

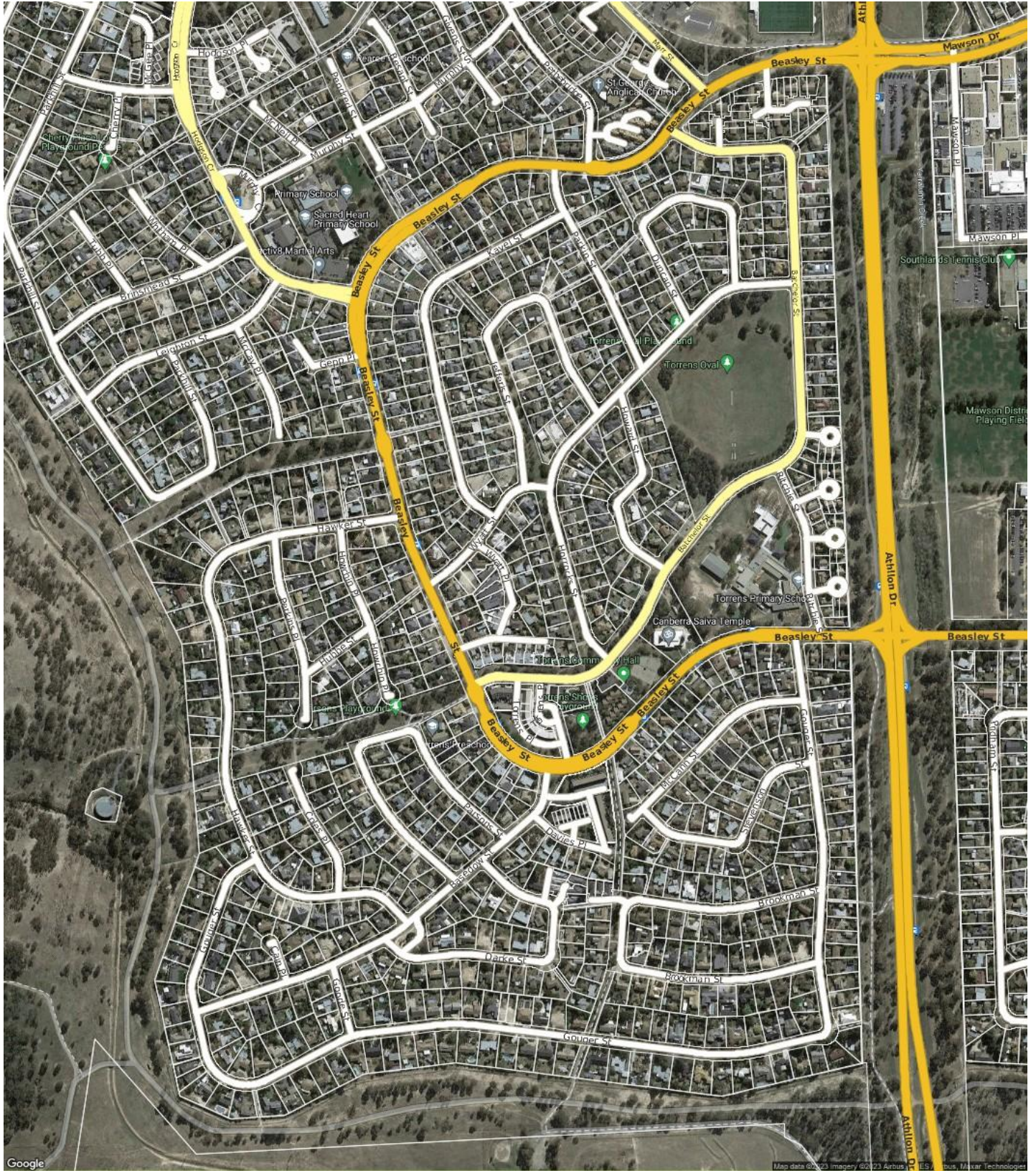
# SUBURB FLYOVER REPORT

TORRENS (HOUSE)

Prepared by [Independent Property Group](#)



