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## Real Estate Market Report

# Hello and Welcome to your update on the local real estate market

Our most recent update on the local Upper Yarra Valley market is showing just how strong the Real Estate market in our area still is.

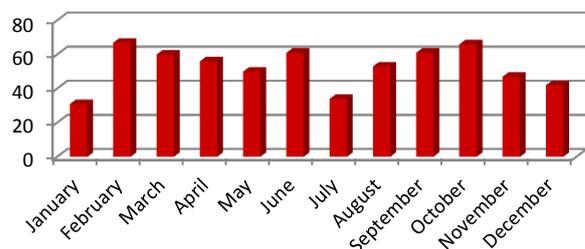
Along with the rest of Australia we have had slight softening in the market in the past 12 months, however as our statistics (on page 3) show it has certainly not been to any great degree with median house prices staying reasonably stable throughout 2011.

We are now heading into our winter months, which are traditionally seen as a slow time in real estate. As the graph to the left shows however, this is not correct.

Listings and sales throughout 2011 were reasonably stable throughout the entire year,

This means that there is not a preferred time of year to list or buy real estate in the Yarra Valley.

Listings 2011 - 3139, 3797 and 3797  
(excluding Wandin)



The attached guide details all reported house sales in our area from 1 July 2011 through 30 April 2012, along with details of median house prices & number of sales in each area.

Contact: Our Sales Team

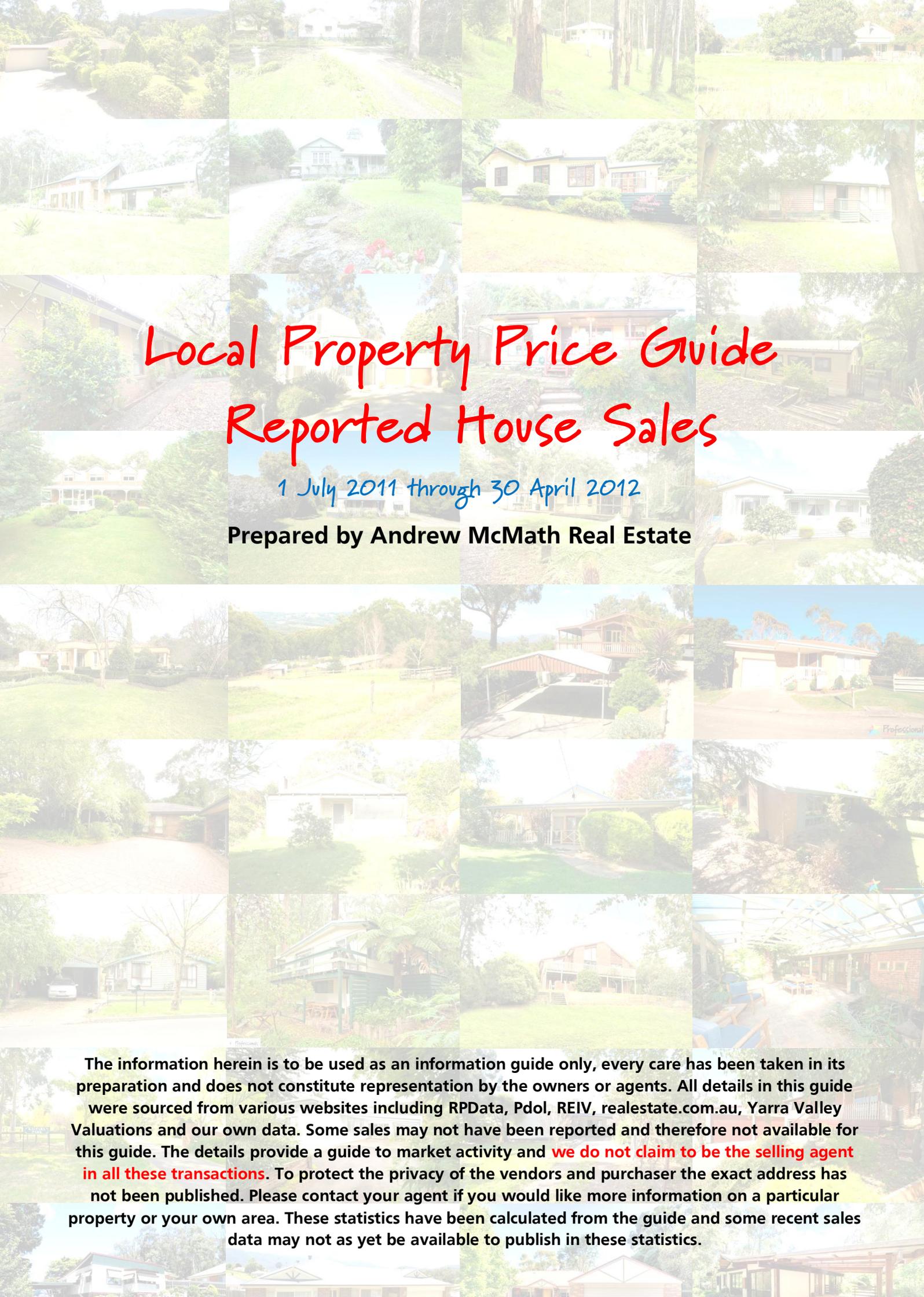
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# Local Property Price Guide Reported House Sales

