

Saturday 12th March 2016



Property Snapshot

Number Listed Auctions:	340
Number Reported Auctions:	248
Sold:	185
Withdrawn:	4
% Cleared:	73 %
Total Sales:	\$122,413,250
Median:	\$699,500

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 12th March 2016.
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For APM Auction Clearance Rate methodology please [click here](#)

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Agencies: Find out how to report results at www.apmpropertydata.com.au/report/default.aspx

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Abbotsford	21/84 Trenerry Cr	2 br t	\$710,000	S	Biggin & Scott
Airport West	98 McNamara Av	3 br h	\$1,017,500	S	Barry Plant
Albert Park	45 Richardson St	2 br h	N/A	S	Marshall White
Alphington	1c Arbor St	4 br h	\$1,349,000	S	Jellis Craig
Altona	20b Mulga St	2 br h	\$576,000	SP	Gunn&Co Estate Agents
Ashburton	22 Laurel St	5 br h	N/A	S	Buxton
Avondale Heights	24 Thackeray Qd	4 br h	\$780,000	VB	Nelson Alexander
Balwyn	5/33-35 Banool Rd	3 br t	\$975,000	VB	Fletchers
Balwyn	11 Pryton Ct	3 br h	\$1,875,000	PI	Marshall White
Balwyn	15/206 Whitehorse Rd	2 br u	\$546,250	SP	Marshall White One
Balwyn North	20 Ardgour St	4 br h	\$1,500,000	S	Noel Jones
Balwyn North	4/1-3 Gardenia Rd	4 br t	N/A	PN	Mandy Lee Real Estate
Balwyn North	18 Hood St	3 br h	\$1,990,000	S	hockingstuart
Beaumaris	406a Beach Rd	5 br h	\$3,300,000	VB	Marshall White
Bentleigh	4 Clairmont Av	3 br h	\$860,000	S	Ray White Moorabbin
Bentleigh East	66 Beddoe Av	3 br h	N/A	SP	iHomes
Bentleigh East	3 Carmel Ct	3 br h	\$900,000	S	Woodards Bentleigh
Bentleigh East	58 Tudor St	4 br h	\$1,220,000	S	hockingstuart
Berwick	11 Elgin St	1 br h	N/A	SN	Barry Plant
Blackburn	14 Dwyer St	3 br h	\$1,135,000	S	Barry Plant
Blackburn North	50 Surrey Rd	3 br h	N/A	PI	Philip Webb Doncaster
Box Hill	15 Hopetoun Pde	5 br h	N/A	W	Ray White Box Hill
Box Hill	1/9 Oxford St	4 br t	\$1,025,000	PI	Noel Jones
Box Hill North	5 Lyndhurst Cr	4 br h	N/A	PI	Noel Jones
Box Hill South	150 Elgar Rd	3 br h	\$802,000	S	hockingstuart
Braybrook	31 Air Force Av	4 br h	\$704,000	SP	Biggin & Scott

