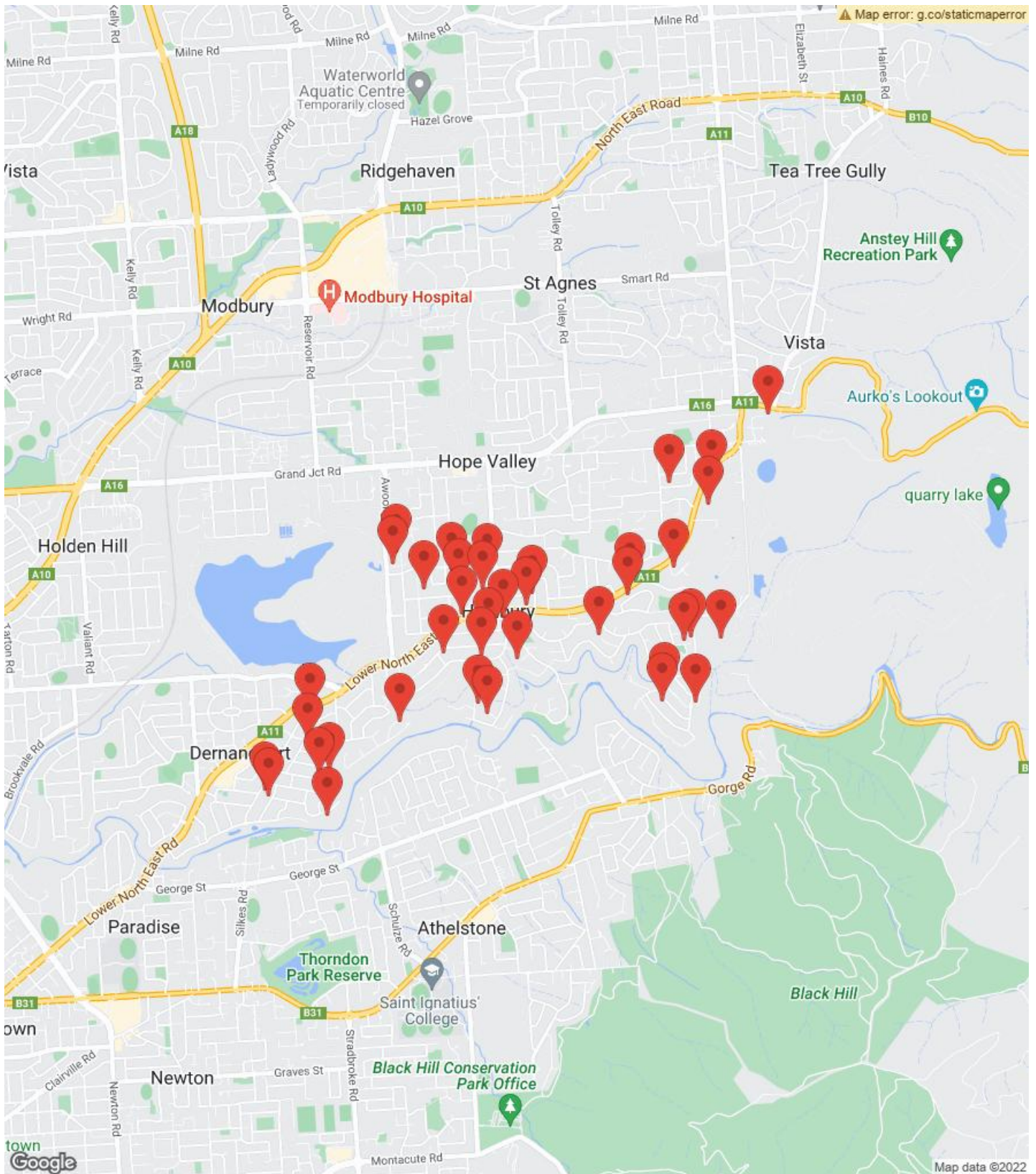


## **SALES REPORT**

HIGHBURY 5089

## Sales Map



# Sales Search Report - Image Report

## Search Criteria

**Locality:** HIGHBURY  
**Postcode:** 5089

**Sale Date:** 26/01/2022 to 26/07/2022

**Sale Price:** Any

**Land Size:** Any

**Attributes:** Any

**Property Type:** Any

## Search Summary

Records: 52

	Price	Days	Area
<b>Lowest</b>	\$ 300,000	7	256 m <sup>2</sup>
<b>Highest</b>	\$ 2,300,000	194	71,420 m <sup>2</sup>
<b>Average</b>	\$ 801,373	69	2,330 m <sup>2</sup>
<b>Median</b>	\$ 736,000	64	789 m <sup>2</sup>



