

# Rental Comparison Report

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Trove Property Management  
Mob: 08 8386 1555  
Ph: 08 8386 1555  
Email: [trove@email.propertyme.com](mailto:trove@email.propertyme.com)



Address	Rental Price	Rental Date	DOM	Agency	Lotplan   RPD   Section/Block	Year Built	Bed	Bath	Car	Land Size	Property Type
32 ALLWORTH DRIVE HAPPY VALLEY SA 5159	\$650/W	09/05/24	42	Magain Real Estate	A338/D53650	2001	4	2	2	723 m²	House
2 ALPINE ROAD HAPPY VALLEY SA 5159	\$650/W	09/05/24	23	Magain Real Estate	A264/D10288	1981	3	2	4	1,572 m²	House
25 BARCELONA DRIVE HAPPY VALLEY SA 5159	\$550/W	18/06/24	33	Magain Real Estate	A258/D9176	1973	3	1	1	556 m²	House
26 BARRDICKSON CRESCENT HAPPY VALLEY SA 5159	\$480/W	09/05/24	29	Magain Real Estate	A166/D10007	1977	3	1	2	699 m²	House
39 BOOTH STREET HAPPY VALLEY SA 5159	\$580/W	09/05/24	10	Magain Real Estate	A187/D9279	1975	3	1	2	770 m²	House
2/145 CHANDLERS HILL ROAD HAPPY VALLEY SA 5159	\$650/W	12/06/24	35	Magain Real Estate	F2/C40649	2018	3	2	1	306 m²	House
8/145 CHANDLERS HILL ROAD HAPPY VALLEY SA 5159	\$630/W	04/07/24	9	Ray White Plympton	F8/C40649	2019	3	2	1	297 m²	House
4 CURLEW COURT HAPPY VALLEY SA 5159	\$580/W	02/07/24	27	D B Philpott Real Estate	A38/D10369	1980	3	1	1	1,110 m²	House
8 DAVID STREET HAPPY VALLEY SA 5159	\$600/W	19/06/24	13	Magain Real Estate	A105/D9279	1973	3	1	1	828 m²	House
19A DIANNE STREET HAPPY VALLEY SA 5159	\$520/W	09/05/24	11	Magain Real Estate Adelaide	A702/D81275	-	3	2	1	298 m²	House
35 DIANNE STREET HAPPY VALLEY SA 5159	\$650/W	09/05/24	11	Magain Real Estate	A85/D10786	1980	4	2	1	606 m²	House
2/6 DIXIE COURT HAPPY VALLEY SA 5159	\$520/W	09/05/24	24	Magain Real Estate	F2/C25277	2008	3	1	1	273 m²	House
25 FRASER AVENUE HAPPY VALLEY SA 5159	Not Disclosed	05/06/24	20	Harcourts Adelaide Hills RLA158908	A13/D10009	1978	3	1	2	592 m²	House
30 FRASER AVENUE HAPPY VALLEY SA 5159	\$500/W	09/05/24	13	Magain Real Estate	A71/D10009	1977	3	1	4	622 m²	House
52 FRASER AVENUE HAPPY VALLEY SA 5159	\$580/W	04/07/24	17	Trove Property Management	A208/D43919	2000	3	2	1	739 m²	House
2/3 HERRINGS LANE HAPPY VALLEY SA 5159	\$750/W	05/06/24	47	Gary J Smith Real Estate	F2/C22562	2008	4	2	1	622 m²	House
30 HORN DRIVE HAPPY VALLEY SA 5159	\$495/W	26/06/24	11	Kaide Real Estate	A9/D10283	1980	3	1	2	643 m²	House

