

# Rental Comparison Report

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WALKDEN&CO

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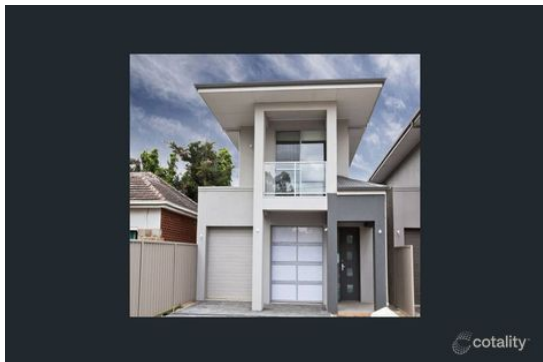




**277 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086**

- 
 - 
 - 
 797 m<sup>2</sup>
 162 m<sup>2</sup>

Property Type:	Commercial: Retail Building	Dev Zoning:	-
Land Use:	-	First Published:	\$38,000 on 18 Sep 2024
DOM:	24	Year Built:	-
Rental Price:	\$38,000/Annually	Rental Date:	11 Oct 2024
Eq Building Area:	162		
Lot Plan:	A384/D3045		

**59 WAYS ROAD HAMPSTEAD GARDENS SA 5086**

4 
 2 
 2 
 418 m<sup>2</sup>
 255 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential Character
Land Use:	House	First Published:	\$770 on 15 Oct 2024
DOM:	29	Year Built:	2011
Rental Price:	\$770/Weekly	Rental Date:	12 Nov 2024
Eq Building Area:	307		
Lot Plan:	A100/D78761		

**24 GAMBIA AVENUE HAMPSTEAD GARDENS SA 5086**

3 
 2 
 2 
 741 m<sup>2</sup>
 196 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential (1)Nth Haven Sth Of Vict Rd
Land Use:	House	First Published:	\$750 on 09 Jan 2025
DOM:	8	Year Built:	2010
Rental Price:	\$750/Weekly	Rental Date:	16 Jan 2025
Eq Building Area:	90		
Lot Plan:	A18/F127152		

**3 THE PARKWAY HAMPSTEAD GARDENS SA 5086**

4 
 2 
 1 
 831 m<sup>2</sup>
 112 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	House	First Published:	\$750 on 27 Nov 2024
DOM:	21	Year Built:	1960
Rental Price:	\$730/Weekly	Rental Date:	18 Dec 2024
Eq Building Area:	132		
Lot Plan:	A200/D3045		



30 ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086

3 2 2 457 m<sup>2</sup> 183 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	Vacant Land-Urban	First Published:	\$720 on 29 May 2025
DOM:	19	Year Built:	2015
Rental Price:	\$720/Weekly	Rental Date:	16 Jun 2025
Eq Building Area:	88		
Lot Plan:	A301/D84004		

71 WAYS ROAD HAMPSTEAD GARDENS SA 5086

FOR RENT

4 2 - 585 m<sup>2</sup> 143 m<sup>2</sup>

Property Type:	House	Dev Zoning:	-
Land Use:	House	First Published:	\$710 on 18 Jul 2025
DOM:	27	Year Built:	1950
Rental Price:	\$710/Weekly	Rental Date:	07 Aug 2025
Eq Building Area:	100		
Lot Plan:	A300/D27325		



36A ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086

3 2 2 - 157 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	-	First Published:	\$740 on 13 Sep 2024
DOM:	57	Year Built:	2008
Rental Price:	\$695/Weekly	Rental Date:	08 Nov 2024
Eq Building Area:	167		



1 DYOTT AVENUE HAMPSTEAD GARDENS SA 5086

3 1 2 611 m<sup>2</sup> 140 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	House	First Published:	\$720 on 20 Mar 2025
DOM:	27	Year Built:	1927
Rental Price:	\$680/Weekly	Rental Date:	15 Apr 2025
Eq Building Area:	135		
Lot Plan:	A86/F127120		



### 219 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086

4 2 1 399 m<sup>2</sup> -

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	Vacant Land-Urban	First Published:	\$680 on 12 Nov 2024
DOM:	96	Year Built:	-
Rental Price:	\$680/Weekly	Rental Date:	02 Dec 2024
Lot Plan:	A41/D124329		



### 45 ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086

3 2 2 300 m<sup>2</sup> 201 m<sup>2</sup>

Property Type:	Unit: Townhouse/Villa	Dev Zoning:	-
Land Use:	Maisonette	First Published:	\$770 on 04 Sep 2024
DOM:	14	Year Built:	2009
Rental Price:	\$680/Weekly	Rental Date:	17 Sep 2024
Eq Building Area:	239		
Lot Plan:	A2/D75478		



