

# m3 Prestige Residential Market Update

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

The prestige residential market has maintained continuing strength throughout 2004 outperforming most other sectors of the housing market.

In 2004 there were a record number of \$5,000,000 plus sales in Toorak and strong sales have occurred throughout Melbourne's premium suburbs.

In the medium term, provided stock levels remain constant, we expect the existing strength of the market to continue.

Some significant recent sales include:

## 36 Dawson Street, Brighton

\$3,150,000  
Sold December 2004



A substantial two storey residence with bay views in Brighton's 'Golden Mile'. Contains six bedrooms, formal and informal living areas and wine cellar. Land area approximately 771 square metres.

## 92 Mont Albert Road, Canterbury

\$3,500,000  
Sold October 2004



A landmark residence, fully restored, on large corner allotment and containing five bedrooms and extensive formal and informal living areas and inground pool. Land area approximately 3,345 square metres.

## 16 Fairlie Court, South Yarra

\$4,000,000  
Sold October 2004



A notable sale in one of South Yarra's premier locations. Adjacent to the Botanic Gardens and purchased for redevelopment as a home site. Land area approximately 649 square metres, equating to \$6,163/m<sup>2</sup>.

## 1 Ottawa Road, Toorak

\$6,250,000  
Sold November 2004



A substantial two storey classical style residence built circa 2001 containing five bedrooms, extensive formal and informal living areas and basement carparking.

Land area approximately 1,110 square metres.

## 2 Rostill Court, Toorak

\$8,600,000  
Sold November 2004



An outstanding, contemporary, architect designed residence over three levels and basement containing four bedrooms, extensive formal and informal living areas including home theatre, audio room and studio.

Land area approximately 1,573 square metres.

Other recent sales include:

Address	Sale Date	Sale Price
53 Prospect Hill Road, Camberwell	Dec-04	\$2,310,000
2 Barnsbury Road, Canterbury	Dec-04	\$2,400,000
54 Adelaide Street, Armadale	Nov-04	\$2,510,000
95 Wellington Street, Kew	Nov-04	\$3,005,000
316 St Kilda Street, Brighton	Oct-04	\$3,287,000
26 Monaro Road, Malvern	Dec-04	\$3,300,000
17 Huntingfield Road, Toorak	Dec-04	\$4,000,000
2 Irving Road, Toorak	Nov-04	\$4,350,000
5 Yar Orrong Road, Toorak	Sep-04	\$10,000,000

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