1 July 2011 through 30 April 2012

Prepared by Andrew McMath Real Estate

The information herein is to be used as an information guide only, every care has been taken in its preparation and does not constitute representation by the owners or agents. All details in this guide were sourced from various websites including RPData, PdoI, REIV, realestate.com.au, Yarra Valley Valuations and our own data. Some sales may not have been reported and therefore not available for this guide. The details provide a guide to market activity and **we do not claim to be the selling agent in all these transactions**. To protect the privacy of the vendors and purchaser the exact address has not been published. Please contact your agent if you would like more information on a particular property or your own area. These statistics have been calculated from the guide and some recent sales data may not as yet be available to publish in these statistics.

# Quick Overview

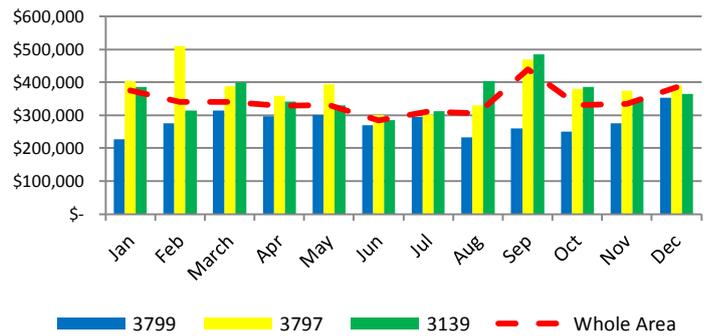
## Statistics For Our Area\*

**Number of Houses Sold:** 167      **Number of Vacant Land Sold:** 26  
**Highest House Sale:** \$1,300,000      **Lowest House Sale:** \$160,000  
**Median House Price:** \$335,000

### Streets with the most House Sales:

Little Yarra Road (Gladydale/Gilderoy),  
 Lusatia Park Rd (Woori Yallock/Hoddles Creek),  
 Middleton Drive, (Woori Yallock)

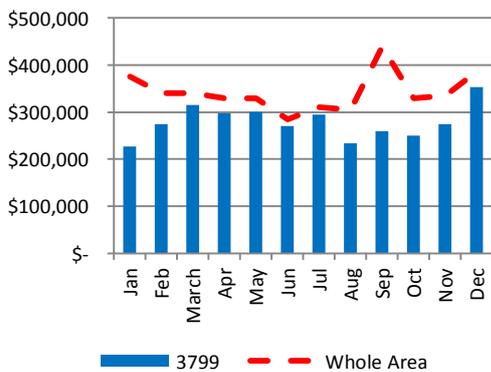
Median House Prices 2011



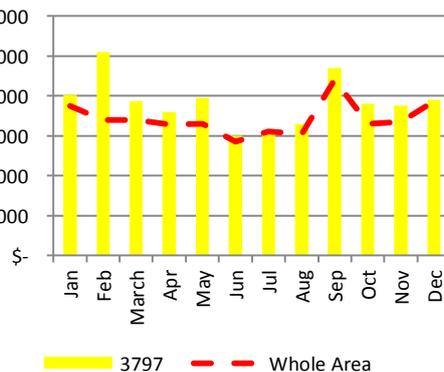
## Statistics By Post Code

	3139 (excl. Wandin & Seville)	3797	3799
Number of House Sold	67	37	63
Number of Vacant Land Sold	1	14	11
Highest Sale Price	\$1,300,000	\$755,000	\$745,000
Median Sale Price	\$375,000	\$390,000	\$269,500
Lowest Sale Price	\$160,000	\$185,000	\$175,000

