

|    | New Listings (26)        | Address                                 | Auction details        | Price guide reported | Land size           | Aspect                       | Type                              |
|----|--------------------------|-----------------------------------------|------------------------|----------------------|---------------------|------------------------------|-----------------------------------|
| 1  | Cammeray                 | 55A Carter Street, Cammeray             | 27-Jun-26 10:00        | \$3,500,000          | 389                 | South                        | 3 beds, 4 baths, DLUG             |
| 2  | Chatswood                | 9 & 11 Wood Street, Chatswood           | 04-Jul-26 13:30        | \$2,200,000          | 726                 | North                        | 5 beds, 3 baths, 2CS (2 semis)    |
| 3  | Chatswood                | 233 Mowbray Road, Chatswood             | 27-Jun-26 09:30        | \$2,300,000          | 380                 | North                        | 3 beds, 1 bath, LUG               |
| 4  | Chatswood                | 146 Greville Street, Chatswood          | 04-Jul-26 15:15        | \$2,800,000          | 704                 | West                         | 4 beds, 2 baths, LUG              |
| 5  | Chatswood                | 27 Royal Street, Chatswood              | 27-Jun-26 10:30        | \$4,950,000          | 740                 | East                         | 4 beds, 2 baths, LUG              |
| 6  | Cremorne                 | 2A Earle Street, Cremorne               | 04-Jul-26 09:00        | \$4,000,000          | 292                 | North                        | 5 beds, 3 baths, LUG (new duplex) |
| 7  | Hunters Hill             | 39 Bonnefin Road, Hunters Hill          | 25-Jun-26 13:30        | \$13,200,000         | 1802                | NE                           | 4 beds, 4 bath, DLUG              |
| 8  | Hunters Hill             | 9 Vernon Street, Hunters Hill (relist)  | For Sale (Guide price) | \$7,800,000          | 538                 | South                        | 5 beds, 4 baths, 4 x LUG          |
| 9  | Hunters Hill             | 15 Lloyd Avenue, Hunters Hill           | 04-Jul-26 09:00        | \$11,000,000         | 822                 | NE                           | 5 beds, 3 baths, 2CP              |
| 10 | Kirribilli               | 44 Carabella Street, Kirribilli         | 04-Jul-26 12:30        | \$12,000,000         | 878                 | SW                           | 5 beds, 3 baths, 3 LUG + 4 CS     |
| 11 | McMahons Point           | 74 Blues Point Road, McMahon's Point    | 11-Jul-26 15:00        | \$5,000,000          | 291                 | West                         | 3 beds, 3 baths, DLUG             |
| 12 | Mosman                   | 3 Gordon Street, Mosman                 | 02-Jul-26 17:00        | \$8,000,000          | 490                 | East                         | 5 beds, 2 baths, LUG              |
| 13 | Mosman                   | 29 Bay Street, Mosman (relist)          | For Sale (Guide price) | \$4,800,000          | 512                 | West                         | 5 beds, 4 baths, DLUG             |
| 14 | Mosman                   | 55 Rangers Avenue, Mosman               | For Sale (Guide price) | \$6,250,000          | 451                 | North                        | 5 beds, 2 baths, DLUG             |
| 15 | Mosman                   | 11 Euryalus Street, Mosman              | For Sale (Guide price) | \$7,260,000          | 879                 | East                         | 6 beds, 4 baths, DLUG             |
| 16 | Mosman                   | 36 Lang Street, Mosman                  | 04-Jul-26 09:00        | \$3,300,000          | 260                 | East                         | 3 beds, 2 baths, 1CS (semi)       |
| 17 | North Sydney             | 7 Doris Street, North Sydney            | 02-Jul-26 17:00        | \$2,600,000          | 133                 | East                         | 3 beds, 1 bath                    |
| 18 | Northbridge              | 1A Woonona Road, Northbridge (relist)   | For Sale (Guide price) | \$3,400,000          | 531                 | South                        | 3 beds, 2 baths, LUG              |
| 19 | Northbridge              | 10 Wollombi Road, Northbridge           | For Sale (Guide price) | \$4,300,000          | 651                 | North                        | 4 beds, 2 baths, DLUG             |
