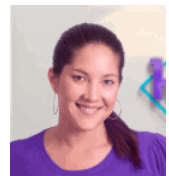


Suburb Statistics Report

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Area Profile

The size of Hilton is approximately 0.4 square kilometres.

It has 1 park covering nearly 3.6% of total area.

The population of Hilton in 2011 was 831 people.

By 2016 the population was 845 showing a population growth of 1.7% in the area during that time.

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

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

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

In 2011, 55.8% of the homes in Hilton were owner-occupied compared with 55.4% in 2016.

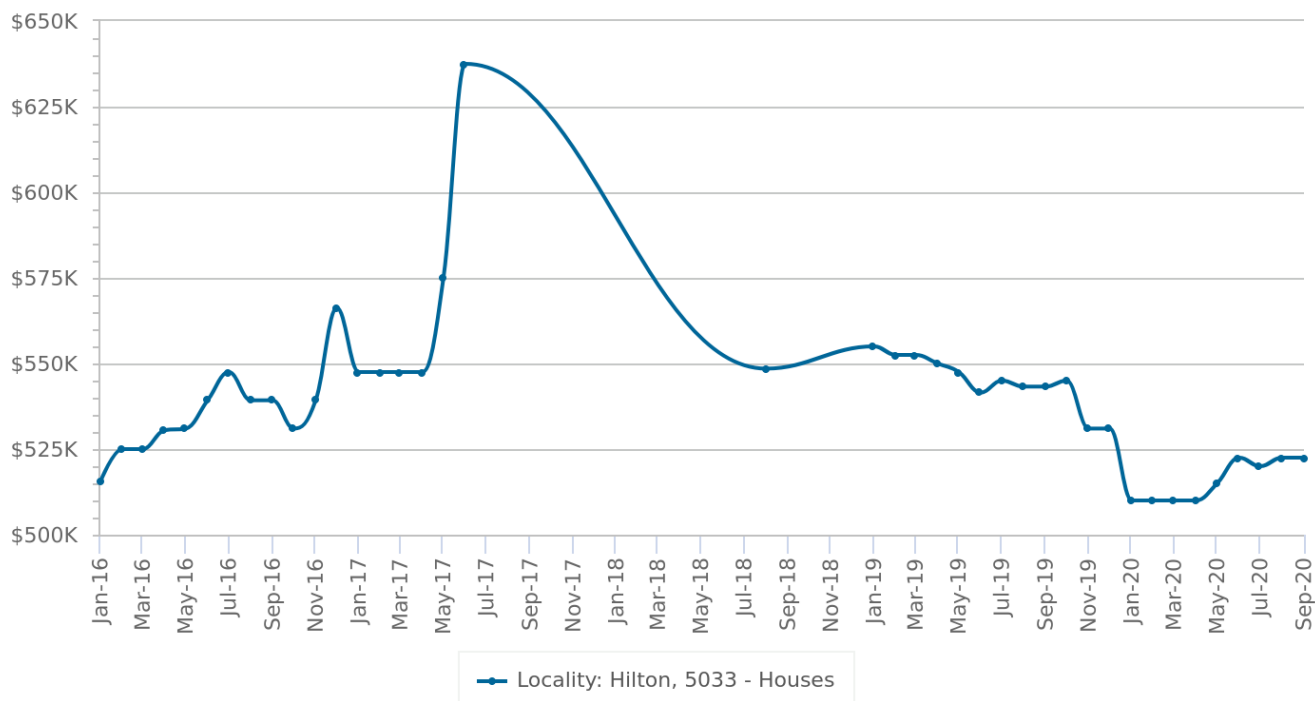
Currently the median sales price of houses in the area is \$522,500.

Median Sales Price

	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$515,500	\$547,500	\$0	\$555,000	\$510,000
February	\$525,000	\$547,500	\$0	\$552,500	\$510,000
March	\$525,000	\$547,500	\$0	\$552,500	\$510,000
April	\$530,500	\$547,500	\$0	\$550,000	\$510,000
May	\$531,000	\$575,000	\$0	\$547,500	\$515,000
June	\$539,250	\$637,500	\$0	\$541,500	\$522,500
July	\$547,500	\$0	\$0	\$545,000	\$520,000
August	\$539,250	\$0	\$548,500	\$543,250	\$522,500
September	\$539,250	\$0	\$0	\$543,250	\$522,500
October	\$531,000	\$0	\$0	\$545,000	n/a
November	\$539,250	\$0	\$0	\$531,000	n/a
December	\$566,250	\$0	\$0	\$531,000	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

