

Suburb Statistics Report

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Area Profile

The size of Fulham is approximately 1.3 square kilometres.

It has 10 parks covering nearly 4% of total area.

The population of Fulham in 2011 was 2,590 people.

By 2016 the population was 2,725 showing a population growth of 5.2% in the area during that time.

The predominant age group in Fulham is 50-59 years.

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

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

In 2011, 70.6% of the homes in Fulham were owner-occupied compared with 71.9% in 2016.

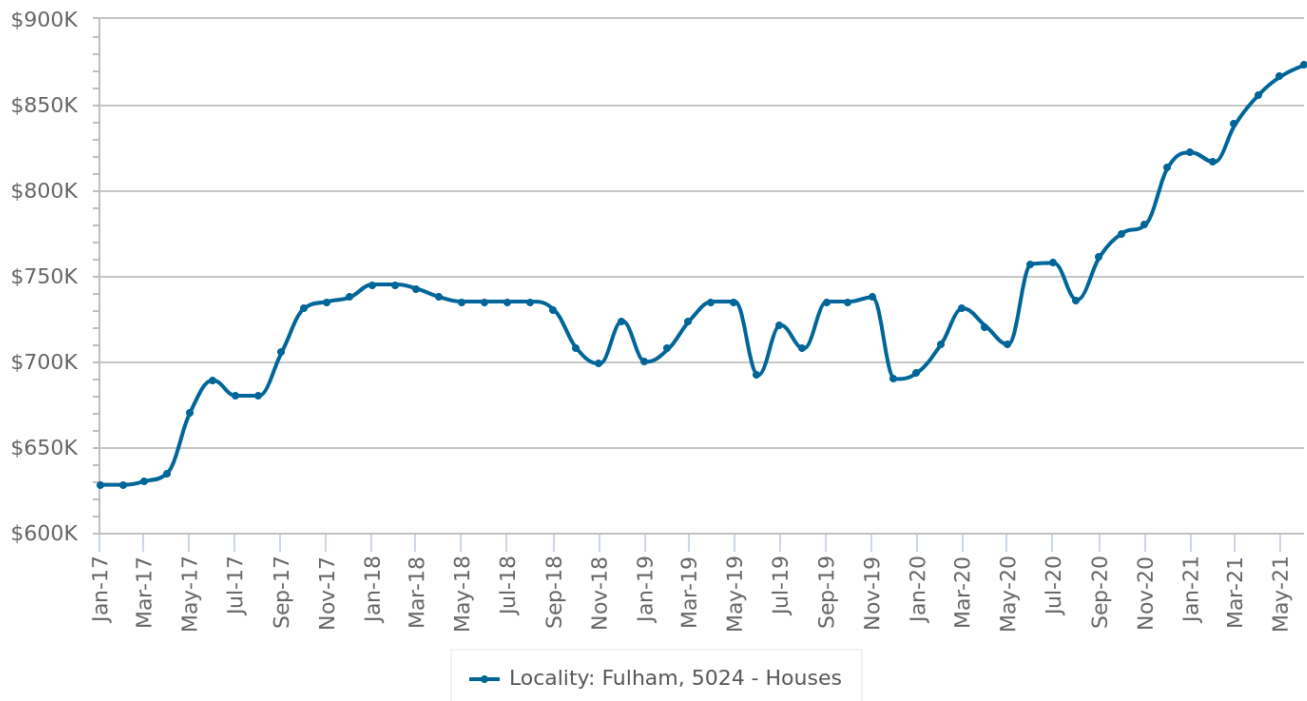
Currently the median sales price of houses in the area is \$873,000.

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	\$628,000	\$745,000	\$699,750	\$693,750	\$822,014
February	\$628,000	\$745,000	\$707,500	\$710,000	\$816,507
March	\$630,000	\$742,500	\$723,750	\$731,000	\$838,500
April	\$635,000	\$737,500	\$735,000	\$720,500	\$855,500
May	\$670,000	\$735,000	\$735,000	\$710,000	\$866,500
June	\$689,000	\$735,000	\$692,000	\$757,000	\$873,000
July	\$680,000	\$735,000	\$721,250	\$757,500	n/a
August	\$680,000	\$735,000	\$707,500	\$736,000	n/a
September	\$705,500	\$730,000	\$735,000	\$761,500	n/a
October	\$731,000	\$707,500	\$735,000	\$775,000	n/a
November	\$735,000	\$698,750	\$737,500	\$780,000	n/a
December	\$737,500	\$723,750	\$689,750	\$813,507	n/a

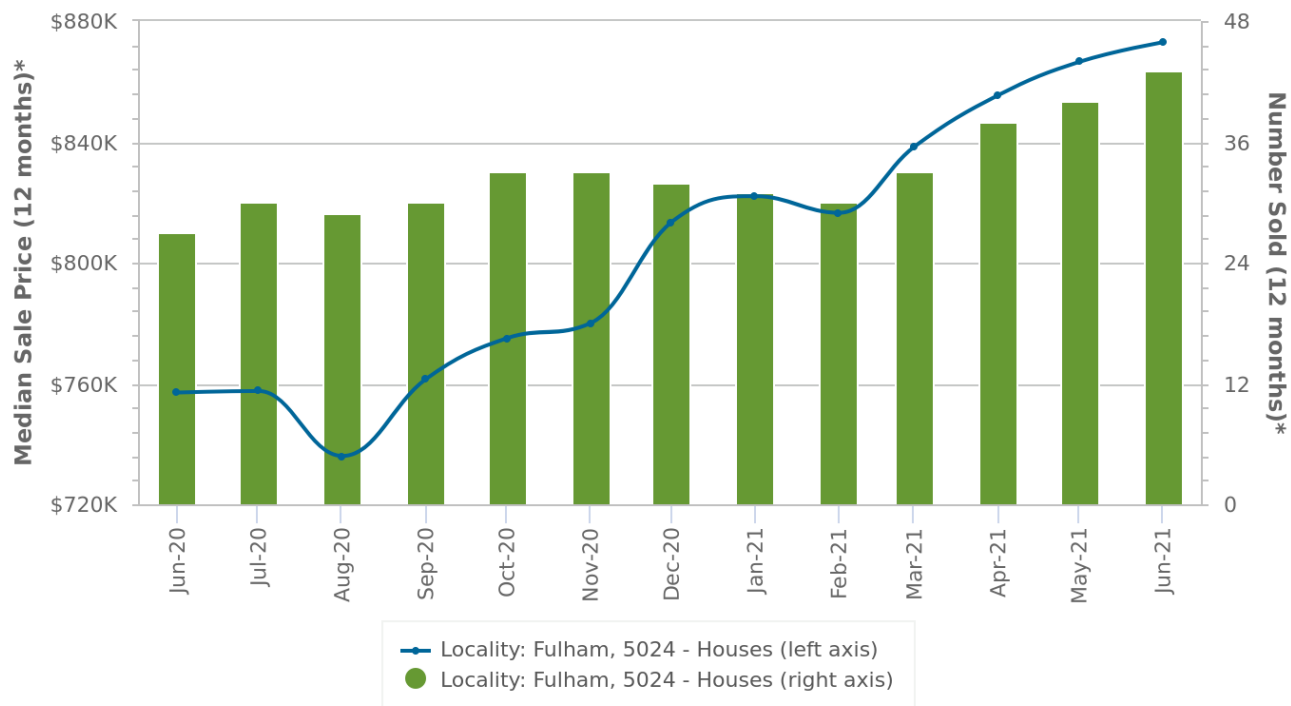
Statistics are calculated over a rolling 12 month period

