

Saturday 28th July 2012



## Property Snapshot

Total Properties:	222
Sold:	158
Withdrawn:	39
% Cleared:	61%
Total Sales:	\$101,634,900
Median:	\$681,750

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 28th July 2012.  
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Agencies: Find out how to report results at [www.domainpropertydata.com.au/report/default.aspx](http://www.domainpropertydata.com.au/report/default.aspx)

## Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Alexandria	96 Mitchell Rd	3 br h	\$810,000	S	
Ashfield	6/15-17 Albert Pde	2 br u	\$542,000	S	ELD Inner West
Ashfield	17/38 Alt St	2 br u	\$420,000	SP	R&H Montano
Ashfield	16a Shepherd St	2 br h	\$1,270,000	SA	Brough RE
Ashfield	17 William St	3 br u	\$802,000	S	WT Newey & Co
Auburn	68 Water St	4 br h	\$702,500	S	Homelink Realty
Avalon	147 Avalon Pde	4 br h	N/A	PI	C21 The Property Partners
Avoca Beach	121 Hillside Rd	4 br h	N/A	SN	R&H Avoca Beach
Balmain	11a Bradford St	3 br h	\$850,000	SP	McGrath
Bass Hill	25 Australia St	4 br h	\$552,000	PI	RW Bankstown
Bass Hill	192a Johnston Rd	4 br h	\$558,000	S	RW Bankstown
Baulkham Hills	11 Hambledon Av	3 br h	\$605,000	S	C21 Cordeau Marshall
Baulkham Hills	130 Merindah Rd	3 br h	\$570,000	VB	McGrath
Baulkham Hills	37 Yetholme Av	3 br h	\$584,000	S	RW Baulkham Hills
Beecroft	3/80 Beecroft Rd	3 br h	\$780,000	S	R&H Beecroft
Beecroft	37 Cardinal Av	3 br h	\$723,000	S	Better Homes Realty
Belfield	100 Baltimore St	3 br h	N/A	SN	HAUS Real Estate
Bellevue Hill	13/32 Bellevue Rd	2 br u	\$510,000	VB	McGrath Projects - Ruby T
Belmore	92 Knox St	3 br h	N/A	PI	Devine RE
Belmore	45 Leylands Pde	3 br h	N/A	PI	PROF Bankstown
Belmore	19 Sharp St	3 br h	\$550,000	SP	FN Strathfield
Belrose	28 Dawes Rd	4 br h	N/A	PN	Belle Property Seaforth
Bexley	36a Connemarra St	3 br h	\$625,000	S	Montgomery RE
Blacktown	121 Flushcombe Rd	3 br h	\$420,000	S	LJH Blacktown

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Suburb	Address	Type	Price	Result	Agent
Blacktown	11 Monash Rd	4 br h	\$431,000	S	STARR Partners Blacktown
Blacktown	36 Newhaven Av	3 br h	\$463,000	S	STARR Partners Blacktown
Blacktown	13 Reservoir Rd	2 br h	N/A	PN	Aust. Real Estate Blackto
Blakehurst	8 Martin St	3 br h	\$895,000	SP	Belle Prop Sth Hurstville
Blakehurst	5 Parkside Dr	4 br h	N/A	NB	McGrath
Blaxland	44 Old Bathurst Rd	2 br h	N/A	SN	RW Penrith
Bondi	2/276 Birrell St	1 br u	\$491,000	S	R&H Maroubra
Bondi Beach	20/242 Campbell Pde	1 br u	\$347,000	S	
Bonnyrigg	22 Kincumber Rd	4 br h	\$500,000	S	My Choice Real Estate
Botany	22 Edgehill Av	5 br h	\$1,157,000	S	McGrath
Bradbury	8/15 Brushbox Pl	3 br h	\$232,000	S	R&W Ingleburn
Brighton-Le-Sands	6c/36-42 Princess St	2 br h	\$665,000	S	R&W Rockdale
Brighton-Le-Sands	3/9-11 The Boulevarde	2 br u	\$388,500	S	Montgomery RE
Bronte	2/1 St Thomas St	2 br u	\$685,000	S	GoodyerDonnelley
Burwood Heights	78 Liverpool Rd	5 br h	N/A	PI	ELD Inner West
Cammeray	10/1 Amherst St	3 br u	\$1,025,100	SP	Next Real Estate Pty Ltd
Campsie	24 Browning St	4 br h	N/A	PI	C J Real Estate
Campsie	5/10 North Pde	2 br u	N/A	PI	Future Partners Real Esta
Canley Heights	327 Canley Vale Rd	3 br h	\$510,000	VB	R&H Cabrmmta/Canley Hghts
Canley Heights	30 Hatfield Rd	3 br h	\$525,000	SP	Prof Canley Heights
Canterbury	6/28-30 Phillips Av	2 br t	\$530,000	VB	Rich & Oliva Croydon Park
Caringbah	28 Frobisher Av	5 br h	N/A	PI	L&S Miranda
Caringbah	4 Kitchener St	3 br h	\$830,000	S	Sean Egan Property
Castle Hill	3 Wills Av	6 br h	\$682,500	S	C21 Complete Castle Hill
Charmhaven	81 Moala Pde	3 br h	\$312,000	SP	R&H Charmhaven
Chatswood	1806/1 Cambridge La	1 br u	N/A	PI	McGrath
Chester Hill	65 Esme Av	3 br h	\$602,000	S	ELD Lidcombe
Chester Hill	9 Forshaw Av	3 br h	\$528,000	SP	L J Hooker Guildford
Chester Hill	151 Miller Rd	5 br h	\$592,000	S	RW Bankstown
Claremont Meadows	27 Central Park Dr	4 br h	N/A	PI	Ben Price Estate Agents
Collaroy	1015a Pittwater Rd	3 br h	N/A	W	McGrath Mona Vale
Condell Park	69 Taylor St	2 br h	\$822,000	S	C21 Owen O'Donnell RE
Condell Park	23 William St	3 br h	N/A	PI	PROF Bankstown