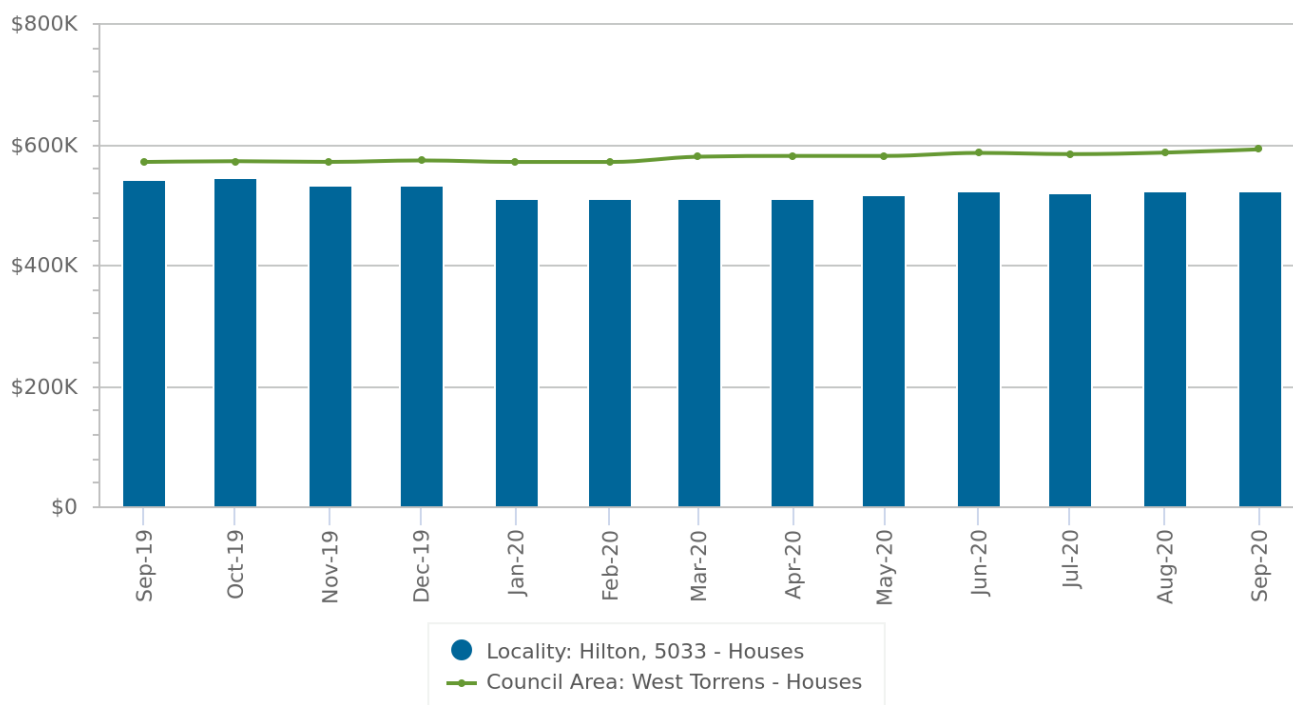
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Hilton Median Price	West Torrens Median Price
September 2020	\$522,500	\$591,000
August 2020	\$522,500	\$585,500
July 2020	\$520,000	\$583,000
June 2020	\$522,500	\$585,000
May 2020	\$515,000	\$580,000
April 2020	\$510,000	\$580,000
March 2020	\$510,000	\$578,750
February 2020	\$510,000	\$570,000
January 2020	\$510,000	\$570,000
December 2019	\$531,000	\$572,500
November 2019	\$531,000	\$570,100
October 2019	\$545,000	\$571,250

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

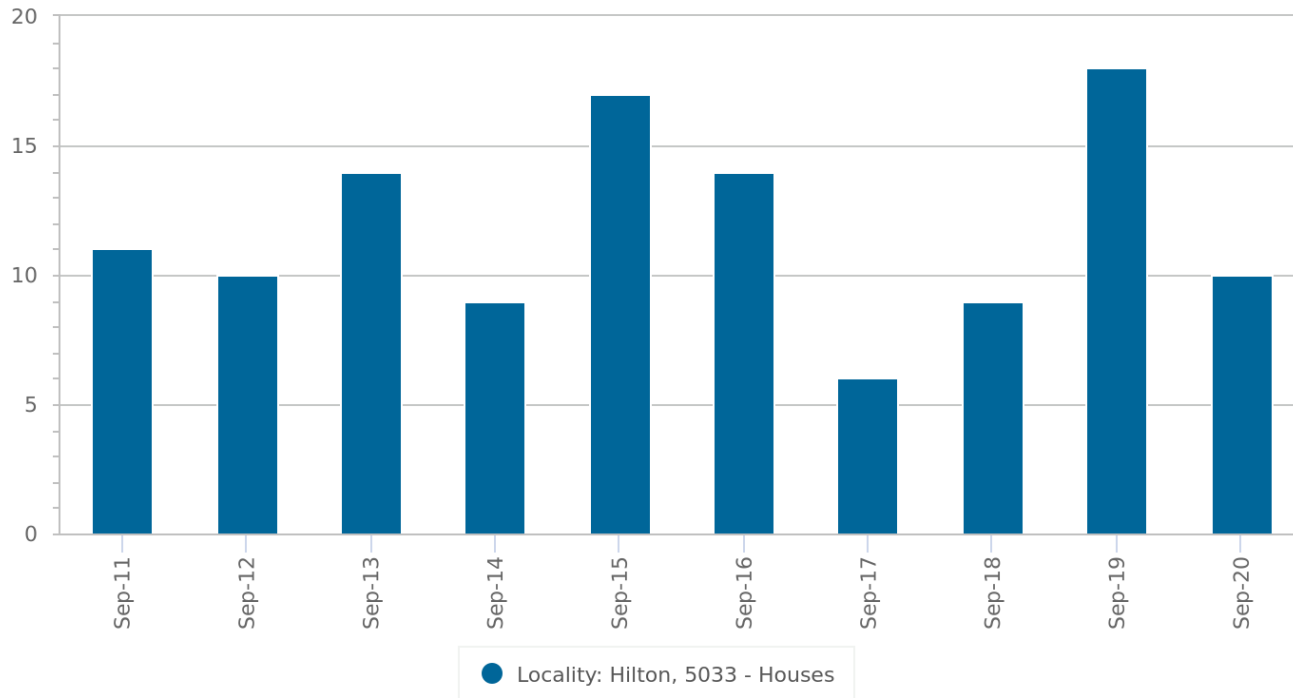
Sales Per Annum

Sales Per Annum (House)

