

Saturday 21st December 2013



## Property Snapshot

Number Listed Auctions:	399
Number Reported Auctions:	256
Sold:	181
Withdrawn:	3
% Cleared:	70%
Total Sales:	\$105,627,600
Median:	\$621,000

These auction results are compiled by Home Price Guide © (Phone: 1800 817 616) based on results collected on or before Saturday 21st December 2013.  
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## Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Airport West	73 Bowes Av	3 br h	\$440,000	S	Barry Plant
Albert Park	6/140 Kerferd Rd	3 br u	\$700,000	VB	RT Edgar
Albert Park	66 Richardson St	2 br h	\$1,150,000	VB	Greg Hocking Holdsworth
Ascot Vale	77 Francis St	2 br h	\$722,000	S	Nelson Alexander
Ascot Vale	45 Maribyrnong Rd	3 br h	\$1,120,000	PI	Nelson Alexander
Ascot Vale	37 Roseberry St	2 br h	\$600,000	SP	Nelson Alexander
Ashburton	110 Ashburn Gr	5 br h	\$2,200,000	VB	Jellis Craig
Aspendale	23 Inlet St	4 br h	\$750,000	VB	Ray White Mordialloc
Aspendale Gardens	7 Atherton Cl	4 br h	N/A	PN	Ray White Mordialloc
Avondale Heights	33 Clarendon St	3 br h	\$500,000	VB	Nelson Alexander
Avondale Heights	18 Lorgrove Ct	4 br h	\$830,000	S	Moonee Valley RE
Avondale Heights	129 Military Rd	2 br h	\$420,000	VB	Brad Teal Essendon
Balwyn North	17 Corby St	3 br h	\$1,390,000	S	Fletchers
Balwyn North	12 Ellsa St	4 br h	\$1,680,000	S	Fletchers
Bayswater North	1/77 Greenhill Rd	2 br u	\$220,000	S	LJ Hooker Croydon
Beaumaris	50a Haydens Rd	2 br h	N/A	PI	Hocking Stuart Sandringham
Bentleigh	62 Daley St	2 br h	\$881,000	S	Hodges
Bentleigh East	48a Celia St	4 br t	\$1,125,000	S	Hocking Stuart Bentleigh
Bentleigh East	13a Milford St	4 br t	\$1,000,000	SP	Hocking Stuart Bentleigh
Bentleigh East	13b Milford St	4 br t	\$995,000	SP	Hocking Stuart Bentleigh
Bentleigh East	12 Quinns Rd	3 br h	\$911,000	S	Hocking Stuart Bentleigh
Bentleigh East	50 Stockdale Av	2 br h	\$785,000	SA	Greg Hocking Telios
Blackburn	2/17 Lithgow Av	2 br u	\$585,000	SP	Fletchers

