

RayWhite.

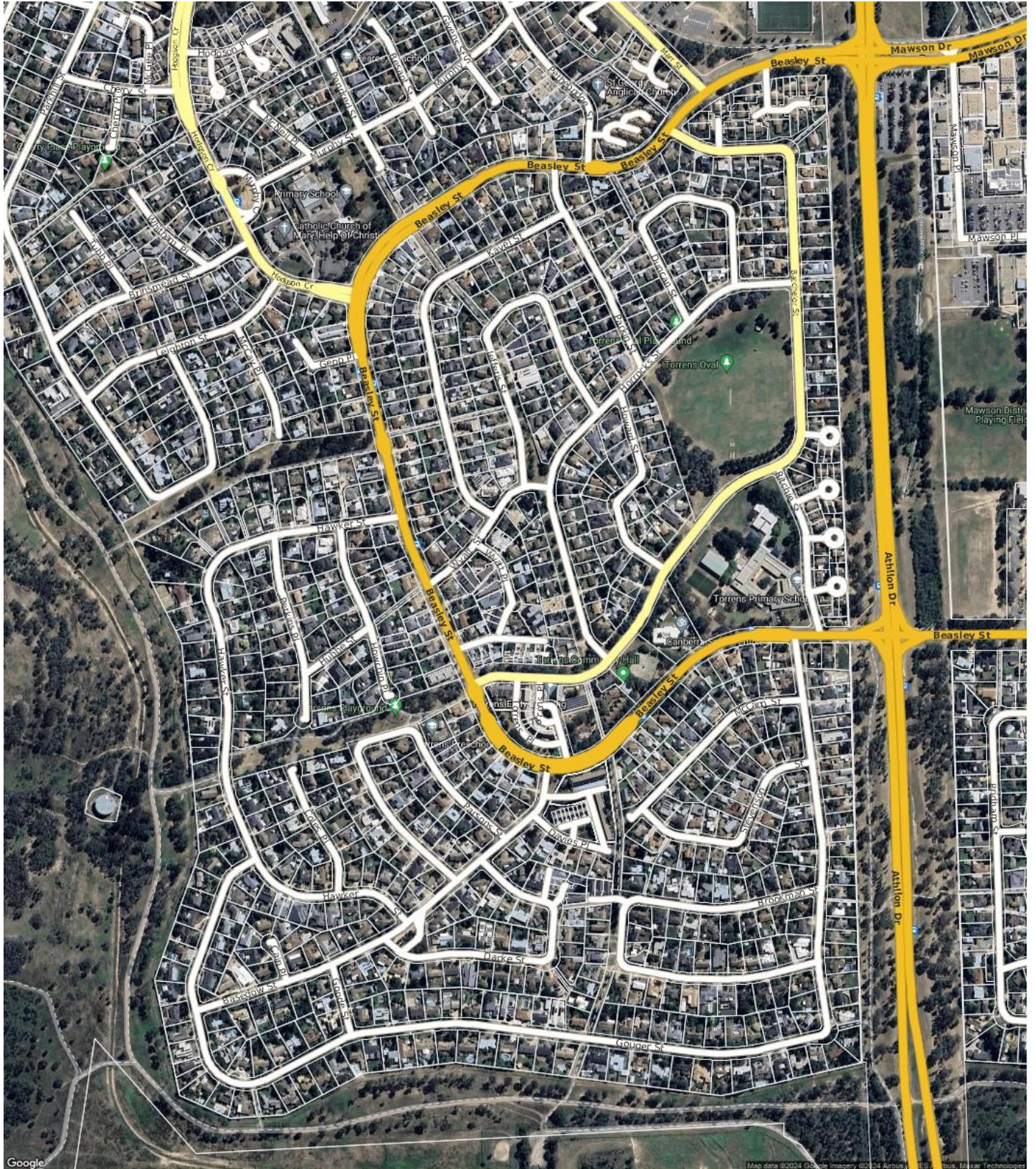
Suburb flyover report

TORRENS (HOUSE)

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TORRENS - Suburb Map



TORRENS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	42	\$ 420,500	0.0 %	\$ 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	36	\$ 1,210,000	5.2 %	\$ 680,000	\$ 1,910,000
2023	23	\$ 1,055,000	-12.8 %	\$ 780,000	\$ 1,952,000
2024	8	\$ 910,000	-13.7 %	\$ 90,000	\$ 1,510,000

