

m3 Prestige Residential Market Update

March 2006

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

The prestige market continues to go from strength to strength with some outstanding results achieved early in 2006. We see one of the main factors supporting the market as the short supply of good quality property.

We anticipate these buoyant conditions to continue in the medium term.

Some recent significant sales include:

12 Grandview Grove, Hawthorn East

Sold \$2,420,000 February 2006



A single storey Victorian residence with outstanding period features and containing formal sitting and dining rooms, informal living areas, four bedrooms, three bathrooms and double carport. Land area 1,120 m² (approx).

11 Redmond Street, Kew

Sold \$3,250,000 February 2006



A substantial two storey Victorian residence containing formal sitting and dining rooms, informal living areas, four bedrooms, two bathrooms, double garage and inground pool. Land Area 1,209 m² (approx).

32-34 Park Street, South Yarra

Sold \$3,150,000 February 2006



Two 2 storey Victorian terrace houses converted to a single residence and containing formal sitting room, informal living areas, four to five bedrooms, two car garaging. Land area 369 m² (approx).

41-42 Howe Crescent, East Melbourne

Sold \$4,905,000 February 2006



Two 2 storey Victorian terrace houses converted to a single residence and containing formal living and dining rooms, informal living area, four bedrooms, two bathrooms, self contained unit, garage and inground pool. Land area 915 m² (approx).

2 Hopetoun Road, Toorak

Sold \$6,630,000 March 2006



An outstanding two storey Wayne Gillespie designed residence containing formal sitting and dining rooms, informal living areas, four bedrooms, four bathrooms, garaging for eight cars, inground pool and tennis court. Land area 1,476 m² (approx).

Other recent sales include:

CONTACT DETAILS

Address	Sale Date	Sale Price
20 Evelina Road, Toorak	Feb-06	\$2,175,000
188 The Esplanade, Brighton	Feb-06	\$2,395,000
22 Church Street, Toorak	Feb-06	\$2,501,000
1 Berkeley Street, Hawthorn	Feb-06	\$2,735,000
41 St Vincent Place, Albert Park	Feb-06	\$3,000,000
205 Walsh Street, South Yarra	Mar-06	\$3,050,000
15A Hopetoun Road, Toorak	Feb-06	\$3,100,000
59 Irving Road, Toorak	Feb-06	\$3,750,000
113 Caroline Street, South Yarra	Mar-06	\$4,290,000
11 Monomeath Avenue, Canterbury	Mar-06	\$5,000,000 plus
126 Hyslops Road, Boneo	Feb-06	\$5,100,000 plus
241 Domain Road, South Yarra	Feb-06	\$6,250,000
54 Powlett Street, East Melbourne	Dec-05	\$7,150,000

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