

RayWhite.

Suburb flyover report

TORRENS (HOUSE)

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TORRENS - Suburb Map



TORRENS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	30	\$ 521,250	0.0 %	\$ 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	32	\$ 682,000	2.1 %	\$ 325,000	\$ 1,105,000
2017	31	\$ 730,000	7.0 %	\$ 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	22	\$ 1,226,500	16.3 %	\$ 90,000	\$ 2,075,000
2025	20	\$ 1,105,000	-9.9 %	\$ 260,000	\$ 1,548,000
2026	0				

Median Sale Price

\$1.1m

Based on 20 recorded House sales within the last 12 months (2025)

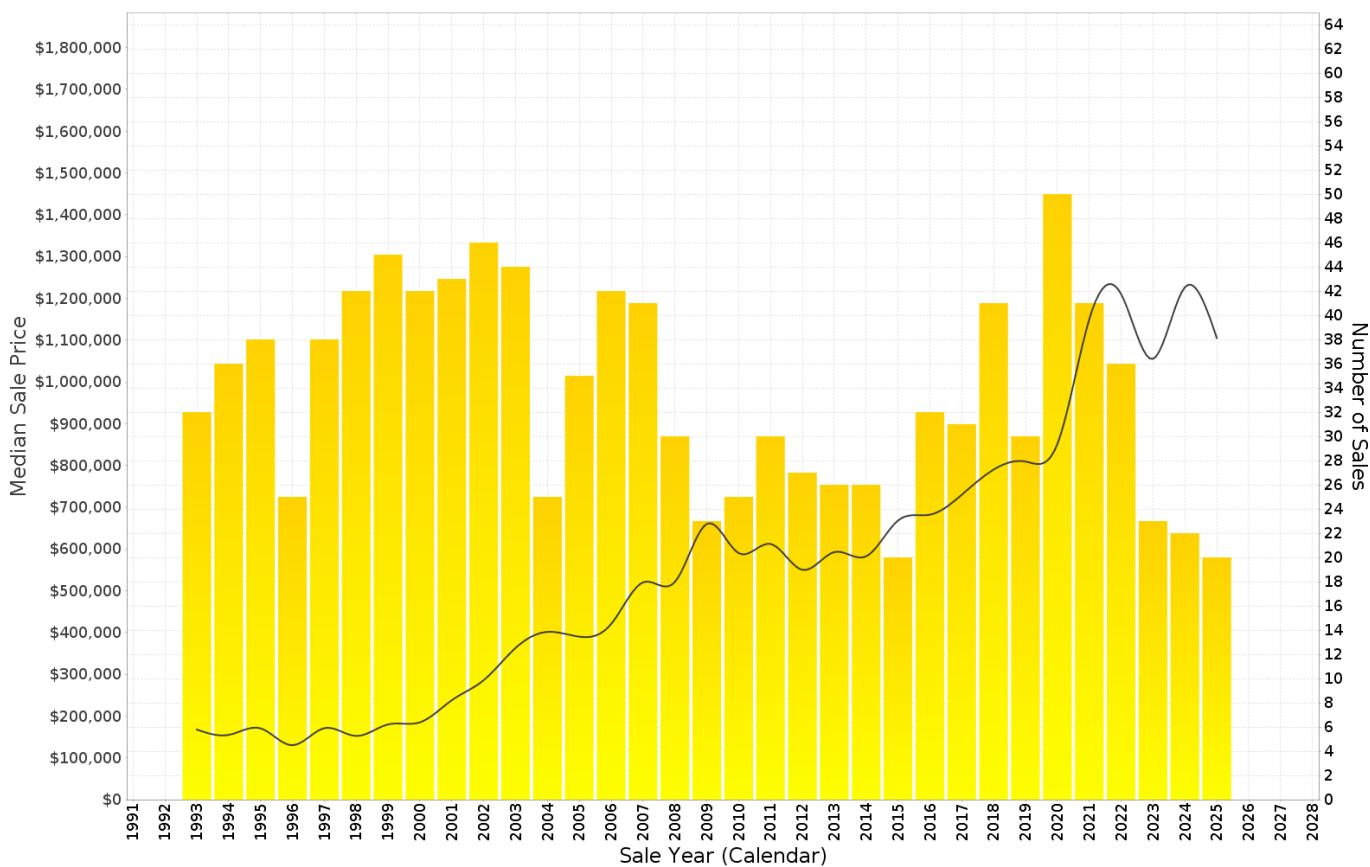
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

