



Property
Values Report
Spring 2018

Ashburton, Ashwood, Burwood,
Camberwell, Chadstone, Glen Iris, Malvern East



The market of 2018 is very different to preceding years

At the beginning of this year, we examined a few forces that would lead to a flattening of house prices in Melbourne: cycle length, tighter lending, and less foreign buyer demand. There's little doubt that these forces have bitten.

The graph adjacent shows how median house prices in Melbourne have fluctuated over the last 25 years. Each bar represents a quarter in time (Jan-Mar / Apr-Jun / Jul-Sep / Oct-Dec), and the height shows whether prices were up compared to the same quarter in the previous year, or down.

In every quarter since late 2012, we've experienced solid year-on-year growth; the value of the typical Melbourne house has increased about 70% over the period. But, notice how the rate of growth has fallen over the most recent 4 quarters – from about 15% in September 2017 to near 0% in June 2018.

Melbourne has experienced similar sharp changes in price growth several times before, each with different outcomes:

- The flattening from Dec-2003 was short-lived, and prices ramped back up pretty quickly
- From Jun-2008, prices actually went backwards for 2 consecutive quarters, but then growth returned in dramatic fashion
- From Sep-2010, prices again went backwards, this time for nearly 2 years

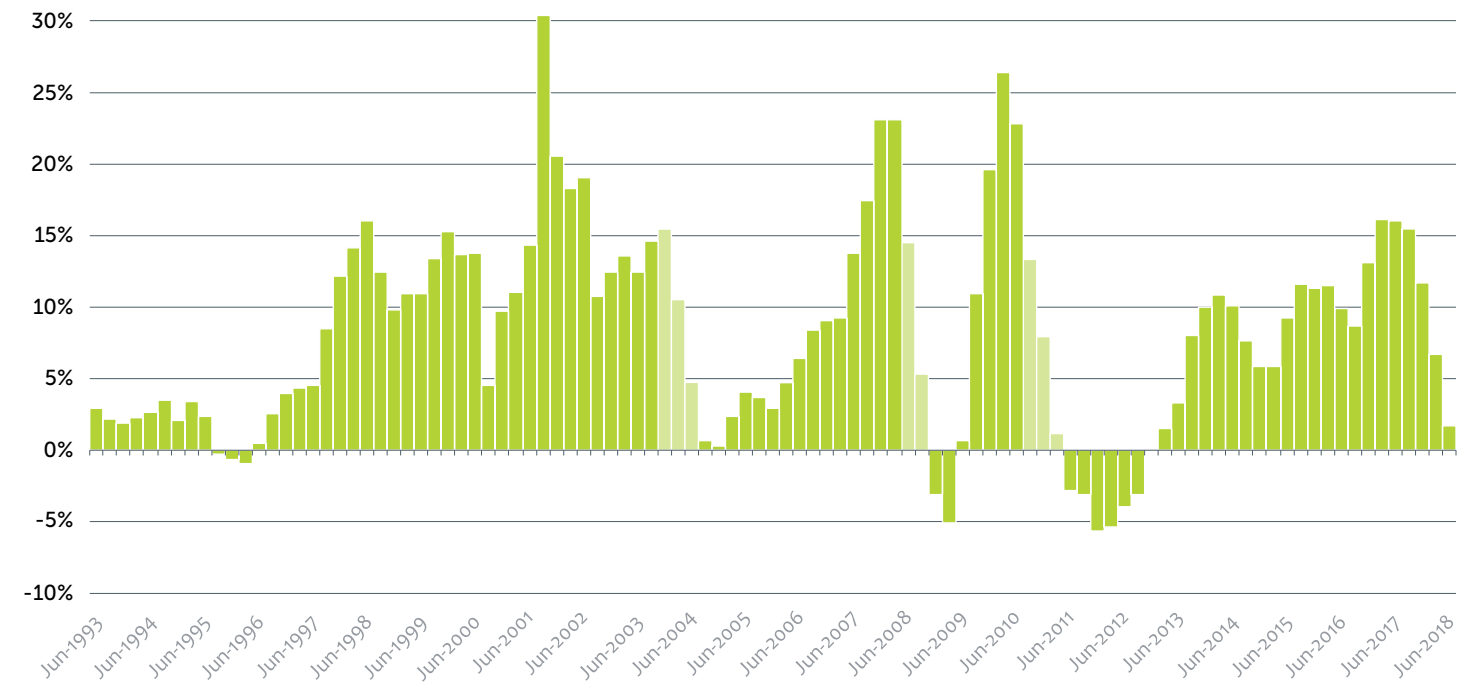
So, will price growth return quickly? Will values fall a bit, then build back gradually? Or, are we in for a hard landing and a rough couple of years ahead? The obvious truth is that nobody knows for certain. But, a reading of some fundamentals suggests that the middle path is most likely...

