

Upper Yarra

2014 Edition #1

Your Market
Place Report



Upper Yarra Valley

Market Data



YOUR REAL ESTATE UPDATE

"The Professionals" is Now Open in Warburton

Along with our award winning office in Yarra Junction we have now opened our new office in Warburton!

Andrew McMath Real Estate is your Professionals specialist with offices in both Yarra Junction & Warburton. Supported by Professionals offices in Mt Evelyn, Lilydale, Croydon & Mooroolbark we offer our community complete real estate sales service throughout the Yarra Valley.

If you are looking to buy or sell anywhere in the Yarra Valley call the award winning sales team at Andrew McMath Real Estate on **(03) 5966 2800** in Warburton or **(03) 5967 1800** in Yarra Junction.



We Did It AGAIN!

At the latest Professionals Real Estate Annual Awards night held in Sydney our office was thrilled to be again awarded the Top Professionals Office for Victoria, NSW and Qld (Band 1). This makes the third year in a row we have come home with this prestigious award.

Not only were we presented with the Top Office award but we were also presented with the "Outstanding Membership Award for Victoria".

Our sales staff also didn't leave empty handed with both Chris & Ash again being ranked in the Top 5 Sales Agents for Victoria.



October Was Pink Month

We had a great time in October changing both our offices Pink to help raise awareness & money for the National Breast Cancer Foundation. We held two BBQ's, had face painting & balloons for the kids & we had an absolute ball! The total from our fundraising & our donations from each sale we make raised over \$16,000 for the NBCF in 2013. We're looking forward to beating this in 2014.

We love giving out Money!

Recently Chris was excited to be able to give the Warburton Bowls Club \$1500. Remember that we will **donate \$500 to your local sporting/community group or school** just for

listing & selling through us! So call us now on 5967 1800 or 5966 2800 for a free no obligation appraisal of your home.



We Welcome Ian Shipton to our Team!



Ian is the newest member of our sales team & joins us at an exciting time. Ian brings with him 25 years' experience in building product sales & a commitment to customer service. Ian has successfully undertaken many training courses throughout his career including Business Management at Deakin University. He has a passion for real estate which includes the construction of his new family home, investment properties & most recently the

complete renovation of a 100 year old miner's cottage in the area. With his combined experience & love of the Yarra Valley, Ian looks forward to offering clients the best standard of service people have come to expect from the Professionals. Ian, along with his wife & daughter, has lived in our local community for 10 years & has been involved in many school, community & sporting groups. For any real estate enquiries call Ian on 5967 1800 or 0488 675 655.

Upper Yarra Valley Property 2013 In Review (Houses Only)

Suburb / Post Code	# Sales	Lowest Sale Price	Median Sale Price	Highest Sale Price
McMahons Creek/Reefton	9	\$147,000	\$214,500	\$355,000
Big Pats Creek / East Warburton	26	\$125,000	\$305,000	\$650,000
Warburton	52	\$165,000	\$327,500	\$700,000
Millgrove	50	\$187,500	\$240,000	\$934,218
Wesburn	18	\$130,000	\$365,000	\$1,100,000
Yarra Junction	48	\$155,000	\$355,000	\$880,000
Gladysdale / Three Bridges	17	\$338,000	\$490,000	\$1,250,000
Gilderoy / Powelltown	3	\$305,000	\$499,000	\$510,000
Launching Place	35	\$250,000	\$335,000	\$675,000
Woori Yallock	54	\$200,000	\$335,000	\$680,000
Yellingbo / Hoddles Creek	17	\$365,000	\$632,500	\$900,000
Don Valley	7	\$285,000	\$515,000	\$900,000
Seville / Seville East	43	\$222,002	\$400,000	\$1,225,000

PLEASE NOTE: The above information "Upper Yarra Valley Property 2013 in Review" is a compilation of data for all houses sold within 3799, 3797 & 3139 post codes (excluding Wandin) for the dates 1 Jan 2013 to 31 Dec 2013. Details were sourced from various websites & some sales may not be available which may slightly alter some statistics. **Andrew McMath Real Estate do not claim to have acted as the selling agent in all the above transactions.**

