



DYSON AUSTEN
VALUERS SINCE 1927

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The Dyson Austen top 10 prestige residential survey

Top ten prestige residential survey for second quarter 2006

	ADDRESS	SUBURB	PRICE	DATE	BED	FEATURES	LAND APPX. (SQM)	AGENT
1	9 Wolseley Crescent	Point Piper	\$24M	May 06	5	Substantial modern residence with 9 bathrooms, billiard room, sauna, gymnasium, tennis court, boatshed, waterfront location with 270 degree views of Sydney Harbour.	1,129	LJH DB
2	18 Carrara Road	Vaucluse	\$23M approx	Apr 06	6	Substantial residence with 7.5 bathrooms, cinema, gymnasium, sauna, pool, spa, tennis court. Expansive city and harbour views. Set on waterfront reserve.	1,603	L&S DB
3	1/28 Billyard Avenue	Elizabeth Bay	\$14M*	May 06	-	425sqm penthouse apartment with water views and 375sqm balcony.	-	Sothebys International Realty
4	11 Queens Avenue	Vaucluse	\$11.5M-\$12M	Apr 06	4	New residence with 5 bathrooms, expansive harbour views, lift and pool.	626	Ken Jacobs
5	8/6 Cowper Wharf Road	Woolloomooloo	\$11M-\$11.5M	May 06	3	Luxury half floor apartment with study and water views.	-	Knight Frank/ Ken Jacobs
6	5 Sheldon Place	Bellevue Hill	\$11M	Jun 06	6	Double block of land, substantial residence with 6 ensuite bathrooms, heated pool and spa, tennis court, sauna/steamroom, city and harbour views.	1,397	L&S DB
7	4301/129-145 Harrington St	The Rocks	\$10M-\$10.5M	Jun 06	4	3 level apartment, study, home theatre, exclusive plunge pool, expansive harbour views.	-	Sothebys International Realty
8	112 Victoria Road	Bellevue Hill	\$9.65M	May 06	5	Modern luxury residence with 5 bathrooms, swimming pool and limited views.	1,054	L&S DB
9	3/8-10 Notts Avenue	Bondi Beach	\$9M	Jun 06	3	200sqm penthouse with expansive Bondi Beach views and triple car garaging.	-	R&H DB
10	32 Plunkett Road	Mosman	\$8.75M-\$9.25M	Jun 06	5	3 level residence with indoor heated swimming pool, spa, home office, 2 games areas and water views.	818	R&W NB/M

* As reported in SMH



Survey prepared on behalf of Real Estate Institute of New South Wales

Highest value transaction for Q1 of 2006



Q1. 2 Loch Maree Place, **Vaucluse**
\$12.5million

Highest value transactions per quarter in 2004



Q1. 20 The Crescent, **Vaucluse**
\$11million



Q2. 63 Wolseley Road, **Point Piper**
\$21.5million



Q3. 42a Wolseley Road, **Point Piper**
\$12.5million



Q4. 2&6 Ginahgulla Rd & 49 Fairfax Rd, **Point Piper**
\$20.5million

Highest value transaction for Q2 of 2006



Q2. 9 Wolseley Crescent, **Point Piper**
\$24million

Highest value transactions per quarter in 2005



Q1. 110 Wolseley Road, **Point Piper**
\$20.6million



Q2. 4 & 6 Burran Avenue, **Mosman**
\$20.5million

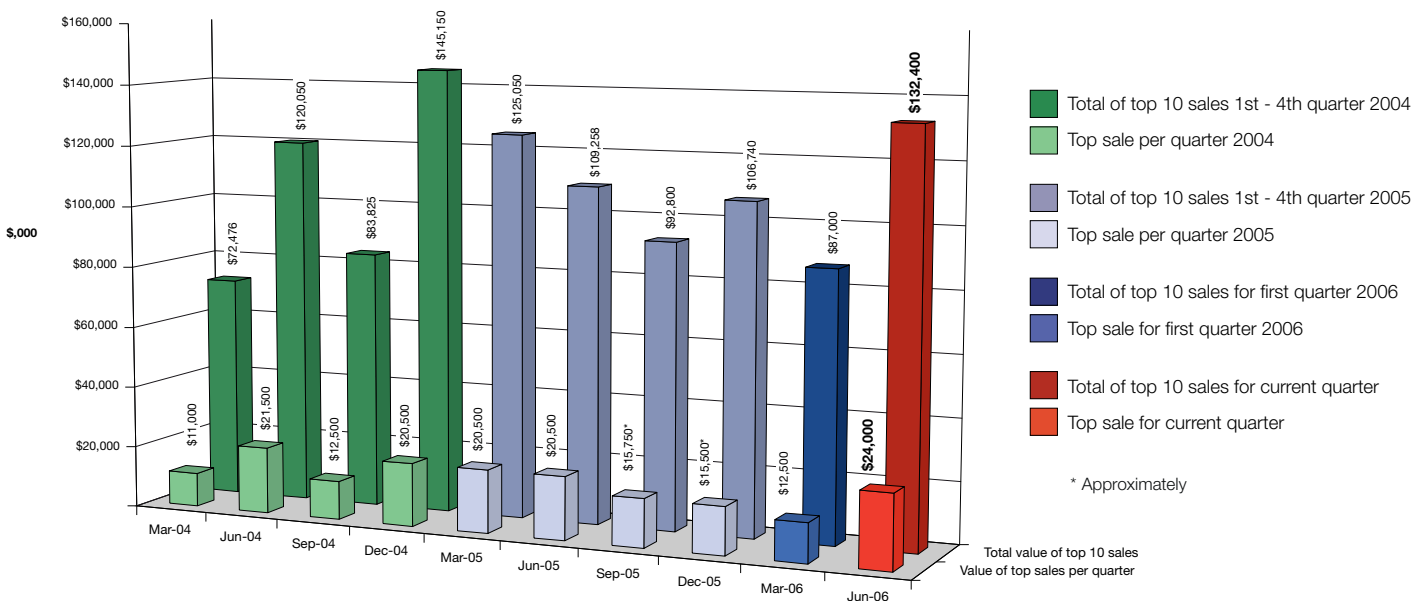


Q3. 7 Rose Bay Avenue, **Bellevue Hill**
\$15.7million



Q4. 88 Wolseley Road, **Point Piper**
\$16million*

Highest value and total value of top 10 transactions per quarter in 2004/2005/2006



Source: Dyson Austen



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