

Saturday 6th November 2010



Property Snapshot

Total Properties:	181
Sold:	116
Withdrawn:	2
% Cleared:	63%
Total Sales:	\$65,195,750
Median:	\$582,500

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 6th November 2010.
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For a more comprehensive list of results covering all reported sales by postcode for the past 12 or 24 months, visit www.homepriceguide.com.au.
Agencies: Find out how to report results at www.apmpropertydata.com.au/report/default.aspx

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Airport West	92 Marshall Rd	3 br h	N/A	PI	Jason RE Tullamarine
Airport West	169 Parer Rd	3 br h	\$520,000	S	BP Essendon
Alphington	1 Yarana Rd	4 br h	N/A	PI	BP Northcote
Altona North	130 Sixth Av	3 br h	N/A	PI	Hntr Frnch RE Altna Mdws
Aspendale Gardens	14 Narelle Dr	3 br h	N/A	W	McDonald RE Aspdndle Grdns
Avondale Heights	8 Brown St	3 br h	\$565,000	S	BP Essendon
Avondale Heights	78 Montpellier Dr	3 br h	\$575,000	S	Moonee Valley RE
Balwyn North	22 Ventnor St	4 br h	\$897,000	S	M EA
Bentleigh	21 Bendigo Av	3 br h	\$780,000	VB	Biggin & Scott BENTLEIGH
Bentleigh	42 Vickery St	3 br h	\$1,275,000	S	HS Bentleigh
Bentleigh East	6/6 Brad St	2 br u	\$365,000	VB	C21 on Centre
Bentleigh East	108/76 East Boundary Rd	2 br u	\$440,000	VB	RW Oakleigh
Bentleigh East	2/58 Moylan St	3 br u	\$755,000	S	HS Bentleigh
Bentleigh East	22 Pollina St	3 br h	N/A	PI	HS Bentleigh
Berwick	1/17-19 Wilson St	2 br h	\$375,000	SP	Jackson RE
Blackburn North	11 Southey St	4 br h	\$800,000	S	Woodards Blackburn
Blackburn South	33 Hunter Dr	3 br h	\$664,000	S	HS Blackburn
Boronia	49 Valerie St	3 br h	\$420,000	S	Michael Knight RE
Braybrook	34 Lily St	2 br h	\$478,500	S	BP Sunshine
Braybrook	49 Ruby Wy	4 br h	\$4,601,500	S	Jas Stephens RE
Brighton	1/66-68 Bay St	3 br t	N/A	SN	JP Dixon Brighton
Brighton	8/30 Brickwood St	2 br h	\$556,000	S	Morleys RE
Brighton	64 St Andrews St	4 br h	\$1,775,000	VB	Kay & Burton - Brighton
Brunswick	11 Eveline St	2 br h	N/A	SN	NAY Brunswick
Brunswick	2 Saxon St	3 br h	\$535,000	S	NAY Brunswick

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Bulla	81 Bulla Rd	3 br h	\$650,000	S	Jason RE Tullamarine
Bulleen	17 Pilbara Mw	4 br h	\$1,210,000	S	HS Hawthorn
Burwood	8 Ellen Ct	3 br h	\$620,000	S	BP Mount Waverley
Burwood East	52 Lenna St	3 br h	\$695,000	S	Woodards Blackburn
Carlton North	810 Drummond St	5 br h	N/A	SN	NAY Carlton
Carnegie	82 Neville St	3 br h	\$785,000	SP	Biggin & Scott BENTLEIGH
Carrum Downs	8 Ella Paige Pl	land	\$160,000	SP	LJH Carrum Downs
Caulfield South	17 Russell St	2 br t	\$752,000	S	HS Caulfield
Chelsea	3 Inga Ct	3 br h	\$442,000	S	Biggin & Scott Chelsea
Chelsea	55 Swan Wk	3 br h	\$600,000	S	Biggin & Scott Chelsea
Chelsea	9 The Strand	4 br h	\$1,200,000	SA	Biggin & Scott Chelsea
Clayton	21 Dennis St	6 br h	\$700,000	VB	HAR Clayton
Clayton South	65 Main Rd	3 br h	\$592,000	PI	LJH Clayton
Coburg	5 Batman Av	2 br t	\$491,000	S	BP Coburg
Coburg	72 Berry St	2 br h	\$635,000	SP	NAY Brunswick
Coburg	34a Rose St	3 br t	\$660,000	VB	BP Coburg
Coburg North	3 Shorts Rd	2 br h	N/A	SN	S&L Glenroy
Collingwood	10/122 Sackville St	1 br u	\$347,500	S	HS Carlton
Collingwood	3/108 Smith St	1 br u	\$530,000	S	HS Carlton
Cranbourne	2/21 Bowen St	2 br u	\$195,000	VB	HAR Cranbourne Sales
Cranbourne	14 Gracehill Mw	3 br h	\$318,500	S	HAR Narre Warren So
Cranbourne West	55 Breens Rd	4 br h	\$344,500	S	BP - Cranbourne
Dallas	138 Dallas Dr	3 br h	\$280,000	PI	FN R/E Direct
Dandenong	19 Ingrid St	3 br h	\$392,500	S	S&L Dandenong
Dandenong North	23 Rawdon Hill Dr	3 br h	\$400,000	VB	BP Noble Park
Deer Park	6 Bayliss Rd	4 br h	N/A	PI	Biggin & Scott Deer Park
Deer Park	61 Neale Rd	4 br h	\$435,000	S	BP St Albans
Eltham	38 Lavender Park Rd	3 br h	N/A	SN	Fletchers Eltham
Eltham North	27 Brixton Av	2 br h	N/A	SN	David McFarlane RE
Elwood	45 Dickens St	4 br h	\$3,535,000	S	Kay & Burton Albert Park
Elwood	2/27 Ruskin St	2 br u	\$821,000	S	C21 WP Prahran
Epping	52 Hammond Dr	3 br h	\$350,000	PI	Love Real Estate Epping
Fawkner	28 Marlborough St	2 br h	\$411,000	PI	BP Coburg
Fawkner	7 Patricia Dr	3 br h	\$430,000	VB	RW Pascoe Vale

