

# REIV Test Accounts

PH: 03 92056666

FAX: 03 9000 0000

**DATES :** 06/12/2016 and 06/06/2017  
**PROPERTY TYPE :** House (Res)  
**SALE TYPE :** Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
**PRICE :**  
**STREET NUMBER :** 26  
**STREET :** ROSEBERRY  
**STREET TYPE :** Street  
**SUBURB :** HAWTHORN EAST  
**DATA SOURCE :** REI and VG/Gov  
**RETURNED :** 19



## Demographics - Hawthorn



Hawthorn is located 6 km east of the CBD. Located on the eastern side of the Yarra and south of Barkers Rd, Hawthorn is a medium sized residential suburb in Melbourne's east, with significant commercial areas. Hawthorn has a strong tertiary education influence with the presence of the Swinburne University of Technology and a large tertiary student population. The suburb also features the Allendale Hospital and Grace Park, while the Ringwood railway line traverses the suburb.

### MEDIAN LOAN REPAYMENTS & INCOME

**Monthly loan repayment**  
2193  
**Weekly rent**  
340  
**Weekly individual income**  
830  
**Weekly family income**  
2494  
**Weekly household income**  
1628

### SUBURB

Hawthorn

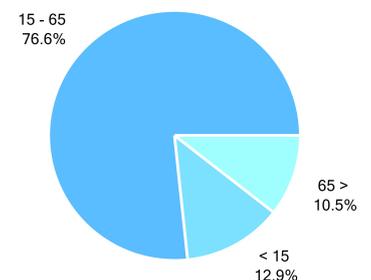
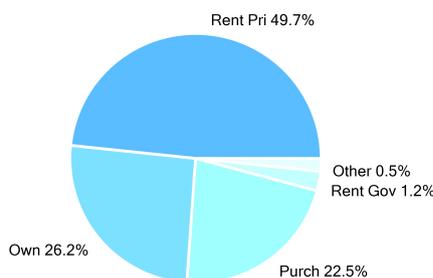
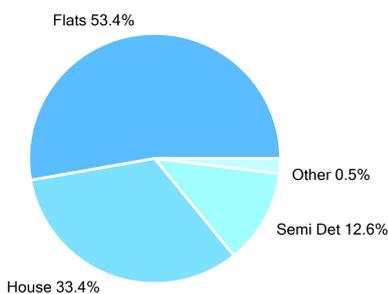
### MUNICIPALITY

Boroondara

### MEDIAN AGE

31

## DWELLING TYPE RENT VS. OWN POPULATION



### Separate house

2893

### Semi-detached

1095

### Flat, unit or apartment

4630

### Other

47

### Total

8665

### Own

2217

### Purchasing

1904

### Rent government

98

### Rent Private

4205

### Other

40

### Under 15 years

2731

### 15 - 65 years

16226

### 65 years and over

2220

### Total

21177

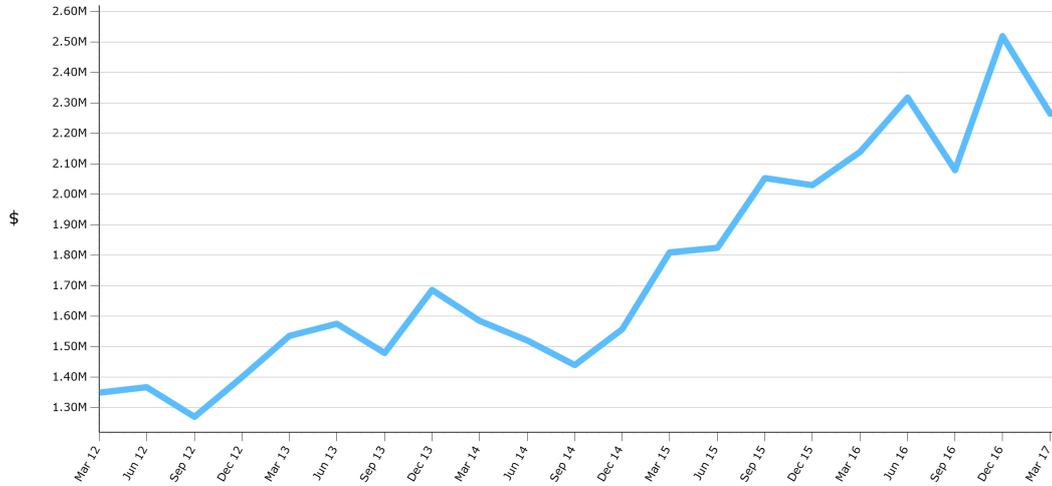
\* Source: Australian Bureau of Statistics, Census 2011