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Suburb	Address	Type	Price	Result	Agent
Briar Hill	134 Mountain View Rd	2 br h	\$722,000	S	Buckingham & Company
Brunswick	9/10-18 Minnie St	3 br u	\$545,000	S	Nelson Alexander
Brunswick	11a Second Av	4 br h	\$1,070,000	PI	Nelson Alexander
Brunswick East	5/136 Blyth St	2 br u	\$495,000	S	Nelson Alexander
Brunswick East	107/408 Lygon St	1 br u	\$355,000	PI	Jellis Craig
Brunswick West	3/189 Hope St	3 br t	\$810,000	S	Nelson Alexander
Brunswick West	32 Hopetoun Av	2 br h	\$950,000	S	Noel Jones
Brunswick West	18 Walker St	4 br h	\$1,375,000	S	Nelson Alexander
Bulleen	3/15 Allen St	2 br u	\$727,000	S	Barry Plant
Bulleen	31 Grant Olson Av	4 br h	\$1,202,000	SP	Barry Plant
Bundoora	20 David Cr	3 br h	\$612,000	S	Ray White Bundoora
Bundoora	19/121 Grange Bvd	3 br t	\$350,000	PI	Ray White Bundoora
Bundoora	11 Josef Av	3 br h	\$575,000	SP	Barry Plant
Bundoora	11 Norris Cr	3 br h	\$525,000	S	Ray White Reservoir
Burnside Heights	7 Peartree Gr	4 br h	\$501,000	SP	First National D & K
Burwood	1 Berry Yung Av	5 br h	\$900,000	VB	Barry Plant
Burwood	8 Cypress Av	4 br h	\$820,000	PI	Ray White Box Hill
Burwood East	7 Skene St	3 br h	\$1,350,000	S	Ray White Glen Waverley
Camberwell	5/1349 Toorak Rd	3 br u	\$690,000	VB	Fletchers
Carnegie	9 Libna St	2 br h	\$850,000	PI	Ray White Carnegie
Carnegie	1/14 Neville St	3 br u	N/A	SN	Ray White Carnegie
Caroline Springs	57 Botanical Dr	3 br h	N/A	SP	Nelson Alexander
Caroline Springs	10 Westerfolds Tce	4 br h	N/A	PI	Melbourne Estate Agents - SUNSHINE
Clayton South	43 Botanic Dr	3 br t	\$643,800	S	LITTLE Real Estate Victoria
Clifton Hill	28 Dwyer St	2 br h	N/A	S	Jellis Craig
Clifton Hill	136 Gold St	2 br h	\$1,010,000	S	Jellis Craig
Clifton Hill	34 Ramsden St	2 br h	\$1,210,000	S	Collins Simms
Coburg	64 Munro St	3 br h	\$1,400,000	S	Nelson Alexander
Craigieburn	8 Clayton Rd	4 br h	\$440,000	S	Ray White Craigieburn
Craigieburn	11 Eastwood Pl	4 br h	\$380,000	S	Ray White Craigieburn
Craigieburn	1 Esperance La	4 br h	\$520,000	VB	Real Estate City
Craigieburn	50 Gateshead St	2 br h	\$301,000	S	Ray White Craigieburn
Craigieburn	18 Grandview Bvd	3 br h	\$515,000	S	Ray White Craigieburn
Croydon	15 Drewett Cct	4 br h	\$843,000	S	Ray White Blackburn

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Suburb	Address	Type	Price	Result	Agent
Croydon North	6/36 Mulawa St	4 br h	N/A	SN	Barry Plant
Dandenong	1/6 Jones Rd	3 br h	\$417,000	S	hockingstuart
Dandenong North	7 Aberdeen Dr	3 br h	\$545,000	S	iSell Group Springvale
Dandenong North	2 Efron St	3 br h	N/A	SN	Barry Plant
Dandenong North	5 Maffra Ct	4 br h	\$705,000	S	Buxton
Deer Park	10 Crosslee Ct	4 br h	N/A	PI	Barry Plant
Deer Park	86 Welwyn Pde	3 br h	N/A	PI	Barry Plant
Diamond Creek	64 Haley St	3 br h	\$610,000	S	Mason White McDougall
Docklands	611/453-507 Docklands Dr	1 br u	N/A	PI	Pagan Real Estate
Doncaster East	1/46 Boronia Gr	3 br t	N/A	PI	Philip Webb Doncaster
Doncaster East	29 Greendale Rd	3 br h	\$1,225,000	S	Parkes Prop
Doveton	45 Tarata Dr	3 br h	N/A	SN	Barry Plant
Elsternwick	2/11a Gladstone Pde	1 br u	\$470,000	S	Ray White Mordialloc
Eltham	2/1 Bellevue Rd	3 br h	\$545,000	S	Morrison Kleeman Estate Agents
Eltham North	9 Riversdale Av	3 br h	\$647,500	S	Barry Plant
Elwood	6/89 Addison St	2 br u	\$660,000	VB	hockingstuart
Epping	22 Manley St	3 br h	N/A	W	Stockdale & Leggo South Morang/Mill Park
Essendon North	1/31 Greville St	3 br u	\$800,000	S	Nelson Alexander
Fawkner	1/128 Lorne St	2 br u	N/A	S	Nelson Alexander
Fitzroy	506/185 Rose St	2 br u	\$850,000	S	hockingstuart
Fitzroy	9/52-54 Young St	3 br u	N/A	SP	Nelson Alexander
Fitzroy North	235 Clausen St	3 br h	\$1,120,000	S	Jellis Craig
Fitzroy North	5/86 Queens Pde	1 br u	\$380,000	PI	Jellis Craig
Fitzroy North	40 Rae St	3 br h	\$1,235,000	S	Collins Simms
Fitzroy North	12 Willowbank Rd	3 br h	\$1,350,000	VB	hockingstuart
Footscray	4/29 Gordon St	3 br t	\$612,500	S	Sweeney Footscray
Footscray	46 Stirling St	4 br h	\$1,346,000	S	Village Real Estate Seddon
Forest Hill	23/305 Canterbury Rd	3 br t	\$650,000	SP	Biggin & Scott
Forest Hill	51 Heathcote Dr	2 br h	\$667,500	SP	Ray White Mitcham
Forest Hill	14 Jackson St	4 br h	\$908,000	S	iSell Group Springvale
Frankston	17 Raphael Cr	3 br h	N/A	SN	Barry Plant
Frankston South	30 Blaxland Av	3 br h	\$567,000	S	Ray White Frankston
Frankston South	1/143 Kars St	3 br t	N/A	PI	Ray White Frankston
Frankston South	56 McComb Bvd	4 br h	\$785,000	PI	O'Brien Real Estate