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Frankston	1/3 Cascade St	2 br u	N/A	PI	HS Frankston
Frankston South	134 Overport Rd	6 br h	\$805,000	S	HAR Frankston
Gisborne	8 Charles Ct	4 br h	N/A	NB	Hunt RE
Gisborne	2/26 Stephen St	3 br u	N/A	PI	Dunlop RE Sunbury
Glen Iris	8/1529 Malvern Rd	2 br u	\$465,750	S	HS Glen Iris
Glen Waverley	1/3 Ascot Ct	3 br u	\$496,000	S	HS Glen Waverley
Glen Waverley	11 Compton St	3 br h	\$801,000	S	McPherson RE
Glen Waverley	2/9 Richard St	2 br u	\$490,000	S	Judd White RE Mt Waverley
Glenroy	41 Isla Av	2 br h	N/A	PI	RW Tullamarine
Glenroy	24 Justin Av	3 br h	\$540,000	PI	RW Pascoe Vale
Glenroy	5/85 Station Rd	o res	\$310,000	S	S&L Glenroy
Gowanbrae	38 Rutherglen Cr	4 br h	\$660,000	VB	LJH Comm Tullamarine
Greensborough	11 Glen Valley Ct	3 br h	\$470,000	VB	BP Rosanna
Greenvale	77 Arncliffe Bvd	4 br h	\$565,000	PI	Jason RE Tullamarine
Greenvale	29 Piccadilly Ct	5 br h	\$580,000	VB	BP Gladstone Park
Hampton	7 Valerian St	2 br h	\$740,000	VB	C21 Smart Choice
Hawthorn East	9 Burgess St	4 br h	\$2,000,000	VB	Kay & Burton South Yarra
Hawthorn East	5/696-700 Burwood Rd	3 br t	\$725,000	S	Noel Jones Corporate
Hawthorn East	7/74 Rathmines Rd	2 br u	\$450,000	VB	Jeffrey Wilsn Hawthorn
Hawthorn East	8/15 Stewart St	1 br u	\$355,000	S	HS Hawthorn
Highbett	88 Turner Rd	4 br h	\$580,000	VB	HS Sandringham
Keilor Downs	18 Nyanda Cl	4 br h	N/A	PI	BP Taylors Lakes
Keilor East	24 Mark St	4 br h	\$691,500	S	BP Essendon
Keilor East	14 Sterling Dr	3 br h	\$460,000	S	S&L Moonee Valley
Kensington	15 Collett St	2 br h	\$627,000	S	Thomson Flemington
Kew	2/95 Princess St	1 br u	\$420,000	PI	McLaren RE
Kew East	7/18-22 Strathalbyn St	2 br t	\$617,000	S	HS Hawthorn
Kurunjang	11 Hiraji St	3 br h	N/A	PI	LJH Delahey
Lalor	21 Richards St	4 br h	\$451,000	PI	Love RE Thomastown
MacLeod	4/15 Cooley Av	2 br h	\$355,000	PI	BP Rosanna
Maidstone	12 Churchill Av	2 br h	\$555,000	PI	Sweeney Yarraville
Maidstone	17 Curtin St	4 br h	\$653,000	S	HS Yarraville
Malvern East	8 Cairnes Cr	3 br h	N/A	PN	Thomson Malvern