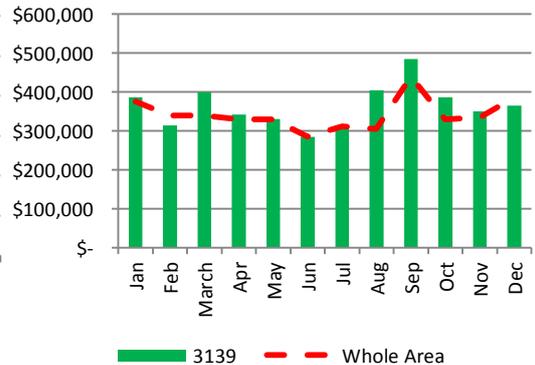
Median House Prices 2011



Median House Prices 2011



Median House Prices 2011



\*Our Area Includes Post Codes 3799, 3797 and 3139 excluding Seville & Wandin

Statistics are included from 1 July 2011 through 31 December 2011

# 3799

## Warburton

Property	Sold Date	Sold Price	Details
Sussex Street, Warburton	20/10/11	\$175,000	
Blackwood Ave, Warburton	6/10/11	\$200,000	3 bedrooms, 1 bathroom, 900m2
Clarke Ave, Warburton	19/8/11	\$205,000	1 bedroom, 1 bathroom, 2018m2
Riverside Drive, Warburton	11/11/11	\$210,000	4 bedrooms, 1 bathroom, 1162m2
Cornish Road, Warburton	24/1/12	\$212,000	2 bedrooms, 1 bathroom, 716m2
Pheasant Pde, Warburton	19/7/11	\$220,000	3 bedrooms, 1 bathroom, 853m2
Lincoln Road, Warburton	26/11/11	\$250,000	2 bedrooms, 2 bathrooms, 1200m2
Marlino Avenue, Warburton	10/8/11	\$255,000	3 bedrooms, 1 bathroom, 900m2
Donna Buang Road, Warburton	24/9/11	\$260,000	3 bedrooms, 1 bathroom, 2415m2
Prospect Ave, Warburton	7/12/11	\$300,000	3 bedrooms, 1 bathroom, ¾ acre
Leila Road, Warburton	11/2/12	\$300,000	2 bedrooms, 1 bathroom, 1800m2
Wellington Road, Warburton	28/1/12	\$310,000	2 bedrooms, 1 bathroom, 995m2
Horners Road, Warburton	24/12/11	\$322,000	3 bedrooms, 1 bathroom, ½ acre
Boronia Road, Warburton	2/2/12	\$330,000	3 bedrooms, 2 bathrooms, 739m2
Station Road, Warburton	24/1/12	\$340,000	3 bedrooms, 2 bathrooms, 2/3 acre
Lincoln Road, Warburton	5/9/11	\$342,500	3 bedrooms, 2 bathrooms, 1059m2
Webb Street, Warburton	3/7/11	\$355,000	2 bedrooms, 1 bathroom, 1020m2
Lincoln Road, Warburton	1/2/12	\$370,000	2 bedrooms, 1 bathroom, 1200m2
Dammans Road, Warburton	3/1/12	\$380,000	3 bedrooms, 1 bathroom, 1236m2
Shirley Road, Warburton	6/12/11	\$385,000	4 bedrooms, 2 bathrooms, 1459m2
Surrey Road, Warburton	21/10/11	\$386,000	3 bedrooms, 1 bathroom, 1134m2
Croom Street, Warburton	23/8/11	\$392,000	3 bedrooms, 2 bathrooms, 3.93acres
Old Warburton Road, Warburton	12/2/12	\$410,000	3 bedrooms, 2 bathrooms, 1.5 acres
Giffords Road, Warburton	25/1/12	\$420,000	3 bedrooms, 2 bathrooms, 1 acre
Wellington Road, Warburton	2/12/11	\$425,000	4 bedrooms, 2 bathrooms, 1200m2
Dammans Road, Warburton	19/7/11	\$427,500	3 bedrooms, 2 bathrooms, 893m2
Donna Buang Road, Warburton	16/1/12	\$463,500	4 bedrooms, 2 bathrooms, 2223m2
Dammans Road, Warburton	23/7/11	\$470,000	4 bedrooms, 2 bathrooms, 1012m2
Ferndale Road, Warburton	26/11/11	\$470,000	3 bedrooms, 1 bathroom, 1 acre
Dammans Road, Warburton	19/12/11	\$500,000	3 bedrooms, 2 bathrooms, 1578m2
Riverside Drive, Warburton	25/7/11	\$600,000	77,000m2
Croom Street, Warburton	8/2/12	\$690,000	4 bedrooms, 3 bathrooms, 13 acres

## East Warburton

Woods Point Road, East Warburton	15/7/11	\$215,000	3 bedrooms, 1 bathroom, 1500m2
Whitegum Drive, East Warburton	17/1/12	\$215,000	3 bedrooms, 1 bathroom, 906m2
Yarra Valley Cres, East Warburton	22/7/11	\$255,000	3 bedrooms, 1 bathroom, 2313m2
George Road, East Warburton	12/7/11	\$295,000	4 bedrooms, 1 bathroom, ¾ acre
Whitegum Drive, East Warburton	28/1/12	\$310,000	2 bedrooms, 1 bathroom
Woods Point Road, East Warburton	19/10/11	\$330,000	2 bedrooms, 3 bathrooms
Rupert Road, East Warburton	9/3/12	\$330,300	3 bedrooms, 1 bathroom, 1531m2
Armitage Ave, East Warburton	2/11/11	\$335,000	5 bedrooms, 2 bathrooms, ½ acre
Whitegum Drive, East Warburton	2/8/11	\$350,000	4 bedrooms, 2 bathrooms, 3025m2
Yarra Valley Cres, East Warburton	7/10/11	\$360,000	3 bedrooms, 2 bathrooms, 2015m2
Woods Point Road, East Warburton	27/7/11	\$377,500	3 bedrooms, 2 bathrooms, ½ acre
Big Pats Creek Rd, East Warburton	23/7/11	\$380,000	3 bedrooms, 2 bathrooms, 5 acres
Surman Street, East Warburton	16/1/12	\$383,000	3 bedrooms, 1 bathroom, ½ acre
Woods Point Road, East Warburton	1/9/11	\$400,000	3 bedrooms, 2 bathrooms, 4500m2
Woods Point Road, East Warburton	20/11/11	\$470,000	17,879m2
Hazelwood Road, East Warburton	15/9/11	\$600,000	4 bedrooms, 2 bathrooms, 20 acres

