

Property Facts

652 Victoria Road, Ermington



Price:	\$1,585,000
Total size:	496 sqm
Unique features:	Dual access 17m frontage
Council rates:	\$334 per quarter
Water rates:	\$180 per quarter
Rental estimate:	\$850 per week
Year built:	1960s
Title reference:	Lot 58 Deposit Plan 1096024
Catchment schools:	Ermington Public School (900sqm), Marsden High School (2.5km) ~100m to bus stops 1km (~3 mins) to upcoming Melrose Central with ~150 retail stores, schools and light rail
Location:	2.5km (~5 mins) to West Ryde Shopping Center and train station 3.7km (~7mins) to Eastwood Shopping Center 4.5km (~8 mins) to Top Ryde Shopping Center

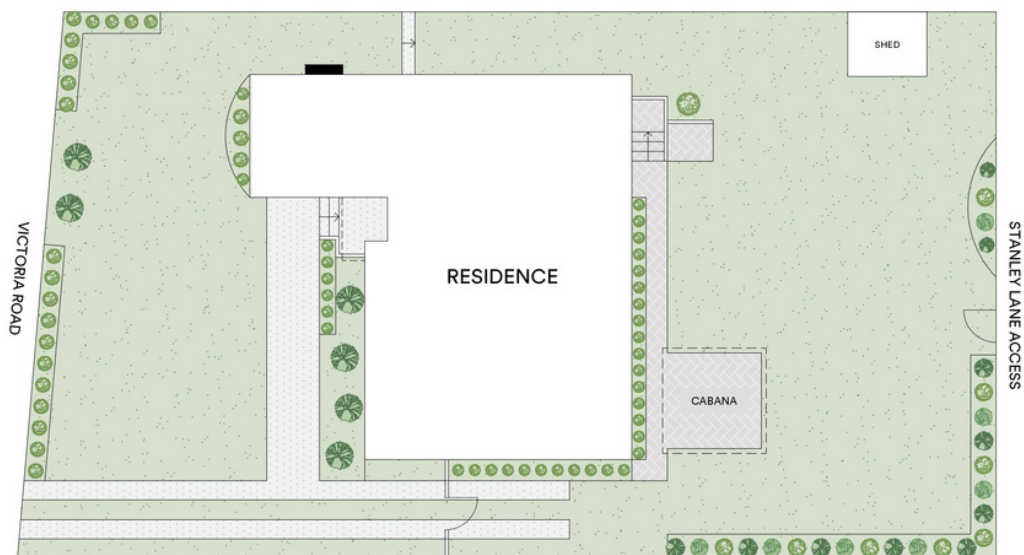
Comparable sales

638 Victoria Road, Ermington	1,525,000	30 Jul 2025	3 bedrooms on 409 sqm
616B Victoria Road, Ermington	\$2,000,000	07 May 2025	Duplex on 339sqm
730B Victoria Road, Ermington	\$1,760,000	07 Dec 2024	Battleaxe block

Jackson Wong | 0431 011 823
jacksonwong@mcgrath.com.au

McGrath

Kim Toyer-Uttley 0408 439 837
kimtoyer-uttley@mcgrath.com.au



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