### 18 HAROLD ST, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 H14 4 1 6



**Property Type:** House  
**Area:** 710 m<sup>2</sup> (131 m<sup>2</sup>)  
**Area \$/m2:** \$1,155(\$6,260)  
**RPD:** A65//D6699

**Sale Price:** **\$820,000 (Agents Advice - Sale)**  
**Sale Date:** 23/07/2022 **Days to Sell:** 16 Days  
**Last Price:** Auction **Chg %:**  
**First Price:** Auction (USP) **Chg %:**

**Features:** BUILD YR: 1966, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 5HCPSTR/VRM



### 71 REIDS RD, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 H12 3 1 1



**Property Type:** House  
**Area:** 755 m<sup>2</sup> (132 m<sup>2</sup>)  
**Area \$/m2:** \$742(\$4,242)  
**RPD:** AL35//D7893

**Sale Price:** **\$560,000 (Normal Sale)**  
**Sale Date:** 20/07/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1970, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 19 LOVELOCK ST, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 P9 4 2 4



**Property Type:** House  
**Area:** 703 m<sup>2</sup>  
**Area \$/m2:** \$1,024  
**RPD:** A9//D8223

**Sale Price:** **\$720,000 (Agents Advice - Sale)**  
**Sale Date:** 16/07/2022 **Days to Sell:** 15 Days  
**Last Price:** Contact Agent **Chg %:**  
**First Price:** Contact Agent (Under **Chg %:**

**Features:**



### 7 OBSERVATION DR, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 H13 4 2 2



**Property Type:** House  
**Area:** 291 m<sup>2</sup> (198 m<sup>2</sup>)  
**Area \$/m2:** \$3,024(\$4,444)  
**RPD:** AL31//D110897

**Sale Price:** **\$880,000 (Normal Sale)**  
**Sale Date:** 08/07/2022 **Days to Sell:** 98 Days  
**Last Price:** \$798,000 - \$878,000 **Chg %:**  
**First Price:** Expressions of Interest **Chg %:**

**Features:** BUILD YR: 2016, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 2





## 29 MACDONNELL ST, Highbury, SA 5089

UBD Ref: Adelaide - 96 L9 4 2 2



**Property Type:** House  
**Area:** 933 m<sup>2</sup> (111 m<sup>2</sup>)  
**Area \$/m2:** \$654(\$5,495)  
**RPD:** AL26//D6406

**Sale Price:** \$610,000 (Normal Sale)  
**Sale Date:** 08/07/2022 **Days to Sell:** N/A  
**Last Price:** \$450,000 - \$470,000 **Chg %:**  
**First Price:** \$450,000 - \$470,000 **Chg %:**

**Features:** BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 5H IG



## 18 RADIATA RD, Highbury, SA 5089

UBD Ref: Adelaide - 96 G15 3 1 3



**Property Type:** House  
**Area:** 698 m<sup>2</sup> (120 m<sup>2</sup>)  
**Area \$/m2:** \$1,060(\$6,167)  
**RPD:** AL232//D7140

**Sale Price:** \$740,000 (Normal Sale)  
**Sale Date:** 06/07/2022 **Days to Sell:** 78 Days  
**Last Price:** SOLD PRIOR TO **Chg %:**  
**First Price:** SOLD PRIOR TO **Chg %:**

**Features:** BUILD YR: 1972, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 5 BUCHANAN CRT, Highbury, SA 5089

UBD Ref: Adelaide - 96 K13 3 2 2



**Property Type:** House  
**Area:** 1,105 m<sup>2</sup> (216 m<sup>2</sup>)  
**Area \$/m2:** \$882(\$4,514)  
**RPD:** A9//D7084

**Sale Price:** \$975,000 (Agents Advice - Sale)  
**Sale Date:** 04/07/2022 **Days to Sell:** 32 Days  
**Last Price:** OFFER ACCEPTED - **Chg %:**  
**First Price:** \$949K Auction On-Site **Chg %:**

**Features:** BUILD YR: 1965, WALL TYPE: BLOCK (INC MT GAMBIER STONE), ROOF TYPE: GALVANISED IRON, STYLE: CONTEMPORARY, STOREYS: 2