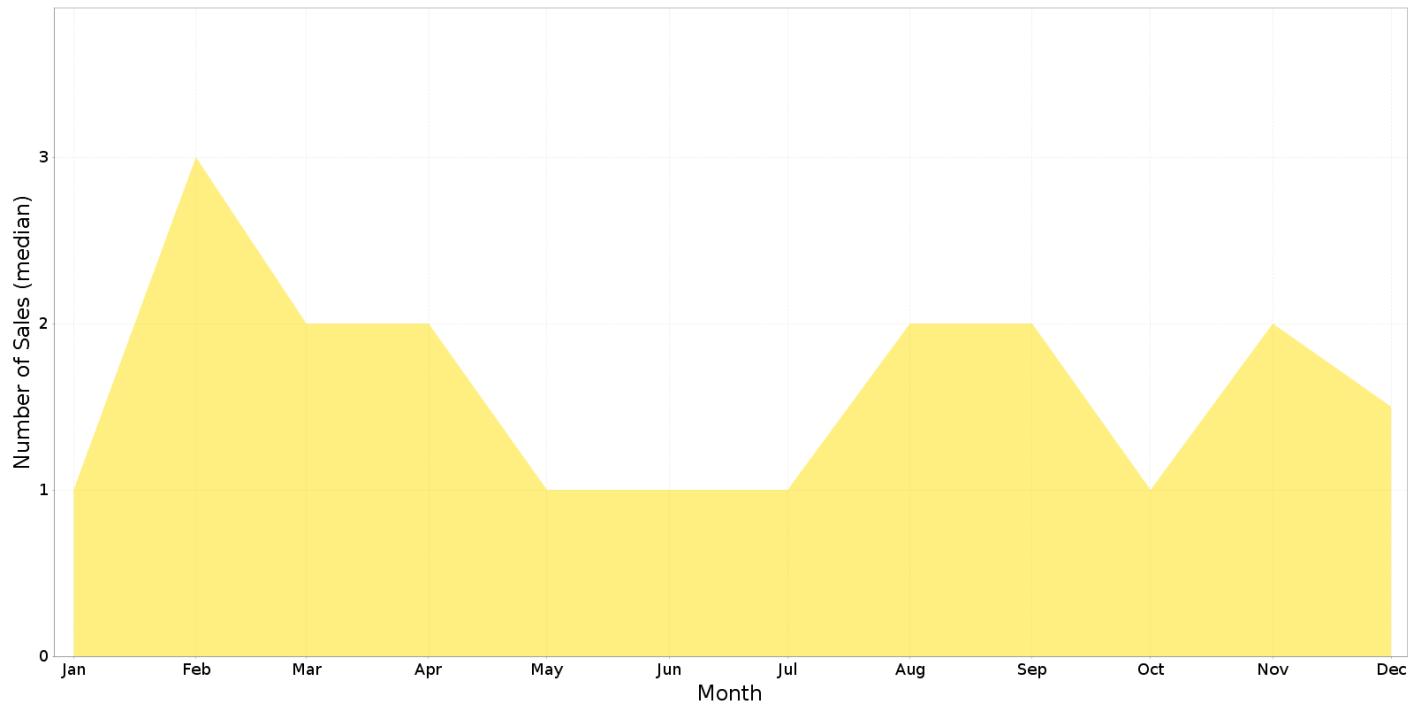
-9.9%

Current Median Price: \$1,105,000
Previous Median Price: \$1,226,500

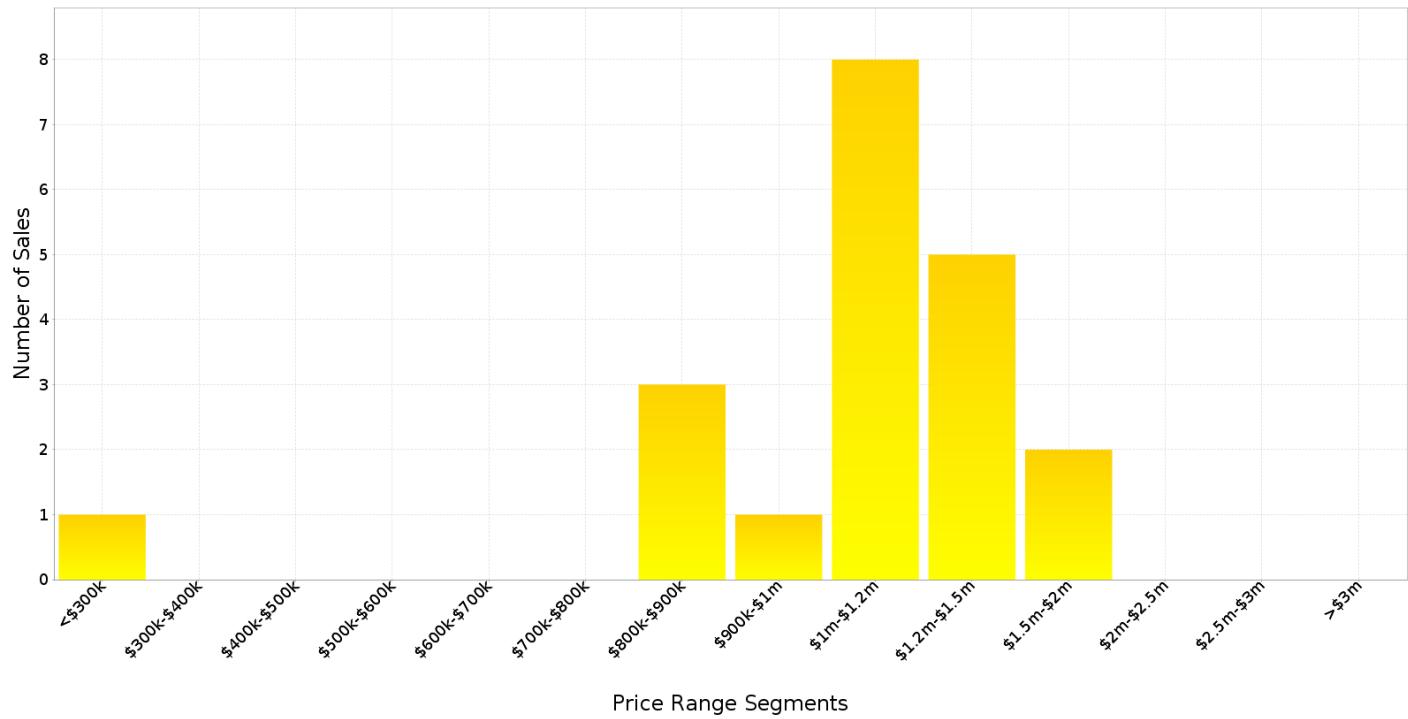