## MEDIAN PRICE

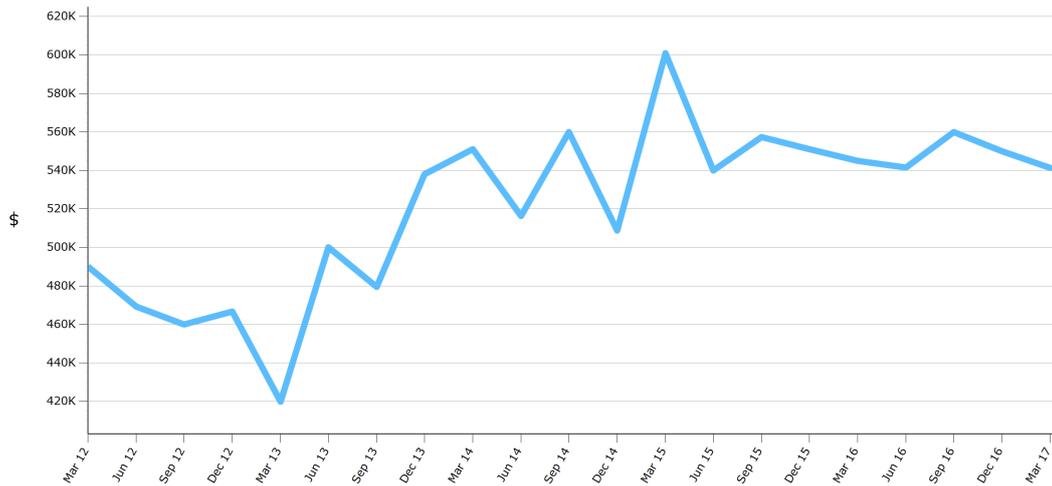
**MEDIAN PRICE:** This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive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

