

Saturday 6th March 2010

## Property Snapshot

Total properties:	169
Sold:	142
Withdrawn:	7
% Cleared:	81 %
Total sales:	\$75,790,752
Median:	\$550,000

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Wednesday, 10 March 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](http://www.homepriceguide.com.au).  
Property reports from \$37.75 per postcode.

## Saturday's auctions

Suburb	Address	Description	Price	Result	Agent
Altona	221 Civic Pde	1 br h	\$472,000	S	BURN
Altona	5 Medford St	4 br h	\$605,000	S	SWNY
Armadale	2 Tower Ct	2 br h		SN	K&B
Ascot Vale	6/75 Epsom Rd	2 br u	\$528,000	SP	RENDN
Ashburton	50 Karnak Rd	4 br h	\$1,281,000	SP	DINGLP
Ashwood	7 Silver Ash Av	4 br h		PN	JUDDW
Avondale Heights	5 Edmonds Ct	land	\$357,000	S	BP
Avondale Heights	24 MacEy Av	3 br h	\$566,000	S	BP
Avondale Heights	2/30 Willow Dr	2 br u	\$410,000	S	STOKDL
Balwyn North	57 Bulleen Rd	3 br h	\$875,000	SP	MCLRN
Balwyn North	54 Severn St	4 br h	\$1,300,000	S	JELSCR
Bayswater	9 Willison St	3 br h	\$435,500	SP	RW
Bentleigh	52 Robert St	3 br h	\$798,000	S	C21
Bentleigh East	6 Adrian St	4 br h	\$980,000	S	BXT
Bentleigh East	1 Huntingdon Rd	3 br h	\$902,000	S	HS
Bentleigh East	13 Millard St	3 br h		SN	HS
Bentleigh East	1066 North Rd	3 br h	\$570,500	S	BP
Bentleigh East	1/22 Rochford St	3 br h	\$660,000	S	HS
Blackburn	1 Downing St	2 br h	\$670,000	SP	ALNS
Blackburn	8 Selwyn St	2 br h	\$625,000	S	NOELJN
Blackburn North	27 Raymond St	4 br h	\$779,000	S	BP
Blackburn South	26 Baratta St	3 br h		PN	S&L
Blackburn South	12 Constance St	3 br h	\$726,000	S	HS
Blackburn South	16 Eckersley Ct	4 br h	\$940,000	S	BENNSN
Boronia	245 Scoresby Rd	3 br h	\$362,000	S	LJH
Box Hill	22 Kangerong Rd	3 br h		PI	RW
Box Hill North	2/9 Nan St	2 br u	\$552,000	S	NOELJN
Braybrook	13 Burnett Av	3 br h	\$490,000	S	BELLS
Brighton	2 Campbell St	3 br t		W	HS
Brighton	832 Hampton St	4 br h	\$1,430,000	SP	K&B
Brighton	3/26 Pearson St	2 br u	\$530,000	S	THEMR
Brunswick	5/492 Moreland Rd	2 br u	\$363,000	S	PETRM

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Bulleen	20 Bruce St	4 br h	\$846,000	S	FLETCH
Bundoora	513 Grimshaw St	3 br h		SN	RW
Bundoora	1 Havelock Av	5 br h	\$590,000	S	RW
Bundoora	84 Moreton Cr	5 br h	\$550,000	SP	RW
Burwood	9 Ian Gr	4 br h	\$740,000	VB	NOELJN
Burwood	2a Poole St	3 br h		SN	PHWB
Burwood	1/8 Renown St	3 br t	\$615,000	S	HS
Burwood East	3/11 Windsor St	3 br u	\$575,000	S	RW
Camberwell	9 Russell St	3 br h	\$1,560,000	S	JELSCR
Camberwell	1250 Toorak Rd	3 br h	\$855,000	S	JELSCR
Canterbury	19 Church St	4 br h		W	FLETCH
Carlton North	18/912 Drummond St	1 br u	\$300,000	S	WOOD
Carlton North	3 Earl St	2 br h	\$988,000	S	HS
Carnegie	3/29 Gnarwyn Rd	3 br u	\$665,000	SP	B&S
Chadstone	9 Adrian St	3 br h		PN	BP
Cheltenham	9 Bendigo St	3 br h	\$715,000	S	BXT
Cheltenham	17 Evergreen Cct	3 br t	\$695,000	S	HDG
Cheltenham	7/28 Tulip Gr	1 br u	\$270,000	S	RW
Cheltenham	2b Walker Gr	3 br t	\$612,500	S	HDG
Clayton	1/20 Marshall Av	3 br h	\$612,000	S	WOOD
Coburg	4/4 Blair St	2 br u	\$541,000	S	BP
Craigieburn	1 Brampton Cl	3 br h	\$340,000	S	BP
Craigieburn	21 Brecon Nk	3 br h		PI	BP
Craigieburn	79 Golf View Dr	4 br h	\$565,000	PI	RW
Cranbourne	3 Black Wattle Wy	4 br h	\$368,000	S	EVIWPT
Dallas	505 Barry Rd	4 br h	\$335,000	S	BP
Dandenong North	124 Gladstone Rd	3 br h		W	S&L
Dandenong North	10 Mollison St	3 br h	\$328,000	SP	S&L
Dandenong North	5 View Ct	land	\$410,000	SP	S&L
Delahey	24 Cottrell Ct	2 br h	\$284,000	S	BRADTL
Doncaster	4/6-8 Elmtree Rd	2 br u	\$436,000	S	PHILPW
Doncaster East	1/136 Beverley St	2 br u	\$550,000	S	PHWB
Doncaster East	4 Hatfield Ct	3 br h	\$820,000	SP	HS
Donvale	23 Lisbeth Av	3 br h	\$560,000	S	PHWB
Elwood	4/47 Ruskin St	2 br u	\$515,000	S	C&G
Endeavour Hills	11 Lachlan Dr	3 br h	\$375,000	SP	S&L
Epping	2/36 Cooper St	2 br u	\$240,000	SP	HAR
Epping	621 Dalton Rd	3 br h	\$380,000	SP	LOVE
Epping	81 Narina Wy	3 br h	\$350,000	SP	RW
Essendon	99-101 Rose St	o res	\$1,580,000	PI	CONSDN
Fairfield	125 Perry St	4 br h	\$889,000	S	RW