Based on 42 recorded House sales compared over the last two rolling 12 month periods



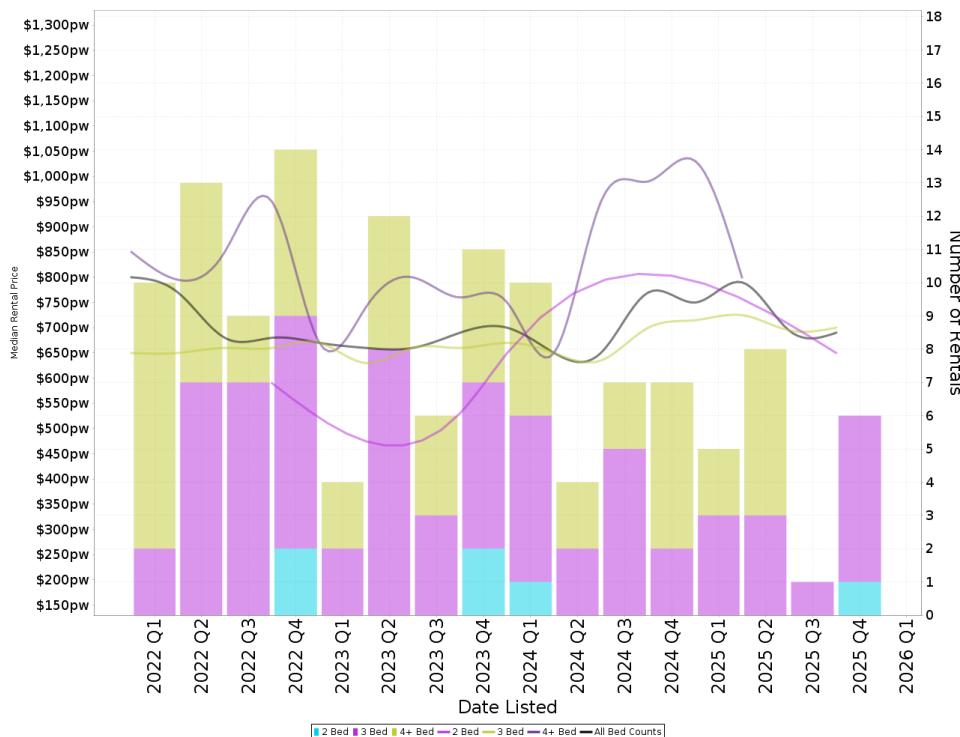
TORRENS - Peak Selling Periods (3 years)



