



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

0401 563 330 | scurtis@trovepm.com.au

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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



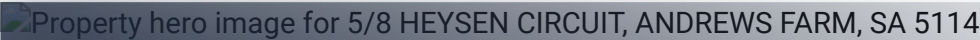
Rental comparables

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

Property details

Specific details that are key to your property's valuation

RPD	Land use
F5//C43164	HOME UNIT
Property type	Area \$/m²
Unit	1,815
Area	Council
292m²	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

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

3.0km away

U, R, 6	CoEd	Primary
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U, R, 12	CoEd	Secondary
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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

C43164

ZONING

Master Planned Neighbourhood



Sales history

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

SALE DATE

04/04/2024

SALES AMOUNT

\$530,000

AREA

292m²

SALE TYPE

Normal Sale

Land valuation history

How your land value has appreciated over time.

VALUATION TYPE

Unimproved

DATE

Invalid Date

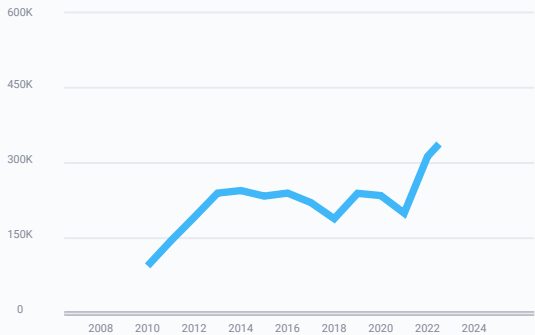
VALUATION AMOUNT

Statistics

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

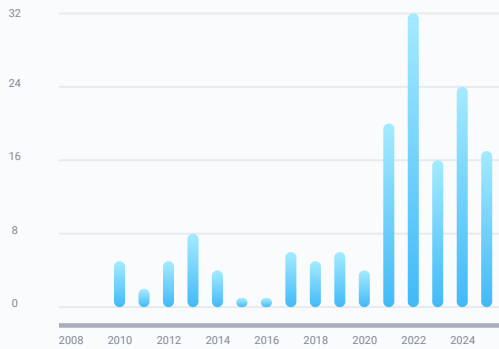
Median sale price

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

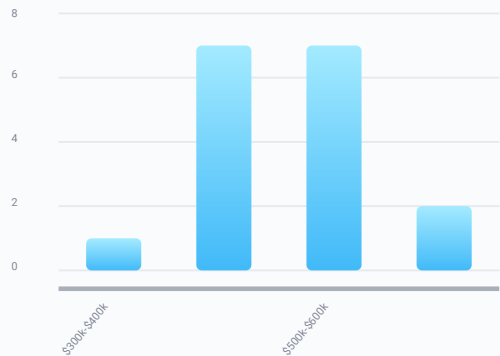
YEAR	NO. OF SALES	GROWTH	MEDIAN	AVERAGE	HIGH	LOW
2025	17	+18.3%	\$ 500,000	\$ 496,647	\$ 606,000	\$ 350,000
2024	24	+16.2%	\$ 422,500	\$ 447,375	\$ 670,000	\$ 375,000
2023	16	+16.1%	\$ 363,500	\$ 350,390	\$ 470,000	\$ 267,250
2022	32	+56.5%	\$ 313,000	\$ 303,921	\$ 390,000	\$ 200,000
2021	20	-14.9%	\$ 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.