| 20 | Northbridge              | 54 Cliff Avenue, Northbridge            | For Sale (Guide price) | \$3,500,000          | 1108                | East                         | 3 beds, 2 bath, LUG               |
| 21 | Waverton                 | 39 Carr Street, Waverton                | 27-Jun-26 09:00        | \$3,500,000          | 268                 | East                         | 4 beds, 2 baths, LUG              |
| 22 | Willoughby               | 38 Tyneside Avenue, Willoughby          | 04-Jul-26 13:30        | \$3,700,000          | 568                 | West                         | 3 beds, 1 bath, LUG               |
| 23 | Willoughby               | 17 Frenchs Road, Willoughby             | 04-Jul-26 10:30        | \$4,800,000          | 516                 | North                        | 6 beds, 5 baths, DLUG             |
| 24 | Willoughby               | 16 Laurel Street, Willoughby            | 27-Jun-26 13:30        | \$5,000,000          | 790                 | South                        | 5 beds, 3 baths, 2 CP             |
| 25 | Willoughby               | 64 Tulloh Street, Willoughby            | 04-Jul-26 10:00        | \$4,000,000          | 680                 | West                         | Residential land                  |
| 26 | Willoughby               | 36 Cambridge Street, Willoughby         | 20-Jun-26 15:15        | \$5,000,000          | 809                 | South                        | 4 beds, 2 baths, DLUG + 1 CP      |
|    |                          |                                         |                        | \$5,313,846          |                     |                              |                                   |
|    | Sold (22)                | Address                                 | Date Sold              | Guide price          | Sale price reported | Difference in price          | % change                          |
| 1  | Private Treaty           | 91 Artarmon Road, Artarmon              | 05-Jun-26              | \$3,000,000          | \$3,080,000         | \$80,000                     | 2.67%                             |
| 2  | At Auction               | 1/47 Pine Street, Cammeray              | 04-Jun-26              | \$4,000,000          | \$3,905,000         | (\$95,000)                   | -2.38%                            |
| 3  | At Auction               | 208 Deepwater Road, Castle Cove         | 05-Jun-26              | \$2,500,000          | \$2,100,000         | (\$400,000)                  | -16.00%                           |
| 4  | Private Treaty           | 193 Edinburgh Road, Castlecrag          | 03-Jun-26              | \$3,300,000          | \$3,350,000         | \$50,000                     | 1.52%                             |
| 5  | Pre-Auction              | 11 Septimus Street, Chatswood           | 30-May-26              | \$3,200,000          | \$2,980,000         | (\$220,000)                  | -6.88%                            |
| 6  | At Auction               | 11 Hercules Street, Chatswood           | 6-Jun-26               | \$5,000,000          | \$5,000,000         | \$0                          | 0.00%                             |
| 7  | At Auction               | 48 Macpherson Street, Cremorne          | 04-Jun-26              | \$3,300,000          | \$3,250,000         | (\$50,000)                   | -1.52%                            |
| 8  | Post Auction             | 78 Albany Street, Crows Nest            | 03-Jun-26              | \$3,300,000          | \$2,725,000         | (\$575,000)                  | -17.42%                           |
| 9  | Post Auction             | 27 Emmett Street, Crows Nest            | 5-Jun-26               | \$3,000,000          | \$3,125,000         | \$125,000                    | 4.17%                             |
| 10 | At Auction               | 35 Wybalena Road, Hunters Hill          | 04-Jun-26              | \$9,500,000          | \$10,000,000        | \$500,000                    | 5.26%                             |
| 11 | Private Treaty           | 2 Morella Road, Mosman                  | 06-Jun-26              | \$9,500,000          | \$7,950,000         | (\$1,550,000)                | -16.32%                           |
