

Suburb Statistics Report

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Area Profile

The size of Edwardstown is approximately 2.3 square kilometres.

It has 3 parks covering nearly 0.4% of total area.

The population of Edwardstown in 2011 was 3,948 people.

By 2016 the population was 4,324 showing a population growth of 9.5% in the area during that time.

The predominant age group in Edwardstown is 20-29 years.

Households in Edwardstown are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Edwardstown work in a professional occupation.

In 2011, 51.6% of the homes in Edwardstown were owner-occupied compared with 50.2% in 2016.

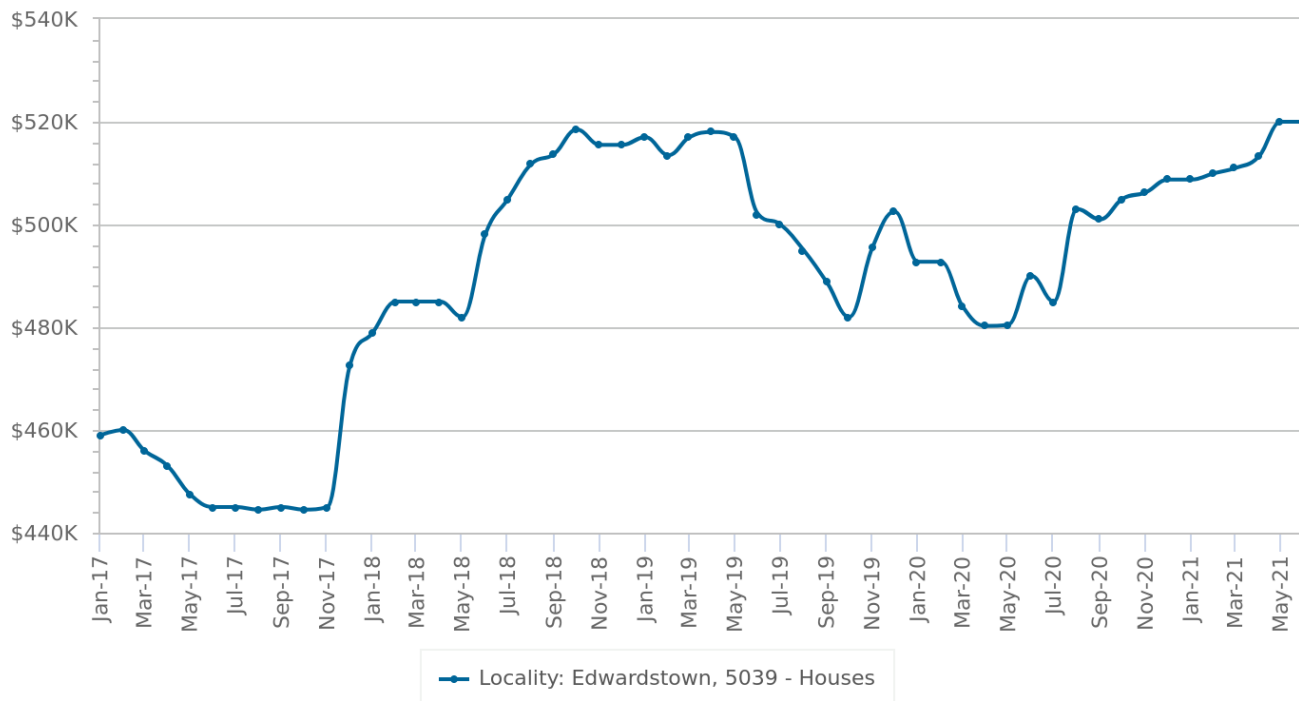
Currently the median sales price of houses in the area is \$520,000.

Median Sales Price

	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$459,000	\$479,000	\$517,000	\$492,750	\$508,750
February	\$460,000	\$485,000	\$513,500	\$492,750	\$510,000
March	\$456,000	\$485,000	\$517,000	\$484,000	\$511,000
April	\$453,000	\$485,000	\$518,000	\$480,250	\$513,150
May	\$447,500	\$482,000	\$517,000	\$480,500	\$520,000
June	\$445,000	\$498,250	\$502,000	\$490,000	\$520,000
July	\$445,000	\$505,000	\$500,000	\$485,000	n/a
August	\$444,500	\$511,750	\$495,000	\$503,000	n/a
September	\$445,000	\$513,750	\$488,750	\$501,000	n/a
October	\$444,500	\$518,500	\$482,000	\$505,000	n/a
November	\$445,000	\$515,500	\$495,500	\$506,250	n/a
December	\$472,500	\$515,500	\$502,500	\$508,750	n/a

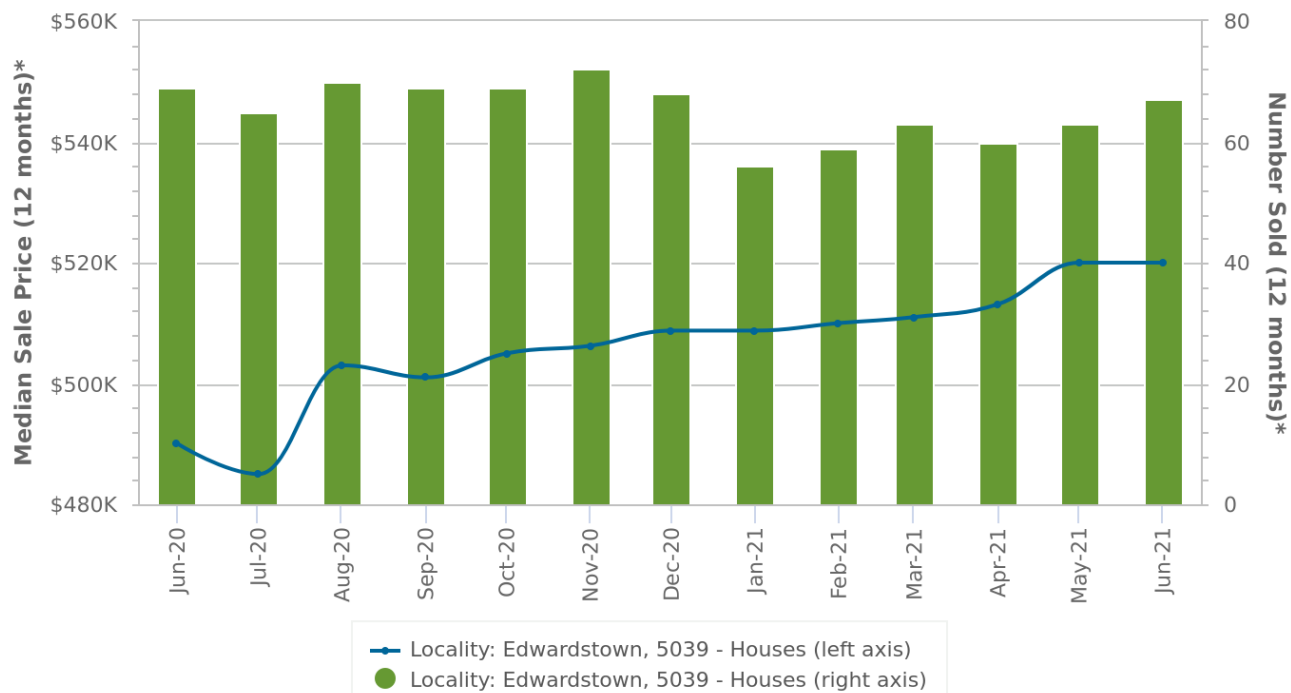
Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