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Fitzroy	88 Alexandra Pde	4 br h	\$850,000	SP	NELSNL
Forest Hill	4/374-378 Springvale Rd	o res	\$361,000	S	MJDK
Forest Hill	5/374-378 Springvale Rd	o res	\$346,000	S	MJDK
Forest Hill	6/374-378 Springvale Rd	o res	\$360,000	S	MJDK
Gladstone Park	7 Sulby Pl	4 br h	\$430,000	VB	BP
Gladstone Park	29 The Circuit	3 br h	\$492,500	S	BP
Glen Huntly	4/9 Garden Av	2 br u	\$505,000	S	BXT
Glen Waverley	11 Karnak Ct	5 br h	\$860,000	VB	HS
Glen Waverley	6 Lemair Av	5 br h	\$935,000	SP	NRID
Glen Waverley	2 Wilkinson Pl	5 br h	\$1,000,000	S	HS
Glenroy	1/16 Gladstone Pde	2 br u	\$352,000	S	BP
Glenroy	1/16 Gladstone Pde	2 br h	\$352,000	S	BP
Glenroy	113 Justin Av	1 br h	\$295,000	VB	HS
Glenroy	75 Pecham St	3 br h	\$360,000	PI	YPA
Greensborough	Lot 12/20 Diamond Hills Dr	3 br t	\$225,000	S	LJH
Hallam	38 Carlisle Rd	3 br h	\$382,500	S	PROF
Hawthorn East	4 Anderson Rd	4 br h		W	HS
Heatherton	17 Genine Av	3 br h		SN	BXT
Heatherton	7 Spyglass Cl	4 br h	\$718,000	S	C21
Heidelberg West	4 Gona St	3 br h	\$491,000	S	HS
Heidelberg West	33 Ramu Pde	3 br h		SN	HS
Hughesdale	15 Argyle Cl	4 br h	\$1,000,000	VB	RW
Hughesdale	4 Calembeena Av	3 br h	\$888,000	S	BP
Jacana	2/24 Bliburg St	2 br u		PI	BP
Jacana	2/24 Bliburg St	2 br u		PI	BP
Keilor East	1/97 Brees Rd	4 br h	\$631,000	SP	S&L
Kew	4 Florence Av	land		W	HS
Kingsbury	18 Golf Av	3 br h	\$650,000	S	RW
Lalor	4 Cromwell Ct	3 br h	\$340,000	SP	RENTLS
Maidstone	92 Ashley St	3 br h		PI	B&S
Maidstone	6 Ringtail Cct	4 br h	\$635,000	S	B&S
Maribyrnong	44 Central Park Av	3 br h	\$550,000	SP	R&H
McKinnon	3/37 Graham Av	3 br t	\$842,500	S	HS
Meadow Heights	1-4/38 Papworth Pl	o res	\$900,500	S	JASON
Meadow Heights	4 Woodburn Cr	3 br h	\$289,000	SP	C21
Melbourne	108/547 Flinders La	2 br u	\$341,000	S	DINGLP
Melton West	7 Heatherglade Pl	4 br h	\$234,000	S	KONTEK
Mickleham	135 Kinnear Rd	4 br h	\$600,000	VB	BP
Mill Park	4 Atlanta Cl	4 br h	\$489,000	S	RW
Mill Park	16 Incana Dr	4 br h	\$567,000	S	RW
Mill Park	8 Nagle Ct	4 br h	\$533,000	S	RW

