

Rental Comparison Report

Prepared on 21 Feb 2024



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46A CHAMBERS STREET HENLEY BEACH SA 5022

3 2 2 363 m² -

Property Type: House: One Storey / Lowset
Dev Zoning: Residential
Land Use: House
First Published: \$830 on 10 Jan 2024
DOM: 20
Agent: -
Year Built: 2015
Lot Plan: A1/D95505

Rental Price: \$830/WEEKLY
Rental Date: 29 Jan 2024
Eq Building Area: 175
Agency: LJ Hooker West Lakes | Henley Beach



3/35 CUDMORE TERRACE HENLEY BEACH SA 5022

2 1 1 152 m² 60 m²

Property Type: Unit: Standard
Dev Zoning: Residential 1A
Land Use: Ground Floor Home Unit Only
First Published: \$420 on 17 Dec 2023
DOM: 14
Agent: -
Year Built: 1971
Lot Plan: U3/S593

Rental Price: \$420/WEEKLY
Rental Date: 30 Dec 2023
Eq Building Area: 60
Agency: For Sale By Agent



37 EAST TERRACE HENLEY BEACH SA 5022

2 2 1 125 m² -

Property Type: House: One Storey / Lowset
Dev Zoning: Residential Character
Land Use: Unfinished House
First Published: \$750 on 11 Dec 2023
DOM: 50
Agent: Brandy Henkes
Year Built: 2019
Lot Plan: A1/D123104

Rental Price: \$750/WEEKLY
Rental Date: 29 Jan 2024
Agency: LJ Hooker West Lakes | Henley Beach



148 EAST TERRACE HENLEY BEACH SA 5022

FOR RENT

3 2 2 437 m² 186 m²

Property Type:	House: One Storey / Lowset	Rental Price:	\$900/WEEKLY
Dev Zoning:	Residential Character	Rental Date:	19 Feb 2024
Land Use:	House	Eq Building Area:	200
First Published:	\$1,000 on 06 Feb 2024	Agency:	Harcourts Lifestyle Rentals
DOM:	15		
Agent:	Susan Majeric		
Year Built:	1934		
Lot Plan:	A120/F216		



172 EAST TERRACE HENLEY BEACH SA 5022

FOR RENT

3 1 - - 128 m²

Property Type:	House: One Storey / Lowset	Rental Price:	\$595/WEEKLY
Dev Zoning:	-	Rental Date:	20 Feb 2024
Land Use:	-	Eq Building Area:	128
First Published:	\$615 on 05 Oct 2023	Agency:	Seascape RE
DOM:	139		
Agent:	The Manager		
Year Built:	1980		
Lot Plan:	A100/D52664		



3/197 ESPLANADE HENLEY BEACH SA 5022

3 2 2 190 m² 132 m²

Property Type:	Unit: Standard	Rental Price:	\$900/WEEKLY
Dev Zoning:	-	Rental Date:	18 Jan 2024
Land Use:	Townhouse - Defined As Home Unit With Both Ground and First Floor Areas	Eq Building Area:	156
First Published:	\$900 on 02 Jan 2024	Agency:	Ouwens Casserly Real Estate - Adelaide/Henley Beach
DOM:	17		
Agent:	Kaitlyn Beere		
Year Built:	1995		
Lot Plan:	U3/S13352		



3/217 ESPLANADE HENLEY BEACH SA 5022

FOR RENT

🛏️ 3 🚿 1 🚗 1 🏠 70 m² 🏢 104 m²

Property Type:	Unit: Standard	Rental Price:	\$2,000/WEEKLY
Dev Zoning:	Residential	Rental Date:	23 Jan 2024
Land Use:	First Floor Home Unit	Eq Building Area:	104
First Published:	\$2,000 on 20 Dec 2023	Agency:	Cubbi
DOM:	63		
Agent:	Cubbi (26341)		
Year Built:	1940		
Lot Plan:	U3/S5013		



247 ESPLANADE HENLEY BEACH SA 5022

🛏️ 3 🚿 1 🚗 1 🏠 266 m² 🏢 110 m²

Property Type:	Unit	Rental Price:	\$1,850/WEEKLY
Dev Zoning:	-	Rental Date:	27 Nov 2023
Land Use:	Ground Floor Home Unit Only	Eq Building Area:	160
First Published:	\$1,850 on 09 Nov 2023	Agency:	Ray White Unley
DOM:	19		
Agent:	Kimberley Yeeles		
Year Built:	1900		
Lot Plan:	F1/C21979		