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Malvern East	1/19 Emo Rd	2 br u	\$658,000	SP	Thomson Malvern
Malvern East	1/373 Wattletree Rd	2 br u	\$710,000	VB	Mackintosh FN
Melbourne	604/350 Latrobe St	2 br u	\$380,000	VB	Dingle Prtnrs E Melbourne
Melbourne	1201/318 Little Lonsdale St	2 br u	\$630,000	S	HS Melbourne
Melbourne	904/115 Swanston St	2 br u	N/A	PN	HS Melbourne
Melbourne	712/300 Swanston St	1 br u	N/A	W	HS Melbourne
Middle Park	5/5-7 Harold St	1 br u	\$400,000	VB	Greg Hocking
Mill Park	374 Childs Rd	4 br h	\$421,500	S	Mason White McDougall
Mitcham	14/74-78 Doncaster East Rd	2 br t	N/A	PN	HS Ringwood
Mont Albert North	4/41 Orchard Cr	3 br t	\$750,000	S	HS Balwyn
Moonee Ponds	15 Moore St	3 br h	\$1,000,000	VB	NAY Ascot Vale
Mount Waverley	1/12 Catherine Av	3 br t	\$620,000	S	HAR Glen Waverley
Mount Waverley	4/354-358 High Street Rd	2 br u	\$515,000	SP	BP Mount Waverley
Mount Waverley	4/354-358 High Street Rd	2 br u	\$515,000	SP	BP Mount Waverley
Mount Waverley	70 Leeds Rd	4 br h	N/A	PN	M EA
Mount Waverley	9a McLochlan St	4 br h	\$690,000	S	BP Mount Waverley
Mount Waverley	15a Meadow Cr	4 br h	N/A	SN	BP Mount Waverley
Mount Waverley	2/23 Montgomery Av	3 br t	N/A	SN	BP Mount Waverley
Mount Waverley	2/18 Muir St	3 br t	\$650,000	VB	Judd White RE Mt Waverley
Mount Waverley	3/35 Pamela St	4 br t	\$650,000	VB	Judd White RE Mt Waverley
Mulgrave	47 Police Rd	3 br h	\$485,000	SP	HAR Glen Waverley
Newport	43 Agg St	3 br h	\$587,000	S	HS Williamstown
Newport	11/1 Johnston St	4 br h	\$635,000	SP	HS Williamstown
Newport	4 Oakbank St	2 br h	\$675,000	S	Jas Stephens RE W'town
Niddrie	47 Haldane Rd	3 br h	\$612,000	S	BP Essendon
Noble Park	6/28-30 Dunblane Rd	2 br h	\$310,000	VB	BP - Springvale
Noble Park	5 Marshall St	2 br h	\$505,000	S	BP Noble Park
North Melbourne	5 Queensberry Pl	2 br h	\$805,000	S	HS Carlton
Northcote	34 Andrew St	2 br h	N/A	PI	BP Northcote
Northcote	91 Bridge St	2 br h	\$1,026,000	S	NAY Northcote
Northcote	12/41-43 Leinster Gr	2 br t	\$530,000	S	HS Northcote
Pascoe Vale	5/11 Danin St	3 br u	\$527,000	S	Considine RE
Pascoe Vale	9/16 Pascoe St	3 br t	\$440,000	S	S&L Glenroy

