knest.ai

PROPERTY PRICE ANALYSIS
Prepared 11 September 2026

37 ISIS ST, WAHROONGA NSW 2076

THE BEFORE YOU OFFER REPORT

Be armed with knest.ai's intelligence to bid the right price and know when to walk away.

01 MOST LIKELY SELLING PRICE
One number, backed by the sales that prove it.

02 RED FLAGS
What could cost you after you buy.

03 BUYER CHEAT SHEET
Where to start, when to hold, when to walk.

Independent · Never paid by sellers

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The 3-Minute Brief

Prepared 11 September 2026

House | 3 | 2 | 2 | 766 m² land | Land value **$1,660,000**

1 Most likely selling price

Step 3 ↗

Most likely selling price	Most likely selling range
$2,200,000	**$2,000,000 – $2,400,000**

- **All 43 recorded sales** within 1 km, past 12 months → algorithm selects the **top 6** most similar
- Each is compared on 5 dimensions → **Comparable-Based Estimate**
- Refined by **Knest.ai Model Estimate** and **Pocket-based Estimate** → this price

2 Red flags & strengths

64 checks

Section 1.3 ↗

Things that justify paying more

▲ **Primary school star rating: Waitara Public School · 5 / 5**

Things that should cap your bid

▼ **Heritage status (including HCA): Within a Heritage Conservation Area (HCA)**

▼ **Share of renters in the pocket: 36%**

3 Buyer Cheat Sheet

Where to start, when to hold, when to walk.

Section 3 ↗ Section 5.1 ↗

The market

Wahroonga is softer than Sydney, with slower sales and lighter competition — room to negotiate.

- **Prices are down** — Wahroonga 11.4% below peak.
- **Sydney auctions are soft** — 54.0% clearance rate.
- **Homes take longer to sell** — 35 days in the last 3 months vs a two-year average of 25.

Where you stop depends on how much you want it

It's an OK choice	I really like it	I'm crazy about it	My limit
Up to **$2.009M**	Up to **$2.204M**	Up to **$2.399M**	$ _____

These are guides, not bidding advice. Above $2.399M, you pay more than the likely selling range. Your limit is your own decision.

01 Property Overview

How this property stands out and where it sits locally.

1.1 Property summary

Land

Standard residential land

A quiet local road block with a very private west-facing yard, but moderate slope and HCA status require planning checks.

Price

Lower-Mid Tier

The local pocket median sits ~19% below the suburb level, indicating a more accessible local price tier, despite recent comps aligning with the suburb median.

Location

Highly walkable

The station is within 1.2km and daily needs are strong, making work trips, school runs and weekend errands largely walkable.

1.2 Property at a glance

Land size	Internal area	Frontage	Land value
766 m² ▼ −20%	**≈130** m² ▲ +7%	**15.0** m ▼ −19%	**$1,660,000** ▼ −7%
Suburb median 962 m²	Suburb median 121 m²	Suburb median 18.6 m	Suburb median $1.785M

Zoning	Elevation	Primary school	Transport
R2	**1.7 m above**	**Waitara Public**	**Waitara station**
Low-density residential	Relative to street level	Approx. 1,000 m **Outstanding level**	Approx. 790 m

1.3 Major strengths & red flags

Major strength · 1

Primary school star rating

Catchment Primary School: **Waitara Public School**

Star Level: **5 / 5**

Red flags · 2

Heritage status (including HCA)

Within a Heritage Conservation Area: **Within a Heritage Conservation Area (HCA)**

Share of renters in the pocket

Share of renters within the Pocket: **36%**

Based on **64** checks across land, location, building, layout, area and price.

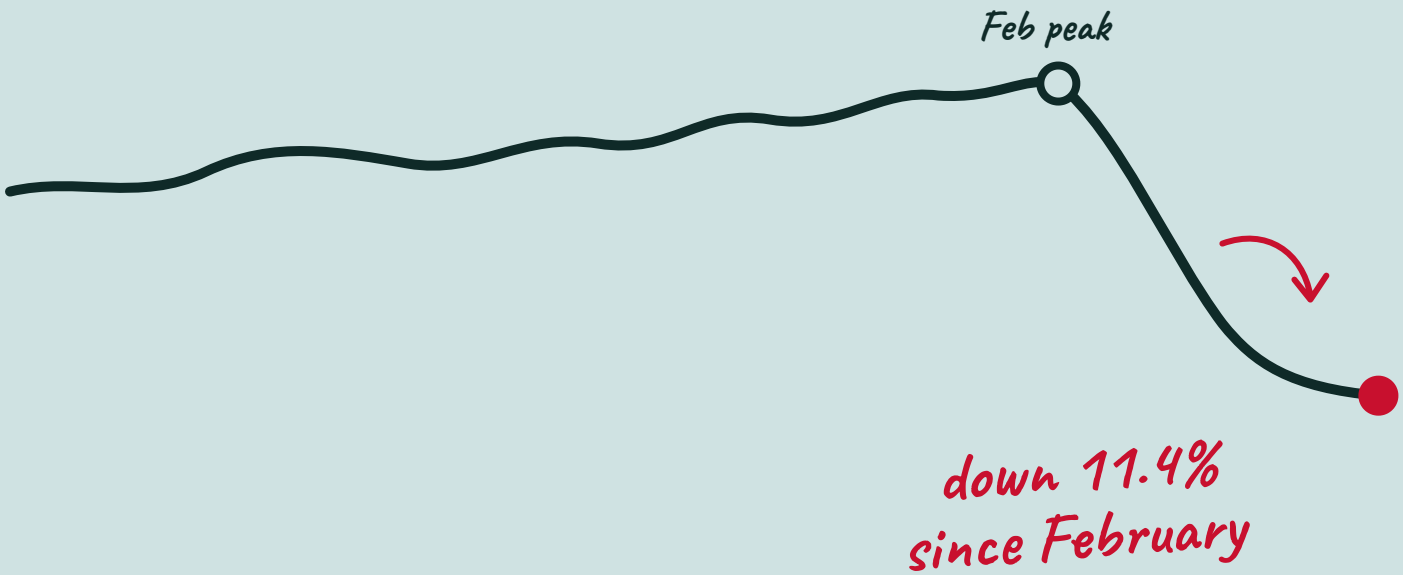
Source: Knest.ai Risk Report

knest.ai

02–03

YOUR AREA & THE MARKET

How prices nearby compare, and where they are heading.



02 Your Pocket Within the Suburb

How prices in this home's pocket compare with the rest of Wahroonga.

This home sits in a lower-priced pocket of Wahroonga, and that pocket is below the suburb median.