Period Ending	Hilton Number
Sep 2020	10
Sep 2019	18
Sep 2018	9
Sep 2017	6
Sep 2016	14
Sep 2015	17
Sep 2014	9
Sep 2013	14
Sep 2012	10
Sep 2011	11

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



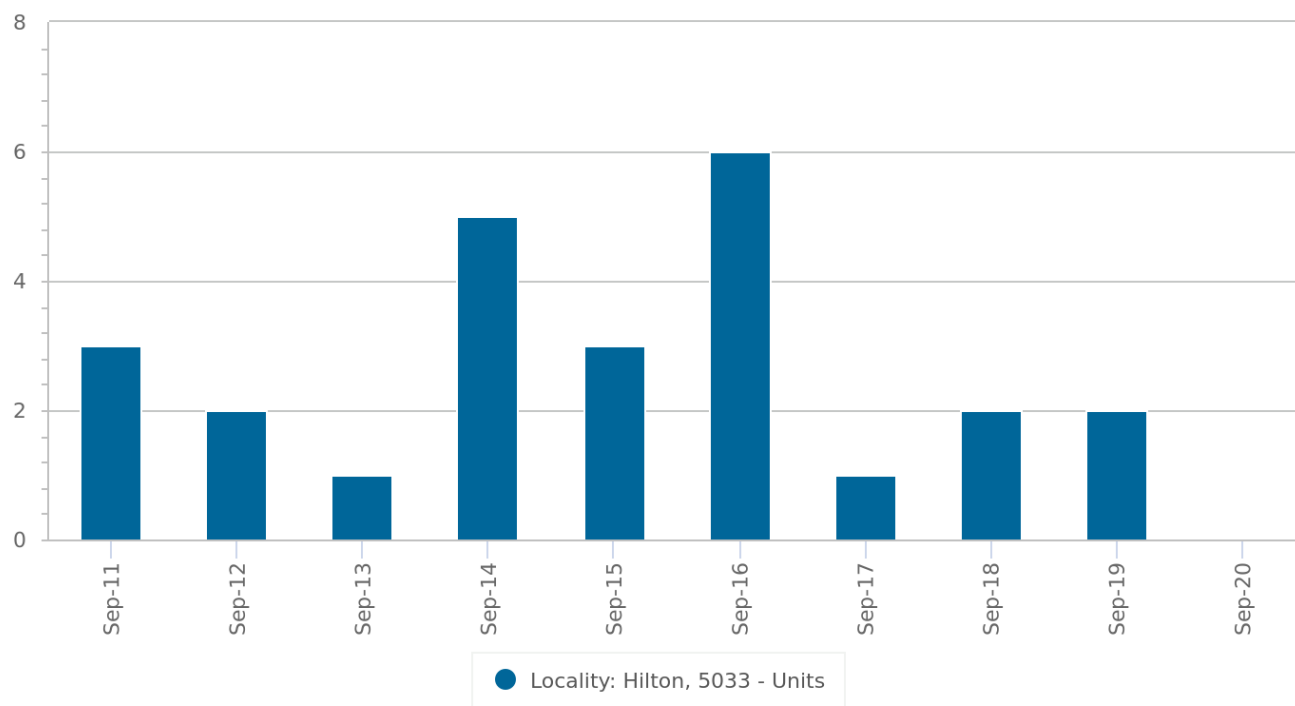
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Hilton Number
Sep 2020	0
Sep 2019	2
Sep 2018	2
Sep 2017	1
Sep 2016	6
Sep 2015	3
Sep 2014	5
Sep 2013	1
Sep 2012	2
Sep 2011	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



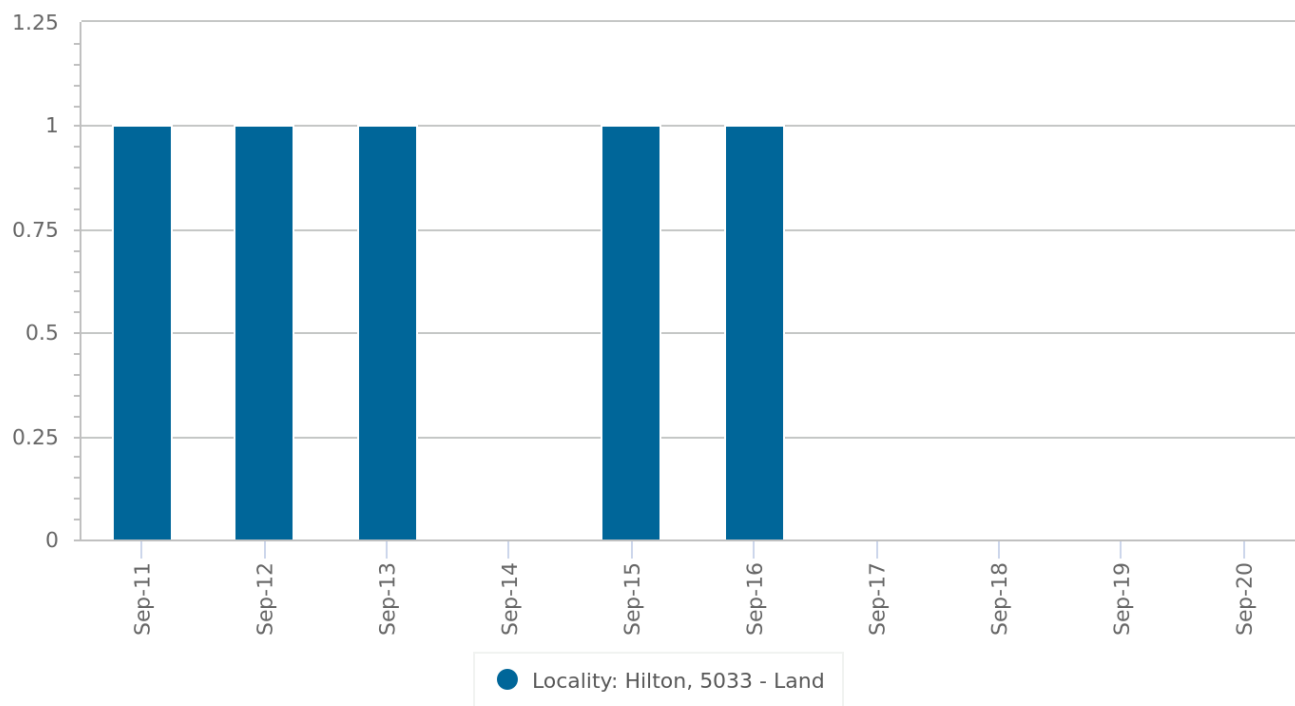
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Hilton Number
Sep 2020	0
Sep 2019	0
Sep 2018	0
Sep 2017	0
Sep 2016	1
Sep 2015	1
Sep 2014	0
Sep 2013	1
Sep 2012	1
Sep 2011	1