Median Sale Price
\$1.05m

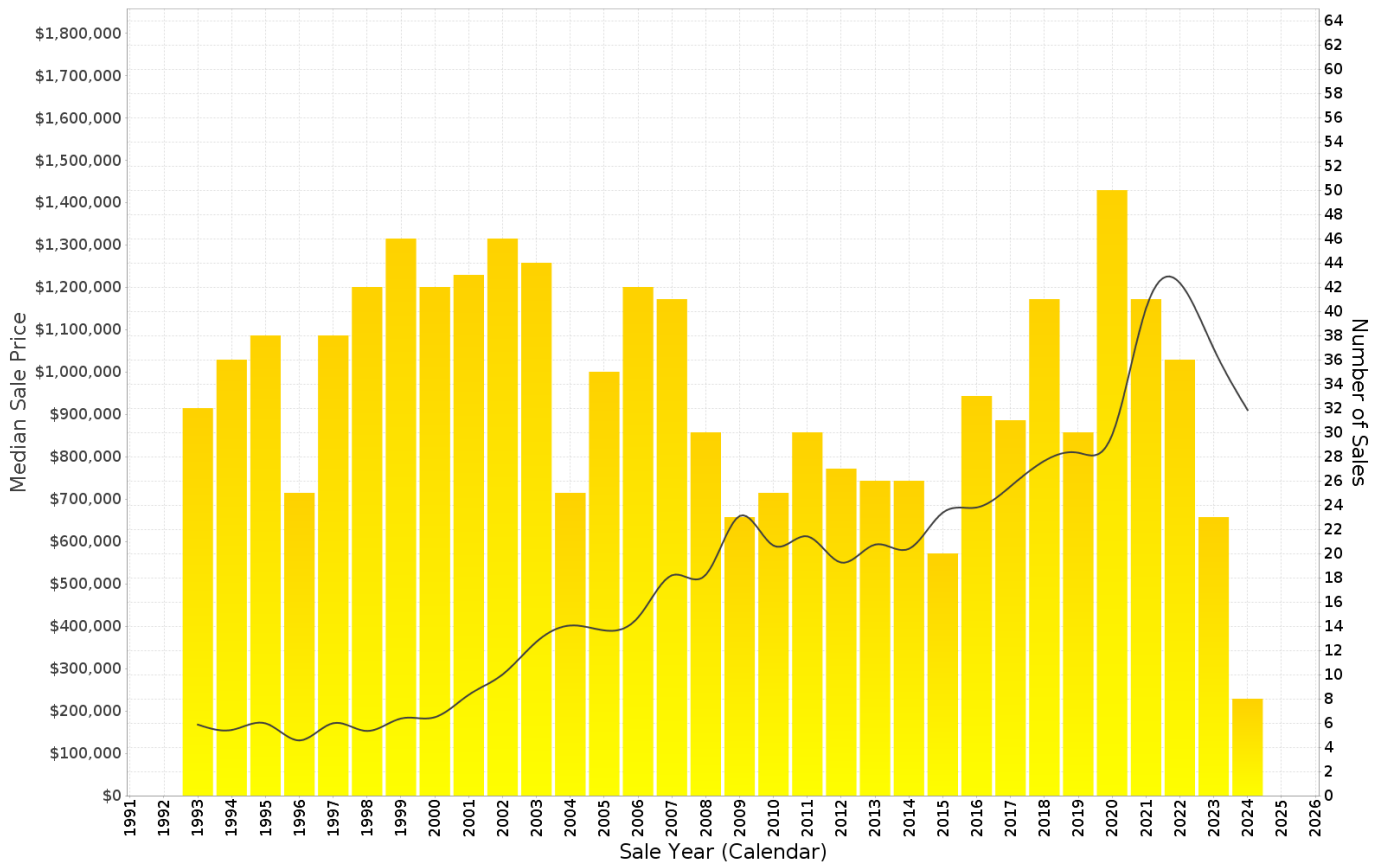
Based on 25 recorded House sales within the last 12 months (Financial Year 2024)