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Suburb	Address	Type	Price	Result	Agent
Connells Point	70 Queens Rd	2 br h	\$900,000	VB	Sanders Property Agents
Coogee	10/11a Byron St	3 br u	N/A	W	McGrath Projects - Ruby T
Coogee	5/162 Oberon St	1 br u	\$445,000	SP	Frank Property
Coogee	42 Ritchard Av	2 br h	N/A	SN	McGrath Projects - Ruby T
Cremorne	56 Belgrave St	4 br h	\$1,315,000	S	McGrath
Cremorne	2/14 Rangers Rd	3 br u	N/A	PI	Belle Prop Neutral Bay
Cremorne	5/8 Reed St	3 br t	\$1,025,000	S	McGrath
Cremorne Point	2/30 Kareela Rd	3 br u	\$1,011,000	S	McGrath
Cromer	6 Fitzroy Rd	4 br h	\$860,000	S	One Agency By Prop Partn
Cronulla	2/123-125 Gerrale St	2 br u	\$720,000	VB	Sean Egan Property
Cronulla	2/55-57 Gerrale St	2 br u	\$482,500	SP	Silver Beach Realty
Croydon	49a Greenhills St	3 br h	\$601,000	S	ELD Inner West
Croydon	4/5 Jones St	2 br u	\$500,000	SP	LJH Burwood
Croydon Park	23 Linthorn Av	3 br h	\$835,000	S	Rich & Oliva Croydon Park
Croydon Park	2/31 Tangarra St	4 br h	N/A	PI	ELD Inner West
Croydon Park	22 Weil Av	3 br h	\$672,000	S	ELD Inner West
Darlington	309/181 Lawson St	1 br u	\$586,000	SP	Cramer Property
Darlington	70 Vine St	1 br h	\$545,500	S	Agency by Glenn Regan
Denistone	95 Chatham Rd	3 br h	\$1,005,000	S	McGrath
Denistone	52 East Pde	3 br h	\$840,000	S	McGrath
Denistone East	6 Henderson St	4 br h	\$960,000	S	Tracy Yap Realty
Denistone West	25 Mirool St	3 br h	\$940,000	PI	FN Epping Central
Dover Heights	24/7 Gilbert St	u	N/A	W	McGrath Projects - Ruby T
Drummoyne	5 Marlborough St	2 br h	\$753,000	PI	Burrige FN
Drummoyne	9/38 St Georges Cr	2 br h	\$880,000	S	Burrige FN
Drummoyne	4/311 Victoria Pl	3 br u	\$720,000	S	Belle Property Drummoyne
Earlwood	492 Homer St	3 br h	\$653,000	S	C21 Favorito Real Estate
Eastwood	41 Clanwilliam St	4 br h	\$1,255,000	SP	Anthony Trees FN
Eastwood	18 Lincoln St	5 br h	N/A	PN	Anthony Trees FN
Elizabeth Bay	12/51 Elizabeth Bay Rd	1 br u	\$600,000	SA	McGrath
Enmore	30 Metropolitan Rd	3 br h	\$1,130,000	S	LJH Newtown
Epping	2/55 Pennant Pde	3 br t	\$545,000	PI	McGrath
Epping	32 The Boulevard	4 br h	\$1,550,000	S	McGrath