## TORRENS - Suburb Map





## TORRENS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 390,000	0.0 %	\$ 225,000	\$ 770,000
2006	42	\$ 420,500	7.8 %	\$ 320,000	\$ 780,000
2007	41	\$ 520,000	23.7 %	\$ 200,000	\$ 905,000
2008	30	\$ 521,250	0.2 %	\$ 390,000	\$ 800,000
2009	23	\$ 660,000	26.6 %	\$ 442,500	\$ 880,000
2010	25	\$ 590,000	-10.6 %	\$ 234,500	\$ 951,000
2011	30	\$ 612,000	3.7 %	\$ 387,500	\$ 860,000
2012	27	\$ 550,000	-10.1 %	\$ 245,000	\$ 970,000
2013	26	\$ 592,500	7.7 %	\$ 440,000	\$ 940,000
2014	26	\$ 582,500	-1.7 %	\$ 139,000	\$ 975,000
2015	20	\$ 668,000	14.7 %	\$ 497,000	\$ 1,110,000
2016	33	\$ 680,000	1.8 %	\$ 325,000	\$ 1,105,000
2017	31	\$ 730,000	7.4 %	\$ 213,333	\$ 1,401,000
2018	41	\$ 790,000	8.2 %	\$ 410,000	\$ 1,540,000
2019	30	\$ 809,250	2.4 %	\$ 542,500	\$ 1,112,000
2020	50	\$ 851,250	5.2 %	\$ 16,600	\$ 1,250,000
2021	41	\$ 1,150,000	35.1 %	\$ 135,500	\$ 13,000,000
2022	35	\$ 1,200,000	4.3 %	\$ 680,000	\$ 1,910,000
2023	4	\$ 959,750	-20.0 %	\$ 800,000	\$ 1,900,000

Median Sale Price

# \$990k

Based on 10 recorded House sales within the last 12 months (Oct '22 - Sep '23)

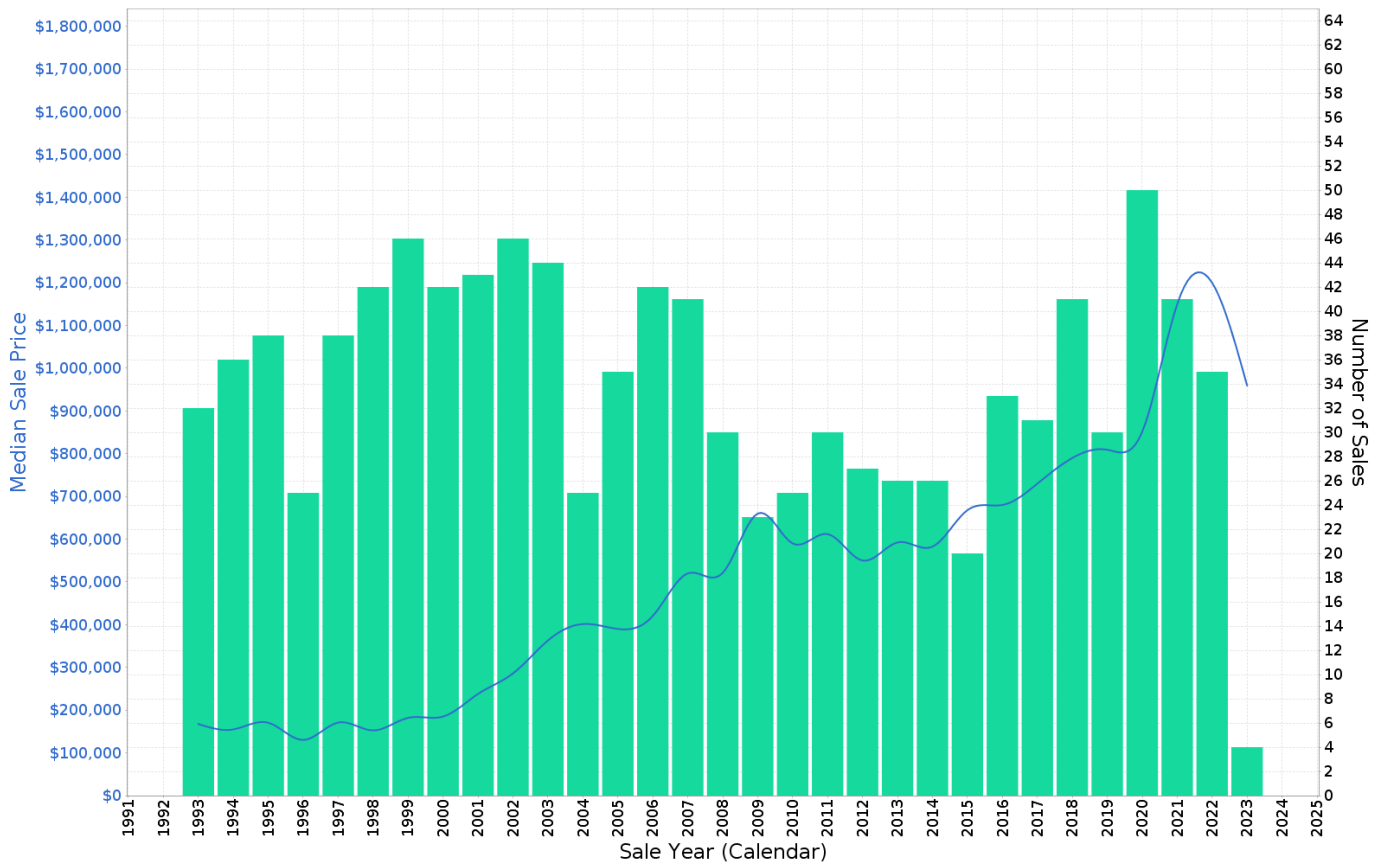
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