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

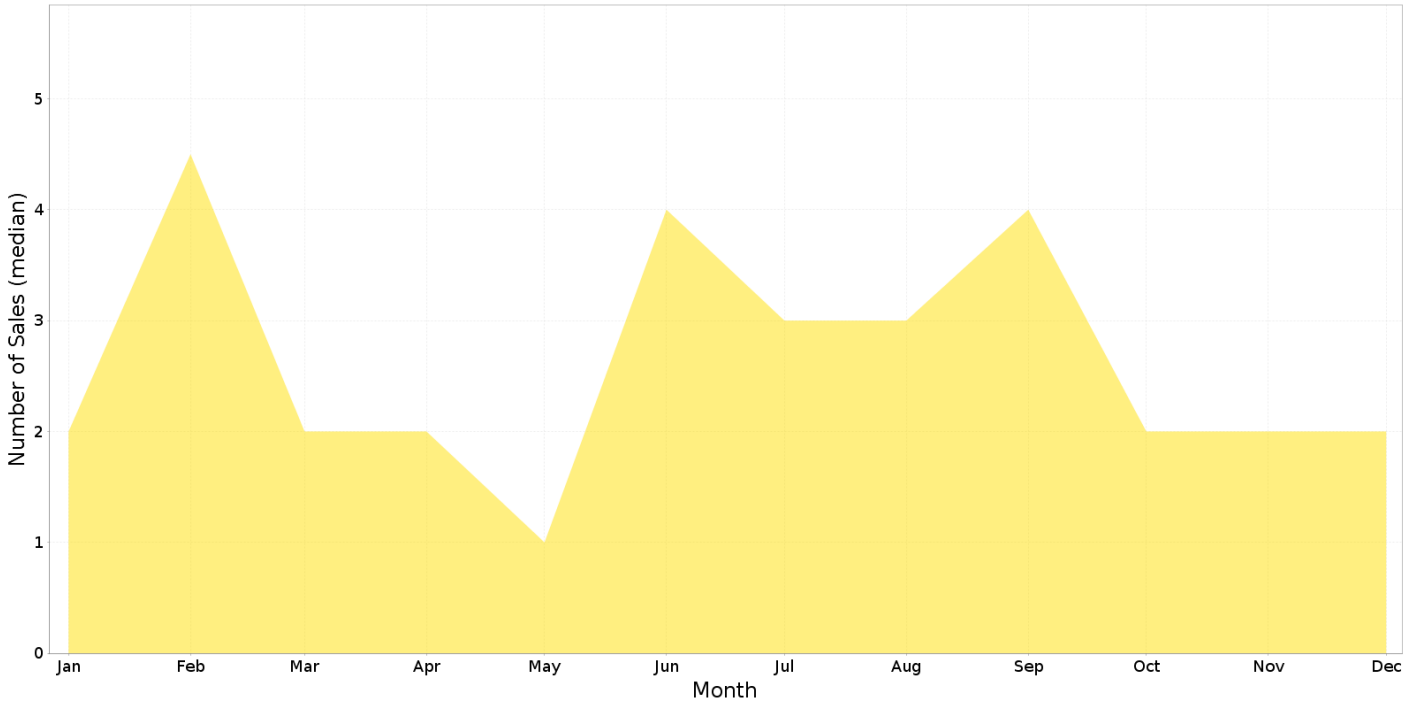
Suburb Growth
-11.8%

Current Median Price: \$1,050,000
Previous Median Price: \$1,190,000