| 12 | Post Auction             | 96 Glover Street, Mosman                | 02-Jun-26              | \$4,000,000          | \$3,390,000         | (\$610,000)                  | -15.25%                           |
| 13 | Private Treaty           | 11 Euryalus Street, Mosman              | 04-Jun-26              | \$7,260,000          | \$7,260,000         | \$0                          | 0.00%                             |
| 14 | Pre-Auction              | 105 Holt Avenue, Mosman                 | 05-Jun-26              | \$3,500,000          | \$3,550,000         | \$50,000                     | 1.43%                             |
| 15 | At Auction               | 14 Almora Street, Mosman                | 06-Jun-26              | \$6,000,000          | \$5,025,000         | (\$975,000)                  | -16.25%                           |
| 16 | Pre-Auction              | 1/17 Station Street, Naremburn          | 03-Jun-26              | \$2,800,000          | \$2,750,000         | (\$50,000)                   | -1.79%                            |
| 17 | Pre-Auction              | 20 Station Street, Naremburn            | 05-Jun-26              | \$2,500,000          | \$2,625,000         | \$125,000                    | 5.00%                             |
| 18 | Pre-Auction              | 34 Bydown Street, Neutral Bay           | 05-Jun-26              | \$3,500,000          | \$3,250,000         | (\$250,000)                  | -7.14%                            |
| 19 | At Auction               | 104 Kurraba Road, Neutral Bay           | 30-May-26              | \$5,200,000          | \$5,200,000         | \$0                          | 0.00%                             |
| 20 | At Auction               | 238 High Street, Willoughby             | 30-May-26              | \$3,500,000          | \$3,370,000         | (\$130,000)                  | -3.71%                            |
| 21 | Pre-Auction              | 38 Bedford Street, Willoughby           | 02-Jun-26              | \$2,750,000          | \$2,662,500         | (\$87,500)                   | -3.18%                            |
| 22 | Pre-Auction              | 12 Wyalong Street, Willoughby           | 05-Jun-26              | \$2,900,000          | \$2,850,000         | (\$50,000)                   | -1.72%                            |
|    | Sold Price Not available |                                         |                        |                      | \$4,063,523         |                              | -4.07%                            |
|    | Withdrawn (13)           |                                         | Date                   | Previous Guide       | New Guide           | Difference in price          | % change                          |
| 1  | Withdrawn                | 23 Shepherd Road, Artarmon (EOI)        | For Sale (guide price) | \$4,850,000          | \$4,850,000         | \$0                          | 0.00%                             |
| 2  | Withdrawn                | 10 Douglas Avenue, Chatswood            | For Sale (Guide price) | \$3,650,000          | \$3,650,000         | \$0                          | 0.00%                             |
| 3  | Withdrawn                | 11 Olga Street, Chatswood               | For Sale (Guide price) | \$4,400,000          | \$4,400,000         | \$0                          | 0.00%                             |
| 4  | Withdrawn                | 15 Olga Street, Chatswood               | For Sale (Guide price) | \$5,700,000          | \$5,700,000         | \$0                          | 0.00%                             |
| 5  | Withdrawn                | 123 Cremorne Road, Cremorne Point       | For Sale (Guide price) | \$6,200,000          | \$6,200,000         | \$0                          | 0.00%                             |
| 6  | Withdrawn                | 13A Rosebery Street, Mosman             | For Sale (Guide price) | \$3,000,000          | \$3,000,000         | \$0                          | 0.00%                             |
| 7  | Withdrawn                | 18 Delecta Avenue, Mosman               | For Sale (Guide price) | \$9,000,000          | \$9,000,000         | \$0                          | 0.00%                             |
| 8  | Withdrawn                | 7 Curlew Camp Road, Mosman (EOI)        | For Sale (Guide price) | \$10,500,000         | \$10,500,000        | \$0                          | 0.00%                             |