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26 JENNIFER DRIVE HAPPY VALLEY SA 5159	\$560/W	09/05/24	9	Magain Real Estate	A182/D9947	1976	3	1	2	608 m²	House
59A KENIHANS ROAD HAPPY VALLEY SA 5159	\$520/W	09/05/24	14	Magain Real Estate	A200/D61297	2002	3	2	1	278 m²	Unit
93 KENIHANS ROAD HAPPY VALLEY SA 5159	\$540/W	17/06/24	19	Ray White Flinders Park	A100/D40819	1996	3	2	-	807 m²	Unit
27 MARY STREET HAPPY VALLEY SA 5159	\$700/W	09/05/24	15	Magain Real Estate Adelaide	A19/D9180	1975	4	2	2	729 m²	House
40 MCHARG ROAD HAPPY VALLEY SA 5159	\$600/W	04/07/24	10	Magain Real Estate	A9/D14906	1990	4	2	1	822 m²	House
5/1 MERRIVALE DRIVE HAPPY VALLEY SA 5159	\$600/W	15/05/24	34	Ray White Plympton	F5/C40476	2017	3	2	1	285 m²	House
31 MINTA ROAD HAPPY VALLEY SA 5159	\$670/W	15/04/24	19	4rooms Property	A9/D9608	1978	3	2	2	740 m²	House
7 MONTEREY COURT HAPPY VALLEY SA 5159	\$480/W	16/05/24	4	Harcourts VennMillar RLA 266403	A396/D9178	1973	3	1	-	836 m²	House
7 POWELL STREET HAPPY VALLEY SA 5159	\$600/W	09/05/24	11	Magain Real Estate Adelaide	A84/D10283	1979	3	1	2	611 m²	House
7 RADFORD STREET HAPPY VALLEY SA 5159	\$580/W	12/06/24	29	Magain Real Estate	A22/D9134	1970	3	1	2	728 m²	House
4 RANGEVIEW ROAD HAPPY VALLEY SA 5159	\$550/W	09/05/24	16	Magain Real Estate Adelaide	A105/D9198	1977	3	1	2	751 m²	House
1 REGENCY ROAD HAPPY VALLEY SA 5159	\$420/W	09/05/24	11	Magain Real Estate	A26/D9134	-	2	1	1	691 m²	House
23 REGENCY ROAD HAPPY VALLEY SA 5159	\$495/W	24/05/24	13	We Connect Property	A283/D9944	1976	3	1	2	670 m²	House
27 REGENCY ROAD HAPPY VALLEY SA 5159	\$500/W	09/05/24	8	Magain Real Estate	A285/D9944	-	3	2	1	-	House
8 RUBIN CRESCENT HAPPY VALLEY SA 5159	\$550/W	17/04/24	24	Korn Real Estate	A46/D10529	1986	3	2	1	604 m²	House
27 SHERWOOD AVENUE HAPPY VALLEY SA 5159	\$560/W	24/06/24	25	Gary J Smith Real Estate	A77/D10528	1983	3	1	1	731 m²	House
29 SHERWOOD AVENUE HAPPY VALLEY SA 5159	\$550/W	09/05/24	19	Magain Real Estate	A76/D10528	1983	3	1	1	697 m²	House

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6 SNAEFELL AVENUE HAPPY VALLEY SA 5159	\$540/W	09/05/24	36	Magain Real Estate	A22/D11260	1985	3	1	-	759 m <sup>2</sup>	House
20 TONGAN WAY HAPPY VALLEY SA 5159	\$560/W	11/04/24	15	First National Real Estate Salisbury	A108/D9175	1980	3	1	2	648 m <sup>2</sup>	House
42 VAUCLUSE DRIVE HAPPY VALLEY SA 5159	\$740/W	03/07/24	18	Magain Real Estate	A85/D17394	1993	4	3	4	2.01 Ha	House
7 WILDI COURT HAPPY VALLEY SA 5159	\$520/W	09/05/24	35	Magain Real Estate	A214/D50637	2000	3	2	1	300 m <sup>2</sup>	House
3 WOODHALL DRIVE HAPPY VALLEY SA 5159	\$650/W	13/06/24	38	Ray White Flagstaff Hill	A55/D10094	1977	4	1	2	827 m <sup>2</sup>	House
44 WOODHALL DRIVE HAPPY VALLEY SA 5159	\$1,500/W	03/07/24	17	For Sale By Owner Australia Pty. Ltd.	A87/D10099	1983	4	2	2	799 m <sup>2</sup>	House
11 WYOMING WAY HAPPY VALLEY SA 5159	\$495/W	16/05/24	17	Profile Real Estate Pty Ltd	A152/D9175	1982	3	1	1	549 m <sup>2</sup>	House
15 WYOMING WAY HAPPY VALLEY SA 5159	\$550/W	09/05/24	8	Magain Real Estate	A154/D9175	1976	3	1	2	587 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	2 Beds	1	\$420	\$420	\$420	\$420	\$420
	3 Beds	30	\$480	\$670	\$550	\$557	\$16,695
	4 Beds	8	\$600	\$1,500	\$675	\$780	\$6,240
	*Excluded	1	-	-	-	-	-
Unit	3 Beds	2	\$520	\$540	\$530	\$530	\$1,060
Total		42					\$24,415

## Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$400 - \$499	6	14
	\$500 - \$599	18	20
	\$600 - \$699	11	22
	\$700 - \$799	3	27
	\$1,500 - \$1,599	1	17
	*Excluded	1	20
Unit	\$500 - \$599	2	17
Total		42	

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