### 35 WAYS ROAD HAMPSTEAD GARDENS SA 5086

3 2 1 836 m<sup>2</sup> 109 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential Enfield
Land Use:	House	First Published:	\$670 on 12 Aug 2024
DOM:	25	Year Built:	1950
Rental Price:	\$670/Weekly	Rental Date:	05 Sep 2024
Eq Building Area:	109		
Lot Plan:	LOT A24 D3045 & LOT A242 D117561		



### 39 DYOTT AVENUE HAMPSTEAD GARDENS SA 5086

3 1 1 1,009 m<sup>2</sup> 146 m<sup>2</sup>

Property Type:	House	Dev Zoning:	-
Land Use:	House	First Published:	\$650 on 05 Apr 2025
DOM:	76	Year Built:	1960
Rental Price:	\$650/Weekly	Rental Date:	05 Apr 2025
Eq Building Area:	139		
Lot Plan:	A232/D3045		





### 20A GAMBIA AVENUE HAMPSTEAD GARDENS SA 5086

4
 2
 2
 389 m<sup>2</sup>
 130 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	House	First Published:	\$670 on 21 Aug 2024
DOM:	38	Year Built:	2006
Rental Price:	\$650/Weekly	Rental Date:	27 Sep 2024
Eq Building Area:	145		
Lot Plan:	A1/D71468		



### 11 TABARD STREET HAMPSTEAD GARDENS SA 5086

3
 2
 2
 389 m<sup>2</sup>
 -

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential (1)Nth Haven Sth Of Vict Rd
Land Use:	House	First Published:	\$710 on 09 May 2024
DOM:	124	Year Built:	2006
Rental Price:	\$650/Weekly	Rental Date:	09 Sep 2024
Eq Building Area:	177		
Lot Plan:	A50/D71500		



### 79 WAYS ROAD HAMPSTEAD GARDENS SA 5086

4
 1
 1
 836 m<sup>2</sup>
 96 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	House	First Published:	\$595 on 28 Feb 2025
DOM:	26	Year Built:	1952
Rental Price:	\$595/Weekly	Rental Date:	04 Apr 2025
Eq Building Area:	111		
Lot Plan:	LOTS A46 & A46 D3045		

### 33D ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086

3
 1
 1
 313 m<sup>2</sup>
 103 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	Detached Single Storey Home Unit	First Published:	\$590 on 28 May 2025
DOM:	22	Year Built:	2006
Rental Price:	\$575/Weekly	Rental Date:	18 Jun 2025
Eq Building Area:	112		
Lot Plan:	F633/C24062		

**20 ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086**

3  
 1  
 1  
 348 m<sup>2</sup>  
 94 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	House	First Published:	\$560 on 14 Apr 2025
DOM:	16	Year Built:	1960
Rental Price:	\$560/Weekly	Rental Date:	29 Apr 2025
Eq Building Area:	92		
Lot Plan:	A400/D58574		

**15 FALCON AVENUE HAMPSTEAD GARDENS SA 5086**

3  
 2  
 1  
 329 m<sup>2</sup>  
 150 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	-	First Published:	\$550 on 04 Oct 2024
DOM:	11	Year Built:	-
Rental Price:	\$550/Weekly	Rental Date:	14 Oct 2024
Lot Plan:	LOTS 50 & A50 D111094		

**1 POOLE AVENUE HAMPSTEAD GARDENS SA 5086**

3  
 2  
 1  
 423 m<sup>2</sup>  
 185 m<sup>2</sup>

Property Type:	House	Dev Zoning:	Residential Residential East
Land Use:	Vacant Land-Urban	First Published:	\$550 on 16 Jan 2021
DOM:	8	Year Built:	2010
Rental Price:	\$550/Weekly	Rental Date:	16 Jul 2025
Eq Building Area:	111		
Lot Plan:	A721/D79732		

**61 MULLER ROAD HAMPSTEAD GARDENS SA 5086**

3  
 1  
 1  
 781 m<sup>2</sup>  
 109 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential Residential East
Land Use:	House	First Published:	\$545 on 27 Aug 2024
DOM:	17	Year Built:	2009
Rental Price:	\$545/Weekly	Rental Date:	12 Sep 2024
Eq Building Area:	91		
Lot Plan:	LOT A459 D3045 & LOT A5 D83271		



### 54 DYOTT AVENUE HAMPSTEAD GARDENS SA 5086

3  
 1  
 1  
 558 m<sup>2</sup>  
 93 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	House	First Published:	\$560 on 20 Sep 2024
DOM:	40	Year Built:	1956
Rental Price:	\$540/Weekly	Rental Date:	30 Oct 2024
Eq Building Area:	93		
Lot Plan:	A27/F127161		



### 199 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086

3  
 1  
 1  
 736 m<sup>2</sup>  
 105 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	R(E)
Land Use:	House	First Published:	\$535 on 16 Apr 2025
DOM:	15	Year Built:	1958
Rental Price:	\$530/Weekly	Rental Date:	30 Apr 2025
Eq Building Area:	105		
Lot Plan:	A94/D3045		



