

**TABLE 1 - SYDNEY METROPOLITAN AREA
Residential Sites - Single Dwelling**

Land value for typical property and benchmark property

SUBURB (Existing Property) STREET & SUBURB (New Benchmark Properties)	DIMENSIONS (METRES)			1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
AUBURN	12	x	40	124,000	276,000	290,000	304,000	304,000	304,000	368,000	420,000	557,000	33%
SHEFFIELD ST, AUBURN 2144	12	x	40	124,000	276,000	276,000	290,000	290,000	290,000	351,000	400,000	530,000	33%
BALMAIN	5	x	19	166,000	404,000	444,000	519,000	544,000	501,000	450,000	526,000	652,000	24%
ROWNTREE ST, BIRCHGROVE 2041	7	x	29	171,000	529,000	621,000	726,000	787,000	826,000	743,000	869,000	1,070,000	23%
BANKSTOWN	15	x	46	152,000	369,000	369,000	396,000	415,000	426,000	446,000	580,000	726,000	25%
ELIZABETH CRES, YAGOONA 2199	13	x	46	141,000	354,000	354,000	380,000	399,000	410,000	430,000	559,000	700,000	25%
BELLEVUE HILL	16	x	40	661,000	3,130,000	2,750,000	3,000,000	2,970,000	2,680,000	2,710,000	3,070,000	3,430,000	12%
BALFOUR RD, BELLEVUE HILL 2023	15	x	46	561,000	2,440,000	2,150,000	2,340,000	2,340,000	2,110,000	2,170,000	2,460,000	2,750,000	12%
BELROSE	27	x	38	219,000	468,000	515,000	555,000	527,000	501,000	511,000	615,000	757,000	23%
ARANDA DR, DAVIDSON 2085	23	x	28	240,000	495,000	544,000	586,000	557,000	529,000	540,000	650,000	800,000	23%
BEROWRA	17	x	45	142,000	317,000	336,000	350,000	368,000	379,000	379,000	512,000	614,000	20%
JOALAH CRES, BEROWRA HEIGHTS 2082	19	x	48	136,000	302,000	320,000	333,000	350,000	360,000	360,000	486,000	583,000	20%
BLAXLAND	19	x	44	80,000	270,000	270,000	270,000	270,000	270,000	275,000	302,000	332,000	10%
ROBERTSWOOD AVE, BLAXLAND 2774	19	x	37	85,000	252,000	252,000	252,000	252,000	252,000	257,000	283,000	311,000	10%
BONDI	15	x	51	361,000	1,410,000	1,430,000	1,640,000	1,710,000	1,660,000	1,710,000	1,930,000	2,490,000	29%
GLASGOW AVE, BONDI BEACH 2026	9	x	24	190,000	769,000	772,000	885,000	929,000	895,000	920,000	1,040,000	1,350,000	30%
BURWOOD	15	x	51	302,000	851,000	851,000	893,000	937,000	993,000	1,050,000	1,180,000	1,430,000	21%
DEVONSHIRE ST, CROYDON 2132	15	x	41	257,000	695,000	695,000	729,000	765,000	810,000	858,000	969,000	1,180,000	22%
CAMPBELLTOWN	17	x	34	66,600	151,000	164,000	164,000	174,000	182,000	187,000	212,000	248,000	17%
DARWIN RD, CAMPBELLTOWN 2560	15	x	37	60,200	149,000	162,000	162,000	172,000	180,000	185,000	210,000	246,000	17%
CAMPSIE	12	x	40	158,000	452,000	434,000	477,000	500,000	500,000	533,000	645,000	842,000	31%
BROAD ST, CROYDON PARK 2133	10	x	46	135,000	388,000	388,000	426,000	446,000	446,000	475,000	575,000	720,000	25%
CARLINGFORD	18	x	33	160,000	410,000	420,000	420,000	441,000	463,000	463,000	556,000	723,000	30%
BOUNDARY RD, CARLINGFORD 2118	18	x	69	133,000	349,000	357,000	357,000	600,000	630,000	630,000	756,000	945,000	25%
CASTLE HILL	23	x	41	166,000	364,000	364,000	400,000	400,000	400,000	420,000	537,000	725,000	35%
CARRAMARR RD, CASTLE HILL 2154	18	x	38	147,000	380,000	380,000	418,000	418,000	418,000	439,000	562,000	759,000	35%
CHATSWOOD	15	x	52	314,000	764,000	781,000	848,000	870,000	903,000	931,000	1,300,000	1,750,000	35%
