

# Upper Yarra

2014 Edition #2

**Your** Market  
Place Report



**Upper Yarra Valley**  
Market Data



## YOUR REAL ESTATE UPDATE

### Sell Now or Wait for the Warmer Weather?

Most home owners, especially those contemplating selling, take an interest in property sales and results. If asked, most owners would say that the colder months are not a good time to sell because it is cold, wet & gardens are not looking their best. Strangely, this opinion is not shared by most purchasers, as during the colder months of the year they are just as committed & anxious to buy a property that suits their needs. The sales results for the colder months highlight the lack of supply which causes clearance rates to improve and competition to increase. Why? Simply because the buyers have less to choose from as many home owners hold off selling until the warmer weather. Consequently, the length of time any property is on the market is often less, than later in the year and sale prices are greater because of the relatively small number of properties for sale. If you are considering a move then the cooler months could prove very profitable for you. Take advantage of the short supply—sell sooner rather than later.



### Tips When Home Buying



There are a lot of considerations to weigh up when buying a new home, and it can be easy to fall into the trap of buying a property based purely on

emotion. So before you start looking for your next home or investment, keep these below tips in mind:

**DO look at several properties**—Do your research to get a good idea of what property elements you like and to get the chance to compare what is out there.

**DO ask for advice if you need it**—Talk to mortgage brokers and real estate agents and get them to help you understand the buying process and what your options are.

**DO get a Building and Pest inspection**—This can help reveal any underlying issues with a property that you might not have noticed from a simple walk-through inspection.

**DON'T buy a house for the décor**—Don't buy a house because you like the way it has been decorated. You're not buying the furniture, so try to imagine what the property will look like with your furnishings inside.

**DON'T get emotionally attached**—This is an important rule to stick to but it is easier said than done. Try to think logically about your purchase and consider all the elements such as the price, location and whether or not it will be a smart decision for you.

**DON'T rush into anything**—There is no race to buy a home, if you miss out on one property, there will always be others. Take your time and don't sign on the dotted line until you think you're ready.



### Find us on Facebook

Our facebook page has recently been re-vamped and is continually being updated with information about what's happening in the Yarra Valley, in our office and the local real estate market. Why not have a look? Go to [facebook.com/yarravalleyproperty](https://facebook.com/yarravalleyproperty) and 'like' our page!

### Searching for Property

**NEW LISTING:**  
Immaculate 3 bed brick home in Don Valley. \$350-\$400,000. May suit your needs. Ashleigh Hall Professionals RE - to opt out reply STOP

There are many internet portals out there that all buyers can search for property on. All properties listed by Andrew McMath Professionals are advertised on a variety of sites including our site [www.mcmath.com.au](http://www.mcmath.com.au). One site that we do like using is [realestateview.com.au](http://realestateview.com.au). Backed by the Real Estate Institute of Victoria (REIV), this site is focused on providing a portal to agents and their clients to display properties online without charging the massive fees that other sites are charging. We encourage all property buyers to also take a look at this site when searching for property. Of course, you can also keep updated with what has been listed by registering to receive our weekly property update via email and also registering as a buyer via our website. Registered buyers will also receive a SMS (unless they ask not to!) when a property in their price range is listed so you can be one of the first to inspect the property. You can register as a buyer by visiting [andrewmcmath.com.au/buyers-registration](http://andrewmcmath.com.au/buyers-registration).

### We'll be going Pink again!



Keep a look out for us in October this year. We will be going Pink again to raise awareness & money for the National Breast Cancer Foundation. We are currently planning some new events & fundraisers along with our popular traditional BBQ. The Professionals Group has currently raised over \$2,400,000 for the NBCF and a portion of every sale we make is donated to them.

# Market Place Report

## Upper Yarra Valley Property 2013/14 In Review (Houses Only)

Suburb / Post Code	# Sales	Lowest Sale Price	Median Sale Price	Highest Sale Price
McMahons Creek / Reefton	7	\$147,000	\$274,500	\$355,000
Big Pats Creek / East Warburton	28	\$165,000	\$305,000	\$825,000
Warburton	51	\$165,000	\$317,500	\$644,000
Millgrove	46	\$180,000	\$257,500	\$934,218
Wesburn	10	\$145,000	\$367,500	\$1,300,000
Yarra Junction	49	\$155,000	\$367,500	\$885,000
Gladysdale / Three Bridges	18	\$338,000	\$483,000	\$1,700,000
Gilderoy / Powelltown	7	\$125,000	\$192,000	\$510,000
Launching Place	34	\$220,000	\$342,500	\$675,000
Woori Yallock	51	\$248,000	\$336,000	\$1,075,000
Yellingbo / Hoddles Creek	12	\$365,000	\$607,500	\$900,000
Don Valley	9	\$220,000	\$415,000	\$845,000
Seville / Seville East	44	\$222,002	\$438,000	\$1,500,000