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Erskineville	14 Albert St	4 br h	\$823,000	S	McGrath Sutherland Shire
Fairfield	2/4 William St	1 br u	\$220,000	S	C21 Southwest Fairfield
Frenchs Forest	9 Nandi Av	4 br h	N/A	W	McGrath
Georges Hall	84 Caroline Cr	4 br h	N/A	PI	Peter A. Simon RE
Glebe	14 Eglinton Rd	3 br h	\$1,105,000	S	McGrath
Glenfield	1/2 Lalor St	4 br t	\$422,000	S	McGrath
Granville	12 Spring Garden St	3 br h	\$510,000	S	LJH Granville
Granville	114 The Trongate	2 br h	\$400,000	SP	L&S Granville
Greystanes	79 Canal Rd	3 br h	\$465,000	S	L&S Merrylands
Guildford	298 Woodville Rd	3 br h	N/A	PI	L&S Merrylands
Guildford West	3 Winston Av	3 br h	\$351,000	S	RW Merrylands
Homebush	9/53 Underwood Rd	4 br h	\$650,000	S	Devine RE
Homebush	12/56-62 Underwood Rd	3 br h	\$595,000	VB	Devine RE
Hurlstone Park	10 Barton Av	4 br h	\$1,080,000	S	R&W Marrickville
Hurstville	1 Bristol Rd	3 br h	\$765,000	S	RW Clisdells Kingsgrove
Katoomba	29 Peckmans Rd	3 br h	\$260,000	PI	McGrath
Kellyville	11 Christine Ct	4 br h	N/A	PI	RW Castle Hill
Kellyville	26 Langford Smith Cl	4 br h	N/A	W	
Kellyville Ridge	39 Tullaroan St	4 br h	\$521,000	S	Gilmour&Orley Kellyville
Kensington	204/7 Black Lion Pl	2 br u	\$835,000	S	BHR Group
Kensington	207 Doncaster Av	4 br h	\$1,415,000	S	R&W South Sydney
Kensington	49 Doncaster Av	3 br h	N/A	SN	L&S Kingsford
Killara	22 Rosebery Rd	5 br h	N/A	W	McGrath
Killara	24 Rosebery Rd	5 br h	N/A	W	McGrath
Kings Langley	18 Shadwell Cr	4 br h	\$610,000	VB	RW Baulkham Hills
Kingsford	6/127b Barker St	3 br h	\$860,000	S	RW - Kingsford
Kingsford	8 Bass St	5 br h	\$1,300,000	VB	McGrath
Kingsford	38 Maitland Av	4 br h	N/A	PI	RW - Kingsford
Kingsgrove	40 Rosemeath Av	3 br h	\$728,500	S	RW Clisdells Bexley North
Lakemba	1/40-42 Hampden Rd	3 br u	\$336,500	S	RW Lakemba
Lakemba	30 Wangee Rd	3 br h	\$1,055,000	S	LJH Lakemba
Lane Cove North	60 Avian Cr	4 br h	\$1,128,000	S	Shead Property
Lane Cove North	1/4-6 Helen St	3 br t	\$710,300	SP	LJH Chatswood

