



KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, ADELAIDE MARCH 2019

ADELAIDE

- The size of Adelaide is approximately 10.2 square kilometres
- It has 51 parks covering nearly 46.2% of total area
- The predominant age group in Adelaide is 20-29 years
- As of February 2019, the vacancy rate Adelaide for rental properties was at 3.5%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	63	\$450	\$345	\$355
2 bedroom	285	\$800	\$447	\$438
3 bedroom	102	\$1,200	\$560	\$564
4 bedroom	9	\$895	\$725	\$741

SURROUNDING SUBURBS

PROSPECT

- The size of Prospect is approximately 5 square kilometres
- It has 19 parks covering nearly 2% of total area
- The predominant age group in Fannie Bay is 20-29 years
- As of February 2019, the vacancy rate in Prospect for rental properties was at 2.4%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	11	\$329	\$225	\$272
2 bedroom	141	\$749	\$310	\$323
3 bedroom	108	\$759	\$410	\$425
4 bedroom	31	\$1,249	\$510	\$562



INGLE FARM

- The size of Ingle Farm is approximately 4.5 square kilometres
- It has 34 parks covering nearly 10.2% of total area
- The predominant age group in Ingle Farm is 30-39 years
- As of February 2019, the vacancy rate in Ingle Farm for rental properties was at 1.2%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	9	\$249	\$235	\$222
2 bedroom	2	\$310	\$267	\$267
3 bedroom	65	\$450	\$340	\$338
4 bedroom	7	\$420	\$385	\$387

GOLDEN GROVE

- The size of Golden Grove is approximately 16.4 square kilometres
- It has 48 parks covering nearly 4.3% of total area
- The predominant age group in Golden Grove is 50-59 years
- As of February 2019, the vacancy rate in Golden Grove for rental properties was at 0.4%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	\$0	\$0	\$0
2 bedroom	4	\$329	\$295	\$294
3 bedroom	38	\$405	\$360	\$349
4 bedroom	9	\$520	\$480	\$473

SEAFORD

- The size of Seaford is approximately 3.1 square kilometre
- It has 13 parks covering nearly 8.5% of total area
- The predominant age group in Seaford is 30-39 years
- As of February 2019, the vacancy rate in Seaford for rental properties was at 0.8%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1	\$220	\$220	\$220
2 bedroom	0	\$0	\$0	\$0
3 bedroom	41	\$479	\$335	\$339
4 bedroom	11	\$479	\$380	\$395



UNLEY

- The size of Unley is approximately 1.5 square kilometres
- It has 4 parks covering nearly 3.5% of total area
- The predominant age group in Unley is 20-29 years
- As of February 2019, the vacancy rate in Unley for rental properties was at 1.5%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	6	\$290	\$277	\$267
2 bedroom	62	\$510	\$335	\$348
3 bedroom	34	\$625	\$480	\$485
4 bedroom	9	\$1,099	\$540	\$651

EDWARDSTOWN

- The size of Edwardstown is approximately 2.3 square kilometres
- It has 3 parks covering nearly 0.4% of total area
- The predominant age group in Edwardstown is 20-29 years
- As of February 2019, the vacancy rate in Edwardstown for rental properties was at 1.2%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	5	\$259	\$250	\$246
2 bedroom	28	\$339	\$275	\$280
3 bedroom	38	\$510	\$385	\$389
4 bedroom	3	\$500	\$470	\$453

DARLINGTON

- The size of Darlington is approximately 1.4 square kilometres
- It has 10 parks covering nearly 4.2% of total area
- The predominant age group in Darlington is 30-39 years
- As of February 2019, the vacancy rate in Darlington for rental properties was at 0.6%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	\$0	\$0	\$0
2 bedroom	3	\$329	\$330	\$329
3 bedroom	18	\$455	\$358	\$365
4 bedroom	3	\$440	\$430	\$411



HENLEY BEACH

- The size of Henley Beach is approximately 2.7 square kilometres
- It has 19 parks covering nearly 7.7% of total area
- The predominant age group in Henley Beach is 40-49 years
- As of February 2019, the vacancy rate in Henley Beach for rental properties was at 1.4%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	5	\$255	\$250	\$241
2 bedroom	50	\$749	\$325	\$378
3 bedroom	41	\$924	\$510	\$539
4 bedroom	10	\$1,249	\$785	\$776

CAMPBELLTOWN

- The size of Campbelltown is approximately 3.5 square kilometres
- It has 21 parks covering nearly 6.4% of total area
- The predominant age group in Campbelltown is 30-39 years
- As of February 2019, the vacancy rate in Campbelltown for rental properties was at 1.5%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	5	\$249	\$220	\$224
2 bedroom	33	\$360	\$280	\$283
3 bedroom	77	\$525	\$390	\$386
4 bedroom	16	\$679	\$450	\$467

NORWOOD

- The size of Norwood is approximately 2.2 square kilometres
- It has 14 parks covering nearly 1.7% of total area
- The predominant age group in Norwood is 20-29 years
- As of February 2019, the vacancy rate in Norwood for rental properties was at 2.2%.

As of February 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$335	\$250	\$261
2 bedroom	121	\$675	\$422	\$419
3 bedroom	73	\$1,000	\$550	\$564
4 bedroom	14	\$1,150	\$635	\$679



HOUSEHOLD INCOME IN THE GREATER DARWIN AREA

Income Range	City of Darwin %
0-15K	14.3
15-33K	13.3
33-52K	10.8
52-78K	13.9
78-130K	21.2
130-182K	6.9
182K+	12

For additional information, and to receive a comprehensive Kent City Guide for Darwin, speak to a Kent Relocation expert on **1300 141 746**.

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date February 2019.

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