

Saturday 30th January 2016



Property Snapshot

Number Listed Auctions:	98
Number Reported Auctions:	55
Sold:	43
Withdrawn:	3
% Cleared:	74 %
Total Sales:	\$22,744,000
Median:	\$570,500

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 30th January 2016.
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For APM Auction Clearance Rate methodology please [click here](#)

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
Avonsleigh	18 Avon Rd	3 br h	\$880,000	S	Stockdale & Leggo Emerald
Bayswater	11 Coolibah Cr	5 br h	\$730,000	S	RW Bayswater
Bayswater North	13 Falconer Cr	4 br h	\$550,000	S	iTRAK Real Estate
Box Hill North	2/21 Marshall Rd	3 br t	\$782,500	S	Ray White Box Hill
Carrum	627e Nepean Hwy	3 br t	\$770,000	PI	Harcourts Seaford
Craigieburn	6 Bampton Mw	3 br h	\$429,000	S	Ray White Craigieburn
Craigieburn	16 Ebony Cct	3 br h	\$376,000	S	Ray White Craigieburn
Craigieburn	30 Ebony Cct	3 br h	\$345,000	S	Ray White Craigieburn
Craigieburn	51 Emerald Cct	3 br h	\$351,500	S	Ray White Craigieburn
Craigieburn	7 Hartow St	3 br h	\$350,000	S	Ray White Craigieburn
Craigieburn	2/23 Leveque Lp	3 br h	\$280,000	S	Ray White Craigieburn
Craigieburn	4 Martha Ct	3 br h	\$326,000	S	Ray White Craigieburn
Craigieburn	2/12 Metropolitan Av	3 br u	\$322,000	S	Ray White Craigieburn
Craigieburn	9 Metropolitan Av	3 br h	\$345,000	S	Ray White Craigieburn
Craigieburn	18 Millstream Ps	3 br h	\$440,000	S	Ray White Craigieburn
Dandenong	2/28 De Villiers Dr	2 br u	\$330,000	SP	Hall & Partners First National
Dandenong	25 Station St	3 br h	\$595,000	VB	O'Brien Real Estate
Dingley Village	14 Jacks Av	4 br h	\$692,500	SP	Buxton
Doncaster	11 Ryall Ct	3 br h	N/A	PI	LJ Hooker Rowville
Doncaster East	4 Pine Hill Dr	4 br h	\$1,070,000	S	Barry Plant
Edithvale	1/22 Berry Av	3 br t	\$595,000	SP	O'Brien Real Estate
Epping	6 Claremont Pl	4 br h	N/A	PN	Harcourts
Ferntree Gully	50 Loretto Av	3 br h	\$571,000	S	RW Bayswater
Ferntree Gully	8 Phillipdale Ct	3 br h	\$1,255,000	S	RW Bayswater
Forest Hill	43 Parkmore Rd	2 br h	\$789,000	S	Noel Jones
Glen Waverley	1/23 Hunter St	3 br h	\$1,000,000	PI	Woodards Mount Waverley

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.

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Suburb	Address	Type	Price	Result	Agent
Hallam	61 Bella Cr	3 br h	\$420,000	S	LJ Hooker Hampton Park
Heathmont	59 Great Ryrie St	3 br h	\$764,000	S	Ray White Wantirna
Kealba	3 Denham Ct	3 br h	\$432,000	S	Ray White Taylors Lakes
Kensington	501/70 Speakmen St	2 br u	\$400,000	VB	Stockdale & Leggo Carlton
Kensington	173 Stockmans Wy	3 br t	\$851,000	S	masonmeredith AGENT
Middle Park	92/189 Beaconsfield Pde	2 br u	\$875,000	SP	Cayzer Real Estate
Mill Park	31 McLaughlin Cr	3 br h	\$495,000	S	Harcourts
Mill Park	1 Rawdon Ct	4 br h	N/A	SN	Barry Plant
Mill Park	3 Sandown Cl	4 br h	N/A	PI	Barry Plant
Mill Park	9 Tyndall Wy	3 br h	\$570,000	S	Ray White Mill Park
Mordialloc	1/3 Steven Ct	3 br u	\$549,500	S	OBrien RE Mentone
Noble Park	2 Hay Ct	4 br h	N/A	PI	Barry Plant
Noble Park North	8 Rainsford Dr	3 br h	N/A	PI	Hall & Partners First National
Reservoir	1/1 Mais St	1 br u	\$260,000	VB	Ray White Reservoir
Ringwood	32 Caroline St	3 br h	\$850,000	S	LJ Hooker Ringwood
Rowville	16 McKay Rd	5 br h	N/A	SN	LJ Hooker Rowville
Springvale	16 Billing St	3 br h	\$700,000	S	Nexus Real Estate
St Albans	5 Perry St	4 br h	\$440,000	SP	Ray White St Albans
Sunshine	4 Maryvale St	3 br h	\$691,000	S	GL Lee RE
Sunshine North	24 Godfrey Av	3 br h	N/A	SN	Melbourne Estate Agents - SUNSHINE
Thomastown	2/8 Clarke St	2 br u	\$310,000	SP	Ray White Reservoir
Upper Ferntree Gully	9 Tarana Av	4 br h	\$615,000	S	RW Rowville
Vermont	2 Cotswold Cl	4 br h	\$960,000	S	Barry Plant
Wantirna	3/1 Koomba Rd	3 br h	\$700,000	S	Ray White Wantirna
Wheelers Hill	63 Brandon Park Dr	3 br h	N/A	PI	Barry Plant
Yallambie	38 Gallery Gate Rd	3 br h	\$712,000	S	Morrison Kleeman Estate Agents

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