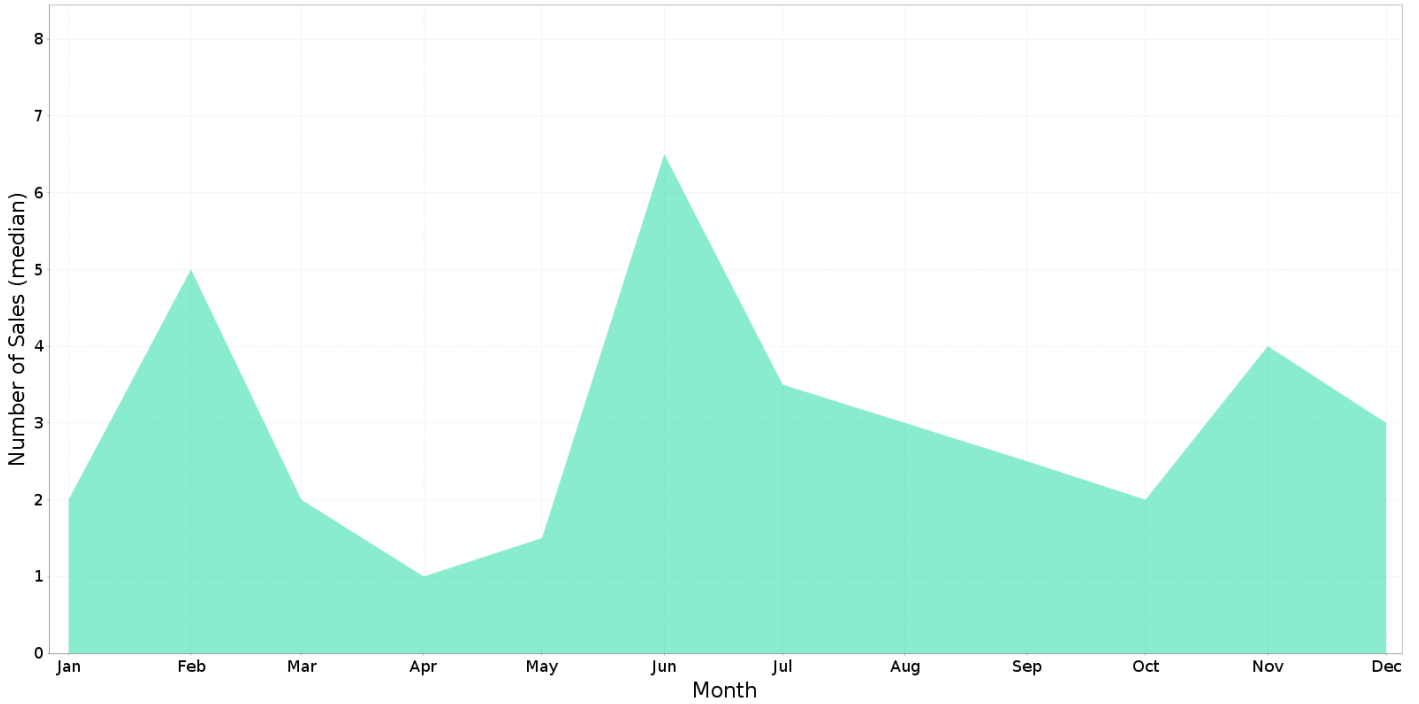
# -19.5%

Current Median Price: \$990,000  
Previous Median Price: \$1,230,000

