

Property Report

26 Roseberry Street, Hawthorn East, Vic, 3123



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3124



Prepared for Sample by Jessica Blake

Professional, energetic and knowledgeable, Jessica Blake is one of Camberwell's leading real estate specialists. Starting her own company, Blake Estate Agents in 2016, she leads the industry in innovative marketing campaigns, skillful auctioneering and successful private sales. Jessica will do her best to secure the best price for you every single time, using her experience in the area to provide you with an expert valuation.

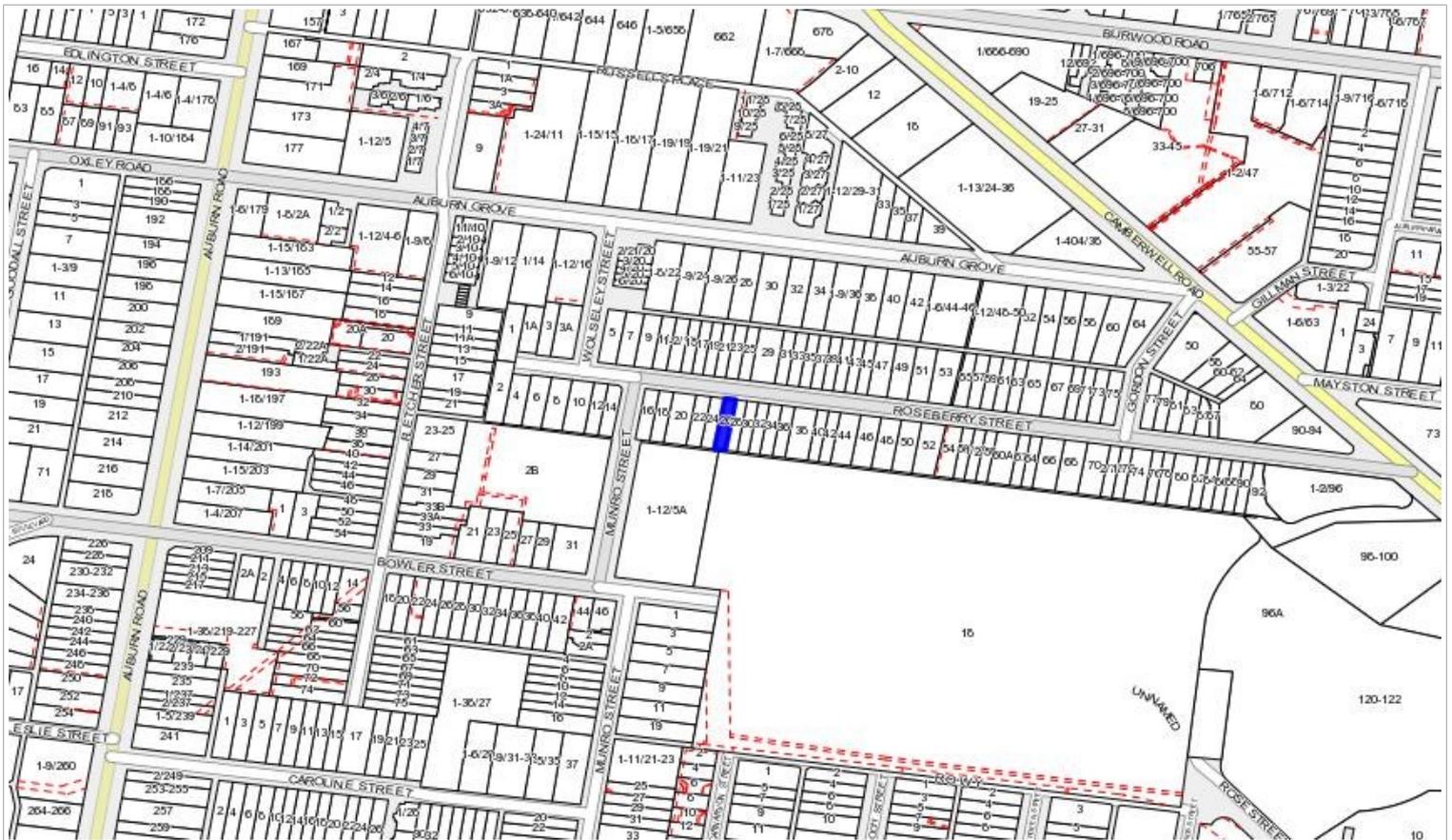
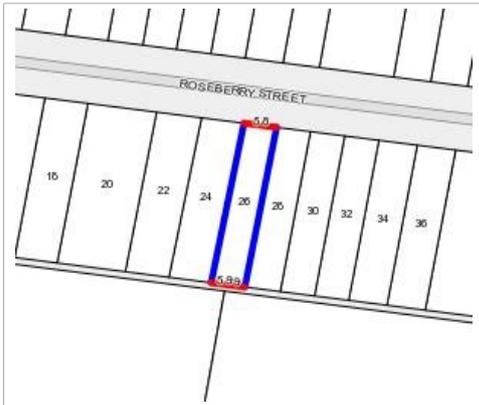