5/3 FRANKLIN STREET HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 1 🏠 102 m² 🏢 66 m²

Property Type:	Unit	Rental Price:	\$320/WEEKLY
Dev Zoning:	-	Rental Date:	20 Jan 2024
Land Use:	Ground Floor Home Unit Only	Eq Building Area:	67
First Published:	\$320 on 11 Jan 2021	Agency:	Adelaide Residential Rentals
DOM:	10		
Agent:	Angela Clayton		
Year Built:	1973		
Lot Plan:	U5/S419		



1/554 GRANGE ROAD HENLEY BEACH SA 5022

FOR RENT

🛏️ 3 🚿 2 🚗 2 🏠 166 m² 🏡 115 m²

Property Type:	Unit: Townhouse/Villa	Rental Price:	\$675/WEEKLY
Dev Zoning:	-	Rental Date:	12 Feb 2024
Land Use:	Townhouse - Defined As Home Unit With Both Ground and First Floor Areas	Eq Building Area:	142
Agency:		Agency:	Ray White St Peters
First Published:	\$675 on 12 Feb 2024		
DOM:	9		
Agent:	Ashleigh Olsson-Jones		
Year Built:	2022		
Lot Plan:	F8/C42543		



3/560 GRANGE ROAD HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 1 🏠 97 m² 🏡 85 m²

Property Type:	Unit: Standard	Rental Price:	\$425/WEEKLY
Dev Zoning:	-	Rental Date:	13 Feb 2024
Land Use:	Ground Floor Home Unit Only	Eq Building Area:	85
Agency:		Agency:	MichaelKris Real Estate
First Published:	\$425 on 06 Feb 2024		
DOM:	8		
Agent:	Debra McLellan		
Year Built:	1972		
Lot Plan:	U3/S685		



4 HENDERSON STREET HENLEY BEACH SA 5022

🛏️ 3 🚿 2 🚗 2 🏠 667 m² 🏡 104 m²

Property Type:	House: One Storey / Lowset	Rental Price:	\$850/WEEKLY
Dev Zoning:	Residential 1	Rental Date:	24 Dec 2023
Land Use:	House	Eq Building Area:	108
Agency:		Agency:	Ray White Henley Beach
First Published:	\$850 on 17 Dec 2023		
DOM:	7		
Agent:	-		
Year Built:	1968		
Lot Plan:	A2/D9043		



3/54 HENLEY BEACH ROAD HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 1 🏠 105 m² 🏢 48 m²

Property Type:	Unit: Standard	Rental Price:	\$420/WEEKLY
Dev Zoning:	Residential	Rental Date:	27 Nov 2023
Land Use:	Ground Floor Home Unit In A Multi-Storey Block	Eq Building Area:	60
First Published:	\$420 on 16 Nov 2023	Agency:	Harris Real Estate - RLA 226409
DOM:	12		
Agent:	Ebony Rutgers		
Year Built:	1965		
Lot Plan:	U3/S5040		



31 HUGHES AVENUE HENLEY BEACH SA 5022

FOR RENT

🛏️ 3 🚿 1 🚗 2 🏠 - 🏢 -

Property Type:	House: One Storey / Lowset	Rental Price:	\$500/WEEKLY
Dev Zoning:	-	Rental Date:	16 Feb 2024
Land Use:	House	Eq Building Area:	149
First Published:	\$500 on 15 Feb 2024	Agency:	LJ Hooker Flinders Park
DOM:	6		
Agent:	LJ Hooker Flinders Park		
Year Built:	-		
Lot Plan:	A98/D5192		



34 HUGHES AVENUE HENLEY BEACH SA 5022

FOR RENT

🛏️ 2 🚿 2 🚗 1 🏠 768 m² 🏢 -

Property Type:	House: One Storey / Lowset	Rental Price:	\$600/WEEKLY
Dev Zoning:	Residential	Rental Date:	12 Jan 2024
Land Use:	House	Eq Building Area:	125
First Published:	\$600 on 20 Nov 2023	Agency:	Ouwens Casserly
DOM:	93		
Agent:	Lachie Richards		
Year Built:	1955		
Lot Plan:	A89/D5192		



3/38 HUGHES AVENUE HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 1 🏠 - 📏 78 m²

Property Type: Unit: Standard
Dev Zoning: -
Land Use: -
First Published: \$340 on 15 Dec 2023
DOM: 31
Agent: Chad Wakefield
Year Built: 1970