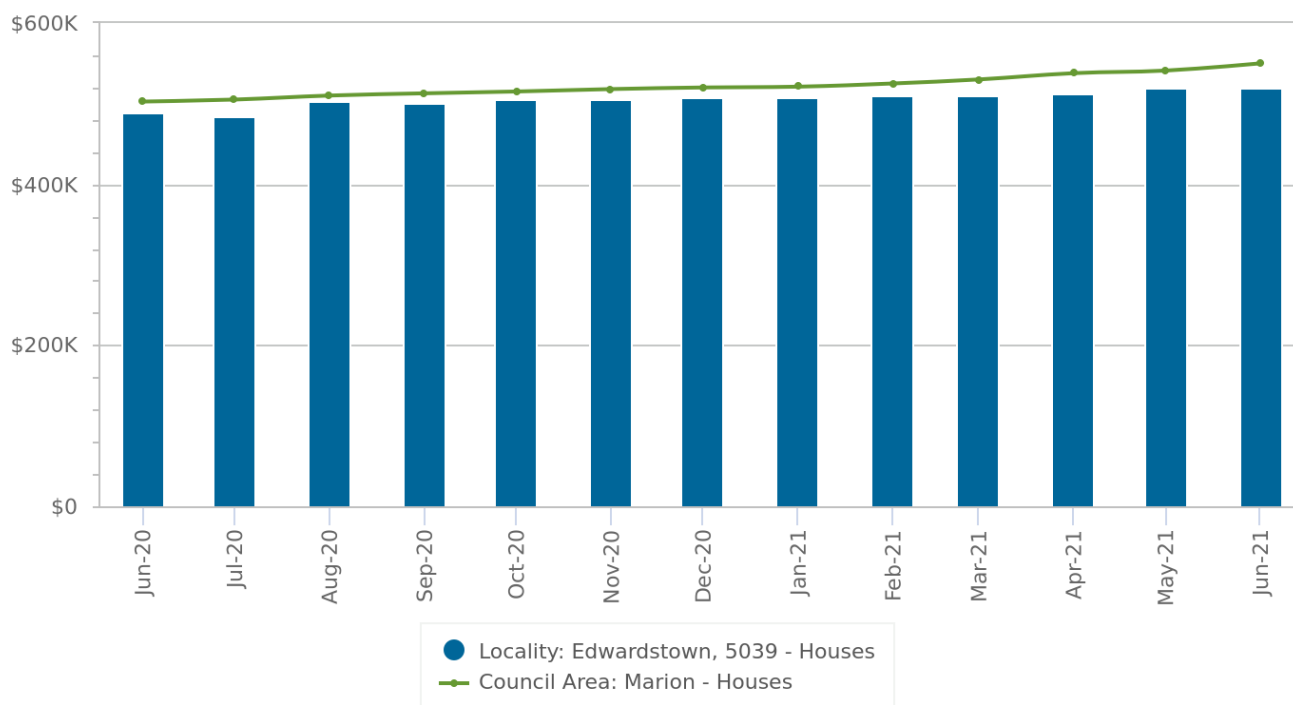
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Edwardstown Median Price	Marion Median Price
June 2021	\$520,000	\$550,000
May 2021	\$520,000	\$541,000
April 2021	\$513,150	\$537,775
March 2021	\$511,000	\$530,000
February 2021	\$510,000	\$525,000
January 2021	\$508,750	\$521,000
December 2020	\$508,750	\$520,000
November 2020	\$506,250	\$518,000
October 2020	\$505,000	\$515,000
September 2020	\$501,000	\$512,750
August 2020	\$503,000	\$510,000
July 2020	\$485,000	\$505,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



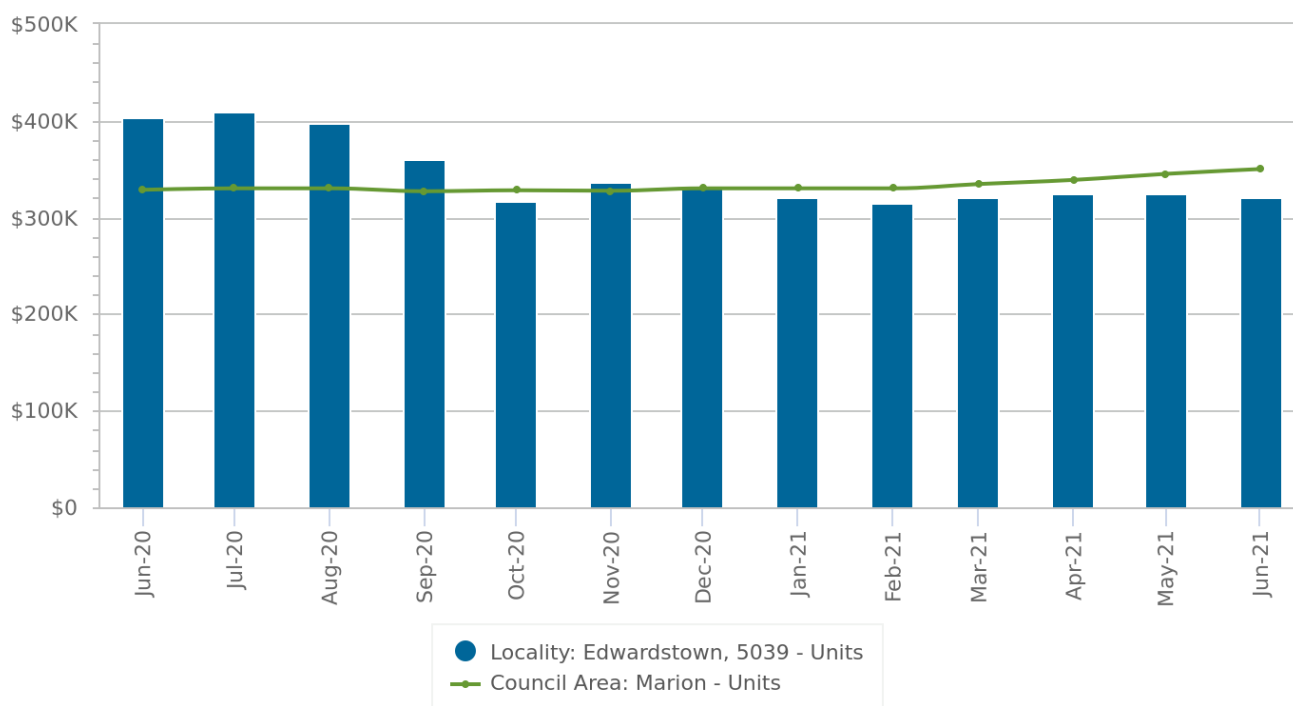
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Edwardstown Median Price	Marion Median Price
June 2021	\$320,000	\$350,000
May 2021	\$325,000	\$345,000
April 2021	\$325,000	\$338,750
March 2021	\$320,000	\$334,475
February 2021	\$315,000	\$330,000
January 2021	\$320,000	\$330,000
December 2020	\$330,000	\$330,000
November 2020	\$335,810	\$327,500
October 2020	\$317,500	\$328,000
September 2020	\$360,000	\$327,000
August 2020	\$397,375	\$330,000
July 2020	\$410,000	\$330,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Edwardstown Median Price	Marion Median Price
June 2021	\$323,750	\$340,000
May 2021	\$323,750	\$329,000
April 2021	\$323,750	\$320,000
March 2021	\$323,750	\$317,800
February 2021	\$317,500	\$313,000
January 2021	\$317,500	\$310,000
December 2020	\$315,000	\$305,000
November 2020	\$317,500	\$300,000
October 2020	\$330,000	\$300,000
September 2020	\$330,000	\$297,500
August 2020	\$315,250	\$296,250
July 2020	\$305,250	\$295,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