Upper Yarra Valley Market Data

Sales by Professionals Real Estate Only

Street	Suburb	Sold Price	Bed	Bath	Area	Date	Type
Big Pats Creek Road	Big Pats Creek	\$650,000	4	2	45 acres	Sep 2013	House
Don Road	Don Valley	\$440,000	3	1	2 acres	Aug 2013	House
George Road	East Warburton	\$200,000	2	1	1770m2	Oct 2013	House
Woods Point Road	East Warburton	\$215,000	4	1	2200m2	Sep 2013	House
Callop Street	East Warburton	\$300,000	3	1	½ acre	Nov 2013	House
Woods Point Road	East Warburton	\$300,000	2	1	3994m2	Jul 2013	House
Woods Point Road	East Warburton	\$360,000	3	1	½ acre	Nov 2013	House
Woods Point Road	East Warburton	\$370,000	3	2	1947m2	Aug 2013	House
Little Yarra Road	Gilderoy	\$499,000	3	1	2.7 acre	Dec 2013	House
Little Yarra Road	Gilderoy	\$510,000	4	2	4370 m2	Sep 2013	House
Little Yarra Road	Gladysdale	\$430,000	3	1	1 acre	Jul 2013	House
Baroona Road	Gladysdale	\$1,025,000	4	2	34 acres	Jul 2013	House
Blackleather Creek Road	Hoddles Creek	\$365,000	2	1	5 acres	Sep 2013	House
Barak Drive	Launching Place	\$280,000	1	1	1590m2	Nov 2013	House
Dean Crescent	Launching Place	\$290,000	3	1	831m2	Nov 2013	House
Gembrook Road	Launching Place	\$295,000	1	1	1.5 acres	Oct 2013	House
Grand Panorama Court	Launching Place	\$315,000	3	1	920m2	Nov 2013	House
Gembrook Road	Launching Place	\$335,000	3	2	1918m2	Sep 2013	House
Hilltop Rise	Launching Place	\$340,000	3	1	2000m2	Aug 2013	House
Warburton Highway	Launching Place	\$395,000	3	2	2.5 acres	Dec 2013	House
Hilltop Rise	Launching Place	\$400,000	6	2	1992m2	Sep 2013	House
Parkinsons Road	Launching Place	\$471,000	4	2	5 acres	Jul 2013	House
Dean Crescent	Launching Place	\$550,000	3	2	2 acres	Nov 2013	House
Reefton Drive	Mc Mahons Creek	\$355,000	3	1	7000m2	Dec 2013	House
Patrick Street	Millgrove	\$239,950	2	1	674m2	Aug 2013	House
Christine Street	Millgrove	\$245,000	3	1	665m2	Oct 2013	House
Ronald Grove	Millgrove	\$252,000	2	1	679m2	Dec 2013	House
Hodge Court	Millgrove	\$260,000	3	1	686m2	Jul 2013	House
William Crescent	Millgrove	\$280,000	3	1	680m2	Jul 2013	House
Christine Street	Millgrove	\$288,000	3	2	738m2	Sep 2013	House