### 3/225 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086

2  
 1  
 1  
 137 m<sup>2</sup>  
 64 m<sup>2</sup>

Property Type:	Unit	Dev Zoning:	-
Land Use:	Ground Floor Home Unit Only	First Published:	\$540 on 03 Mar 2025
DOM:	32	Year Built:	1973
Rental Price:	\$520/Weekly	Rental Date:	04 Apr 2025
Eq Building Area:	64		
Lot Plan:	U3/S1102		



### 2/58 DYOTT AVENUE HAMPSTEAD GARDENS SA 5086

2  
 1  
 1  
 176 m<sup>2</sup>  
 79 m<sup>2</sup>

Property Type:	Unit: Standard	Dev Zoning:	Residential
Land Use:	Ground Floor Home Unit Only	First Published:	\$510 on 23 Sep 2024
DOM:	17	Year Built:	1986
Rental Price:	\$510/Weekly	Rental Date:	09 Oct 2024
Eq Building Area:	99		
Lot Plan:	U2/S7634		





#### 4 IVY STREET HAMPSTEAD GARDENS SA 5086

2
 1
 1
 578 m<sup>2</sup>
 94 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	-
Land Use:	House	First Published:	\$510 on 28 Jun 2023
DOM:	15	Year Built:	1965
Rental Price:	\$510/Weekly	Rental Date:	25 Oct 2024
Eq Building Area:	105		
Lot Plan:	LOTS A34 & A34 F127168		



#### 1 TABARD STREET HAMPSTEAD GARDENS SA 5086

2
 1
 3
 440 m<sup>2</sup>
 122 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential
Land Use:	House	First Published:	\$500 on 28 Apr 2025
DOM:	76	Year Built:	1991
Rental Price:	\$500/Weekly	Rental Date:	28 Apr 2025
Eq Building Area:	122		
Lot Plan:	A2/D19436		



#### 2/189 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086

3
 1
 1
 82 m<sup>2</sup>
 84 m<sup>2</sup>

Property Type:	Commercial	Dev Zoning:	-
Land Use:	Townhouse - Defined As Home Unit With Both Ground and First Floor Areas	First Published:	\$495 on 11 Dec 2024
DOM:	8	Year Built:	1977
Rental Price:	\$495/Weekly	Rental Date:	18 Dec 2024
Eq Building Area:	86		
Lot Plan:	LOTS U2 & U2 S3113		



#### 7/25A MULLER ROAD HAMPSTEAD GARDENS SA 5086

2
 1
 1
 66 m<sup>2</sup>
 61 m<sup>2</sup>

Property Type:	House: One Storey / Lowset	Dev Zoning:	Residential (1)Nth Haven Sth Of Vict Rd
Land Use:	First Floor Home Unit	First Published:	\$480 on 05 May 2025
DOM:	11	Year Built:	1971
Rental Price:	\$480/Weekly	Rental Date:	15 May 2025
Eq Building Area:	66		
Lot Plan:	U7/S5670		





1/231 NORTH EAST ROAD HAMPSTEAD GARDENS SA 5086

2 1 2 63 m² 62 m²

Property Type:	Unit	Dev Zoning:	-
Land Use:	Ground Floor Home Unit In A Multi-Storey Block	First Published:	\$450 on 21 Nov 2024
DOM:	21	Year Built:	1971
Rental Price:	\$450/Weekly	Rental Date:	11 Dec 2024
Eq Building Area:	64		
Lot Plan:	F1/C24956		

Rents By Property Type

Type	Attribute	Quantity	Lowest Rent/Week	Highest Rent/Week	Median Rent/Week	Average Rent/Week	Total Value
Commercial	3 Beds	1	\$495	\$495	\$495	\$495	\$495
	-	1	\$731	\$731	\$731	\$731	\$731
House	2 Beds	3	\$480	\$510	\$500	\$497	\$1,490
	3 Beds	14	\$530	\$750	\$613	\$619	\$8,665
	4 Beds	6	\$595	\$770	\$695	\$689	\$4,135
Unit	2 Beds	3	\$450	\$520	\$510	\$493	\$1,480
	3 Beds	1	\$680	\$680	\$680	\$680	\$680
Total		29					\$17,676



Average Number Of Days On Market

Type	Range	Quantity	Average Days on Market
Commercial	\$400 - \$499	1	8
	\$700 - \$799	1	24
House	\$400 - \$499	1	11
	\$500 - \$599	10	25
	\$600 - \$699	7	63
	\$700 - \$799	5	21
Unit	\$400 - \$499	1	21
	\$500 - \$599	2	25
	\$600 - \$699	1	14
Total		29	

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