

Address	Rental Price	Rental Date	DOM	Agency	Lotplan RPD Section /Block	Year Built	Bed	Bath	Car	Land Size	Property Type
2/59 ALEXANDER AVENUE MORPHETT VALE SA 5162	\$400/W	06/09/23	3	Residential Letting	U2/S2109	1975	2	1	1	-	Unit
12 ALLINGA ROAD MORPHETT VALE SA 5162	\$500/W	17/08/23	42	@Realty	A483/D10622	1979	3	1	2	668 m²	House
11 AMANDA WAY MORPHETT VALE SA 5162	\$500/W	22/06/23	29	Sea & Vines Property Management	A89/D7598	1971	3	1	1	730 m²	House
8 AMOS COURT MORPHETT VALE SA 5162	\$460/W	09/06/23	24	Harcourts Morphett Vale & Christies Beach	A30/D10088	1976	3	1	1	889 m²	House
4 ARCHER COURT MORPHETT VALE SA 5162	\$500/W	10/06/23	16	Magain Real Estate	A15/D10764	1984	3	2	1	580 m²	House
1 BAANGA ROAD MORPHETT VALE SA 5162	\$480/W	04/09/23	4	Ray White West Torrens	A702/D90456	1964	3	1	1	416 m²	House
125 BAINS ROAD MORPHETT VALE SA 5162	\$595/W	04/07/23	16	Turner Real Estate	A70/D24866	1990	4	2	2	619 m²	House
185-191 BAINS ROAD MORPHETT VALE SA 5162	\$350/W	30/08/23	641	McGees Property Adelaide	A117/D32583	-	-	-	-	2,682 m²	Commercial
4 BARBARA AVENUE MORPHETT VALE SA 5162	\$530/W	20/06/23	29	Ray White Plympton	A18/D7434	1970	3	1	2	760 m²	House
3 BEVERLEY STREET MORPHETT VALE SA 5162	\$500/W	28/06/23	20	Professionals Aldinga & Seaford	A451/D7286	1985	4	1	2	718 m²	House
17/60-64 BOOTH AVENUE MORPHETT VALE SA 5162	\$400/W	16/08/23	32	Ray White Morphett Vale - Rla262999	U17/S3234	1976	2	1	2	122 m²	Unit

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267 BRODIE ROAD MORPHETT VALE SA 5162	\$450/W	05/09/23	3	Profile Real Estate	A149/D10751	1985	3	1	3	568 m²	House
2 CANDY STREET MORPHETT VALE SA 5162	\$460/W	14/07/23	8	Residential Letting	A468/D7286	1984	3	1	2	735 m²	House
1 CAROL CRESCENT MORPHETT VALE SA 5162	\$550/W	19/07/23	8	Magain Real Estate	A170/D7796	1971	3	2	1	822 m²	House
10 CHETNELL COURT MORPHETT VALE SA 5162	\$480/W	26/06/23	8	Taplin Real Estate	A66/D6960	1969	4	1	3	1,401 m²	House
3 COLUMBA STREET MORPHETT VALE SA 5162	\$430/W	22/08/23	31	Century 21 Southcoast Sea To Vines	A199/D9578	1960	3	1	1	520 m²	House
22A CONINGTON CRESCENT MORPHETT VALE SA 5162	Not Disclosed	16/06/23	29	Ray White Norwood	A11/D117289	2018	4	2	1	366 m²	House
41A CONINGTON CRESCENT MORPHETT VALE SA 5162	\$535/W	18/08/23	21	Ray White Morphett Vale - Rla262999	-	2021	3	2	2	221 m²	House
2/66 CONINGTON CRESCENT MORPHETT VALE SA 5162	\$500/W	26/06/23	11	Trove Property Management	F8/C41748	2021	3	3	1	93 m²	House
13 CRANBORNE CRESCENT MORPHETT VALE SA 5162	\$390/W	08/06/23	7	Trove Property Management	A47/D6960	1964	3	1	1	669 m²	House
18 CRITTENDEN ROAD MORPHETT VALE SA 5162	\$525/W	11/08/23	56	Magain Real Estate	A153/D6509	1970	4	1	1	728 m²	House
1 CUNNINGHAM STREET MORPHETT VALE SA 5162	\$440/W	27/06/23	14	Anreps Sa	A192/D9937	1976	3	1	2	659 m²	House

