

Adelaide tables

TOP 10: 12 month change in median values

		House			
		No sold	Median value	12 mth change	
Adelaide	Suburb	Council Area			
	Glenelg South	Holdfast Bay	18	\$893,442	18.5%
	Glynde	Norwood Payneham	20	\$578,237	16.6%
	Netley	West Torrens	45	\$486,369	15.9%
	Hazelwood Park	Burnside	43	\$819,936	15.5%
	Malvern	Unley	49	\$1,200,889	14.8%
	Mile End	West Torrens	52	\$579,138	14.7%
	Linden Park	Burnside	34	\$813,964	14.0%
	Woodville Gardens	Port Adelaide Enfield	24	\$376,661	13.9%
	Kingswood	Mitcham	30	\$914,764	13.6%
Henley Beach	Charles Sturt	85	\$721,270	11.8%	

		Unit			
		No sold	Median value	12 mth change	
Adelaide	Suburb	Council Area			
	North Adelaide	Adelaide	140	\$475,450	15.5%
	Brooklyn Park	West Torrens	45	\$270,683	12.7%
	Henley Beach	Charles Sturt	68	\$363,583	9.2%
	Magill	Campbelltown	56	\$362,580	9.1%
	Unley	Unley	49	\$437,811	7.4%
	Adelaide	Adelaide	643	\$425,509	7.0%
	Glenelg East	Holdfast Bay	60	\$373,277	5.0%
	Morphett Vale	Onkaparinga	104	\$234,097	4.8%
	Prospect	Prospect	74	\$312,806	4.4%
Seaton	Charles Sturt	83	\$303,050	4.4%	

TOP 10: 5 year change in median values

		House			
		No of sales	Median value	5 yr change	
Adelaide	Suburb	Council Area			
	Hazelwood Park	Burnside	43	\$819,936	37.0%
	Torrens Park	Mitcham	42	\$747,306	33.7%
	Walkerville	Walkerville	45	\$1,047,248	32.2%
	Hyde Park	Unley	27	\$1,073,666	30.5%
	Mile End	West Torrens	52	\$579,138	30.5%
	Unley	Unley	51	\$890,613	28.9%
	Hawthorn	Mitcham	35	\$903,070	28.2%
	Daw Park	Mitcham	34	\$534,243	27.4%
	Hectorville	Campbelltown	63	\$529,169	27.3%
Burnside	Burnside	62	\$826,079	26.7%	

		Unit			
		No of sales	Median value	5 yr change	
Adelaide	Suburb	Council Area			
	Unley	Unley	49	\$437,811	20.3%
	Henley Beach	Charles Sturt	68	\$363,583	20.3%
	Magill	Campbelltown	56	\$362,580	18.8%
	North Adelaide	Adelaide	140	\$475,450	15.2%
	Norwood	Norwood Payneham	106	\$494,998	13.9%
	Brooklyn Park	West Torrens	45	\$270,683	13.9%
	Parkside	Unley	71	\$413,781	12.9%
	Glenelg East	Holdfast Bay	60	\$373,277	12.5%
	Plympton	West Torrens	61	\$288,410	11.9%
Klemzig	Port Adelaide Enfield	44	\$274,841	9.0%	

TOP 10: Lowest median value

		House		
		No sold	Median value	
Adelaide	Suburb	Council Area		
	Elizabeth North	Playford	50	\$176,515
	Davoren Park	Playford	91	\$178,311
	Smithfield Plains	Playford	33	\$185,429
	Elizabeth Downs	Playford	105	\$192,518
	Elizabeth Grove	Playford	29	\$198,350
	Elizabeth South	Playford	32	\$199,806
	Elizabeth Park	Playford	82	\$203,503
	Elizabeth East	Playford	81	\$217,052
	Gawler West	Gawler	17	\$219,386
Elizabeth	Playford	14	\$222,513	

		Unit		
		No sold	Median value	
Adelaide	Suburb	Council Area		
	Elizabeth Vale	Playford	10	\$133,226
	Elizabeth North	Playford	44	\$161,831
	Salisbury	Salisbury	73	\$185,184
	Salisbury North	Salisbury	57	\$202,600
	Paralowie	Salisbury	21	\$210,331
	Rosewater	Port Adelaide Enfield	14	\$211,508
	Salisbury East	Salisbury	31	\$213,571
	Salisbury Downs	Salisbury	30	\$223,493
	Willaston	Gawler	14	\$226,110
Reynella	Onkaparinga	22	\$226,141	

TOP 10: Highest median value

		House		
		No sold	Median value	
Adelaide	Suburb	Council Area		
	Medindie	Walkerville	16	\$1,675,841
	College Park	Norwood Payneham	12	\$1,378,604
	Unley Park	Unley	23	\$1,335,787
	Toorak Gardens	Burnside	42	\$1,295,714
	Rose Park	Burnside	17	\$1,263,501
	Leabrook	Burnside	17	\$1,236,973
	Malvern	Unley	49	\$1,200,889
	Saint Peters	Norwood Payneham	60	\$1,146,613
	Fitzroy	Prospect	15	\$1,107,305
Dulwich	Burnside	22	\$1,094,760	