Rental Price: \$340/WEEKLY
Rental Date: 14 Jan 2024
Agency: Taplin Real Estate



129A MARLBOROUGH STREET HENLEY BEACH SA 5022

FOR RENT

🛏️ 5 🚿 2 🚗 2 🏠 488 m² 📏 220 m²

Property Type: House: One Storey / Lowset
Dev Zoning: Residential Historic Policy Area 20
Land Use: House
First Published: \$1,250 on 16 Nov 2023
DOM: 97
Agent: Andras Balogh
Year Built: 2004
Lot Plan: A1/D66727

Rental Price: \$1,250/WEEKLY
Rental Date: 13 Dec 2023
Eq Building Area: 257
Agency: Fox Real Estate



257A MILITARY ROAD HENLEY BEACH SA 5022

🛏️ 4 🚿 3 🚗 2 🏠 348 m² 📏 191 m²

Property Type: House: One Storey / Lowset
Dev Zoning: Residential Character
Land Use: House
First Published: \$1,300 on 03 Jan 2024
DOM: 2
Agent: Tim Morris
Year Built: 2017
Lot Plan: A101/D110179

Rental Price: \$1,300/WEEKLY
Rental Date: 04 Jan 2024
Eq Building Area: 228
Agency: Tim Morris Real Estate



1/43 MITTON AVENUE HENLEY BEACH SA 5022

FOR RENT

2 1 - - 97 m²

Property Type: Unit: Standard

Rental Price: \$380/WEEKLY

Dev Zoning: -

Rental Date: 19 Feb 2024

Land Use: -

Eq Building Area: 140

First Published: \$380 on 19 Feb 2024

Agency: Ray White St Peters

DOM: 2

Agent: Ashleigh Olsson-Jones

Year Built: -



5A NORTHEY AVENUE HENLEY BEACH SA 5022

3 2 2 - -

Property Type: House: One Storey / Lowset

Rental Price: \$895/WEEKLY

Dev Zoning: -

Rental Date: 15 Jan 2024

Land Use: -

Agency: McCammon Real Estate

First Published: \$895 on 06 Dec 2023

DOM: 41

Agent: Natasha Trayhorn

Year Built: -

Lot Plan: 80/D116940



47 NORTHEY COURT HENLEY BEACH SA 5022

RECENT SALE **RECENT ADVICE**

3 1 2 351 m² 124 m²

Property Type: House: One Storey / Lowset

Rental Price: \$700/WEEKLY

Dev Zoning: Residential

Rental Date: 12 Jan 2024

Land Use: House

Eq Building Area: 140

First Published: \$700 on 20 Nov 2023

Agency: Ray White Henley Beach

DOM: 6

Agent: -

Year Built: 2006

Lot Plan: A1/D69928



8 RAYMOND STREET HENLEY BEACH SA 5022

FOR RENT

3 1 - - 100 m²

Property Type: House: One Storey / Lowset
 Dev Zoning: -
 Land Use: -
 First Published: \$640 on 09 Feb 2024
 DOM: 12
 Agent: Lachie Richards
 Year Built: 1960
 Lot Plan: A27/F362

Rental Price: \$640/WEEKLY
 Rental Date: 21 Feb 2024
 Eq Building Area: 90
 Agency: Ouwens Casserly Real Estate - Adelaide/Henley Beach



14 REEDIE STREET HENLEY BEACH SA 5022

FOR RENT

3 1 3 1,136 m² 195 m²

Property Type: House
 Dev Zoning: Residential
 Land Use: House
 First Published: \$580 on 21 Nov 2023
 DOM: 92
 Agent: Selena Brown
 Year Built: 1960
 Lot Plan: A4/F12

Rental Price: \$580/WEEKLY
 Rental Date: 28 Nov 2023
 Eq Building Area: 168
 Agency: Larnio Property



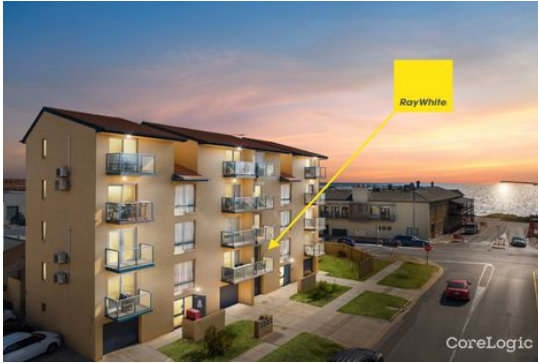
3/242 SEAVIEW ROAD HENLEY BEACH SA 5022

RECENT SALE

3 3 2 326 m² 191 m²

Property Type: Unit: Townhouse/Villa
 Dev Zoning: -
 Land Use: Townhouse - Defined As Home Unit With Both Ground and First Floor Areas
 First Published: \$1,100 on 28 Nov 2023
 DOM: 25
 Agent: Property Management
 Year Built: 1995
 Lot Plan: F3/C13783