**PLEASE NOTE:** The above information "Upper Yarra Valley Property 2014 in Review" is a compilation of data for all houses sold within 3799, 3797 & 3139 post codes (excluding Wandin) for the dates 1 July 2013 to 30 June 2014. 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
Don Road	Don Valley	\$220,000			2016m2	Feb 2014	Land
Don Road	Don Valley	\$345,000	3	1	1 acre	Jan 2014	House
Old Dalry Road	Don Valley	\$385,000	3	1	1/3 acre	Feb 2014	House
Harberts Road	Don Valley	\$490,000	3	1	1.75 acre	May 2014	House
Old Don Road	Don Valley	\$632,500	3	2	5 acres	Jan 2014	House
Don Road	Don Valley	\$845,000	3	3	14 acres	Feb 2014	House
Blackwood Road	East Warburton	\$122,000			1 acre	Feb 2014	Land
Elderberry Road	East Warburton	\$245,000	3	2	1170m2	Jan 2014	House
Brahams Road	East Warburton	\$280,000	3	1	1 acre	Mar 2014	House
Brahams Road	East Warburton	\$365,000	2	1	3/4 acre	Apr 2014	House
Little Yarra Road	Gladysdale	\$462,000	6	2	1 acre	Jun 2014	House
Rymers Road	Gladysdale	\$483,000	5	1	11 acres	May 2014	House
Prices Road	Gladysdale	\$640,000	4	2	120 acres	Jan 2014	House
Ben Cairn Road	Launching Place	\$80,000			7164m2	Jun 2014	Land
Alpine Boulevard	Launching Place	\$150,000			837m2	Apr 2014	Land
Warburton Highway	Launching Place	\$275,000	2	1	1257m2	Jan 2014	House
Bellbird Avenue	Launching Place	\$310,000	2	2	1/3 acre	Jun 2014	House
Glenview Road	Launching Place	\$380,000	3	1	8.5 acres	May 2014	House
Braeside Drive	Launching Place	\$405,000	3	1	1/2 acre	Mar 2014	House
Braeside Drive	Launching Place	\$412,000	4	2	1.26 acre	Jun 2014	House
Allsops Road	Launching Place	\$425,000	4	2	2234m2	May 2014	House
Wickhams Road	Launching Place	\$452,000	5	2	2.5 acres	Apr 2014	House
Reefton Drive	McMahons Creek	\$300,000	3	1	2 acres	Jan 2014	House
Bacchus Crescent	Millgrove	\$115,000			905m2	Apr 2014	Land
Wonga Road	Millgrove	\$230,000	3	1	832m2	Feb 2014	House
Cavanagh Road	Millgrove	\$241,000	3	1	1029m2	Jan 2014	House
Gillis Street	Millgrove	\$253,000	3	2	1003m2	Feb 2014	House