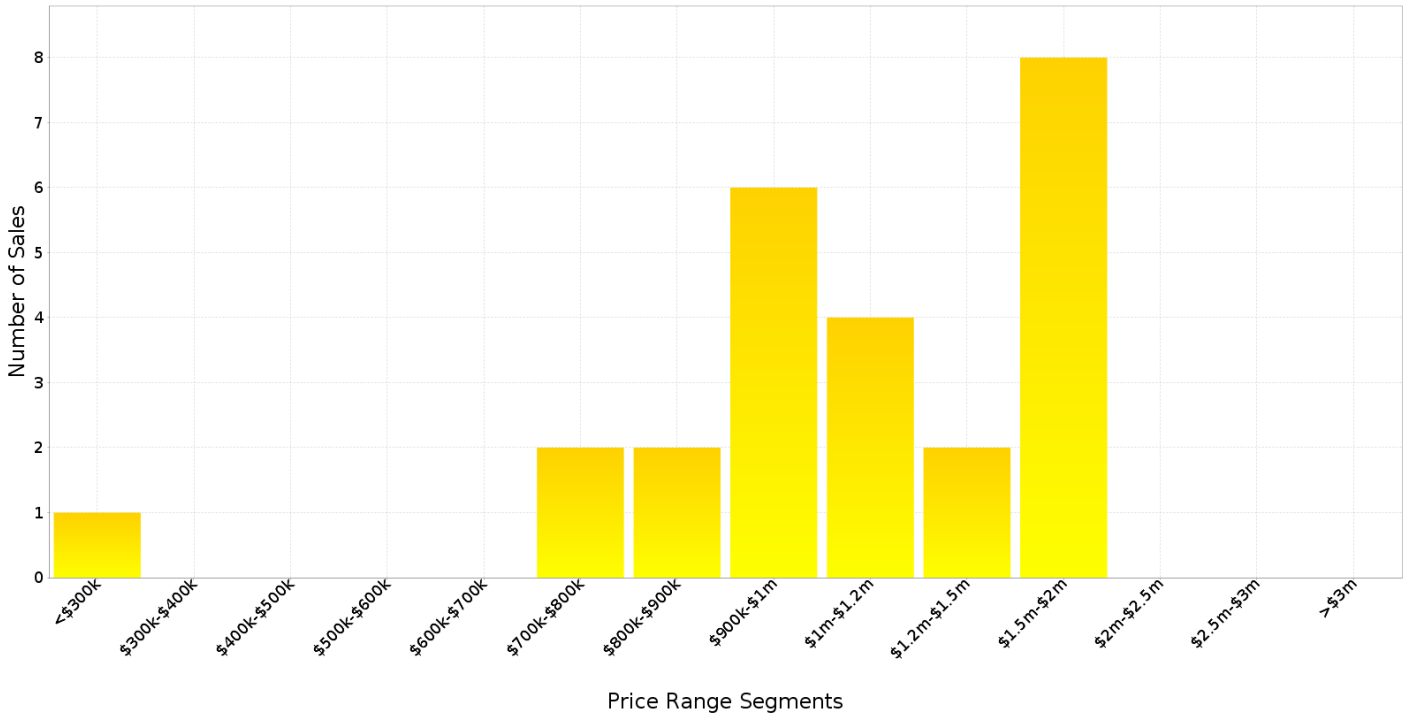
Based on 43 recorded House sales compared over the last two rolling 12 month periods



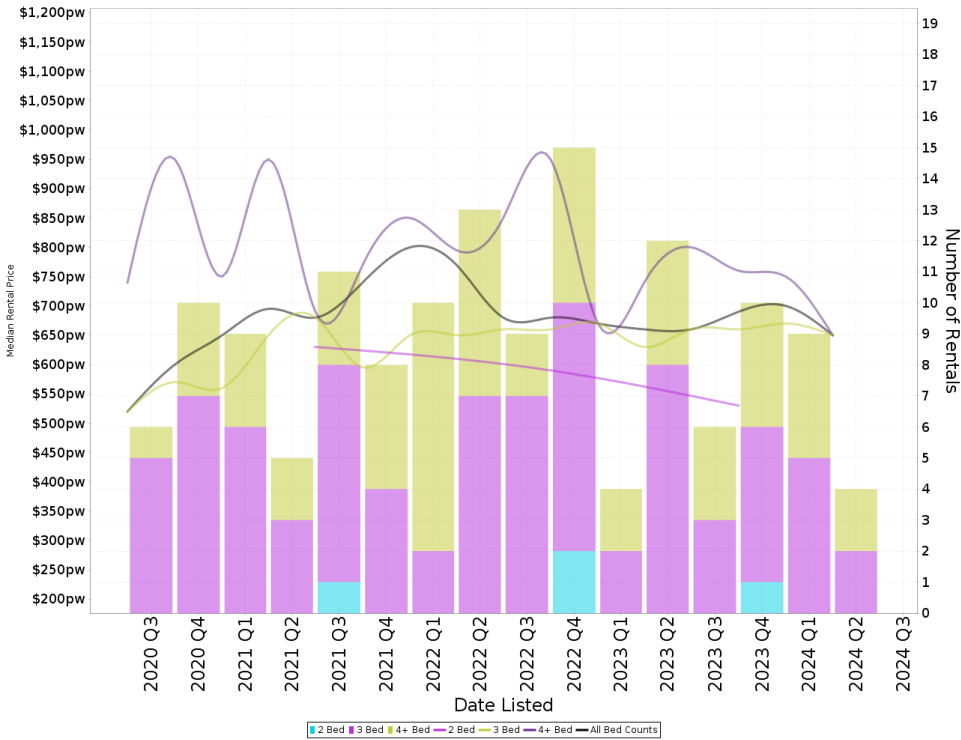
TORRENS - Peak Selling Periods (3 years)



