



**DYSON AUSTEN**  
VALUERS SINCE 1927

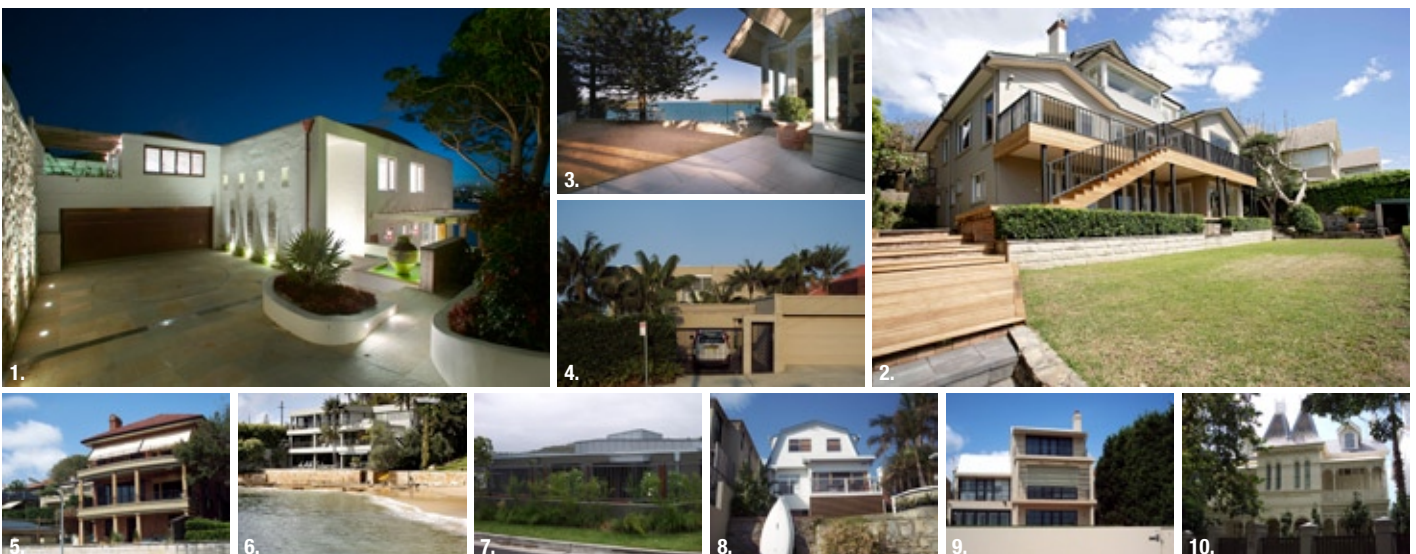
Vol.10 October - December 2006

# The Dyson Austen top 10 prestige residential survey

Top ten prestige residential survey for fourth quarter 2006

ADDRESS	SUBURB	PRICE	DATE	BED	FEATURES	LAND APPX. (SQM)	AGENT
1 2 Bayview Hill Road	Rose Bay	\$18M-\$18.5M	Nov 06	4	Modern waterfront residence, 3 ensuites, gym, cellar, heated pool and spa, double garage, lift, city and Harbour views.	820	R&W DB, LJH DB
2 142 Wolseley Road	Point Piper	\$13.8M	Oct 06	5	Grand Federation residence with home office, 3.5 bathrooms, views to Manly and double garaging.	984	LJH DB, Cassim R/E
3 14 Burran Avenue	Mosman	\$13M	Nov 06	3	Waterfront residence with study, 4 bathrooms, sunroom, Middle Harbour views and pool.	1,823	Christies
4 518-520 Bronte Road	Bronte	\$12.3M	Dec 06	5	Oceanfront reserve type residence with 3 bathrooms, gym, movie room, cellar, double garage, swimming pool, spa and views to Bronte and Tamarama Beaches.	801	Leonarder Collins
5 15 Wyuna Road	Point Piper	\$11M*	Nov 06	6	Restored Period home with 4 bathrooms and Harbour views.	686	LJH DB
6 10 Wharf Road	Vaucluse	\$10.2M	Oct 06	4	Beachfront residence with 5 bathrooms, heated pool, wine cellar, double garage and surrounding water views.	534	Sotheby's International Realty
7 12 Shellbank Parade	Cremorne	\$9M-\$9.3M	Dec 06	4	New waterfront residence, study, 4 bathrooms, heated pool, boating facilities, C-Bus system, lift, Middle Harbour views and triple parking.	854	LJH Mosman
8 22 Pacific Street	Watsons Bay	\$9M	Oct 06	4-5	Waterfront residence, boatshed, jetty, ramp and mooring piers. Inclusive of leasehold land.	667	R&W DB
9 1 Marine Parade	Double Bay	\$8.7M *	Dec 06	4	Waterfront reserve type residence with 4 bathrooms, study, double garaging, dual street frontage and Harbour views.	708	Sotheby's International Realty, Alan Stanton
10 71 Darling Point Road	Darling Point	\$7.8M	Nov 06	5	Amalgamation of two 3 level Victorian terraces with 3.5 bathrooms, swimming pool and wine cellar.	610	LJH DB