It ranks 33 out of 41 ranked pockets, but recent evidence is very thin, with only 1 recent pocket sale and the pocket price level estimated from a long-run ratio, so this ranking is not strongly evidenced. With first being the most expensive, this pocket sits toward the cheaper end of Wahroonga. Its price level is 19% below the suburb median of $2.785 million, which points to an estimated pocket price level of about $2.27 million. Across Wahroonga, pocket price levels on the same basis range from about $1.97 million to $7.45 million.

What is a pocket?

Each pocket is a small area the Australian Bureau of Statistics calls a Statistical Area Level 1 (SA1). We sort the **41 pockets** with enough sales into five price bands. A pocket's band depends on how its prices have compared with the Wahroonga median over the long term.

This pocket

Pocket median price

$2,266,990

Based on past sales

the suburb median

19% below

Pocket vs Wahroonga

Pocket price rank

33 / 41

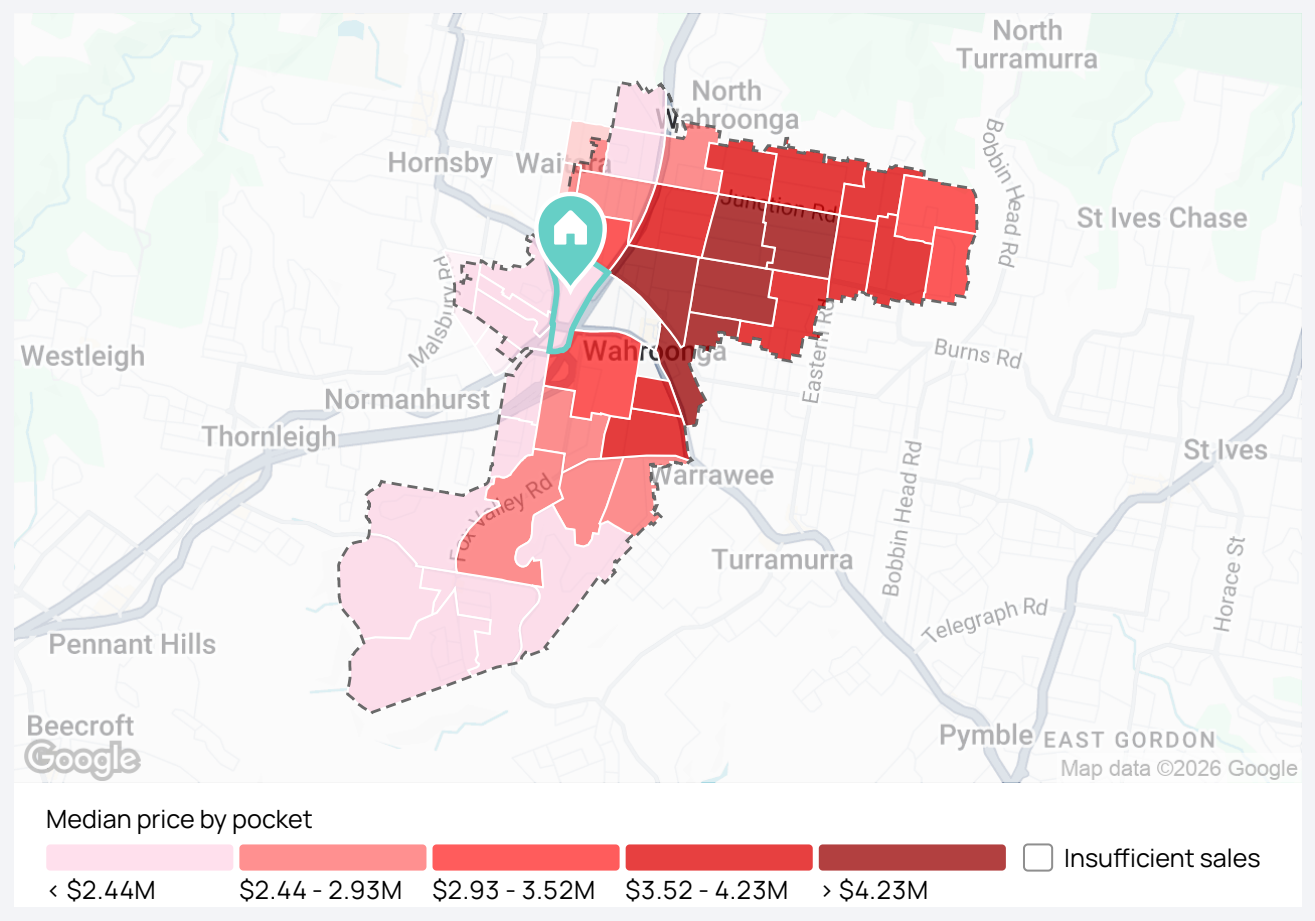
1 = highest-priced pocket

The suburb

Wahroonga · All houses

$2,785,000

136 sales · Past 12 months



03 Market Conditions

How the market is moving and what it means for buyers.

Wahroonga is softer than Sydney, with slower sales and lighter competition.

Wahroonga has moved down from its recent peak, and the fall is sharper than across Sydney. Selling in Wahroonga and nearby suburbs is also slower than normal, while buyer competition is lighter. For a buyer of this property, that means less rush and a better chance to assess the home before committing.

A Price change

Wahroonga · since recent peak

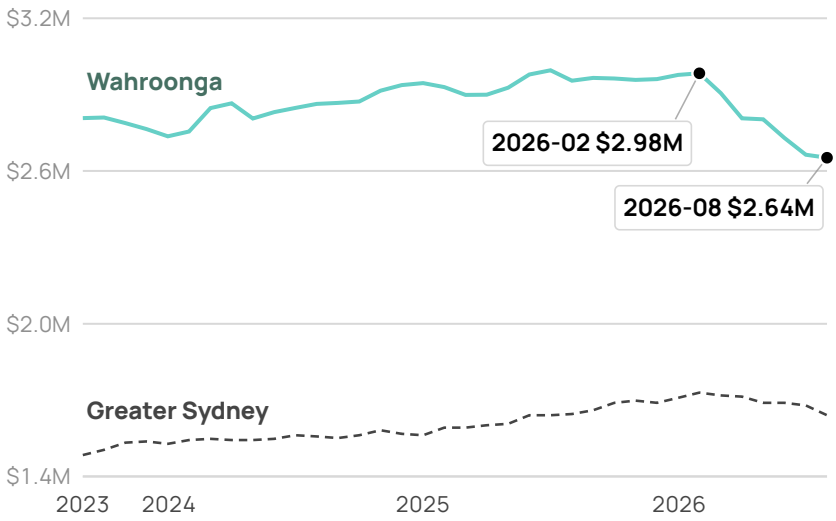
−11.4%

Monthly median · Feb → Aug 2026

Greater Sydney · since recent peak

−5.4%

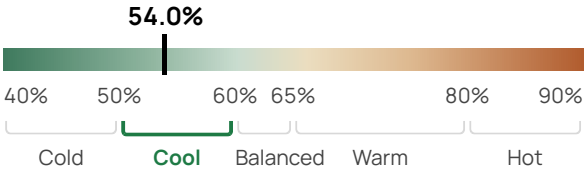
Monthly median · Feb → Aug 2026



B Market conditions

Auction conditions are soft

54.0% Cool · Buyer's market



This is the share of Sydney homes that sold at auction in the week of this report. It is below 65%, the point where a seller's market starts, so selling conditions are softer.

