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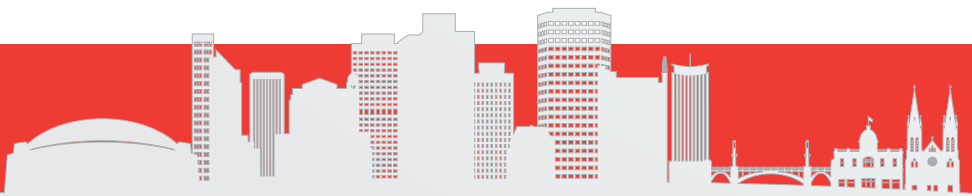
MARKET UPDATE

SA Median House Prices

March Quarter
2021 Edition

Growth of suburbs

	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Aberfoyle Park	43	417,500	44	499,500
Adelaide	6	810,000	8	1,013,000
Albert Park	5	492,000	5	505,000
Alberton	7	410,000	6	591,000
Aldgate	10	797,500	14	875,000
Aldinga Beach	54	362,500	54	420,000
Allenby Gardens	5	665,000	5	632,500
Andrews Farm	45	279,000	41	305,000
Angle Park	3	410,000	2	450,100
Angle Vale	4	592,500	5	551,000
Ascot Park	5	494,250	11	555,000
Ashford	2	602,000	2	791,000
Athelstone	28	572,500	33	615,000
Athol Park	4	410,000	5	430,000
Balhannah	5	490,000	4	455,000
Banksia Park	13	447,500	8	458,750
Beaumont	7	880,000	9	1,200,000
Bedford Park	2	568,626	4	554,000
Belair	13	775,000	15	810,000
Bellevue Heights	12	568,000	11	644,750
Beulah Park	5	850,000	2	1,087,500
Beverley	4	470,250	9	511,875
Birdwood	5	420,000	4	390,000
Birkenhead	8	404,000	10	569,000
Black Forest	2	743,750	4	844,500
Blackwood	12	633,000	15	636,500
Blair Athol	16	473,500	21	525,500
Blakeview	27	305,000	45	344,250
Bowden	1	600,000	4	595,000
Brahma Lodge	8	282,500	10	312,500
Bridgewater	13	505,000	19	585,000
Brighton	6	698,000	7	803,500
Broadview	10	573,050	21	659,000
Brompton	4	588,500	7	670,000
Brooklyn Park	14	520,000	12	550,000
Burnside	10	1,110,000	12	1,107,500
Burton	30	345,000	25	327,500
Callington	1	291,400	1	430,000
Camden Park	10	579,000	8	594,000
Campbelltown	28	526,000	31	570,000
Chandlers Hill	1	505,000	2	761,250
Charleston	1	455,000	2	532,500
Cheltenham	5	452,500	4	525,000
Christie Downs	12	278,000	22	310,000
Christies Beach	27	345,000	38	394,500
Clapham	2	663,000	10	817,500
Clarence Gardens	2	852,525	5	645,000
Clarence Park	6	770,000	9	760,200
Clearview	14	481,750	20	512,000
Clovelly Park	8	442,000	7	530,000
College Park	1	3,900,000	1	1,030,000
Collinswood	5	826,000	4	1,250,000
Colonel Light Gardens	16	888,500	16	913,500
Coromandel Valley	14	556,250	16	623,000
Cowandilla	4	533,500	2	564,500
Crafers	7	795,000	12	848,000
Crafers West	5	935,000	4	702,500
Craigburn Farm	7	840,000	12	815,750
Craigmore	43	297,500	35	329,975