Yes, we've seen the market perform really strongly over the last 5 years, but peak growth was around 15% in early 2017. The fact that it never hit the dizzying heights seen in 2008 and 2010 gives some comfort that a boom-bust scenario isn't playing out. And, the fact that prices have gone backwards in only 10 of the last 100 quarters suggests that any potential falls are likely to be short lived.

Changes in lending criteria continue to act as handbrakes on the property market, and outcomes from the banking royal commission loom. But, Interest Rates remain at record lows, and are likely to stay there through 2018, making it unlikely that a large number of existing homeowners will be forced to sell at discounted prices due to mortgage stress.

Finally, demand from cashed up overseas investors has certainly subsided, but continued high levels of overseas immigration and interstate migration into Victoria means that Melbourne is projected to become Australia's largest city by 2030. A growing population means growing demand for housing, and you know the saying – they're not making more land.

Year-on-Year % Change in Median House Prices: Melbourne



This statistical analysis was conducted by Property Analytics Australia

Australian Bureau of Statistics compiles capital city indexes for Established Houses on a quarterly basis for each capital city. The indexes measure price movements over time.

We're undoubtedly in a different market today than we were 12 months ago, but this shouldn't come as a surprise to anyone who follows real estate. The seller's market couldn't last forever. Real estate transactions in coming months will be shaped more by rational decision-making than by emotional fear of missing out, and those who are informed and well advised will do well.

143,400
is how much the VIC population grew by last year (compared to 116,800 in NSW)

(Source: ABS)

35 days

is the average time it takes to sell a property in Melbourne.

44 days in Regional VIC.

(Source: REIV)

0.6%

is the difference between Owner Occupier Interest Rates and Investor Interest Rates

(Source: RBA)

1.9%

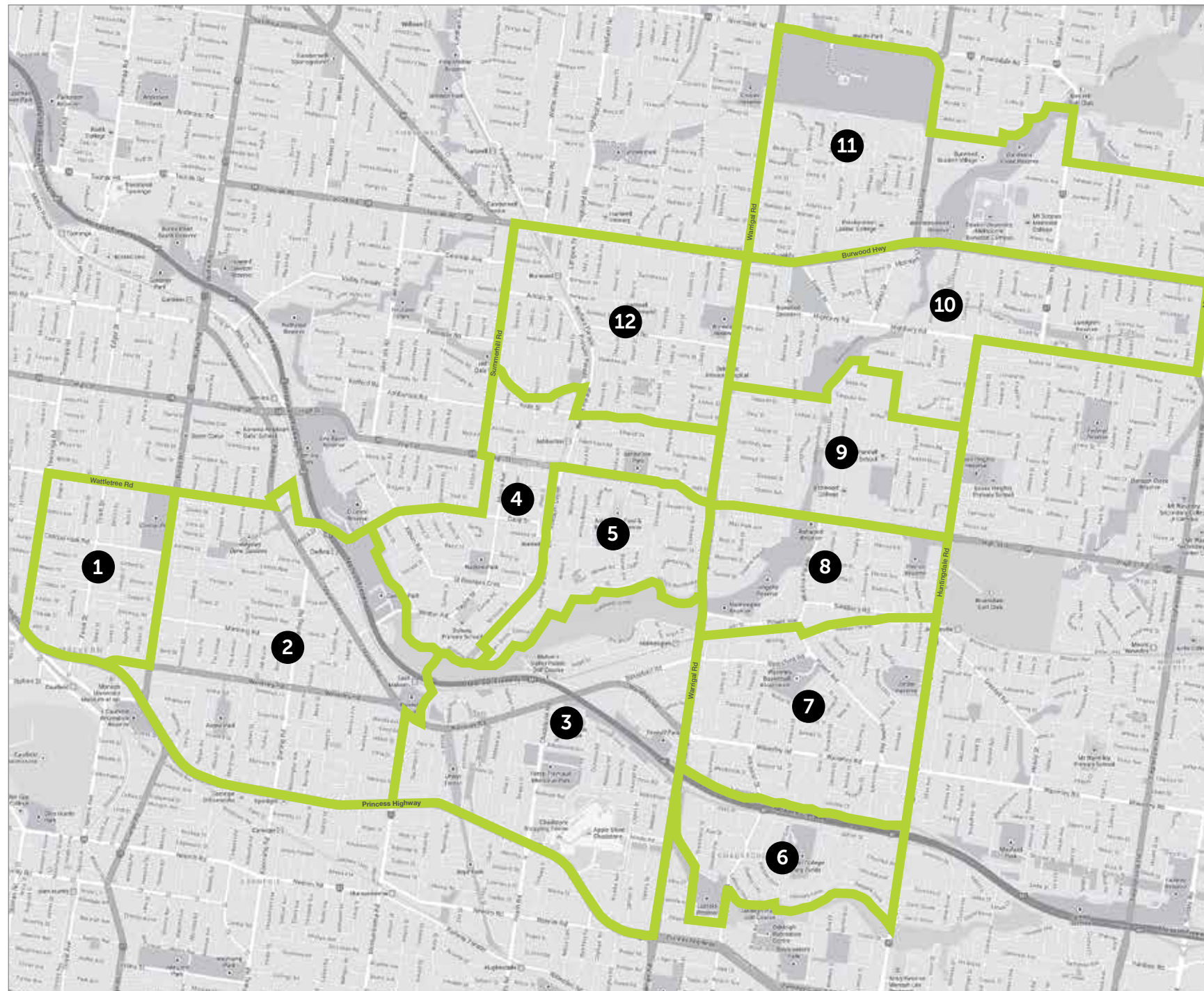
is the vacancy rate of residential properties in Melbourne