Property Report

26 Roseberry Street, Hawthorn East, Vic 3123

Lot/Plan Number: 1/TP299553
Area: 205.20
Melway Map Ref: MELWAY (45G11)
Planning Zone Number: 422
Overlay Zone:

Municipality:
Perimeter: 81
Planning Scheme Zone: ZN
Planning Zone: PPRZ



Demographic profile for Hawthorn East

Hawthorn East is located 8 km east of the CBD. Hawthorn East is a small mixed use suburb in Melbourne's inner east. Significant commercial centres line the east and west boundaries (Auburn Road and Burke Road respectively). The suburb has a highly educated population with a significant proportion (23%) of it's labour force employed in the finance, property and business sectors. The suburb also features the Swinburne Technical School, the head office of Coles-Myer Ltd and Anderson Park.

Suburb

Hawthorn East

Local Government Area

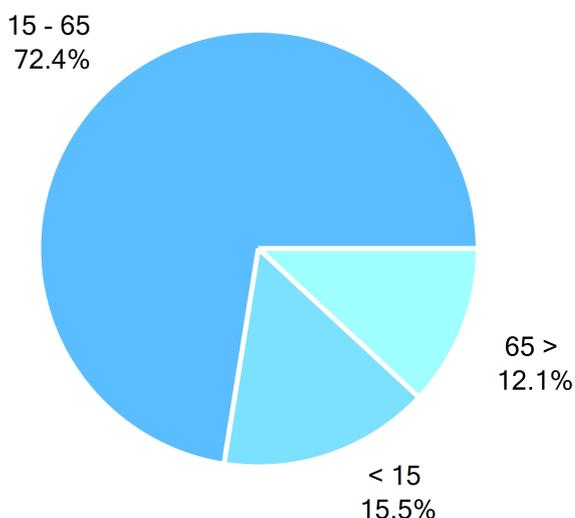
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Median Age