**Yarra Junction**      **Warburton**  
 2460 Warburton Hwy      3371 Warburton Hwy  
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Street	Suburb	Sold Price	Bed	Bath	Area	Date	Type
McKenzie King Drive	Millgrove	\$270,000	3	1	661m2	Apr 2014	House
Tulloch Street	Millgrove	\$285,000	3	1	845m2	Mar 2014	House
William Crescent	Millgrove	\$292,000	3	2	683m2	Apr 2014	House
Wonga Road	Millgrove	\$305,000	3	1	826m2	May 2014	House
Cavanagh Road	Millgrove	\$320,000	3	2	1/4 acre	Mar 2014	House
Dee Road	Millgrove	\$575,000	3	1	10 acres	May 2014	House
Yarra Street	Powelltown	\$125,000	1	1	968m2	Mar 2014	House
Little Yarra Road	Powelltown	\$156,000	2	1	553m2	Mar 2014	House
Little Yarra Road	Powelltown	\$192,000	3	1		Jun 2014	House
School Road	Seville	\$210,000			702m2	May 2014	Land
Station Road	Seville	\$365,000	3	2	866m2	Feb 2014	House
Winifred Street	Seville	\$440,000	3	2	745m2	May 2014	House
Bell Street	Seville	\$464,000	4	2		Apr 2014	House
Bell Street	Seville	\$510,000	4	2	2531m2	May 2014	House
Old Warburton Road	Seville East	\$298,000				Jan 2014	Land
High Street	Seville East	\$310,000	3	1	1482m2	Apr 2014	House
English Street	Seville East	\$620,000	4	2	1258m2	Feb 2014	House
Brisbane Parade	Warburton	\$225,000	2	1	1118m2	Apr 2014	House
Giffords Road	Warburton	\$255,000	3	1	1611m2	Mar 2014	House
Sussex Street	Warburton	\$272,000	2	1	932m2	Apr 2014	House
Prospect Avenue	Warburton	\$295,000	4	2	984m2	Mar 2014	House
Prospect Avenue	Warburton	\$310,000	2	1	2/3 acre	Jun 2014	House
Horners Road	Warburton	\$315,000	3	1	865m2	Feb 2014	House
Wellington Road	Warburton	\$320,000	3	1	1495m2	Apr 2014	House
Donna Buang Road	Warburton	\$363,000	3	1	4671m2	Apr 2014	House
Brisbane Parade	Warburton	\$380,000	3	1	3264m2	Mar 2014	House
Ferndale Road	Warburton	\$420,000	3	1	1 acre	Feb 2014	House
Blackwood Ave	Warburton	\$462,000	3	2	3091m2	Mar 2014	House
Highfield Road	Warburton	\$505,000	4	3	733m2	Mar 2014	House
Brisbane Hill Road	Warburton	\$644,000	5	2	1164m2	Mar 2014	House
Station Road	Wesburn	\$53,000			450m2	Mar 2014	Land
Station Road	Wesburn	\$485,000	3	2	1 acre	May 2014	House
Nester Road	Woori Yallock	\$254,950				Feb 2014	Commercial
Barrett Court	Woori Yallock	\$280,000	3	2	615m2	Apr 2014	House
Shirley Crescent	Woori Yallock	\$298,000	2	1	612m2	Jan 2014	House
Lester Street	Woori Yallock	\$305,000	3	1	959m2	Jan 2014	House
Shirley Crescent	Woori Yallock	\$305,250	3	1	611m2	Feb 2014	House
Barrett Court	Woori Yallock	\$355,287	3	1	885m2	Feb 2014	House
Amon Court	Woori Yallock	\$372,000	3	2	1/3 acre	Mar 2014	House
Gordon Court	Woori Yallock	\$379,000	3	1	631m2	May 2014	House
Lester Street	Woori Yallock	\$405,000			3/4 acre	Jan 2014	House
Lusatia Park Road	Woori Yallock	\$557,000	3	2	6.5 acres	May 2014	House
Phillip Road	Woori Yallock	\$680,250	5	3	12 acres	May 2014	House
McOwan Crescent	Yarra Junction	\$145,000			900m2	May 2014	Land
Evergreen Place	Yarra Junction	\$170,000				Mar 2014	Land
Yarraridge Cres	Yarra Junction	\$180,000			995m2	Jan 2014	Land
Nature Park Rise	Yarra Junction	\$190,000			908m2	Jan 2014	Land
Hoddle Street	Yarra Junction	\$195,000			926m2	Mar 2014	Land
Yarra Street	Yarra Junction	\$345,000	2	1		May 2014	House
Yarra Street	Yarra Junction	\$347,500	2	1		Apr 2014	House
Yarra Street	Yarra Junction	\$369,500	2	1		Apr 2014	House
Little Yarra Road	Yarra Junction	\$372,000	3	2		Jan 2014	House
Nature Park Rise	Yarra Junction	\$405,000	3	2	718m2	Feb 2014	House
Hoddle Street	Yarra Junction	\$522,000	3	2	5 acres	Mar 2014	House
Nature Park Rise	Yarra Junction	\$550,000	4	2	1/2 acre	Apr 2014	House
Victoria Street	Yarra Junction	\$680,000	4	2	50 acres	Jun 2014	House

**Details for Sales Period: 1 January 2014 to 30 June 2014.**

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.