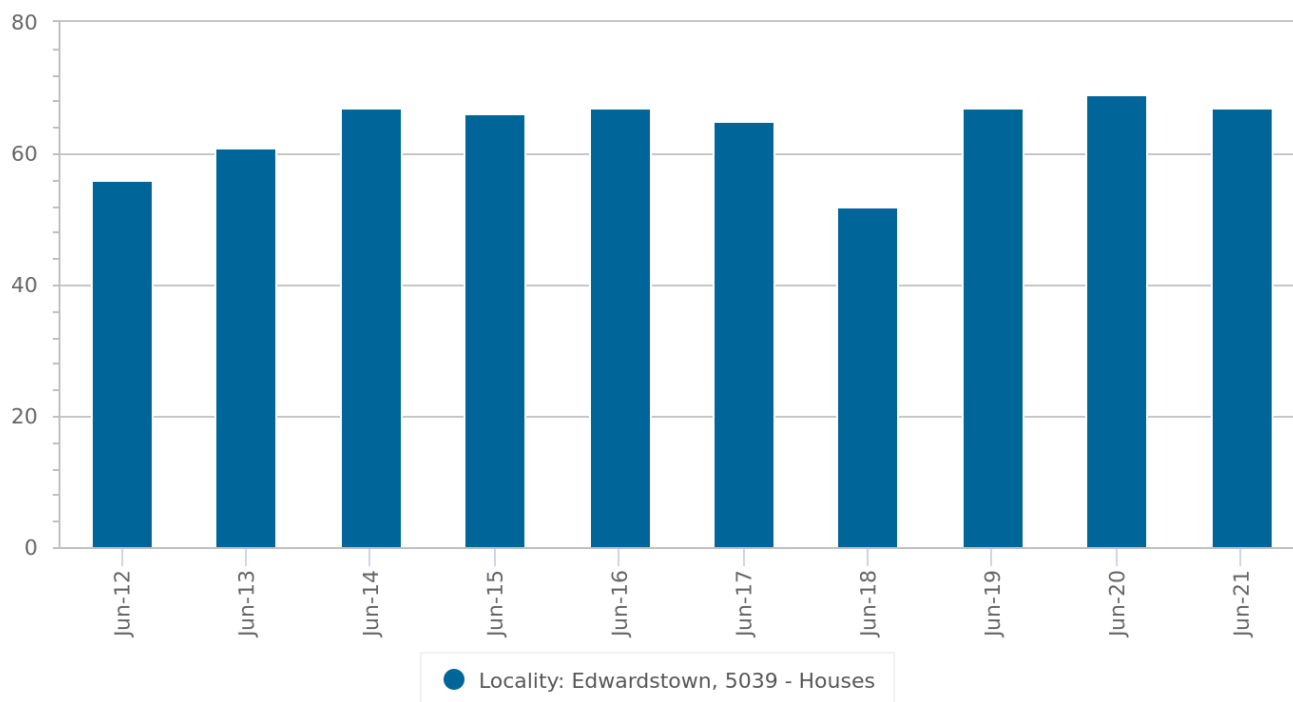
Sales Per Annum

Sales Per Annum (House)

Period Ending	Edwardstown
	Number
Jun 2021	67
Jun 2020	69
Jun 2019	67
Jun 2018	52
Jun 2017	65
Jun 2016	67
Jun 2015	66
Jun 2014	67
Jun 2013	61
Jun 2012	56

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



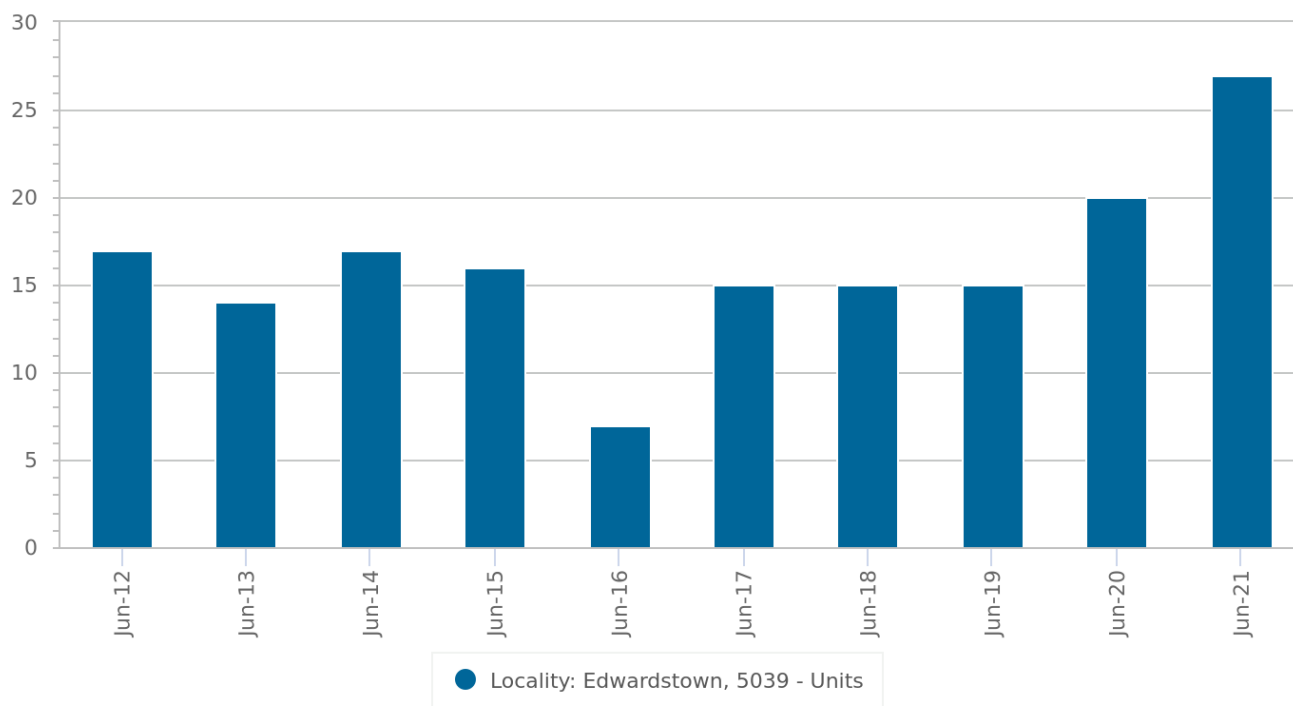
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Edwardstown Number
Jun 2021	27
Jun 2020	20
Jun 2019	15
Jun 2018	15
Jun 2017	15
Jun 2016	7
Jun 2015	16
Jun 2014	17
Jun 2013	14
Jun 2012	17