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11 DOMINIC CRESCENT MORPHETT VALE SA 5162	\$470/W	22/08/23	45	First National Real Estate Lewis Prior	A179/D9579	1974	3	1	1	679 m²	House
22 ELLIS AVENUE MORPHETT VALE SA 5162	\$480/W	21/08/23	28	Magain Real Estate	A29/D10329	1984	3	1	3	733 m²	House
1/60 FLAXMILL ROAD MORPHETT VALE SA 5162	\$540/W	11/07/23	15	Rentals Sa	F11/C26510	2013	3	2	2	310 m²	House
6/60 FLAXMILL ROAD MORPHETT VALE SA 5162	\$490/W	20/06/23	14	Harcourts Wine Coast Rla 249515	F6/C26510	2015	3	2	2	299 m²	House
77 FLAXMILL ROAD MORPHETT VALE SA 5162	\$500/W	11/07/23	22	Real Estate Agents Group – Plympton	A105/D6960	1964	4	1	2	712 m²	House
41 GERMAINE STREET MORPHETT VALE SA 5162	\$470/W	16/06/23	15	Harcourts Morphett Vale Rla 1556	A41/D10422	1976	3	2	-	660 m²	House
2/17 GILBERTSON AVENUE MORPHETT VALE SA 5162	\$460/W	03/07/23	7	Magain Real Estate Adelaide	F2/C40146	2016	2	1	1	136 m²	Unit
6/12 HILLIER ROAD MORPHETT VALE SA 5162	\$450/W	28/06/23	21	Harcourts Vennmillar Rla 266403	Q6/C28328	2014	2	1	1	74 m²	Unit
14/19-23 HILLIER ROAD MORPHETT VALE SA 5162	\$350/W	05/07/23	20	Magain Real Estate Adelaide	U14/S7887	1988	2	1	1	-	Unit
48 HILLIER ROAD MORPHETT VALE SA 5162	\$72,000/W	25/06/23	7	Commercial Sa Property Group	A9/D5801	-	-	-	-	685 m²	Commercial
10 IAN STREET MORPHETT VALE SA 5162	\$500/W	07/07/23	24	Residential Letting	A262/D6583	1976	3	1	1	681 m²	House

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58 JUDITH CRESCENT MORPHETT VALE SA 5162	\$500/W	16/06/23	26	Magain Real Estate Adelaide	A72/D7296	1965	3	1	3	707 m²	House
3 KAKADU DRIVE MORPHETT VALE SA 5162	\$560/W	29/07/23	9	Residential Letting	A1/D71853	2008	3	1	2	374 m²	House
3 KAREN COURT MORPHETT VALE SA 5162	\$520/W	05/07/23	15	-	A3/D78831	2010	3	2	3	314 m²	House
13 KINGSBRIDGE DRIVE MORPHETT VALE SA 5162	\$445/W	03/08/23	28	Trove Property Management	A18/D18913	1986	3	1	1	765 m²	House
10/29 LARRIMAH ROAD MORPHETT VALE SA 5162	\$420/W	01/08/23	2	LJ Hooker Glenelg	U10/S7957	1987	2	1	1	-	House
5/14 LOUISA STREET MORPHETT VALE SA 5162	\$350/W	09/08/23	30	Naomi Will	U5/S6842	1985	2	1	2	130 m²	Unit
171 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$10,600/A	05/07/23	78	Ray White Commercial Adelaide Asset Management	A40/F152826	-	-	-	-	2,505 m²	Commercial
177 MAIN SOUTH ROAD MORPHETT VALE SA 5162	Not Disclosed	22/08/23	17	Leedwell Property - Rla 222531	A2/F126270	-	-	-	-	1,652 m²	Commercial
1/198-200 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$25,300/W	31/08/23	29	Lin Andrews Real Estate	A200/D23590	-	-	-	-	2,082 m²	Commercial
2/200 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$25,300/W	18/08/23	44	Lin Andrews Real Estate	U2/S5324	-	-	-	-	-	Commercial
3/200 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$12,500/W	05/09/23	3	Lin Andrews Real Estate	U3/S5324	-	-	-	-	-	Commercial