## Reefton

Fishermans Drive, Reefton	10/10/11	\$237,000	3 bedrooms, 1 bathroom, 1528m2
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*All land sizes are approximate*

## Millgrove

Vera Court, Millgrove	30/11/11	\$180,000	3 bedrooms, 1 bathroom, 734m2
McKenzie King Drive, Millgrove	21/7/11	\$190,000	2 bedrooms, 1 bathroom, 750m2
Wonga Road, Millgrove	14/7/11	\$192,500	1 bedroom, 1 bathroom, 839m2
Christine Street, Millgrove	5/8/11	\$195,000	3 bedrooms, 1 bathroom, 675m2
Dee Road, Millgrove	1/8/11	\$200,000	3 bedrooms, 1 bathroom, 676m2
Patricia Street, Millgrove	19/1/12	\$200,000	2 bedrooms, 1 bathroom, 673m2
Ronald Grove, Millgrove	20/1/12	\$200,000	3 bedrooms, 1 bathroom, 689m2
Wonga Road, Millgrove	27/8/11	\$210,000	
Christine Street, Millgrove	8/7/11	\$212,000	3 bedrooms, 1 bathroom, 843m2
Wonga Road, Millgrove	12/8/11	\$212,500	3 bedrooms, 1 bathroom, 812m2
Winn Street, Millgrove	22/10/11	\$212,500	3 bedrooms, 1 bathroom, 653m2
Margaret Court, Millgrove	14/9/11	\$219,000	2 bedrooms, 1 bathroom, 732m2
Wonga Road, Millgrove	17/10/11	\$228,000	3 bedrooms, 1 bathroom, 815m2
James Street, Millgrove	20/7/11	\$230,000	3 bedrooms, 1 bathroom, 668m2
McKenzie King Drive, Millgrove	7/9/11	\$230,000	3 bedrooms, 1 bathroom, 700m2
Patrick Street, Millgrove	14/2/12	\$238,100	3 bedrooms, 1 bathroom, 666m2
James Street, Millgrove	4/7/11	\$245,000	669m2
Ronald Grove, Millgrove	14/9/11	\$250,000	3 bedrooms, 1 bathroom, 671m2
Christine Street, Millgrove	20/1/12	\$250,000	3 bedrooms, 1 bathroom, 663m2
Wonga Road, Millgrove	11/3/12	\$250,000	3 bedrooms, 2 bathrooms, 840m2
Carroll Avenue, Millgrove	13/12/11	\$255,000	3 bedrooms, 1 bathroom, 672m2
Lillis Court, Millgrove	13/12/11	\$255,000	3 bedrooms, 2 bathrooms, 859m2
Patrick Street, Millgrove	6/11/11	\$259,950	3 bedrooms, 1 bathroom, 664m2
Bedford Street, Millgrove	21/9/11	\$260,000	3 bedrooms, 1 bathroom, 664m2
River Road, Millgrove	1/2/12	\$260,000	3 bedrooms, 2 bathrooms, 882m2
River Road, Millgrove	22/3/12	\$260,000	3 bedrooms, 2 bathrooms, 900m2
James Street, Millgrove	10/8/11	\$269,500	
River Road, Millgrove	12/11/11	\$290,002	3 bedrooms, 2 bathrooms, 1.16acres
Warburton Highway, Millgrove	6/10/11	\$310,000	4 bedrooms, 4 bathrooms
Dee Road, Millgrove	19/2/12	\$395,000	3 bedrooms, 1 bathrooms, 1/3 acre

## Wesburn

Banksia Circuit, Wesburn	14/10/11	\$250,000	2 bedrooms, 1 bathroom, 1550m2
Reid Street, Wesburn	12/7/11	\$327,000	1226m2
Cavanagh Road, Wesburn	27/7/11	\$370,000	4 bedrooms, 1 bathroom, 2892m2
Warburton Highway, Wesburn	12/2/12	\$390,000	3 bedrooms, 1 bathroom, 1 acre
Edward Street, Wesburn	5/12/11	\$420,000	2 bedrooms, 1 bathroom, 3600m2
Warburton Highway, Wesburn	16/8/11	\$580,000	2 bedrooms, 1 bathroom, 4.5 acres
Greenridge Court, Wesburn	6/9/11	\$635,000	4 bedrooms, 3 bathrooms, 4047m2
Balmoral Avenue, Wesburn	21/10/11	\$745,000	4 bedrooms, 3 bathrooms, 2 acres