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Frankston South	10 Ronald Av	4 br h	\$655,000	S	O'Brien Real Estate
Frankston South	1 Water Wy	3 br h	\$670,000	PI	O'Brien Real Estate
Frankston South	42 Woolston Dr	3 br h	N/A	SN	Barry Plant
Gladstone Park	61 Lyndhurst Rd	4 br h	\$535,000	SP	Barry Plant
Gladstone Park	27 The Circuit	3 br h	\$485,000	SP	Barry Plant
Glen Iris	33 Renwick St	2 br h	N/A	S	Marshall White
Glen Waverley	40 Brynor Cr	4 br h	\$1,115,000	S	Barry Plant
Glen Waverley	3 Groom Ct	6 br h	N/A	PI	Jellis Craig
Glen Waverley	22 Kenilworth Cr	3 br h	\$1,155,000	S	Parkes Prop
Glen Waverley	22 Merrick Cr	4 br h	\$1,380,000	S	Barry Plant/Barry Plant
Glen Waverley	39 Packham Cr	4 br h	\$1,050,000	VB	Stockdale & Leggo Mt Waverley/Stockdale & Leggo Glen Waverley
Glen Waverley	27 Ralton Av	4 br h	\$1,220,000	S	HAR Judd White
Glen Waverley	1 Rhodes Dr	4 br h	\$1,338,000	S	HAR Judd White
Glen Waverley	11/12-14 York St	4 br t	\$898,000	S	Biggin & Scott
Glenroy	7 Becket St S	5 br h	\$596,000	S	Trimson Partners
Glenroy	68 Everard St	3 br h	N/A	SN	Real Estate City
Glenroy	1/30 Gladstone Pde	2 br t	\$465,000	S	Stockdale & Leggo Glenroy
Glenroy	1/863 Pascoe Vale Rd	3 br t	\$445,000	SP	Melbourne Estate Agents Roxburgh Pa
Greensborough	16 Cam St	3 br h	\$590,000	S	Morrison Kleeman Estate Agents
Greensborough	13 Goolgung Gr	3 br h	\$600,000	S	Fletchers
Greensborough	12 Warwick Rd	4 br h	\$630,000	PI	Barry Plant
Hallam	63 Hinrichsen Dr	3 br h	\$417,000	S	Stockdale & Leggo Dandenong
Hawthorn	46a Kinkora Rd	4 br h	\$2,830,000	S	Kay & Burton/RE Gallery
Hawthorn	5 Yarra St	3 br h	\$4,400,000	PI	Castran Gilbert Hawthorn Bond
Hawthorn East	15 Beaconsfield Rd	5 br h	N/A	S	Marshall White
Hawthorn East	34 Mount Ida Av	3 br h	\$2,351,000	S	RT Edgar
Hihett	26 Dawn St	2 br t	\$713,000	S	Ray White Cheltenham
Hughesdale	60 Carlisle Cr	4 br h	N/A	S	Woodards Oakleigh Pty Ltd
Keilor Downs	3 Bell Ct	4 br h	\$515,000	S	Ray White Taylors Lakes
Keilor East	21 Milleara Rd	4 br h	N/A	S	Nelson Alexander
Keilor East	16 Vista Dr	3 br h	\$650,000	SP	Moonee Valley RE
Keilor East	21 Wonganella Dr	3 br h	\$660,500	S	Nelson Alexander
Kew	106/307 Barkers Rd	2 br u	\$730,000	VB	Marshall White One

