

m3 Prestige Residential Market Update

December 2005

m3property provides a specialised valuation and advisory service in the prestige residential market to corporate clients, private clients and financiers.

The prestige sector has been the shining light in an otherwise lacklustre residential market throughout 2005.

This has been evidenced in some outstanding results in recent weeks with some properties selling well above reserve with up to six bidders competing.

We expect the existing favourable market to continue into the first half of 2006.

Some recent significant sales include:

13 Kintore Street, Camberwell

Sold \$3,075,000 November 2005

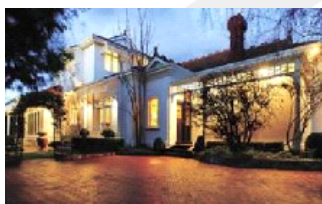


A restored and renovated attic style brick Federation residence containing extensive formal and informal living areas, four bedrooms plus study, three bathrooms, double garage, inground pool and landscaped garden.

Land area 1,120 m² (approx).

15 Coppin Street, Malvern

Sold \$3,350,000 September 2005



A part two storey Edwardian brick residence containing five bedrooms plus study, formal sitting and dining rooms, teenagers retreat, kitchen, family room and double garage. Land Area 1,120 m² (approx).

102 The Esplanade, Brighton

Sold \$3,850,000 October 2005



A part two storey contemporary style residence containing five bedrooms plus study, formal living/dining area, home theatre, family room, well appointed kitchen, double garage and inground pool.

Land area 1,090 m² (approx).

31 Power Street, Toorak

Sold \$3,865,000 November 2005



A substantial two storey rendered brick residence of classical style containing formal sitting and dining rooms, study, four bedrooms, home theatre, kitchen, family room, inground pool and four car basement garage. Land area 482 m² (approx).

32 Canberra Road, Toorak

Sold \$4,032,000 September 2005



A substantial tri level rendered brick residence containing formal sitting and dining areas, informal meals area, family room, well appointed kitchen, four bedrooms, study, double garage, inground pool and floodlit mod grass tennis court. Land area 1,652 m² (approx).

Other recent sales include:

Address	Sale Date	Sale Price
49 Hopetoun Road, Toorak	Nov-05	\$2,120,000
23 Isabella Grove, Hawthorn	Sep-05	\$2,150,000
26 Molesworth Street, Kew	Oct-05	\$2,160,000
112 Hotham Street, East Melbourne	Oct-05	\$2,250,000
27 Lyndurst Crescent, Hawthorn	Sep-05	\$2,300,000
11 St Vincent Place, Albert Place	Nov-05	\$2,385,000
29 Lambert Road, Toorak	Dec-05	\$2,440,000
17 Anderson Road, Hawthorn East	Nov-05	\$2,500,000
21 Victoria Avenue, Canterbury	Nov-05	\$2,675,000
58 Broadway, Camberwell	Aug-05	\$2,750,000
27 Denbigh Street, Armadale	Oct-05	\$2,875,000
2 Ash Grove, Malvern East	Oct-05	\$3,300,000
2 Iona Avenue, Toorak	Nov-05	\$3,800,000
8 Struan Street, Toorak	Nov-05	\$4,300,000
1 Edzel Avenue, Toorak	Sep-05	\$5,500,000

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