1.6% in Regional VIC

(Source: REIV)

* Property Analytics (www.propertyanalytics.com.au) provides independent statistical information to real estate professionals throughout Victoria and New South Wales.

Ashburton and local neighbourhood property values



Buxton has divided the map on this page into 12 different property value areas. To find out the median house value in your neighbourhood, simply locate your street on this map to discover which area your property is in, then look up the relevant chart. Data shown is for the Financial Year ending June 2018.

Houses: FY18

| Area 1 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 26 | 20 | 46 |
| Median | \$1,696,000 | \$3,520,000 | \$2,582,500 |
| Highest | \$3,080,000 | \$6,110,000 | \$6,110,000 |
| Median 3 yr % change | 4 | 11 | -3 |

| Area 2 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 51 | 53 | 104 |
| Median | \$1,785,000 | \$2,255,000 | \$2,032,500 |
| Highest | \$2,950,000 | \$6,125,000 | \$6,125,000 |
| Median 3 yr % change | 19 | 13 | 20 |

| Area 3 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 41 | 22 | 63 |
| Median | \$1,440,000 | \$1,680,000 | \$1,580,000 |
| Highest | \$2,250,000 | \$2,830,000 | \$2,830,000 |
| Median 3 yr % change | 14 | 23 | 19 |

| Area 4 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 29 | 38 | 67 |
| Median | \$1,825,000 | \$2,021,500 | \$1,900,000 |
| Highest | \$2,580,000 | \$2,850,500 | \$2,850,500 |
| Median 3 yr % change | 23 | 12 | 21 |

| Area 5 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 14 | 11 | 25 |
| Median | \$1,495,000 | \$1,980,000 | \$1,575,000 |
| Highest | \$1,740,000 | \$2,800,000 | \$2,800,000 |
| Median 3 yr % change | 10* | 23* | 13 |

| Area 6 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 5 | 3 | 8 |
| Median | \$1,121,500 | \$1,318,000 | \$1,180,000 |
| Highest | \$1,180,000 | \$2,280,888 | \$2,280,888 |
| Median 3 yr % change | 11* | 11* | 9* |

| Area 7 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 38 | 20 | 58 |
| Median | \$1,132,500 | \$1,265,500 | \$1,145,000 |
| Highest | \$1,650,000 | \$1,852,000 | \$1,852,000 |
| Median 3 yr % change | 23 | 15 | 24 |

| Area 8 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 8 | 9 | 27 |
| Median | \$1,183,000 | \$1,425,000 | \$1,227,500 |
| Highest | \$1,600,000 | \$2,000,000 | \$2,000,000 |
| Median 3 yr % change | 18 | 4* | 16 |

| Area 9 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 14 | 22 | 36 |
| Median | \$1,422,501 | \$1,520,000 | \$1,480,000 |
| Highest | \$1,575,000 | \$1,975,000 | \$1,975,000 |
| Median 3 yr % change | 17* | 15 | 20 |

| Area 10 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 36 | 39 | 75 |
| Median | \$1,275,000 | \$1,418,000 | \$1,350,000 |
| Highest | \$2,152,000 | \$3,180,000 | \$3,180,000 |
| Median 3 yr % change | 16 | 14 | 22 |

| Area 11 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 54 | 29 | 83 |
| Median | \$1,340,000 | \$1,600,000 | \$1,407,750 |
| Highest | \$2,185,000 | \$9,350,000 | \$9,350,000 |
| Median 3 yr % change | 14 | 23 | 16 |

| Area 12 | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 36 | 27 | 63 |
| Median | \$1,791,500 | \$2,115,000 | \$1,900,000 |
| Highest | \$2,300,000 | \$3,400,000 | \$3,400,000 |
| Median 3 yr % change | 18 | 14 | 17 |