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

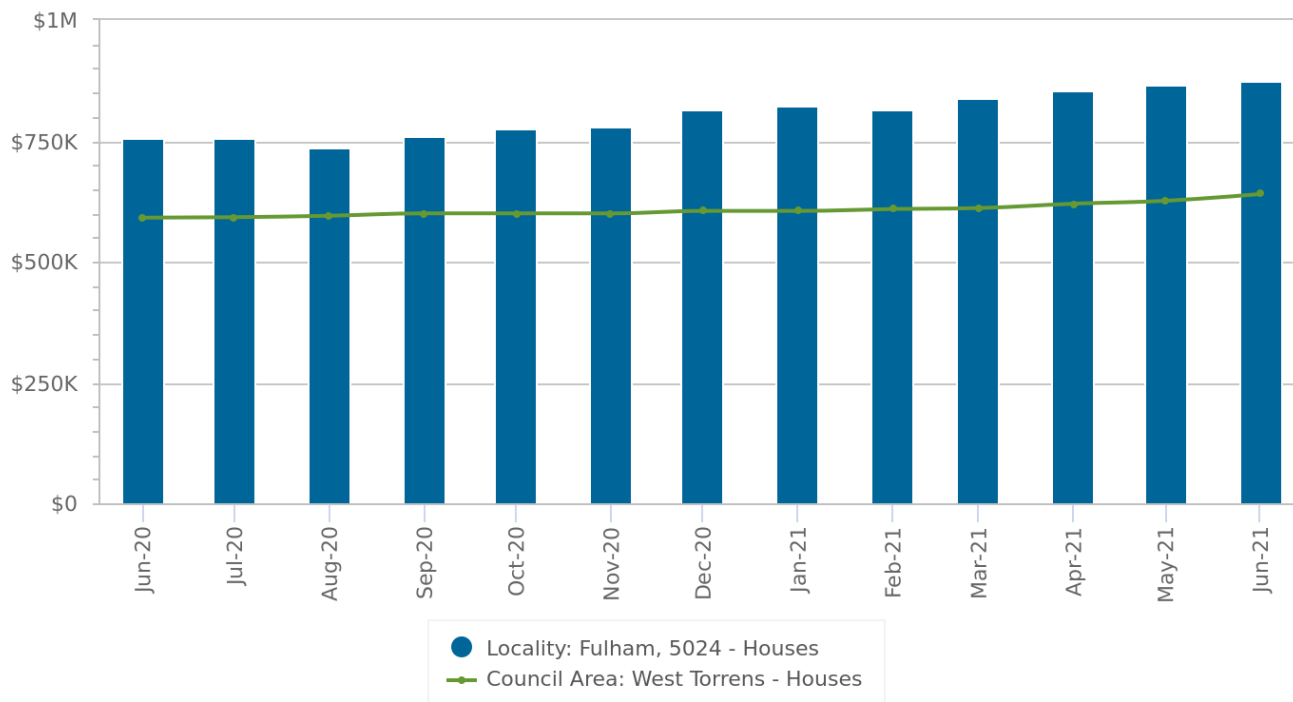
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Fulham Median Price	West Torrens Median Price
June 2021	\$873,000	\$640,000
May 2021	\$866,500	\$626,000
April 2021	\$855,500	\$620,000
March 2021	\$838,500	\$611,005
February 2021	\$816,507	\$609,000
January 2021	\$822,014	\$605,000
December 2020	\$813,507	\$605,000
November 2020	\$780,000	\$599,900
October 2020	\$775,000	\$600,000
September 2020	\$761,500	\$600,000
August 2020	\$736,000	\$595,000
July 2020	\$757,500	\$592,000

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 (Land)

Period	Fulham Median Price	West Torrens Median Price
June 2021	\$520,000	\$440,000
May 2021	\$480,000	\$434,500
April 2021	\$480,000	\$431,000
March 2021	\$480,000	\$429,000
February 2021	\$480,000	\$420,000
January 2021	\$480,000	\$417,500
December 2020	\$480,000	\$420,000
November 2020	\$480,000	\$395,000
October 2020	\$466,000	\$387,500
September 2020	\$486,000	\$388,750
August 2020	\$500,000	\$385,000
July 2020	\$476,000	\$392,500