## 18 MAJESTIC GR, Highbury, SA 5089

UBD Ref: Adelaide - 97 C12 3 2 2



**Property Type:** House  
**Area:** 731 m<sup>2</sup> (215 m<sup>2</sup>)  
**Area \$/m2:** \$1,341(\$4,558)  
**RPD:** AL125//D52868

**Sale Price:** \$980,000 (Normal Sale)  
**Sale Date:** 30/06/2022 **Days to Sell:** 50 Days  
**Last Price:** Contact Agent **Chg %:**  
**First Price:** Contact Agent **Chg %:**

**Features:** BUILD YR: 2000, WALL TYPE: STONE, FREESTONE, ROOF TYPE: GALVANISED IRON, STYLE: BAY WINDOW VILLA, STOREYS: 1, IMPROVEMENTS: UNF



## 26 ADDOLORATA CRT, Highbury, SA 5089

UBD Ref: Adelaide - 96 M9 4 2 5



**Property Type:** House  
**Area:** 802 m<sup>2</sup> (190 m<sup>2</sup>)  
**Area \$/m2:** \$1,091(\$4,605)  
**RPD:** AL37//D25882

**Sale Price:** \$875,000 (Normal Sale)  
**Sale Date:** 30/06/2022 **Days to Sell:** 111 Days  
**Last Price:** \$889,000 - \$933,900 **Chg %:** -1.6%  
**First Price:** AUCTION (PG: **Chg %:**

**Features:** BUILD YR: 1990, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 6 GARDEN CRT, Highbury, SA 5089

UBD Ref: Adelaide - 96 N11



3



1



4



**Property Type:** House  
**Area:** 677 m<sup>2</sup> (173 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,182(\$4,627)  
**RPD:** AL14//D24042

**Sale Price:** \$800,500 (Normal Sale)  
**Sale Date:** 28/06/2022 **Days to Sell:** 33 Days  
**Last Price:** Under Contract (Under Chg %:  
**First Price:** Best offers by Chg %:

**Features:** BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



## 1206 LOWER NORTH EAST RD, Highbury, SA 5089

UBD Ref: Adelaide - 97 D6



4



2



-



**Property Type:** House  
**Area:** 1,023 m<sup>2</sup> (145 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,124(\$7,931)  
**RPD:** A103//D25707

**Sale Price:** \$1,150,000 (Agents Advice - Sale)  
**Sale Date:** 23/06/2022 **Days to Sell:** 7 Days  
**Last Price:** Contact Agent (Under Chg %:  
**First Price:** \$890k-\$970k (Under Chg %:

**Features:** BUILD YR: 1962, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 6H CP



## 13 WALKER PL, Highbury, SA 5089

UBD Ref: Adelaide - 96 M12



4



2



2



**Property Type:** House  
**Area:** 789 m<sup>2</sup> (251 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,109(\$3,486)  
**RPD:** AL54//D41056

**Sale Price:** \$875,000 (Normal Sale)  
**Sale Date:** 22/06/2022 **Days to Sell:** 55 Days  
**Last Price:** \$800k Chg %:  
**First Price:** \$800k Chg %:

**Features:** BUILD YR: 1997, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: FEDERATION, STOREYS: 1



## 19 NURSERY WAY, Highbury, SA 5089

UBD Ref: Adelaide - 97 B12



4



2



2



**Property Type:** House  
**Area:** 713 m<sup>2</sup> (249 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,234(\$3,534)  
**RPD:** AL53//D48796

**Sale Price:** \$880,000 (Normal Sale)  
**Sale Date:** 17/06/2022 **Days to Sell:** 30 Days  
**Last Price:** \$880k Chg %:  
**First Price:** \$800k Chg %:

**Features:** BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: BAY WINDOW VILLA, STOREYS: 1



## 14 ROGERS ST, Highbury, SA 5089

UBD Ref: Adelaide - 96 M9



3



2



1



**Property Type:** House  
**Area:** 702 m<sup>2</sup> (155 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$812(\$3,677)  
**RPD:** AL4//F130949

**Sale Price:** \$570,000 (Normal Sale)  
**Sale Date:** 10/06/2022 **Days to Sell:** 80 Days  
**Last Price:** \$580,000 negotiable Chg %: -1.7%  
**First Price:** \$580,000 - \$610,000 Chg %: -1.7%

**Features:** BUILD YR: 1973, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY RANCH, STOREYS: 1



## 76 VALLEY VIEW DR, Highbury, SA 5089

UBD Ref: Adelaide - 96 M11 4 2 2



**Property Type:** House  
**Area:** 703 m<sup>2</sup> (166 m<sup>2</sup>)  
**Area \$/m2:** \$1,049(\$4,444)  
**RPD:** AL15//D7272