Units / Townhouses: FY18

| Area 1 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 19 | 3 | 22 |
| Median | \$350,000 | \$1,187,500 | \$359,000 |
| Highest | \$650,000 | \$1,300,000 | \$1,300,000 |
| Median 3 yr % change | -22* | 32* | -20* |

| Area 2 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 74 | 17 | 91 |
| Median | \$587,000 | \$1,000,000 | \$672,500 |
| Highest | \$2,060,000 | \$2,220,000 | \$2,220,000 |
| Median 3 yr % change | 15 | -19* | 0 |

| Area 3 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 25 | 10 | 35 |
| Median | \$362,500 | \$1,045,000 | \$527,500 |
| Highest | \$560,000 | \$1,395,000 | \$1,395,000 |
| Median 3 yr % change | -26 | 0* | -9 |

| Area 4 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 4 | 11 | 15 |
| Median | \$506,000 | \$1,482,000 | \$1,310,000 |
| Highest | \$595,000 | \$1,700,000 | \$1,700,000 |
| Median 3 yr % change | -17* | 5* | 3 |

| Area 5 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 6 | 10 | 16 |
| Median | \$850,000 | \$1,230,000 | \$1,200,000 |
| Highest | \$900,000 | \$1,730,000 | \$1,730,000 |
| Median 3 yr % change | 39* | 9* | 33 |

| Area 6 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|------------|-----------|
| Number Sold | 8 | 11 | 19 |
| Median | \$586,660 | \$865,000 | \$855,000 |
| Highest | \$738,000 | \$995,000 | \$995,000 |
| Median 3 yr % change | 2* | 15* | 15 |

| Area 7 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 29 | 44 | 73 |
| Median | \$500,000 | \$816,000 | \$770,000 |
| Highest | \$732,000 | \$1,340,000 | \$1,340,000 |
| Median 3 yr % change | -5 | 11 | 23 |

| Area 8 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 8 | 24 | 32 |
| Median | \$546,000 | \$940,000 | \$917,500 |
| Highest | \$752,000 | \$2,135,000 | \$2,135,000 |
| Median 3 yr % change | -6* | 12 | 31 |

| Area 9 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | N/A | 11 | 11 |
| Median | N/A | \$1,152,500 | \$858,000 |
| Highest | N/A | \$1,245,000 | \$1,245,000 |
| Median 3 yr % change | N/A | 15* | -3* |