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



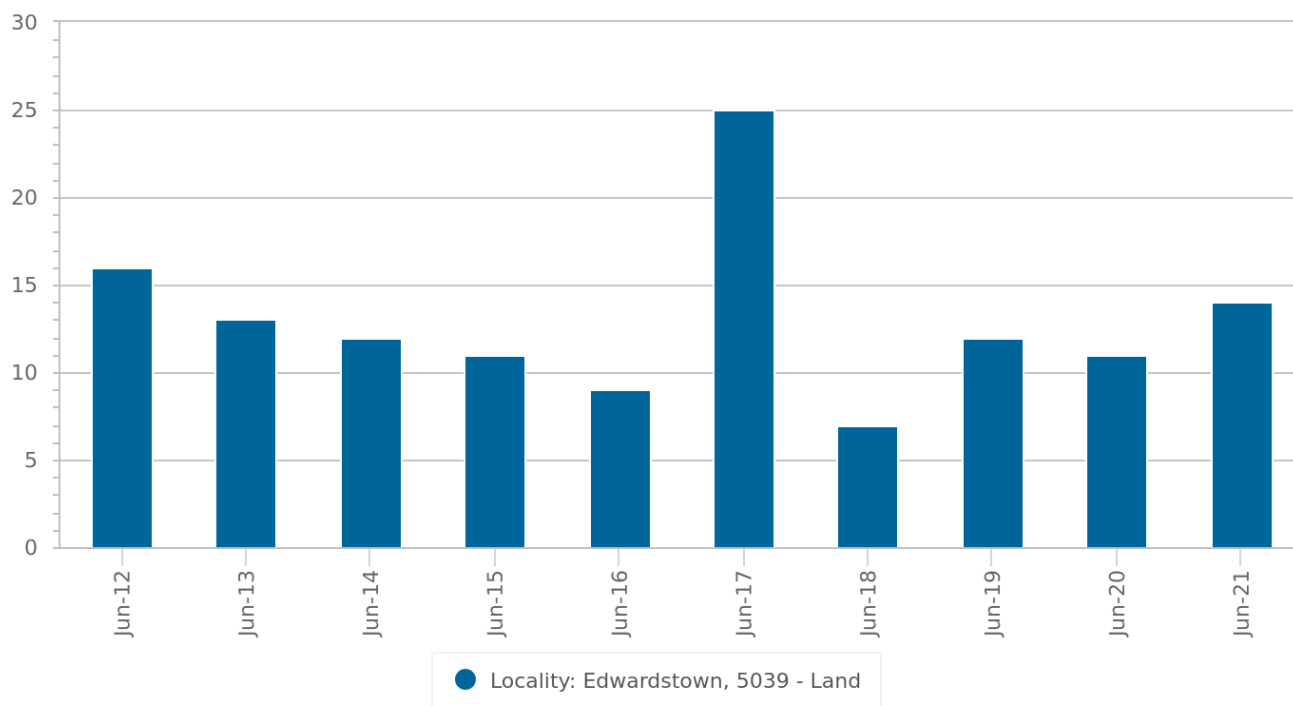
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Edwardstown Number
Jun 2021	14
Jun 2020	11
Jun 2019	12
Jun 2018	7
Jun 2017	25
Jun 2016	9
Jun 2015	11
Jun 2014	12
Jun 2013	13
Jun 2012	16

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

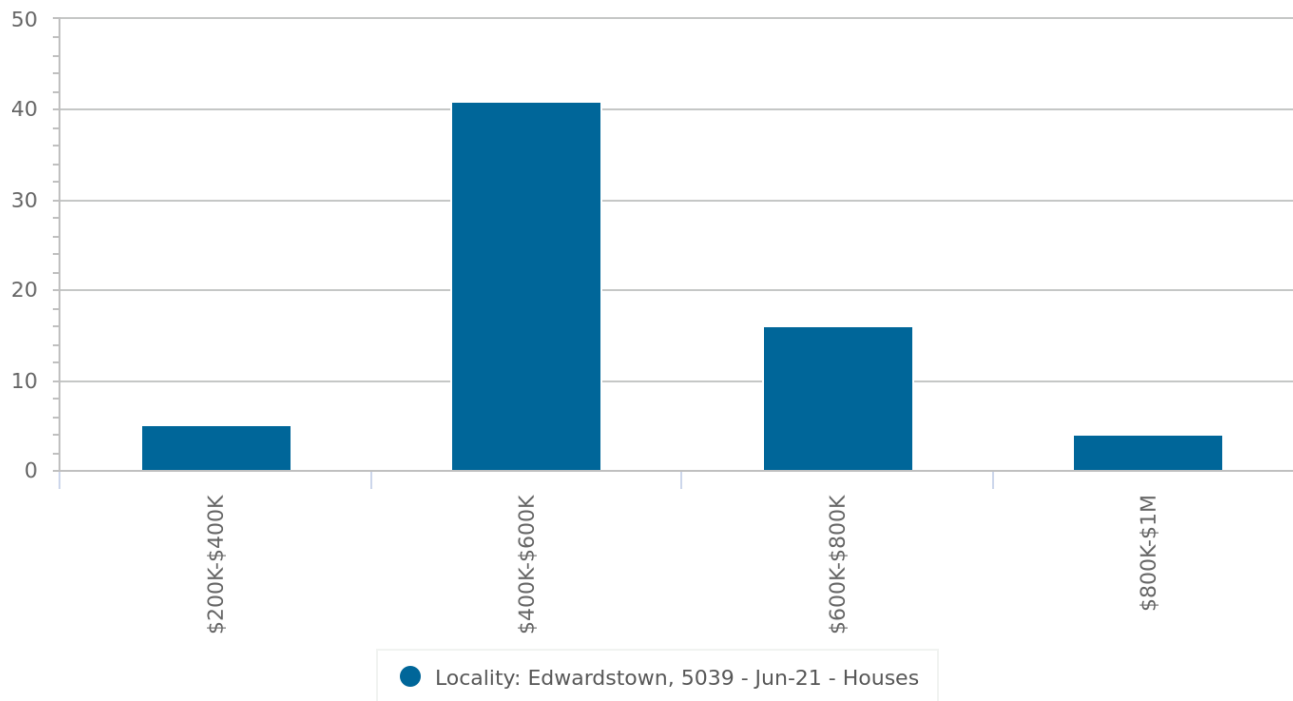
Sales By Price

Sales By Price - 12 months (House)

Price	Edwardstown
	Number
\$200K-\$400K	5
\$400K-\$600K	41
\$600K-\$800K	16
\$800K-\$1M	4