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

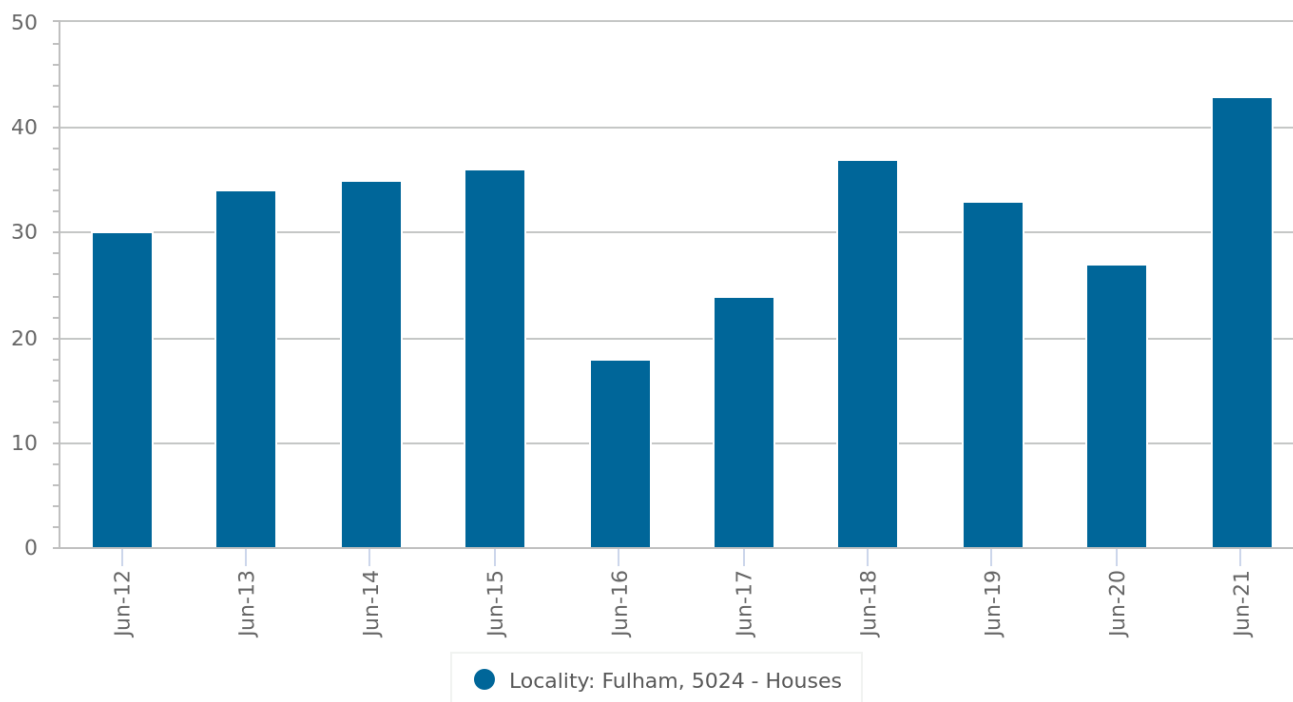
Sales Per Annum

Sales Per Annum (House)

Period Ending	Fulham Number
Jun 2021	43
Jun 2020	27
Jun 2019	33
Jun 2018	37
Jun 2017	24
Jun 2016	18
Jun 2015	36
Jun 2014	35
Jun 2013	34
Jun 2012	30

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



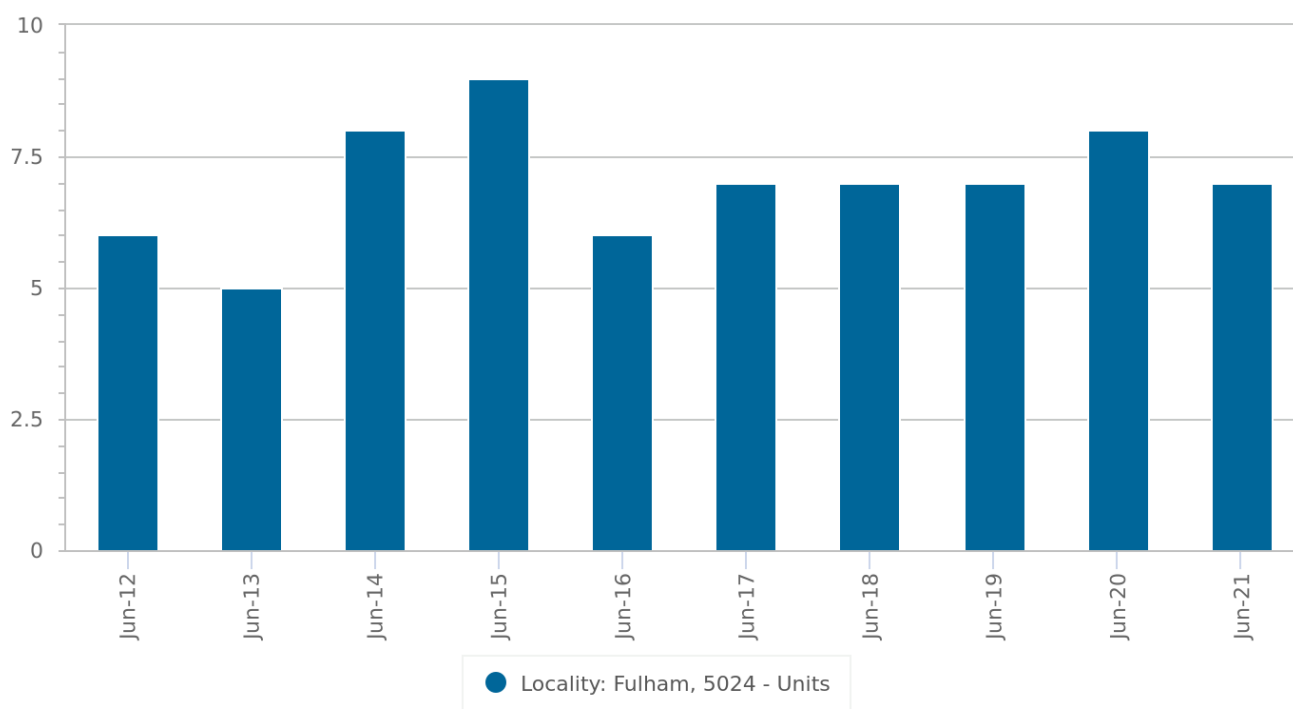
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Fulham Number
Jun 2021	7
Jun 2020	8
Jun 2019	7
Jun 2018	7
Jun 2017	7
Jun 2016	6
Jun 2015	9
Jun 2014	8
Jun 2013	5
Jun 2012	6