		Unit		
		No sold	Median value	
Adelaide	Suburb	Council Area		
	Eastwood	Burnside	15	\$537,322
	Kent Town	Norwood Payneham	15	\$522,390
	Norwood	Norwood Payneham	106	\$494,998
	North Adelaide	Adelaide	140	\$475,450
	Hyde Park	Unley	23	\$470,252
	Glenelg	Holdfast Bay	152	\$468,537
	Kensington	Norwood Payneham	30	\$468,300
	Gilberton	Walkerville	31	\$455,169
	Rose Park	Burnside	19	\$451,578
Unley	Unley	49	\$437,811	

TOP 10: Lowest median rents

		House		
		Median value	Median rent	
Adelaide	Suburb	Council Area		
	Elizabeth	Playford	\$222,513	\$243
	Smithfield Plains	Playford	\$185,429	\$251
	Elizabeth Downs	Playford	\$192,518	\$255
	Elizabeth North	Playford	\$176,515	\$255
	Davoren Park	Playford	\$178,311	\$255
	Elizabeth Grove	Playford	\$198,350	\$260
	Elizabeth South	Playford	\$199,806	\$261
	Elizabeth Park	Playford	\$203,503	\$265
	Elizabeth East	Playford	\$217,052	\$270
Elizabeth Vale	Playford	\$234,425	\$270	

		Unit		
		Median value	Median rent	
Adelaide	Suburb	Council Area		
	Davoren Park	Playford	\$144,365	\$205
	Smithfield Plains	Playford	\$150,362	\$205
	Elizabeth Vale	Playford	\$133,226	\$208
	Elizabeth Grove	Playford	\$162,758	\$213
	Elizabeth South	Playford	\$149,181	\$215
	Evanston	Gawler	\$131,722	\$220
	Elizabeth North	Playford	\$161,831	\$220
	Elizabeth East	Playford	\$165,663	\$225
	Salisbury	Salisbury	\$185,184	\$230
Ingle Farm	Salisbury	\$212,538	\$238	

Adelaide tables

TOP 10: Highest median rents

		House		
Suburb	Council Area	Median value	Median rent	
Adelaide	Tennyson	Charles Sturt	\$1,053,335	\$750
	Unley Park	Unley	\$1,335,787	\$670
	Erindale	Burnside	\$889,758	\$660
	Hyde Park	Unley	\$1,073,666	\$650
	Glenside	Burnside	\$805,234	\$650
	Dulwich	Burnside	\$1,094,760	\$623
	Tusmore	Burnside	\$1,077,478	\$600
	Craigburn Farm	Mitcham	\$694,116	\$600
	Toorak Gardens	Burnside	\$1,295,714	\$593
	Unley	Unley	\$890,613	\$593

		Unit		
Suburb	Council Area	Median value	Median rent	
Adelaide	Eastwood	Burnside	\$537,322	\$525
	College Park	Norwood Paynehar	\$446,904	\$485
	North Brighton	Holdfast Bay	\$484,997	\$450
	Urrbrae	Mitcham	\$543,816	\$445
	Flinders Park	Charles Sturt	\$357,228	\$435
	Adelaide	Adelaide	\$425,509	\$430
	Glen Osmond	Burnside	\$485,042	\$420
	Marryatville	Norwood Paynehar	\$454,320	\$405
	Seacombe Gardens	Marion	\$421,510	\$405
	Walkerville	Walkerville	\$399,994	\$400

TOP 10: Highest gross value of sales over past 12 months

		House		
Suburb	Council Area	Median value	Total value of sales	
Adelaide	Morphett Vale	Onkaparinga	\$294,800	\$121,402,537
	Prospect	Prospect	\$618,501	\$103,718,940
	Mawson Lakes	Salisbury	\$462,298	\$98,996,842
	Hallett Cove	Marion	\$426,779	\$91,667,032
	Flagstaff Hill	Onkaparinga	\$467,639	\$91,289,400
	Magill	Campbelltown	\$589,243	\$88,243,802
	Aldinga Beach	Onkaparinga	\$339,395	\$87,142,016
	Greenwith	Tea Tree Gully	\$431,794	\$75,029,696
	Somerton Park	Holdfast Bay	\$705,862	\$73,766,730
	Campbelltown	Campbelltown	\$489,708	\$70,201,991