| 9  | Withdrawn                | 84 Shellcove Road, Neutral Bay          | For Sale (Guide price) | \$7,500,000          | \$7,500,000         | \$0                          | 0.00%                             |
| 10 | Withdrawn                | 1 Hayes Street, Neutral Bay             | For Sale (Guide price) | \$23,750,000         | \$23,750,000        | \$0                          | 0.00%                             |
| 11 | Withdrawn                | 148 Dorset Road, Northbridge            | For Sale (Guide price) | \$6,500,000          | \$6,500,000         | \$0                          | 0.00%                             |
| 12 | Withdrawn                | 648A & 648B Willoughby Road, Willoughby | For Sale (Price Guide) | \$5,850,000          | \$5,850,000         | \$0                          | 0.00%                             |
| 13 | Withdrawn                | 42 Cobar Street, Willoughby             | For Sale (Price Guide) | \$5,300,000          | \$5,300,000         | \$0                          | 0.00%                             |
|    | Passed In/Withdrawn (11) | Address                                 | Date                   | Previous Guide       | New Guide           | Difference in price          | % change                          |
| 1  | Passed In/ Withdrawn     | 15 Morela Place, Castle Cove            | 04-Jun-26 17:30        | \$5,500,000          | \$5,000,000         | (\$500,000)                  | -9.09%                            |
| 2  | Withdrawn from AUC       | 23 Kooba Avenue, Chatswood              | 06-Jun-26 16:30        | \$3,000,000          | \$3,300,000         | \$300,000                    | 10.00%                            |
| 3  | Withdrawn from AUC       | 8 Nicholson Street, Chatswood           | 06-Jun-26 13:15        | \$3,200,000          | \$3,200,000         | \$0                          | 0.00%                             |
| 4  | Withdrawn from AUC       | 7 Sylvia Street, Chatswood              | 06-Jun-26 09:00        | \$5,500,000          | \$5,500,000         | \$0                          | 0.00%                             |
| 5  | Passed In/ Withdrawn     | 27A Burlington Street, Crows Nest       | 06-Jun-26 12:00        | \$2.05m              | 255                 | R2                           | North                             |
| 6  | Withdrawn from AUC       | 38 Boyle Street, Cremorne Point         | 03-Jun-26 17:00        | \$5,200,000          | \$4,950,000         | (\$250,000)                  | -4.81%                            |
| 7  | Withdrawn from AUC       | 89 Woolwich Road, Hunters Hill          | 02-Jun-26 17:15        | \$2,700,000          | \$2,700,000         | \$0                          | 0.00%                             |
| 8  | Withdrawn from AUC       | 38 Barons Crescent, Hunters Hill        | 06-Jun-26 15:00        | \$3.50m              | 2419                | R2                           | NE                                |
| 9  | EOI passed               | 7 Curlew Camp Road, Mosman (EOI)        | 03-Jun-26 17:00        | \$10,500,000         | \$10,500,000        | \$0                          | 0.00%                             |
| 10 | Withdrawn from AUC       | 5 Central Avenue, Mosman                | 04-Jun-26 17:00        | \$6.50m              | 607                 | R2                           | North                             |
| 11 | Withdrawn from AUC       | 3A Oakville Road, Willoughby            | 06-Jun-26 14:45        | \$2.90m              | 259                 | R2                           | North                             |
|    | Results (Unknown)        |                                         |                        |                      |                     |                              |                                   |
|    | Price revised down (27)  | Address                                 | Date                   | Previous Guide       | New Guide           | Difference in price          | % change                          |
| 1  | Down                     | 49 Pine Street, Cammeray                | 13-Jun-26 17:00        | \$2,500,000          | \$2,300,000         | (\$200,000)                  | -8.00%                            |
| 2  | Down                     | 47 Carter Street, Cammeray              | 18-Jun-26 17:00        | \$3,700,000          | \$3,500,000         | (\$200,000)                  | -5.41%                            |
