



# Comparative Market Analysis

5/8 HEYSEN CIRCUIT, ANDREWS FARM, SA 5114

Prepared by Sarah Curtis | Trove Property Management



View it online

5/8 Heysen Circuit  
Andrews Farm, SA, 5114



Thank you for the opportunity to provide you with a realistic rental appraisal & report for your potential investment property.

At Trove, Property Management is our sole focus - it's not just part of what we do, it's all we do. This specialised approach allows us to channel all of our energy, expertise and resources into delivering exceptional management services that protect and grow your investment.

We understand that your property is one of your most valuable assets, and we don't take that responsibility lightly. Our clients entrust us with the care of their investments, and we take great pride in maintaining that trust through proactive communication, attention to detail, and a commitment to achieving the best possible outcomes.

Our team is passionate about property and dedicated to ensuring your experience is smooth, professional and rewarding. From finding the right tenants to maximising rental returns, we're here to support you every step of the way.

We look forward to the opportunity to demonstrate the Trove difference.



**Sarah Curtis | Trove Property Management**

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## Cover Letter

An introduction to your agent



## Property details

A snapshot of key details about your property



## Statistics

Your property's sales, rental and price history



## Rental comparables

Demand and performance of rental properties similar to yours



## Appraisal price

Your property's estimated value in the current market

## 5/8 HEYSEN CIRCUIT, ANDREWS FARM, SA 5114

 - bedrooms  - bathrooms  - parking

### Did you know?

Your property was purchased on 04/04/2024 for \$530,000. This was 25.44% above the suburb sale price median at the time. The current median sale price for units in ANDREWS FARM, SA is \$500,000.

### Owner details

Ownership information buyers will need to know

Owner name(s)	Owner type
---------------	------------

THE PROPRIETORS;	Owner
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### Property details

Specific details that are key to your property's valuation

RPD	Land use
F5//C43164	HOME UNIT
Property type	Area \$/m <sup>2</sup>
Unit	1,815
Area	Council
292m <sup>2</sup>	CITY OF PLAYFORD

### Features

-

### School catchment areas

Local school catchments are a key factor in the property decision-making process for parents, and can even push up sales and rental prices.

#### John Hartley School B-6

U, R, 6   CoEd   Primary

#### 1.5km away   Mark Oliphant College (B-12)

U, R, 12   CoEd   Secondary

3.0km away

## Zoning

Local zoning laws regulate a property's use and are an important consideration for buyers, whether they're looking to invest or live in the property.

**PLAN**      **ZONING**  
C43164      Master Planned Neighbourhood



## Sales history

Your property's sales history can help demonstrate its future potential value to buyers.

SALE DATE	SALES AMOUNT	AREA	SALE TYPE
04/04/2024	\$530,000	292m <sup>2</sup>	Normal Sale

## Land valuation history

How your land value has appreciated over time.

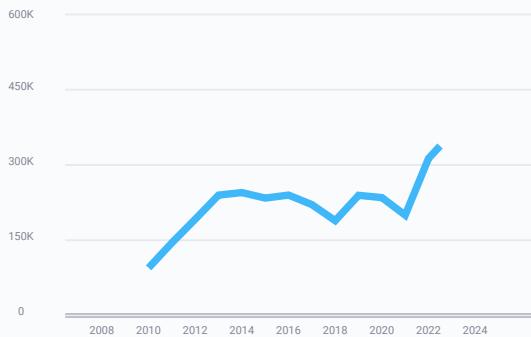
VALUATION TYPE	DATE	VALUATION AMOUNT
Unimproved	Invalid Date	

# Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

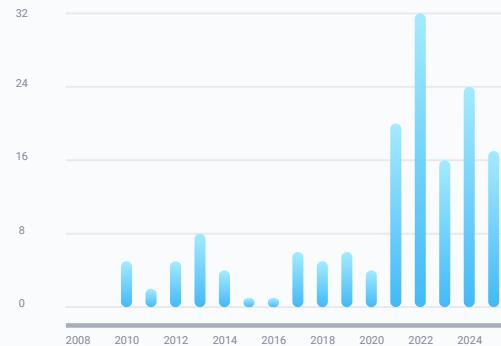
## Median sale price

Median sale price is a better measure than average price, because it eliminates unusually high or low sales prices, and gives a more accurate midpoint