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1/312 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$350/W	17/08/23	80	-	-	-	2	2	-	-	Unit
3/312 MAIN SOUTH ROAD MORPHETT VALE SA 5162	\$18,200/A	19/06/23	7	No Agent Property	-	-	2	2	1	-	House
347 MAIN SOUTH ROAD MORPHETT VALE SA 5162	Not Disclosed	11/08/23	31	Leedwell Property - Rla 222531	A2/D22737	1960	-	-	-	1,118 m²	Commercial
56 MARSTON DRIVE MORPHETT VALE SA 5162	\$550/W	29/06/23	9	Harcourts Vennmillar Rla 266403	A21/D95899	2017	3	2	1	300 m²	House
27 MARTIN ROAD MORPHETT VALE SA 5162	\$500/W	24/08/23	15	Ray White Glenelg	A124/D6863	1970	3	2	1	688 m²	House
5/11 MCMAHON ROAD MORPHETT VALE SA 5162	\$350/W	26/06/23	27	Century 21 Southcoast	U5/S4788	1977	2	1	1	165 m²	Unit
40/100-102 PIMPALA ROAD MORPHETT VALE SA 5162	\$380/W	03/07/23	19	Harcourts Vennmillar Rla 266403	F40/C21159	2002	3	1	1	262 m²	Unit
6 RAPHAEL CRESCENT MORPHETT VALE SA 5162	Not Disclosed	30/08/23	14	Ray White Flagstaff Hill	A6/D10336	1977	4	1	2	642 m²	House
14 RAY AVENUE MORPHETT VALE SA 5162	\$500/W	12/07/23	13	Ray White Morphett Vale - Rla262999	A221/D6583	1966	3	1	3	726 m²	House
1/26-30 RICHARDS DRIVE MORPHETT VALE SA 5162	\$430/W	15/06/23	16	Magain Real Estate	U1/S7702	1987	2	1	1	149 m²	Unit
48 RICHARDS DRIVE MORPHETT VALE SA 5162	\$470/W	06/07/23	2	Century 21 Southern	A4/D22771	1988	4	1	2	420 m²	House

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54 RICHARDS DRIVE MORPHETT VALE SA 5162	\$480/W	02/09/23	6	Selling Sa Homes	A7/D22771	1988	3	1	3	420 m²	House
4A RIESLING STREET MORPHETT VALE SA 5162	\$485/W	21/07/23	7	Harcourts Adelaide City Rla302284	-	2022	3	2	1	148 m²	House
17 RINGWOOD ROAD MORPHETT VALE SA 5162	\$450/W	09/08/23	77	Trove Property Management	A120/D6960	1963	3	1	2	773 m²	House
13 ROGER ROAD MORPHETT VALE SA 5162	\$500/W	28/06/23	13	Harcourts Wine Coast Rla 249515	A1/D7552	1965	3	1	2	727 m²	House
3/4 SEDUNARY ROAD MORPHETT VALE SA 5162	\$450/W	24/07/23	25	D B Philpott Real Estate	-	2013	3	1	1	248 m²	House
17 SEDUNARY ROAD MORPHETT VALE SA 5162	\$565/W	02/08/23	7	Milk Chocolate Property	A391/D6690	1965	3	1	2	762 m²	House
3 SHERINGA DRIVE MORPHETT VALE SA 5162	\$530/W	01/08/23	7	Turner Real Estate	A41/D10450	1977	3	1	2	793 m²	House
1/70 SHERRIFFS ROAD MORPHETT VALE SA 5162	\$380/W	01/09/23	19	We Connect Property	A27/D5759	1972	2	1	1	690 m²	Unit
112-114 SHERRIFFS ROAD MORPHETT VALE SA 5162	\$55,000/W	26/07/23	15	Savills Adelaide	A1/D5801	-	-	-	-	1,417 m²	Commercial
14 SIMEON CRESCENT MORPHETT VALE SA 5162	\$510/W	15/08/23	24	Trove Property Management	A1/D127425	-	3	2	1	356 m²	House
63 STANLEY STREET MORPHETT VALE SA 5162	\$460/W	07/07/23	37	Harris Real Estate - Rla 226409	A215/D6366	1966	3	1	4	773 m²	House