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



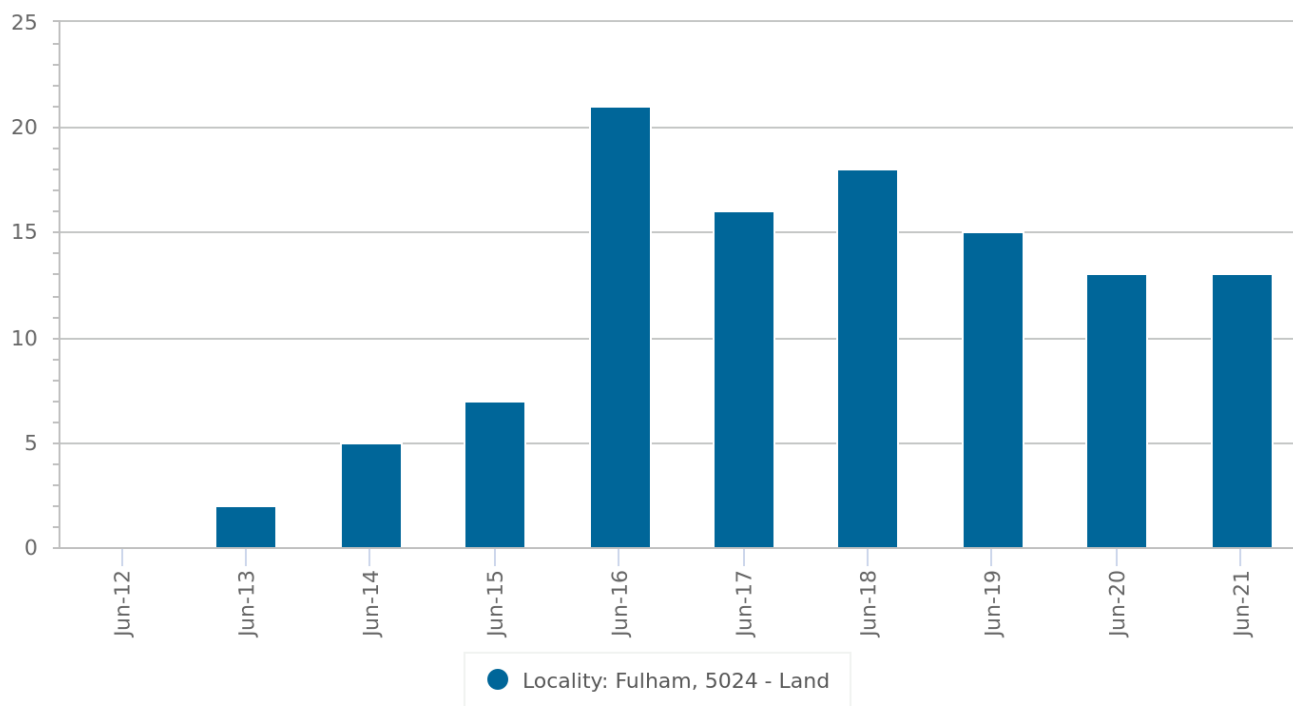
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Fulham Number
Jun 2021	13
Jun 2020	13
Jun 2019	15
Jun 2018	18
Jun 2017	16
Jun 2016	21
Jun 2015	7
Jun 2014	5
Jun 2013	2
Jun 2012	0

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

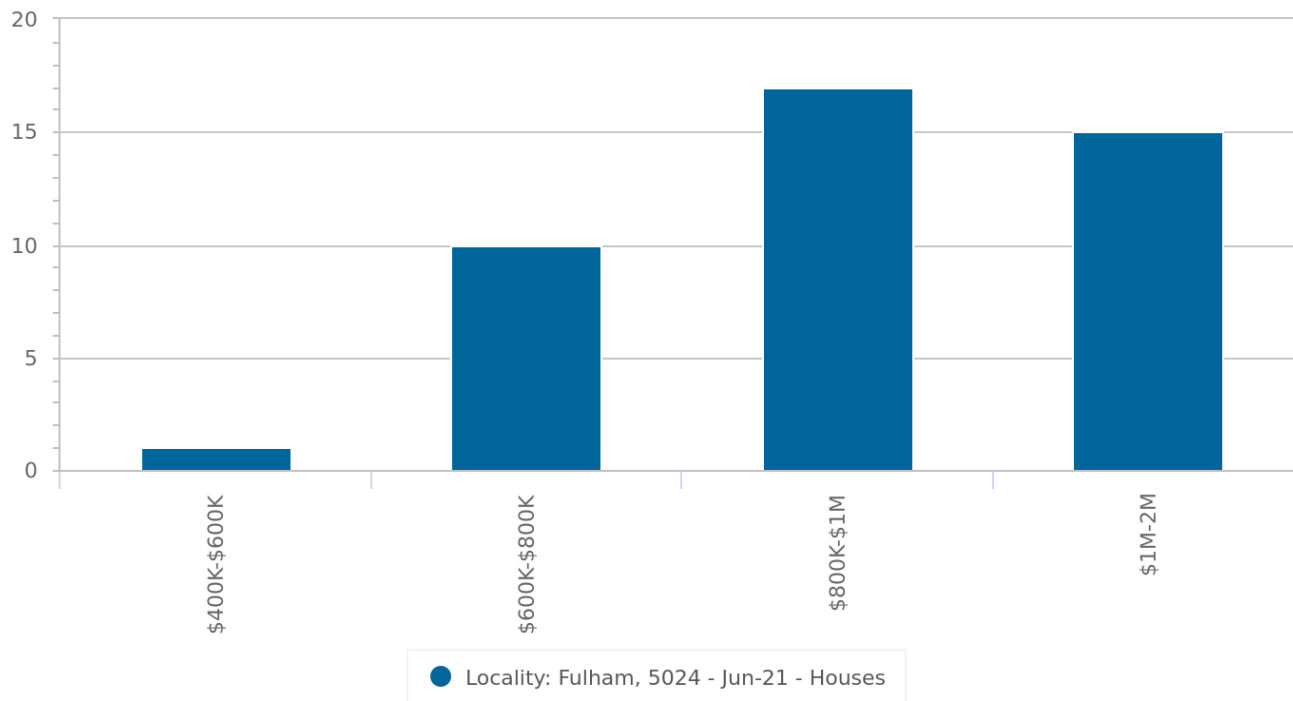
Sales By Price

Sales By Price - 12 months (House)

Price	Fulham	
	Number	
\$400K-\$600K	1	
\$600K-\$800K	10	
\$800K-\$1M	17	
\$1M-\$2M	15	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



