

# Dyson Austen Top 10 Prestige Residential Survey

DYSON AUSTEN  
VALUERS SINCE 1927

2008  
Q2  
April – June

[www.dysonausten.com.au](http://www.dysonausten.com.au)

Quarterly Results: All Ords: -1.4% Interest Rate: – Dow Jones: -8.6% Survey: -31% \$A/US: +5%

Address	Suburb	Price	Date	Bed	Description	Land	Agent
1 99 Wentworth Road	Vaucluse	<b>\$20 M</b>	Apr 08	4	Elevated modern non-waterfront luxury residence with swimming pool benefiting from harbour views.	866	LJH DB and L&S DB
2 Penthouse 10 Wylde Street	Potts Point	<b>\$20 M</b>	May 08	3	Luxury Penthouse (531sqm internally) with 4 car garaging and 280 degree views.	–	R&W EB / PP
3 8 Fernleigh Gardens	Rose Bay	<b>\$14.4 M</b>	Jun 08	4	Luxury renovated residence with 5 bathrooms, swimming pool, harbour views and 1,000 bottle cellar.	1,062	R&H DB
4 "Tama House"	Tamarama	<b>\$12.75 M</b>	Apr 08	–	Three luxury units sold in one line in new beachside development.	N/A	McGrath and R&H DB
5 3-13 Holdsworth Street	Woolahra	<b>\$12.5 M</b>	Jun 08	4	Substantial residence with 4 bathrooms and separate self contained accommodation.	619	LJH DB and McGrath
6 21 Thompson Street	Tamarama	<b>\$11 M</b>	Jun 08	4	Large residence with beach views, swimming pool and access to beachfront steps.	585	Blackett & Glasgow
7 2/28 Billyard Avenue	Elizabeth Bay	<b>\$10.5 M</b>	May 08	4	Luxury waterfront apartment.	472	Sotheby's
8 95 Wentworth Road	Vaucluse	<b>\$10.5 M</b>	Apr 08	–	Large parcel of land with views and DA for multiple dwellings.	1,152	R&H DB
9 58A Moruben Road	Mosman	<b>\$10 M</b>	Jun 08	6	Luxury residence with 6 bathrooms, library, games room and harbour views, inclusive of self contained accommodation.	613	LJH Mosman
10 12 Martin Road	Centennial Park	<b>\$10 M</b>	Apr 08	6	Luxury residence with 5 bathrooms, benefiting from city skyline views, separate self contained accommodation with swimming pool.	803	McGrath

\* Unconfirmed \*Approximately #Approximate SQM

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



## Highest value transactions per quarter in 2008



99 Wentworth Road, **Vaucluse**  
SOLD for \$20 million



73-75 Wolseley Road, **Point Piper**  
SOLD for \$32.4 million

## Highest value transactions per quarter in 2007



50 The Crescent, **Vaucluse**  
SOLD for \$16.1 million



9 Wentworth Place, **Point Piper**  
SOLD for \$13.8 million



22D Vaucluse Road, **Vaucluse**  
SOLD for \$29 million



26-28 Wolseley Road, **Point Piper**  
SOLD for \$25 million

## Highest value transactions per quarter in 2006



2 Loch Maree Place, **Vaucluse**  
SOLD for \$12.5 million



9 Wolseley Crescent, **Point Piper**  
SOLD for \$24 million



110 Wolseley Road, **Point Piper**  
SOLD for \$20.6 million



4 & 6 Burran Avenue, **Mosman**  
SOLD for \$20.5 million

## Highest value transactions per quarter in 2004



20 The Crescent, **Vaucluse**  
SOLD for \$11 million



63 Wolseley Road, **Point Piper**  
SOLD for \$21.5 million



528/19 Hickson Road, **Walsh Bay**  
SOLD for \$16 million\*



2 Bayview Hill Road, **Rose Bay**  
SOLD for \$18-\$18.5 million



7 Rose Bay Avenue, **Bellevue Hill**  
SOLD for \$15.7 million



88 Wolseley Road, **Point Piper**  
SOLD for \$16 million\*

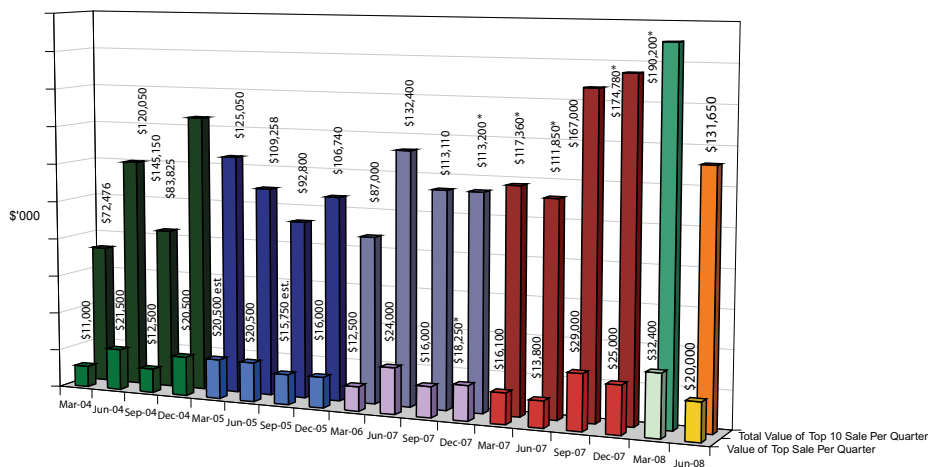


42a Wolseley Road, **Point Piper**  
SOLD for \$12.5 million



2&6 Ginahgulla Rd & 49 Fairfax Rd,  
**Point Piper**  
SOLD for \$20.5 million

## Highest value and total value of top 10 transactions per quarter in 2004-2008



\* Approximately  
Source: Dyson Austen

- Total of top 10 sales for 1st - 4th quarter 2004
- Top sale per quarter 2004
- Total of top 10 sales for 1st - 4th quarter 2005
- Top sale per quarter 2005
- Total of top 10 sales for 1st - 4th quarter 2006
- Top sale per quarter 2006
- Total of top 10 sales for 1st - 4th quarter 2007
- Top sale for 1st - 4th quarter 2007
- Total of top 10 sales for 1st quarter 2008
- Top sale for 1st quarter 2008
- Total of top 10 sales for current quarter
- Top sale for current quarter

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