HOLLAND ST, CHATSWOOD 2067	15	x	41	333,000	671,000	686,000	745,000	764,000	793,000	818,000	1,150,000	1,550,000	35%
CHESTER HILL	16	x	52	110,000	273,000	273,000	300,000	330,000	330,000	350,000	480,000	600,000	25%
IAN CRES, CHESTER HILL 2162	15	x	37	110,000	273,000	273,000	300,000	330,000	330,000	350,000	480,000	600,000	25%
CRONULLA	15	x	40	302,000	850,000	850,000	980,000	980,000	920,000	920,000	1,170,000	1,410,000	21%
GARDENIA ST, CRONULLA 2230	15	x	36	302,000	850,000	850,000	980,000	980,000	940,000	940,000	1,200,000	1,450,000	21%
DOVER HEIGHTS	15	x	35	350,000	1,730,000	1,760,000	1,850,000	1,910,000	1,810,000	1,810,000	2,080,000	2,660,000	28%
BEAUMONT ST, ROSE BAY 2029	13	x	44	350,000	1,360,000	1,320,000	1,400,000	1,430,000	1,390,000	1,390,000	1,600,000	2,050,000	28%
DRUMMOYNE	12	x	45	220,000	824,000	824,000	920,000	975,000	925,000	1,030,000	1,100,000	1,430,000	30%
MARKET ST, DRUMMOYNE 2047	10	x	40	165,000	555,000	610,000	715,000	786,000	745,000	834,000	892,000	1,160,000	30%
EARLWOOD	15	x	53	258,000	603,000	633,000	759,000	760,000	785,000	861,000	941,000	1,130,000	20%
FRICOURT AVE, EARLWOOD 2206	13	x	43	254,000	596,000	625,000	750,000	751,000	775,000	850,000	929,000	1,120,000	21%
ENGADINE	27	x	30	126,000	360,000	360,000	415,000	452,000	452,000	498,000	570,000	687,000	21%
POULTER AVE, ENGADINE 2233	15	x	37	126,000	329,000	338,000	375,000	412,000	412,000	440,000	510,000	615,000	21%
ERMINGTON	16	x	43	138,000	381,000	381,000	419,000	440,000	475,000	499,000	596,000	815,000	37%
MEGAN ST, TELOPEA 2117	17	x	44	170,000	447,000	454,000	477,000	477,000	487,000	536,000	637,000	850,000	33%
ERSKINEVILLE	9	x	34	110,000	596,000	596,000	685,000	706,000	706,000	706,000	741,000	904,000	22%
GOWRIE ST, NEWTOWN 2042	4	x	30	75,000	411,000	411,000	473,000	487,000	487,000	487,000	584,000	712,000	22%
GORDON	20	x	67	385,000	845,000	818,000	870,000	902,000	902,000	930,000	1,040,000	1,330,000	28%
ELVA AVE, KILLARA 2071	15	x	56	385,000	845,000	818,000	870,000	902,000	902,000	930,000	1,040,000	1,330,000	28%
GREENFIELD PARK	18	x	33	104,000	222,000	244,000	249,000	264,000	269,000	284,000	324,000	429,000	32%

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WELLINGTON ST, WAKELEY 2176	15	x	37	115,000	245,000	245,000	250,000	265,000	270,000	285,000	325,000	430,000	32%
GUILDFORD	15	x	17	103,000	264,000	269,000	274,000	279,000	285,000	294,000	344,000	482,000	40%
AUTUMN PL, GUILDFORD 2161	14	x	40	100,000	255,000	260,000	265,000	270,000	275,000	284,000	332,000	465,000	40%
HORNSBY	16	x	43	121,000	285,000	314,000	350,000	371,000	375,000	384,000	534,000	694,000	30%
DUDLEY ST, ASQUITH 2077	15	x	46	141,000	338,000	368,000	410,000	435,000	440,000	450,000	593,000	771,000	30%
HURSTVILLE	12	x	40	174,000	401,000	401,000	485,000	532,000	546,000	588,000	704,000	868,000	23%
KIMBERLEY RD, HURSTVILLE 2220	12	x	43	174,000	430,000	430,000	520,000	570,000	585,000	630,000	754,000	930,000	23%
JANNALI	15	x	51	142,000	401,000	400,000	400,000	428,000	450,000	470,000	600,000	720,000	20%
SECOND AVE, JANNALI 2226	14	x	41	142,000	401,000	400,000	400,000	428,000	450,000	470,000	600,000	720,000	20%