33

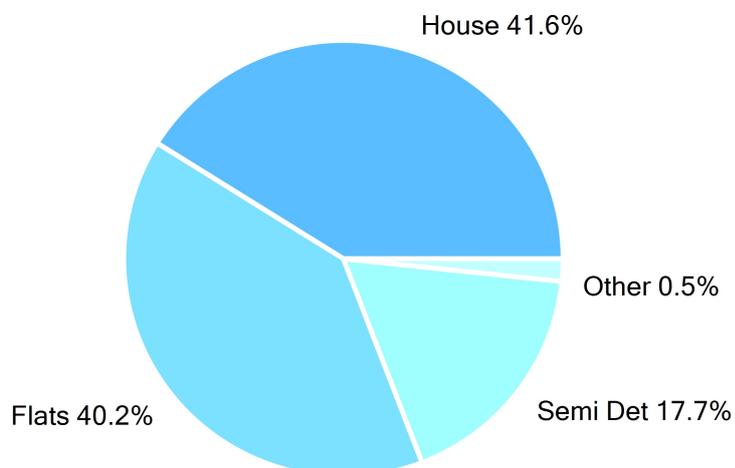
Population

Under 15 years	2033
15-65 years	9487
65 years and over	1582
Total	13101



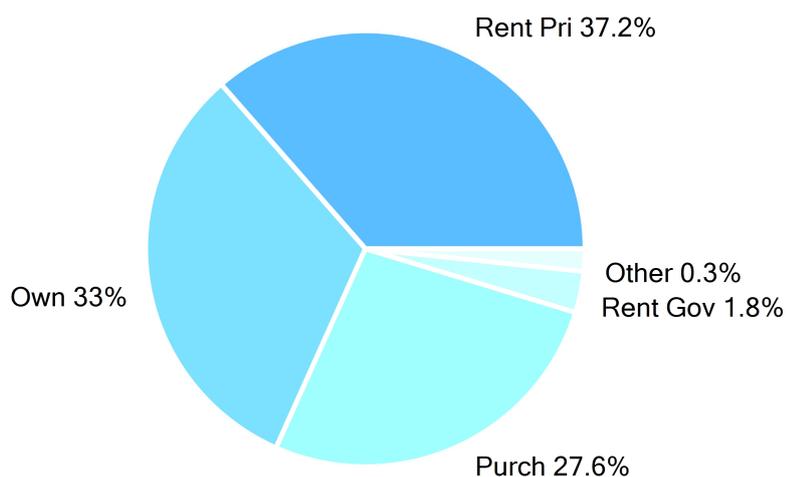
*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Demographic profile for Hawthorn East



Dwelling Type

Separate house	2125
Semi-detached (row/terrace)	906
Flat, unit or apartment	2056
Other	24
Total	5111



Rent vs. Own

Own	1643
Purchasing	1375
Rent government	90
Rent private	1850
Other	16

Median Loan Repayments & Income

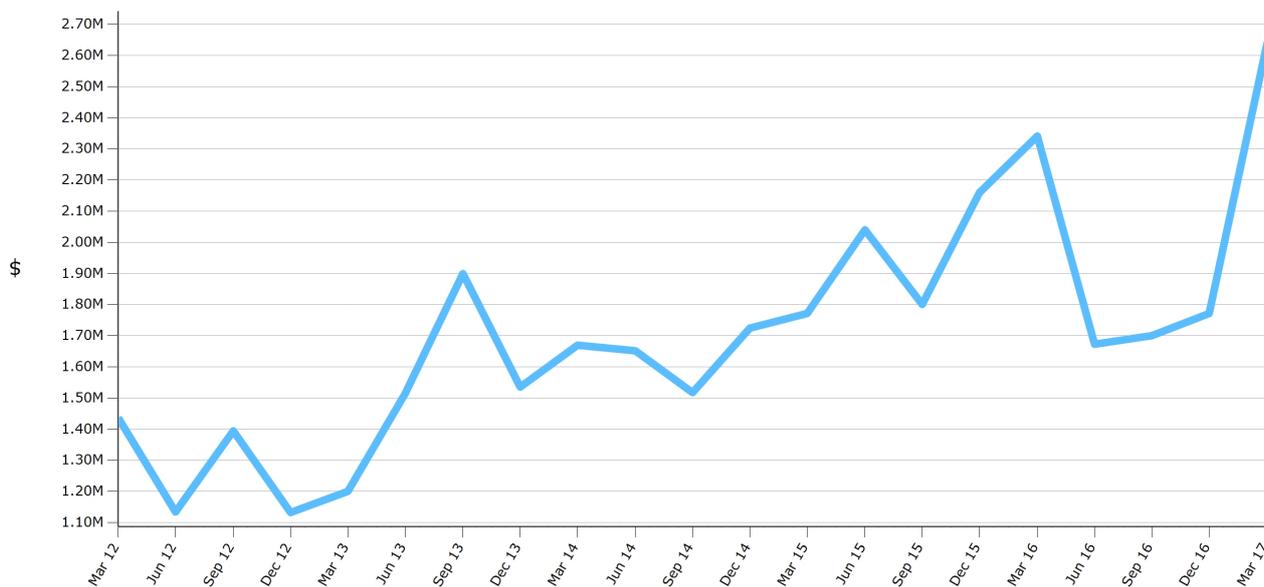
Monthly loan repayment	\$2,392.00
Weekly rent	\$355.00
Weekly individual income	\$862.00
Weekly family income	\$2,558.00
Weekly household income	\$1,832.00