## Number of sales

See how property sales in your area have trended over the years



## Sales & growth

A look at sales and growth trends for properties like yours

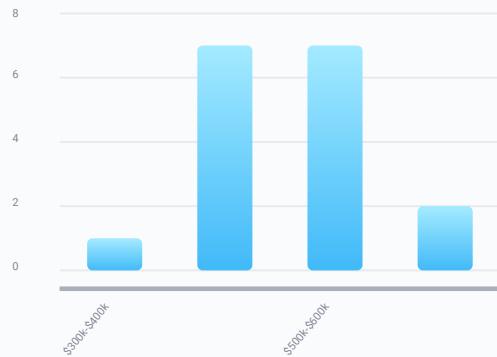
YEAR	NO. OF SALES	GROWTH	MEDIAN	AVERAGE	HIGH	LOW
2025	17	+18.3%	\$ 500,000	\$ 496,647	\$ 606,000	\$ 350,000
2024	24	+16.2%	\$ 422,500	\$ 447,375	\$ 670,000	\$ 375,000
2023	16	+16.1%	\$ 363,500	\$ 350,390	\$ 470,000	\$ 267,250
2022	32	+56.5%	\$ 313,000	\$ 303,921	\$ 390,000	\$ 200,000
2021	20	-14.9%	\$ 200,000	\$ 224,850	\$ 289,000	\$ 168,500
2020	4	-1.9%	\$ 235,000	\$ 235,500	\$ 242,000	\$ 230,000
2019	6	+26.7%	\$ 239,500	\$ 229,500	\$ 247,000	\$ 170,000
2018	5	-14.5%	\$ 189,000	\$ 199,000	\$ 230,000	\$ 175,000
2017	6	-7.9%	\$ 221,000	\$ 206,916	\$ 250,000	\$ 148,000
2016	1	+2.6%	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000
2015	1	-4.5%	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000
2014	4	+2.1%	\$ 245,000	\$ 261,250	\$ 320,000	\$ 235,000
2013	8	+25.0%	\$ 240,000	\$ 259,375	\$ 326,000	\$ 234,000
2012	5	+32.4%	\$ 192,000	\$ 204,160	\$ 240,900	\$ 155,000
2011	2	+52.6%	\$ 145,000	\$ 145,000	\$ 195,000	\$ 95,000
2010	5	-	\$ 95,000	\$ 81,800	\$ 95,000	\$ 62,000
2009	0	-	N/A	N/A	N/A	N/A
2008	0	-	N/A	N/A	N/A	N/A

# Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

## Price segmentation

Price segmentation helps give a more accurate estimate of your property value



## Peak selling periods

See when property sales in your area peaked in the last 12 months



## Suburb sale price growth

See how sales prices are growing in your suburb

**+14.29%**

Based on 197 registered house sales compared over the last 12 month periods

## Suburb rental yield

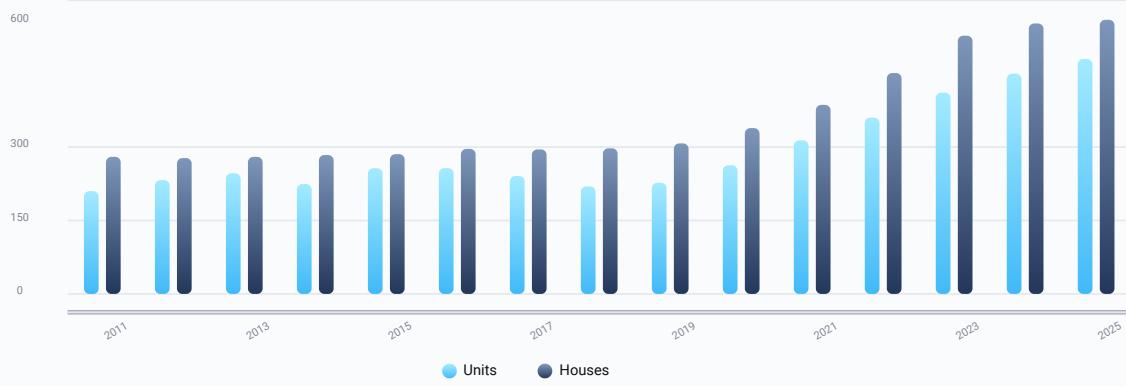
See how rents have increased in your suburb

**+4.41%**

Based on 299 registered house rentals compared over the last 12 months

## Median weekly rents

A snapshot of how rents have moved in your area



# Rental comparables

## 24 properties

There are 24 rental properties selected within the radius of m from the focus property. The lowest rental price is **\$ 450** and the highest rental price is **\$ 670** with a median rental price of **\$ 545**. Days listed ranges from 9 to 70 days with the average currently at **29** days for these selected properties.