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



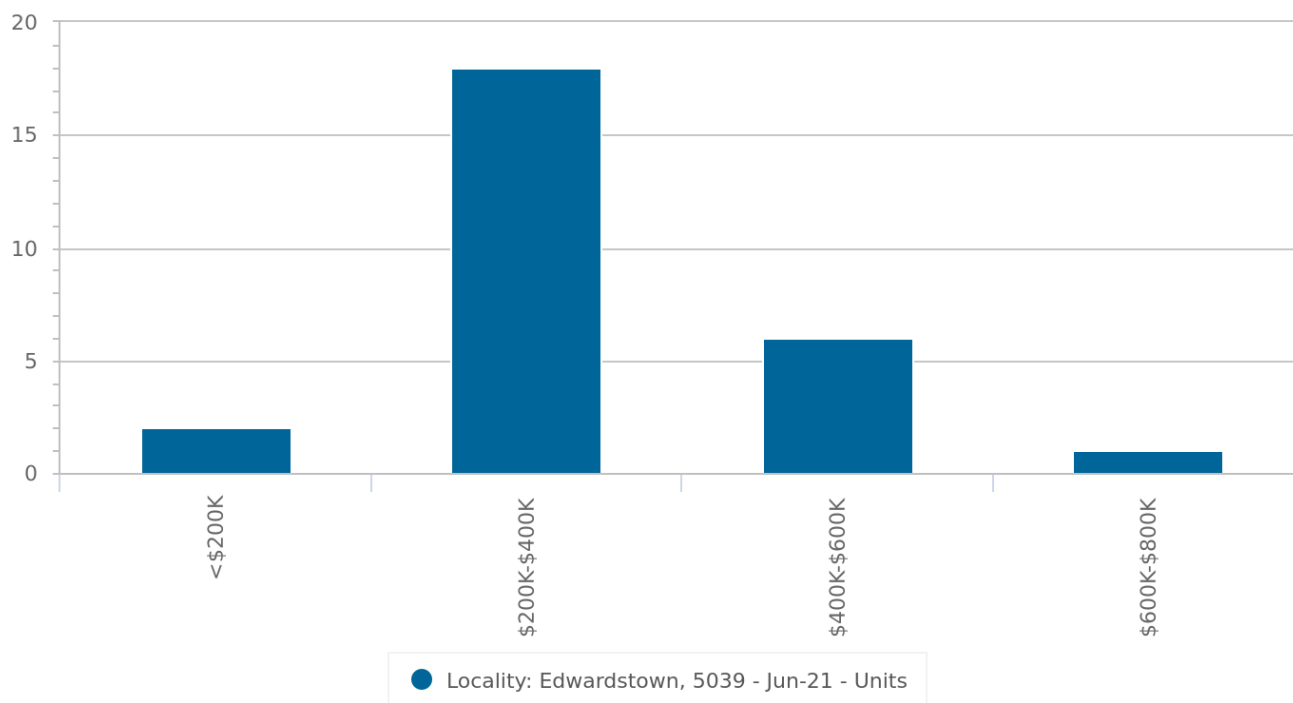
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Edwardstown	
	Number	
<\$200K	2	
\$200K-\$400K	18	
\$400K-\$600K	6	
\$600K-\$800K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



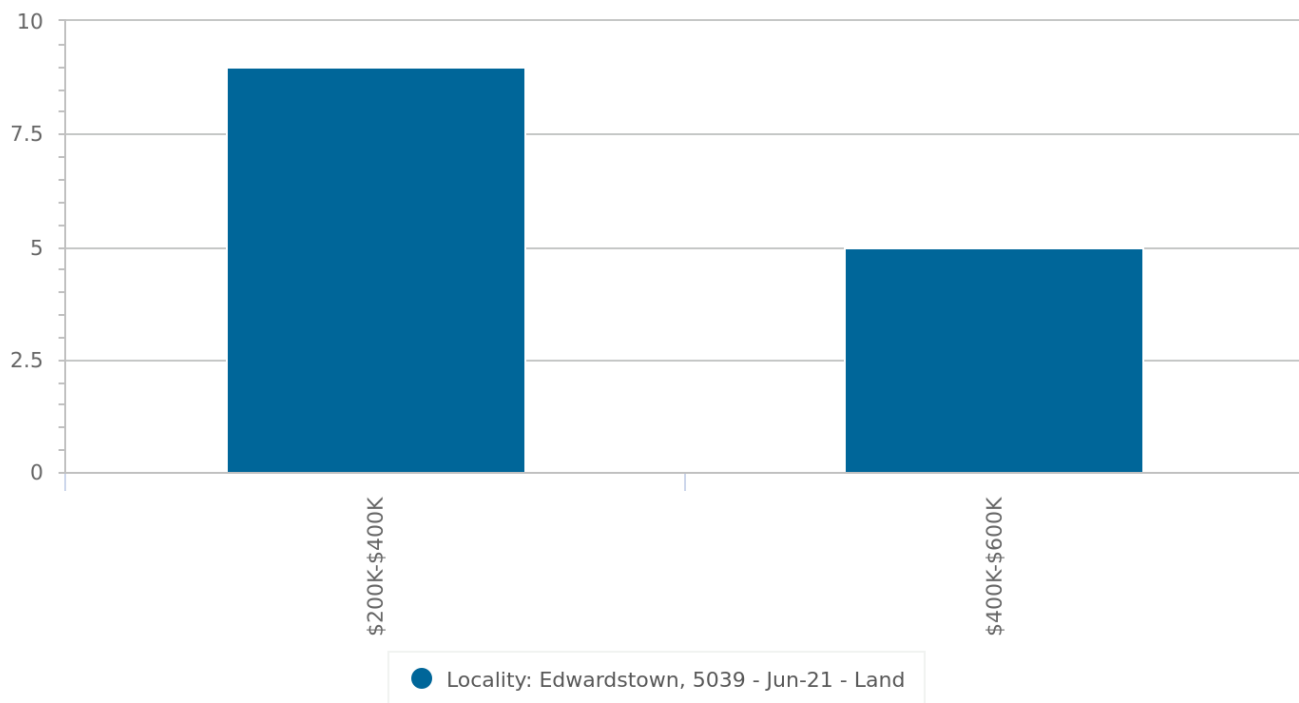
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Edwardstown	
	Number	
\$200K-\$400K	9	
\$400K-\$600K	5	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