Lincoln Road  
Warburton



Rupert Road  
East Warburton



Old Warburton Road  
Warburton



Cavanagh Road  
Wesburn



Croom Street,  
Warburton



River Road,  
Millgrove



Surman Avenue  
East Warburton



Wonga Road  
Millgrove  
*All land sizes are approximate*

3797

## Yarra Junction

Property	Sold Date	Sold Price	Details
Warburton Highway, Yarra Junction	10/1/12	\$210,000	2 bedrooms, 1 bathroom, 450m2
Warburton Highway, Yarra Junction	4/7/12	\$235,000	2 bedrooms, 1 bathroom, ½ acre
Duke Street, Yarra Junction	4/11/11	\$240,000	2 bedrooms, 1 bathroom
Bleaches Lane, Yarra Junction	11/11/11	\$245,000	3 bedrooms, 1 bathroom, ¼ acre
Hilltop Court, Yarra Junction	23/9/11	\$250,000	2 bedrooms, 1 bathroom, 245m2
Warburton Highway, Yarra Junction	12/12/11	\$255,000	3 bedrooms, 2 bathroom, 777m2
Warburton Highway, Yarra Junction	9/1/12	\$260,000	2 bedrooms, 1 bathroom
Warburton Highway, Yarra Junction	10/2/12	\$260,000	2 bedrooms, 1 bathroom, ¼ acre
Riversdale Road, Yarra Junction	5/3/12	\$277,000	2 bedrooms, 1 bathroom, 208m2
Milners Road, Yarra Junction	27/7/11	\$290,000	2 bedrooms, 1 bathroom, 859m2
Queen Street, Yarra Junction	1/9/11	\$315,000	3 bedrooms, 1 bathroom, 500m2
Hillview Street, Yarra Junction	3/1/12	\$315,000	3 bedrooms, 1 bathroom, 735m2
Hilltop Court, Yarra Junction	20/7/11	\$316,000	2 bedrooms, 1 bathroom, 347m2
Upper Crescent Road, Yarra Junction	2/9/11	\$320,000	2 bedrooms, 1 bathroom, 2000m2
Milners Road, Yarra Junction	15/2/12	\$335,000	3 bedrooms, 2 bathrooms, 675m2
Herbert Street, Yarra Junction	7/12/11	\$335,000	2 bedrooms, 1 bathroom, 896m2
Douglas Pde, Yarra Junction	28/1/12	\$350,000	3 bedrooms, 1 bathroom, 1/3 acre
Yarra Street, Yarra Junction	11/11/11	\$360,000	3 bedrooms, 1 bathroom
Coleman Street, Yarra Junction	4/10/11	\$370,000	4 bedrooms, 1 bathroom, 1766m2
Warburton Highway, Yarra Junction	29/1/12	\$370,000	3 bedrooms, 2 bathroom, 2/3 acre
Little Yarra Road, Yarra Junction	31/10/11	\$380,000	3 bedrooms, 2 bathrooms, 475m2
Henry Street, Yarra Junction	28/12/11	\$387,000	4 bedrooms, 2 bathrooms, ½ acre
Warburton Highway, Yarra Junction	17/12/11	\$400,000	5773m2
Station Street, Yarra Junction	28/3/12	\$410,000	3 bedrooms, 2 bathrooms, 1018m2
Hill Grove Place, Yarra Junction	9/3/12	\$450,000	5 bedrooms, 3 bathrooms, 800m2
Victoria Street, Yarra Junction	4/1/12	\$460,000	4 bedrooms, 2 bathrooms, 2/3 acre
Milners Road, Yarra Junction	7/11/11	\$475,000	4 bedrooms, 2 bathrooms, 3695m2
Peppercorn Place, Yarra Junction	7/11/11	\$502,500	5 bedrooms, 2 bathrooms, 1660m2
Victoria Street, Yarra Junction	24/10/11	\$520,000	5 bedrooms, 2 bathrooms, 2.5 acres
Hoddle Street, Yarra Junction	22/7/11	\$520,000	5 bedrooms, 2 bathrooms, 964m2
Nature Park Rise, Yarra Junction	14/2/12	\$526,132	4 bedrooms, 2 bathrooms, ½ acre
Milners Road, Yarra Junction	31/7/11	\$600,000	4 bedrooms, 2 bathrooms, 21 acres
Douglas Pde, Yarra Junction	14/10/11	\$600,000	3 bedrooms, 2 bathrooms, 6078m2
Tarrango Road, Yarra Junction	18/2/12	\$600,000	4 bedrooms, 1 bathroom, 15 acres
Victoria Street, Yarra Junction	6/9/11	\$630,000	4 bedrooms, 2 bathrooms, 50 acres
Peppercorn Place, Yarra Junction	30/8/11	\$682,500	4 bedrooms, 2 bathrooms, 3775m2
Hoddle Street, Yarra Junction	10/2/12	\$684,000	4 bedrooms, 2 bathrooms, 2.5 acres
Peppercorn Place, Yarra Junction	18/9/11	\$690,000	6 bedrooms, 2 bathrooms, ½ acre
Hoddle Street, Yarra Junction	26/9/11	\$755,000	4 bedrooms, 2 bathrooms, 17 acres