# Rental comparables

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**\$580.00 Per Week**

37 HOLLOW DRIVE,  
ANDREWS FARM, SA, 5114

4 2 2 • 395m<sup>2</sup> House

FIRST RENT PRICE  
\$580.00 Per Week

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$580.00 Per Week

DAYS ON MARKET  
11 Days

A



**\$650 per week**

11 HURON STREET,  
ANDREWS FARM, SA, 5114

4 2 2 • 373m<sup>2</sup> House

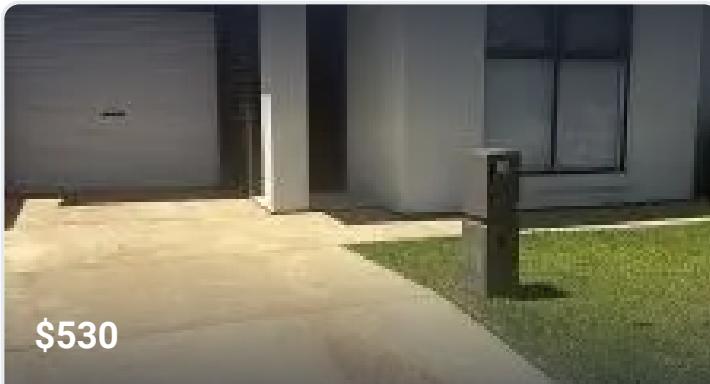
FIRST RENT PRICE  
\$650 per week

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$650 per week

DAYS ON MARKET  
19 Days

B



**\$530**

23 HEYSEN CIRCUIT,  
ANDREWS FARM, SA, 5114

2 1 2 • 321m<sup>2</sup> House

FIRST RENT PRICE  
\$530

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$530

DAYS ON MARKET  
9 Days

C



**\$450.00 Per Week**

13 CENTENARY CIRCUIT,  
ANDREWS FARM, SA, 5114

2 1 1 • 94m<sup>2</sup> House

FIRST RENT PRICE  
\$450 Per Week

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$450.00 Per Week

DAYS ON MARKET  
17 Days

D

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**\$620 per week**

9 ST CLAIR AVENUE,  
ANDREWS FARM, SA, 5114

4 B 2 B 3 • 450m<sup>2</sup> House

FIRST RENT PRICE  
\$620

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$620 per week

DAYS ON MARKET  
46 Days



**\$670 per week**

555 STEBONHEATH ROAD,  
ANDREWS FARM, SA, 5114

3 B 2 B 2 • 375m<sup>2</sup> House

FIRST RENT PRICE  
\$700 pw

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$670 per week

DAYS ON MARKET  
N/A



**\$520 per week**

9 LANGHORNE STREET,  
ANDREWS FARM, SA, 5114

3 B 2 B 1 • 280m<sup>2</sup> House

FIRST RENT PRICE  
\$550

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$520 per week

DAYS ON MARKET  
28 Days



**\$580 per week**

85 LAKESIDE DRIVE,  
ANDREWS FARM, SA, 5114

3 B 2 B 1 • 302m<sup>2</sup> House

FIRST RENT PRICE  
\$600 per week

MONTH LISTED  
November 2025 (Rented)

RENT PRICE  
\$580 per week

DAYS ON MARKET  
39 Days

# Rental comparables

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**\$550 per week**

23 SAINT GERMAIN AVENUE,  
ANDREWS FARM, SA, 5114

3 2 4 • 460m<sup>2</sup> House

FIRST RENT PRICE  
\$550 per week

RENT PRICE  
\$550 per week

MONTH LISTED  
November 2025 (Rented)