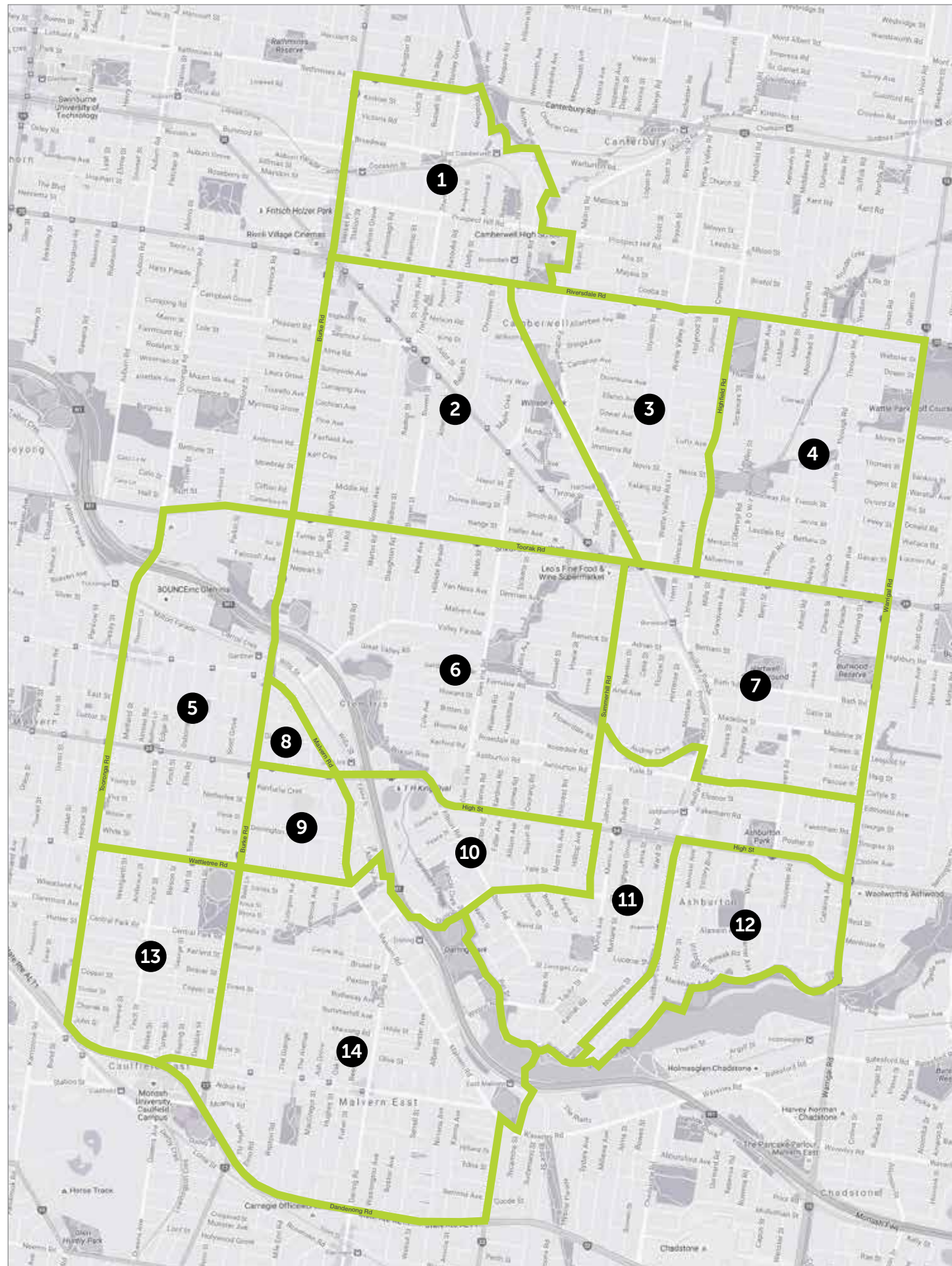
| Area 10 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 24 | 38 | 62 |
| Median | \$668,000 | \$950,000 | \$837,500 |
| Highest | \$758,000 | \$1,210,000 | \$1,210,000 |
| Median 3 yr % change | 26 | 10 | 7 |

| Area 11 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 37 | 26 | 63 |
| Median | \$520,000 | \$912,000 | \$600,000 |
| Highest | \$850,000 | \$1,240,000 | \$1,240,000 |
| Median 3 yr % change | -1 | 11 | 1 |

| Area 12 | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Number Sold | 20 | 9 | 29 |
| Median | \$767,500 | \$1,326,500 | \$791,000 |
| Highest | \$985,000 | \$1,640,000 | \$1,640,000 |
| Median 3 yr % change | 37* | 18* | -4 |

*Median Value Increase in 3 years % figure is statistically unreliable due to insufficient sales volumes.