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Suburb	Address	Type	Price	Result	Agent
Blackburn North	10 Lulworth St	2 br h	N/A	PN	Woodards Blackburn
Blackburn North	2/16 Merle St	4 br t	\$700,000	PI	Noel Jones
Bonbeach	42 Broadway	3 br h	\$487,500	S	Hocking Stuart Chelsea (Sales)
Box Hill	4/14 Barkly St	4 br t	\$815,000	S	Lindellas FN
Box Hill	5/25 Bedford St	2 br u	\$485,000	S	Noel Jones
Box Hill	3/11 Bishop St	1 br u	\$330,000	S	Lindellas FN
Box Hill	2/43 Thames St	2 br u	\$457,000	S	Fletchers/Vendor Advocacy Australia
Box Hill North	9 Berry St	3 br h	\$820,000	S	Fletchers
Box Hill North	2/56a Severn St	2 br u	\$355,000	PI	Fletchers
Braybrook	2/31 Ruby Wy	3 br t	\$480,000	SP	Brad Teal Essendon
Briar Hill	149 Mountain View Rd	4 br h	\$470,000	VB	Hocking Stuart Greensborough
Brighton	2/2 Champion St	2 br u	\$621,000	S	RT Edgar
Brighton East	20 Centre Rd	3 br h	\$950,000	VB	Hodges
Brunswick	1/37 Davies St	3 br t	\$565,000	PI	Walshe & Whitelock
Brunswick	22/45-47 De Carle St	2 br u	\$350,000	PI	Barry Plant
Brunswick	40 Lobb St	3 br t	\$700,000	S	Barry Plant
Brunswick	7/22 Saxon St	2 br u	\$462,500	S	Barry Plant
Brunswick East	8/127 Victoria St	2 br u	\$491,000	S	Barry Plant
Brunswick West	1/169 Union St	3 br t	\$583,500	S	Barry Plant
Brunswick West	7/193 Union St	1 br u	\$315,000	SP	Barry Plant
Bundoora	500 Grimshaw St	4 br h	\$512,500	SP	Ray White Bundoora
Burwood	13 Middleborough Rd	4 br h	N/A	SN	Noel Jones
Burwood East	25 Lorraine Dr	3 br h	\$737,000	S	Allens RE Blackburn
Burwood East	18 Rochdale Dr	3 br h	N/A	PN	Allens RE Doncaster
Carrum	87 McLeod Rd	3 br h	\$426,000	S	Ray White Mordialloc
Chadstone	23 Carramar St	5 br h	\$1,285,000	PI	Buxton
Chadstone	24 Cole Cr	3 br h	\$750,000	PI	Buxton
Chadstone	19 Elmtree Tce	3 br h	\$650,000	PI	Buxton
Chadstone	2/4 Euroka St	3 br t	\$600,000	S	Stockdale & Leggo Mt Waverley
Chelsea	4/31 Golden Av	3 br u	\$451,000	S	Hocking Stuart Chelsea
Chelsea Heights	68 Fifth Av	4 br h	\$457,000	S	Hocking Stuart Chelsea (Sales)
Cheltenham	9/9 Barker St	2 br u	\$350,000	S	Greg Hocking Poullos

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Suburb	Address	Type	Price	Result	Agent
Clayton South	11 Wannan Ct	4 br h	\$560,000	VB	Century 21 Wilson Pride Clayton
Clifton Hill	6 Walker St	3 br h	\$951,000	S	Nelson Alexander
Coburg North	35 Mathieson St	3 br h	\$470,000	S	Brad Teal Coburg
Craigieburn	4 Arapiles Av	4 br h	\$467,500	S	Ray White Craigieburn
Craigieburn	12 Chelmsford Ct	4 br h	\$395,000	S	Ray White Craigieburn
Craigieburn	492 Grand Bvd	4 br h	\$370,000	PI	Ray White Craigieburn
Craigieburn	16 Windrock Av	4 br h	\$630,000	PI	Ray White Craigieburn
Craigieburn	3 Yarra Pl	4 br h	\$285,000	PI	Ray White Craigieburn
Croydon	98a Alto Av	5 br h	\$825,000	VB	Stockdale & Leggo Croydon
Croydon North	25 Patrick Av	3 br h	\$420,000	SA	Max Brown Mt Evelyn
Dallas	47 Inverloch Cr	3 br h	N/A	SN	Barry Plant
Dallas	17 Kilmore Cr	3 br h	\$300,000	PI	YPA EA Glenroy
Doncaster	2/16 Ayr St	4 br h	\$742,000	S	Jellis Craig
Doncaster	27 Hillingdon Cr	3 br h	\$980,000	S	Fletchers
Doncaster	1/3 Ruda St	4 br t	\$850,000	VB	Allens RE Doncaster
Doncaster East	100 Bellevue Av	4 br h	\$745,000	PI	Barry Plant
Doncaster East	3 Boronia Gr	3 br h	\$715,000	SP	Fletchers
Doncaster East	12 Calvin Cr	3 br h	N/A	SN	Fletchers
Doncaster East	8 Diamond Ct	4 br h	\$800,000	PI	Hocking Stuart Doncaster
Doncaster East	8/27 Dryden St	2 br u	N/A	SN	Fletchers
Doncaster East	21 Longstaff Ct	4 br h	\$1,100,000	S	Ray White Mannig
Doncaster East	1/12 Morinda Cr	4 br h	\$745,000	PI	Ray White Mannig
Doncaster East	7 Tracey St	3 br h	\$896,000	S	Jellis Craig
Donvale	1/23 Martha St	3 br h	\$585,000	S	Jellis Craig
Edithvale	210 Nepean Hwy	3 br h	N/A	SN	Century 21 Wilson Pride Noble Park
Epping	7 Ayers Ct	3 br h	\$400,000	S	Ray White Northcote
Epping	42/12 Kirkland Ct	2 br u	N/A	PI	Harcourts Thomastown
Epping	23 Kirkwood Av	4 br h	N/A	PI	Harcourts Epping
Essendon	5/44 Fletcher St	2 br u	\$390,500	S	Nelson Alexander
Essendon	21 Glen St	3 br h	\$725,000	S	Nelson Alexander
Essendon	103 Market St	3 br h	\$700,000	VB	Nelson Alexander
Essendon North	7/13 McCulloch St	1 br u	\$230,000	VB	Nelson Alexander