| 3  | Down                     | 20 The Boulevarde, Cammeray             | 18-Jun-26 17:00        | \$8,200,000          | \$7,800,000         | (\$400,000)                  | -4.88%                            |
| 4  | Down                     | 15 Morela Place, Castle Cove            | For Sale (Guide price) | \$5,500,000          | \$5,000,000         | (\$500,000)                  | -9.09%                            |
| 5  | Down                     | 12 Emerstan Drive, Castle Cove (relist) | For Sale (Guide price) | \$5,500,000          | \$5,000,000         | (\$500,000)                  | -9.09%                            |
| 6  | Down                     | 31 Dalrymple Avenue, Chatswood          | 20-Jun-26 15:30        | \$3,000,000          | \$2,900,000         | (\$100,000)                  | -3.33%                            |
| 7  | Down                     | 12 Peckham Avenue, Chatswood            | For Sale (Guide price) | \$2,650,000          | \$2,500,000         | (\$150,000)                  | -5.66%                            |
| 8  | Down                     | 15 Davies Street, Chatswood             | For Sale (Guide price) | \$3,650,000          | \$3,500,000         | (\$150,000)                  | -4.11%                            |
| 9  | Down                     | 8 Karana Place, Chatswood               | 20-Jun-26 15:45        | \$2,300,000          | \$2,200,000         | (\$100,000)                  | -4.35%                            |
| 10 | Down                     | 38 Boyle Street, Cremorne Point         | 03-Jun-26 17:00        | \$5,200,000          | \$4,950,000         | (\$250,000)                  | -4.81%                            |
| 11 | Down                     | 63 Atchison Street, Crows Nest          | For Sale (Guide price) | \$2,400,000          | \$2,300,000         | (\$100,000)                  | -4.17%                            |
| 12 | Down                     | 1/25-27 Ryde Road, Hunters Hill         | For Sale (Guide price) | \$2,100,000          | \$2,000,000         | (\$100,000)                  | -4.76%                            |
| 13 | Down                     | 56 Carabella Street, Kirribilli         | For Sale (Guide Price) | \$6,500,000          | \$5,750,000         | (\$750,000)                  | -11.54%                           |
| 14 | Down                     | 1/22 Mackenzie Street, Lavender Bay     | 13-Jun-26 15:45        | \$4,600,000          | \$4,000,000         | (\$600,000)                  | -13.04%                           |
| 15 | Down                     | 7 Botanic Road, Mosman                  | 03-Jul-26 17:00        | \$9,000,000          | \$8,000,000         | -\$1,000,000                 | -11.11%                           |
| 16 | Down                     | 22 Cobbittee Street, Mosman             | 19-Jun-26 12:00        | \$8,000,000          | \$7,350,000         | -\$650,000                   | -8.13%                            |
| 17 | Down                     | 30 Milner Street, Mosman                | 13-Jun-26 13:30        | \$3,500,000          | \$3,200,000         | -\$300,000                   | -8.57%                            |
| 18 | Down                     | 12/37-43 Garland Road, Naremburn        | For sale (Guide Price) | \$4,000,000          | \$3,750,000         | -\$250,000                   | -6.25%                            |
| 19 | Down                     | 30 Spruson Street, Neutral Bay (relist) | For Sale (Guide price) | \$4,950,000          | \$4,500,000         | -\$450,000                   | -9.09%                            |
| 20 | Down                     | 135 High Street, North Sydney           | 13-Jun-26 09:00        | \$3,750,000          | \$3,300,000         | -\$450,000                   | -12.00%                           |
| 21 | Down                     | 22 Alpha Road, Willoughby               | 20-Jun-26 14:00        | \$2,400,000          | \$2,200,000         | -\$200,000                   | -8.33%                            |
| 22 | Down                     | 85 Sydney Street, Willoughby (relist)   | For Sale (Price Guide) | \$4,250,000          | \$4,000,000         | -\$250,000                   | -5.88%                            |