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

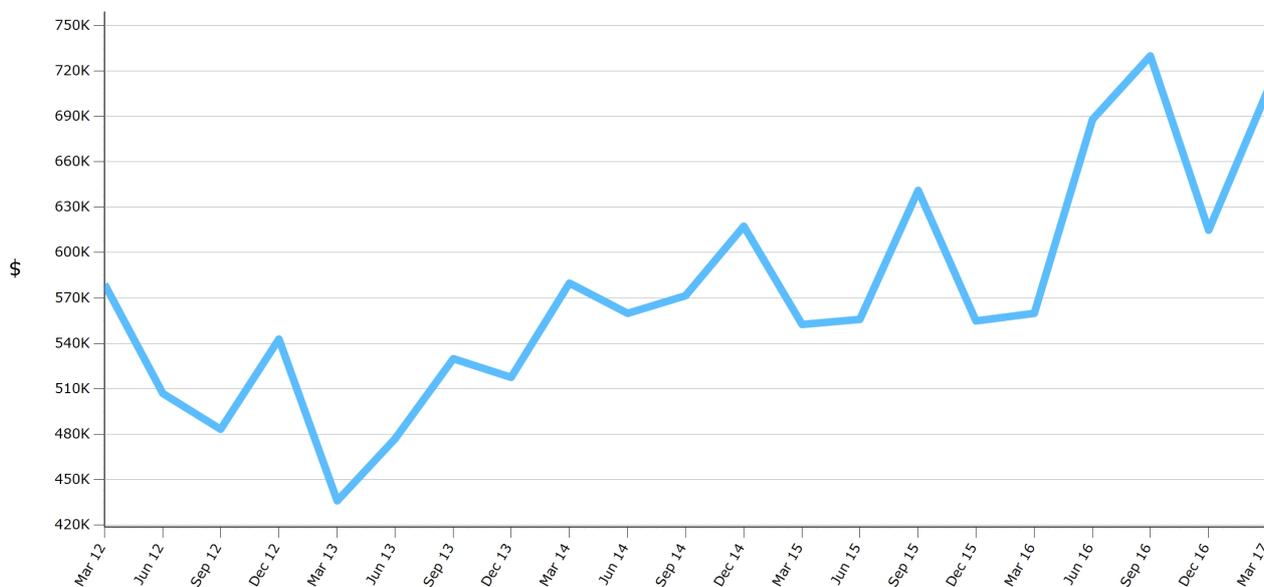
Median Prices for Hawthorn East

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price



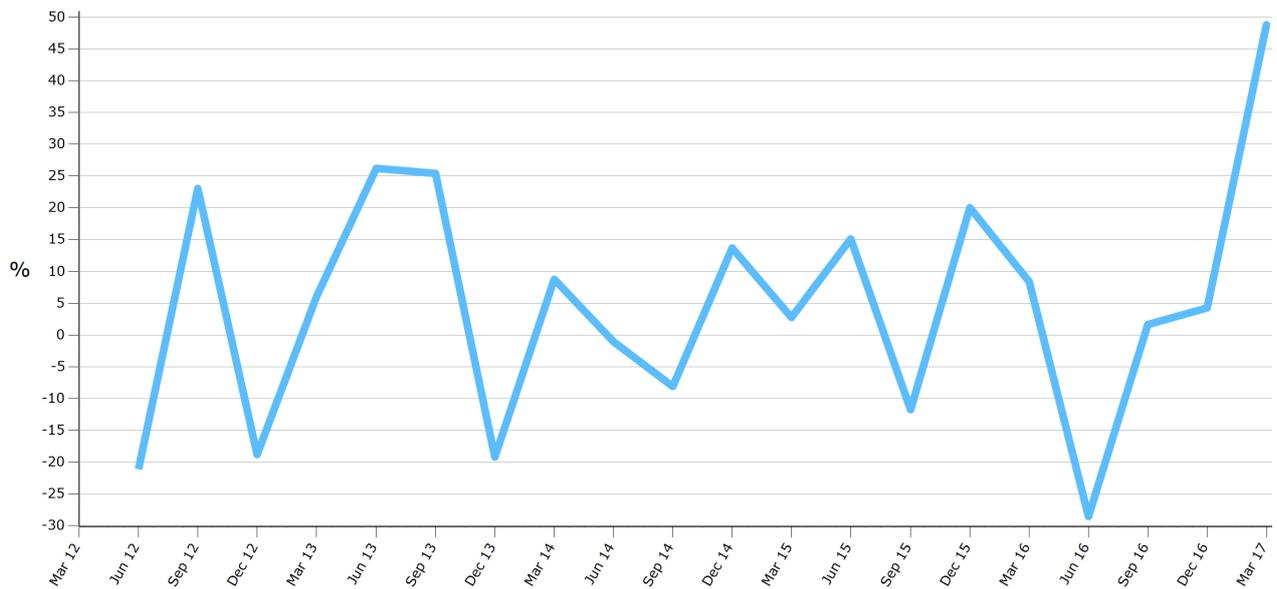
UNIT Median Price



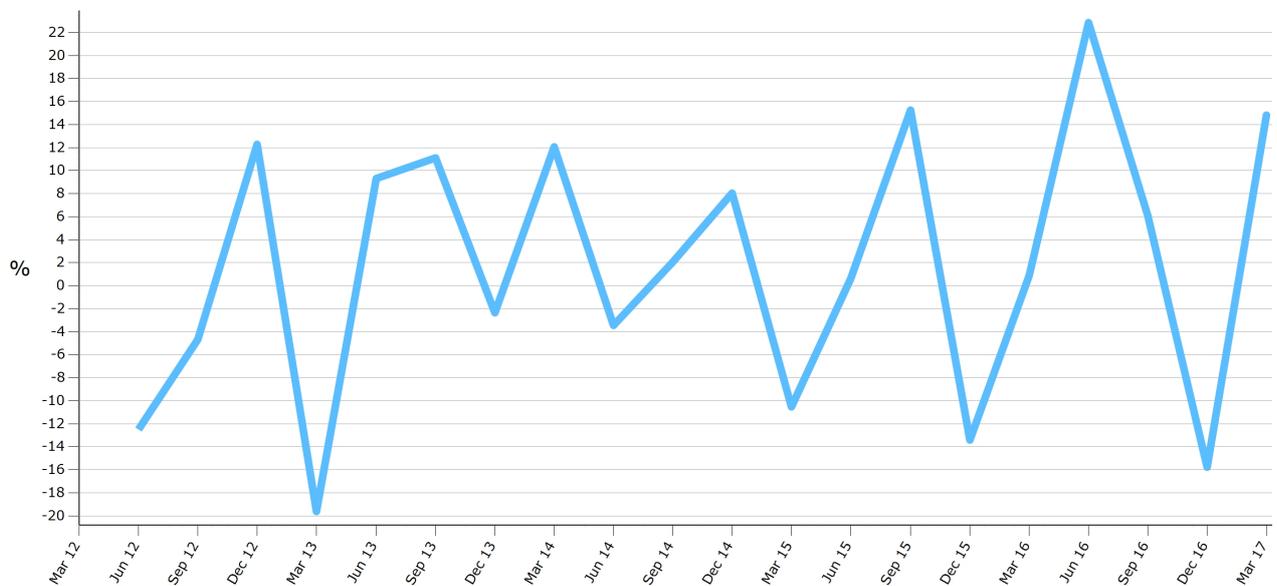
Capital Growth for Hawthorn East

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

HOUSE Capital Growth



UNIT Capital Growth



Sales History for

26 Roseberry Street Hawthorn East, Vic 3123



26 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Victorian charm, renovated modern function and a second to none position close to Camberwell Junction and Auburn Village indeed create a fine set of area entry, single level downsize or investment credentials for "Euroka" but it's the opportunity to maximise a deep parcel directly abutting popular parkland that generates the greatest excitement here. Existing single fronted proportions ...