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

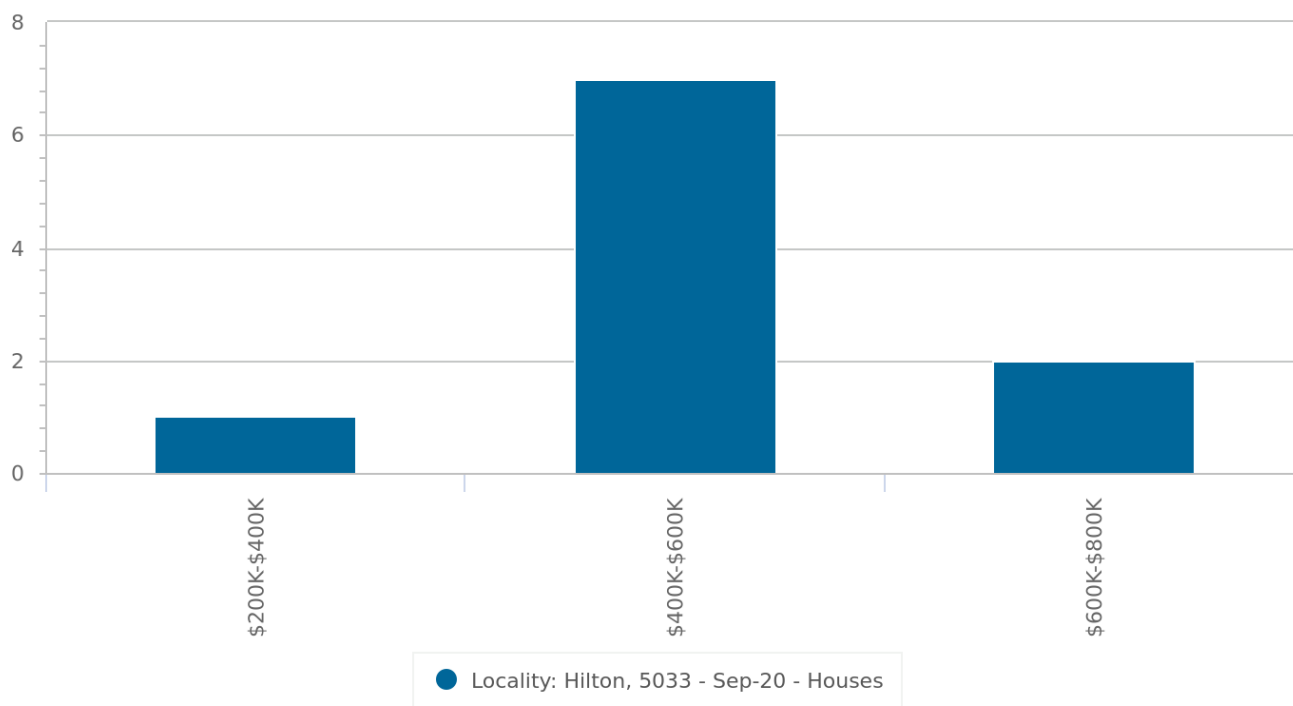
Sales By Price

Sales By Price - 12 months (House)