Homes take longer to sell

35 days Wahroonga & nearby



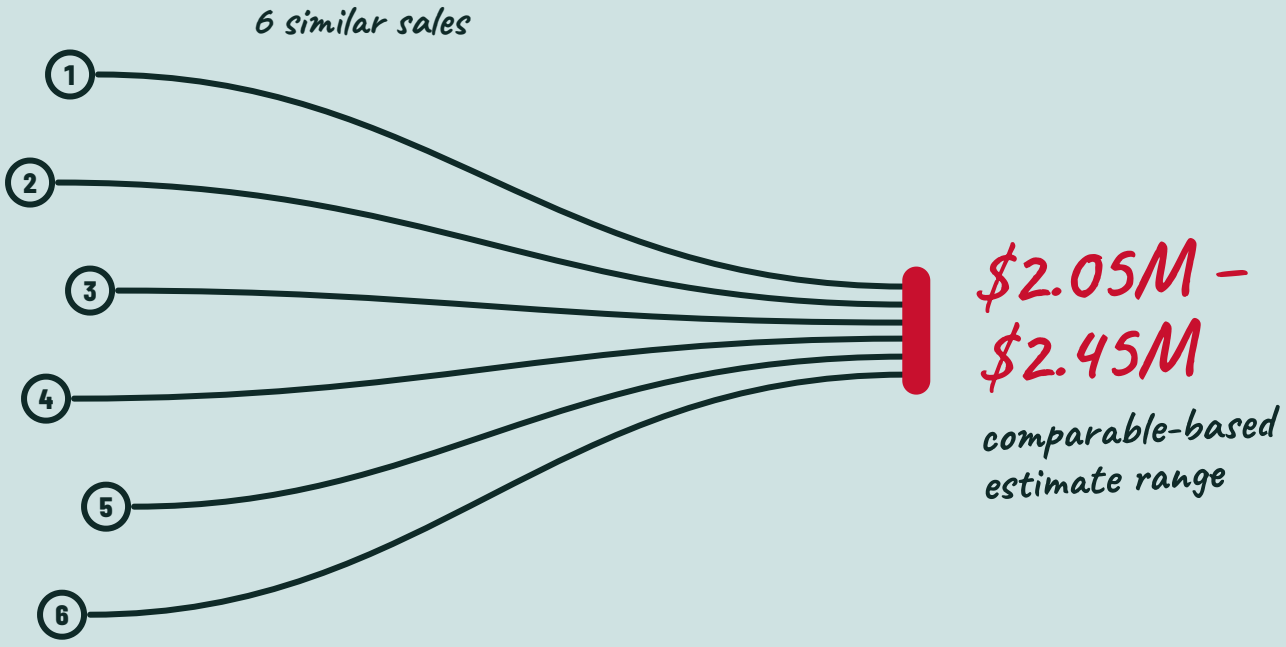
Homes in Wahroonga and nearby suburbs take **35 days** to sell on average. That is **10 days more than the two-year average**, so you may have more time to decide.

Knest.ai

04

COMPARABLE SALES ANALYSIS

What is this home worth?



04 Comparable Sales Analysis

How we work out the most likely selling price and range.

Methodology

How we find the most likely selling price

Top **6** comparable sales → **5** dimensions → comparable-based estimate + **2** other estimates → most likely selling price & range

STEP 1

Select the top 6 comparable sales

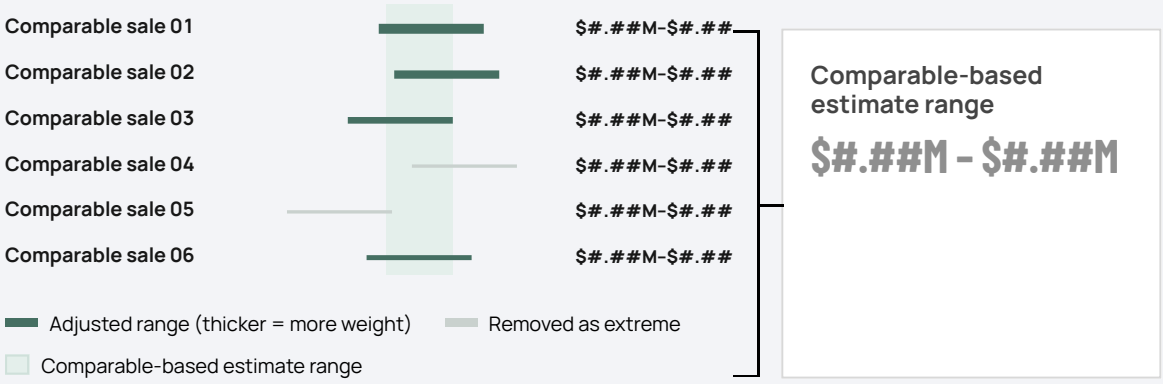
Past 12 months · Within 1 km · All sales · Ranked by knest.ai's similarity algorithm

STEP 2

Compare each sale across 5 dimensions

We adjust each sale for market changes since it sold, and for how that home differs from this one. Each sale then gives a value range: the more we had to adjust it, the wider the range. We set aside the highest and lowest, and combine the rest into one range. Closer matches count for more.