Camberwell and local neighbourhood property values



Houses: FY18

| Area | 1-3 Bedroom | 4+ Bedroom | All Houses |
|-----------------------------|-------------|-------------|-------------|
| Area 1 | | | |
| Number Sold | 20 | 21 | 41 |
| Median | \$1,955,000 | \$3,170,000 | \$2,302,500 |
| Highest | \$2,770,000 | \$5,350,000 | \$5,350,000 |
| Median 3 yr % change | -10* | 21 | -6 |
| Area 2 | | | |
| Number Sold | 35 | 51 | 86 |
| Median | \$2,056,000 | \$2,850,000 | \$2,509,000 |
| Highest | \$5,500,000 | \$5,500,000 | \$5,500,000 |
| Median 3 yr % change | 15 | 14 | 13 |
| Area 3 | | | |
| Number Sold | 19 | 38 | 57 |
| Median | \$1,850,000 | \$2,565,000 | \$2,300,000 |
| Highest | \$2,410,000 | \$5,500,000 | \$5,500,000 |
| Median 3 yr % change | 7 | 14 | 13 |
| Area 4 | | | |
| Number Sold | 40 | 48 | 88 |
| Median | \$1,800,000 | \$2,260,000 | \$2,072,500 |
| Highest | \$4,250,000 | \$4,120,000 | \$4,250,000 |
| Median 3 yr % change | 9 | 18 | 15 |
| Area 5 | | | |
| Number Sold | 35 | 22 | 57 |
| Median | \$1,900,000 | \$3,120,000 | \$2,017,500 |
| Highest | \$4,125,000 | \$5,770,000 | \$5,770,000 |
| Median 3 yr % change | 33 | 25 | 5 |
| Area 6 | | | |
| Number Sold | 46 | 53 | 99 |
| Median | \$1,862,500 | \$2,275,000 | \$2,090,000 |
| Highest | \$3,325,000 | \$3,541,000 | \$3,541,000 |
| Median 3 yr % change | 6 | 14 | 12 |
| Area 7 | | | |
| Number Sold | 36 | 27 | 63 |
| Median | \$1,791,500 | \$2,115,000 | \$1,900,000 |
| Highest | \$2,300,000 | \$3,400,000 | \$3,400,000 |
| Median 3 yr % change | 18 | 14 | 17 |
| Area 8 | | | |
| Number Sold | 2 | 2 | 4 |
| Median | \$2,400,000 | \$5,355,000 | \$2,400,000 |
| Highest | \$2,400,000 | \$5,355,000 | \$5,355,000 |
| Median 3 yr % change | -19* | 39* | -19* |
| Area 9 | | | |
| Number Sold | 4 | 9 | 13 |
| Median | \$2,195,000 | \$3,360,000 | \$3,200,000 |
| Highest | \$3,400,000 | \$9,000,000 | \$9,000,000 |
| Median 3 yr % change | 0* | 12* | 7* |
| Area 10 | | | |
| Number Sold | 11 | 13 | 24 |
| Median | \$1,860,000 | \$2,195,000 | \$2,051,000 |
| Highest | \$4,230,000 | \$4,230,000 | \$4,230,000 |
| Median 3 yr % change | 15* | 13* | 20 |
| Area 11 | | | |
| Number Sold | 29 | 38 | 67 |
| Median | \$1,825,000 | \$2,021,500 | \$1,900,000 |
| Highest | \$2,580,000 | \$2,850,500 | \$2,850,500 |
| Median 3 yr % change | 23 | 12 | 21 |
| Area 12 | | | |
| Number Sold | 14 | 11 | 25 |
| Median | \$1,495,000 | \$1,980,000 | \$1,575,000 |
| Highest | \$1,740,000 | \$2,800,000 | \$2,800,000 |
| Median 3 yr % change | 10* | 23* | 13 |
| Area 13 | | | |
| Number Sold | 26 | 20 | 46 |
| Median | \$1,696,000 | \$3,520,000 | \$2,582,500 |
| Highest | \$3,080,000 | \$6,110,000 | \$6,110,000 |
| Median 3 yr % change | 4 | 11 | -3 |
| Area 14 | | | |
| Number Sold | 51 | 53 | 104 |
| Median | \$1,785,000 | \$2,255,000 | \$2,032,500 |
| Highest | \$2,950,000 | \$6,125,000 | \$6,125,000 |
| Median 3 yr % change | 19 | 13 | 20 |

Units / Townhouses: FY18

| Area | 1-2 Bedroom | 3+ Bedroom | All Units |
|-----------------------------|-------------|-------------|-------------|
| Area 1 | | | |
| Number Sold | 24 | 7 | 31 |
| Median | \$591,250 | \$851,000 | \$719,500 |
| Highest | \$1,100,000 | \$1,470,000 | \$1,470,000 |
| Median 3 yr % change | -36* | -31* | -23 |
| Area 2 | | | |
| Number Sold | 86 | 20 | 106 |
| Median | \$532,750 | \$1,665,000 | \$680,000 |
| Highest | \$950,000 | \$1,910,800 | \$1,910,800 |
| Median 3 yr % change | -16 | 23 | -1 |
| Area 3 | | | |
| Number Sold | 23 | 12 | 35 |
| Median | \$629,000 | \$1,452,500 | \$1,002,750 |
| Highest | \$955,500 | \$3,500,000 | \$3,500,000 |
| Median 3 yr % change | -12 | 3* | 10 |
| Area 4 | | | |
| Number Sold | 22 | 19 | 41 |
| Median | \$696,250 | \$1,290,000 | \$957,500 |
| Highest | \$970,000 | \$1,900,000 | \$1,900,000 |
| Median 3 yr % change | 6 | 12 | 20 |
| Area 5 | | | |
| Number Sold | 144 | 22 | 166 |
| Median | \$573,000 | \$1,290,000 | \$610,000 |
| Highest | \$2,765,000 | \$1,827,000 | \$2,765,000 |
| Median 3 yr % change | 11 | 47* | 15 |
| Area 6 | | | |
| Number Sold | 30 | 15 | 45 |
| Median | \$725,500 | \$1,365,000 | \$839,000 |
| Highest | \$1,640,000 | \$1,640,000 | \$1,640,000 |
| Median 3 yr % change | 29 | 4 | -11 |
| Area 7 | | | |
| Number Sold | 20 | 9 | 29 |
| Median | \$767,500 | \$1,326,500 | \$791,000 |
| Highest | \$985,000 | \$1,640,000 | \$1,640,000 |
| Median 3 yr % change | 37* | 18* | -4 |
| Area 8 | | | |
| Number Sold | N/A | N/A | N/A |
| Median | N/A | N/A | N/A |
| Highest | N/A | N/A | N/A |
| Median 3 yr % change | N/A | N/A | N/A |
| Area 9 | | | |
| Number Sold | 2 | N/A | 2 |
| Median | \$504,000 | N/A | \$504,000 |
| Highest | \$504,000 | N/A | \$504,000 |
| Median 3 yr % change | 0* | N/A | -40* |
| Area 10 | | | |
| Number Sold | 5 | 7 | 12 |
| Median | \$655,000 | \$1,955,000 | \$1,040,500 |
| Highest | \$852,000 | \$2,605,000 | \$2,605,000 |
| Median 3 yr % change | 6* | 30* | -28* |
| Area 11 | | | |
| Number Sold | 4 | 11 | 15 |
| Median | \$506,000 | \$1,482,000 | \$1,310,000 |
| Highest | \$595,000 | \$1,700,000 | \$1,700,000 |
| Median 3 yr % change | -17* | 5* | 3 |
| Area 12 | | | |
| Number Sold | 6 | 10 | 16 |
| Median | \$850,000 | \$1,230,000 | \$1,200,000 |
| Highest | \$900,000 | \$1,730,000 | \$1,730,000 |
| Median 3 yr % change | 39* | 9* | 33 |
| Area 13 | | | |
| Number Sold | 19 | 3 | 22 |
| Median | \$350,000 | \$1,187,500 | \$359,000 |
| Highest | \$650,000 | \$1,300,000 | \$1,300,000 |
| Median 3 yr % change | -22* | 32* | -20* |
| Area 14 | | | |
| Number Sold | 74 | 17 | 91 |
| Median | \$587,000 | \$1,000,000 | \$672,500 |
| Highest | \$2,060,000 | \$2,220,000 | \$2,220,000 |
| Median 3 yr % change | 15 | -19* | 0 |