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Fairfield	1/13 Langridge St	1 br h	N/A	PI	Hocking Stuart Northcote
Fairfield	4/209 Station St	1 br h	\$397,500	S	Hocking Stuart Northcote
Fairfield	268b Station St	3 br h	\$599,500	SP	Hocking Stuart Northcote
Fawkner	5/8-10 Hood Cr	3 br h	\$367,000	S	Brad Teal Coburg
Flemington	3 John St	2 br h	\$520,000	VB	Jellis Craig
Frankston North	35 Candlebark Cr	3 br h	\$260,500	S	Barry Plant
Frankston South	20a Violet St	2 br h	\$295,000	VB	Hocking Stuart Frankston
Gladstone Park	39 Aylesbury Cr	3 br h	\$340,000	S	Brad Teal Pascoe Vale
Gladstone Park	6 Rodwell Pl	5 br h	\$505,000	SP	Brad Teal Pascoe Vale
Glen Waverley	1 Burramine Rd	6 br h	N/A	PI	HAR Glen Waverley
Glen Waverley	691 High Street Rd	3 br t	\$780,000	SP	HAR Glen Waverley
Glen Waverley	47 Hinkler Rd	3 br h	\$1,010,000	S	Stockdale & Leggo Mt Waverley
Glen Waverley	7 Kirstina Rd	5 br h	N/A	PI	Hocking Stuart Glen Waverley
Glen Waverley	35 Nottingham St	4 br h	\$1,310,000	SA	Ray White Glen Waverley
Glen Waverley	27 Sanday St	4 br h	\$1,002,000	S	Barry Plant
Glen Waverley	1 Stirling Cr	4 br h	N/A	SN	Hocking Stuart Glen Waverley
Glen Waverley	2/3 Subiaco Ct	3 br u	\$620,000	SP	HAR Glen Waverley
Glen Waverley	4 Tobias Av	3 br h	\$950,000	SP	Barry Plant
Glen Waverley	3/115-119 Watsons Rd	2 br u	\$485,000	S	Barry Plant
Glen Waverley	2/57 Watsons Rd	2 br u	\$463,000	S	Ray White Glen Waverley
Glen Waverley	106 Whites La	3 br h	\$760,000	S	Noel Jones
Glenroy	35 Loongana Av	3 br h	\$440,000	VB	Barry Plant
Gowanbrae	16 Bluebell Cr	4 br h	\$605,000	S	Nelson Alexander
Gowanbrae	5 Holly Ct	4 br h	\$636,000	SA	Nelson Alexander
Gowanbrae	64 Marigold Cr	3 br h	N/A	SN	Nelson Alexander
Greensborough	26 Pamburra Ct	3 br h	\$478,000	S	Darren Jones Real Estate
Hampton East	19 Warland Rd	3 br h	\$826,800	S	Hodges
Hawthorn	14/583 Glenferrie Rd	2 br u	\$405,000	S	Fletchers
Hawthorn	4 Hawthorn Gr	5 br h	N/A	SN	RT Edgar
Hawthorn East	2/325 Riversdale Rd	2 br h	\$425,000	S	Kay & Burton
Heatherston	18 Golf View Rd	3 br h	\$592,000	S	Ray White Cheltenham
Heidelberg	162 Brown St	4 br h	\$1,187,500	S	Miles Real Estate