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Kew	17/87 Denmark St	2 br u	\$597,000	S	Jellis Craig
Kew	9/60 Peel St	3 br u	\$750,000	PI	Biggin & Scott
Kingsville	98 Queensville St	4 br h	\$990,000	S	Village Real Estate Newport
Lalor	30 Ardenal Cr	4 br h	N/A	PI	Barry Plant
Maidstone	12/46 Eucalyptus Dr	2 br u	\$335,000	SP	Pagan Real Estate
Malvern East	4 Durward Rd	3 br h	\$1,475,000	S	Ray White Glen Waverley
Maribyrnong	214/55 Cumberland Dr	2 br u	\$650,000	VB	Nelson Alexander
Maribyrnong	39 Pridham St	3 br h	\$895,000	S	Barry Plant
Melbourne	802/16 Liverpool St	1 br u	\$630,000	S	hockingstuart
Melbourne	1503/200 Spencer St	1 br u	\$360,000	PI	HAR Melbourne City
Melbourne	1406/480 St Kilda Rd	2 br u	\$750,000	PI	Dingle Partners
Melton South	13 Clowes St	4 br h	\$290,000	S	PRDNationwide Melton
Melton West	32 Fairhaven Bvd	3 br h	\$261,000	S	PRDNationwide Melton
Middle Park	181-183 Neville St	2 br h	N/A	PN	Marshall White
Mill Park	32 Mimosa Rd	2 br u	\$360,000	S	Harcourts
Mill Park	115 Roycroft Av	3 br h	N/A	SN	Barry Plant
Mill Park	12 Westleigh Ct	3 br h	N/A	PI	Harcourts
Mitcham	2/37 Carween Av	3 br u	N/A	SN	Woodards Blackburn
Mont Albert	2 Harriett Cr	5 br h	\$1,760,000	S	Rombotis Real Estate
Mont Albert North	42 Boondara Rd	4 br h	N/A	S	hockingstuart
Moorabbin	2 Schofield St	4 br h	\$1,150,000	S	hockingstuart
Mooroolbark	9 Holmes Rd	3 br h	\$529,500	SP	Jellis Craig
Mooroolbark	280 Manchester Rd	3 br h	\$450,000	VB	Century 21 Unlimited
Mordialloc	7/114 Warren Rd	3 br t	N/A	SP	Ray White Mordialloc
Mount Waverley	4/321 Blackburn Rd	2 br u	\$635,000	SP	HAR Judd White
Mount Waverley	3 Forster Rd	4 br h	\$958,000	SP	Barry Plant
Mount Waverley	2 Purse St	3 br h	\$1,150,000	SP	HAR Judd White
Murrumbeena	10 Wahroongaa Cr	2 br h	N/A	S	Woodards Oakleigh Pty Ltd
Murrumbeena	14/4 William St	2 br u	\$470,000	PI	Ray White Oakleigh
Murrumbeena	28/4 William St	2 br u	N/A	PI	Ray White Oakleigh
Narre Warren North	4-5 Bethel Cl	4 br h	\$1,201,000	S	Hodges
Newport	14 Bruce St	3 br h	\$780,000	SP	Williams RE
Newport	15 Challis St	3 br h	\$760,000	S	Jas Stephens Williamstown
Niddrie	74 Coghlan St	3 br t	\$680,000	S	Frank Dowling Real Estate