**Sale Price:** \$737,700 (Normal Sale)  
**Sale Date:** 01/06/2022 **Days to Sell:** 76 Days  
**Last Price:** \$710k-\$750k **Chg %:**  
**First Price:** Contact Agent **Chg %:**

**Features:** BUILD YR: 1970, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 1190 LOWER NORTH EAST RD, Highbury, SA 5089

UBD Ref: Adelaide - 97 C7 7 4 4



**Property Type:** House  
**Area:** 4,000 m<sup>2</sup> (406 m<sup>2</sup>)  
**Area \$/m2:** \$400(\$3,941)  
**RPD:** AL63//F132365

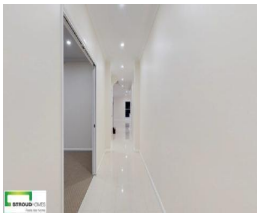
**Sale Price:** \$1,600,000 (Normal Sale)  
**Sale Date:** 30/05/2022 **Days to Sell:** 109 Days  
**Last Price:** EXPRESSIONS OF **Chg %:**  
**First Price:** EXPRESSIONS OF **Chg %:**

**Features:** BUILD YR: 1968, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 8H DIG DCP



## 28 BARNES AVE, Highbury, SA 5089

UBD Ref: Adelaide - 96 M9 - - -



**Property Type:** Vacant Land  
**Area:** 859 m<sup>2</sup> (328 m<sup>2</sup>)  
**Area \$/m2:** \$827(\$2,165)  
**RPD:** AL8//D5278

**Sale Price:** \$710,000 (Normal Sale)  
**Sale Date:** 26/05/2022 **Days to Sell:** 118 Days  
**Last Price:** Contact Agent **Chg %:** -5.3%  
**First Price:** Contact Agent (Under **Chg %:**

**Features:** BUILD YR: 1958, STOREYS: 1



## 2 LARSEN CRT, Highbury, SA 5089

UBD Ref: Adelaide - 96 N12 4 2 2



**Property Type:** House  
**Area:** 809 m<sup>2</sup> (279 m<sup>2</sup>)  
**Area \$/m2:** \$1,360(\$3,943)  
**RPD:** AL100//D33053

**Sale Price:** \$1,100,000 (Normal Sale)  
**Sale Date:** 25/05/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1969, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 2



## 2/55 AWOONGA RD, Highbury, SA 5089

UBD Ref: Adelaide - 96 K8 3 1 1



**Property Type:** Unit  
**Area:** 405 m<sup>2</sup> (113 m<sup>2</sup>)  
**Area \$/m2:** \$1,111(\$3,982)  
**RPD:** UN2//S2821

**Sale Price:** \$450,000 (Normal Sale)  
**Sale Date:** 20/05/2022 **Days to Sell:** 58 Days  
**Last Price:** Contact Agent **Chg %:**  
**First Price:** Contact Agent **Chg %:**

**Features:** BUILD YR: 1976, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1





## 54 EDMUND ST, HIGHBURY, SA 5089

4 2 2



Property Type: House

Area:

Area \$/m2:

RPD:

Features:

Sale Price: **\$735,000 (Agents Advice - Sale)**

Sale Date: 12/05/2022 Days to Sell: **36 Days**

Last Price: UNDER CONTRACT Chg %:

First Price: AUCTION \$650,000 Chg %:



## 54 EDMUND RD, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 K8 3 1 2



Property Type: House

Area: 799 m<sup>2</sup> (148 m<sup>2</sup>)

Area \$/m2: \$920(\$4,966)

RPD: AL14//D6182

Features: BUILD YR: 1972, WALL TYPE: RENDERED, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

Sale Price: **\$735,000 (Normal Sale)**

Sale Date: 12/05/2022 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:



## 7 DOMAIN CMMNS, HIGHBURY, SA 5089

UBD Ref: Adelaide - 97 B12 4 2 2



Property Type: House

Area: 705 m<sup>2</sup> (232 m<sup>2</sup>)

Area \$/m2: \$1,417(\$4,306)

RPD: AL43//D48796

Features: BUILD YR: 2000, WALL TYPE: STONE; FREESTONE, ROOF TYPE: GALVANISED IRON, STYLE: BAY WINDOW VILLA, STOREYS: 1

Sale Price: **\$999,000 (Normal Sale)**

Sale Date: 10/05/2022 Days to Sell: **55 Days**

Last Price: Contact Agent Chg %:

First Price: Contact Agent (Under Chg %:



## 33 LAKE VIEW CRES, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 L11 3 1 1



Property Type: House

Area: 828 m<sup>2</sup> (130 m<sup>2</sup>)

Area \$/m2: \$857(\$5,462)

RPD: AL18//D6939

Features: BUILD YR: 1966, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 5H CP IG

Sale Price: **\$710,000 (Normal Sale)**

Sale Date: 29/04/2022 Days to Sell: **71 Days**

Last Price: Contact Agent Chg %:

First Price: Contact Agent Chg %:



## 2A PARADISE GR, HIGHBURY, SA 5089

UBD Ref: Adelaide - 97 C8 3 1 4



Property Type: House

Area: 370 m<sup>2</sup> (139 m<sup>2</sup>)

Area \$/m2: \$1,095(\$2,914)

RPD: AL2//D83211

Features: BUILD YR: 2010, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 2, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE

Sale Price: **\$405,000 (Normal Sale)**

Sale Date: 27/04/2022 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:



## 14 MONTICLE ST, Highbury, SA 5089

UBD Ref: Adelaide - 97 A9 6 2 3



**Property Type:** House  
**Area:** 1,071 m<sup>2</sup> (430 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,228(\$3,058)  
**RPD:** AL1//D28672

**Sale Price:** \$1,315,000 (Normal Sale)  
**Sale Date:** 21/04/2022 **Days to Sell:** 50 Days  
**Last Price:** Auction **Chg %:**  
**First Price:** Auction **Chg %:**

**Features:** BUILD YR: 1992, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY CONVENTIONAL, STOREYS: 1



## MULBERRY MULBERRY DR, Highbury, SA 5089

UBD Ref: Adelaide - 97 C10 - - -



**Property Type:** Vacant Land  
**Area:** 6,561 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$46  
**RPD:** QP713//D48186

**Sale Price:** \$300,000 (Normal Sale)  
**Sale Date:** 14/04/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** STOREYS: 1



## 20 MULBERRY DR, Highbury, SA 5089

UBD Ref: Adelaide - 97 D10 - - -



**Property Type:** House  
**Area:** 7.14 ha  
**Area \$/m<sup>2</sup>:** \$25  
**RPD:** AL715//D48186

**Sale Price:** \$1,800,000 (Normal Sale)  
**Sale Date:** 14/04/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** STOREYS: 1



## 20 NIQUET AVE, Highbury, SA 5089

UBD Ref: Adelaide - 97 C10 4 2 2



**Property Type:** House  
**Area:** 872 m<sup>2</sup> (203 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$967(\$4,153)  
**RPD:** AL108//D11204

**Sale Price:** \$843,000 (Normal Sale)  
**Sale Date:** 11/04/2022 **Days to Sell:** 66 Days  
**Last Price:** I'm Under Contract! **Chg %:**  
**First Price:** Best Offers By 5pm the **Chg %:**

**Features:** BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, BUILT IN ROBES, AIR CONDITIONED,



## 1009 LOWER NORTH EAST RD, Highbury, SA 5089

UBD Ref: Adelaide - 96 M10 - - -



**Property Type:** Commercial  
**Area:** 1,517 m<sup>2</sup> (550 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,516(\$4,182)  
**RPD:** AL10//F33713

**Sale Price:** \$2,300,000 (Normal Sale)  
**Sale Date:** 11/04/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** STOREYS: 1





## 2 SAPPHIRE CRES, Highbury, SA 5089

UBD Ref: Adelaide - 97 B6 3 1 2



**Property Type:** House  
**Area:** 828 m<sup>2</sup> (107 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$831(\$6,430)  
**RPD:** AL15//D6759

**Sale Price:** \$688,000 (Normal Sale)  
**Sale Date:** 07/04/2022 **Days to Sell:** 62 Days  
**Last Price:** Contracted at Auction **Chg %:**  
**First Price:** \$450,000 (Under Offer) **Chg %:**

**Features:** BUILD YR: 1962, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 1049 LOWER NORTH EAST RD, Highbury, SA 5089

UBD Ref: Adelaide - 96 P9 3 1 2



**Property Type:** House  
**Area:** 923 m<sup>2</sup> (214 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$748(\$3,224)  
**RPD:** AL9//F130954

**Sale Price:** \$690,000 (Normal Sale)  
**Sale Date:** 25/03/2022 **Days to Sell:** 148 Days  
**Last Price:** For Sale **Chg %:**  
**First Price:** Auction On-Site **Chg %:**