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Heidelberg Heights	5 Dennis St	4 br h	\$593,500	S	Darren Jones Real Estate
Heidelberg West	4 Lancewood Av	3 br h	\$466,000	S	Hocking Stuart Ivanhoe
Heidelberg West	17 Ramu Pde	1 br h	\$422,500	S	Hocking Stuart Ivanhoe
Heidelberg West	6/435-437 Waterdale Rd	2 br u	N/A	NB	Hocking Stuart Ivanhoe
Highett	1 Miller St	2 br h	N/A	SN	Buxton
Hillside	25 Langmore Dr	4 br h	\$428,000	S	Ray White Taylors Lakes
Hughesdale	1/1 Canterbury St	2 br h	\$545,000	S	Ray White Carnegie
Jacana	48 Bliburg St	4 br h	N/A	PI	Barry Plant
Keilor East	4 Groves St	3 br t	\$550,000	S	Nelson Alexander
Kensington	78 Newton St	3 br t	\$765,000	S	Edward Thomas
Kensington	3 Scarborough Pl	2 br t	\$581,250	S	Jellis Craig
Lalor	3a Vasey Av	3 br h	\$360,000	PI	Ray White Epping
Lilydale	44 Chester St	4 br h	\$570,000	VB	Philip Webb Ringwood
Maidstone	31 Emu Rd	3 br h	\$740,000	S	Edward Thomas
Maidstone	51 Inkerman St	3 br t	\$556,000	PI	Sweeney Footscray
Malvern	6/20 Lysterville Av	2 br u	N/A	SN	Noel Jones
Malvern East	187 Darling Rd	5 br h	\$865,000	S	Noel Jones
Malvern East	92 Tooronga Rd	4 br h	\$1,410,000	S	Marshall White Albert Park
Maribyrnong	9 Lakeside Cr	2 br t	N/A	W	Nelson Alexander
Maribyrnong	15 Raven La	2 br t	\$545,000	S	Brad Teal Flemington
Meadow Heights	5 Melwood Ct	3 br h	\$250,000	VB	Ray White Craigieburn
Mitcham	1/64 Carween Av	3 br t	\$650,000	PI	Allens RE Blackburn
Mitcham	1/12 Hopetoun St	2 br h	\$510,000	SP	Hocking Stuart Blackburn
Mitcham	413 Mitcham Rd	5 br h	\$978,000	S	Noel Jones
Mitcham	2/702 Whitehorse Rd	3 br h	\$617,500	S	Ray White Mitcham
Moonee Ponds	13 Sydenham St	4 br h	N/A	PN	Nelson Alexander
Moorabbin	2 Clay St	5 br h	\$990,000	S	Buxton
Mordialloc	12/7 Percy St	2 br u	\$360,000	PI	Hodges
Mordialloc	31 Treeby Bvd	4 br h	\$900,000	VB	Ray White Mordialloc
Mount Waverley	5 Gloucester St	3 br h	\$755,000	S	HAR Glen Waverley
Mount Waverley	6 Irving St	3 br h	\$970,000	S	HAR Glen Waverley
Mount Waverley	4/3 Keylana Bvd	3 br t	\$482,000	S	HAR Glen Waverley
Mount Waverley	431 Stephenson Rd	4 br h	\$891,000	S	Barry Plant