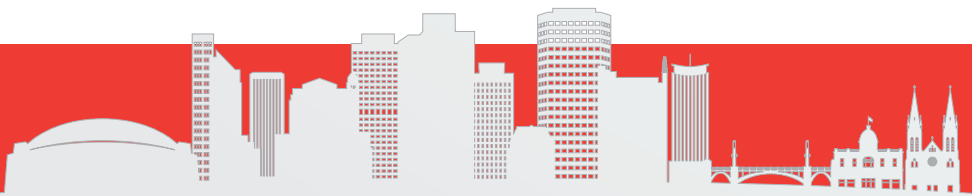


March Quarter 2021

MOVING FORWARD TOGETHER



	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Croydon	4	691,000	1	615,000
Croydon Park	13	528,000	7	570,000
Cumberland Park	5	847,750	10	921,500
Darlington	1	560,000	1	810,000
Davoren Park	23	185,500	26	206,000
Daw Park	10	655,000	5	685,000
Dernancourt	20	460,250	21	535,000
Devon Park	1	630,000	3	535,000
Direk	3	375,000	2	387,500
Dover Gardens	14	487,500	4	552,000
Dudley Park	1	445,000	1	402,500
Dulwich	6	1,130,000	3	1,260,000
Eastwood	1	671,000	4	847,500
Eden Hills	16	540,000	12	652,500
Edwardstown	15	475,000	11	522,650
Elizabeth	6	230,000	5	385,000
Elizabeth Downs	11	204,000	24	217,500
Elizabeth East	12	194,000	18	255,000
Elizabeth Grove	7	245,000	6	250,000
Elizabeth North	11	204,500	7	230,000
Elizabeth Park	17	202,500	20	239,000
Elizabeth South	7	209,000	8	228,888
Elizabeth Vale	10	264,000	18	294,000
Enfield	25	454,250	29	490,000
Erindale	6	1,080,000	1	1,250,000
Ethelton	3	582,500	3	545,000
Evandale	1	742,000	3	982,000
Evanston	10	285,808	7	352,000
Evanston Gardens	6	303,000	16	300,500
Evanston Park	15	367,500	22	357,750
Evanston South	2	334,000	4	435,000
Everard Park	1	1,250,000	3	642,880
Exeter	8	505,000	5	460,000
Eyre	5	340,000	3	385,000
Fairview Park	17	420,000	12	473,500
Felixstow	7	748,750	13	622,750
Ferryden Park	12	450,000	11	536,000
Findon	18	550,000	24	585,000
Firle	5	700,000	7	775,000
Fitzroy	5	1,150,000	3	1,954,200
Flagstaff Hill	28	500,000	44	602,250
Flinders Park	17	627,500	22	631,500
Forestville	1	960,000	8	983,000
Frewville	1	962,500	3	945,000
Fulham	9	758,000	10	1,033,000
Fulham Gardens	14	660,000	20	722,500
Fullarton	6	907,000	19	1,200,000
Gawler	2	352,250	1	315,000
Gawler East	26	340,000	27	487,500
Gawler South	12	446,000	14	355,000
Gawler West	2	253,750	1	240,000
Gepps Cross	2	405,000	1	385,000
Gilberton	3	1,171,500	4	1,449,999
Gilles Plains	8	415,000	15	460,000
Glandore	9	672,000	7	660,000
Glanville	1	447,000	1	530,000
Glen Osmond	6	941,000	7	1,050,000
Glenalta	5	495,000	7	555,000
Glenelg	1	1,350,000	4	1,325,000
Glenelg East	6	777,500	6	890,000
Glenelg North	15	770,000	11	725,000
Glenelg South	1	1,170,000	2	1,617,500