TORRENS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.8%

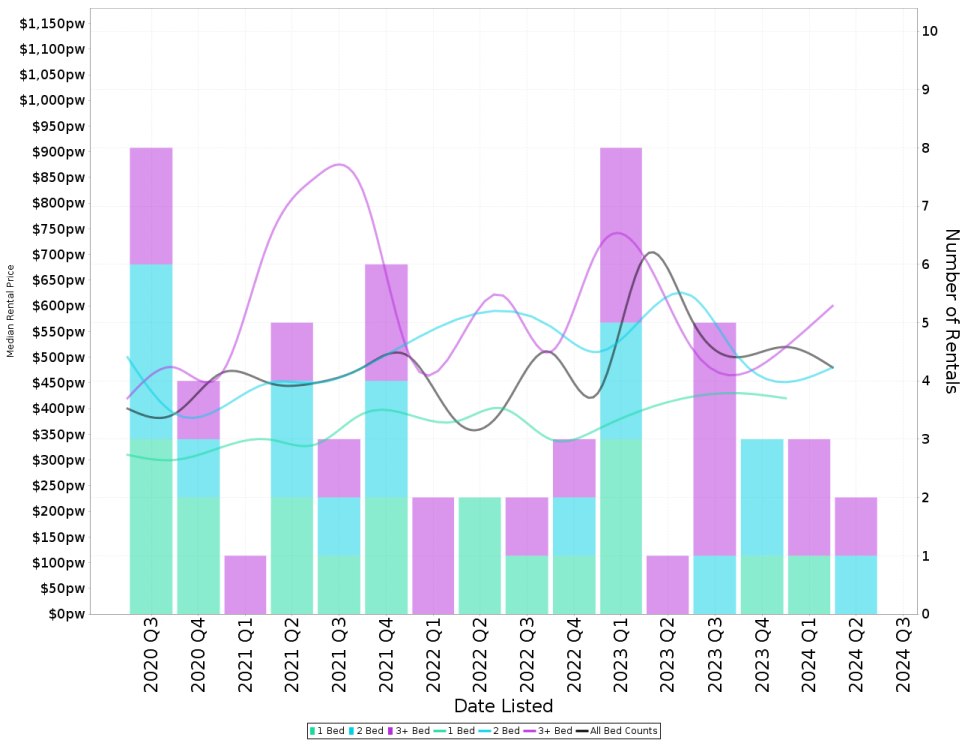
Current Median Price: \$1,050,000
Previous Median Price: \$1,190,000
Based on 43 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,050,000
Current Median Rent: \$700
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.0%

Current Median Price: \$813,000
Previous Median Price: \$1,042,500
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$813,000
Current Median Rent: \$520
Based on 13 registered Unit rentals compared over the last 12 months.

TORRENS - Recently Sold Properties

Median Sale Price

\$1.05m

Based on 25 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

-11.8%

Current Median Price: \$1,050,000
Previous Median Price: \$1,190,000

Based on 43 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

25

Based on recorded House sales within the 12 months (Financial Year 2024)

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

17 PARSONS ST



\$1,440,000

May 2024
47 Days

1,065 m² 4 2 4

73 BEASLEY ST




\$910,000

May 2024
23 Days

806 m² 4 1 1

11 HAWKER ST



\$950,000

Apr 2024
244 Days

837 m² 4 2 2

23 DUNCAN ST



\$90,000

Mar 2024
N/A

812 m² 4 2 4

43 BATCHELOR ST



\$1,060,000

Mar 2024
159 Days

1,017 m² 3 2 4

98 GOUGER ST



\$1,510,000

Feb 2024
23 Days

1,353 m² 5 3 2

5 PARSONS ST



\$700,000

2024
N/A

869 m² - - -

45 BATCHELOR ST




\$910,000

Feb 2024
128 Days

1,115 m² 3 1 1

16 DARKE ST




\$1,410,000

Feb 2024
114 Days

1,033 m² 4 2 2

9 KAVEL ST

\$900,000



Jan 2024
29 Days

669 m² 3 1 1