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Lane Cove North	17 Kinsellas Dr	3 br h	\$820,000	SP	Blunts of Lane Cove RE
Lane Cove North	40 Kullah Pde	4 br h	\$1,360,000	VB	McGrath
Leichhardt	197 Flood St	2 br h	\$905,000	SP	Pilcher Residential
Leichhardt	92a Marion St	1 br t	N/A	W	R&W Leichhardt
Leichhardt	7 Thorby Av	2 br h	\$719,500	VB	McGrath
Leura	2/100 Leura MI	2 br h	N/A	PI	LJH - Katoomba
Leura	6/100 Leura MI	2 br h	N/A	PI	LJH - Katoomba
Lidcombe	1/129-135 Frances St	2 br u	\$378,000	S	R&W Auburn
Lidcombe	4 Milton St	4 br h	\$668,000	S	ELD Lidcombe
Little Bay	1473 Anzac Pde	3 br h	\$975,000	S	PRD Perez Real Estate
Lurnea	29 Sullivan Av	2 br h	\$280,000	S	Community First Liverpool
Malabar	11 Ireton St	3 br h	\$1,070,000	SP	PRD Perez Real Estate
Maroubra	3 Charman Av	2 br h	N/A	PN	PRD Perez Real Estate
Marsfield	27 Dan St	4 br h	N/A	PN	RW Merrylands
Marsfield	34a Lucinda Rd	3 br h	\$820,000	PI	FN Epping Central
Mascot	56 MacIntosh St	2 br h	\$890,000	VB	McGrath
Matraville	5 Moorina Av	2 br h	\$680,000	SP	Gilles Property
Matraville	8 Shirley Cr	3 br h	N/A	NB	RW Maroubra
Merrylands	9 Badham St	2 br h	\$428,500	S	STARR Merrylands
Mortdale	4 Junction St	4 br u	\$620,000	SP	R&W Mortdale
Mount Druitt	27 Janet St	3 br h	\$294,000	S	LJH Rooty Hill
Mount Druitt	12/42 Luxford Rd	2 br u	\$198,000	S	LJH Rooty Hill
Mount Pritchard	59 Florence St	4 br h	N/A	PI	John Law RE
Mount Pritchard	20 Garden St	3 br h	\$434,500	S	R&H Cabrmmtta/Canley Hghts
Naremburn	9 Gaza Rd	3 br h	\$1,275,000	VB	McGrath
Narwee	10 Tuckwell Dr	3 br h	N/A	PN	Good View Properties
Newington	16 Roycroft Av	3 br h	N/A	PI	HAUS Real Estate
Newtown	168 Alice St	2 br h	\$547,500	S	Peter Nelson RE
Newtown	5/12 Brown St	2 br h	\$552,000	S	LJH Newtown
Newtown	6/17-21 Lord St	3 br h	\$668,000	SP	
Newtown	11 Newman St	3 br h	\$921,000	S	LJH Newtown
Newtown	11 Randle St	2 br h	\$850,000	S	R&H Newtown/East Sydney/S

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Normanhurst	114 Pennant Hills Rd	3 br h	N/A	W	McGrath
North Curl Curl	15 Parr Av	4 br h	\$1,650,000	VB	Clarke & Humel Property
North Ryde	7 Harford St	4 br h	\$1,026,000	S	McGrath
North Willoughby	66 Tyneside Av	2 br h	\$1,550,000	S	R&W Willoughby
Paddington	2/182 Glenmore Rd	2 br u	\$522,000	S	RW Paddington/Woollahra
Paddington	15 Harris St	2 br h	\$852,000	SP	RW Paddington/Woollahra
Paddington	186 Underwood St	2 br h	\$975,000	S	Exchange Prop Sales&Mgt
Pagewood	44 Dudley St	4 br h	\$1,300,000	PI	RW Maroubra
Pagewood	43 Heffron Rd	2 br h	\$840,000	SP	R&H Maroubra
Parramatta	3/28-30 Broughton St	3 br u	\$512,000	PI	L&S Parramatta
Parramatta	75 Rosehill St	4 br h	\$731,000	PI	RW Parramatta
Pendle Hill	58 Rowley St	4 br h	\$846,000	S	L&S Wentworthville
Pennant Hills	40 Boundary Rd	2 br h	\$630,000	S	McGrath
Petersham	4/2 Middleton St	1 br u	\$480,000	S	Belle Property Newtown
Punchbowl	30 Telopea St	2 br h	\$440,000	PI	RW Bankstown
Randwick	43/244 Alison Rd	2 br u	\$591,000	S	McGrath Projects - Ruby T
Randwick	8/200 Carrington Rd	2 br u	N/A	PN	N G Farah Coogee
Randwick	102/53-55 Cowper St	2 br u	\$676,000	PI	Prime Property Partners
Randwick	13 Hooper St	3 br h	N/A	SN	R&H Coogee/Clovelly
Redfern	3/11-33 Maddison St	3 br t	\$870,000	S	Belle Property Surry Hill
Regents Park	9 Mary St	3 br h	N/A	W	RW Bankstown
Riverview	5 Miramont Av	2 br h	\$1,235,000	S	Riverview Realty
Riverview	105 Tambourine Bay Rd	3 br h	N/A	W	Riverview Realty
Rockdale	377 West Botany St	h	\$320,000	S	R&H Rockdale
Rockdale	379 West Botany St	h	\$320,000	S	R&H Rockdale
Rosebery	37/83-93 Dalmeny Av	3 br u	N/A	PN	McGrath
Roselands	26 Albion St	3 br h	\$692,000	S	PROF Robert Sharp
Ryde	15/232-234 Blaxland Rd	2 br u	\$428,000	SP	McGrath
Ryde	7 Hancott St	2 br h	\$681,000	S	McGrath
Ryde	10 Neville St	4 br h	\$1,365,000	PI	McGrath
Ryde	4/696 Victoria Rd	2 br u	\$405,000	S	
Sans Souci	15/146-148 Chuter Av	2 br u	\$400,000	PI	Ramsbeach Property Agents