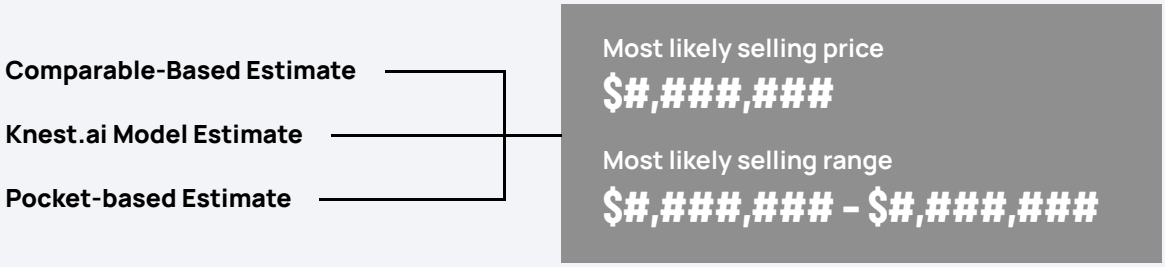
A	B	C	D	E
Market conditions	Land value & size	Site & location	Internal area & condition	Layout & features



STEP 3

Determine the most likely selling price

We check this estimate against the other two estimates. Then we set the most likely selling price and range.

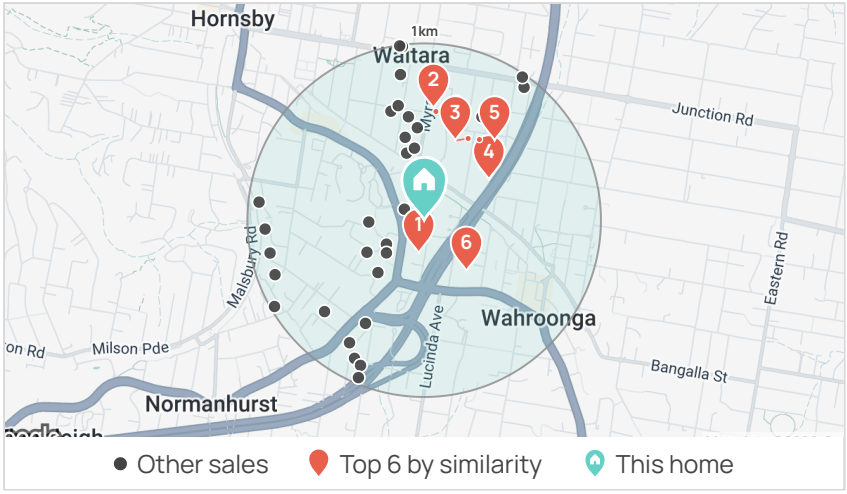


1	2	3
Select the top 6 comparable sales	Compare each sale across 5 dimensions	Determine the most likely selling price

6 selected

/ 43 nearby sales

Top **6** selected from **all** sales within **1 km** over the **past 12 months** (43 candidates). The selected sales span **Wahroonga**, with land areas between **65% and 125%** of this home's land size and sale dates from **24 November 2025 to 24 June 2026**. **Remaining sales in Appendix A.**



This home & top 6 comparable sales

knest.ai rank	Property	Sold price / Date	Land	Building	Beds / Baths / Cars	Comparability
	37 Isis St Wahroonga · Hornsby Council · R2 This home	—	766 m²	≈130 m² Internal area	3 / 2 / 2	—
1	**15 Isis St** Wahroonga · Hornsby Council · R2 188 m away · **Same street**	**$2,500,000** 15 Jun 2026 88 days ago	766 m² —	≈160 m² +23%	4 / 2 / 2	90
2	**1 Oleander Rd** Wahroonga · Hornsby Council · R2 617 m away	**$2,560,000** 24 Jun 2026 79 days ago	500 m² −35%	≈200 m² +54%	4 / 3.5 / 2	74
3	**62 Bundarra Ave** Wahroonga · Hornsby Council · R2 524 m away	**$2,850,000** 19 Dec 2025 266 days ago	609 m² −21%	≈245 m² +88%	5 / 2.5 / 2	69
4	**7A Benson Cl** Wahroonga · Hornsby Council · R2 432 m away	**$2,705,000** 12 Dec 2025 273 days ago	541 m² −29%	≈230 m² +77%	5 / 3.5 / 2	66
5	**61 Bundarra Ave** Wahroonga · Hornsby Council · R2 552 m away	**$2,750,000** 24 Nov 2025 291 days ago	955 m² +25%	≈265 m² +104%	5 / 2.5 / 3	65
6	**24 Lucinda Ave** Wahroonga · Hornsby Council · R2 286 m away	**$2,400,000** 2 Mar 2026 193 days ago	702 m² −8%	≈175 m² +35%	4 / 2 / 2	62

Remaining sales are listed in **Appendix A · Other sales considered ↗**

✓ Select the top 6 comparable sales	**2 Compare each sale across 5 dimensions**	3 Determine the most likely selling price