## Gladysdale

Little Yarra Road, Gladysdale	2/11/11	\$390,000	4 bedrooms, 2 bathrooms, 1 acre
Hazeldene Road, Gladysdale	17/12/11	\$390,000	3 bedrooms, 1 bathroom, 5 acres
Little Yarra Road, Gladysdale	7/2/12	\$395,000	3 bedrooms, 1 bathroom, 1 acre
Rymers Road, Gladysdale	2/12/11	\$415,000	5 bedrooms, 1 bathroom, 11 acres
Little Yarra Road, Gladysdale	30/9/11	\$440,000	3 Bedrooms, 1 bathroom, 3196m2
Little Yarra Road, Gladysdale	8/9/11	\$470,000	6 bedrooms, 2 bathrooms, 1 acre
Little Yarra Road, Gladysdale	19/12/11	\$610,000	3 bedrooms, 2 bathrooms, 11 acres

## Gilderoy

Little Yarra Road, Gilderoy	4/10/11	\$320,000	3 bedrooms, 2 bathroom, 3 acres
Little Yarra Road, Gilderoy	8/9/11	\$670,000	5 bedrooms, 2 bathrooms, 22 acres

## Powelltown

Yarra Street, Powelltown  
Yarra Street, Powelltown  
Little Yarra Road, Powelltown

18/8/11  
23/8/11  
19/7/11

\$185,000  
\$245,000  
\$250,000

3 bedrooms, 1 bathroom, 500m2  
2 bedrooms, 1 bathroom, 1028m2  
3 bedrooms, 1 bathroom, 690m2