Rental Price: \$1,100/WEEKLY
 Rental Date: 22 Dec 2023
 Eq Building Area: 200
 Agency: Trove Property Management



2/286 SEAVIEW ROAD HENLEY BEACH SA 5022

RECENT SALE FOR SALE

2 1 1 11 m² 80 m²

Property Type: Unit: Townhouse/Villa
 Rental Price: \$625/WEEKLY
 Dev Zoning: -
 Rental Date: 21 Jan 2024
 Land Use: Townhouse - Home Unit Over Two Levels In Which the Lower Level Is Above Gro
 Eq Building Area: 80
 Agency: Ray White Grange
 First Published: \$650 on 13 Dec 2023
 DOM: 40
 Agent: -
 Year Built: 1975
 Lot Plan: U2/S2391



105/356 SEAVIEW ROAD HENLEY BEACH SA 5022

FOR RENT

2 2 2 - 89 m²

Property Type: Unit: Standard
 Rental Price: \$800/WEEKLY
 Dev Zoning: -
 Rental Date: 16 Feb 2024
 Land Use: First Floor Home Unit
 Eq Building Area: 116
 Agency: Jump Property Rentals
 First Published: \$820 on 31 Jan 2024
 DOM: 21
 Agent: Lou Marchesan
 Year Built: 2011
 Lot Plan: F105/C27015



109/356 SEAVIEW ROAD HENLEY BEACH SA 5022

2 2 1 - 58 m²

Property Type: Unit: Standard
 Rental Price: \$670/WEEKLY
 Dev Zoning: Neighbourhood Centre
 Rental Date: 21 Nov 2023
 Land Use: First Floor Home Unit
 Eq Building Area: 95
 Agency: Ray White Henley Beach
 First Published: \$670 on 10 Nov 2023
 DOM: 12
 Agent: -
 Year Built: 2011
 Lot Plan: F109/C27015



118/356 SEAVIEW ROAD HENLEY BEACH SA 5022

🛏️ 2 🚿 2 🚗 1 🏠 - 🏠 -

Property Type: Unit: Standard
 Dev Zoning: Neighbourhood Centre
 Land Use: First Floor Home Unit
 First Published: \$440 on 02 Oct 2020
 DOM: 29
 Agent: Troy Little
 Year Built: 2010
 Lot Plan: F118/C27015

Rental Price: \$440/WEEKLY
 Rental Date: 11 Jan 2024
 Eq Building Area: 94
 Agency: LJ Hooker Adelaide | St. Peters | Glynde | Walkerville



10/358 SEAVIEW ROAD HENLEY BEACH SA 5022

FOR RENT

🛏️ 2 🚿 1 🚗 1 🏠 14 m² 🏠 76 m²

Property Type: Unit: Standard
 Dev Zoning: Residential
 Land Use: First Floor Home Unit
 First Published: \$460 on 17 Feb 2024
 DOM: 4
 Agent: Kelly Garrard
 Year Built: 1974
 Lot Plan: U10/S1695

Rental Price: \$460/WEEKLY
 Rental Date: 19 Feb 2024
 Eq Building Area: 60
 Agency: Ray White Henley Beach



22/358 SEAVIEW ROAD HENLEY BEACH SA 5022

FOR RENT

🛏️ 2 🚿 1 🚗 1 🏠 13 m² 🏠 57 m²

Property Type: Unit: Standard
 Dev Zoning: Residential
 Land Use: Second Floor Home Unit
 First Published: \$430 on 18 Feb 2024
 DOM: 3
 Agent: No Agent Property - SA (RLA 247930)
 Year Built: 1974
 Lot Plan: U22/S1695

Rental Price: Not Disclosed
 Rental Date: 19 Feb 2024
 Eq Building Area: 60
 Agency: No Agent Property



470 SEAVIEW ROAD HENLEY BEACH SA 5022

🏠 3 🚿 3 🚗 3 📏 411 m² 🏠 322 m²

Property Type:	House: One Storey / Lowset	Rental Price:	\$795/WEEKLY
Dev Zoning:	Residential	Rental Date:	09 Jan 2024
Land Use:	House	Eq Building Area:	226
First Published:	\$795 on 22 Sep 2021	Agency:	CENTURY 21 Central
DOM:	1		
Agent:	Ian Nangca		
Year Built:	1900		
Lot Plan:	A202/F13		