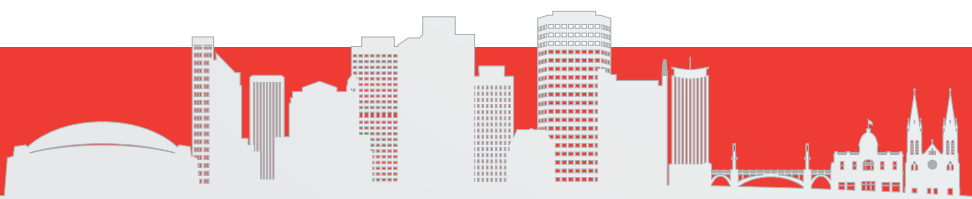


March Quarter 2021

MOVING FORWARD TOGETHER



	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Glengowrie	17	671,500	22	715,000
Glenside	7	845,500	4	1,188,500
Glenunga	6	1,180,000	6	1,100,000
Glynde	12	600,000	5	670,500
Golden Grove	35	575,000	44	589,750
Goodwood	8	860,000	10	970,000
Grange	15	722,000	17	828,000
Green Fields	1	380,000	1	360,000
Greenacres	9	450,000	12	503,000
Greenhill	2	699,000	4	751,000
Greenwith	22	457,500	37	485,000
Gulfview Heights	11	610,000	11	562,000
Gumeracha	1	375,000	3	360,000
Hackham	21	313,000	15	353,000
Hackham West	14	255,025	8	287,750
Hahndorf	9	620,000	9	624,000
Hallett Cove	41	491,500	49	558,000
Hampstead Gardens	5	570,750	7	626,000
Happy Valley	43	405,000	41	424,750
Hawthorn	11	1,010,000	4	1,050,000
Hawthorndene	15	550,000	13	637,500
Hazelwood Park	10	1,157,500	4	1,235,000
Heathfield	1	580,000	3	887,500
Heathpool	2	1,471,000	3	1,290,000
Hectorville	6	602,000	13	616,000
Hendon	3	313,000	7	465,000
Henley Beach	16	951,500	16	955,000
Henley Beach South	5	1,035,000	8	1,280,500
Hewett	9	451,500	14	490,500
Highbury	20	483,000	19	675,000
Highgate	3	980,000	2	1,120,000
Hillbank	27	342,500	23	390,000
Hillcrest	14	455,000	14	463,750
Hilton	1	525,000	2	649,000
Holden Hill	6	412,000	11	431,000
Hope Valley	31	420,000	18	486,250
Houghton	1	1,050,000	1	670,000
Hove	7	860,000	17	865,000
Huntfield Heights	16	265,500	15	368,250
Hyde Park	6	930,000	5	1,450,000
Ingle Farm	42	372,000	35	382,000
Joslin	1	911,000	2	1,040,000
Kanmantoo	2	277,500	3	430,000
Kensington	3	770,000	3	770,000
Kensington Gardens	9	1,095,000	4	985,000
Kensington Park	4	866,000	8	921,000
Kersbrook	2	357,500	5	460,000
Kidman Park	7	579,500	17	620,000
Kilburn	6	474,000	7	504,750
Kilkenny	3	572,000	4	516,000
Kingswood	6	1,300,000	7	1,455,000
Klemzig	16	545,000	16	534,000
Kurralta Park	9	545,000	9	580,000
Largs Bay	14	548,800	17	713,750
Largs North	18	440,000	20	520,000
Leabrook	2	1,450,000	3	2,310,000
Lightsview	28	449,500	39	470,000
Linden Park	6	1,340,000	3	1,340,000
Littlehampton	9	532,000	11	525,500
Lobethal	11	375,000	7	359,500
Lockleys	11	634,000	15	850,000