Little Yarra Road  
Gladysdale



Little Yarra Road  
Gladysdale



Little Yarra Road,  
Gilderoy



Valley Grove Place  
Yarra Junction



Milners Road  
Yarra Junction



Milners Road  
Yarra Junction



Victoria Street  
Yarra Junction



Hilltop Court  
Yarra Junction



Little Yarra Road  
Gladysdale



Hazeldene Road  
Gladysdale



Milners Road  
Yarra Junction



Settlement Road  
Yarra Junction



Little Yarra Road  
Gladysdale



Herbert Street  
Yarra Junction



Duke Street  
Yarra Junction



Milners Road  
Yarra Junction



Warburton Highway  
Yarra Junction



Hillgrove Place  
Yarra Junction



Victoria Street  
Yarra Junction



Tarrango Road  
Yarra Junction

3139

### Launching Place

Property	Sold Date	Sold Price	Details
Carroll Street, Launching Place	8/8/11	\$230,000	2 bedrooms, 1 bathroom, ½ acre
Allsops Road, Launching Place	12/7/11	\$258,000	3 bedrooms, 1 bathroom, 1136m2
Tarhilla Drive, Launching Place	19/7/11	\$261,000	1014m2
Allsops Road, Launching Place	22/10/11	\$265,000	4 bedrooms, 1 bathroom, 623m2
Bellbird Ave, Launching Place	18/12/11	\$265,000	2 bedrooms, 1 bathroom, 1585m2
Ridge Court, Launching Place	5/11/11	\$275,000	2 bedrooms, 1 bathroom, 970m2
Sundew Pde, Launching Place	14/10/11	\$280,000	4 bedrooms, 1 bathroom, 2100m2
Cairncroft Ave, Launching Place	21/8/11	\$285,000	3 bedrooms, 1 bathroom, 1600m2
Grand Panorama Ct, Launching Place	12/7/11	\$295,000	3 bedrooms, 1 bathroom, 808m2
Braeside Drive, Launching Place	12/2/12	\$300,000	3 bedrooms, 1 bathroom, 2600m2
Dean Crescent, Launching Place	1/10/11	\$313,000	3 bedrooms, 1 bathroom, 700m2
Don Road, Launching Place	17/12/11	\$315,000	4 bedrooms, 2 bathrooms, 1476m2
Fern Court, Launching Place	25/1/12	\$340,000	3 bedrooms, 1 bathroom
Alpine Boulevard, Launching Place	25/11/11	\$350,000	3 bedrooms, 2 bathrooms, 1281m2
Braeside Drive, Launching Place	1/2/12	\$350,000	3 bedrooms, 2 bathrooms, ½ acre
Greenwood Drive, Launching Place	15/2/12	\$355,000	3 bedrooms, 2 bathrooms, 836m2
Greygum Court, Launching Place	1/12/11	\$375,000	11600m2
Carter Street, Launching Place	21/10/11	\$386,000	3 bedrooms, 2 bathrooms, ¾ acre
Parrot Road, Launching Place	31/8/11	\$400,000	3 bedrooms, 1 bathroom, 10 acres
Alpine Boulevard, Launching Place	24/8/11	\$408,000	3 bedrooms, 2 bathrooms, 2520m2
Allsops Road, Launching Place	30/12/11	\$412,000	4 bedrooms, 2 bathrooms, 1177m2
Cairncroft Ave, Launching Place	13/1/12	\$440,000	4 bedrooms, 3 bathrooms, 2155m2
Gembrook Road, Launching Place	22/9/11	\$450,000	
Grieve Street, Launching Place	19/12/11	\$450,000	4 bedrooms, 2 bathrooms, ½ acre
Hilltop Rise, Launching Place	5/2/12	\$458,000	5 bedrooms, 2 bathrooms, 1415m2
Carter Street, Launching Place	30/8/11	\$460,000	4 bedrooms, 2 bathrooms, ½ acre
Braeside Drive, Launching Place	3/3/12	\$480,000	3 bedrooms, 1 bathroom, 2 acres
Braeside Drive, Launching Place	12/9/11	\$485,000	4 bedrooms, 2 bathrooms, ½ acre
Scentbark Court, Launching Place	12/9/11	\$600,000	4 bedrooms, 2 bathrooms, 1.9 acres
Braeside Drive, Launching Place	20/10/11	\$618,000	4 bedrooms, 2 bathrooms, 2.5 acres
Braeside Drive, Launching Place	13/10/11	\$660,250	3 bedrooms, 1 bathroom, 7.5 acres
Bluebell Lane, Launching Place	27/7/11	\$690,000	4 bedrooms, 2 bathrooms, 3 acres
Garden Hill Road, Launching Place	12/7/11	\$715,000	4 bedrooms, 2 bathrooms, 18 acres
Killlearn Road, Launching Place	14/11/11	\$1,000,000	5 bedrooms, 4 bathrooms, 46 acres

### Don Valley

Old Don Road, Don Valley	23/11/11	\$230,000	2 bedrooms, 1 bathroom, ½ acre
Don Road, Don Valley	24/12/11	\$265,000	3 bedrooms, 1 bathroom
Eve Street, Don Valley	21/2/12	\$290,000	3 bedrooms, 1 bathroom, 1 acre
Old Dalry Road, Don Valley	10/3/12	\$310,000	4 bedrooms, 2 bathrooms, 1828m2
Don Road, Don Valley	17/12/11	\$315,000	3 bedrooms, 2 bathrooms, 1500m2
Don Road, Don Valley	9/2/12	\$350,000	3 bedrooms, 2 bathrooms, 1/3 acre
Estate Road, Don Valley	29/7/11	\$375,000	3 bedrooms, 2 bathrooms, 1/3 acre
Harberts Road, Don Valley	25/1/12	\$385,000	3 bedrooms, 2 bathrooms, 1 acre
Old Dalry Road, Don Valley	19/12/11	\$395,000	3 bedrooms, 2 bathrooms, 1400m2
Old Don Road, Don Valley	13/1/12	\$625,000	4 bedrooms, 3 bathrooms, 1800m2

### Hoddles Creek

Eacotts Road, Hoddles Creek	30/1/12	\$590,000	4 bedrooms, 1 bathroom, 20 acres
Lusatia Park Road, Hoddles Creek	25/11/11	\$605,000	4 bedrooms, 1 bathroom, 10 acres
Hakea Road, Hoddles Creek	15/10/12	\$612,000	1 bedroom, 1 bathroom, 40 acres
Blackleather Crk Rd, Hoddles Creek	24/8/11	\$682,500	4 bedrooms, 2 bathrooms, 17 acres
Jameson Road, Hoddles Creek	20/12/11	\$760,000	3 bedrooms, 1 bathroom, 39 acres
Eacotts Road, Hoddles Creek	21/10/11	\$912,000	4 bedrooms, 3 bathrooms, 20 acres