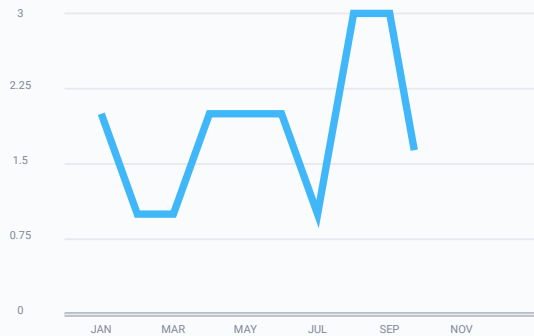
Price segmentation

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

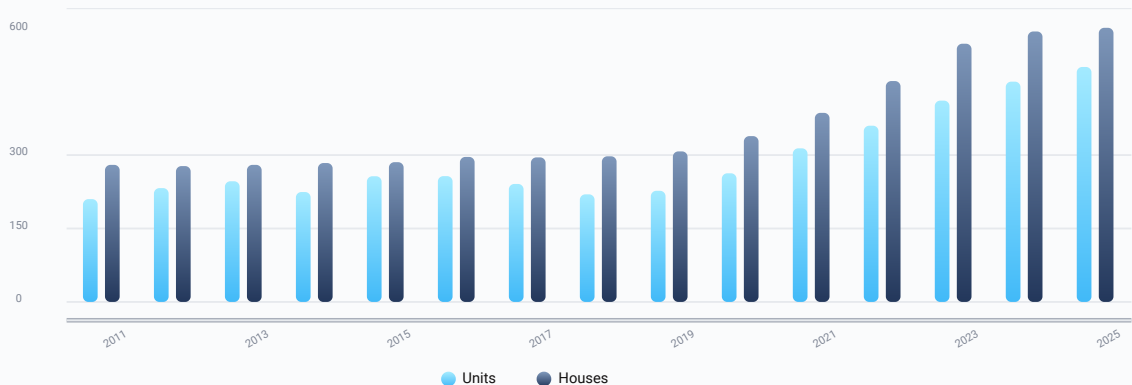
See how rents have increased in your suburb

+4.41%

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

Median weekly rents

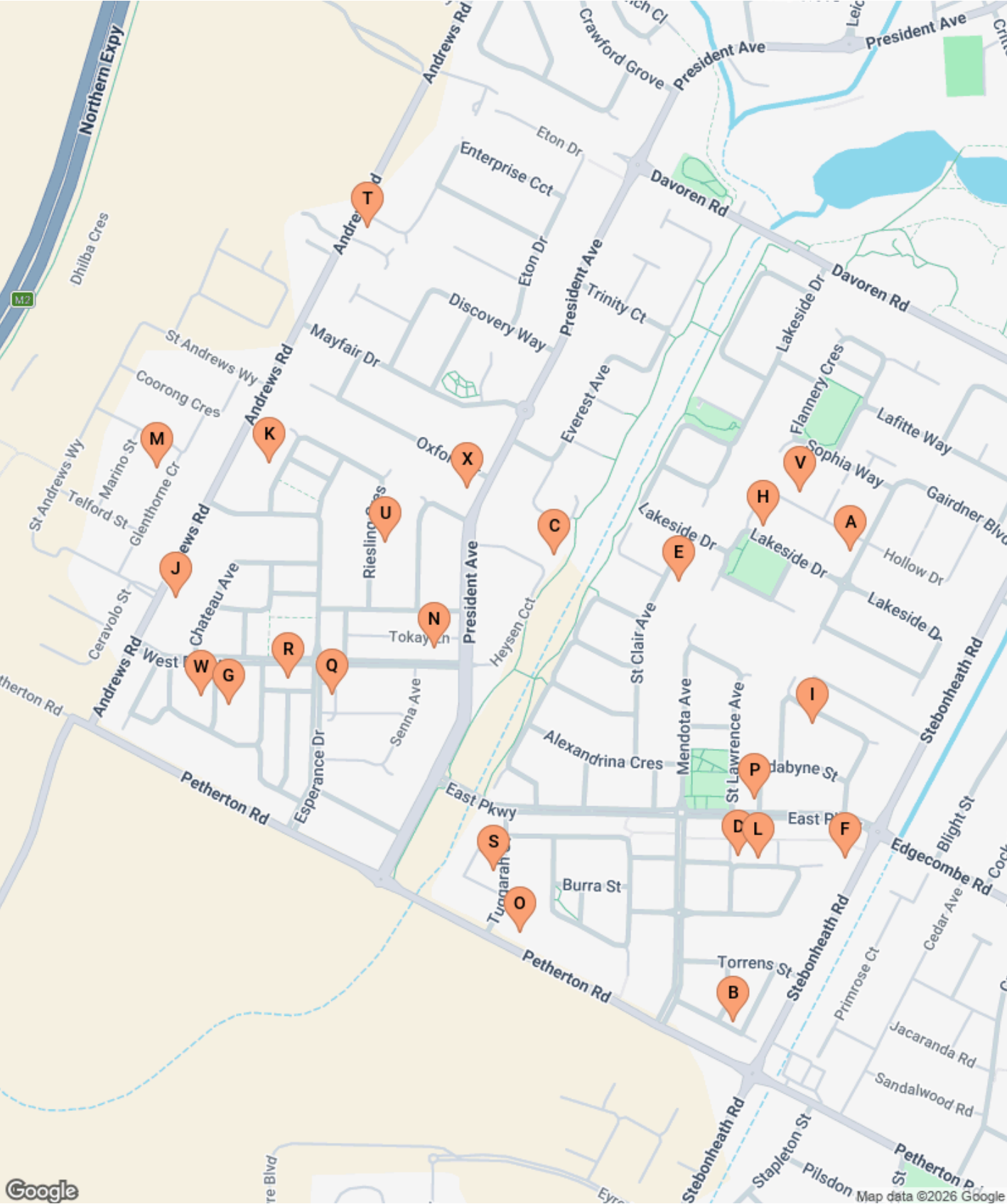
A snapshot of how rents have moved in your area