Warburton
3371 Warburton Hwy

Yarra Junction
2460 Warburton Hwy

p: 03 5966 2800

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www.mcmath.com.au

Street	Suburb	Sold Price	Bed	Bath	Area	Date	Type
Cavanagh Road	Millgrove	\$305,000	3	2	615m2	Oct 2013	House
Damon Court	Millgrove	\$315,000	3	1	1282m2	Jul 2013	House
Dee Road	Millgrove	\$934,218	4	1	32 acres	Jul 2013	House
Little Yarra Road	Powelltown	\$305,000	2	1	1317m2	Nov 2013	House
Fishermans Drive	Reefton	\$50,000	-	-	1375m2	Jul 2013	Land
Fishermans Drive	Reefton	\$249,000	4	2	3637m2	Jul 2013	House
Bell Street	Seville	\$240,000	-	-		Sep 2013	Land
Bell Street	Seville	\$247,500	-	-		Sep 2013	Land
Drummond Road	Seville	\$375,500	3	1	873m2	Jul 2013	House
Victoria Road	Seville	\$387,000	3	1	1355m2	Aug 2013	House
Hacketts Creek Road	Three Bridges	\$338,000	3	2	1 acre	Jul 2013	House
Little Yarra Road	Three Bridges	\$490,000	3	2	3 acres	Sep 2013	House
Old Warburton Road	Warburton	\$87,500	-	-	1500m2	Aug 2013	Land
View Street	Warburton	\$89,000	-	-	½ acre	Sep 2013	Land
Prospect Avenue	Warburton	\$105,000	-	-	890m2	Oct 2013	Land
Webb Street	Warburton	\$165,000	3	1	1004m2	Jul 2013	House
Brisbane Hill Road	Warburton	\$260,000	3	1	1526m2	Nov 2013	House
Old Warburton Road	Warburton	\$277,000	3	1	706m2	Aug 2013	House
Redcliffs Avenue	Warburton	\$295,000	2	1	1763m2	Nov 2013	House
Clarke Avenue	Warburton	\$300,000	2	1	1101m2	Dec 2013	House
Lincoln Road	Warburton	\$321,000	3	1	1313m2	Aug 2013	House
Sussex Street	Warburton	\$330,000	2	1	¼ acre	Nov 2013	House
Old Warburton Road	Warburton	\$330,100	3	2	702m2	Nov 2013	House
Lincoln Road	Warburton	\$345,000	3	2	½ acre	Dec 2013	House
Surrey Road	Warburton	\$395,000	3	2	1/3 acre	Sep 2013	House
Woods Point Road	Warburton	\$420,000	5	2	4355m2	Nov 2013	House
Lithgow Ave	Warburton	\$437,000	3	2	1345m2	Aug 2013	House
Edward Street	Wesburn	\$285,000	3	1	1/3 acre	Jul 2013	House
Britannia Creek Road	Wesburn	\$315,000	3	2	1644m2	Sep 2013	House
Wares Road	Wesburn	\$390,000	4	1	½ acre	Nov 2013	House
Alan Grove	Woori Yallock	\$330,000	3	1	762m2	Dec 2013	House
Michael Court	Woori Yallock	\$337,500	3	2	605m2	Jul 2013	House
Alan Grove	Woori Yallock	\$340,000	3	2	618m2	Nov 2013	House
Hughes Court	Woori Yallock	\$355,000	3	1	797m2	Sep 2013	House
Milners Road	Yarra Junction	\$140,500	-	-	2.25 acres	Oct 2013	Land
Duke Street	Yarra Junction	\$155,000	3	1	800m2	Aug 2013	House
Herbert Street	Yarra Junction	\$180,000	-	-	820m2	Sep 2013	Land
Hoddle Street	Yarra Junction	\$265,000	2	1	346m2	Nov 2013	House
Yarra Street	Yarra Junction	\$310,000	3	1		Sep 2013	House
Yarra Street	Yarra Junction	\$311,000	3	1		Sep 2013	House
Little Yarra Road	Yarra Junction	\$315,000	3	2	836m2	Aug 2013	House
Station Street	Yarra Junction	\$340,000	3	2	745m2	Aug 2013	House
Lowes Road	Yarra Junction	\$350,000	3	1	1533m2	Aug 2013	Land
Little Yarra Road	Yarra Junction	\$352,000	3	2	475m2	Dec 2013	House
Little Yarra Road	Yarra Junction	\$367,500	3	2	586m2	Nov 2013	House
Hillgrove Place	Yarra Junction	\$403,000	4	2	796m2	Aug 2013	House
Douglas Parade	Yarra Junction	\$420,000	-	-	812m2	Sep 2013	Land
Nature Park Rise	Yarra Junction	\$465,000	4	2	850m2	Jul 2013	House
Healesville KooWeeRup Rd	Yellingbo	\$719,000	4	2	3 acres	Jul 2013	House

Details for Sales Period: 1 July 2013 to 31 December 2013.

The above information "Upper Yarra Valley Market Data" are sales conducted by Andrew McMath Real Estate and Methven Real Estate during the above sales period for post codes 3799, 3797 & 3139 (Excluding Wandin). The information in this report is to be used as a guide only. Although every care has been taken in the preparation of the information the details herein are for information purposes only and do not constitute representations by the Owners or Agents. The details are provided as a guide to market activity. If your property is currently listed with another agent please disregard this communication.