Summary of the Comparable-Based Estimate

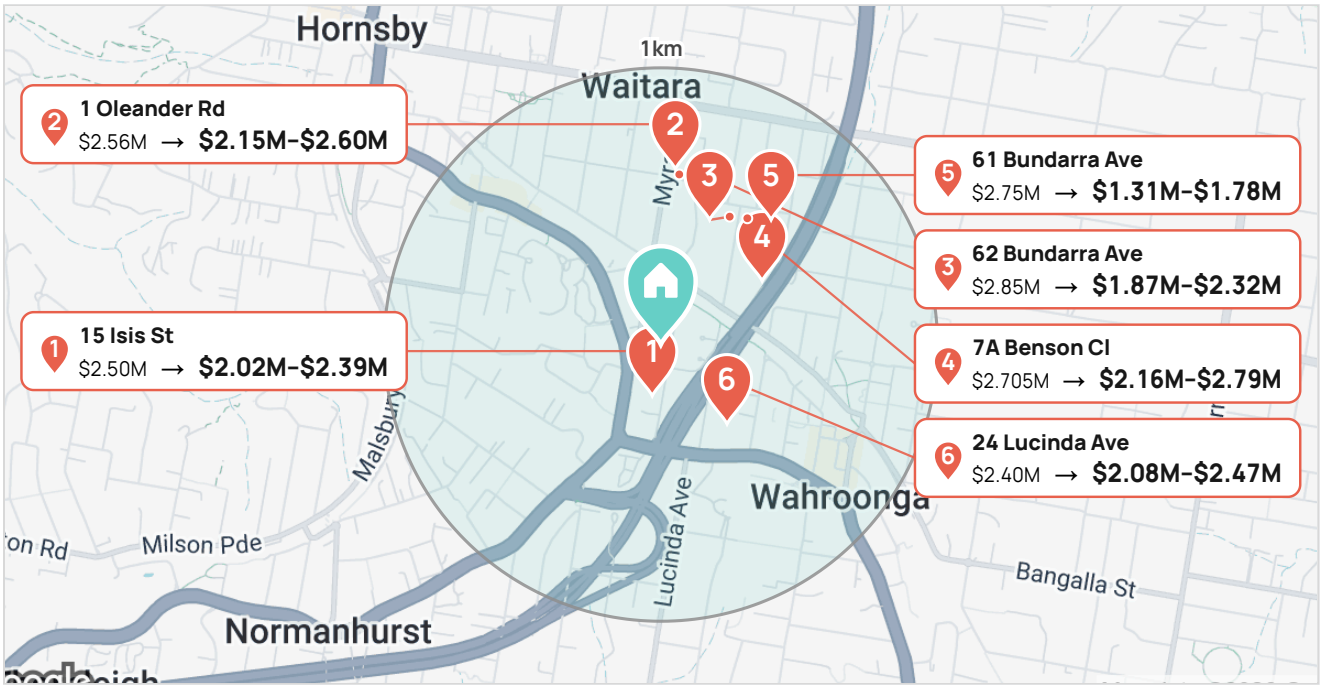
Comparable-based estimate range

$2.05M – $2.45M

We adjust each of the **top six most similar sales** for how it differs from 37 Isis St across five dimensions. Each one then points to a value range for 37 Isis St. The next six pages show how.

How to read each tag

Address
Sold for → **Value range for 37 Isis St**



→ **Pages 8–13** · Details
→ **Page 14** · From Six Sales to One Estimate
→ **Page 15** · Our Final Assessment

✓ Select the top 6 comparable sales	**2 Compare each sale across 5 dimensions**	3 Determine the most likely selling price

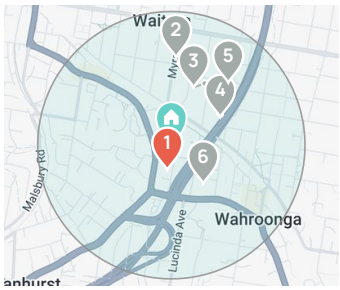
Details of the Comparable-Based Estimate

1 15 Isis St Wahroonga NSW 2076

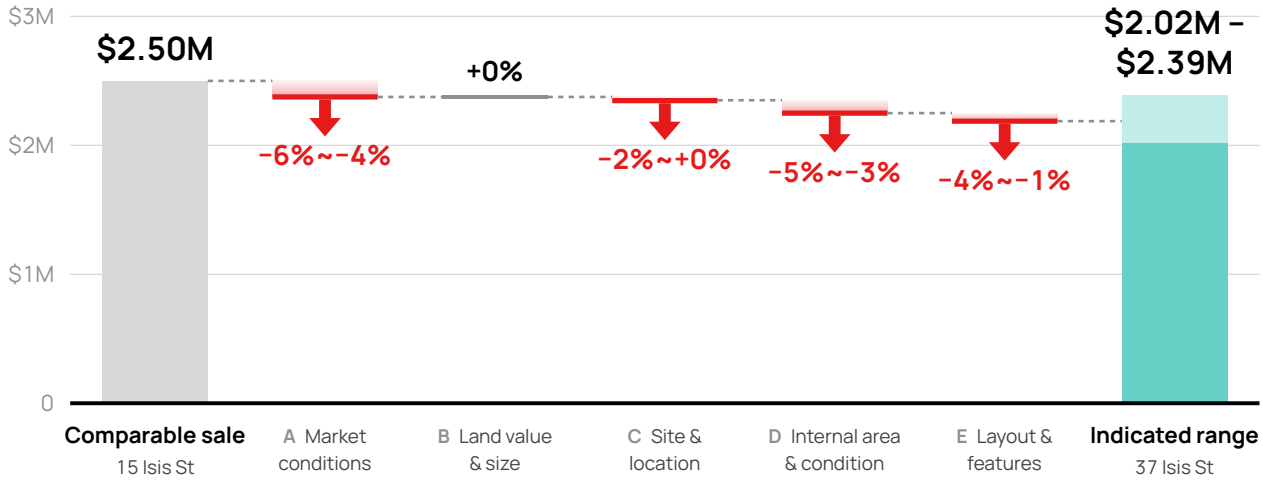
Sold for **$2,500,000**

Sold on **15 Jun 2026**

Appendix B · full working ↗



Adjustment by dimension



Dimension	Major Differences	37 Isis St	15 Isis St
A. Market conditions	Sale date	Sep 2026	15 Jun 2026
B. Land value & size	Land value	No major differences between the two properties	
	Land size	No major differences between the two properties	
C. Site & location		No major differences between the two properties	
D. Internal area & condition	Building quality	No major differences between the two properties	
	Internal area	≈130 m²	≈160 m²
E. Layout & features	Granny flat	None	Studio
	Bedrooms	3	4
	Layout	Some strengths	Some limitations

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 15 Isis St (including market volatility)

$2.02M – $2.39M

✓ Select the top 6 comparable sales | **2 Compare each sale across 5 dimensions** | 3 Determine the most likely selling price