## Woori Yallock

Timberline Road, Woori Yallock	17/9/11	\$160,000	1 bedroom, 1 bathroom, 623m2
Shirley Crescent, Woori Yallock	6/2/12	\$240,000	625m2
Cythia Grove, Woori Yallock	24/10/11	\$242,650	3 bedrooms, 2 bathrooms, 645m2
Middleton Drive, Woori Yallock	15/7/11	\$268,000	3 bedrooms, 1 bathroom, 621m2
Michael Court, Woori Yallock	21/7/11	\$275,000	3 bedrooms, 2 bathrooms, 684m2
Alan Grove, Woori Yallock	31/8/11	\$277,000	3 bedrooms, 2 bathrooms
Shirley Crescent, Woori Yallock	20/11/11	\$282,000	2 bedrooms, 1 bathroom, 608m2
Alan Grove, Woori Yallock	20/8/11	\$282,500	3 bedrooms, 1 bathroom, 650m2
Warburton Highway, Woori Yallock	6/12/11	\$285,000	932m2
Middleton Drive, Woori Yallock	5/8/11	\$287,500	3 bedrooms, 1 bathroom, 618m2
Middleton Drive, Woori Yallock	19/1/12	\$290,000	3 bedrooms, 2 bathrooms, 604m2
Glenwright Ave, Woori Yallock	8/8/11	\$298,000	3 bedrooms, 2 bathrooms, 625m2
Timberline Road, Woori Yallock	9/3/12	\$303,000	3 bedrooms, 1 bathroom, 1100m2
Middleton Drive, Woori Yallock	3/8/11	\$305,000	3 bedrooms, 1 bathroom
Carroll Street, Woori Yallock	6/2/12	\$305,000	3 bedrooms, 1 bathroom, 621m2
Michael Court, Woori Yallock	30/1/12	\$309,000	3 bedrooms, 2 bathrooms, 777m2
Williams Crescent, Woori Yallock	6/7/11	\$310,000	4 bedrooms, 2 bathrooms, 892m2
Patrick Street, Woori Yallock	7/7/11	\$312,000	3 bedrooms, 1 bathroom, 654m2
Middleton Drive, Woori Yallock	10/11/11	\$315,000	3 bedrooms, 1 bathroom, 612m2
Jeanette Street, Woori Yallock	2/3/12	\$320,000	832m2
Lester Street, Woori Yallock	30/8/11	\$330,000	3 bedrooms, 2 bathrooms, 1400m2
Middleton Drive, Woori Yallock	27/7/11	\$333,000	4 bedrooms, 1 bathroom, 626m2
View Street, Woori Yallock	25/1/12	\$345,000	5 bedrooms, 2 bathrooms, 687m2
Eileen Grove, Woori Yallock	10/9/11	\$357,000	3 bedrooms, 2 bathrooms, 800m2
Alan Grove, Woori Yallock	8/12/11	\$365,000	4 bedrooms, 2 bathrooms, ½ acre
Shevlins Lane, Woori Yallock	19/7/11	\$400,000	4 bedrooms, 2 bathrooms, 6 acres
Mary Close, Woori Yallock	19/11/11	\$405,000	3 bedrooms, 2 bathrooms, 786m2
Church Road, Woori Yallock	23/2/12	\$420,000	3 bedrooms, 2 bathrooms, 1388m2
Timberline Road, Woori Yallock	22/2/12	\$425,000	3 bedrooms, 2 bathrooms, 4915m2
Alexandra Court, Woori Yallock	16/8/11	\$462,000	5 bedrooms, 2 bathrooms, 700m2
Lusatia Park Road, Woori Yallock	16/8/11	\$470,000	4 bedrooms, 2 bathrooms, 1 acre
Henry Street, Woori Yallock	31/1/12	\$490,000	5 bedrooms, 3 bathrooms, 1368m2
Lusatia Park Road, Woori Yallock	13/8/11	\$520,000	4 bedrooms, 3 bathrooms, 1 acre
Lusatia Park Road, Woori Yallock	31/8/11	\$530,000	3 bedrooms, 1 bathroom, 25 acres
Warburton Highway, Woori Yallock	22/12/11	\$800,000	4 bedrooms, 1 bathroom, 16 acres
Elvian Road, Woori Yallock	8/7/11	\$815,000	4 bedrooms, 2 bathrooms, 46 acres
Warburton Highway, Woori Yallock	30/8/11	\$835,000	5 bedrooms, 2 bathrooms, 5 acres
Old Warburton Road, Woori Yallock	12/11/11	\$1,300,000	4 bedrooms, 2 bathrooms, 100 acres

## Yellingbo

Healesville KooWeeRup Rd, Yellingbo	5/4/12	\$600,000	4 bedrooms, 2 bathrooms, 1 acre
Angus Road, Yellingbo	20/9/11	\$635,000	3 bedrooms, 2 bathrooms, 10 acres
Centre Road, Yellingbo	21/9/11	\$650,000	4 bedrooms, 2 bathrooms, 5 acres
Macclesfield Road, Yellingbo	8/8/11	\$749,995	3 bedrooms



Shirley Crescent  
Woori Yallock



Eve Street  
Don Valley



Alpine Boulevard  
Launching Place



Braeside Drive  
Launching Place

*All land sizes are approximate*