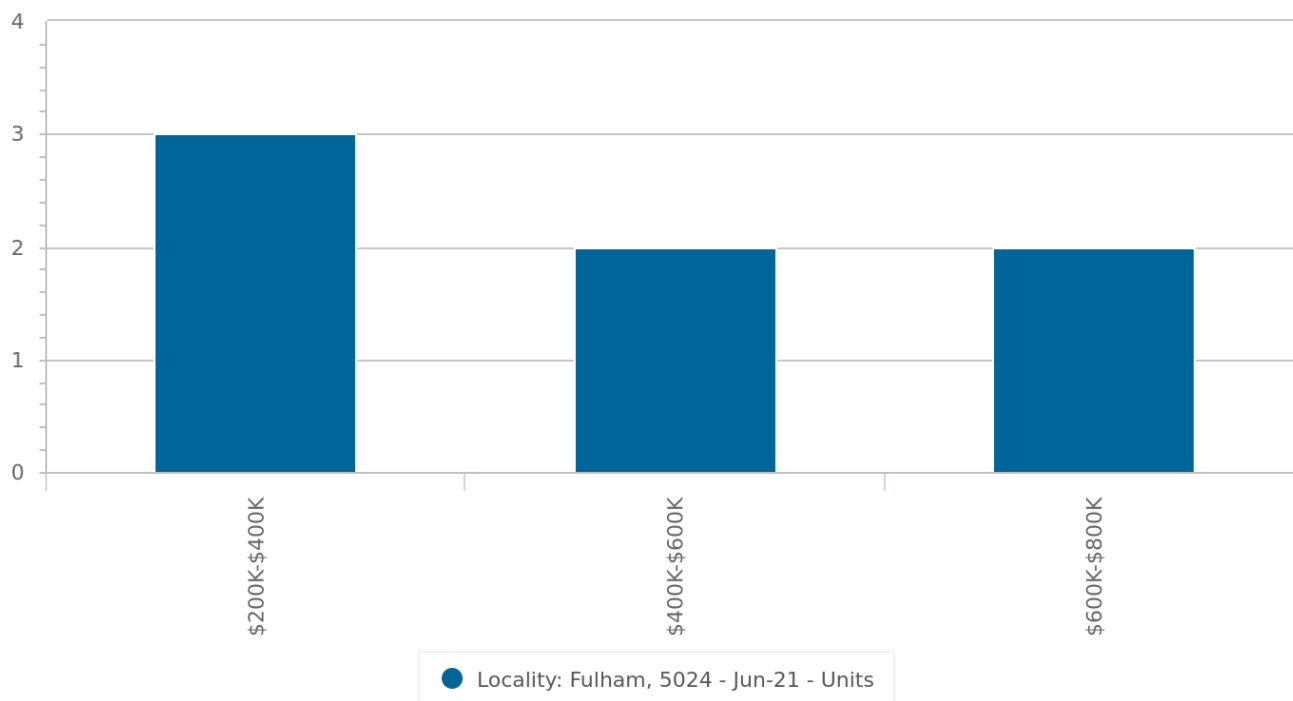
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Fulham	
	Number	
\$200K-\$400K	3	
\$400K-\$600K	2	
\$600K-\$800K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



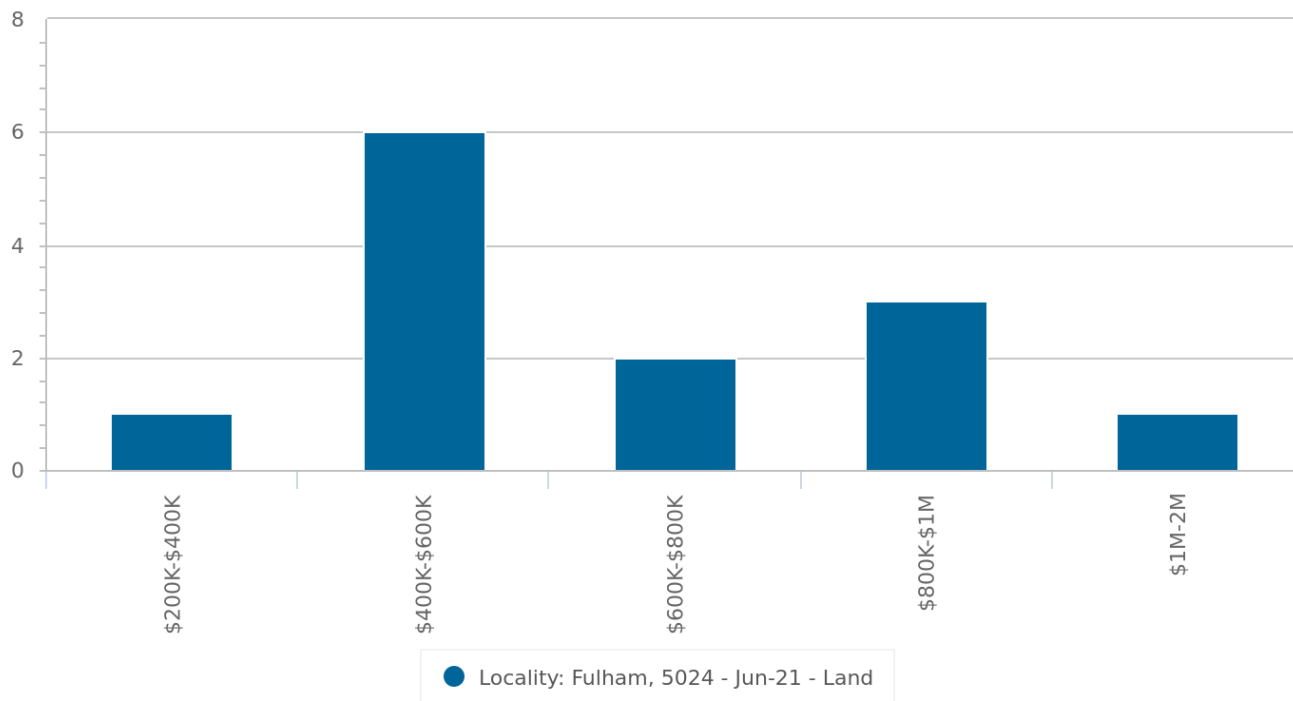
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Fulham Number
\$200K-\$400K	1
\$400K-\$600K	6
\$600K-\$800K	2
\$800K-\$1M	3
\$1M-\$2M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