Buxton has divided the map on this page into 14 different property value areas. To find out the median house value in your neighbourhood, simply locate your street on this map to discover which area your property is in, then look up the relevant chart. Data shown is for the Financial Year ending June 2018.

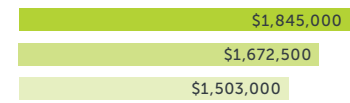
*Median Value Increase in 3 years % figure is statistically unreliable due to insufficient sales volumes.

Median sale prices by suburb in the last 3 years

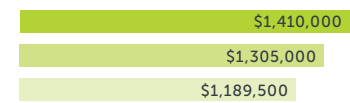
Houses

2016 2017 2018

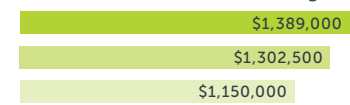
Ashburton - 92 sold
Median Value 3 Year % Change - 23



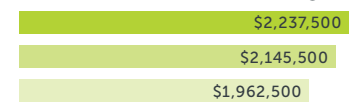
Ashwood - 63 sold
Median Value 3 Year % Change - 19



Burwood - 158 sold
Median Value 3 Year % Change - 21



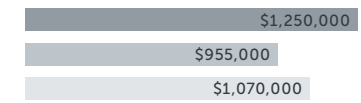
Camberwell - 239 sold
Median Value 3 Year % Change - 14



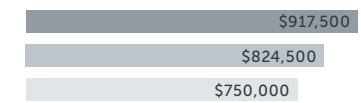
Units/Townhouses

2016 2017 2018

Ashburton - 29 sold
Median Value 3 Year % Change - 17



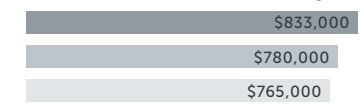
Ashwood - 42 sold
Median Value 3 Year % Change - 22



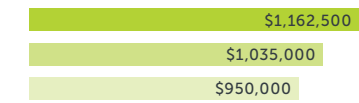
Burwood - 123 sold
Median Value 3 Year % Change - 16



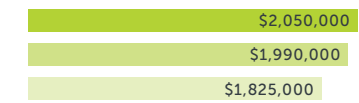
Camberwell - 149 sold
Median Value 3 Year % Change - 9



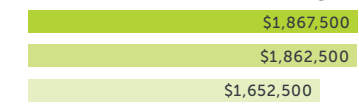
Chadstone - 64 sold
Median Value 3 Year % Change - 22



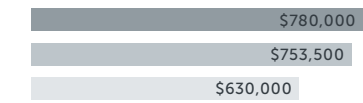
Glen Iris - 242 sold
Median Value 3 Year % Change - 12



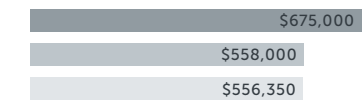
Malvern East - 216 sold
Median Value 3 Year % Change - 13



Chadstone - 89 sold
Median Value 3 Year % Change - 24



Glen Iris - 237 sold
Median Value 3 Year % Change - 21



Malvern East - 151 sold
Median Value 3 Year % Change - 10



Did you know...

