

PROPERTY REPORT

5/10 Albert Street Semaphore SA
5019

Prepared on: 14 September 2026

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5/10 Albert Street Semaphore SA 5019

1 | 1 | 1 | 52m²

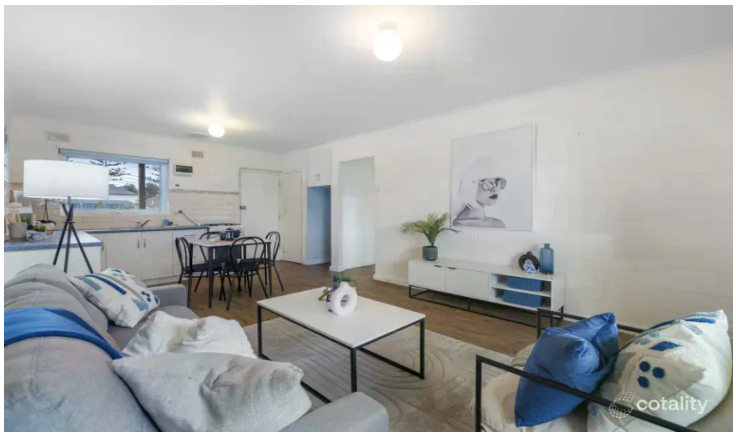
Property Details

Lot/Plan	LOT UN5 S1943	**Property Type**	Unit
Year Built	1971	**Council Area**	Port Adelaide Enfield
Zone	EN	**Land Use Primary**	First Floor Home Unit









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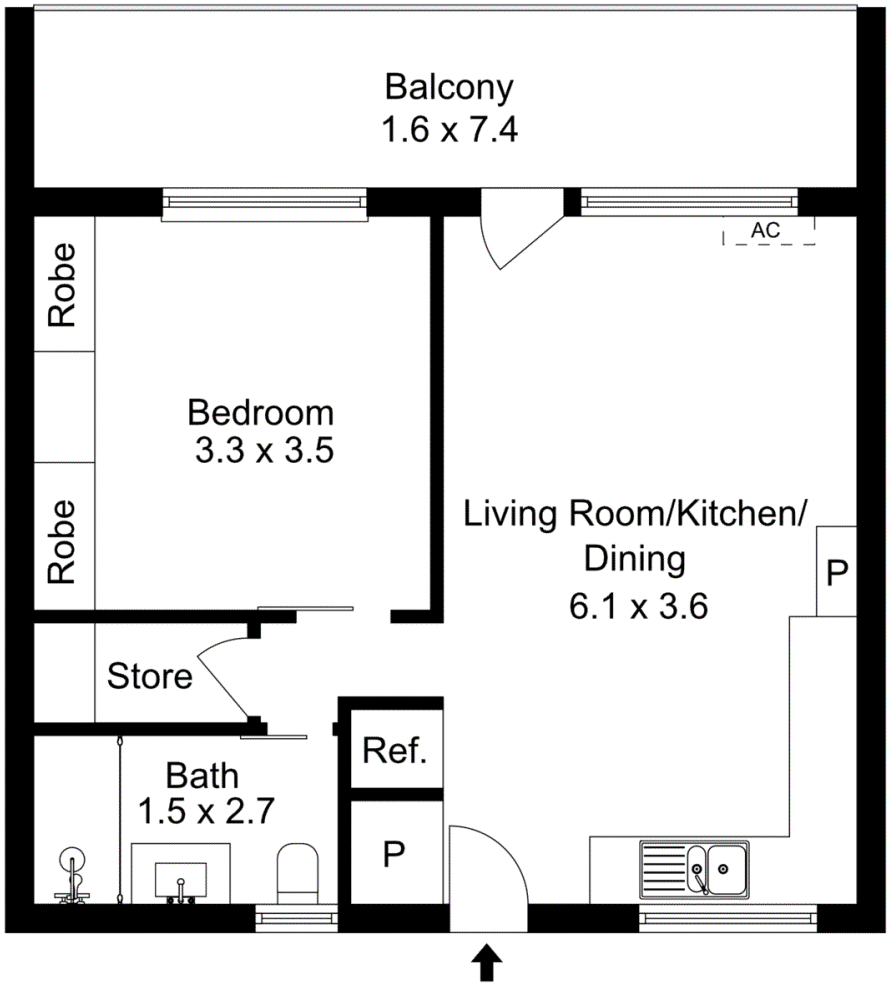
Internal area approx: 45 sqm
External area approx: 11 sqm
Total area approx: 56 sqm



5/10 Albert Street, Semaphore

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This floorplan is for illustration purposes only and all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified

Produced by DIAKRIT

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5/10 Albert Street Semaphore SA 5019

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$495,000	$459,000 - $529,000	Low — High

Estimated Value as at 07 September 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
23 Aug 2024	For Rent	$450 per week	Campaign period: 23/08/2024 - 06/09/2024, Listed by: Amanda Newcombe, Ray White Port Adelaide & Largs Bay, Days on market: 15
09 Aug 2024	Sold	$402,000	Sale Method: Unknown, Sale Advised by: Government
25 Jun 2021	Sold	$219,000	Sale Method: Private Treaty, Sale Advised by: Government
26 Nov 2020	For Sale	UNDER CONTRACT	Campaign period: 26/11/2020 - 25/06/2021, Listing Type: Private Treaty, Listed by: Rosalie Grickage, CENTURY 21 Beachside & Lakes, Days on market: 203

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Property Activity Summary

Date	Activity	Value	Details
29 Aug 2007	Sold	$217,000	Sale Method: Unknown, Sale Advised by: Government
13 Jul 2007	For Sale	Low $200K's	Campaign period: 13/07/2007 - 03/08/2007, Listing Type: Private Treaty, Listed by: GRICKAGE ROSALIE, CENTURY 21 BEACHSIDE & LAKES, Days on market: 22
28 Oct 2002	Sold	$115,000	Sale Method: Unknown, Sale Advised by: Government
23 Nov 2000	Sold	$62,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



3/12 Albert Street Semaphore SA 5019

1	1	1	46m^2

Sale Price	**$444,000**	Sale Method	Sold At Auction
Sale Date	21/04/2026	Days on Market	17

0km from property

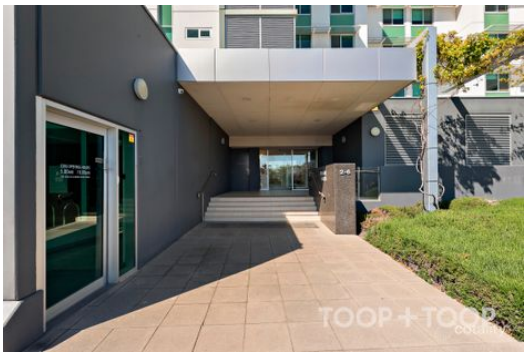


405/2-6 Pilla Avenue New Port SA 5015

1	1	1	-

Sale Price	**$500,000**	Sale Method	Private Treaty
Sale Date	19/12/2025	Days on Market	26

1.4km from property

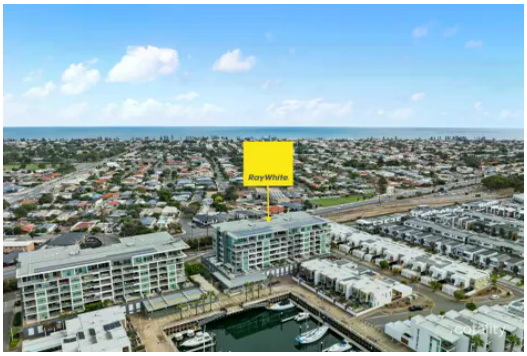


206/2-6 Pilla Avenue New Port SA 5015

1	1	1	73m^2

Sale Price	**$510,000**	Sale Method	-
Sale Date	25/06/2026	Days on Market	15

1.4km from property



614/2-6 Pilla Avenue New Port SA 5015

1	1	1	-

Sale Price	**$535,000**	Sale Method	Private Treaty
Sale Date	22/06/2026	Days on Market	19

1.4km from property

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Properties For Sale



212/2-6 Pilla Avenue New Port SA 5015

1	1	1	54m^2

First Ad Price $499,000-$539,000

Latest Ad Price $499,000-$539,000

Listing Method - Days on Market -

1.4km from property



5/55 Military Road Semaphore South SA 5019

2	1	1	64m^2

First Ad Price $475,000 To $515,000

Latest Ad Price $475,000 to $499,000

Listing Method - Days on Market -

0.6km from property



307/16-18 Wirra Drive New Port SA 5015

2	2	1	115m^2

First Ad Price Best Offers

Latest Ad Price Contact Amelia Langhans

Listing Method - Days on Market -

1.6km from property



305/6-8 Wirra Drive New Port SA 5015

1	1	-	60m^2

First Ad Price Off-market Opportunity!

Latest Ad Price SOLD BY TEAM FISHER!