TORRENS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.9%

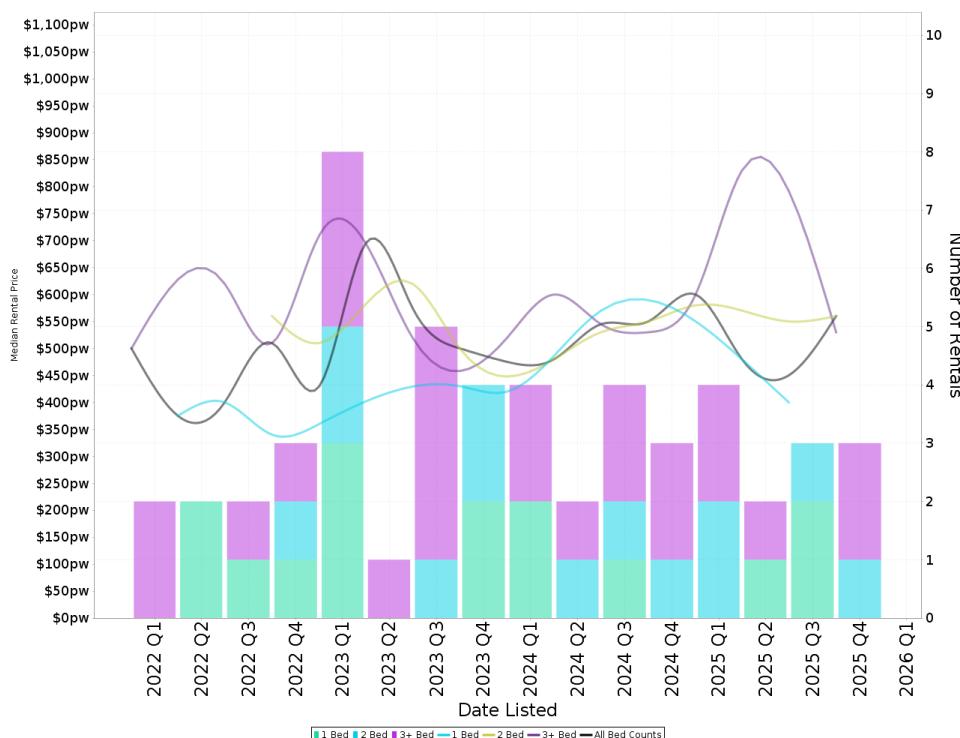
Current Median Price: \$1,105,000
Previous Median Price: \$1,226,500
Based on 42 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,105,000
Current Median Rent: \$725
Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.2%

Current Median Price: \$857,500
Previous Median Price: \$807,500
Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$857,500
Current Median Rent: \$560
Based on 12 registered Unit rentals compared over the last 12 months.

TORRENS - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 20 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-9.9%

Current Median Price: \$1,105,000
Previous Median Price: \$1,226,500

Based on 42 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

Based on recorded House sales within the 12 months (2025)

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

5 WYATT ST



\$1,070,000

792 m²

25 BACHELOR ST



\$1,075,000

892 m²

38 BASEDOW ST



\$1,548,000

942 m²

4 PERKINS PL



\$1,220,000

971 m²

19 PARSONS ST



\$1,150,000

854 m²

6 PERKINS PL



\$1,200,000

946.1 m²

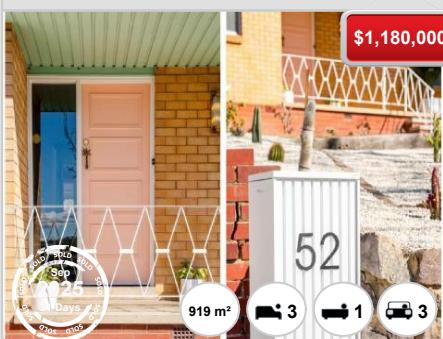
3 PERKINS PL



\$1,290,000

822 m²

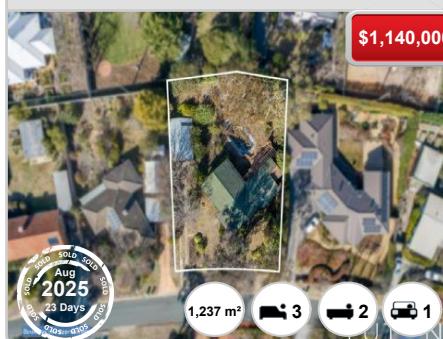
52 KAVEL ST



\$1,180,000

919 m²

9 BROOKMAN ST



\$1,140,000

1,237 m²

14 MCCANN ST



\$1,010,000

2025

971 m²

3

1

2

independently

TORRENS - Properties For Rent

Median Rental Price

\$725 /w

Based on 20 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.4%

Current Median Price: \$1,105,000
Current Median Rent: \$725

Based on 20 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

Based on recorded House rentals within the last 12 months (2025)

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

17 DUNCAN STREET



\$700 per week

762 m²

3

1

2

50A Brookman Street



\$650 per week

1,241 m²

2

1

2