2 1 -

Price: \$1,100,000
Method: Auction Sale
Date: 27/08/2016
Rooms: 4
Property Type: House (Res)
Land Size: 214 sqm



26 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Construction: Wb

2 - -

Price: \$219,000
Method: Auction Sale
Date: 24/02/1996
Rooms: 5
Property Type: House
Land Size: 205.07 sqm



26 Roseberry St HAWTHORN EAST 3123 (VG)

2 - -

Price: \$92,000
Method: Sale
Date: 01/05/1987
Rooms: -
Property Type: House
(Previously Occupied -
Detached)
Land Size: 214 sqm



26 Roseberry St HAWTHORN EAST 3123 (VG)

2 - -

Price: \$44,500
Method: Sale
Date: 26/03/1981
Rooms: -
Property Type: House
(Previously Occupied -
Detached)
Land Size: 214 sqm



26 Roseberry St HAWTHORN EAST 3123 (VG)

2 - -

Price: \$33,000

Method: Sale

Date: 13/02/1978

Rooms: -

Property Type: House
(Previously Occupied -
Detached)

Land Size: 214 sqm



26 Roseberry St HAWTHORN EAST 3123 (VG)

2 - -

Price: \$17,500

Method: Sale

Date: 25/02/1975

Rooms: -

Property Type: House
(Previously Occupied -
Detached)

Land Size: 214 sqm

Comparable sales in Hawthorn East

Selection Criteria

Date is between 29/11/2016 and 29/05/2017

Property Type is one of House (Res)

Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale

Street Number is 26

Street(s) is one of the following Roseberry

Street Type is Street

Bedrooms is between 2 and 2

Bathrooms is between 1 and 1

Surrounding Area of 2

Suburb(s)/Postcode(s) is one of the following Hawthorn East

Data Source is REI and VG/Gov



8 Fairmount Rd HAWTHORN EAST 3123 (REI)

Deco charm, warm character and a premium tree-lined location underpin the exciting allure of this solid-brick semi-detached home zoned for Auburn South Primary School and enjoying easy access to local cafes, Junction shopping, Anderson Park, Riversdale Rd tram and train. A captivating and comfortable place to instantly call home with lovely timber features, good room sizes and ...



Price: \$1,320,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 325 sqm



60a Roseberry St HAWTHORN EAST 3123 (REI)

Benefitting from a contemporary design and unexpected space this attractive Edwardian-style townhouse offers a great option for young professionals, families as a first home or retirees scaling down. Enhanced by its ultra-convenient location and period streetscape close to Camberwell Junction shopping and dining, Rivoli Cinema, the eclectic Auburn Village, school and transport ...



Price: \$1,220,000

Method: Sold Before Auction

Date: 18/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 215 sqm



23 Henrietta St HAWTHORN 3122 (REI)

In a prime location close to Glenferrie Village, schools and public transport, this single-fronted, free-standing Victorian home rests on a generous allotment boasting a prized north-facing rear. Offered with council-approved plans to immediately begin building a stylish, architecturally-designed renovation. Perfectly liveable as is, the existing home features a large robed bedroom ...



Price: \$1,616,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 285 sqm



8a Fairmount Rd HAWTHORN EAST 3123 (REI/VG)

Combining a beautiful tree-lined streetscape with the elegance of this double brick semi-detached home, you are certain to fall in love with this blue-ribbon neighbourhood. Enjoy the pleasurable stroll to Auburn South Primary School, Bialik College, Anderson Park and trams, all while being surrounded by exclusive private schools and nearby Glenferrie Road and Camberwell ...

2 1 2

Price: \$1,335,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 347 sqm



20 Beaconsfield Rd HAWTHORN EAST 3123 (REI/VG)

A brilliant balance of indoor-outdoor space, period and modern features plus easy access to nearby Camberwell Junction and expansive parkland ensures this attractive 1920s residence is the ideal fit for now and the future. Stylishly updated throughout a single-level floorplan flooded with northern light, this fabulous solid brick home on a 390 sqm allotment (approx.) in a beautiful ...