Price	Hilton Number
\$200K-\$400K	1
\$400K-\$600K	7
\$600K-\$800K	2

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



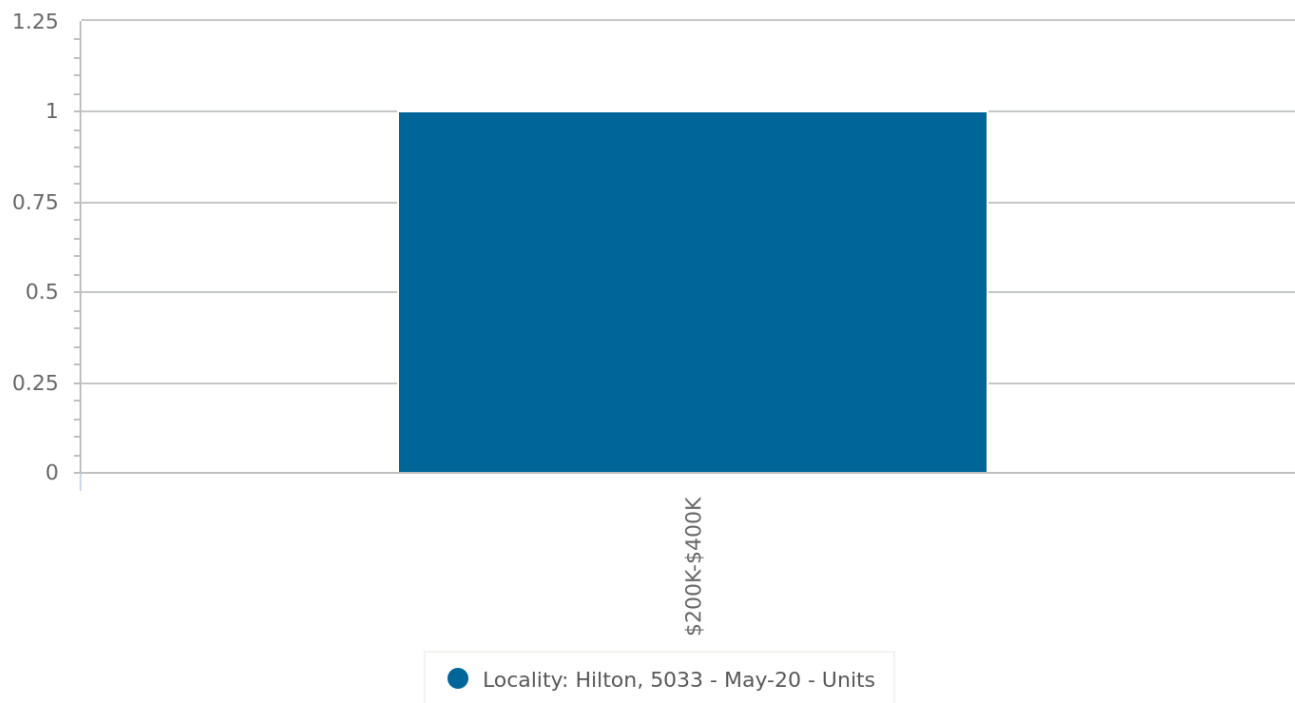
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Hilton Number
\$200K-\$400K	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



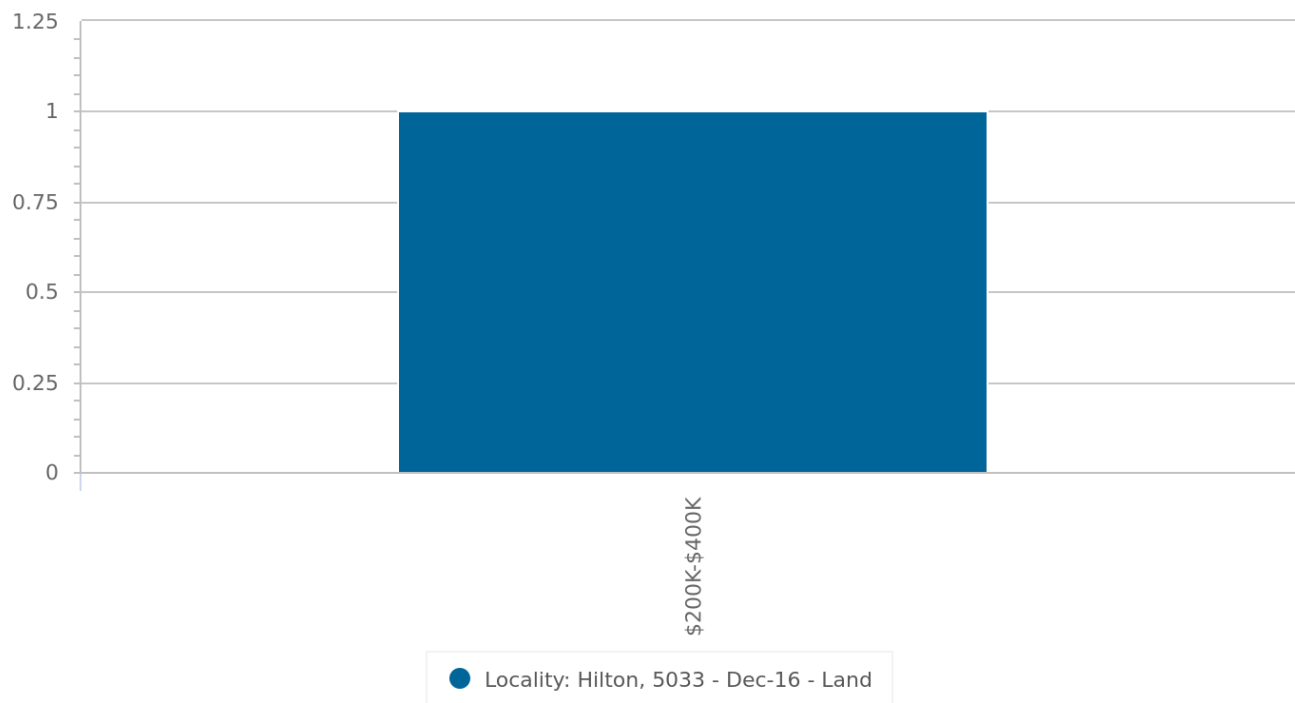
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Hilton Number
\$200K-\$400K	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