Listing Method - Days on Market -

1.6km from property

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Properties For Rent



3/248 Military Road Semaphore SA 5019

2 | 1 | - | 59m²

Rent Price **$600/Week** Days on Market -

Campaign Period 01 Sep 2026 - 13 Sep 2026

0.7km from property



6/535 Military Road Largs North SA 5016

2 | 1 | 1 | 69m²

Rent Price **$500/Week** Days on Market -

Campaign Period 01 Sep 2026 - 13 Sep 2026

2.8km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Le Fevre High School LOT 21 Hart Street Semaphore South SA 5019	0.6km	Secondary	Mixed	Government	525
Dominican School 231 Military Road Semaphore SA 5019	0.6km	Primary	Mixed	Non-Government	272
Le Fevre Peninsula Primary School -	1.4km	Primary	Mixed	Government	388
Portside Christian College LOT 102 Causeway Road New Port SA 5015	1.8km	Combined	Mixed	Non-Government	647
Westport Primary School 53 West Street Semaphore Park SA 5019	1.8km	Primary	Mixed	Government	258

Property within school catchment

Property outside school catchment (government)/no catchment applies (non-government)

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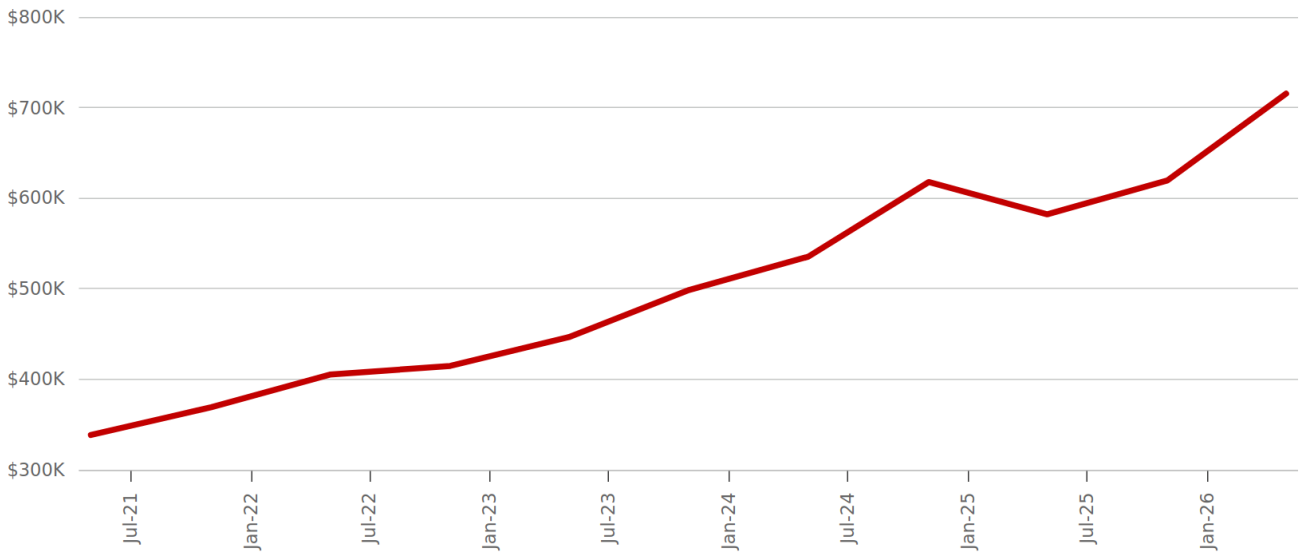
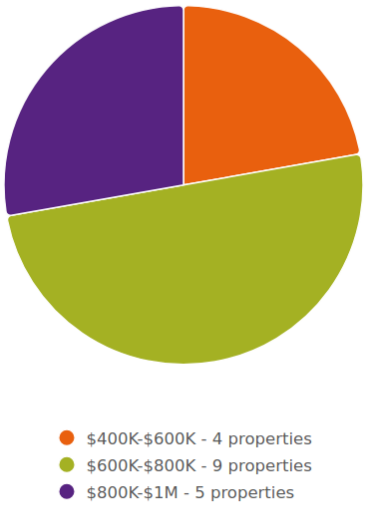
Semaphore Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
May 2026	18	$715,399	▲ 22.89%
May 2025	17	$582,103	▲ 8.74%
May 2024	8	$535,311	▲ 19.91%
May 2023	19	$446,423	▲ 10.19%
May 2022	31	$405,117	▲ 19.71%
May 2021	12	$338,398	▲ 7.80%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
29	-