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Sans Souci	263 Rocky Point Rd	7 br h	\$740,000	S	Ramsbeach Property Agents
Seaforth	41b Castle Cct	4 br h	N/A	NB	R&W Seaforth/Balgowlah
Smithfield	161a Neville St	3 br h	N/A	W	McGrath
Smithfield	13 Rossiter St	4 br u	\$500,000	S	C21 Southwest Fairfield
Somersby	36 Kowara Rd	4 br h	\$1,200,000	SP	LJH Terrigal
South Coogee	4 Edgecliffe Av	4 br h	N/A	SN	McGrath Projects - Ruby T
South Windsor	1/586 George St	3 br h	\$295,000	S	R&W - Windsor
South Windsor	2/586 George St	3 br h	\$292,000	S	R&W - Windsor
South Windsor	3/586 George St	3 br h	\$297,000	S	R&W - Windsor
St Ives	113 Hunter Av	4 br h	N/A	PN	Burns & Burns Real Estate
St Peters	39-59 Crown St	3 br h	\$1,001,500	S	BresicWhitney EA
Strathfield	85 Newton Rd	3 br h	\$2,210,000	S	Georges Ellis & Co
Surry Hills	440 Bourke St	3 br h	\$1,250,000	S	FN Spencer & Servi
Surry Hills	406/20 Pelican St	1 br u	\$518,000	SP	RW Maroubra
Surry Hills	11 Prospect St	3 br h	\$1,200,000	S	BresicWhitney EA
Terrigal	6 Barrington Rd	4 br h	N/A	NB	R&H Toowoomb Bay
Terrigal	52 Hillcrest St	4 br h	\$870,000	SP	LJH Terrigal
Terrigal	26/280 Terrigal Dr	3 br t	N/A	W	McGrath
Terrigal	4/25 Wilson Rd	3 br t	\$450,000	SP	LJH Terrigal
Turrumurra	62 The Chase Rd	3 br h	N/A	SN	RW Turrumurra
Wahroonga	9 Hewitt Av	3 br h	N/A	PI	Keith Soames RE Wahroonga
Wakeley	40 Kembbla St	4 br h	\$505,000	S	C21 Southwest Fairfield
Wareemba	8 Hill St	4 br h	\$1,185,000	S	
West Pennant Hills	6 Bredon Av	5 br h	N/A	SN	McGrath
West Ryde	4 Falconer St	4 br h	N/A	PI	RW Gladesville
West Ryde	2a Pearl St	3 br h	\$755,000	S	North Nor'West Property
Wiley Park	1 Alice St N	3 br h	\$520,000	S	RALPH First Real Estate
Wiley Park	15 Edge St	5 br h	\$575,000	PI	C21 Owen O'Donnell RE
Willoughby	38 Alpha Rd	3 br h	\$875,000	PI	Belle Property Beecroft
Winston Hills	19 Orchard Av	3 br h	\$535,000	SP	HAR Hills Living
Wollstonecraft	33/1-11 Bridge End	3 br u	N/A	PN	McGrath
Wollstonecraft	6/2a Hume St	3 br u	\$747,000	S	RW Lower North Shore

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Wollstonecraft	4/16 Milner Cr	3 br t	\$789,000	SP	McGrath
Wollstonecraft	7/42 Morton St	3 br u	N/A	PI	Total Realty 1st National
Woollahra	8/326 Edgecliff Rd	2 br u	N/A	NB	BresicWhitney EA
Woronora	74 Prince Edward Park Rd	5 br h	N/A	W	McGrath
Wyong	110 Alison Rd	3 br h	N/A	W	Shire Real Estate - Centr
Yagoona	10 Brennan St	2 br h	N/A	PI	RW Bankstown
Yagoona	165 Gascoigne Rd	2 br h	\$442,000	S	RW Bankstown

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