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 • 395m² House

FIRST RENT PRICE
\$580.00 Per Week

RENT PRICE
\$580.00 Per Week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
11 Days



\$650 per week

11 HURON STREET,
ANDREWS FARM, SA, 5114

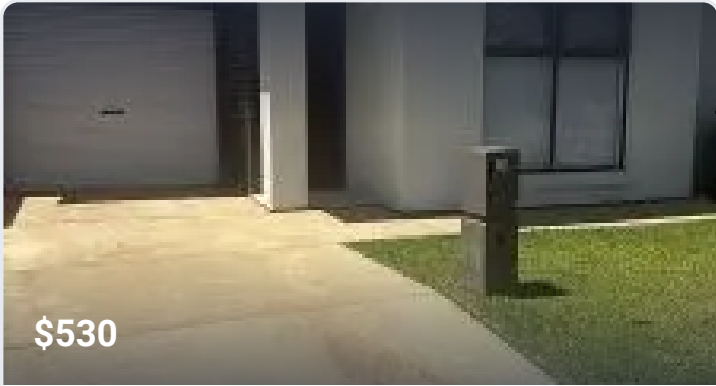
4 2 2 • 373m² House

FIRST RENT PRICE
\$650 per week

RENT PRICE
\$650 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
19 Days



\$530

23 HEYSEN CIRCUIT,
ANDREWS FARM, SA, 5114

2 1 2 • 321m² House

FIRST RENT PRICE
\$530

RENT PRICE
\$530

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
9 Days



\$450.00 Per Week

13 CENTENARY CIRCUIT,
ANDREWS FARM, SA, 5114

2 1 1 • 94m² House

FIRST RENT PRICE
\$450 Per Week

RENT PRICE
\$450.00 Per Week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
17 Days

Rental comparables

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\$620 per week

9 ST CLAIR AVENUE,
ANDREWS FARM, SA, 5114

4 2 3 • 450m² House

FIRST RENT PRICE
\$620

RENT PRICE
\$620 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
46 Days



\$670 per week

555 STEBONHEATH ROAD,
ANDREWS FARM, SA, 5114

3 2 2 • 375m² House

FIRST RENT PRICE
\$700 pw

RENT PRICE
\$670 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
N/A



\$520 per week

9 LANGHORNE STREET,
ANDREWS FARM, SA, 5114

3 2 1 • 280m² House

FIRST RENT PRICE
\$550

RENT PRICE
\$520 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
28 Days



\$580 per week

85 LAKESIDE DRIVE,
ANDREWS FARM, SA, 5114

3 2 1 • 302m² House

FIRST RENT PRICE
\$600 per week

RENT PRICE
\$580 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
39 Days



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.



\$550 per week

23 SAINT GERMAIN AVENUE,
ANDREWS FARM, SA, 5114

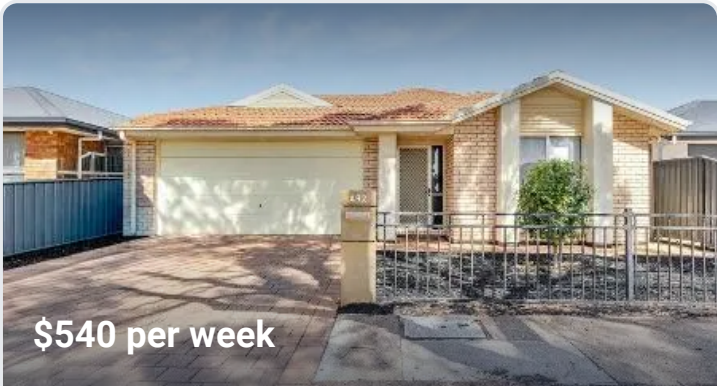
3 2 4 • 460m² House

FIRST RENT PRICE
\$550 per week

RENT PRICE
\$550 per week

MONTH LISTED
November 2025 (Rented)