| 23 | Down                     | 43 Alpha Road, Willoughby               | 20-Jun-26 18:00        | \$3,000,000          | \$2,700,000         | -\$300,000                   | -10.00%                           |
| 24 | Down                     | 44 Hector Road, Willoughby (relist)     | 20-Jun-26 10:30        | \$5,300,000          | \$4,800,000         | -\$500,000                   | -9.43%                            |
| 25 | Down                     | 101 Sydney Street, Willoughby           | For Sale (Price Guide) | \$3,500,000          | \$3,200,000         | -\$300,000                   | -8.57%                            |
| 26 | Down                     | 14 Christie Street, Wollstonecraft      | 13-Jun-26 15:45        | \$2,900,000          | \$2,750,000         | -\$150,000                   | -5.17%                            |
| 27 | Down                     | 15 Balfour Street, Wollstonecraft       | 13-Jun-26 14:15        | \$6,850,000          | \$6,000,000         | -\$850,000                   | -12.41%                           |
|    |                          |                                         |                        |                      |                     | Average of 27 adjusted price | -7.67%                            |
|    | Price revised up (8)     | Address                                 | Date                   | Previous Guide       | New Guide           | Difference in price          | % change                          |
| 1  | Up                       | 82 Deepwater Road, Castle Cove (relist) | 30-May-26 16:00        | \$2,400,000          | \$2,800,000         | \$400,000                    | 16.67%                            |

|   |                            |                                         |                        |                 |                |                             |               |
|---|----------------------------|-----------------------------------------|------------------------|-----------------|----------------|-----------------------------|---------------|
| 2 | Up                         | 23 Kooba Avenue, Chatswood              | 06-Jun-26 16:30        | \$3,000,000     | \$3,300,000    | \$300,000                   | 10.00%        |
| 3 | Up                         | 7 Aston Street, Hunters Hill            | 25-Jun-26 17:30        | \$3,200,000     | \$3,500,000    | \$300,000                   | 9.38%         |
| 4 | Up                         | 12 North Arm Road, Middle Cove (relist) | For Sale (Price guide) | \$3,250,000     | \$3,500,000    | \$250,000                   | 7.69%         |
| 5 | Up                         | 30 Milner Street, Mosman                | 13-Jun-26 13:30        | \$3,200,000     | \$3,500,000    | \$300,000                   | 9.38%         |
| 6 | Up                         | 13 Sirius Avenue, Mosman                | 25-Jun-26 17:00        | \$8,000,000     | \$9,000,000    | \$1,000,000                 | 12.50%        |
| 7 | Up                         | 19 Kurraba Road, Neutral Bay            | 06-Jun-26 09:00        | \$3,000,000     | \$3,250,000    | \$250,000                   | 8.33%         |
| 8 | Up                         | 28 Baringa Road, Northbridge (relist)   | For Sale (Guide price) | \$6,200,000     | \$6,400,000    | \$200,000                   | 3.23%         |
|   |                            |                                         |                        |                 |                | Average of 8 adjusted price | 9.65%         |
|   | Auction status changed (4) | Address                                 | Previous Date          | New Date        | Previous Guide | New Guide                   | Amount change |
| 1 | Back                       | 9 Matheson Avenue, Chatswood            | 20-Jun-26 13:00        | 27-Jun-26 12:00 | \$3,600,000    | \$3,600,000                 | \$0           |
| 2 | Back                       | 7 Aston Street, Hunters Hill            | 06-Jun-26 12:00        | 25-Jun-26 17:30 | \$3,200,000    | \$3,200,000                 | \$0           |
| 3 | Back                       | 22 Cobbittee Street, Mosman             | 05-Jun-26 14:00        | 19-Jun-26 12:00 | \$8,000,000    | \$7,350,000                 | -\$650,000    |
| 4 | PT to AUC                  | 44 Hector Road, Willoughby (relist)     | Private Treaty         | 20-Jun-26 10:30 | \$5,300,000    | \$4,800,000                 | -\$500,000    |