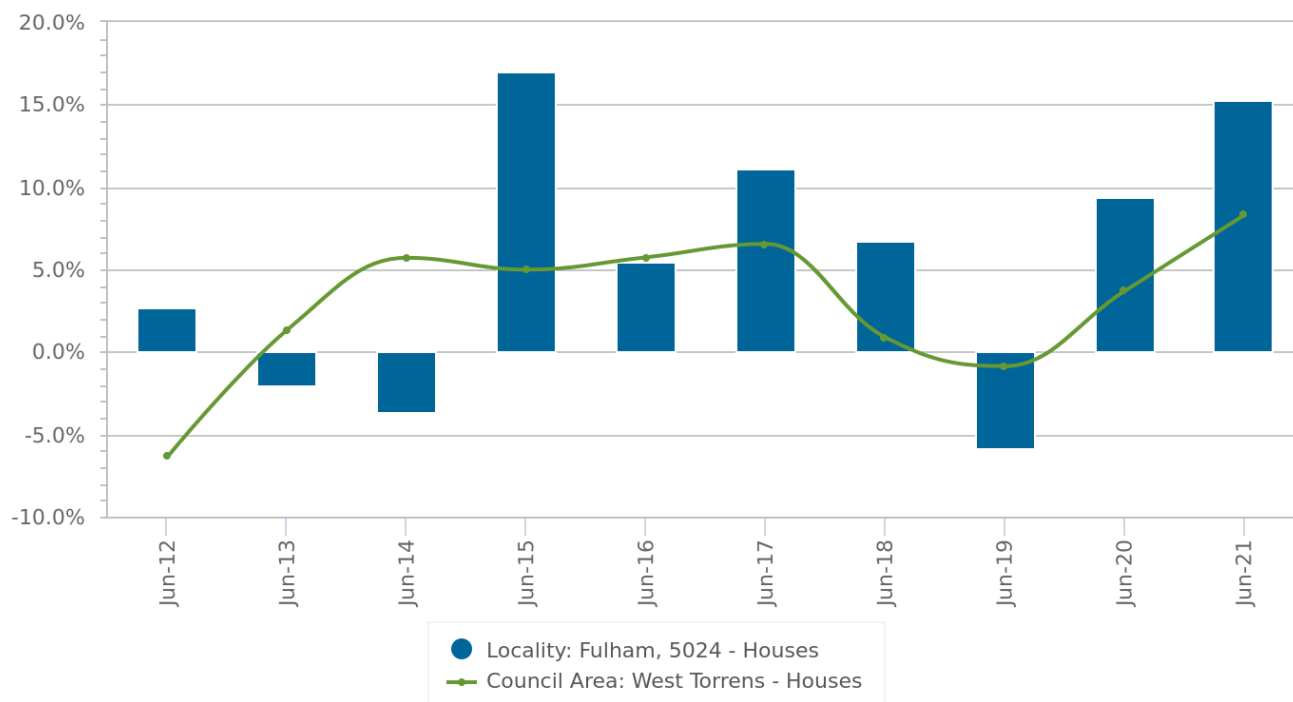
Change in Median Price

Change in Median Price (House)

Period	Fulham % Change	West Torrens % Change
Jun 2021	15.32%	8.29%
Jun 2020	9.39%	3.68%
Jun 2019	-5.85%	-0.87%
Jun 2018	6.68%	0.88%
Jun 2017	11.13%	6.54%
Jun 2016	5.44%	5.73%
Jun 2015	17.01%	4.98%
Jun 2014	-3.64%	5.7%
Jun 2013	-2.07%	1.33%
Jun 2012	2.7%	-6.35%

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	Fulham % Change	West Torrens % Change
Jun 2020	0%	4.29%
Jun 2019	0%	2.34%
Jun 2018	0%	7.55%
Jun 2017	0%	9.66%
Jun 2016	0%	1.4%
Jun 2015	0%	-1.04%
Jun 2014	0%	5.09%
Jun 2013	0%	-1.65%
Jun 2012	0%	-0.31%
Jun 2011	0%	0%

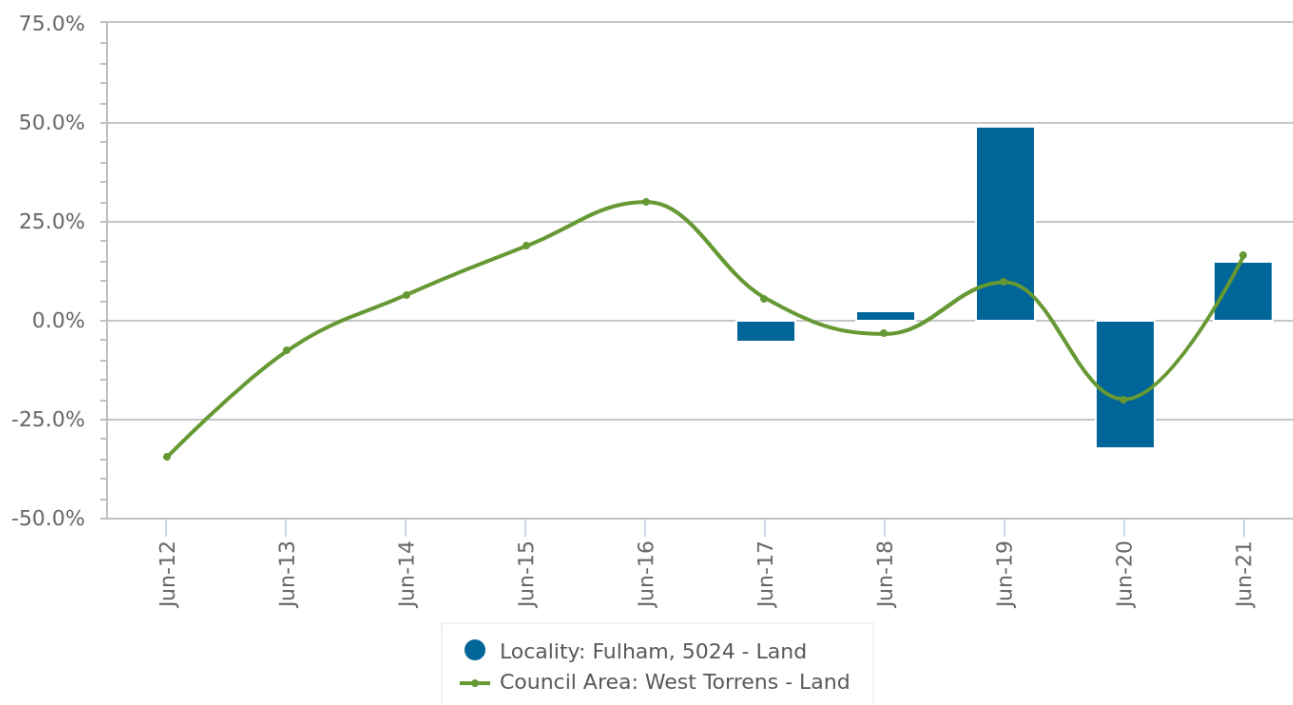
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Fulham % Change	West Torrens % Change
Jun 2021	15.04%	16.4%
Jun 2020	-32.03%	-20.08%
Jun 2019	49.02%	9.49%
Jun 2018	2.59%	-3.57%
Jun 2017	-5.43%	5.41%
Jun 2016	0%	29.77%
Jun 2015	0%	18.65%
Jun 2014	0%	6.36%
Jun 2013	0%	-7.82%
Jun 2012	0%	-34.53%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