Details of the Comparable-Based Estimate

2 1 Oleander Rd Wahroonga NSW 2076

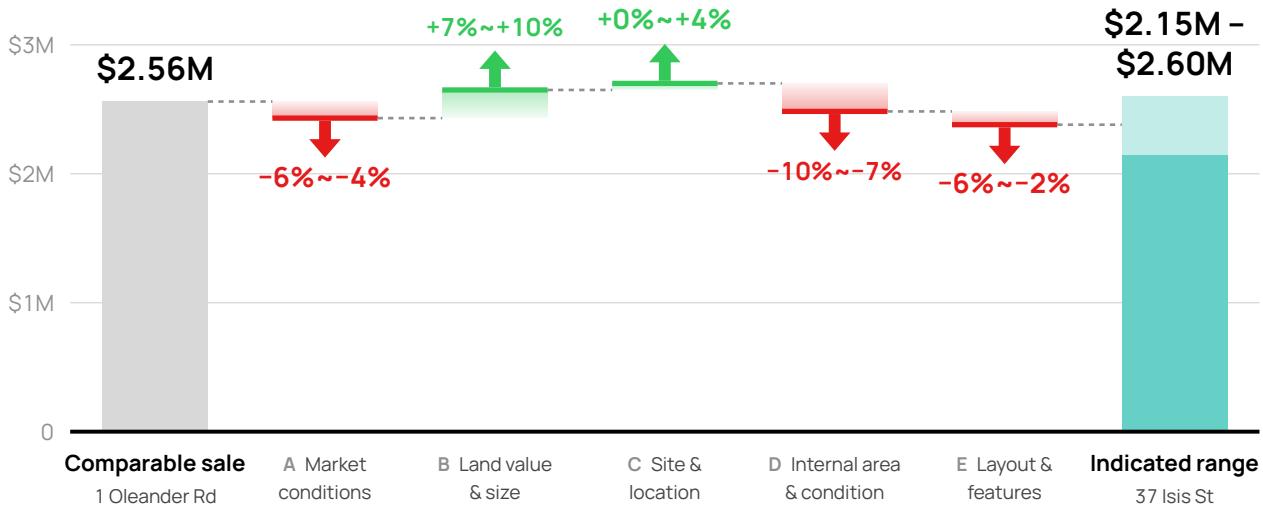
Sold for **$2,560,000**

Sold on **24 Jun 2026**

Appendix B · full working ↗



Adjustment by dimension



Dimension	Major Differences	37 Isis St	1 Oleander Rd
A. **Market conditions**	Sale date	Sep 2026	24 Jun 2026
B. **Land value & size**	Land value	$1,660,000	$1,410,000
	Land size	766 m²	500 m²
C. **Site & location**		No major differences between the two properties	
D. **Internal area & condition**	Building quality	No major differences between the two properties	
	Internal area	≈130 m²	≈200 m²
E. **Layout & features**	Wall	Weatherboard	Not identified
	Bathrooms	2	3.5
	Bedrooms	3	4
	Layout	Some strengths	Some limitations

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 1 Oleander Rd (including market volatility)

$2.15M – $2.60M

✓ Select the top 6 comparable sales	**2 Compare each sale across 5 dimensions**	3 Determine the most likely selling price

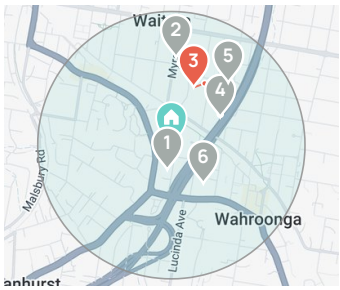
Details of the Comparable-Based Estimate

3 62 Bundarra Ave Wahroonga NSW 2076

Sold for
$2,850,000

Sold on
19 Dec 2025

Appendix B · full working ↗



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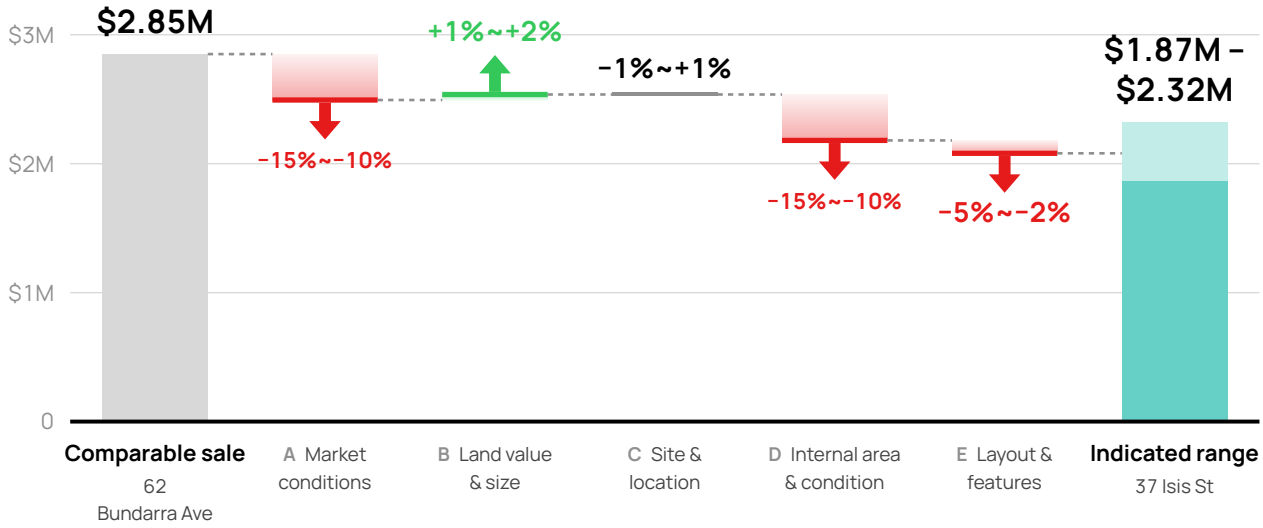


Dimension	Major Differences	37 Isis St	62 Bundarra Ave
A. **Market conditions**	Sale date	Sep 2026	19 Dec 2025
B. **Land value & size**	Land value	$1,660,000	$1,610,000
	Land size	766 m²	609 m²
C. **Site & location**	Privacy	High privacy	Some potential overlooking
D. **Internal area & condition**	Building quality	No major differences between the two properties	
	Internal area	≈130 m²	≈245 m²
E. **Layout & features**	Bedrooms	3	5
	Wall	Weatherboard	Part weatherboard (upper level)

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 62 Bundarra Ave (including market volatility)

$1.87M – $2.32M

✓ Select the top 6 comparable sales | **2 Compare each sale across 5 dimensions** | 3 Determine the most likely selling price