**Features:** BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 17 SASSAFRAS DR, Highbury, SA 5089

UBD Ref: Adelaide - 96 H15 4 3 2



**Property Type:** House  
**Area:** 806 m<sup>2</sup> (220 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$931(\$3,409)  
**RPD:** AL143//D7139

**Sale Price:** \$750,000 (Normal Sale)  
**Sale Date:** 18/03/2022 **Days to Sell:** 52 Days  
**Last Price:** Auction On-Site Sunday **Chg %:**  
**First Price:** Auction On-Site Sunday **Chg %:**

**Features:** BUILD YR: 1977, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY RANCH, STOREYS: 1, STUDY, IMPROVEMENTS: 7H



## 22 KINNAIRD CRES, Highbury, SA 5089

UBD Ref: Adelaide - 97 E4 4 2 4



**Property Type:** House  
**Area:** 1,400 m<sup>2</sup> (199 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$556(\$3,915)  
**RPD:** AL12//D7830

**Sale Price:** \$779,000 (Normal Sale)  
**Sale Date:** 07/03/2022 **Days to Sell:** 54 Days  
**Last Price:** Auction **Chg %:**  
**First Price:** Auction **Chg %:**

**Features:** BUILD YR: 1973, WALL TYPE: BRICK, ROOF TYPE: CORRUGATED CEMENT SHEET, STYLE: HIGH QUALITY CONTEMPORARY, STOREYS: 1



## 16 PACKERS DR, Highbury, SA 5089

UBD Ref: Adelaide - 96 H14 4 1 5



**Property Type:** House  
**Area:** 685 m<sup>2</sup> (142 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$693(\$3,345)  
**RPD:** AL70//D6699

**Sale Price:** \$475,000 (Normal Sale)  
**Sale Date:** 04/03/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1967, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, IMPROVEMENTS: 6H



## 7 RUSTIC CRT, HIGHBURY, SA 5089

UBD Ref: Adelaide - 97 A10 4 2 2



**Property Type:** House  
**Area:** 803 m<sup>2</sup> (270 m<sup>2</sup>)  
**Area \$/m2:** \$1,158(\$3,444)  
**RPD:** AL36//D10272

**Sale Price:** \$930,000 (Normal Sale)  
**Sale Date:** 02/03/2022 **Days to Sell:** 90 Days  
**Last Price:** Sold at Auction (Under Chg %:  
**First Price:** AUCTION (Under Offer) Chg %:

**Features:** BUILD YR: 1984, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: TUDOR, STOREYS: 2



## 1 ALMERTA ST, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 L9 3 1 2



**Property Type:** Unit  
**Area:** 400 m<sup>2</sup> (103 m<sup>2</sup>)  
**Area \$/m2:** \$1,100(\$4,272)  
**RPD:** UN2//S2476

**Sale Price:** \$440,000 (Normal Sale)  
**Sale Date:** 25/02/2022 **Days to Sell:** 36 Days  
**Last Price:** Contact Agent Chg %:  
**First Price:** Contact Agent (Under Chg %:

**Features:** BUILD YR: 1976, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 33 HILLSIDE AVE, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 N10 2 1 1



**Property Type:** House  
**Area:** 664 m<sup>2</sup> (100 m<sup>2</sup>)  
**Area \$/m2:** \$727(\$4,830)  
**RPD:** AL9//F107854

**Sale Price:** \$483,000 (Normal Sale)  
**Sale Date:** 25/02/2022 **Days to Sell:** 94 Days  
**Last Price:** \$460,000-480,000 Chg %:  
**First Price:** \$460,000-480,000 Chg %:

**Features:** BUILD YR: 1890, WALL TYPE: CEMENT SHEET; WEATHERBRD; LOG, ROOF TYPE: GALVANISED IRON, STYLE: COLONIAL COTTAGE, STOREYS: 1



## 21 REIDS RD, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 G15 4 2 2



**Property Type:** House  
**Area:** 689 m<sup>2</sup> (155 m<sup>2</sup>)  
**Area \$/m2:** \$711(\$3,161)  
**RPD:** AL238//D7140

**Sale Price:** \$490,000 (Normal Sale)  
**Sale Date:** 22/02/2022 **Days to Sell:** 194 Days  
**Last Price:** \$490,000 - \$499,000 Chg %:  
**First Price:** \$345,000 to \$365,000 Chg %:

**Features:** BUILD YR: 1974, WALL TYPE: RENDERED, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: MEDITERRANEAN, STOREYS: 1



## 5 NOBEL CRT, HIGHBURY, SA 5089

UBD Ref: Adelaide - 97 A9 3 2 2



**Property Type:** House  
**Area:** 401 m<sup>2</sup> (206 m<sup>2</sup>)  
**Area \$/m2:** \$1,546(\$3,010)  
**RPD:** AL5//D64125

**Sale Price:** \$620,000 (Normal Sale)  
**Sale Date:** 18/02/2022 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:

**Features:** BUILD YR: 2004, WALL TYPE: RENDERED, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 1034 LOWER NORTH EAST RD, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 N10 4 1 1



**Property Type:** House  
**Area:** 820 m<sup>2</sup> (134 m<sup>2</sup>)  
**Area \$/m2:** \$604(\$3,698)  
**RPD:** AL2//D4887

**Sale Price:** \$495,500 (Normal Sale)  
**Sale Date:** 17/02/2022 **Days to Sell:** 97 Days  
**Last Price:** \$400,000 Auction 4th **Chg %:**  
**First Price:** \$400,000 Auction 4th **Chg %:**

**Features:** BUILD YR: 1961, WALL TYPE: BRICK, ROOF TYPE: CORRUGATED CEMENT SHEET, STYLE: CONTEMPORARY, STOREYS: 1



## 15 VERNONS DR, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 K12 4 2 2



**Property Type:** House  
**Area:** 697 m<sup>2</sup> (160 m<sup>2</sup>)  
**Area \$/m2:** \$1,019(\$4,438)  
**RPD:** AL9//D6462

**Sale Price:** \$710,000 (Normal Sale)  
**Sale Date:** 16/02/2022 **Days to Sell:** 35 Days  
**Last Price:** Contact Agent **Chg %:**  
**First Price:** Contact Agent **Chg %:**

**Features:** BUILD YR: 1967, WALL TYPE: BASKET RANGE STONE, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 1A HIGHBURY DR, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 P9 3 1 2



**Property Type:** House  
**Area:** 638 m<sup>2</sup> (117 m<sup>2</sup>)  
**Area \$/m2:** \$966(\$5,265)  
**RPD:** AL19//D5619

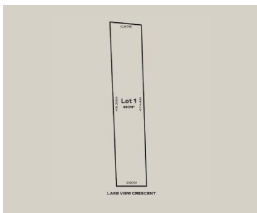
**Sale Price:** \$616,000 (Normal Sale)  
**Sale Date:** 15/02/2022 **Days to Sell:** 82 Days  
**Last Price:** SOLD AT AUCTION **Chg %:**  
**First Price:** Auction On Site Sat 11th **Chg %:**

**Features:** BUILD YR: 1965, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1, BUILT IN ROBES, FULLY FENCED,



## 26 LAKE VIEW CRES, HIGHBURY, SA 5089

UBD Ref: Adelaide - 96 L11 - - -



**Property Type:** Vacant Land  
**Area:** 969 m<sup>2</sup> (112 m<sup>2</sup>)  
**Area \$/m2:** \$454(\$3,929)  
**RPD:** A13//D6939

**Sale Price:** \$440,000 (Agents Advice - Sale)  
**Sale Date:** 10/02/2022 **Days to Sell:** 21 Days  
**Last Price:** Under Offer (Under **Chg %:**  
**First Price:** \$635,000 **Chg %:** -30.7%

**Features:** BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 60 XAVIER ST, HIGHBURY, SA 5089

UBD Ref: Adelaide - 97 B8 3 2 4



**Property Type:** House  
**Area:** 862 m<sup>2</sup> (138 m<sup>2</sup>)  
**Area \$/m2:** \$861(\$5,377)  
**RPD:** AL19//D7813

**Sale Price:** \$742,000 (Normal Sale)  
**Sale Date:** 09/02/2022 **Days to Sell:** 77 Days  
**Last Price:** UNDER CONTRACT BY **Chg %:**  
**First Price:** Best Offers By 4PM 13th **Chg %:**

**Features:** BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1





## 7 MONTICLE ST, Highbury, SA 5089

UBD Ref: Adelaide - 97 B9 6 3 3



**Property Type:** House  
**Area:** 1,301 m<sup>2</sup> (468 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,080(\$3,002)  
**RPD:** AL21//D28672

