

Modbury Heights Recent Sales - 600-700sqm - Past 6 Months

1

11 OLDHAM AVENUE MODBURY HEIGHTS SA 5092



3

1

1

698m²

128m²

Year

Built

1971

DOM

1

Sold

Date

04-May-26

Distance

1.09km

First Listing

\$820,000

Last Listing

\$820,000

Sold

\$820,000

2

14 CONYGHAM AVENUE MODBURY HEIGHTS SA 5092



3

1

3

631m²

130m²

Year

Built

1976

DOM

-

Sold

Date

04-Aug-26

Distance

1.05km

First Listing

-

Last Listing

-

Sold

\$825,000

3

10 MELROSE STREET MODBURY HEIGHTS SA 5092



3

1

2

615m²

118m²

Year

Built

1973

DOM

-

Sold

Date

27-Feb-26

Distance

0.25km

First Listing

-

Last Listing

-

Sold

\$840,000

4

28 HINKLER CRESCENT MODBURY HEIGHTS SA 5092



3

1

2

662m²

114m²

Year

Built

1973

DOM

19

Sold

Date

23-Mar-26

Distance

0.37km

First Listing

AUCTION 21/02

Last Listing

AUCTION 21/02

Sold

\$865,000

5

19 NOYA AVENUE MODBURY HEIGHTS SA 5092



4

2

2

622m²

116m²

Year

Built

1976

DOM

1

Sold

Date

29-Apr-26

Distance

0.41km

First Listing

Sold

Last Listing

Sold

Sold

\$878,000

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality

Recent Sales

6

13 LORIKEET AVENUE MODBURY HEIGHTS SA 5092



3

1

1

648m²

149m²

Year Built

1975

DOM

19

Sold Date

26-Apr-26

Distance

0.97km

First Listing

\$850,000 Auction On-Site 10AM Sunday 26th April

Last Listing

\$850,000 Auction On-Site 10AM Sunday 26th April

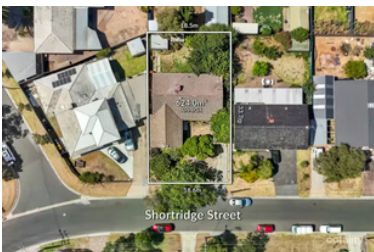
Sold

RS

\$890,000

7

13 SHORTRIDGE STREET MODBURY HEIGHTS SA 5092



3

1

2

624m²

166m²

Year Built

1974

DOM

20

Sold Date

10-Mar-26

Distance

0.11km

First Listing

Auction on-site 7/02 @ 2:30pm

Last Listing

Sold at auction by Shane Boon & Ali Reza

Sold

\$892,000

8

29 ARIADNE CRESCENT MODBURY HEIGHTS SA 5092



3

1

1

656m²

145m²

Year Built

1978

DOM

22

Sold Date

06-May-26

Distance

0.58km

First Listing

\$850,000 - \$935,000

Last Listing

\$850,000 - \$935,000

Sold

RS

\$901,000

9

19 VULCAN AVENUE MODBURY HEIGHTS SA 5092



3

2

2

621m²

115m²

Year Built

1976

DOM

33

Sold Date

28-Jul-26

Distance

0.53km

First Listing

\$999k - \$1.089m

Last Listing

-

Sold

\$902,500

10

8 KESTRAL WAY MODBURY HEIGHTS SA 5092



4

1

2

622m²

128m²

Year Built

1980

DOM

20

Sold Date

24-Apr-26

Distance

1.16km

First Listing

\$900,000 - \$950,000

Last Listing

\$900,000 - \$950,000

Sold

\$912,000

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Recent Sales

11

14 CAROONA AVENUE MODBURY HEIGHTS SA 5092



3

1

2

691m²

151m²

Year

Built

1973

DOM

178

Sold

Date

11-May-26

Distance

1.18km

First Listing

\$335,000 - \$350,000

Last Listing

\$279,000 - \$289,000

12

169 LADYWOOD ROAD MODBURY HEIGHTS SA 5092



4

2

2

615m²

134m²

Year

Built

1980

DOM

44

Sold

Date

23-Apr-26

Distance

0.74km

First Listing

Price Upon Application

Last Listing

\$330,000

13

10 DERBY STREET MODBURY HEIGHTS SA 5092



3

2

2

676m²

148m²

Year

Built

1986

DOM

-

Sold

Date

10-Apr-26

Distance

1.32km

First Listing

-

Last Listing

-

14

22 MARY JANE COURT MODBURY HEIGHTS SA 5092



3

2

2

676m²

155m²

Year Built

1985

DOM

17

Sold Date

13-Mar-26

Distance

1.32km

First Listing

AUCTION - Thursday 12th March 7pm

Last Listing

AUCTION - Thursday 12th March 7pm

15

16 MAGPIE STREET MODBURY HEIGHTS SA 5092



3

2

2

614m²

161m²

Year

Built

1980

DOM

20

Sold

Date

23-Mar-26

Distance

1.01km

First Listing

\$820,000

Last Listing

\$820,000

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Recent Sales

16

2 MERSEY COURT MODBURY HEIGHTS SA 5092



4

2

2

663m²

217m²

Year Built

1980

DOM

21

Sold Date

23-Jul-26

Distance

0.79km

First Listing

\$1,099,000 - \$1,139,000

Last Listing

\$1,099,000 - \$1,139,000

Sold

RS \$1,151,000

17

13 DE SASSENAY CRESCENT MODBURY HEIGHTS SA 5092



4

2

1

668m²

130m²

Year Built

1975

DOM

93

Sold Date

01-May-26

Distance

0.45km

First Listing

Auction 02/11/24@ 6.30 PM

Last Listing

Under offer !

Sold

\$1,168,000

18

20 SANDPIPER COURT MODBURY HEIGHTS SA 5092



4

2

1

640m²

177m²

Year Built

1986

DOM

15

Sold Date

28-May-26

Distance

1.1km

First Listing

Best Offers By, 5PM Tuesday 12th May, USP

Last Listing

Best Offers By, 5PM Tuesday 12th May, USP

Sold

\$1,176,000

19

38 KINGFISHER DRIVE MODBURY HEIGHTS SA 5092



4

2

2

635m²

142m²

Year Built

1980

DOM

19

Sold Date

06-Mar-26

Distance

1.25km

First Listing

Auction On-Site Thursday 5th February 6:30pm

Last Listing

AUCTION - Thursday 5th February 6:30pm

Sold

\$1,200,000

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