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Noble Park	339 Princes Hwy	5 br h	N/A	PI	Century 21 Preferred
Noble Park	6 Wyuna Dr	3 br h	\$551,000	S	Century 21 Wilson Pride Noble Park
Noble Park North	11 Ryecroft Ct	4 br h	\$560,000	S	Century 21 Wilson Pride Noble Park
Noble Park North	19 Wren Dr	3 br h	\$520,000	SP	Stockdale & Leggo Dandenong
Northcote	121 Jenkins St	4 br h	\$1,800,000	PI	hockingstuart
Notting Hill	28 Old School Rd	2 br t	\$575,000	S	RT Edgar
Nunawading	7a Homewood St	3 br t	\$800,000	S	hockingstuart
Nunawading	6 Menin Rd	2 br h	\$855,000	S	Jellis Craig
Oakleigh	14/13 Logie St	2 br u	\$347,500	S	iTRAK Real Estate
Pakenham	16 Henry St	4 br h	N/A	PI	LJ Hooker Pakenham
Patterson Lakes	38 Lord Rodney Dr	3 br h	\$760,000	S	RW Patterson Lakes
Port Melbourne	146 Beach St	4 br h	\$2,600,000	VB	Greg Hocking Holdsworth
Port Melbourne	79 Beacon Vs	h	\$1,548,000	SP	Biggin & Scott
Port Melbourne	48/39 Esplanade East	2 br u	\$630,000	SP	Greg Hocking Real Estate
Reservoir	2 Borrie St	3 br h	\$630,000	S	Barry Plant
Reservoir	93 Crookston Rd	3 br t	\$710,000	PI	Barry Plant
Reservoir	1/6 Miranda Rd	2 br t	\$415,000	S	Ray White Bundoora
Richmond	116/67-79 Abinger St	2 br u	\$550,000	PI	Biggin & Scott
Richmond	17/275 Burnley St	1 br u	\$301,000	S	LITTLE Real Estate Victoria
Ringwood East	7 Raymond Ct	4 br h	\$796,000	S	Jellis Craig
Rowville	22 Candlebark Qd	5 br h	\$1,100,000	S	Ray White Wantirna
Rowville	23 Dalmatia Ct	4 br h	\$710,000	S	Biggin & Scott
Rowville	42 Eildon Pde	3 br h	\$666,000	S	Nexus Real Estate
Rowville	7 Lakeview Av	4 br h	N/A	W	Barry Plant
Roxburgh Park	23 Aquila Gr	3 br h	N/A	SN	Melbourne Estate Agents - SUNSHINE
Roxburgh Park	12 Masters Cct	4 br h	\$443,000	S	Raine & Horne Roxburgh Park
Roxburgh Park	48 Murchison Dr	4 br h	\$402,000	S	Raine & Horne Roxburgh Park
South Morang	8 Corsica Av	4 br h	N/A	PI	Harcourts
South Morang	33 Delphi Av	1 br h	N/A	SN	Barry Plant
South Morang	12 Elite Wy	4 br h	\$520,000	S	Harcourts
South Morang	67 John Ryan Dr	4 br h	\$505,000	S	Millership & Co
Springvale	24 Goodwood Dr	3 br h	\$512,500	S	iSell Group Springvale
Springvale	4 Mary St	3 br h	\$1,015,000	S	Leyton Real Estate