Details of the Comparable-Based Estimate

4 7A Benson Cl Wahroonga NSW 2076

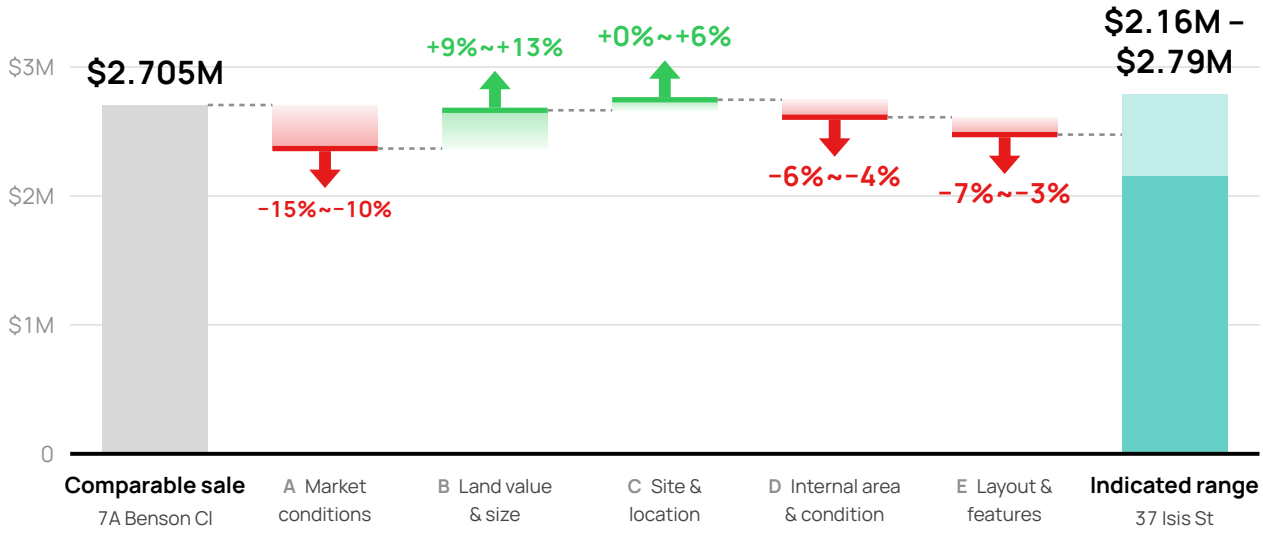
Sold for **$2,705,000**

Sold on **12 Dec 2025**

Appendix B · full working ↗



Adjustment by dimension



Dimension	Major Differences	37 Isis St	7A Benson Cl
A. **Market conditions**	Sale date	Sep 2026	12 Dec 2025
B. **Land value & size**	Land value	$1,660,000	$1,310,000
	Land size	766 m²	541 m²
C. **Site & location**		No major differences between the two properties	
D. **Internal area & condition**	Building quality	Standard, well maintained	Slightly dated, sound
	Internal area	≈130 m²	≈230 m²
E. **Layout & features**	Wall	Weatherboard	Full / double brick
	Bedrooms	3	5
	Layout	Some strengths	Substantial limitations
	Bathrooms	2	3.5

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 7A Benson Cl (including market volatility)

$2.16M – $2.79M

✓ Select the top 6 comparable sales	**2 Compare each sale across 5 dimensions** ●●●●●●	3 Determine the most likely selling price

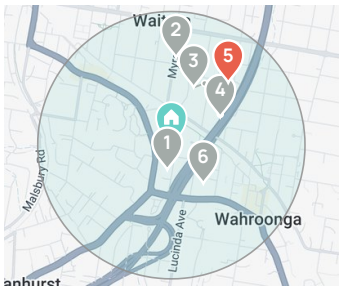
Details of the Comparable-Based Estimate

5 61 Bundarra Ave Wahroonga NSW 2076

Sold for **$2,750,000**

Sold on **24 Nov 2025**

Appendix B · full working ↗



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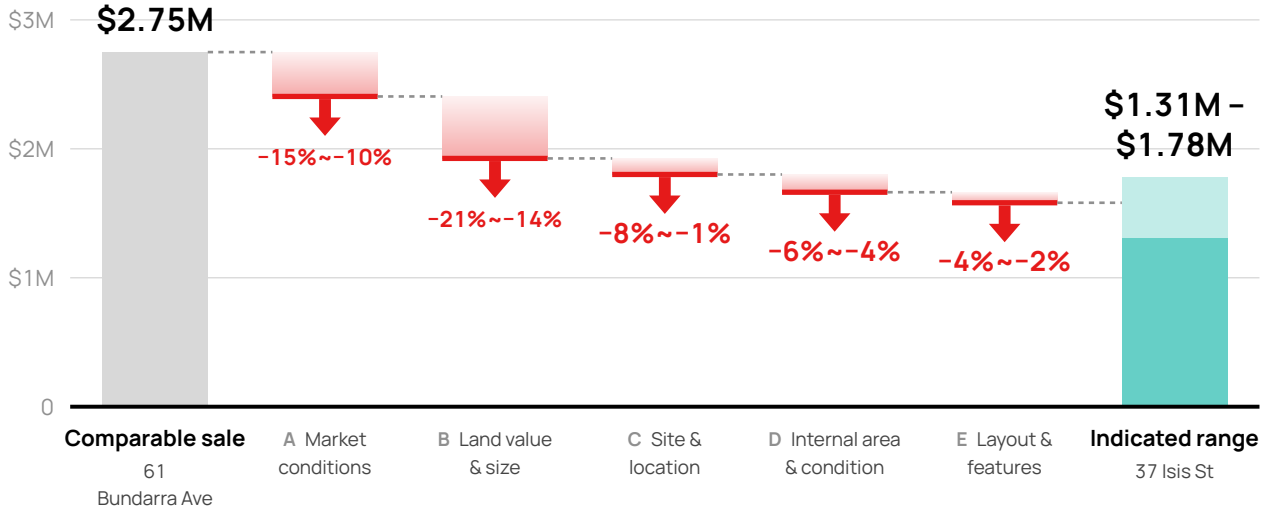


Dimension	Major Differences	37 Isis St	61 Bundarra Ave
A. **Market conditions**	Sale date	Sep 2026	24 Nov 2025
B. **Land value & size**	Land value	$1,660,000	$2,240,000
	Land size	766 m²	955 m²
C. **Site & location**	Lot	frontage 15.0 m	frontage 18.3 m
D. **Internal area & condition**	Building quality	Standard, well maintained	Dated but habitable
	Internal area	≈130 m²	≈265 m²
E. **Layout & features**	Wall	Weatherboard	Full / double brick
	Bedrooms	3	5

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 61 Bundarra Ave (including market volatility)

$1.31M – $1.78M

✓ Select the top 6 comparable sales | **2 Compare each sale across 5 dimensions** | 3 Determine the most likely selling price

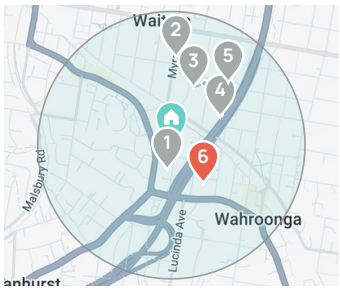
Details of the Comparable-Based Estimate