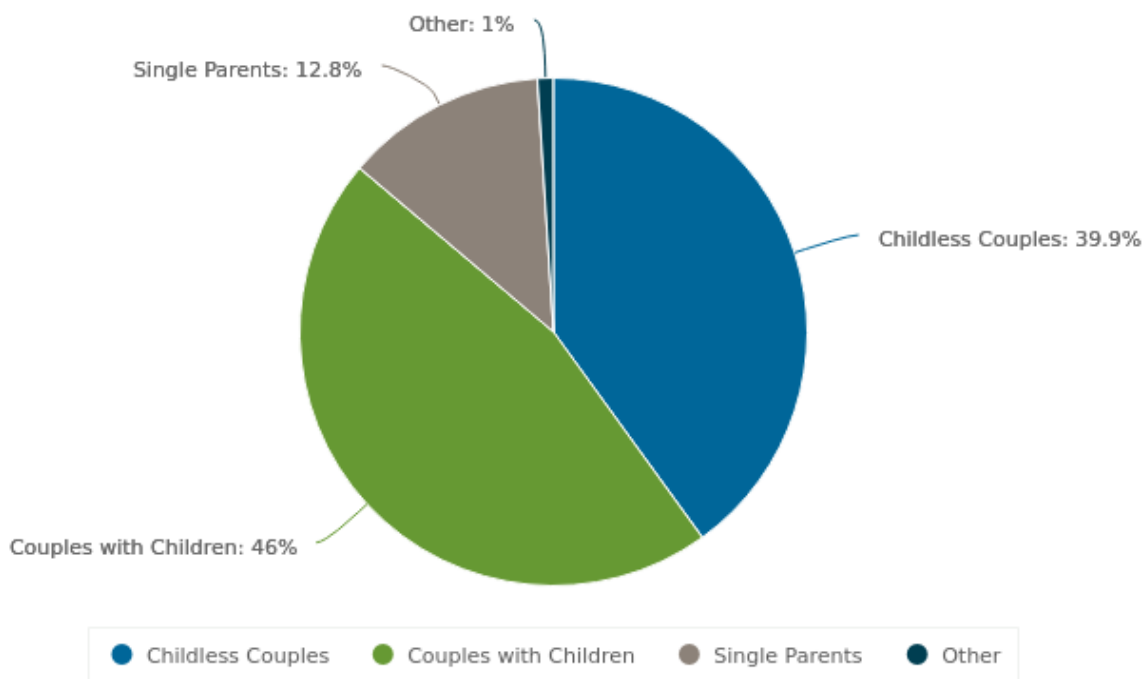
Household

Household Structure

Type	Percent
Couples with Children	46.0
Childless Couples	39.9
Single Parents	12.8
Other	1.0

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

Household Structure



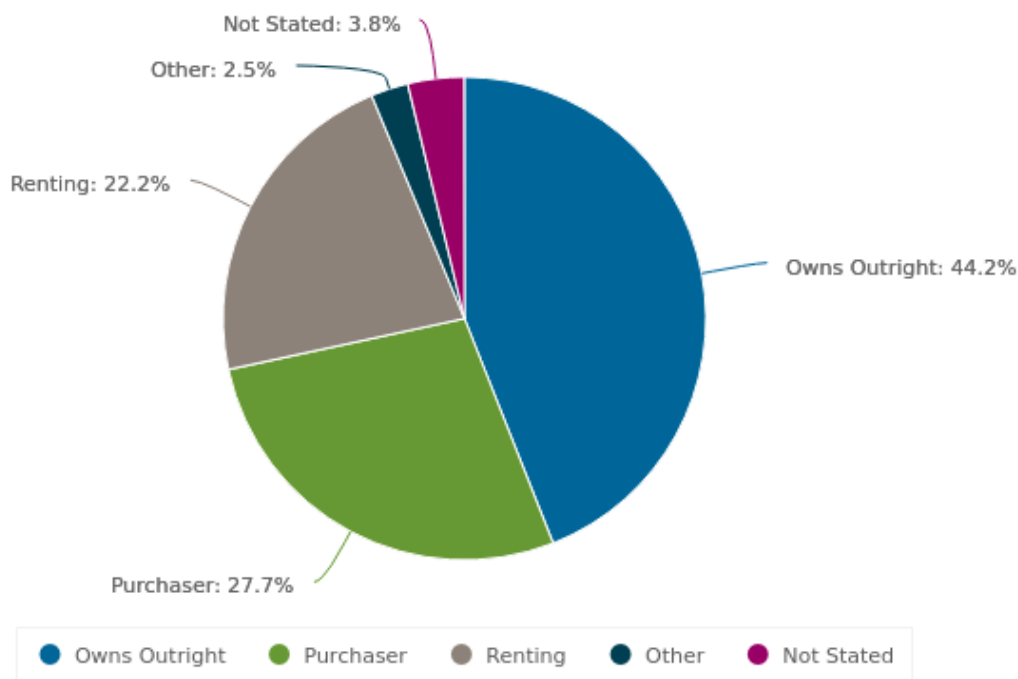
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Owns Outright	44.2
Purchaser	27.7
Renting	22.2
Not Stated	3.8
Other	2.5