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Springvale South	17 Hume Rd	3 br h	\$620,000	S	Century 21 Wilson Pride Noble Park
Springvale South	49 Sharon Rd	4 br h	\$620,000	SP	Leyton Real Estate
St Albans	24 Chelmsford Cr	4 br h	N/A	SN	Barry Plant
St Albans	23 Errington Rd	2 br h	\$420,000	S	Stockdale & Leggo Sunshine
St Albans	46 James St	3 br h	\$585,200	S	Ray White St Albans
St Albans	16 McRae Av	4 br h	\$305,000	PI	Ray White Taylors Lakes
St Albans	49 St Albans Rd	3 br h	N/A	PN	RW Footscray/Private
St Kilda	56 Argyle St	2 br h	\$980,000	S	Biggin & Scott
St Kilda	13/188 Barkly St	1 br u	\$438,000	S	hockingstuart
St Kilda	8/352 Canterbury Rd	1 br u	\$430,000	SP	McGrath St Kilda
St Kilda	1/24 Crimea St	2 br u	\$590,000	SP	Biggin & Scott
St Kilda	8/8 St Leonards Av	1 br u	\$350,000	PI	Biggin & Scott
Strathmore	21 First Av	3 br h	\$966,000	S	Nelson Alexander
Surrey Hills	3/45 Middlesex Rd	2 br u	\$802,000	S	Fletchers
Tarneit	18 Rose Grange Bvd	4 br h	\$430,000	S	RW Tarneit
Taylors Hill	10 Devonport Ct	4 br h	N/A	PI	Ray White Taylors Lakes
Taylors Lakes	2 Lakes Dr	4 br h	\$1,040,000	S	Barry Plant
Taylors Lakes	12 Rigby Ct	4 br h	\$862,000	S	Barry Plant
Templestowe	1 Barnacle Mw	5 br h	N/A	S	hockingstuart
Templestowe	14 Heysham Wy	3 br h	\$981,000	S	Ray White Blackburn
Templestowe Lower	2/15 Janet St	3 br u	N/A	PI	Barry Plant
Thornbury	35 Clarendon St	3 br h	\$1,135,000	S	Nelson Alexander
Thornbury	2/86 Flinders St	2 br u	\$450,000	SP	Love Real Estate Thornbury
Thornbury	32 Hammond St	3 br h	\$1,055,000	S	Barry Plant
Thornbury	42 Rossmoyne St	3 br h	\$1,430,000	S	hockingstuart
Travancore	145/38 Mt Alexander Rd	2 br u	\$315,000	PI	Ray White Melbourne CBD
Tullamarine	6/2-4 Gordon St	2 br u	\$280,000	S	Jason Real Estate Sales PTY LTD
Vermont	44 Beddoe Rd	4 br h	\$851,000	S	M.J Docking & Associates
Vermont	93 Boronia Rd	3 br h	\$600,000	PI	Barry Plant
Vermont	4 Shibor Dr	3 br h	\$680,000	PI	Woodards Blackburn
Vermont South	43 Hanover Rd	4 br h	\$1,300,000	PI	Ray White Blackburn
Vermont South	7 Prestbury Dr	6 br h	\$1,100,000	PI	HAR Judd White
Vermont South	613 Springvale Rd	4 br h	\$850,000	PI	Buxton

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Vermont South	4 Wendouree Ct	4 br h	\$1,005,000	S	Ray White Glen Waverley
Viewbank	12 Rodney Ct	4 br h	\$792,000	S	Nelson Alexander
Wantirna	6a Dudley Av	3 br h	\$656,000	SP	Fletchers
Wantirna South	19 Gateshead Dr	4 br h	\$916,000	SP	iTRAK Real Estate
Waterways	12 King Sound Cl	4 br h	\$1,190,000	S	RW Patterson Lakes
Watsonia	6 Cooina Cr	3 br h	\$645,000	S	Darren Jones Real Estate
Watsonia	21 Webster Cr	4 br h	\$625,000	SP	Buckingham & Company
Watsonia	16 Yerrawa Dr	3 br h	\$610,000	S	Darren Jones Real Estate
West Melbourne	105/33 Jeffcott St	2 br u	N/A	PI	HAR Melbourne City
Wheelers Hill	20 Sunnybrook Dr	4 br h	\$1,101,000	S	HAR Judd White
Williamstown	4/59-61 Aitken St	3 br t	\$745,000	SP	Raine&Horne Williamstown
Williamstown	126 Cecil St	2 br h	N/A	SP	Williams RE
Wollert	132 Eaststone Av	4 br h	\$470,000	VB	Barry Plant
Wollert	50 Pine Park Dr	3 br h	\$405,000	SP	Love Real Estate Epping
Wonga Park	4 Angelo Pl	5 br h	\$1,180,000	S	Jellis Craig
Yallambie	6 Willaura Pl	4 br h	\$695,000	S	Buckingham & Company
Yarraville	2/3 Canterbury St	2 br h	\$570,000	SP	Jas Stephens Real Estate
Yarraville	49 Kidman St	3 br h	\$836,000	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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