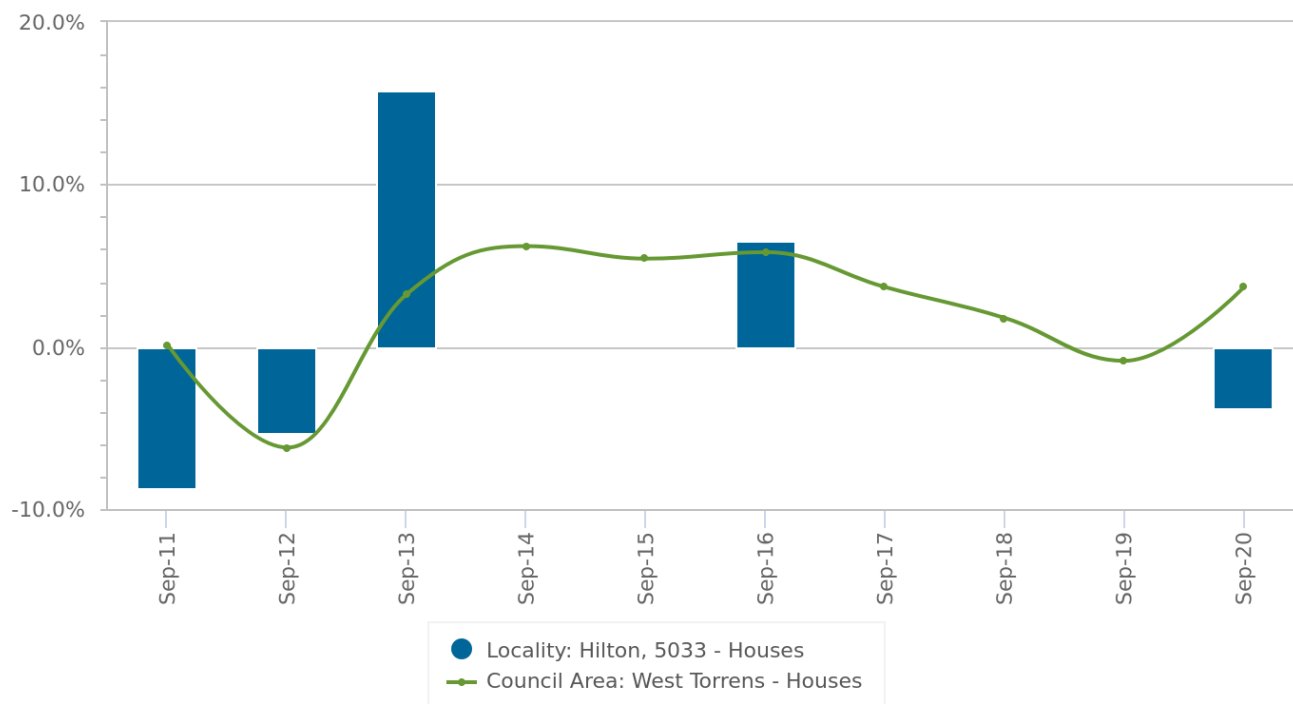
Change in Median Price

Change in Median Price (House)

Period	Hilton % Change	West Torrens % Change
Sep 2020	-3.82%	3.68%
Sep 2019	0%	-0.87%
Sep 2018	0%	1.77%
Sep 2017	0%	3.67%
Sep 2016	6.57%	5.83%
Sep 2015	0%	5.42%
Sep 2014	0%	6.2%
Sep 2013	15.72%	3.25%
Sep 2012	-5.36%	-6.21%
Sep 2011	-8.7%	0.11%

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	Hilton % Change	West Torrens % Change
Sep 2019	0%	-1.06%
Sep 2018	0%	5%
Sep 2017	0%	-1.64%
Sep 2016	0%	10.11%
Sep 2015	0%	-2.81%
Sep 2014	0%	2.15%
Sep 2013	0%	1.27%
Sep 2012	0%	-1.61%
Sep 2011	0%	0%
Sep 2010	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Hilton % Change	West Torrens % Change
Sep 2019	0%	23.68%
Sep 2018	0%	7.24%
Sep 2017	0%	2.15%
Sep 2016	0%	9.41%
Sep 2015	0%	24.77%
Sep 2014	0%	-0.91%
Sep 2013	0%	4.56%
Sep 2012	0%	-34.74%
Sep 2011	0%	0.75%
Sep 2010	0%	0%

