



















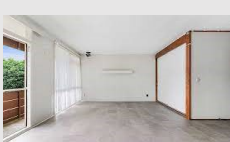


Mount Eden Residential Sales Statistics – December 2022

Address and details	Sale Price	CV (2022)	% Sale Price vs CV	Unconditional Date	Land Area (m ²)	Days on Market
 <p>120 Grange Road 4 Bedrooms Floor area: 197m²</p>	\$4,000,000	\$3,950,000	+1%	04/12/22	911m ²	43
 <p>23 Pentland Avenue 4 Bedrooms Floor area: 228m²</p>	\$3,800,000	\$4,350,000	-12%	16/12/22	506m ²	65
 <p>73 Ellerton Road 5 Bedrooms Floor area: 264m²</p>	\$2,675,000	\$2,750,000	-2%	14/12/22	721m ²	93
 <p>16 Milton Road 3 Bedrooms Floor area: 146m²</p>	\$2,250,000	\$2,625,000	-14%	07/12/22	440m ²	30
 <p>77 Balmoral Road 6 Bedrooms Floor area: 292m²</p>	\$2,000,000	New Build	N/A	13/12/22	534m ²	29
 <p>513/428 Dominion Road 3 Bedrooms Floor area: 169m²</p>	\$2,000,000	\$2,800,000	-28%	09/12/22	Unit Title	33
 <p>30 Valley Road 3 Bedrooms Floor area: 185m²</p>	\$1,755,000	\$2,175,000	-19%	07/12/22	480m ²	209
 <p>12 Onslow Road 3 Bedrooms Floor area: 94m²</p>	\$1,715,000	\$2,050,000	-16%	15/12/22	Crosslease Title	49
 <p>74A St Leonards Road 5 Bedrooms Floor area: 149m²</p>	\$1,600,000	\$2,075,000	-22%	08/12/22	Crosslease Title	22



Mount Eden Residential Sales Statistics – December 2022

	Address and details	Sale Price	CV (2022)	% Sale Price vs CV	Unconditional Date	Land Area (m ²)	Days on Market
	25 Bellwood Avenue 2 Bedrooms Floor area: 79m ²	\$1,460,000	\$2,325,000	-37%	07/12/22	607m ²	299
	14A Telford Avenue 4 Bedrooms Floor area: 135m ²	\$1,450,000	\$1,850,000	-21%	07/12/22	Crosslease Title	76
	3/6 Penrhyn Road 3 Bedrooms Floor area: 165m ²	\$1,440,000	\$1,525,000	-5%	09/12/22	Crosslease Title	90
	507/1 Enfield Street 2 Bedrooms Floor area: 72m ²	\$1,107,000	TBA	TBA	19/12/22	Unit Title	92
	303/1 Enfield Street 2 Bedrooms Floor area: 71m ²	\$1,052,000	TBA	TBA	16/12/22	Unit Title	133
	5/25 View Road 1 Bedrooms Floor area: TBA	\$790,745	TBA	TBA	09/12/22	Unit Title	105
	13/25 View Road 1 Bedrooms Floor area: TBA	\$675,000	TBA	TBA	09/12/22	Unit Title	9
	2/16A Grange Road 2 Bedrooms Floor area: 82m ²	\$650,000	\$1,360,000	-52%	14/12/22	Unit Title	32
	10/41 Grange Road 1 Bedrooms Floor area: 39m ²	\$570,000	\$650,000	-12%	05/12/22	Unit Title	46
	7/9A Esplanade Road 1 Bedrooms Floor area: 41m ²	\$335,000	\$500,000	-33%	23/12/22	Crosslease Title	23