1/486 SEAVIEW ROAD HENLEY BEACH SA 5022

🏠 2 🚿 1 🚗 - 📏 - 🏠 -

Property Type:	House: Duplex	Rental Price:	Not Disclosed
Dev Zoning:	-	Rental Date:	16 Feb 2024
Land Use:	-	Eq Building Area:	140
First Published:	\$390 on 07 Feb 2024	Agency:	CENTURY 21 City Inner North
DOM:	10		
Agent:	Tara Byster		
Year Built:	-		



502 SEAVIEW ROAD HENLEY BEACH SA 5022

FOR RENT

🏠 4 🚿 1 🚗 2 📏 667 m² 🏠 175 m²

Property Type:	House: One Storey / Lowset	Rental Price:	\$780/WEEKLY
Dev Zoning:	-	Rental Date:	12 Jan 2024
Land Use:	House	Eq Building Area:	175
First Published:	\$780 on 12 Jan 2024	Agency:	Ouwens Casserly Property Management
DOM:	40		
Agent:	Elly Mortimer		
Year Built:	1890		
Lot Plan:	A225/F13		



4/1 SOUTH STREET HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 1 🏠 12 m² 🏡 80 m²

Property Type:	Unit: Standard	Rental Price:	\$395/WEEKLY
Dev Zoning:	Residential (Western Edge)	Rental Date:	28 Nov 2023
Land Use:	Townhouse - Home Unit Over Two Levels In Which the Lower Level Is Above Gro	Eq Building Area:	80
Agency:		Agency:	Taplin Real Estate
First Published:	\$395 on 08 Nov 2023		
DOM:	21		
Agent:	Chad Wakefield		
Year Built:	1975		
Lot Plan:	U4/S1983		



2/14 WHITE STREET HENLEY BEACH SA 5022

FOR RENT

🛏️ 1 🚿 1 🚗 1 🏠 - 🏡 -

Property Type:	Unit: Standard	Rental Price:	\$450/WEEKLY
Dev Zoning:	-	Rental Date:	27 Nov 2023
Land Use:	-	Agency:	Grange on Jetty Real Estate
First Published:	\$450 on 24 Nov 2023		
DOM:	89		
Agent:	Tarnia Pitt		
Year Built:	-		



1/37 WHITE STREET HENLEY BEACH SA 5022

🛏️ 2 🚿 1 🚗 2 🏠 317 m² 🏡 130 m²

Property Type:	Unit: Standard	Rental Price:	\$490/WEEKLY
Dev Zoning:	Residential 1A	Rental Date:	22 Dec 2023
Land Use:	Ground Floor Home Unit Only	Eq Building Area:	130
Agency:		Agency:	Smallacombe Real Estate Mitcham
First Published:	\$490 on 19 Dec 2023		
DOM:	4		
Agent:	Megan Pannell		
Year Built:	1992		
Lot Plan:	U1/S12295		

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
House	2 Beds	2	\$600	\$750	\$675	\$675	\$1,350
	3 Beds	10	\$500	\$900	\$748	\$729	\$7,285
	4 Beds	2	\$780	\$1,300	\$1,040	\$1,040	\$2,080
	5+ Beds	1	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
	*Excluded	1	-	-	-	-	-
Unit	1 Bed	1	\$450	\$450	\$450	\$450	\$450
	2 Beds	13	\$320	\$800	\$425	\$476	\$6,185
	3 Beds	5	\$675	\$2,000	\$1,100	\$1,305	\$6,525
	*Excluded	1	-	-	-	-	-
Total		36					\$25,125

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
House	\$500 - \$599	3	79
	\$600 - \$699	2	53
	\$700 - \$799	4	24
	\$800 - \$899	3	23
	\$900 - \$999	1	15
	\$1,200 - \$1,299	1	97
	\$1,300 - \$1,399	1	2
	*Excluded	1	10
	Unit	\$300 - \$399	4
\$400 - \$499		7	23
\$600 - \$699		3	20
\$800 - \$899		1	21
\$900 - \$999		1	17
\$1,100 - \$1,199		1	25
\$1,800 - \$1,899		1	19
\$2000 and over		1	63
*Excluded		1	3
Total		36	

Disclaimer

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