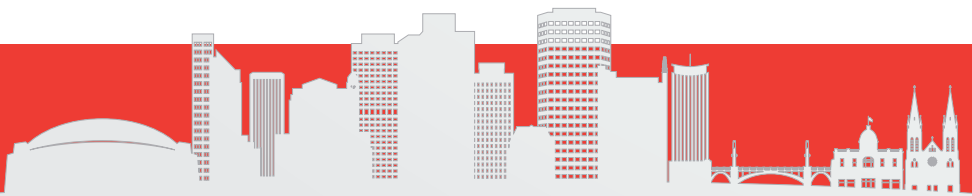


March Quarter 2021

MOVING FORWARD TOGETHER



	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Lower Mitcham	6	921,000	9	900,000
Macclesfield	5	330,000	4	421,000
Magill	31	632,000	27	755,500
Malvern	5	1,415,000	8	1,320,000
Manningham	5	613,500	4	458,000
Mansfield Park	8	440,000	10	453,000
Marden	11	655,000	2	662,500
Marino	8	825,000	14	750,000
Marion	14	525,000	19	592,500
Marleston	4	570,000	4	593,250
Marryatville	1	1,150,000	1	1,551,000
Maslin Beach	4	495,000	10	485,500
Mawson Lakes	39	500,000	57	500,000
Maylands	4	725,750	6	1,047,500
Mclaren Flat	6	587,375	7	555,000
Mclaren Vale	12	485,000	14	512,500
Meadows	4	408,250	1	420,000
Medindie	2	1,312,500	5	1,640,000
Melrose Park	5	660,000	5	610,000
Mile End	10	700,000	10	661,000
Millswood	7	995,000	5	1,120,000
Mitcham	5	755,000	9	861,250
Mitchell Park	12	477,000	10	521,500
Moana	13	435,000	12	530,000
Modbury	15	401,500	17	438,000
Modbury Heights	28	415,100	27	464,000
Modbury North	13	410,000	30	427,500
Morphett Vale	83	318,000	95	360,000
Morphettville	14	553,100	4	600,000
Mount Barker	76	429,000	90	462,500
Mount Osmond	4	890,000	2	976,500
Mount Torrens	1	497,500	2	364,000
Munno Para	18	294,500	25	292,500
Munno Para West	29	271,250	42	310,000
Myrtle Bank	4	926,850	10	1,155,000
Nailsworth	3	778,000	2	768,750
Nairne	20	391,250	29	430,000
Netherby	5	935,549	7	1,000,000
Netley	3	445,000	8	600,000
Newton	8	522,500	19	615,000
Noarlunga Downs	14	367,000	19	337,250
North Adelaide	16	1,370,000	13	1,410,000
North Brighton	14	625,000	5	667,000
North Haven	11	440,500	15	522,500
North Plympton	17	555,000	9	598,000
Northfield	16	447,500	18	455,000
Northgate	8	562,750	6	575,000
Norwood	7	1,300,000	13	1,025,000
Novar Gardens	7	710,000	10	650,000
Oakbank	3	640,000	4	822,500
Oakden	11	465,000	13	527,500
Oaklands Park	18	497,500	17	550,000
O'halloran Hill	9	387,500	5	482,500
Old Noarlunga	5	395,000	3	405,000
Old Reynella	12	387,500	17	418,500
One Tree Hill	2	582,500	1	720,000
Onkaparinga Hills	7	487,500	8	565,000
Osborne	8	407,500	10	436,000
O'sullivan Beach	8	310,300	7	333,250
Ottoway	6	375,000	7	400,000
Panorama	8	687,500	8	620,000

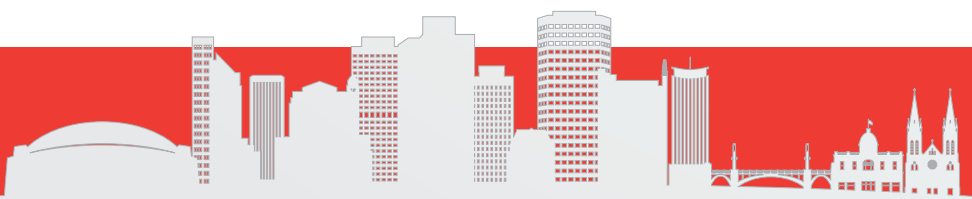


March Quarter 2021

MOVING FORWARD TOGETHER



	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Para Hills	24	345,000	33	372,000
Para Hills West	8	333,000	15	360,000
Para Vista	9	375,000	14	393,000
Paradise	12	521,500	25	572,500
Parafield Gardens	46	345,000	51	360,250
Paralowie	42	315,000	54	344,500
Park Holme	15	550,000	9	527,000
Parkside	4	825,000	9	865,000
Pasadena	9	610,000	10	748,000
Payneham	4	618,750	7	775,000
Payneham South	6	892,500	4	770,000
Pennington	8	431,750	3	532,000
Peterhead	2	550,500	5	450,000
Plympton	11	615,000	17	650,000
Plympton Park	14	570,000	22	591,000
Pooraka	19	430,000	25	410,000
Port Adelaide	4	503,750	7	456,500
Port Noarlunga	13	370,000	9	400,000
Port Noarlunga South	15	411,000	9	447,000
Port Willunga	7	383,000	6	480,000
Prospect	40	775,000	51	720,000
Queenstown	3	495,000	7	540,000
Redwood Park	25	435,000	27	490,000
Renown Park	4	535,000	5	557,000
Reynella	33	329,000	10	400,500
Reynella East	6	346,500	7	416,000
Richmond	5	520,000	9	633,500
Ridgehaven	13	400,000	23	442,500
Ridleyton	2	559,300	4	455,000
Rose Park	2	1,445,000	3	1,600,000
Rosewater	12	393,000	11	440,000
Roslyn Park	1	1,950,000	1	1,255,000
Rostrevor	36	628,250	33	668,800
Royal Park	11	403,000	15	500,000
Royston Park	4	1,020,000	2	1,200,000
Salisbury	17	315,000	19	357,200
Salisbury Downs	15	302,500	18	375,000
Salisbury East	27	320,000	17	385,000
Salisbury Heights	18	354,000	15	465,500
Salisbury North	28	290,000	30	310,000
Salisbury Park	5	292,500	8	347,500
Salisbury Plain	5	351,000	2	325,000
Seacliff	10	655,000	7	860,000
Seacliff Park	10	500,000	8	640,000
Seacombe Gardens	16	465,000	7	555,500
Seacombe Heights	10	545,000	9	530,500
Seaford	12	349,750	21	422,500
Seaford Heights	4	440,000	4	537,500
Seaford Meadows	18	388,500	23	437,500
Seaford Rise	30	390,000	29	460,875
Seaton	38	540,000	25	578,500
Seaview Downs	10	532,500	10	570,000
Sefton Park	4	571,000	2	689,950
Sellicks Beach	15	401,000	15	443,250
Semaphore	5	912,500	9	693,500
Semaphore Park	11	589,750	9	622,000
Semaphore South	2	1,085,000	4	745,000
Sheidow Park	20	451,250	16	471,250
Skye	1	853,000	2	842,500
Smithfield	9	250,000	15	262,000
Smithfield Plains	11	182,000	7	200,750