### Hawthorn

**HOUSE Median Price** Current Median Price: \$2,265,000



**UNIT Median Price** Current Median Price: \$541,250

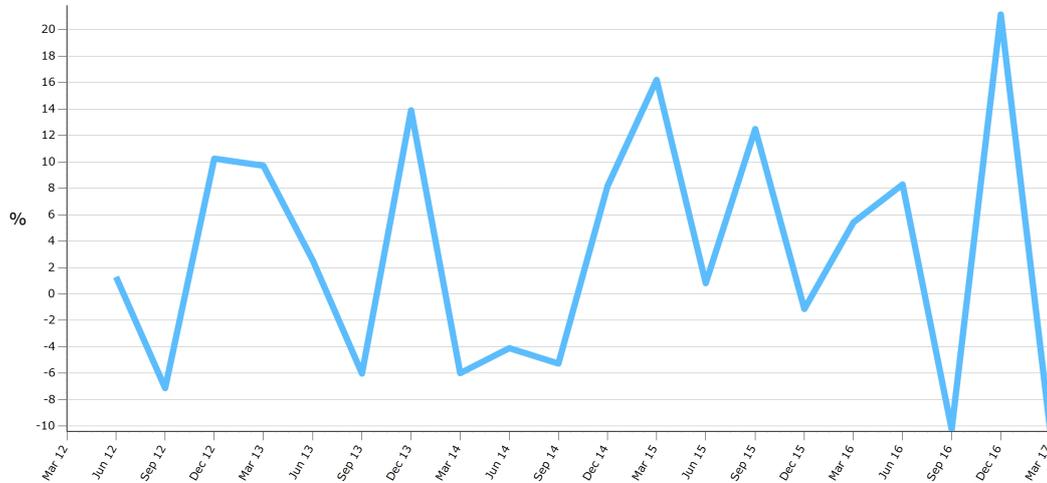


## CAPITAL GROWTH

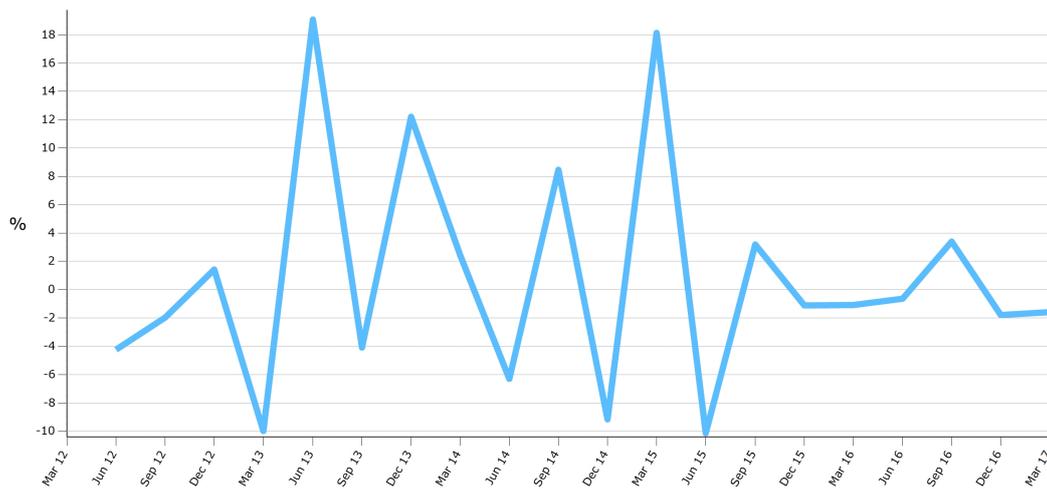
CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

### Hawthorn

#### HOUSE Median Price Quarter-by-quarter percentage change



#### UNIT Median Price Quarter-by-quarter percentage change



# Statistics

## SALES PRICE

TOTAL	AVERAGE	MEDIAN	MAX	MIN
\$34,673,000	\$1,824,895	\$1,585,000	\$3,350,000	\$1,220,000

## RESIDENTIAL MARKET ANALYSIS

NUMBER OF TRANSACTIONS	NUMBER OF AUCTIONS	NUMBER OF AUCTIONS SOLD	NUMBER OF PRIV. SALES, TENDERS & EXPRESS OF INTEREST	CLEARANCE RATE	HOUSE MEDIAN AUCTIONS	UNIT/FLAT APARTMENT MEDIAN AUCTIONS	LAND MEDIAN AUCTIONS
19	15	15	4	100%	\$1,585,000 (15)	\$0 (0)	\$0 (0)

## 2 Scott St HAWTHORN 3122

PRICE :	\$1,790,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/06/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	59 E 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	460
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Marshall White & Co		



COMMENTS : *Listed on 05/05/17: 30 days on market.*

This attractive single level home with no Heritage Overlay offers an affordable entry to Scotch Hill. Perfect alternative to a townhouse lifestyle and presents a rare opportunity to retirees down-sizing, shrewd investors, young professionals or families seeking a convenient, low maintenance lifestyle surrounded by quality real estate with walk-to recreation options. Enhanced by a sought-after location in the Scotch College Hill precinct, with close proximity to a range of shopping options including Glenferrie Road shops, cafes, Tooronga Complex, Kooyong Parklands, Gardiners Creek trails, Hawthorn Hockey Club and the Velodrome; whilst providing easy access to an array of prestige schools or the CBD via CityLink access or public transport - all underpinning its convenience and appeal. Privately positioned behind a high front fence and set in easily managed terraced gardens the home presents in excellent condition whilst also offering scope for further updating and improvements or new home site (STCA) if desired. The interior features polished timber floors and entrance hall leading to a sitting room with OFP, two bedrooms with BIRs, two stylish bathrooms and a laundry. Through to a well-equipped kitchen with timber bench-tops and stainless steel appliances plus a family living and dining room which opens to a deck with wisteria-clad pergola - providing ideal options for indoor/outdoor entertaining in complete privacy. Other features include alarm, period attributes, ducted heating, split-system R/C air conditioners (bedrooms & living), auto security gates to a remote garage/storage and tandem off-street parking. Land size: 460 sqm approx.