Statistics are calculated over a rolling 12 month period

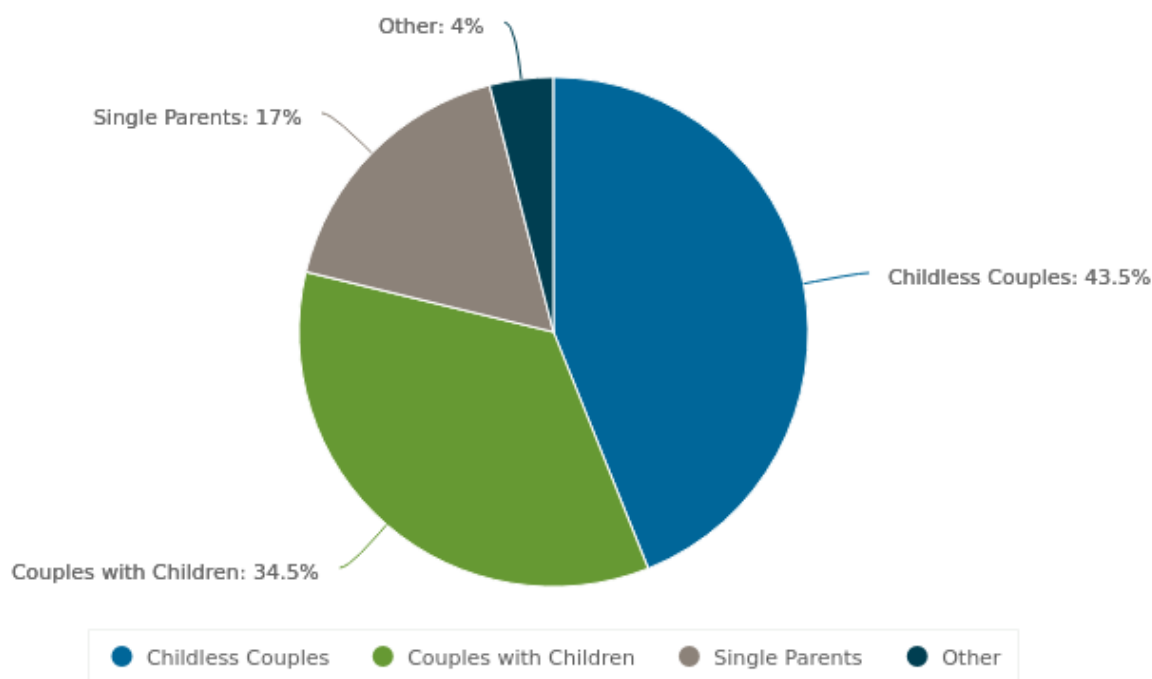
Household

Household Structure

Type	Percent
Childless Couples	43.5
Couples with Children	34.5
Single Parents	17.0
Other	4.0

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

Household Structure



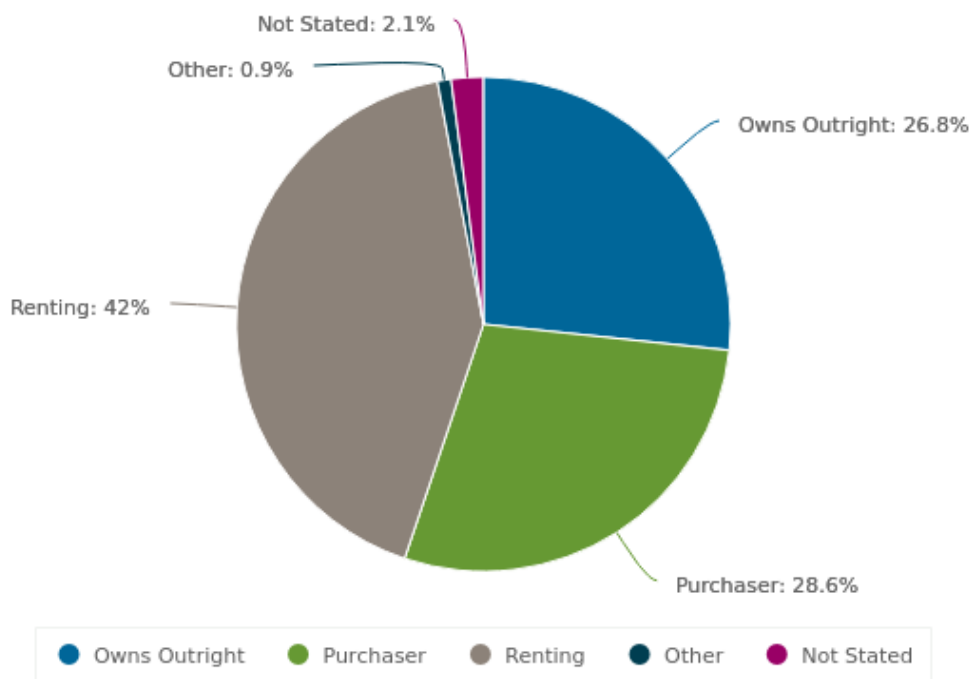
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	42.0
Purchaser	28.6
Owns Outright	26.8
Not Stated	2.1
Other	0.9