KATOOMBA	16	x	48	32,500	160,000	160,000	160,000	160,000	160,000	162,000	154,000	162,000	5%
PARIS PDE, KATOOMBA 2780	16	x	48	32,500	160,000	160,000	160,000	160,000	160,000	162,000	154,000	162,000	5%
LANE COVE	18	x	46	256,000	766,000	766,000	885,000	909,000	909,000	909,000	1,030,000	1,210,000	17%
BRIDGE ST, LANE COVE 2066	2	x	40	214,000	649,000	649,000	750,000	770,000	770,000	770,000	875,000	1,020,000	17%
LEICHHARDT	8	x	43	147,000	447,000	514,000	591,000	632,000	632,000	657,000	775,000	984,000	27%
NORTH AVE, LEICHHARDT 2040	7	x	27	121,000	368,000	423,000	486,000	520,000	494,000	514,000	606,000	769,000	27%
LIVERPOOL	15	x	46	77,500	209,000	200,000	216,000	220,000	230,000	236,000	270,000	337,000	25%
COONONG ST, BUSBY 2168	17	x	34	67,600	175,000	183,000	193,000	196,000	205,000	210,000	240,000	300,000	25%
MANLY	13	x	40	304,000	1,340,000	1,340,000	1,360,000	1,380,000	1,400,000	1,400,000	1,780,000	2,000,000	12%
ADDISON RD, MANLY 2095	11	x	37	290,000	1,290,000	1,290,000	1,310,000	1,330,000	1,350,000	1,250,000	1,710,000	2,120,000	24%
MARRICKVILLE	12	x	28	110,000	428,000	428,000	449,000	471,000	512,000	553,000	718,000	930,000	30%
FERNBANK ST, MARRICKVILLE 2204	6	x	31	80,000	312,000	312,000	343,000	377,000	410,000	443,000	540,000	699,000	29%
MASCOT	12	x	40	161,000	476,000	472,000	561,000	620,000	605,000	665,000	775,000	1,010,000	30%
COWARD ST, ROSEBERY 2018	13	x	27	161,000	454,000	450,000	535,000	591,000	577,000	634,000	739,000	950,000	29%
MINCHINBURY	28	x	20	78,600	200,000	200,000	215,000	220,000	215,000	220,000	244,000	340,000	39%
ASPINALL AVE, MINCHINBURY 2770	19	x	33	78,600	200,000	200,000	215,000	220,000	225,000	230,000	255,000	355,000	39%
MIRANDA	15	x	38	192,000	450,000	450,000	495,000	534,000	540,000	580,000	700,000	800,000	14%
INGARA AVE, MIRANDA 2228	15	x	38	192,000	450,000	450,000	495,000	534,000	540,000	580,000	700,000	800,000	14%
MONA VALE	18	x	38	223,000	500,000	575,000	598,000	598,000	616,000	628,000	695,000	819,000	18%
JEANETTE AVE, MONA VALE 2103	19	x	37	223,000	525,000	604,000	628,000	628,000	647,000	660,000	730,000	860,000	18%
MOSMAN	12	x	36	300,000	912,000	925,000	1,010,000	1,040,000	1,050,000	1,080,000	1,140,000	1,300,000	14%
BOND ST, MOSMAN 2088	12	x	36	300,000	912,000	925,000	1,010,000	1,040,000	1,050,000	1,080,000	1,140,000	1,300,000	14%
NEUTRAL BAY	30	x	18	401,000	1,410,000	1,390,000	1,530,000	1,550,000	1,570,000	1,640,000	1,810,000	2,100,000	16%
MACARTHUR AVE, CROWS NEST 2065	17	x	25	203,000	784,000	800,000	826,000	863,000	912,000	950,000	1,050,000	1,220,000	16%
OATLEY	20	x	31	258,000	576,000	576,000	662,000	662,000	662,000	665,000	761,000	898,000	18%
MYALL ST, OATLEY 2223	13	x	50	231,000	545,000	545,000	626,000	626,000	626,000	629,000	720,000	850,000	18%
PADDINGTON	6	x	31	213,000	901,000	874,000	961,000	961,000	895,000	933,000	1,060,000	1,190,000	12%
HARGRAVE ST, PADDINGTON 2021	4	x	32	171,000	720,000	698,000	768,000	768,000	715,000	745,000	850,000	955,000	12%
PENNANT HILLS	20	x	46	165,000	460,000	460,000	511,000	562,000	573,000	573,000	745,000	931,000	25%