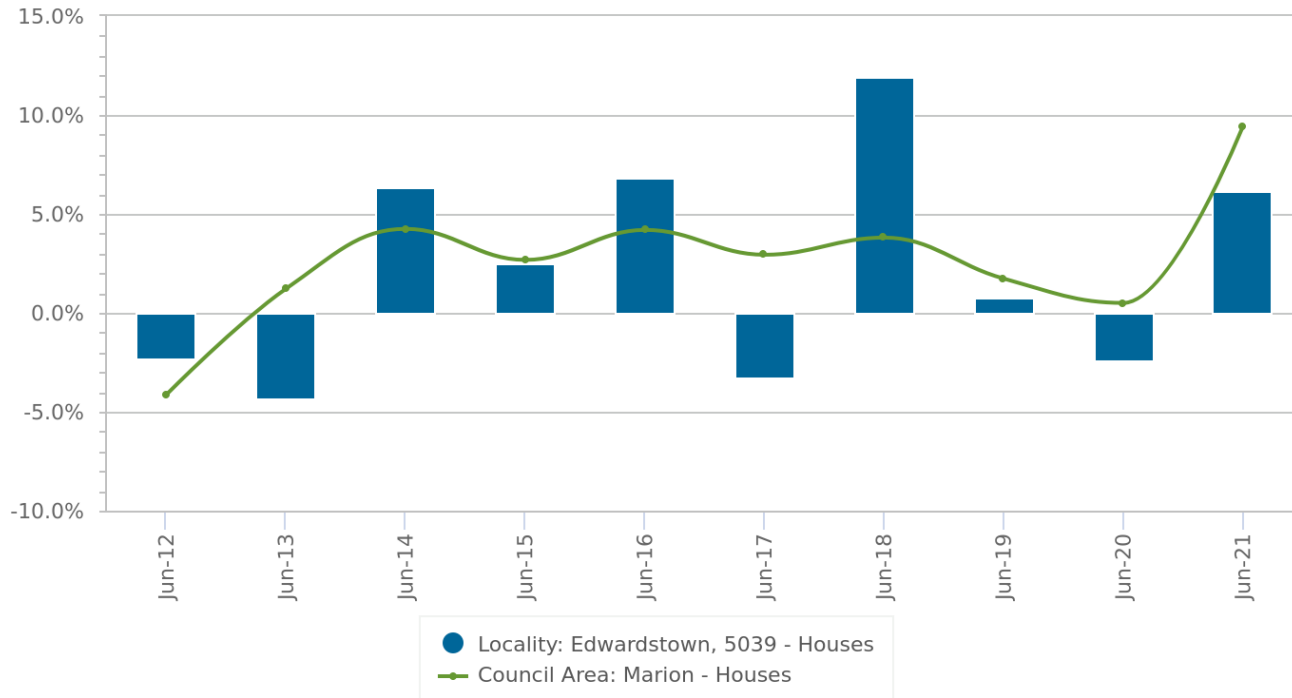
Change in Median Price

Change in Median Price (House)

Period	Edwardstown	Marion
	% Change	% Change
Jun 2021	6.12%	9.45%
Jun 2020	-2.39%	0.5%
Jun 2019	0.75%	1.73%
Jun 2018	11.97%	3.8%
Jun 2017	-3.26%	2.93%
Jun 2016	6.85%	4.19%
Jun 2015	2.5%	2.67%
Jun 2014	6.33%	4.24%
Jun 2013	-4.3%	1.23%
Jun 2012	-2.31%	-4.12%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



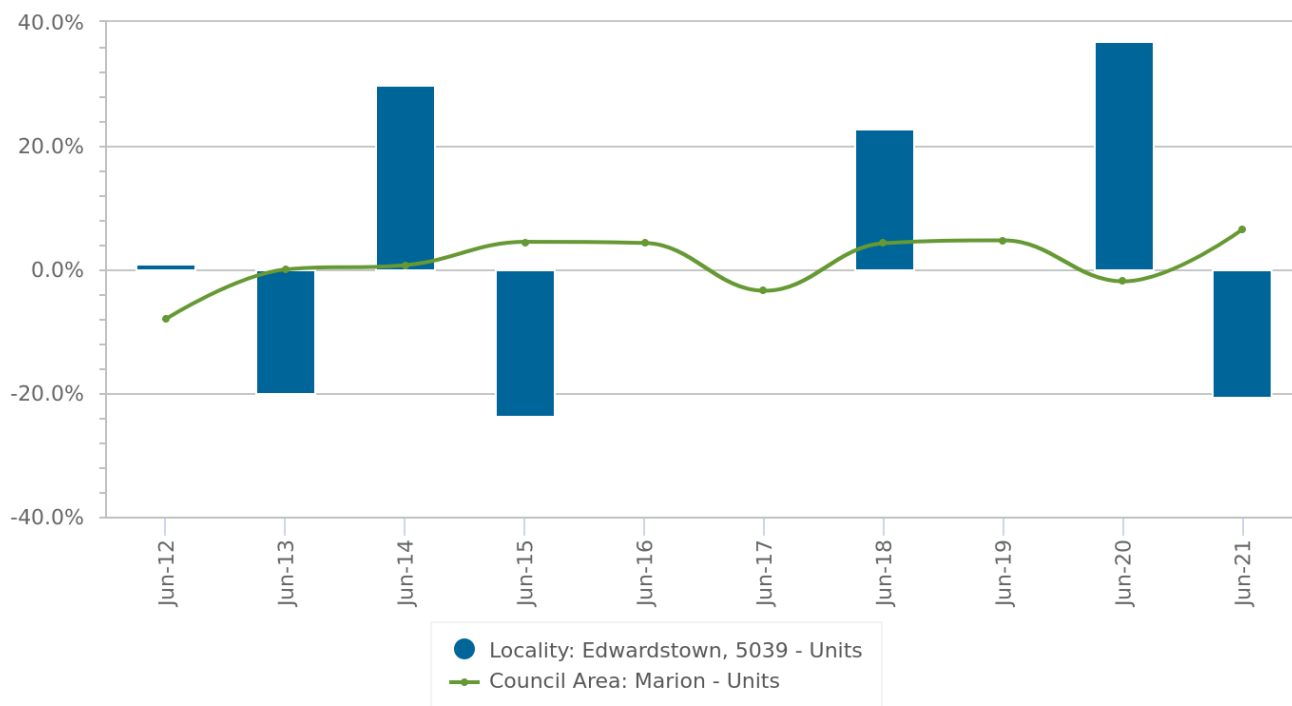
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Edwardstown % Change	Marion % Change
Jun 2021	-20.77%	6.54%
Jun 2020	36.91%	-1.94%
Jun 2019	0%	4.69%
Jun 2018	22.92%	4.23%
Jun 2017	0%	-3.46%
Jun 2016	0%	4.26%
Jun 2015	-23.59%	4.45%
Jun 2014	29.74%	0.69%
Jun 2013	-20%	0%
Jun 2012	0.87%	-7.94%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