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

Household Occupancy



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

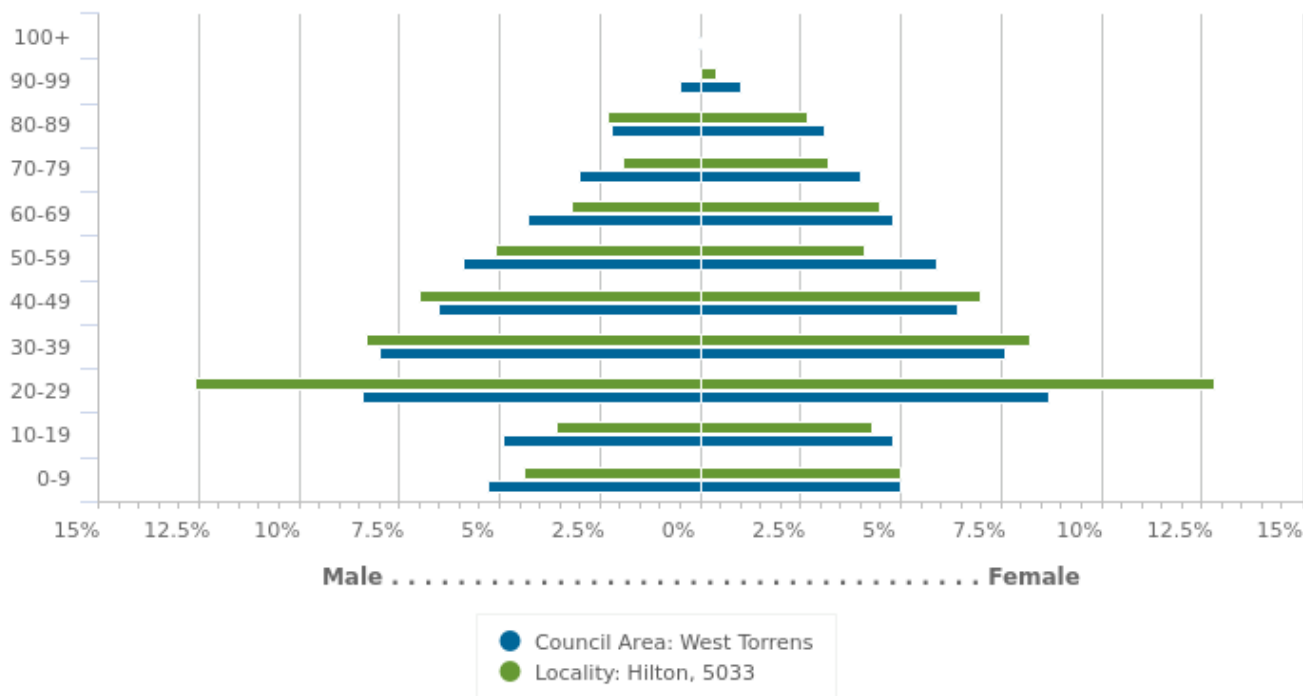
Age Sex Ratio

Age Sex Ratio

Age Group	Hilton		West Torrens	
	Male %	Female %	Male %	Female %
0-9	4.4	5.0	5.3	5.0
10-19	3.6	4.3	4.9	4.8
20-29	12.6	12.8	8.4	8.7
30-39	8.3	8.2	8.0	7.6
40-49	7.0	7.0	6.5	6.4
50-59	5.1	4.1	5.9	5.9
60-69	3.2	4.5	4.3	4.8
70-79	1.9	3.2	3.0	4.0
80-89	2.3	2.7	2.2	3.1
90-99	n/a	0.4	0.5	1.0
100+	n/a	n/a	0.0	0.0

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

Age Sex Ratio



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

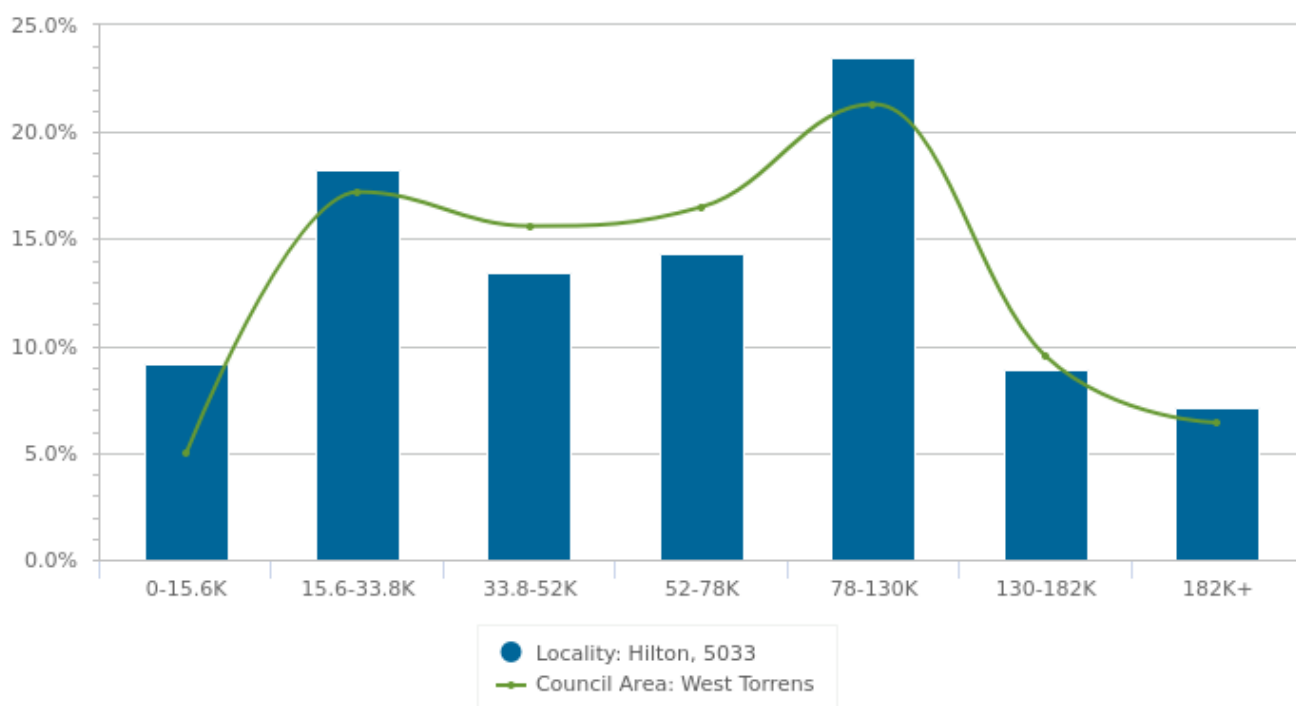
Household Income

Household Income

Income Range	Hilton %	West Torrens %
0-15.6K	9.2	5.0
15.6-33.8K	18.2	17.2
33.8-52K	13.4	15.6
52-78K	14.3	16.5
78-130K	23.5	21.3
130-182K	8.9	9.5
182K+	7.1	6.4

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

Household Income



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

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