

# RECENT COMPARABLE SALES

4 | 2 | 2  
Beds | Baths | Cars

18 Ferncourt Avenue  
Roseville

**Sale Price**  
\$3,820,000

**Sale date**  
April 2024

**Land size**  
689sqm



3 | 2 | 1  
Beds | Baths | Cars

30 Dudley Avenue  
Roseville

**Sale Price**  
\$3,850,000

**Sale date**  
August 2023

**Land size**  
809sqm



4 | 2 | 3  
Beds | Baths | Cars

17 Duntroon Avenue  
Roseville

**Sale Price**  
\$4,150,000

**Sale date**  
August 2024

**Land size**  
945sqm



# McGrath

# RECENT COMPARABLE SALES

4 | 3 | 2  
Beds | Baths | Cars

16 Spearman Street  
Roseville

**Sale Price**  
\$4,275,000

**Sale date**  
February 2024

**Land size**  
747sqm



4 | 2 | 2  
Beds | Baths | Cars

25 Duntroon Avenue  
Roseville

**Sale Price**  
\$4,330,000

**Sale date**  
March 2024

**Land size**  
1,013sqm



3 | 1 | 1  
Beds | Baths | Cars

31 Park Avenue  
Roseville

**Sale Price**  
\$4,700,000

**Sale date**  
September 2023

**Land size**  
927sqm



# RECENT COMPARABLE SALES

4 | 2 | 2  
Beds | Baths | Cars

15 Duntroon Avenue  
Roseville

**Sale Price**  
\$4,780,000

**Sale date**  
July 2023

**Land size**  
977sqm



5 | 4 | 2  
Beds | Baths | Cars

18 Park Avenue  
Roseville

**Sale Price**  
\$5,210,000

**Sale date**  
July 2024

**Land size**  
891sqm



4 | 3 | 2  
Beds | Baths | Cars

11 Duntroon Avenue  
Roseville

**Sale Price**  
\$5,500,000

**Sale date**  
October 2023

**Land size**  
931sqm