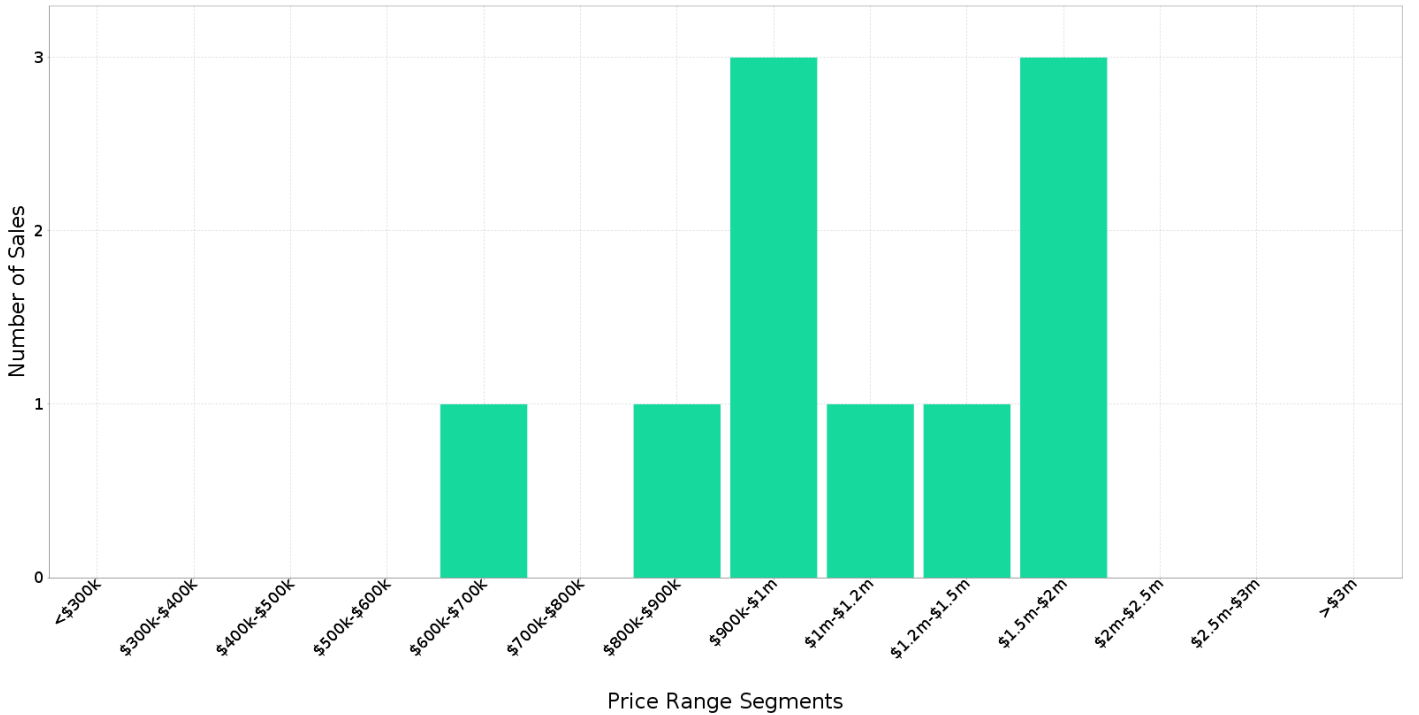
Based on 50 recorded House sales compared over the last two rolling 12 month periods