## 512 Tooronga Rd HAWTHORN EAST 3123

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/05/2017	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	59 G 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *Listed on 01/05/17: 19 days on market.*

Headlining an iconic row of Victorian homes at the very heart of Hawthorn East Village, "Tooronga" (c1890) takes terrace traditions and turns them into a stylish sanctuary for carefree living and entertaining. Beautifully renovated, and with classic character and a meticulous eye for market-leading appointment go hand in hand throughout this impeccable home featuring 3 mt ceilings, elegant twin-arched hallway, 2 superb bedrooms (main/gas fire, luxurious BIRs and drawers, 1/OFP, open to petite deck) and stunning bathroom (switch glass window, corian/timber vanity, heated floor). A full Miele kitchen with wide Caesar stone island presides over spacious sun-bathed living/dining areas where the luxuriant night-lit courtyard soothed by stylish water feature is never more than a glance away. Simply move in and relax here with 2 gas fires, sliding gate to rear ROW, Euro laundry and easy access to Riversdale Rd tram, train, Camberwell, Auburn and Glenferrie shopping and freeway.

## 14 Belgrave St HAWTHORN 3122

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/05/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	341
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *First Listed 18/04/17; Last Listed 02/05/17: 26 days on market.*

Enviably situated in the Urquhart Estate close to Auburn & Glenferrie Rd shops and cafes, this single-fronted, free-standing Victorian home rests on a generous allotment boasting a sunny west-facing rear. Perfectly liveable as is, but boasting a fantastic opportunity to renovate or extend (STCA) the existing home features a large robed bedroom, spacious lounge, kitchen/meals, further bedroom, bathroom and laundry with OSP at the front and a garage/shed at the rear of the block. Minutes from Public Transport and close to parks, Swinburne University and leading schools take this brilliant opportunity to create your own home in leafy Hawthorn.

## 8 Fairmount Rd HAWTHORN EAST 3123

PRICE :	\$1,320,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/05/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	325
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *First Listed 18/04/17; Last Listed 09/05/17: 26 days on market.*

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 touches of Art Deco personality throughout, this well-proportioned home is immaculate as is or ready to take on your own stamp of style. Comprises hardwood timber floors, wide hallway, 2 genuine double bedrooms, spacious living/dining (heater), spotless retro kitchen with meals nook and pretty bathroom. The lush garden depth is beautifully picturesque and perfect for garden entertaining. Includes carport plus secure garage, 2 sheds plus front and rear gardens.

## 19 Roseberry St HAWTHORN EAST 3123

PRICE :	\$1,470,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/04/2017	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	11/05/2017	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :	Boroondara	STOREYS :	
MAP REF :	45 G 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	223
PLAN NUM/REF :	TP426837	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Marshall White & Co		



COMMENTS : *Listed on 20/03/17: 31 days on market.*

Nestled behind a picket fence this gorgeous single-fronted Victorian cottage features an instantly appealing façade with iron lacework verandah and bay window; but it is the interior that trumps it all, where an imaginative and detailed renovation and extension has created the best in contemporary living. A stylish crisp all-white interior features a flexible floor-plan and arched hallway with Baltic Pine floors, two bedrooms with BIRs, pristine bathroom/laundry. Leading to a generous open-plan dining and living area incorporating a sleek kitchen highlighted by CaesarStone benchtops, Euro stainless steel appliances & induction cook-top; with large windows and sliding doors opening a north-facing deck and leafy, easy care garden with a remote roller door for double off-street parking accessed from the rear lane. Other features include period attributes, vaulted ceilings for a light-filled and spacious ambience plus R/C air conditioners. This beautifully presented home will suit the most fastidious buyers and is tucked away in a period streetscape largely occupied by single and double fronted Victorian homes; enhanced by a prime location close to Camberwell Junction shopping and dining, Rivoli Cinema, the eclectic Auburn Village and transport options; whilst having easy access to Fritsch Holzer Park also adds to its recreational lifestyle benefits.

## 60a Roseberry St HAWTHORN EAST 3123

PRICE :	\$1,220,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/04/2017	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	45 G 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	215
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Marshall White & Co		



COMMENTS : *Listed on 04/04/17: 15 days on market.*

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 options; whilst having direct rear access to Fritsch Holzer Park extends its family recreational lifestyle benefits. Introduced by a leafy front garden the single-level interior features a long hallway flanked by two bedrooms or one plus a sitting room, both with bay windows, family bathroom, laundry and leading to a generous open-plan living area with Cathedral ceilings and incorporating a modern central kitchen, which opens to a private, low maintenance courtyard with the Park access - perfect for outdoor dining and relaxation. Other features include Plantation shutters, ducted heating, garden shed, carport and off-street parking on common property.

