

Houses about the \$1 million mark face highly contested auctions in Melbourne

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35 Railway Place, Williamstown sold for \$1.29 million on Saturday.

- [Tap here for Saturday's auction results](#)
- [Tap here for the Market Snapshot](#)
- [Not a single bid for Brighton mansion at auction after heavy discount](#)

Houses that sell for \$900,000 to \$1.5 million are a prime indicator in Melbourne's real estate market – and dozens of homes in this range sold for strong prices at the weekend.

There's a large supply of properties in the sub-\$1.5 million category, from four-bedroom brick veneer homes on 700 square metres in the middle-ring suburbs to compact cottages in the inner city.

Since Melbourne's market growth spurt kicked off four-and-a-half years ago, this price bracket has proved highly resilient. And it was certainly a contested category at the weekend when the Domain

Group posted another boom-time auction clearance rate of 81.4 per cent, higher than the previous weekend's 80.2 per cent.



43 Woodside Street Fitzroy North sold for \$1,802,500 on Saturday.

On Saturday, three bidders battled for a three-bedroom weatherboard cottage at [35 Railway Place, Williamstown](#).

RT Edgar auctioneer Joanne Royston said five parties had confirmed their intention to bid for the property but two dropped out after a strong \$1 million opening bid. This was just above the \$990,000 reserve, and the house went on to sell for \$1.29 million, \$300,000 above reserve.

Ms Royston said buyers were increasingly making compromises to secure new homes.



1 Kilsyth Avenue Toorak fetched over \$4.5 million on Saturday.

“If a property is priced right and marketed right in the west, it is selling and getting competitive bidding,” she said.

The purchaser at Railway Place had missed out on buying a nearby double-fronted period home, offered on the previous weekend, as well as on other auction properties. Added to this, the buyer had sold up in Port Melbourne and needed a new home quickly.

Upbeat results for cottages abounded within 10 kilometres of the CBD.

Hocking Stuart’s Nick Gatacre fielded three bidders at the sale of a cottage at [14 Moore Street, South Yarra](#). It was knocked down for \$1,214,000, against a \$1.15 million reserve.

In Fitzroy North, Nelson Alexander’s Tom Roberts had to jump-start the auction of a sleekly renovated period house with a \$1.5 million vendor bid.

But after that it was smooth sailing for the two-bedroom/two-bathroom terrace at [43 Woodside Street](#). The property sold for \$1,802,500 with two bidders competing. It was on the market at \$1.7 million.

Paul Osborne, from the Carlton North-based buyers’ advocacy firm Secret Agent, said if the market for \$1 million to \$1.5 million houses faltered, it would affect the wider market.

“That has been one of the most robust market segments for a really long time,” he said. “In the inner city virtually everything that’s now quoted at \$1.1 million is selling for \$1.3 million.”

Top end properties were contested heavily on the weekend, too. A large 920-square-metre allotment with an old house at [24 North Road, Brighton](#), produced Melbourne’s highest disclosed price on Saturday.

Biggin & Scott saw five bidders vie for the asset, which sold for \$4,225,000 after it was put on the market at \$3,881,000.

In Toorak, RT Edgar sold two 1930s duplex apartments on 706 square metres for an undisclosed sum. But sources said [1 Kilsyth Avenue](#) fetched between \$4.5 million and \$5 million.

The results of 932 auctions were reported to the Domain Group to produce Saturday's 81.4 per cent clearance rate. The results of another 293 auctions were not reported by agents.

Domain Group chief economist Andrew Wilson said Melbourne was in a "heady market" with auction properties selling more quickly than they did last year.

He said auction listings in the city were 27.7 per cent higher so far this year compared to the same period last year.

This equates to 1927 more auction properties being sold between February and last weekend compared to the same period last year. But this figure needs to be taken with a grain of salt because much of the growth in auction numbers has been in the outer suburbs.

Pockets of the inner suburbs are experiencing low stock levels. Prospective sellers in these neighbourhoods are also complaining to agents that if they sell their current property they may not be able to purchase an appropriate replacement home.

Mr Osborne said a large number of owners were looking to buy a new property but were prepared to wait out the market until stock levels lifted in spring.

"They see strong prices for properties that aren't great because of the shortage of inner-city properties, so rather than putting their own property on the market to take advantage of the shortage they're going the other way. They're saying: 'We're not going to sell until we see more stock around.'

"But now is actually the perfect time to sell because you are selling in a market that is restricted in supply and quality. You can do quite well out of that, rather than going to market when everyone else is going."

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