

Hard to land this option, too

Tom Bowden

Cost of vacant blocks up, availability down

Those looking to buy their own home already know how hard that quest is, with little stock on the market and growing pressure from a ravenous group of buyers fighting it out to secure their slice of the Great Australian Dream.

But those looking to enter the market via a different avenue – the block of land on which to build – are facing the grim reality that this isn't much easier, with blocks shrinking, prices skyrocketing and the selection of suburbs housing them getting leaner every day.

Data from Oliver Hume –

one of Australia's leading residential property funds and real estate services groups – shows buyers looking for a conventional vacant lot between 350 and 600sq m for under \$400,000 have little choice.

According to the data, the closest option to the city is in Virginia, 28km from the CBD, where you'll find just one available allotment.

Head slightly further out – 28.2km from the CBD – and you'll find nine empty lots that fit that criteria.

Hills buyers have a few more

options, with seven available lots in Mount Barker, while Tanunda, in the Barossa Valley, has the next largest group of eligible properties at six.

Tanunda was also the best option for those looking to find a conventional block – less than 600sq m – for less than \$800/sqm.

Here you'll find seven eligible blocks, ahead of two in Mount Barker and one each in Angle Vale, Encounter Bay and Kapunda.

Oliver Hume Property Group chief economist Matt

Bell said just over 150 conventional lots were available across Greater Adelaide at the end of July, with this scarcity fuelling prices.

"This strong price growth meant that land prices ticked over \$800 per square metre in the June 2025 quarter as headline price growth continued and smaller product sold," he said.

"There are still some blocks of land under \$800/sqm in some areas of Adelaide, but stock is limited."

A separate data set shows

that the median lot size in Adelaide is the lowest it has been since at least December 2020.

It sits at 375sq m – costing a median \$335,000 – down from a high of 524sq m in March 2021.

In a statistic that will likely break the hearts of many present-day buyers, the median price then was \$184,500.

Real Estate Institute of South Australia chief executive officer Andrea Heading said the good news was that there was a pipeline of properties set to be released as part of the

state government's Housing Roadmap to 25,000 homes for South Australians.

But many of these remained some way off.

"There's huge demand for these, but many are being held up because of a lack of infrastructure like power and wastewater management," she said.

"Blocks are getting smaller as developers look to maximise their opportunities, but they're still going for a premium price.

"Unfortunately buyers just come to terms with the fact that we're never going to see those 'cheap' prices we saw in the past."

— with Lydia Kellner



Sam Parobiec, MyChoice Design Studio SA manager, inside The Advertiser Foundation's Good Home at Oakden. Inset: The outside of the house and a bathroom. Picture: RoyVPhotography

House is designed to change kids' lives

Tom Bowden

Scandi home design has been popular in South Australia for years, but now there's a new kid in town, and it's showcased in a home that's set to do a lot of good.

Japandi is an interior design and architectural style that blends the minimalist and natural elements of Japanese aesthetics with the functionality and comfort of Scandinavian design.

It takes centre stage in The

Advertiser Foundation's Good Home. The house and land for the stunning Oakden Rise property at 24 Bluegum Way, Oakden, were donated by Weeks Homes and Villawood Properties, and it is set to be auctioned next month, with all proceeds going to charity.

MyChoice Design Studio – which is affiliated with Weeks Homes – SA manager Sam Parobiec, 35, says Japandi only really gained prominence in Australia recently.

"It was showcased on The Block

two years ago and really took off all over Australia," she said.

"You feel really grounded in it and it's a really relaxed style that offers that resort feel."

Ms Parobiec said Japandi's aesthetic of cool exterior tones complemented SA's climate.

The fully furnished, move-in property at Oakden Rise is set to hit the auction block on November 1, with the entire sale price to be shared evenly by the Childhood Cancer Association, Backpacks 4

SA Kids, KickStart for Kids, the Sammy D Foundation, the Women's & Children's Hospital Foundation's family support program and Channel 7 Children's Research Foundation with Raising Literacy Australia.

With donated materials and labour by a number of local companies, including Heidelberg Materials, CSR, and Eco Walling Systems, the home will make a positive change in the lives of young South Australians.

Climber in death plunge

A noted US climber fell to his death off El Capitan, a world-famous climbing destination in California, during an ascent that was reportedly being livestreamed on social media.

Balin Miller had completed his climb on the granite wall of El Capitan, in Yosemite National Park, when he went back to retrieve some gear that had become stuck, photographer Tom Evans, who witnessed the incident,

wrote on Facebook. "He went down his lead line to clear it," Evans wrote.

"His rope didn't reach the bag's location by many feet, but he seemed unaware of that fact. On the way down he rappelled off the end of the rope.

"Many climbers on the wall saw the tragedy unfold. These things happen from time to time but the pain never passes. Rest in peace."



Tommy Armour

Tradie egged on by new passion

Ella McIlveen

An Aussie tradie has gained global fame after quitting his day job to pursue a somewhat bizarre hustle.

At 25, Tommy Armour walked away from being electrician to follow an unlikely passion that's made him an internet sensation, with nearly half a million Instagram fans and 14 million TikTok likes.

His secret? He eats raw eggs

for a living. Shells included. "One day I woke up and stopped asking why and started asking why not," he said.

"I went into work and told the boys, 'You enjoy the work – I've got eggs waiting for me.'"

And the rest is history.

What began as a spur-of-the-moment indulgence for Tommy quickly spiralled into a full-time job.

"I started with just eating eggs and then the shell crept in

... I actually want the shell for the crunch. Goopy inside, then a cheeky little crunch afterwards – I love it," he said.

The Gold Coast native, who starred on Love Island Australia, sometimes films himself eating at least seven eggs a day – and recently ate more than a dozen in a single sitting.

"I empty the shelf at Coles every week," said Armour, who dreams of starting a free-range egg company.