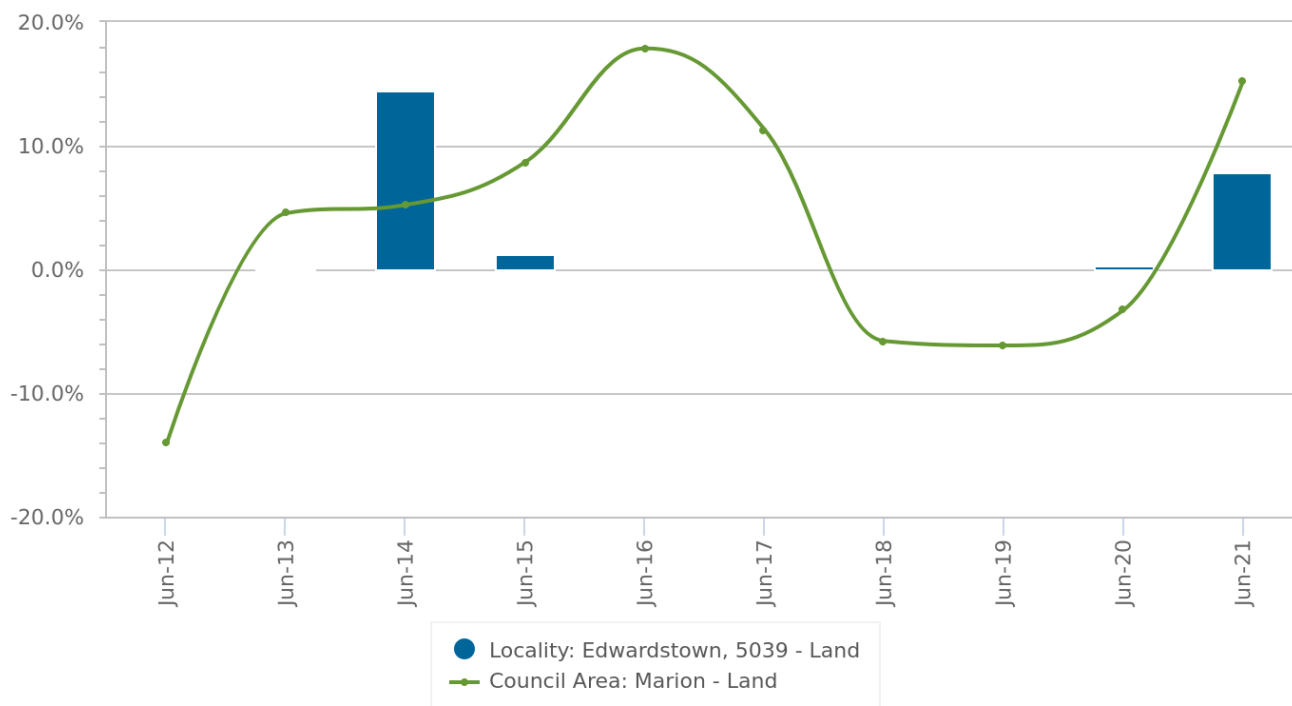
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Edwardstown % Change	Marion % Change
Jun 2021	7.92%	15.25%
Jun 2020	0.33%	-3.28%
Jun 2019	0%	-6.15%
Jun 2018	0%	-5.8%
Jun 2017	0%	11.29%
Jun 2016	0%	17.87%
Jun 2015	1.18%	8.68%
Jun 2014	14.41%	5.22%
Jun 2013	0.23%	4.55%
Jun 2012	0%	-14.06%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

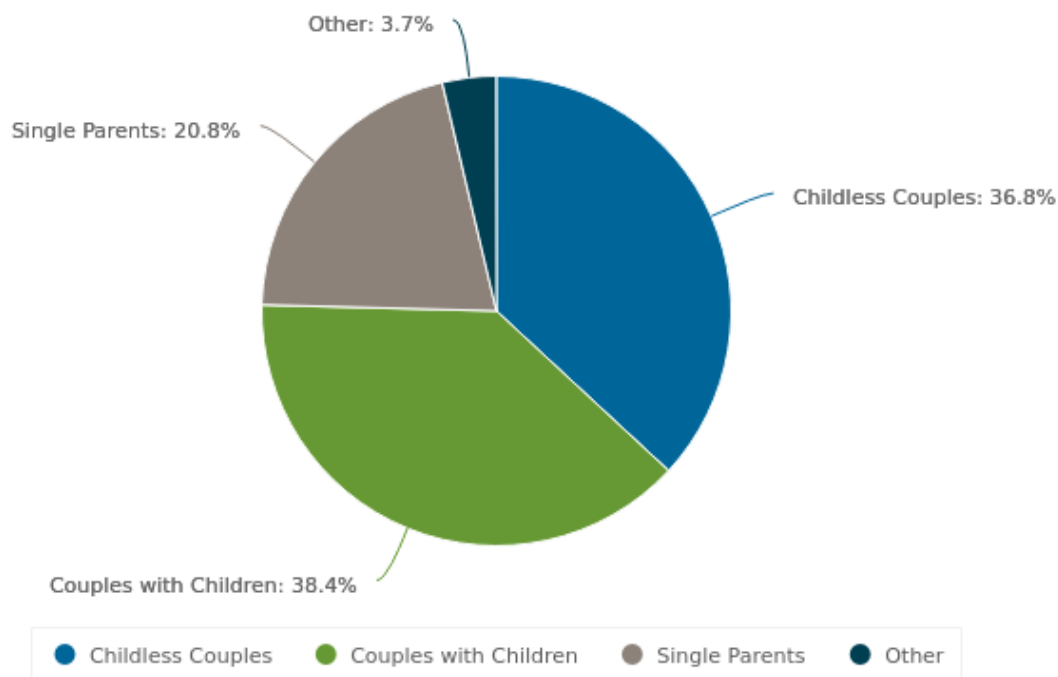
Household

Household Structure

Type	Percent
Couples with Children	38.4
Childless Couples	36.8
Single Parents	20.8
Other	3.7

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



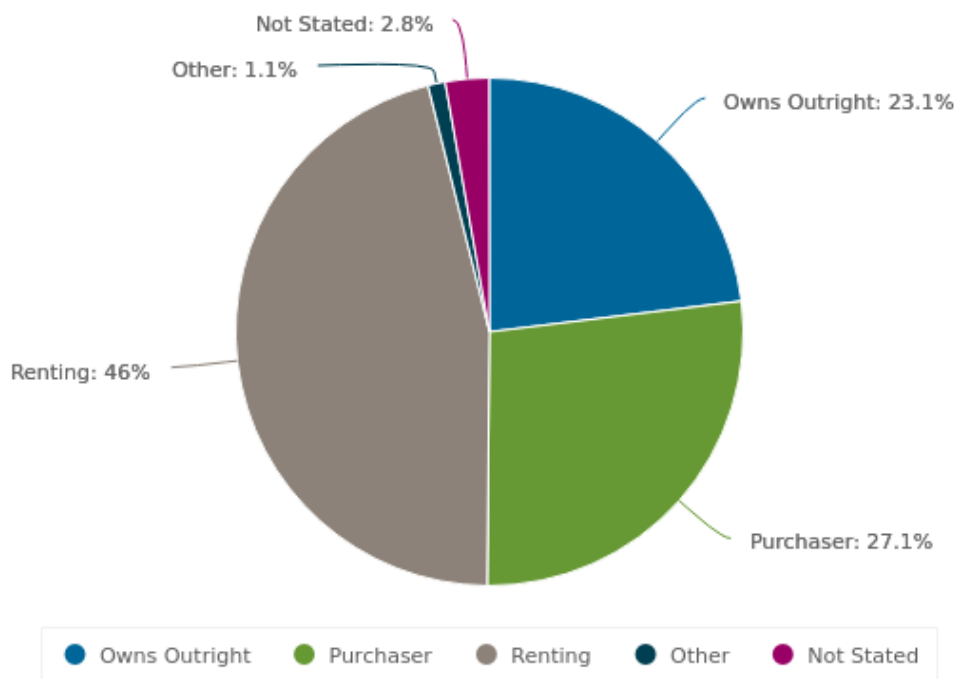
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	46.0
Purchaser	27.1
Owns Outright	23.1
Not Stated	2.8
Other	1.1