		Unit		
Suburb	Council Area	Median value	Total value of sales	
Adelaide	Adelaide	Adelaide	\$425,509	\$273,372,513
	North Adelaide	Adelaide	\$475,450	\$77,107,016
	Glenelg	Holdfast Bay	\$468,537	\$72,481,100
	Glenelg North	Holdfast Bay	\$374,518	\$49,173,176
	Norwood	Norwood Paynehar	\$494,998	\$47,806,000
	Henley Beach	Charles Sturt	\$363,583	\$34,977,000
	Parkside	Unley	\$413,781	\$34,788,276
	Saint Clair	Charles Sturt	\$386,090	\$34,230,850
	Mawson Lakes	Salisbury	\$288,464	\$33,515,050
	Glengowrie	Marion	\$357,535	\$30,157,450

TOP 10: Highest gross rental yields

		House		
Suburb	Council Area	Median value	Gross rental yield	
Adelaide	Elizabeth North	Playford	\$176,515	7.1%
	Elizabeth Downs	Playford	\$192,518	7.0%
	Davoren Park	Playford	\$178,311	6.9%
	Smithfield Plains	Playford	\$185,429	6.8%
	Elizabeth Park	Playford	\$203,503	6.8%
	Elizabeth East	Playford	\$217,052	6.2%
	Salisbury North	Salisbury	\$249,055	6.1%
	Elizabeth Vale	Playford	\$234,425	6.0%
	Christie Downs	Onkaparinga	\$261,639	5.9%
	Huntfield Heights	Onkaparinga	\$272,775	5.9%

		Unit		
Suburb	Council Area	Median value	Gross rental yield	
Adelaide	Elizabeth East	Playford	\$165,663	7.9%
	Davoren Park	Playford	\$144,365	7.8%
	Elizabeth North	Playford	\$161,831	7.4%
	Salisbury North	Salisbury	\$202,600	6.9%
	Salisbury	Salisbury	\$185,184	6.7%
	Morphett Vale	Onkaparinga	\$234,097	6.1%
	Kurrulta Park	West Torrens	\$258,151	5.9%
	Kilburn	Port Adelaide Enfield	\$238,704	5.8%
	Findon	Charles Sturt	\$324,173	5.8%
	Mawson Lakes	Salisbury	\$288,464	5.7%

TOP 10: Highest gross rental yield within 10km of the CBD

		House		
Suburb	Council Area	Median value	Gross rental yield	
Adelaide	Hillcrest	Port Adelaide Enfield	\$441,130	4.7%
	Saint Marys	Mitcham	\$385,990	4.7%
	Greenacres	Port Adelaide Enfield	\$420,101	4.6%
	Croydon Park	Port Adelaide Enfield	\$415,884	4.6%
	Enfield	Port Adelaide Enfield	\$390,009	4.6%
	Clearview	Port Adelaide Enfield	\$393,519	4.5%
	Northfield	Port Adelaide Enfield	\$397,553	4.5%
	Brompton	Charles Sturt	\$495,376	4.5%
	Mitchell Park	Marion	\$427,468	4.5%
	Richmond	West Torrens	\$472,580	4.5%

		Unit		
Suburb	Council Area	Median value	Gross rental yield	
Adelaide	Kurrulta Park	West Torrens	\$258,151	5.9%
	Kilburn	Port Adelaide Enfield	\$238,704	5.8%
	Findon	Charles Sturt	\$324,173	5.8%
	Brooklyn Park	West Torrens	\$270,683	5.6%
	Plympton	West Torrens	\$288,410	5.5%
	Edwardstown	Marion	\$277,461	5.5%
	Klemzig	Port Adelaide Enfield	\$274,841	5.4%
	Camden Park	West Torrens	\$306,028	5.4%
	Mitchell Park	Marion	\$302,759	5.3%
	Adelaide	Adelaide	\$425,509	5.3%

TOP 10: Lowest median value within 10km of CBD

		House		
Suburb	Council Area	No sold	Median value	
Adelaide	Wingfield	Port Adelaide Enfield	11	\$276,624
	Pennington	Charles Sturt	40	\$360,942
	Royal Park	Charles Sturt	60	\$375,794
	Woodville Gardens	Port Adelaide Enfield	24	\$376,661
	Athol Park	Charles Sturt	29	\$380,693
	Saint Marys	Mitcham	43	\$385,990
	Mansfield Park	Port Adelaide Enfield	49	\$386,437
	Woodville North	Charles Sturt	39	\$388,455
	Enfield	Port Adelaide Enfield	81	\$390,009
	Clearview	Port Adelaide Enfield	89	\$393,519

		Unit		
Suburb	Council Area	No sold	Median value	
Adelaide	Kilburn	Port Adelaide Enfield	35	\$238,704
	Saint Marys	Mitcham	17	\$249,622
	Windsor Gardens	Port Adelaide Enfield	17	\$249,762
	Holden Hill	Tea Tree Gully	19	\$251,863
	Pooraka	Salisbury	40	\$255,914
	Kurrulta Park	West Torrens	42	\$258,151
	Croydon Park	Port Adelaide Enfield	12	\$259,309
	Greenacres	Port Adelaide Enfield	10	\$268,202
	Everard Park	Unley	17	\$270,321
	Brooklyn Park	West Torrens	45	\$270,683