2 1 2

Price: \$1,585,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 390 sqm



22 Stewart St HAWTHORN EAST 3123 (REI/VG)

The perennial allure of classic Victorian architecture is superbly displayed through this charming freestanding Hawthorn brick, slate roofed residence. Nestled within a picturesque historic streetscape near schools, Rathmines Reserve, Auburn station, Burke Rd trams and shops, its immaculately presented interior offers immediate comfort while considering its exceptional potential for ...

2 1 -

Price: \$1,140,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 230 sqm



742 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

At Burwood Road's quieter end, this pre-loved Bungalow's brave renovation, new family home or rich redevelopment rewards (STCA) are made crystal clear by its substantial 432sqm approx. parcel with rear ROW access and its' immediate proximity to Camberwell Junction. Behind a classical facade, four principle rooms precede deep rear dimensions that stretch out to create ...

2 1 2

Price: \$1,550,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 3
Property Type: House (Res)
Land Size: 432 sqm

Comparable sales in Roseberry St

Selection Criteria

Date is between 29/11/2016 and 29/05/2017

Property Type is one of House (Res)

Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale

Street Number is 26

Street(s) is one of the following Roseberry

Street Type is Street

Bedrooms is between 2 and 2

Bathrooms is between 1 and 1

Surrounding Area of 2

Suburb(s)/Postcode(s) is one of the following Hawthorn East

Data Source is REI and VG/Gov



60a Roseberry St HAWTHORN EAST 3123 (REI)

Benefitting from a contemporary design and unexpected space this attractive Edwardian-style townhouse offers a great option for young professionals, families as a first home or retirees scaling down. Enhanced by its ultra-convenient location and period streetscape close to Camberwell Junction shopping and dining, Rivoli Cinema, the eclectic Auburn Village, school and transport ...

 2  1  1

Price: \$1,220,000

Method: Sold Before Auction

Date: 18/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 215 sqm

On the market

Currently for sale in Hawthorn East.



HAWTHORN 1/30 Lisson Grove

This deceptively spacious home is one of the unique "Bonwood Townhouses" - four townhouses individually designed by the renowned Architect Charles Duncan in the early 1970s. The design was inspired by the work of Frank Lloyd Wright resulting in the house sitting in harmony with its low maintenance native-inspired garden and chain water features. Enhanced by the living areas ...

Price:
Rooms:
Bedrooms 2
Property Type: House
Land Size: 241 sqm



HAWTHORN EAST 57 Roseberry Street

Complementing a period streetscape largely occupied by single fronted cottages, this instantly appealing freestanding Victorian cottage is enhanced by a prime location in a popular pocket of Hawthorn East. Close to Camberwell Junction shopping and dining, the Rivoli Cinema plus the eclectic Auburn Village and transport options; whilst easy access to the popular Fritsch Holzer ...

Price:
Rooms:
Bedrooms 2
Property Type: House
Land Size: 259 sqm



HAWTHORN EAST 6 Westley Street

This instantly appealing Californian Bungalow, in a brilliant Hawthorn East location, will captivate with its stylishly renovated interior, delivering perfect accommodation for families of all ages or those scaling down. Privately situated in leafy garden surroundings lined by ornamental trees, the home features beautiful Tasmanian Oak floors flowing through a wide central hallway ...

Price:
Rooms:
Bedrooms 3
Property Type: House
Land Size: 522 sqm



HAWTHORN EAST 322 Riversdale Road

This appealing semi-detached Edwardian home (c1910) presents an enticing opportunity to secure a period home with considerable scope to improve in an ultra-convenient location. Positioned just few moments' walk from all Camberwell amenities, shopping, restaurants and cafes, Rivoli Cinema or the weekend market, Auburn South and Camberwell Primary. Plus easy access to the ...

Price:
Rooms:
Bedrooms 3
Property Type: House
Land Size: 382 sqm



HAWTHORN 18 Belgrave Street

Stylish modern elegance extends with carefully considered poise through the beautiful north-facing spaces of this stunning 3 bedroom residence. A picture of Victorian brilliance in highly-coveted Urquhart Estate environs; quality, security and contemporary refinement are at the essence of this fully renovated single-level home seamlessly spilling onto sun-drenched entertainment areas ideal ...

Price:
Rooms:
Bedrooms 3
Property Type: House
Land Size: 234 sqm