March Quarter 2021

MOVING FORWARD TOGETHER



	SALES Q1 2020	MEDIAN Q1 2020	SALES Q1 2021	MEDIAN Q1 2021
Somerton Park	21	920,000	17	962,500
South Brighton	7	650,000	4	687,500
South Plympton	14	580,000	13	601,250
Springfield	4	1,535,000	2	1,445,000
St Agnes	13	428,500	19	441,500
St Clair	10	485,000	12	684,500
St Georges	4	1,060,000	6	1,427,500
St Marys	4	437,000	11	565,000
St Morris	3	900,000	2	883,315
St Peters	9	1,280,000	13	2,085,000
Stirling	12	737,500	13	865,000
Stonyfell	2	920,000	4	1,220,094
Sturt	4	390,000	11	525,000
Summertown	4	1,283,000	1	712,500
Surrey Downs	18	375,850	16	426,500
Taperoo	7	439,500	11	410,000
Tea Tree Gully	10	510,000	8	470,000
Tennyson	2	2,597,500	2	2,610,000
Teringie	1	695,000	5	830,000
Thebarton	2	745,000	4	640,000
Tonsley	3	447,500	9	503,000
Toorak Gardens	2	1,982,500	6	1,806,250
Torrens Park	11	877,500	14	910,500
Torrensville	9	676,000	13	700,500
Tranmere	11	710,000	13	840,000
Trinity Gardens	3	965,000	5	896,000
Trott Park	10	438,000	14	460,000
Tusmore	7	1,430,000	6	1,450,000
Underdale	9	660,000	10	885,000
Unley	8	957,500	6	1,325,000
Unley Park	5	3,450,000	5	3,550,000
Upper Sturt	4	515,000	6	671,500
Urrbrae	4	1,077,500	5	910,000
Vale Park	7	849,000	14	859,500
Valley View	27	388,500	23	435,000
Virginia	6	530,000	11	580,000
Vista	1	385,000	3	499,000
Walkerville	11	1,135,250	10	1,540,500
Walkley Heights	11	456,000	7	566,000
Warradale	20	612,500	24	644,000
Wattle Park	5	780,000	6	1,249,000
Welland	3	535,000	1	700,000
West Beach	14	885,000	11	899,500
West Croydon	11	616,500	12	690,000
West Lakes	16	785,000	27	820,000
West Lakes Shore	14	762,500	12	707,500
West Richmond	3	462,500	6	527,500
Westbourne Park	7	1,110,000	4	877,250
Willaston	16	270,000	25	340,000
Willunga	16	490,000	10	552,500
Windsor Gardens	16	473,000	23	499,000
Wingfield	2	285,000	4	350,000
Woodcroft	35	425,000	32	507,500
Woodforde	2	684,500	3	930,000
Woodside	11	510,000	19	400,000
Woodville	2	750,000	2	828,000
Woodville Gardens	1	275,000	6	444,700
Woodville North	6	472,000	4	405,000
Woodville Park	6	571,995	6	653,200
Woodville South	9	686,000	8	575,000
Woodville West	16	513,500	21	485,000
Wynn Vale	23	479,450	24	475,000