## 23 Henrietta St HAWTHORN 3122

PRICE :	\$1,616,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/03/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	45 D 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	285
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *Listed on 27/02/17: 27 days on market.*

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, full-width lounge, kitchen/meals, sunroom/study, security and OSP via a rear ROW. Near Swinburne Uni and the Yarra River, take this brilliant opportunity to create your own home in leafy Hawthorn.

## 24 Stansell St KEW 3101

PRICE :	\$1,815,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/03/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :	45 F 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	220
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *Listed on 27/02/17: 27 days on market.*

Uniquely situated in a highly sought after pocket surrounded by Melbourne's elite private schools, this picturesque Edwardian home has been transformed with abundant living space and stunning contemporary style. Relax and enjoy generous living/dining areas with high ceilings which deliver sunlight from every direction and unfolding to a stylish dining deck and lush garden. Spacious and well-appointed bedrooms (main/WIRs/sleek ensuite), stylish family bathroom and the superb kitchen flaunts Miele appliances and reconstituted stone finishes. European Oak flooring, gas fire, heating, cooling and Euro laundry aptly appoint this home within walking distance to Auburn, Glenferrie and Kew cafe precincts, tram, train and parklands.

## 11 St Helens Rd HAWTHORN EAST 3123

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/03/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	5
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	646
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Marshall White & Co		



COMMENTS : *Listed on 01/03/17: 25 days on market.*

This property is superbly positioned in an area undergoing continued renewal; just moments from the new Tooronga Village and Camberwell Junction shopping, restaurants, Rivoli Cinema and public transport options. With easy access to an excellent array of prestige private and public schools including Auburn South Primary, and also to the CBD/CityLink, Anderson Park and Gardiners Creek trails. Currently occupied by a Californian Bungalow held by the same family for the past fifty years; offering a rare opportunity for the construction of a stunning new luxurious family residence on an excellent allotment of 646sqm with a preferred northern rear aspect. Or alternatively it offers potential to renovate and extend its traditional period interior to provide new living areas in keeping with today's family lifestyle expectations (STCA). The interior takes us on a trip down memory lane comprising entrance hall, two front bedrooms with BIRs and bay windows, sitting room, separate dining room, period style bathroom and kitchen with adjacent WIP, laundry and rear sunroom. Other features include period attributes, ducted heating, air conditioner (sitting room), external sheds plus original garage & carport. Buyers should note this comfortable home could be occupied or leased on a temporary basis whilst deciding on the future of the property. Land size: 646sqm/6,951sqft approx.

## 8a Fairmount Rd HAWTHORN EAST 3123

PRICE :	\$1,335,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/03/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	28/04/2017	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	2
PARISH :	Boroondara	STOREYS :	
MAP REF :	59 F 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	347
PLAN NUM/REF :	LP039252	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Jellis Craig		



COMMENTS : *Listed on 28/02/17: 26 days on market.*

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 Junction shopping precincts. A bright and fresh style sees the two double bedrooms, elegant lounge/dining and updated kitchen/meals enhanced by an attractively planted front and back garden featuring lush turf and a paved alfresco. Let your creativity flow by choosing to renovate in the future.

## 10 Neave St HAWTHORN EAST 3123

PRICE : \$3,350,000  
RESERVE PRICE :  
SALE DATE : 04/03/2017  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Boroondara  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :  
AGENT : hockingstuart

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS : 3  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : *Listed on 07/02/17: 26 days on market.*

Offering a generous 828 sqm (approx) parcel of land, this superbly located allotment provides the ideal basis for the construction of a substantial and majestic family home or two quality town residences (STCA). Positioned right near Anderson Park, with its stunning city views and adjacent South Hawthorn Tennis Club, this wonderful family location is surrounded by an impressive choice of retailers and restaurants. Close to vibrant Camberwell Junction and the Rivoli Cinema, Tooronga Village, trams and top-rated schools including Bialik College, Scotch College, Auburn High School and Auburn South Primary School, take advantage of this brilliant opportunity to establish a long and rewarding future in a prestigious and tightly-held locale.