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Suburb	Address	Type	Price	Result	Agent
Mulgrave	1 Bentley Ct	4 br h	\$625,000	S	Ray White Glen Waverley
Mulgrave	99 Wanda St	4 br h	\$605,000	S	Barry Plant
Mulgrave	23 Waverley Park Dr	3 br h	N/A	SS	Barry Plant
Murrumbeena	14 Ricourt Av	2 br h	\$821,000	S	Noel Jones
Newport	14 Brown St	3 br h	\$663,000	SP	Sweeney Williamstown
Newport	137 Elizabeth St	2 br h	N/A	PN	Williams RE
Newport	53 Elphin St	3 br h	\$947,000	SP	Greg Hocking Elly
Newport	1 Gordon St	4 br h	\$692,500	S	C21 Gunn & Co
Newport	13 Oxford St	3 br h	\$850,000	SP	Williams RE
Newport	9 Tait St	3 br h	\$905,000	S	Williams RE
Niddrie	17 Grosvenor St	4 br h	\$560,000	PI	Nelson Alexander
Niddrie	29 Shaw St	3 br h	\$845,000	SA	Nelson Alexander
Noble Park	150 Lightwood Rd	3 br h	\$370,000	S	Leyton Real Estate
Northcote	15 Beavers Rd	2 br h	\$705,000	S	Barry Plant
Northcote	176 Darebin Rd	2 br h	N/A	PI	Hocking Stuart Northcote
Northcote	34 Emmaline St	3 br h	\$1,080,000	S	Barry Plant
Northcote	23 Gladstone Av	3 br h	\$805,000	S	Love Real Estate Thornbury
Northcote	6 Grandview Gr	3 br h	\$1,240,000	SP	Barry Plant
Northcote	15 Howitt St	2 br h	\$720,000	S	Hocking Stuart Northcote
Nunawading	1/17 Mount Pleasant Rd	2 br u	\$470,000	S	Noel Jones
Nunawading	1/68 Mount Pleasant Rd	3 br t	\$590,000	VB	Hocking Stuart Blackburn
Nunawading	123 Rooks Rd	3 br h	\$632,000	S	Ray White Mitcham
Oakleigh South	2/21 Golf Rd	3 br t	\$725,000	PI	Ray White Carnegie
Ormond	2/54 Glen Orme Av	3 br t	\$720,000	S	Hocking Stuart Bentleigh
Ormond	1a Tyrone St	3 br h	\$920,000	S	Buxton
Parkville	38 Strickland Rd	5 br h	\$975,000	PI	Barry Plant
Pascoe Vale	17 Avoca Cr	3 br h	N/A	PN	Barry Plant
Pascoe Vale	157a Boundary Rd	3 br t	\$480,000	VB	Nelson Alexander
Pascoe Vale	4 Kinross St	3 br h	\$690,000	PI	Brad Teal Pascoe Vale
Pascoe Vale	27 Zenith St	4 br h	\$708,500	S	Brad Teal Pascoe Vale
Pascoe Vale South	44 Gallipoli Pde	3 br h	\$820,000	PI	Brad Teal Pascoe Vale
Patterson Lakes	1/740-748 Wells Rd	3 br h	N/A	W	McDonald Real Estate Aspendale Gardens

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Suburb	Address	Type	Price	Result	Agent
Reservoir	35 Elinda Pl	3 br h	\$336,500	S	Barry Plant
Reservoir	3/16 Elsey Rd	1 br t	\$290,000	VB	Ray White Reservoir
Reservoir	1/37 Fordham Rd	2 br u	\$395,000	SP	Ray White Reservoir
Reservoir	2/7 Fordham Rd	2 br u	\$435,000	SP	Ray White Reservoir
Reservoir	1a Fulham Gr	2 br u	\$442,500	SP	Ray White Reservoir
Reservoir	2 Grimwade St	3 br h	\$502,000	S	Ray Mascaro Reservoir
Reservoir	736-740 High St	3 br h	\$562,000	S	Barry Plant
Reservoir	28 Leichardt Cr	4 br h	\$707,000	S	Barry Plant
Reservoir	4/34 McComas St	1 br u	\$260,000	S	Barry Plant
Reservoir	1/93 Rathcown Rd	3 br u	N/A	NB	Barry Plant
Reservoir	11a Sharpe St	3 br h	\$648,250	S	Barry Plant
Reservoir	5/28 Sharpe St	2 br u	\$280,000	VB	Hocking Stuart Preston
Ringwood	17 Heather Gr	3 br h	\$550,000	S	Philip Webb Ringwood
Ringwood	8 Mary St	2 br t	\$290,000	SP	Philip Webb Ringwood
Ringwood East	15 Miller Gr	3 br h	\$585,000	S	Philip Webb Doncaster
Ringwood North	43 Hamilton Dr	5 br h	\$747,000	S	Lindellas FN
Ringwood North	4 Werac Dr	5 br h	\$595,000	PI	Jellis Craig
Rosanna	9/23 Lower Plenty Rd	3 br t	N/A	SN	Nelson Alexander
Sandringham	13/72 Bay Rd	1 br u	\$275,000	VB	RUN Property Prahran
Seaford	32 Pimpala Av	4 br h	N/A	PI	Hocking Stuart Frankston
Seaford	25/1 Young St	3 br u	\$306,000	S	Hocking Stuart Frankston
Seddon	45 Alexander St	3 br h	\$750,000	S	Sweeney Footscray
South Melbourne	108 Nelson Rd	3 br h	N/A	SN	Marshall White Albert Park
South Yarra	94 River St	2 br h	\$1,180,000	S	Greg Hocking Holdsworth
Spotswood	12 Robert St	2 br h	\$681,000	S	Jas Stephens Williamstown
St Kilda	1/33 Neptune St	2 br u	N/A	SN	Biggin & Scott
Strathmore	16 Glenview Rd	4 br h	N/A	PN	Nelson Alexander
Sunshine North	18 Euroa Av	3 br h	\$463,000	S	Barry Plant
Sunshine West	11 Millenium Dr	3 br h	\$390,000	S	Barry Plant
Surrey Hills	1a Clyde St	3 br u	\$1,200,000	S	Fletchers
Surrey Hills	1/84 Windsor Cr	3 br h	\$1,212,000	S	Fletchers
Templestowe	7/412-414 Church Rd	3 br u	\$588,000	SP	Philip Webb Doncaster
Templestowe	4 Dena Ct	4 br h	\$1,200,000	SP	Barry Plant