DAYS ON MARKET
12 Days



\$540 per week

492 ANDREWS ROAD,
ANDREWS FARM, SA, 5114

3 2 2 • 388m² House

FIRST RENT PRICE
\$540 / Wk

RENT PRICE
\$540 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
20 Days



\$545 per week

9 RIESLING CRESCENT,
ANDREWS FARM, SA, 5114

3 2 1 • 300m² House

FIRST RENT PRICE
\$545 p/week

RENT PRICE
\$545 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
15 Days



\$460 per week

25 CENTENARY CIRCUIT,
ANDREWS FARM, SA, 5114

2 1 1 • 84m² Unit

FIRST RENT PRICE
\$480 per week

RENT PRICE
\$460 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
27 Days

Rental comparables

24 properties

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\$550 per week

27 GLENTHORNE CRESCENT,
ANDREWS FARM, SA, 5114

3 2 2 • 280m² House

FIRST RENT PRICE
\$580 per week

RENT PRICE
\$550 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
34 Days



\$535 per week

53 WEST PARKWAY,
ANDREWS FARM, SA, 5114

3 1 2 • 210m² House

FIRST RENT PRICE
\$575 per week

RENT PRICE
\$535 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
39 Days



\$560 per week

192 PETHERTON ROAD,
ANDREWS FARM, SA, 5114

3 2 1 • 300m² House

FIRST RENT PRICE
\$620 per week

RENT PRICE
\$560 per week

MONTH LISTED
December 2025

DAYS ON MARKET
70 Days



\$480 per week

3 MERETTA LANE,
ANDREWS FARM, SA, 5114

2 1 1 • 84m² House

FIRST RENT PRICE
\$480 per week

RENT PRICE
\$480 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
11 Days



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.



\$580 per week

24 ESPERANCE DRIVE,
ANDREWS FARM, SA, 5114

4 2 2 • 344m² House

FIRST RENT PRICE
\$580 per week

MONTH LISTED
December 2025 (Rented)

RENT PRICE
\$580 per week

DAYS ON MARKET
24 Days



\$580 per week

28 WEST PARKWAY,
ANDREWS FARM, SA, 5114

3 2 2 • 368m² House

FIRST RENT PRICE
\$580 per week

MONTH LISTED
December 2025 (Rented)

RENT PRICE
\$580 per week

DAYS ON MARKET
26 Days



\$480 per week

15 TUGGARAH STREET,
ANDREWS FARM, SA, 5114

3 2 1 • 124m² House

FIRST RENT PRICE
\$480 per week

MONTH LISTED
December 2025 (Rented)

RENT PRICE
\$480 per week

DAYS ON MARKET
39 Days



\$490 per week

1 FOSTER ROAD,
ANDREWS FARM, SA, 5114

3 1 1 • 314m² House

FIRST RENT PRICE
\$490 per week

MONTH LISTED
December 2025 (Rented)

RENT PRICE
\$490 per week

DAYS ON MARKET
30 Days

Rental comparables

24 properties

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\$520 per week

77 RIESLING CRESCENT,
ANDREWS FARM, SA, 5114



3 2 1 • 210m² House

FIRST RENT PRICE
\$550 per week

RENT PRICE
\$520 per week

MONTH LISTED
December 2025

DAYS ON MARKET
57 Days



\$585 per week

30 HOLLOW DRIVE,
ANDREWS FARM, SA, 5114



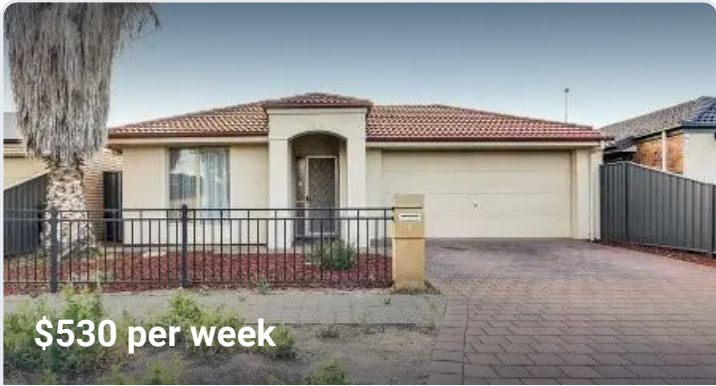
4 2 4 • 375m² House

FIRST RENT PRICE
\$585 per week

RENT PRICE
\$585 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
38 Days



\$530 per week

6 LANGHORNE STREET,
ANDREWS FARM, SA, 5114



3 2 2 • 350m² House

FIRST RENT PRICE
\$530 per week

RENT PRICE
\$530 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
38 Days



\$620 per week

168 PRESIDENT AVENUE,
ANDREWS FARM, SA, 5114



4 2 2 • 481m² House

FIRST RENT PRICE
\$620 per week

RENT PRICE
\$620 per week

MONTH LISTED
December 2025 (Rented)

DAYS ON MARKET
16 Days

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.

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[View it online](#)