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Household Occupancy



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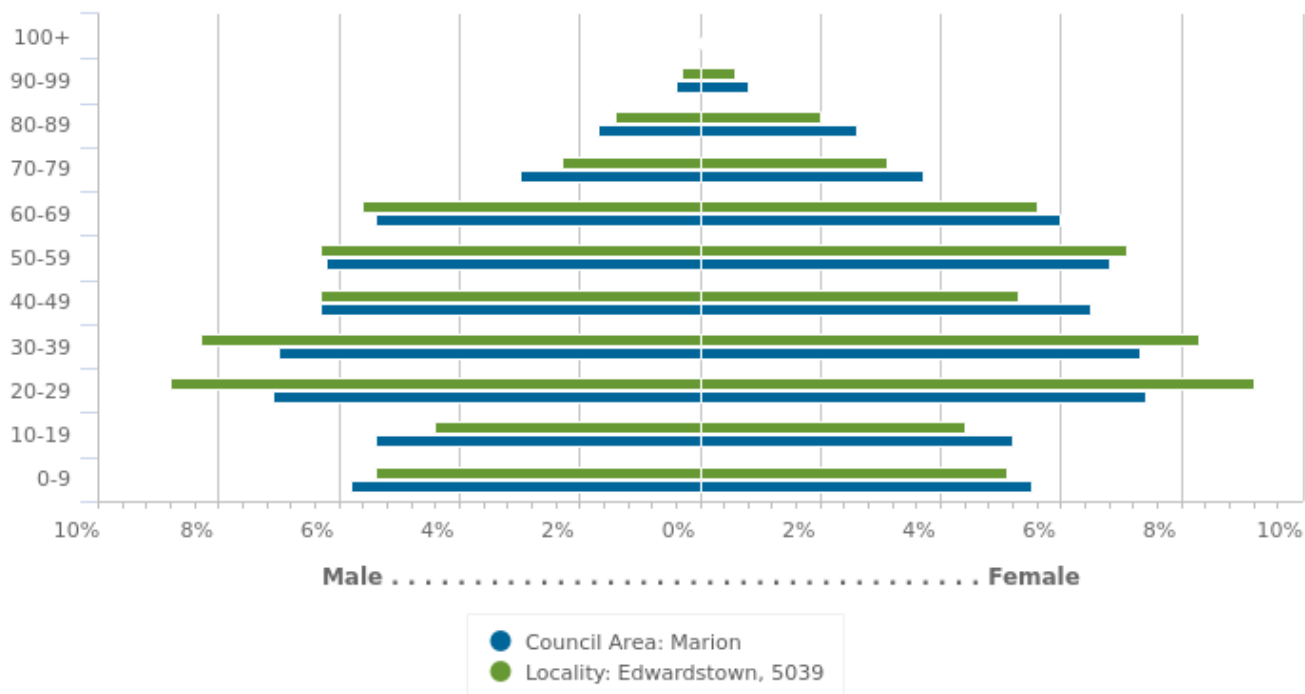
Age Sex Ratio

Age Sex Ratio

Age Group	Edwardstown		Marion	
	Male %	Female %	Male %	Female %
0-9	5.4	5.1	5.8	5.5
10-19	4.4	4.4	5.4	5.2
20-29	8.8	9.2	7.1	7.4
30-39	8.3	8.3	7.0	7.3
40-49	6.3	5.3	6.3	6.5
50-59	6.3	7.1	6.2	6.8
60-69	5.6	5.6	5.4	6.0
70-79	2.3	3.1	3.0	3.7
80-89	1.4	2.0	1.7	2.6
90-99	0.3	0.6	0.4	0.8
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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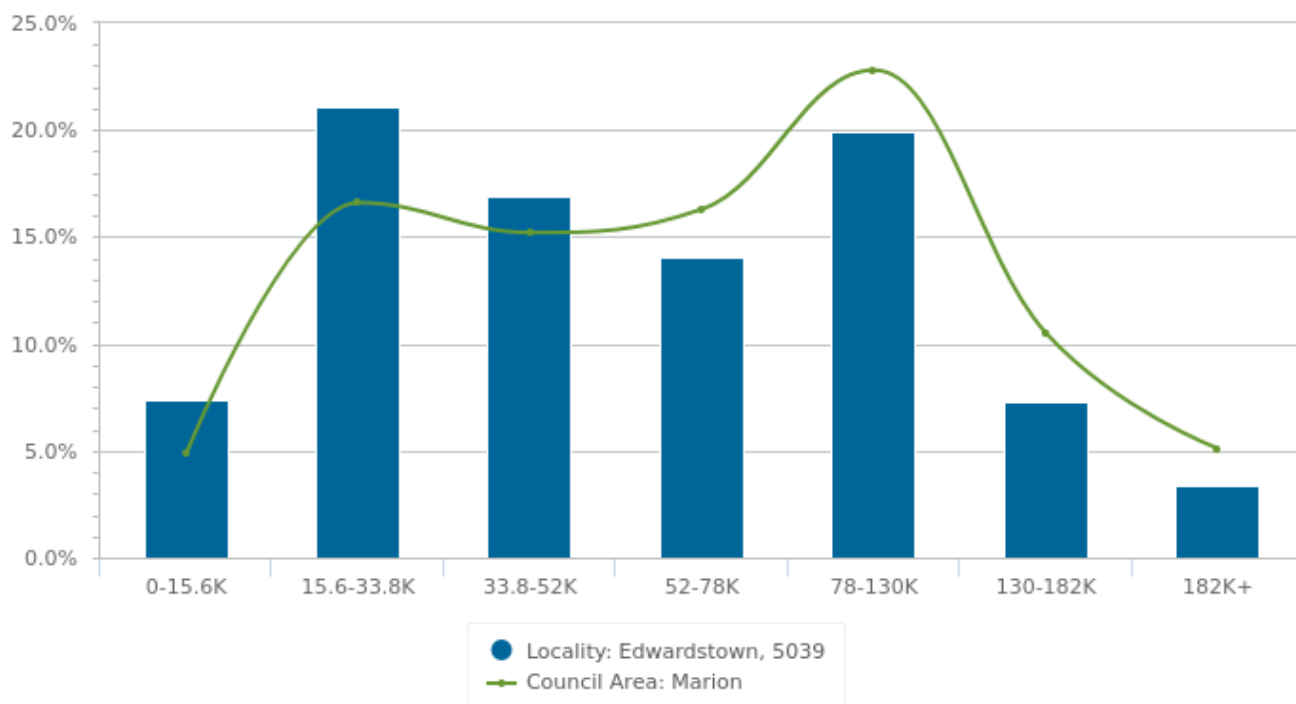
Household Income

Household Income

Income Range	Edwardstown %	Marion %
0-15.6K	7.4	4.9
15.6-33.8K	21.1	16.6
33.8-52K	16.9	15.2
52-78K	14.1	16.3
78-130K	19.9	22.8
130-182K	7.3	10.5
182K+	3.4	5.1

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Household Income



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