## 7 Fairmount Rd HAWTHORN EAST 3123

PRICE : \$1,300,000  
RESERVE PRICE :  
SALE DATE : 28/02/2017  
METHOD : Private Sale  
SETTLEMENT DATE : 28/04/2017  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Boroondara  
PARISH : Boroondara  
MAP REF : 59 F 2  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS805757  
YEAR BUILT :  
AGENT : Jellis Craig

RECORDED :  
WALLS : Brick  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS : 5  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 289  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : *First Listed 31/01/17; Last Listed 27/02/17: Private Sale \$1,325,000 29 days on market.*

Beautiful house recently renovated with nothing to do but move in and enjoy the lifestyle that comes with living in Hawthorn East. Highly sought after for its proximity to some of Melbourne's best schools, you will be in the Auburn South Primary School zone, within a short walk of Scotch College and St Kevin's College and perfectly placed to enjoy vibrant Camberwell Junction. Closer to home are some of Melbourne's best cafes and Tooronga Road strip where the gourmet fare from McCoppins, Luscious Affairs and Pizza Religion are two minutes away. The interior features polished floorboards throughout, two large double bedrooms, gallery style hallway, light filled central living room, a large open plan kitchen/dining room with stone style bench tops, brand new stainless steel six burner stove/oven and a European laundry. Other features include reverse cycle air conditioning, off street parking for two cars, low maintenance north facing courtyard, ideal for Alfresco dining and the possibility to add a second storey (STCA) in the future.

## 97 Sackville St KEW 3101

PRICE:	\$2,000,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	01/02/2017	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	03/02/2017	BATHROOMS:	
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Boroondara	CARPARKS:	
PARISH:	Boroondara	STOREYS:	
MAP REF:	45 J 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	681
PLAN NUM/REF:	LP060781	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:			



COMMENTS:

## 4 Hunter St HAWTHORN 3122

PRICE:	\$1,800,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	19/12/2016	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	06/04/2017	BATHROOMS:	
PROPERTY TYPE:	House - Attached House N.E.C.	ROOMS:	
MUNICIPALITY:	Boroondara	CARPARKS:	
PARISH:	Boroondara	STOREYS:	
MAP REF:	45 E 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	340
PLAN NUM/REF:	TP697103	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No
AGENT:			

COMMENTS:

## 341 Riversdale Rd HAWTHORN EAST 3123

PRICE:	\$1,450,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	17/12/2016	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Boroondara	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	45 G 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	355
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No
AGENT:	R T Edgar Boroondara		



COMMENTS: *Listed on 24/11/16: 24 days on market.*

Positioned minutes from the bustling café and shopping precinct of Camberwell Junction, this graceful Edwardian exudes yesteryear charm and elegance alongside updated amenity, delivering a relaxing and low-maintenance lifestyle with brilliant location benefits. The single-level two bedroom layout affords generous flexibility with zoned living areas for peaceful enjoyment, including leafy north-facing outdoor living and easily-accessible secure parking for two cars via a rear right of way. A beautiful garden of roses introduces the charming Edwardian bricked façade, leading onto a private decked verandah entry. The desired elements of yesteryear are plentiful, flaunting towering ceiling heights, a timber archway to the entry hall and elegant picture rails. Two lavishly dimensioned bedrooms contain extensive fitted built-in robes, sharing a central family bathroom. A large light-filled lounge enjoys a relaxing ambience with an enchanting cast iron fireplace, leading into a spacious dining room or home office with adjacent powder room. The kitchen enjoys commodious dimensions and excellent functionality, including an island breakfast bar and quality Blanco appliances, adjoining a private family room which extends through timber French doors onto a sheltered alfresco dining area amid a lush, flowery courtyard. Providing trams at your doorstep, and just 600m from Camberwell Junction, a leisurely lifestyle is inevitable. The pleasures of the Rivoli cinemas, countless cafés, award-winning restaurants and boutique shopping overflow here, while placed in the centre of Melbournes best schools and verdant parklands, and with close proximity to the Monash freeway and CBD.