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Semaphore Insights - Units

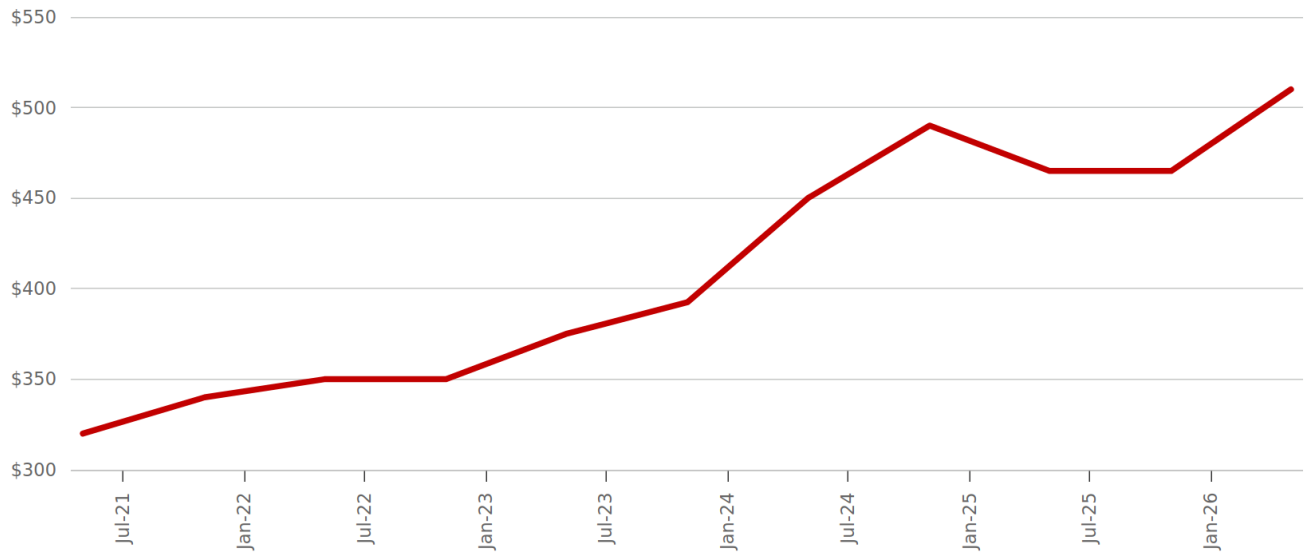
Median Weekly Asking Rent

2026	2025
$510	$465

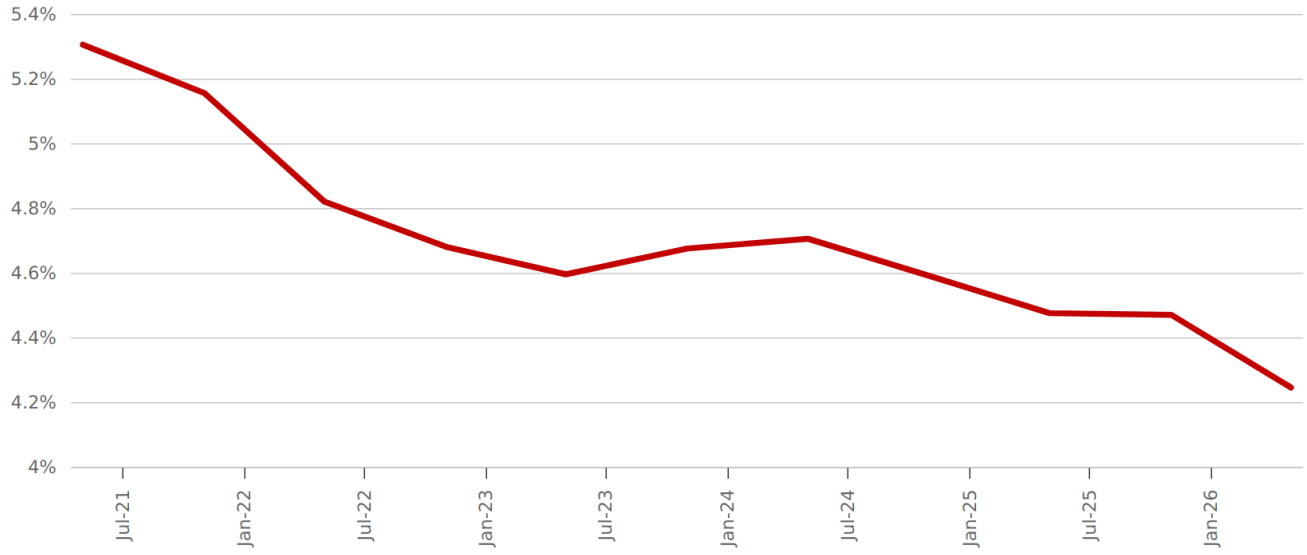
Indicative Gross Rental Yield

2026	2025
4.24%	4.47%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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(b) relies on the accuracy of the description against the Development Approval Data provided to Cotality by third parties;
(c) may differ from the actual construction cost (where it contains an estimated construction cost) and

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