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Pascoe Vale	7/50 Railway Pde	2 br t	\$515,000	SA	HS Hawthorn
Pascoe Vale	7/50 Railway Pde	2 br t	N/A	PI	HS Hawthorn
Patterson Lakes	3/24 Schooner Bay Dr	3 br t	\$700,000	S	Biggin & Scott Chelsea
Prahran	406/220 Commercial Rd	2 br u	\$550,000	VB	Thomson Malvern
Preston	7 Diamond St	4 br h	\$835,000	S	BP Preston
Preston	31 McGowan Av	2 br h	\$580,000	SP	Thomson Northcote
Princes Hill	200 Richardson St	2 br h	\$776,000	PI	Thomson Carlton
Research	59 Ingrams Rd	4 br h	N/A	PN	BP Eltham
Reservoir	14 Croft Cr	4 br h	N/A	SN	Love RE Preston
Richmond	7 Belgravia St	3 br t	N/A	PI	Biggin & Scott Richmond
Richmond	186 Brighton St	3 br h	\$780,000	S	HS Richmond
Richmond	54a Buckingham St	3 br t	\$442,000	S	HS Richmond
Richmond	6/253 Church St	1 br u	\$455,000	S	HS Richmond
Richmond	74 Cutter St	2 br h	\$1,515,000	S	Biggin & Scott Richmond
Richmond	5/202 Lennox St	2 br u	\$539,000	S	Biggin & Scott Richmond
Richmond	7/1-3 Rowena Pde	1 br u	\$362,500	S	Biggin & Scott Richmond
Ringwood North	146 Warrandyte Rd	4 br h	\$640,000	S	HS Ringwood
Rosanna	7 Rowell St	3 br h	\$575,000	S	HS Ivanhoe
Sandringham	22 Reno Rd	4 br h	\$1,200,000	S	HS Sandringham
South Kingsville	41a Saltley St	3 br h	\$735,000	PI	Jas Stephens RE W'town
South Kingsville	64 Vernon St	4 br h	N/A	PI	BP Yarraville
South Melbourne	12/287 Bank St	3 br u	\$1,100,000	S	HS Albert Park
South Morang	29 Auburn Rd	4 br h	\$358,000	S	RW Epping
South Morang	29 Auburn Rd	4 br h	\$640,000	S	RW Epping
South Morang	29 Auburn Rd	4 br h	\$640,000	S	RW Epping
South Morang	29 Auburn Rd	4 br h	\$590,000	PI	RW Epping
South Morang	29 Auburn Rd	4 br h	N/A	PI	RW Epping
South Morang	29 Auburn Rd	4 br h	\$680,000	SP	RW Epping
South Morang	29 Auburn Rd	4 br h	\$1,275,000	VB	RW Epping
South Morang	29 Auburn Rd	4 br h	\$295,000	VB	RW Epping
South Morang	29 Auburn Rd	4 br h	\$450,000	VB	RW Epping
South Yarra	14/24 Fitzgerald St	2 br u	N/A	SN	HS South Yarra
South Yarra	2/18 Kensington Rd	2 br u	\$585,000	S	HS South Yarra
South Yarra	5/943 Punt Rd	2 br u	\$495,000	S	HS South Yarra

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South Yarra	9/168 Toorak Rd W	3 br u	\$1,000,000	PI	Williams Batters
Springvale	35-39 Eighth Bvd	land	N/A	PI	HAR Clayton
Springvale	6 Ethel Ct	4 br h	\$525,000	SP	BP - Springvale
St Albans	12 Gillespie Rd	5 br h	\$460,000	S	Burnham RE Ftscry/Deer Pk
St Kilda West	30/233-235 Canterbury Rd	1 br u	\$425,000	S	HS Albert Park
Steels Creek	105 Hargreaves Rd	land	\$375,000	S	Darren Jones RE
Strathmore	65 Hillside Pde	4 br h	\$880,000	PI	Considine RE
Sunshine	24 Dulcie St	2 br h	N/A	PI	BP Sunshine
Sunshine	19 Snowden St	4 br h	N/A	PI	BP Sunshine
Sunshine North	16 Phoenix St	3 br h	N/A	SN	BP Sunshine
Surrey Hills	5/13 Scheele St	2 br u	\$445,000	S	HS Balwyn
Sydenham	15 Carrington St	4 br h	N/A	PI	FN Taylors Lakes
Thomastown	22 Bendigo Cr	3 br h	\$347,000	PI	BP Thomastown
Thornbury	1/89 Ballantyne St	1 br u	\$277,000	S	Love RE Thornbury
Thornbury	25 Ethel St	3 br t	\$600,000	PI	YPA Northcote
Thornbury	101 Mansfield St	3 br h	\$735,000	S	BP Northcote
Toorak	6 Benson Av	3 br h	N/A	SN	Kay & Burton South Yarra
Toorak	1 Wannon Ct	4 br h	N/A	SN	TBM Sales
Vermont	12 Arcady Gr	3 br h	\$585,000	SA	BP Blackburn
Vermont	81 Park Dr	4 br h	N/A	PI	Erwin Real Estate
West Footscray	677a Barkly St	4 br h	\$510,000	VB	Frank Trimboli RE
West Footscray	7/36 Hampton Pde	2 br u	\$255,500	S	Sweeney Yarraville
West Footscray	38 Napoleon St	3 br h	N/A	PI	BP Yarraville
Westmeadows	32 Bamford Av	5 br h	\$590,000	SP	BP Gladstone Park
Wheelers Hill	2/718 Ferntree Gully Rd	2 br u	\$480,000	S	BP - Wheelers Hill
Wheelers Hill	11 Honeysuckle Av	3 br h	N/A	PN	HAR Glen Waverley
Williamstown	49 John St	3 br h	\$1,025,000	SP	HS Williamstown
Yarraville	1-3 Hawkhurst St	3 br h	N/A	SN	Sweeney Yarraville
Yarraville	13 Wilkins St	2 br h	\$578,000	S	Jas Stephens RE

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