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Templestowe	12 Little Valley Rd	4 br h	\$1,690,000	S	Jellis Craig
Templestowe	20 Oliver Rd	5 br h	\$1,468,000	S	Assisi P/L Real Estate
Templestowe Lower	6 Heath St	3 br h	\$860,000	S	Jellis Craig
Templestowe Lower	2/29 Herlihys Rd	3 br t	\$742,500	SP	Fletchers
Templestowe Lower	150 MacEdon Rd	3 br h	\$710,000	S	Allens RE Doncaster
Templestowe Lower	1/26 Sunhill Rd	3 br u	\$626,000	S	Barry Plant
Thornbury	143 Harold St	3 br h	\$900,000	S	Barry Plant
Thornbury	31 Lewis St	3 br h	N/A	PN	Barry Plant
Thornbury	127 Mansfield St	2 br h	\$712,500	S	Barry Plant
Thornbury	71/337 Station St	3 br u	\$493,500	SP	Hocking Stuart Northcote
Toorak	3/51 Bruce St	1 br u	N/A	SN	RT Edgar
Toorak	5c/587 Toorak Rd	2 br u	\$567,000	S	RT Edgar
Vermont	3 Paranda Ct	4 br h	N/A	SN	Woodards Blackburn
Wantirna	3 The Mews	4 br h	N/A	SN	Allens RE Blackburn
Wantirna South	4 Keyes Ct	3 br h	\$730,000	S	Ray White Wantirna
Watsonia	14a French Ct	3 br h	N/A	SN	Barry Plant
Watsonia North	23 Huntley St	4 br h	N/A	PN	Barry Plant
West Footscray	90 Alma St	3 br h	\$586,250	SP	Compton Green
West Footscray	47 Hansen St	3 br h	\$620,000	PI	Sweeney Yarraville
West Footscray	14/21 Waratah St	2 br t	\$400,000	VB	Jas Stephens Real Estate
Westmeadows	37 Campbell St	7 br h	\$600,000	PI	Nelson Alexander
Wheelers Hill	3 Colonial Cl	4 br h	\$850,000	S	Ray White Glen Waverley
Wheelers Hill	2 Galway Ct	4 br h	\$750,000	PI	Barry Plant
Wheelers Hill	49 Mary Av	3 br h	\$730,000	S	Ray White Glen Waverley
Williamstown	9 Stewart St	3 br h	\$1,285,000	S	Greg Hocking Elly
Yarraville	91 Ballarat St	2 br h	\$657,000	S	Sweeney Yarraville
Yarraville	1 Eirene St	3 br h	\$810,000	S	Jas Stephens Real Estate
Yarraville	44 Urwin St	3 br h	\$805,000	S	Jas Stephens Real Estate

KEY: S - property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; W - withdrawn prior to auction; SA - sold after auction; SS - sold after auction price not disclosed. N/A - price or highest bid not available. br - bedroom(s); h - house,cottage,villa, semi,terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.

For a more comprehensive list of results covering all reported sales by postcode in the past 12 or 24 months, visit <http://www.homepriceguide.com.au>  
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