE AVENUE GLENELG NORTH SA 5045	\$550/W	27/08/24	12	InStyle Property Management Adelaide	A127/D4695	1960	2	1	1	686 m²	House
5/3 RONALD TERRACE GLENELG NORTH SA 5045	\$750/W	03/09/24	53	Taplin Real Estate	U5/S4251	1972	2	1	-	13 m²	Unit
8A ROTHESAY AVENUE GLENELG NORTH SA 5045	\$700/W	27/08/24	23	Ouwens Casserly Real Estate - Adelaide /Henley Beach	A50/D61942	2003	3	2	-	350 m²	House
2 RUSSELL STREET GLENELG NORTH SA 5045	\$850/W	15/08/24	18	Agency Avenue Schinellas	-	2013	3	2	2	348 m²	House

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
5/16 SANDISON TERRACE GLENELG NORTH SA 5045	\$420/W	30/09/24	34	Ray White St Peters	U5/S967	1966	1	1	-	45 m ²	Unit
18 STURT STREET GLENELG NORTH SA 5045	\$525/W	14/08/24	48	Renting Adelaide	F101/C24321	1980	3	1	1	568 m ²	House
34 STURT STREET GLENELG NORTH SA 5045	\$535/W	30/09/24	1	Fewster Properties Pty Ltd Unley	A75/F1437	1925	2	1	2	286 m ²	House
4/36 STURT STREET GLENELG NORTH SA 5045	\$340/W	10/07/24	20	Ouwens Casserly Real Estate - Adelaide /Henley Beach	U4/S2742	1970	2	1	-	61 m ²	Unit
57A TAPLEYS HILL ROAD GLENELG NORTH SA 5045	\$400/W	26/09/24	5	Agency Avenue Schinellas	-	1967	1	1	-	-	Unit
77C TAPLEYS HILL ROAD GLENELG NORTH SA 5045	\$710/W	09/09/24	20	Belle Property Glenelg	-	2004	3	2	2	-	House
15B TOD STREET GLENELG NORTH SA 5045	\$900/W	02/09/24	25	Taplin Real Estate	A1/D129152	-	3	2	2	196 m ²	Unit
3/32 TOD STREET GLENELG NORTH SA 5045	\$450/W	25/09/24	32	LJ Hooker Flinders Park	-	1973	1	1	1	-	House
34A TOD STREET GLENELG NORTH SA 5045	\$700/W	18/07/24	29	LJ Hooker Glenelg Brighton	F292/C28395	1992	3	1	2	230 m ²	Unit
9 WONGALA AVENUE GLENELG NORTH SA 5045	\$950/W	02/09/24	21	Ray White Plympton	A15/D4664	1955	5	3	3	717 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	7	\$350	\$450	\$400	\$396	\$2,770
	2 Beds	12	\$340	\$750	\$435	\$465	\$5,585
	3 Beds	7	\$525	\$900	\$700	\$716	\$5,010
House	1 Bed	2	\$380	\$450	\$415	\$415	\$830
	2 Beds	5	\$500	\$680	\$535	\$559	\$2,795
	3 Beds	14	\$525	\$1,250	\$685	\$717	\$10,035
	4 Beds	1	\$750	\$750	\$750	\$750	\$750
	5+ Beds	2	\$950	\$1,200	\$1,075	\$1,075	\$2,150
	*Excluded	2	-	-	-	-	-
Total		52					\$29,925

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Unit	\$300 - \$399	4	17
	\$400 - \$499	13	16
	\$500 - \$599	2	45
	\$600 - \$699	2	23
	\$700 - \$799	4	40
	\$900 - \$999	1	25
	House	\$300 - \$399	1
House	\$400 - \$499	1	32
	\$500 - \$599	7	21
	\$600 - \$699	5	24
	\$700 - \$799	5	16
	\$800 - \$899	2	20
	\$900 - \$999	1	21
	\$1,200 - \$1,299	2	28
	*Excluded	2	24
Total		52	

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2024 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.