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Mont Albert North	1/10-12 Belgravia Av	3 br t	\$795,000	SP	HS
Moonee Ponds	4/267 Ascot Vale Rd	1 br u	\$300,000	S	B&S
Moonee Ponds	1a Corio St	3 br h	\$850,000	S	THOMSN
Moorabbin	27 Franklin St	o res	\$590,000	S	B&S
Mordialloc	36 Rivette St	4 br h	\$575,000	SP	BXT
Mount Waverley	127 Lawrence Rd	4 br h	\$864,000	S	BP
Mount Waverley	171 Stephensons Rd	4 br h	\$680,000	SP	S&L
Narre Warren South	6 Finbar Ct	3 br h	\$315,000	SA	HAR
New Gisborne	12 Vernon Cl	4 br h	\$470,000	SP	R&H
Newport	2/3 Basil St	3 br t	\$497,500	SP	HS
Noble Park	2/30-32 Noble St	3 br u	\$387,500	S	LJH
Northcote	5/54 Cunningham St	1 br u	\$348,000	S	NELSNL
Oak Park	2/31 Nerissa Gr	2 br h	\$443,000	SP	R&H
Ormond	2/496-498 North Rd	2 br u	\$485,000	S	BXT
Ormond	5/496-498 North Rd	2 br u	\$458,000	S	B&S
Parkdale	66 Lower Dandenong Rd	3 br h	\$552,000	S	BXT
Parkville	707/228 The Avenue	2 br u		W	NELSNL
Port Melbourne	91 Cruikshank St	4 br h	\$1,230,000	S	FRANKG
Port Melbourne	278 Nott St	3 br h		PI	FRANKG
Prahran	31 Ivy St	2 br h		W	HS
Preston	2 David St	3 br t		SN	RW
Preston	9 Etnam St	5 br h	\$1,196,000	SP	BP
Preston	209 Gower St	2 br h	\$560,000	S	RW
Preston	1/31 Spring St	2 br u		SN	RW
Reservoir	2/166 Leamington St	1 br u	\$252,500	S	NELSNL
Reservoir	24 Tracey St	3 br h		PI	LOVE
Richmond	5 Glass St	2 br h	\$770,000	S	JELSCR
Rowville	11 Winnipeg St	3 br h	\$448,000	SP	S&L
Roxburgh Park	23 Caulfield Cr	4 br h		PI	MELBRN
Roxburgh Park	11 McConnell Cr	3 br h	\$333,000	S	BP
Roxburgh Park	95 Ravenhill Bvd	3 br h	\$314,250	S	RW
South Melbourne	1204/8 Dorcas St	1 br u	\$407,000	SP	K&B
South Melbourne	1308/8 Dorcas St	2 br u	\$691,000	SP	K&B
South Yarra	11/16a Cromwell Rd	2 br u	\$623,000	S	B&S
South Yarra	6/304 Walsh St	2 br u		PI	K&B
St Albans	24 Avondale Av	4 br h	\$442,500	S	WESTSD
St Albans	22 Collins St	2 br h	\$580,000	S	WESTSD
St Albans	3 Errington Rd	5 br h	\$400,000	S	KONTEK
St Kilda	9/45 Wellington St	1 br u	\$424,000	S	FLETCH
St Kilda West	102/348 Beaconsfield Pde	3 br u	\$900,000	VB	HS
Sunshine	162 Morris St	3 br h	\$540,000	S	BELLS

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Sunshine	1 Roselea Ct	3 br h		PI	DKAY
Sunshine	20 Snowden St	4 br h	\$492,500	S	BP
Sunshine West	9 Federation Wy	3 br t	\$410,000	S	BELLS
Sunshine West	106 Hall St	4 br h	\$426,000	PI	BELLS
Sydenham	10 Ambridge Gr	4 br h		NB	YPA
Sydenham	520 Keilor Melton Hwy	land		PI	BP
Taylors Lakes	5 Commodore Ct	3 br h	\$416,000	SP	BP
Templestowe	303 Porter St	5 br h	\$1,200,000	S	RW
The Basin	333 Forest Rd	4 br h	\$420,000	SP	EVIWPT
Thomastown	9 Rustic Ct	3 br h	\$405,000	PI	RW
Thornbury	1/147 Ballantyne St	2 br t		SN	HS
Thornbury	22 Walsh Av	2 br h	\$600,000	S	RW
Tullamarine	12 Broadmeadows Rd	2 br h	\$605,500	S	BP
Vermont	6 Lusk Dr	3 br h	\$602,000	S	MJDK
Vermont	16 Marina St	3 br h	\$689,900	SA	MJDK
Vermont	14 View Rd	4 br h		SN	MJDK
Vermont South	3 Hanover Rd	4 br h	\$685,000	S	MJDK
Viewbank	2 Coolong Pl	3 br h	\$540,000	VB	BP
Wantirna	7 Rotherwood Cl	4 br h	\$656,000	S	RW
Warrandyte South	120 Brysons Rd	3 br h		PI	BP
Werribee	2 Francis St	3 br h	\$326,000	S	HS
Werribee	6/27 Synnot St	2 br u	\$235,000	SP	ALTNMD
Wheelers Hill	2 Cezanne Cr	5 br h	\$710,000	PI	RW

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