## TORRENS - Peak Selling Periods (3 years)

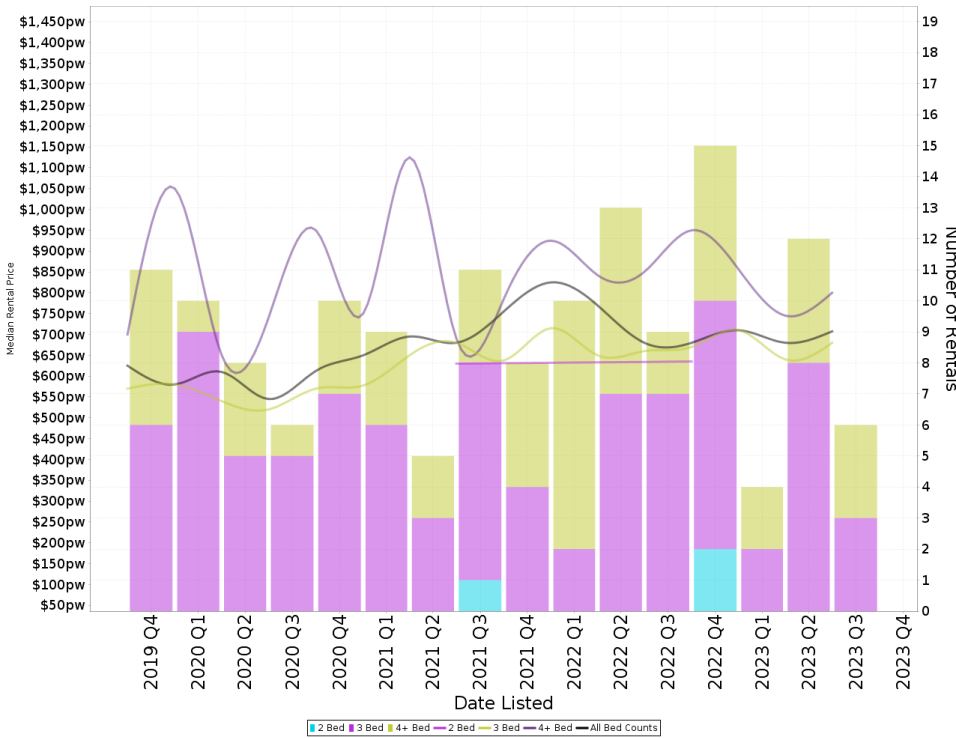


## TORRENS - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-19.5%**

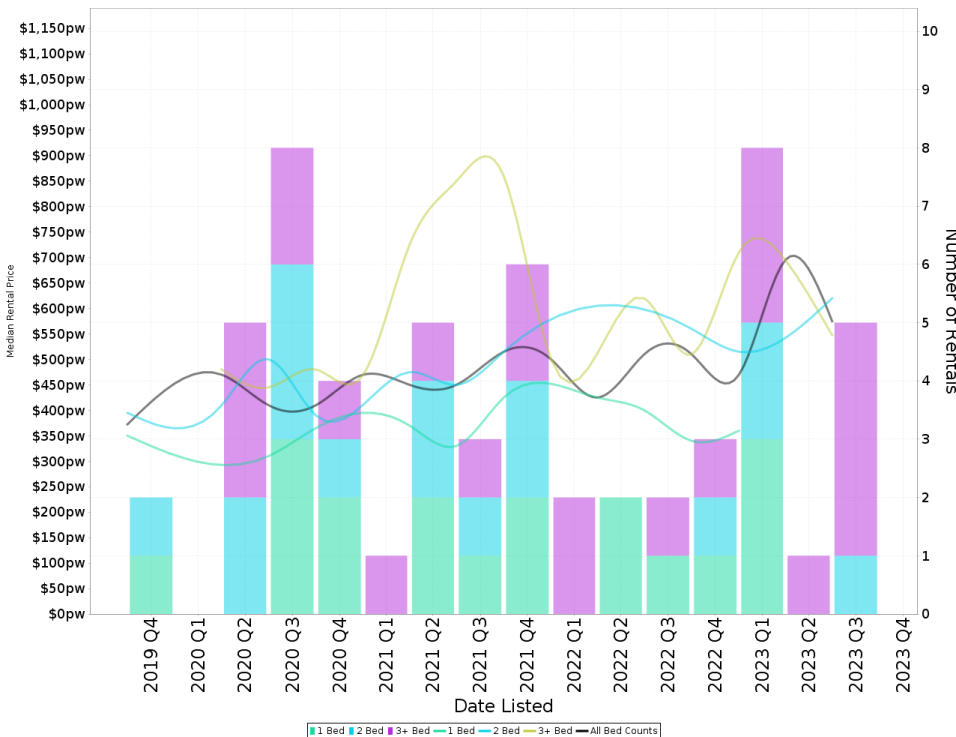
Current Median Price: \$990,000  
Previous Median Price: \$1,230,000  
Based on 50 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$990,000  
Current Median Rent: \$690  
Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+32.6%**