ANNE WILLIAM DR, WEST PENNANT HILLS 2125	20	x	46	165,000	460,000	460,000	511,000	562,000	573,000	573,000	745,000	931,000	25%
PENRITH	19	x	33	60,500	185,000	200,000	200,000	200,000	200,000	205,000	225,000	304,000	35%
ALLARD ST, PENRITH 2750	19	x	33	60,500	185,000	200,000	200,000	200,000	200,000	205,000	225,000	304,000	35%
PLUMPTON	0	x	32	60,000	168,000	163,000	169,000	179,000	184,000	199,000	226,000	334,000	48%
POLONIA AVE, PLUMPTON 2761	16	x	36	55,000	154,000	159,000	165,000	175,000	180,000	195,000	220,000	325,000	48%
RANDWICK	10	x	30	288,000	699,000	668,000	815,000	835,000	807,000	822,000	978,000	1,300,000	33%
CHALLIS ST, RANDWICK 2031	10	x	28	288,000	889,000	849,000	1,040,000	1,070,000	1,030,000	1,050,000	1,250,000	1,550,000	24%
REDFERN	5	x	24	92,400	386,000	386,000	444,000	466,000	489,000	509,000	585,000	702,000	20%
PITT ST, REDFERN 2016	5	x	26	89,000	375,000	375,000	431,000	453,000	476,000	495,000	585,000	702,000	20%

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REVESBY	15	x	33	155,000	299,000	299,000	337,000	370,000	383,000	417,000	510,000	637,000	25%
AMBERDALE AVE, PICNIC POINT 2213	15	x	37	144,000	350,000	350,000	395,000	434,000	450,000	490,000	600,000	750,000	25%
RICHMOND	16	x	37	64,800	195,000	215,000	215,000	220,000	235,000	235,000	244,000	317,000	30%
CORNWELL AVE, HOBARTVILLE 2753	16	x	37	64,800	195,000	215,000	215,000	220,000	235,000	235,000	244,000	317,000	30%
RYDE	16	x	43	151,000	479,000	479,000	599,000	569,000	569,000	620,000	689,000	898,000	30%
GLADSTONE AVE, RYDE 2112	21	x	26	159,000	495,000	495,000	619,000	588,000	588,000	641,000	690,000	900,000	30%
STRATHFIELD	16	x	46	404,000	1,010,000	959,000	1,000,000	1,150,000	1,150,000	1,230,000	1,320,000	1,610,000	22%
BRUNSWICK AVE, STRATHFIELD 2135	14	x	61	388,000	1,010,000	959,000	1,000,000	1,150,000	1,150,000	1,230,000	1,320,000	1,610,000	22%
TAHMOOR	20	x	50	48,400	159,000	159,000	167,000	167,000	174,000	179,000	188,000	226,000	20%
MILNE ST, TAHMOOR 2573	24	x	40	49,500	155,000	155,000	163,000	163,000	170,000	175,000	184,000	221,000	20%
ULTIMO	4	x	20	100,000	300,000	300,000	390,000	390,000	429,000	429,000	506,000	607,000	20%
LITTLE MOUNT ST, PYRMONT 2009	4	x	21	87,500	383,000	383,000	440,000	440,000	484,000	484,000	571,000	657,000	15%
WILEY PARK	15	x	43	155,000	321,000	321,000	369,000	387,000	412,000	424,000	517,000	654,000	26%
BEAUCHAMP ST, WILEY PARK 2195	10	x	56	127,000	257,000	257,000	295,000	310,000	330,000	340,000	415,000	525,000	27%
WINSTON HILLS	18	x	37	118,000	292,000	298,000	328,000	344,000	351,000	376,000	447,000	591,000	32%
MARCONI ST, WINSTON HILLS 2153	15	x	37	116,000	284,000	290,000	319,000	335,000	342,000	366,000	435,000	575,000	32%
Average				187,824	570,891	569,418	625,982	646,455	642,618	665,509	776,382	956,836	
% Variation from Previous Year					6%	0%	10%	3%	-1%	4%	17%	23%	
Index (1996=100)				100	304	303	333	344	342	354	413	509	
Benchmark Average				172,367	511,273	512,636	562,764	587,545	587,745	607,055	713,418	880,436	
Benchmark % Variation From Previous Year					4.84%	0.27%	9.78%	4.40%	0.03%	3.29%	17.52%	23.41%	
Benchmark Index (1996=100)				100	297	297	326	341	341	352	414	511	