\* Approximately



## Highest value transaction for Q1, 2 & 3 of 2006



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



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



Q3. 528/19 Hickson Road, **Walsh Bay**  
\$16million\*

## 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 Q4 of 2006



Q4. 2 Bayview Hill Road, **Rose Bay**  
\$18-\$18.5million

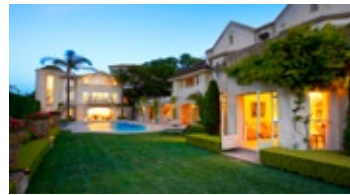
## Highest value transactions per quarter in 2005



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



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

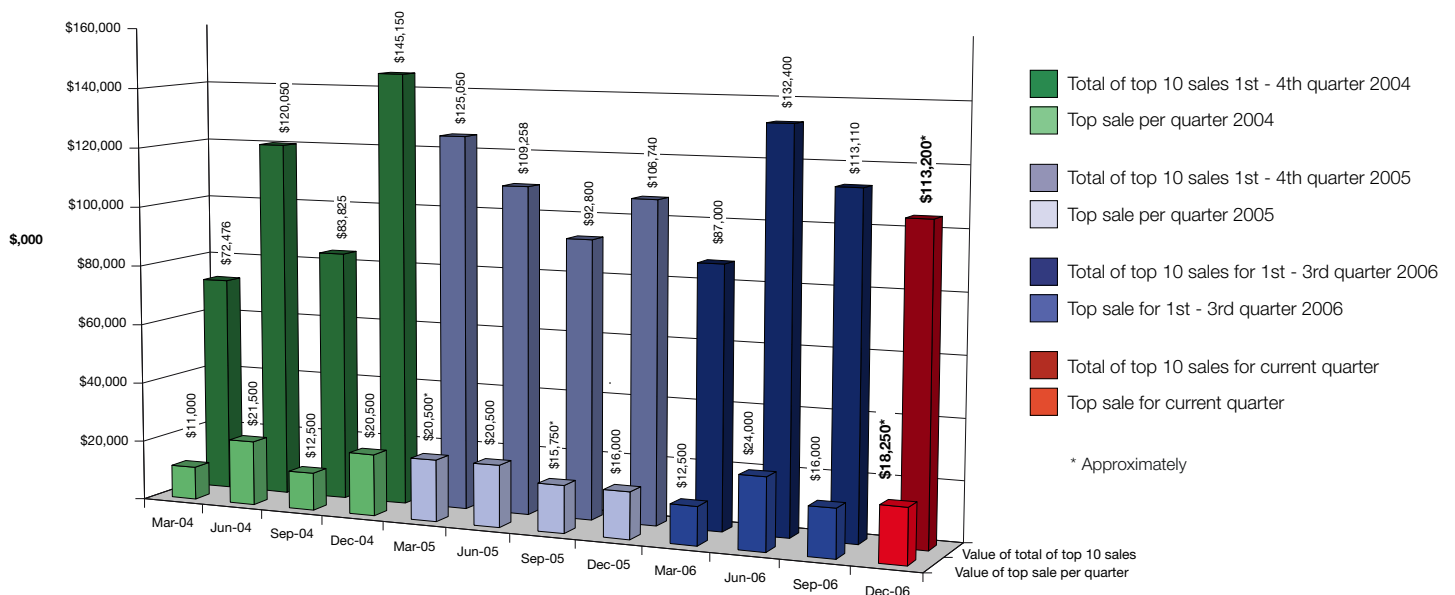


Q3. 7 Rose Bay Avenue, **Bellevue Hill**  
\$15.7million



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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