About median values

The median value is a more reliable figure than an average price. This is used as an indicator of price trends in a particular area.

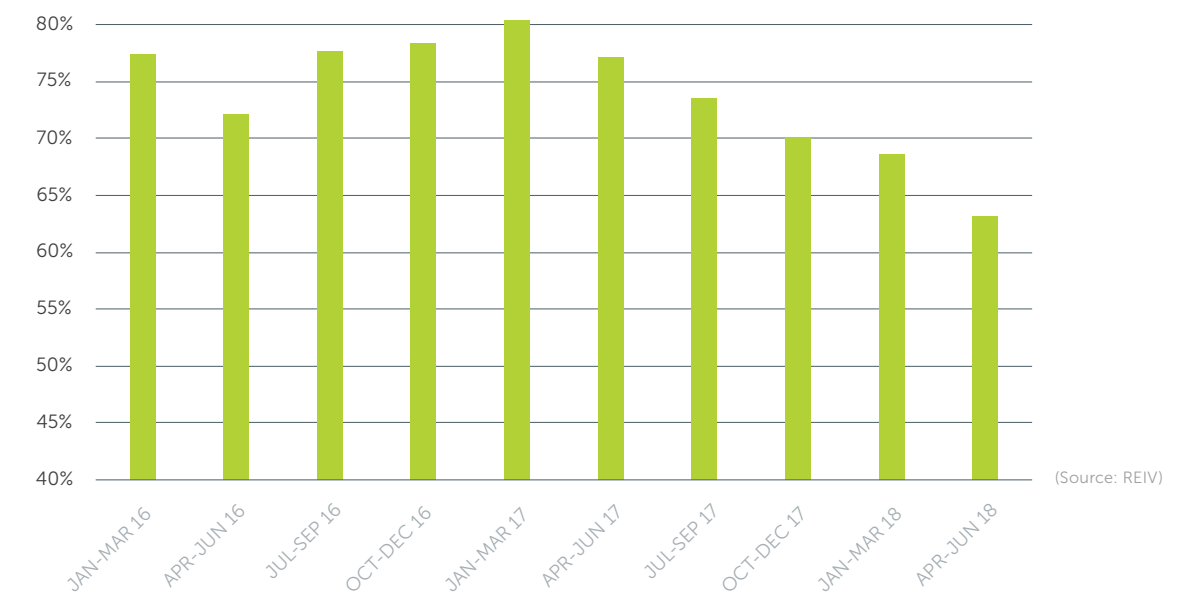
That's why median prices are used by Buxton, the Real Estate Institute of Victoria and the Valuer General. Simply, the average price is obtained by adding up the value of all sales and dividing that figure by the number of sales. The median average is the middle price when all sales are arranged in order from highest to lowest. Data shown is for the Financial Year ending June 2018.

Please note that figures relate to sales of individual residential properties only and exclude sales of multiple dwellings in single transactions (e.g. blocks of units), vacant land, and commercial real estate. The data on these pages also includes Valuer General data and because of the delay in receiving it, the 2017 data may be missing some sales taking place towards the end of the calendar year. Also be aware that if any area has a particularly low number of sales during any period, this may unfairly influence the trend. Whilst every care has been taken to confirm the accuracy of the information presented, neither the authors, editors or publishers can be responsible for errors or omissions or for any consequences from application of the information given.

Auction Clearance Rates Are Telling

When assessing the relationship between supply and demand in the market place (and associated leverage between seller and buyer), auction clearance rates can be useful.

Auction Clearance Rates Across Buxton's 140+ Suburb Area



This graph shows how rates have changed over the last 2.5 years across the 140+ suburbs that Buxton operates in Victoria. While every suburb and region is different, overall we've seen a significant decrease in clearance rates from the beginning of 2017 to now.

What does this mean? Highly competitive auctions with many bidders is becoming rarer, and as a result, vendors must take more care when considering pre-auction offers and when determining their ultimate reserve price. Employing an experienced local agent with in-depth knowledge of active buyers is becoming increasingly important.

**Property
Values Report**
Spring 2018

If you are considering selling and would like to achieve the highest price possible, contact a Ashburton / Camberwell area area expert for an up-to-date market appraisal.

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Steve Hatzi 0447 123 123

Chris Constantinou 0403 343 273

Peter Gigis 0411 437 738

Billy Chang 0423 010 737

Brett Phelan 0417 464 075

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