

**TABLE 2 - NEWCASTLE, CENTRAL COAST, WOLLONGONG  
Residential Sites - Single Dwelling**

Land value for typical property and benchmark property

SUBURB ( Existing Property) STREET & SUBURB (New Benchmark Properties)	1996 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	% CHANGE 14-15
EDGEWORTH	46,300	115,000	166,000	166,000	166,000	174,000	183,000	183,000	201,000	10%
CARIBOU RD, CAMERON PARK 2285	54,700	139,000	146,000	153,000	153,000	161,000	169,000	169,000	197,000	17%
ELEEBANA	72,000	230,000	235,000	239,000	239,000	244,000	244,000	276,000	304,000	10%
MINCHINBURY CL, ELEEBANA 2282	74,000	233,000	238,000	242,000	242,000	247,000	247,000	279,000	307,000	10%
MAYFIELD	55,500	173,000	199,000	209,000	209,000	193,000	203,000	232,000	271,000	17%
SOUTHON ST, MAYFIELD 2304	45,700	139,000	171,000	190,000	198,000	182,000	191,000	218,000	255,000	17%
MEREWETHER	154,000	332,000	335,000	335,000	392,000	392,000	408,000	461,000	549,000	19%
THE QUARTER DECK , MEREWETHER HEIGHTS 2291	138,000	300,000	303,000	303,000	355,000	355,000	370,000	418,000	497,000	19%
BARRACK HEIGHTS	75,000	175,000	178,000	205,000	207,000	195,000	200,000	211,000	265,000	26%
BLACKBUTT WAY, BARRACK HEIGHTS 2528	69,300	178,000	180,000	185,000	187,000	180,000	185,000	195,000	245,000	26%
HORSLEY	66,100	186,000	186,000	186,000	186,000	186,000	191,000	207,000	228,000	10%
SIERRA DR, HORSLEY 2530	74,800	190,000	190,000	190,000	190,000	190,000	195,000	200,000	220,000	10%
HELENSBURGH	97,500	325,000	306,000	315,000	315,000	315,000	320,000	335,000	396,000	18%
OLD STATION RD, HELENSBURGH 2508	96,300	320,000	301,000	310,000	310,000	310,000	315,000	330,000	390,000	18%
THIRROUL	113,000	374,000	374,000	390,000	390,000	390,000	390,000	410,000	478,000	17%
SOUDAN ST, THIRROUL 2515	103,000	384,000	384,000	400,000	400,000	400,000	400,000	420,000	490,000	17%
EAST GOSFORD	71,300	233,000	247,000	235,000	226,000	220,000	220,000	232,000	271,000	17%
SULLENS AVE, EAST GOSFORD 2250	63,200	206,000	220,000	198,000	190,000	190,000	190,000	200,000	234,000	17%
WAMBERAL	92,400	305,000	290,000	290,000	290,000	276,000	276,000	319,000	367,000	15%
OLD GOSFORD RD, WAMBERAL 2260	109,000	357,000	339,000	339,000	339,000	322,000	361,000	415,000	478,000	15%
WYONG	51,800	150,000	136,000	138,000	131,000	121,000	130,000	133,000	151,000	14%
FISHBURN CRES, WATANOBBI 2259	55,000	138,000	138,000	130,000	130,000	117,000	129,000	132,000	150,000	14%
THE ENTRANCE	110,000	281,000	244,000	275,000	255,000	241,000	255,000	266,000	336,000	26%
GILBERT ST, LONG JETTY 2261	110,000	260,000	235,000	265,000	255,000	240,000	254,000	265,000	335,000	26%
Average	83,742	239,917	241,333	248,583	250,500	245,583	251,667	272,083	318,083	
% Variation From Previous Year		-6%	1%	3%	1%	-2%	2%	8%	17%	
Index (1996=100)	100	286	288	297	299	293	301	325	380	
Benchmark Average	82,750	237,000	237,083	242,083	245,750	241,167	250,500	270,083	316,500	
Benchmark % Variation From Previous Year		-4%	0%	2%	2%	-2%	4%	8%	17%	
Benchmark Index (1996=100)	100	286	287	293	297	291	303	326	382	