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11 SUSSEX CRESCENT MORPHETT VALE SA 5162	\$580/W	28/08/23	46	Wemark Real Estate	A92/D6862	1985	3	2	3	697 m²	House
40 SUZANNE AVENUE MORPHETT VALE SA 5162	\$525/W	10/08/23	29	Magain Real Estate Adelaide	A49/D6509	1968	3	1	1	764 m²	House
33 TAYLORS AVENUE MORPHETT VALE SA 5162	\$520/W	31/07/23	7	Harcourts Tagni	A55/D7237	1966	3	1	6	694 m²	House
34 TAYLORS AVENUE MORPHETT VALE SA 5162	\$470/W	05/09/23	11	Harcourts Plus	A549/D7286	1976	3	1	4	694 m²	House
50 TAYLORS AVENUE MORPHETT VALE SA 5162	\$525/W	25/08/23	42	Magain Real Estate	A61/D26964	1990	3	1	2	759 m²	House
22 THE GLENN MORPHETT VALE SA 5162	\$490/W	13/06/23	23	Century 21 Southern	-	2013	3	2	1	-	House
23 THE GLENN MORPHETT VALE SA 5162	\$460/W	23/06/23	7	Century 21 Southern	-	2013	3	2	1	296 m²	House
20 TINA WAY MORPHETT VALE SA 5162	\$440/W	07/08/23	91	Century 21 Southern Northside	A31/D37012	1995	3	1	1	325 m²	House
7 VALENTINE STREET MORPHETT VALE SA 5162	\$450/W	30/06/23	29	Century 21 Southern	A153/D10425	1977	3	1	1	718 m²	House
9A VANSTONE AVENUE MORPHETT VALE SA 5162	\$540/W	24/08/23	30	Allan Real Estate Pty Ltd - Rla 239101	A1/D125410	2023	3	2	1	348 m²	House
18 VENNING STREET MORPHETT VALE SA 5162	\$580/W	06/07/23	7	Magain Real Estate	A100/D121574	1975	3	2	1	497 m²	House

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6 WARK COURT MORPHETT VALE SA 5162	\$520/W	11/08/23	37	Magain Real Estate	A3/D9757	1978	3	1	2	646 m²	House
2/20 WHEATSHEAF ROAD MORPHETT VALE SA 5162	\$320/W	15/06/23	72	Century 21 Southern Northside	U2/S6923	1985	2	1	1	-	Unit
2/15 WINDSONG COURT MORPHETT VALE SA 5162	\$480/W	17/08/23	35	Ray White Unley	F2/C28091	2015	3	2	1	320 m²	House
25 YELDHAM DRIVE MORPHETT VALE SA 5162	\$500/W	08/06/23	17	Professionals Christies Beach	A111/D7289	1968	3	1	4	958 m²	House

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
Unit	2 Beds	11	\$320	\$460	\$380	\$385	\$4,240
	3 Beds	1	\$380	\$380	\$380	\$380	\$380
House	2 Beds	2	\$350	\$420	\$385	\$385	\$770
	3 Beds	50	\$390	\$580	\$500	\$495	\$24,760
	4 Beds	6	\$470	\$595	\$500	\$512	\$3,070
	*Excluded	2	-	-	-	-	-
Commercial	-	7	\$204	\$72,000	\$25,300	\$27,236	\$190,654
	*Excluded	2	-	-	-	-	-
Total		81					\$223,874

Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Unit	\$300 - \$399	7	38
	\$400 - \$499	5	16
House	\$300 - \$399	2	7
	\$400 - \$499	25	23
	\$500 - \$599	31	21
	*Excluded	2	22
Commercial	Under \$300	1	78
	\$300 - \$399	1	641
	\$2000 and over	5	20
	*Excluded	2	24
Total		81	



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