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

Household Occupancy



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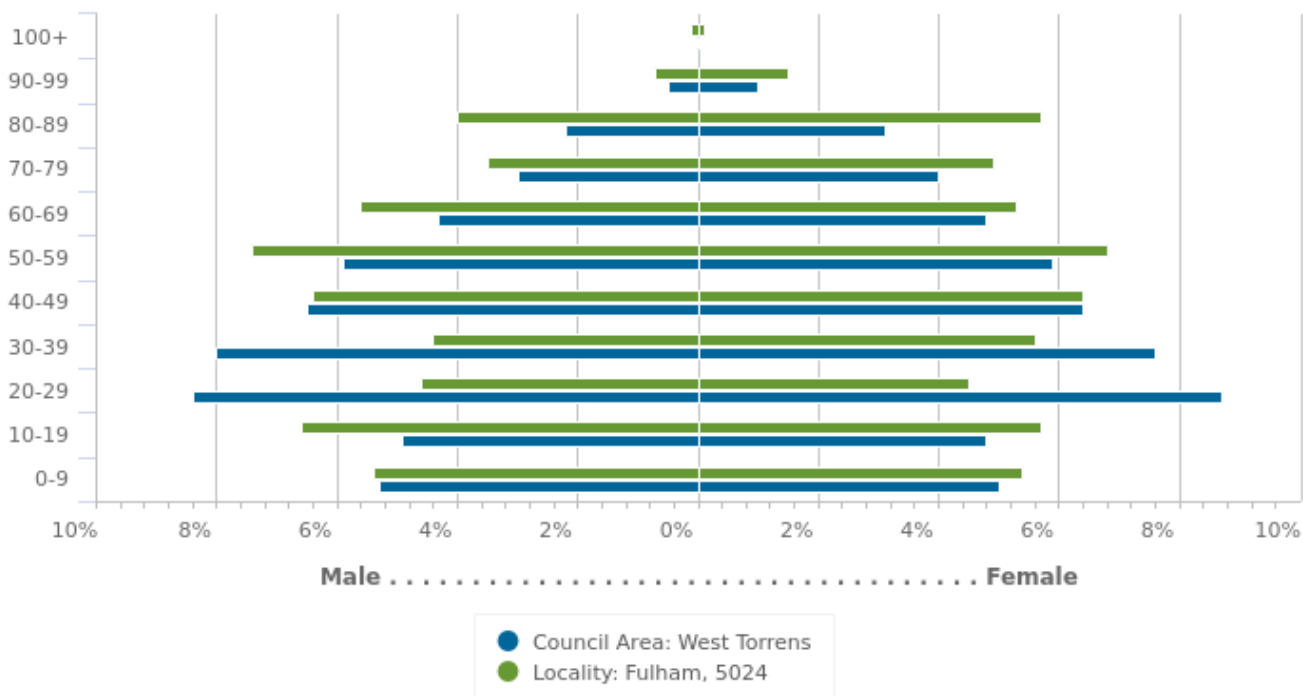
Age Sex Ratio

Age Sex Ratio

Age Group	Fulham		West Torrens	
	Male %	Female %	Male %	Female %
0-9	5.4	5.4	5.3	5.0
10-19	6.6	5.7	4.9	4.8
20-29	4.6	4.5	8.4	8.7
30-39	4.4	5.6	8.0	7.6
40-49	6.4	6.4	6.5	6.4
50-59	7.4	6.8	5.9	5.9
60-69	5.6	5.3	4.3	4.8
70-79	3.5	4.9	3.0	4.0
80-89	4.0	5.7	2.2	3.1
90-99	0.7	1.5	0.5	1.0
100+	0.1	0.1	0.0	0.0

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Age Sex Ratio



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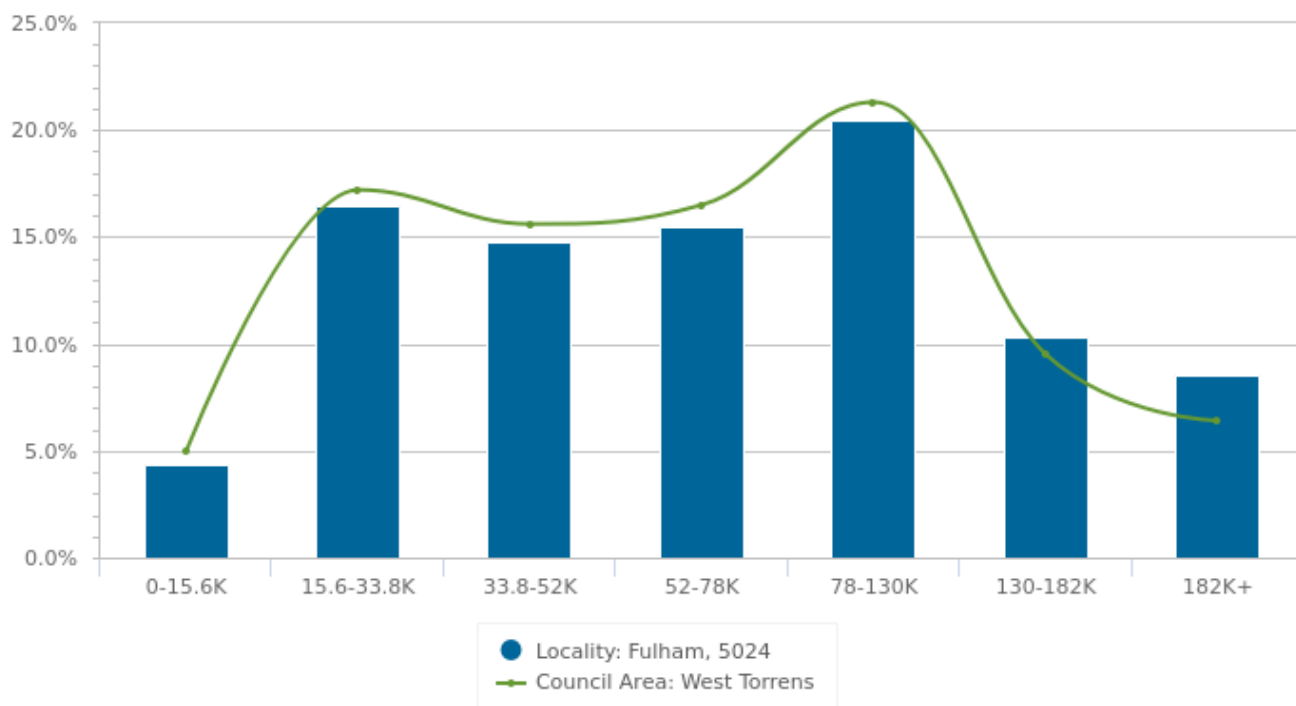
Household Income

Household Income

Income Range	Fulham %	West Torrens %
0-15.6K	4.4	5.0
15.6-33.8K	16.5	17.2
33.8-52K	14.8	15.6
52-78K	15.5	16.5
78-130K	20.5	21.3
130-182K	10.3	9.5
182K+	8.5	6.4

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Household Income



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