DAYS ON MARKET  
12 Days

I



**\$540 per week**

492 ANDREWS ROAD,  
ANDREWS FARM, SA, 5114

3 2 2 • 388m<sup>2</sup> House

FIRST RENT PRICE  
\$540 / Wk

RENT PRICE  
\$540 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
20 Days

J



**\$545 per week**

9 RIESLING CRESCENT,  
ANDREWS FARM, SA, 5114

3 2 1 • 300m<sup>2</sup> House

FIRST RENT PRICE  
\$545 p/week

RENT PRICE  
\$545 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
15 Days

K



**\$460 per week**

25 CENTENARY CIRCUIT,  
ANDREWS FARM, SA, 5114

2 1 1 • 84m<sup>2</sup> Unit

FIRST RENT PRICE  
\$480 per week

RENT PRICE  
\$460 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
27 Days

L

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**\$550 per week**

27 GLENTHORNE CRESCENT,  
ANDREWS FARM, SA, 5114

3 2 2 2 • 280m<sup>2</sup> House

FIRST RENT PRICE  
\$580 per week

RENT PRICE  
\$550 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
34 Days

M



**\$535 per week**

53 WEST PARKWAY,  
ANDREWS FARM, SA, 5114

3 1 2 • 210m<sup>2</sup> House

FIRST RENT PRICE  
\$575 per week

RENT PRICE  
\$535 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
39 Days

N



**\$560 per week**

192 PETHERTON ROAD,  
ANDREWS FARM, SA, 5114

3 2 1 • 300m<sup>2</sup> House

FIRST RENT PRICE  
\$620 per week

RENT PRICE  
\$560 per week

MONTH LISTED  
December 2025

DAYS ON MARKET  
70 Days

O



**\$480 per week**

3 MERETTA LANE,  
ANDREWS FARM, SA, 5114

2 1 1 • 84m<sup>2</sup> House

FIRST RENT PRICE  
\$480 per week

RENT PRICE  
\$480 per week

MONTH LISTED  
December 2025 (Rented)

DAYS ON MARKET  
11 Days

P

# Rental comparables

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**\$580 per week**

24 ESPERANCE DRIVE,  
ANDREWS FARM, SA, 5114

4 2 2 • 344m<sup>2</sup> House

FIRST RENT PRICE  
\$580 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$580 per week

DAYS ON MARKET  
24 Days

Q



**\$580 per week**

28 WEST PARKWAY,  
ANDREWS FARM, SA, 5114

3 2 2 • 368m<sup>2</sup> House

FIRST RENT PRICE  
\$580 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$580 per week

DAYS ON MARKET  
26 Days

R



**\$480 per week**

15 TUGGARAH STREET,  
ANDREWS FARM, SA, 5114

3 2 1 • 124m<sup>2</sup> House

FIRST RENT PRICE  
\$480 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$480 per week

DAYS ON MARKET  
39 Days

S



**\$490 per week**

1 FOSTER ROAD,  
ANDREWS FARM, SA, 5114

3 1 1 • 314m<sup>2</sup> House

FIRST RENT PRICE  
\$490 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$490 per week

DAYS ON MARKET  
30 Days

T

# Rental comparables

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77 RIESLING CRESCENT,  
ANDREWS FARM, SA, 5114

3 2 1 • 210m<sup>2</sup> House

FIRST RENT PRICE  
\$550 per week

MONTH LISTED  
December 2025

RENT PRICE  
\$520 per week

DAYS ON MARKET  
57 Days

U



30 HOLLOW DRIVE,  
ANDREWS FARM, SA, 5114

4 2 4 • 375m<sup>2</sup> House

FIRST RENT PRICE  
\$585 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$585 per week

DAYS ON MARKET  
38 Days

V



6 LANGHORNE STREET,  
ANDREWS FARM, SA, 5114

3 2 2 • 350m<sup>2</sup> House

FIRST RENT PRICE  
\$530 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$530 per week

DAYS ON MARKET  
38 Days

W



168 PRESIDENT AVENUE,  
ANDREWS FARM, SA, 5114

4 2 2 • 481m<sup>2</sup> House

FIRST RENT PRICE  
\$620 per week

MONTH LISTED  
December 2025 (Rented)

RENT PRICE  
\$620 per week

DAYS ON MARKET  
16 Days

X

# 5/8 HEYSEN CIRCUIT, ANDREWS FARM, SA 5114

**Sarah Curtis | Trove  
Property Management**

If you want to know more or have any questions,  
don't hesitate to get in touch. Hope to speak to  
you soon.

**0401 563 330**  
**[scurtis@trovepm.com.au](mailto:scurtis@trovepm.com.au)**



**View it online**