## 98 Victoria Rd HAWTHORN EAST 3123

PRICE :	\$2,530,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	18/04/2017	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	3
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :	Boroondara	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	676
PLAN NUM/REF :	LP012985	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	Dingle Partners		



COMMENTS : *Listed on 23/11/16: 25 days on market.*

A sensational Hawthorn East location where you have easy access to nearby Camberwell Junction and brilliant schools, this much-loved period beauty offers a fantastic opportunity for one lucky buyer. First time offered in over six decades and positioned on a large 15.85m x 42.67m (676sqm) approx. north-facing allotment, this property is primed to be redeveloped, whether it be families who come in and want to build the home of their dreams in this superb location, or potential for developers keen on constructing townhouses (both options STCA). There is also the possibility that you'll fall in love with this classic and want to renovate and possibly extend to live in. Major property highlights include high ceilings, generous living and dining zones, airy kitchen and casual meals, two spacious bedrooms, sunroom and study, tasteful bathroom, sizeable rear garden with a pergola courtyard, laundry, 2nd toilet, rainwater tank, shed, and a single garage with workshop space. You're just a short drive to Camberwell Junction with great shops, restaurants, supermarket, and Rivoli Cinema, while you're also near local cafes and shops on Auburn Road. You have access to some of Melbourne's best schools including Carey Grammar, Methodist Ladies College, Xavier College, Ruyton Girls School, Trinity Grammar, and Auburn Primary School, while there is Victoria Road Reserve right on the street and you can walk to Auburn Station in minutes.

## 20 Beaconsfield Rd HAWTHORN EAST 3123

PRICE :	\$1,585,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	10/12/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	23/01/2017	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	4
MUNICIPALITY :	Boroondara	CARPARKS :	2
PARISH :	Boroondara	STOREYS :	
MAP REF :	59 G 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	390
PLAN NUM/REF :	LP036542	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	Jellis Craig		



COMMENTS : *Listed on 14/11/16: 27 days on market.*

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 tree-lined street, provides an excellent opportunity to enjoy now and realise further potential when ready with a value-adding extension (plans available). Stroll to shops, cafes, Rivoli cinema, trams and train station from this inviting featuring 2 bright bedrooms (BIRs), delightful living room (OFP, surround-sound prewiring, plantation shutters), kitchen with stainless-steel appliances, casual dining area, sensational bathroom, separate laundry, hydronic heating, polished hardwood floors, lead-lighting, deep rear garden and off-street parking.

## 3 Camden Rd HAWTHORN 3122

PRICE : \$2,920,000  
RESERVE PRICE :  
SALE DATE : 10/12/2016  
METHOD : Auction Sale  
SETTLEMENT DATE : 06/02/2017  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Boroondara  
PARISH : Boroondara  
MAP REF : 45 E 11  
BLOCK NUMBER :  
LOT NUMBER : 8  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP010674  
YEAR BUILT :  
AGENT : Jellis Craig

RECORDED :  
WALLS : Brick  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS : 6  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 791  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : *Listed on 14/11/16: 27 days on market.*

Sitting proudly on one of the Urquhart Estate's most beautiful tree-lined streets, "Cambella" is a handsome 1920's home that will capture the imagination of those seeking to make their mark in a blue-chip pocket that is not only peaceful but just a short stroll from Swinburne Uni, Burwood Rd's array of eateries and Glenferrie Rd's retail and transport hub. Offered for the very first time and presented in all its original glory, this captivating home features an inviting tuck-pointed brick façade, leadlight entrance and classic over-sized room proportions. Bring this 2 bed plus study beauty into the 21st century, expand its footprint with unbridled imagination into the huge north/easterly garden and make this your forever home with leading schools, parklands, boutiques and cafes all within easy reach. Comprising wide hallway, large lounge, king-sized dining, huge kitchen (w/ larder), bathroom, 2 ornate timber OFFs and SLUG.

## 4/1 Monaro Rd KOOYONG 3144

PRICE : \$1,530,000  
RESERVE PRICE :  
SALE DATE : 08/12/2016  
METHOD : Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Stonnington  
PARISH : Prahran  
MAP REF : 59 D 3  
BLOCK NUMBER :  
LOT NUMBER : 4  
CROWN ALLOTMENT :  
PLAN NUM/REF : RP002945  
YEAR BUILT :  
AGENT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED :  
OWNER OCCUPIED : No



COMMENTS :

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