

Saturday 2nd February 2019



## Property Snapshot

Number Listed Auctions:	110
Number Reported Auctions:	80
Sold:	38
Withdrawn:	5
% Cleared:	45 %
Total Sales:	\$17,606,350
Median:	\$610,250

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 2nd February 2019.  
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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](http://www.homepriceguide.com.au).  
Agencies: Find out how to report results at [www.apmpropertydata.com.au/report/default.aspx](http://www.apmpropertydata.com.au/report/default.aspx)

## Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Bayswater North	37A Elmhurst Rd	4 br h	N/A	VB	Noel Jones
Blackburn North	97 Shafer Rd	3 br h	\$1,015,000	SP	Fletchers
Blackburn South	236 Blackburn Rd	3 br h	N/A	PI	Ray White
Boronia	1/26 Rankin Rd	3 br h	\$632,000	S	Ray White
Boronia	2/12 Springfield Rd	3 br u	\$605,000	S	Ray White
Box Hill North	1/10 Morley Cr	4 br t	N/A	PI	Biggin & Scott
Brighton	1/709 Hampton St	2 br t	\$1,300,000	SP	Nick Johnstone
Broadmeadows	156 Graham St	3 br h	\$695,000	S	YPA EA
Broadmeadows	60 Kitchener St	3 br h	\$570,000	PI	YPA EA
Brunswick East	A101/38 Hutchinson St	1 br u	\$438,000	S	My Agent Real Estate
Bundoora	9 Hillhouse Cr	4 br h	\$1,276,000	SP	Barry Plant
Bundoora	1 Ruskin Ct	3 br h	N/A	PI	Ray White
Burwood	2/2 Gillard St	3 br u	N/A	PI	Noel Jones
Burwood	4/19 McCubbin St	3 br u	\$680,000	VB	Fletchers
Cairnlea	72 Ken Jordan Rd	4 br h	N/A	W	HAR Deer Park/Cairnlea
Caroline Springs	44 Dickerson Wy	3 br h	\$522,750	SP	Prof. Caroline Springs
Caroline Springs	7 Lalor Ct	4 br h	N/A	PI	Prof. Caroline Springs
Cheltenham	2b Jarrahdale St	3 br t	N/A	PN	O'Brien RE
Cheltenham	25 Kelmar St	5 br h	N/A	SP	O'Brien RE
Cheltenham	13 Shipston Rd	3 br h	\$1,080,000	S	O'Brien RE
Cheltenham	1/258 Warrigal Rd	2 br u	N/A	SP	O'Brien RE
Cheltenham	2/36 Wilson St	2 br u	\$591,000	S	O'Brien Real Estate Keysborough
Coburg North	?/15 Camera Wk	2 br u	\$596,000	S	Jason Real Estate Commercial Pty. Ltd
Collingwood	304/80 Stanley St	1 br u	N/A	SP	Jellis Craig
Cranbourne North	17 Henbury St	4 br h	\$780,000	VB	Barry Plant
Croydon	2/6-8 Surrey Rd W	2 br u	\$410,000	PI	Noel Jones

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
Croydon South	46 Homer Av	3 br h	N/A	PI	Ray White
Dandenong	36 Herbert St	2 br h	\$468,000	S	Hall & Partners First National Dandenong
Emerald	1 Crichton Rd	2 br h	N/A	VB	Kaye Charles Real Estate
Epping	53 Plowman Ct	3 br h	\$600,000	S	HAR Rata & Co
Ferntree Gully	42 Linda Cr	5 br h	N/A	PI	Ray White
Fitzroy	1/205 Johnston St	2 br u	\$660,000	SP	Nelson Alexander
Forest Hill	153 Mount Pleasant Rd	3 br h	\$900,000	S	Ray White
Glenroy	54 Outlook Dr	4 br h	N/A	PN	Barry Plant
Glenroy	97 Outlook Dr	3 br h	\$620,000	VB	Nelson Alexander
Heidelberg Heights	3/7 James St	2 br u	\$610,000	S	William Huxley
Highbett	45 Jackson Rd	4 br h	\$800,000	VB	Ray White
Huntingdale	17 Vernon St	3 br h	N/A	SN	Ray White
Kingsville	5/28 Bishop St	2 br u	\$373,000	S	hockingstuart
Lilydale	4 Melody Cl	3 br h	N/A	PN	McGrath
Maidstone	2/39 Wallace St	3 br t	\$690,000	VB	Biggin & Scott
Maribyrnong	12 Kynoch La	3 br t	\$600,000	VB	Biggin & Scott
Maribyrnong	2/48 Mitchell St	2 br t	\$530,000	VB	Biggin & Scott
Maribyrnong	6 Wardell Cl	3 br t	\$790,000	S	Biggin & Scott
Melton South	76 Richard Rd	3 br h	\$385,000	S	PRDNationwide
Mernda	42 Galloway Dr	3 br h	N/A	PI	Ray White
Mickleham	24 Bastings Av	3 br h	\$430,000	S	Ray White
Mill Park	5 Bowman Dr	3 br h	N/A	PI	HAR Rata & Co
Mitcham	3/77 Rooks Rd	2 br u	N/A	SN	Ray White
Moonee Ponds	2/28 Steele St	1 br t	N/A	SN	Raine & Horne
Oak Park	3/20 Lex Gr	2 br t	N/A	PN	Brad Teal
Oakleigh	501/83-85 Drummond St	2 br u	\$440,000	PI	Ray White
Pakenham	137 Duncan Dr	3 br h	N/A	PI	Barry Plant
Pascoe Vale South	6/313 Bell St	2 br t	\$610,500	S	Eview Group - C+M Residential
Point Cook	24 Caldicott Cr	3 br h	N/A	PI	Point Cook RE
Point Cook	12 Garland Tce	4 br h	N/A	PN	LJ Hooker
Point Cook	6 Spencer St	4 br h	N/A	PI	Point Cook RE
Preston	9 Kallista Ct	4 br h	N/A	S	Ray White
Preston	4/83 Murray Rd	2 br t	N/A	PI	Ray White/Ascend RE
Reservoir	5 Black St	3 br h	\$685,000	PI	Ray White

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Reservoir	52 Cheddar Rd	3 br h	\$500,000	PI	Ray White
Ringwood East	2/19 Wenwood St	2 br u	\$591,000	SA	Stockdale & Leggo Ringwood
Rowville	1/9-10 Luton Ct	3 br t	\$643,600	S	Ray White
Rowville	4 Reeve Pl	4 br h	\$725,000	S	Ray White
Roxburgh Park	6 Kennedy Pde	3 br h	\$510,000	S	Raine & Horne
Scoresby	8 Karabil Cl	3 br h	N/A	PI	Ray White
Seabrook	2 Burswood Ct	3 br h	N/A	PI	Point Cook RE
Seabrook	2 Gowrie Ct	3 br h	N/A	PI	Ray White
Seaford	22 Elsie Av	3 br h	N/A	PI	Ray White
South Morang	3 Corvette Cl	4 br h	\$655,500	SP	HAR Rata & Co
South Morang	8 Sargood Dr	5 br h	N/A	W	Ray White
Southbank	908/90-104 Wells St	2 br u	N/A	PI	MICM RE
St Kilda	2/33 Eildon Rd	1 br u	\$495,000	S	McGrath
Sunshine West	7 Lorna Cr	3 br h	\$660,000	PI	Bells RE
Westmeadows	21 Nyora Ct	3 br h	N/A	PI	YPA EA

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