Current Median Price: \$985,000  
Previous Median Price: \$742,750  
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.7%**

Current Median Price: \$985,000  
Current Median Rent: \$520  
Based on 17 registered Unit rentals compared over the last 12 months.

## TORRENS - Recently Sold Properties

Median Sale Price

**\$990k**

Based on 10 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

**-19.5%**

Current Median Price: \$990,000  
Previous Median Price: \$1,230,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**10**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

**141 GOUGER ST**



**\$1,576,000**

Aug 2023  
22 Days

1,408 m<sup>2</sup> 4 2 2

**12A HOWARD ST**



**\$950,000**

Aug 2023  
26 Days

4 2 2

**99 GOUGER ST**

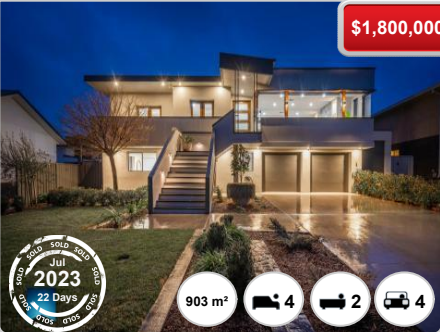


**\$1,952,000**

Jul 2023  
215 Days

1,207 m<sup>2</sup> 5 3 3

**122 BEASLEY ST**



**\$1,800,000**

Jul 2023  
22 Days

903 m<sup>2</sup> 4 2 4

**30 BASEDOW ST**



**\$1,160,000**

Jun 2023  
N/A

3 2 2

**26 MCCANN ST**



**\$930,000**

Jun 2023  
22 Days

836 m<sup>2</sup> 3 1 2

**8 STEVENSON ST**

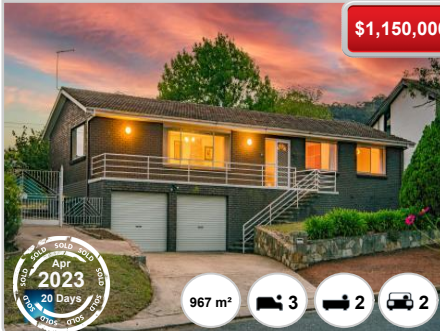


**\$1,900,000**

May 2023  
34 Days

984 m<sup>2</sup> 6 3 3

**7 PARSONS ST**




**\$1,150,000**

Apr 2023  
20 Days

967 m<sup>2</sup> 3 2 2

**27 STEVENSON ST**



**\$919,500**

Apr 2023  
22 Days

721 m<sup>2</sup> 3 2 2



## TORRENS - Properties For Rent

### Median Rental Price

**\$690 /w**

Based on 37 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

### Rental Yield

**+3.6%**

Current Median Price: \$990,000  
Current Median Rent: \$690

Based on 10 recorded House sales and 37 House rentals compared over the last 12 months

### Number of Rentals

**37**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

**23 JEFFERIS STREET**

**\$690 per week**

Sep 2023  
19 Days

997 m<sup>2</sup> 4 1 1

**160 BEASLEY STREET**

**\$680p/w**

Sep 2023  
19 Days

895 m<sup>2</sup> 3 2 2

**4 DAVIES PLACE**

**\$725 Per Week**

Sep 2023  
21 Days

833 m<sup>2</sup> 3 2 2

**100A BEASLEY STREET**

**\$730 per week**

Sep 2023  
22 Days

3 2 -

**23 PARSONS STREET**

**\$740 per week**

Jun 2023  
111 Days

867 m<sup>2</sup> 4 1 2