**Sale Price:** \$1,405,000 (Normal Sale)  
**Sale Date:** 08/02/2022 **Days to Sell:** 103 Days  
**Last Price:** Auction **Chg %:**  
**First Price:** Auction **Chg %:**

**Features:** BUILD YR: 1994, WALL TYPE: BLUESTONE; SLATE TILE, ROOF TYPE: GALVANISED IRON, STYLE: BAY WINDOW VILLA, STOREYS: 2



## 1 XAVIER ST, Highbury, SA 5089

UBD Ref: Adelaide - 96 P9 3 1 1



**Property Type:** Unit  
**Area:** 402 m<sup>2</sup> (97 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,200(\$4,976)  
**RPD:** UN2//S7388

**Sale Price:** \$482,700 (Normal Sale)  
**Sale Date:** 07/02/2022 **Days to Sell:** 53 Days  
**Last Price:** \$460,000 - \$480,000 **Chg %:**  
**First Price:** \$460,000 - \$480,000 **Chg %:**

**Features:** BUILD YR: 1986, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 63 XAVIER ST, Highbury, SA 5089

UBD Ref: Adelaide - 97 B8 3 1 1



**Property Type:** House  
**Area:** 749 m<sup>2</sup> (125 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$668(\$4,000)  
**RPD:** AL25//F130970

**Sale Price:** \$500,000 (Normal Sale)  
**Sale Date:** 07/02/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1970, WALL TYPE: BRICK, ROOF TYPE: TILED, STYLE: CONVENL, BRICK AND TILE, FAMILY/RUMPUS ROOM, POOL, CLOSE TO SCHOOLS, CLOSE TO



## 2/32 Highbury Dr, Highbury, SA 5089

UBD Ref: Adelaide - 96 N9 3 2 2



**Property Type:** Unit  
**Area:** 293 m<sup>2</sup> (224 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$2,515(\$3,290)  
**RPD:** FL902//C41756

**Sale Price:** \$737,000 (Normal Sale)  
**Sale Date:** 07/02/2022 **Days to Sell:** 88 Days  
**Last Price:** \$649,000 - \$699,000 **Chg %:**  
**First Price:** \$649,000 - \$699,000 **Chg %:**

**Features:** BUILD YR: 2019, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 2, IMPROVEMENTS: 6HDGALF, DISHWASHER



## 21 Declivity St, Highbury, SA 5089

UBD Ref: Adelaide - 97 B10 4 2 2



**Property Type:** House  
**Area:** 811 m<sup>2</sup> (251 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$1,079(\$3,486)  
**RPD:** AL11//D23961

**Sale Price:** \$875,000 (Normal Sale)  
**Sale Date:** 04/02/2022 **Days to Sell:** 78 Days  
**Last Price:** \$780k-\$840k **Chg %:**  
**First Price:** \$780k-\$840k (Under **Chg %:**

**Features:** BUILD YR: 1991, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 45 THE PROM, Highbury, SA 5089

UBD Ref: Adelaide - 97 C13  4  2  2



**Property Type:** House  
**Area:** 1,140 m<sup>2</sup> (228 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$838(\$4,189)  
**RPD:** AL146//D54599

**Sale Price:** **\$955,000 (Normal Sale)**  
**Sale Date:** 02/02/2022 **Days to Sell:** 75 Days  
**Last Price:** Best Offers By 14 **Chg %:**  
**First Price:** Best Offers By 14 **Chg %:**

**Features:** BUILD YR: 2002, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: FEDERATION, STOREYS: 1



## 4 VERNONS DR, Highbury, SA 5089

UBD Ref: Adelaide - 96 J12  3  2  2



**Property Type:** House  
**Area:** 742 m<sup>2</sup> (134 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$907(\$5,022)  
**RPD:** AL18//D6462

**Sale Price:** **\$673,000 (Normal Sale)**  
**Sale Date:** 31/01/2022 **Days to Sell:** 61 Days  
**Last Price:** Contact Agent (Under **Chg %:**  
**First Price:** Best Offer By **Chg %:**

**Features:** BUILD YR: 1969, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



## 30A EDMUND RD, Highbury, SA 5089

UBD Ref: Adelaide - 96 K9  3  1  1



**Property Type:** Unit  
**Area:** 256 m<sup>2</sup> (179 m<sup>2</sup>)  
**Area \$/m<sup>2</sup>:** \$2,031(\$2,905)  
**RPD:** AL101//D113442

**Sale Price:** **\$520,000 (Normal Sale)**  
**Sale Date:** 28/01/2022 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 2016, WALL TYPE: RENDERED, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 2