6 24 Lucinda Ave Wahroonga NSW 2076

Sold for **$2,400,000**

Sold on **2 Mar 2026**

Appendix B · full working ↗



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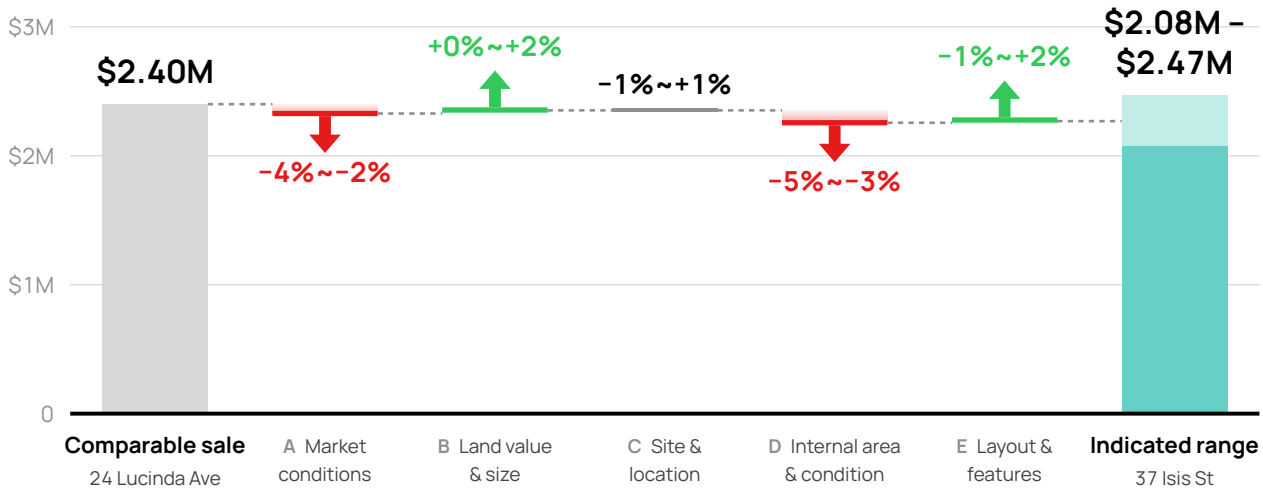


Dimension	Major Differences	37 Isis St	24 Lucinda Ave
A. **Market conditions**	Sale date	Sep 2026	2 Mar 2026
B. **Land value & size**	Land value	No major differences between the two properties	
	Land size	No major differences between the two properties	
C. **Site & location**		No major differences between the two properties	
D. **Internal area & condition**	Building quality	No major differences between the two properties	
	Internal area	≈130 m²	≈160 m²
E. **Layout & features**	Granny flat	None	Studio
	Bedrooms	3	4
	Layout	Some strengths	Some limitations

We show only the main differences here. See **Appendix B ↗** for full details.

Indicated range for 37 Isis St · Based on 24 Lucinda Ave (including market volatility)

$2.08M – $2.47M

✓ Select the top 6 comparable sales	**2 Compare each sale across 5 dimensions**	3 Determine the most likely selling price

From Six Sales to One Estimate

Each sale gives a value range. A sale that needed bigger adjustments gets a wider range. We set aside the highest and lowest, and combine the rest into one range with a **Weighted Trimmed Mean**[1]. Closer matches count for more.

[1] Weighted Trimmed Mean

Dropping the highest and lowest values stops one odd sale from pulling the estimate too far. Closer matches get more weight, so the best evidence counts most. The method is common in statistics and market research.



Comparable-based estimate range

$2.05M – $2.45M

Next · step 3

Comparable sales are where we start. Step 3 checks this estimate against other estimates. Then it sets the most likely selling price.

Comparable sales · $2.05M – $2.45M + **Knest.ai Model** + **Pocket-based** → **Most likely selling price**

✓ Select the top 6 comparable sales	✓ Compare each sale across 5 dimensions	**3 Determine the most likely selling price**

Our Final Assessment

Most likely selling price

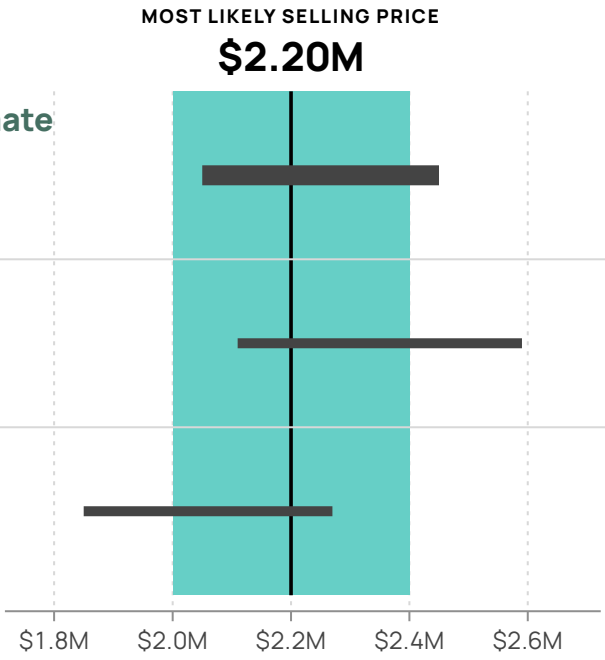
$2,200,000

Most likely selling range

$2,000,000 – $2,400,000

This section introduces two additional valuation methods to help refine the final estimate. Both supplementary methods are still under development and refinement and are not yet sufficiently mature to serve as independent primary valuation methods. However, they provide valuable pricing perspectives from different angles, allowing us to cross-check and adjust the results of the report's primary method, which is based on comparable nearby sales. This combined approach aims to improve the robustness and reliability of the final valuation estimate.

Method	Estimate range	Range
Comparable-Based Estimate **Main guide:** Six comparable sales, adjusted for market and property differences (Steps 1–2).		**$2.05M–$2.45M**
Knest.ai Model Estimate		**$2.11M–$2.59M**
Pocket-based Estimate		**$1.85M–$2.27M**



Estimate range Most likely selling range

Knest.ai Model Estimate

This method uses a machine learning model trained on historical sales data and more than 160 property characteristics. By applying the target property's specific characteristics to the trained model, it automatically generates an independent valuation estimate.

Pocket-based Estimate

This method focuses on Sector and Pocket, the two key geographic levels in knest.ai's property price analysis framework. By analysing median property prices, typical property profiles, and market trends at each level, it establishes local price benchmarks. The target property's characteristics are then compared with these benchmarks, taking into account differences from typical properties in each area, to derive an estimated market value.

knest.ai

05

BUYER CHEAT SHEET

How much should I bid?



write your limit down first

05 Buyer Cheat Sheet

How to bid at auction, where to stop, and what to say.

5.1 Auction-day plan

Set your limit before bidding starts. Then stay calm enough not to overpay, and bold enough not to miss out. The scenarios below show where to set your limit. When bidding heats up, the moves that follow help you stick to it. When you hold back, they remind you to bid up to it before you let the home go.

5.1.1 Set your limit

STOP

Mark your limit on the scale below, and write it here.

It is the lower of what you can fund and what you would happily pay. Up to $2.399M, the price is within its likely selling range. Above that, you pay only for how much you want it.

$ _____

Maximum purchase price

Where you stop depends on how much you want it

Price runway · AUD

Each price comes from the figures in this report.

1 It's an OK choice

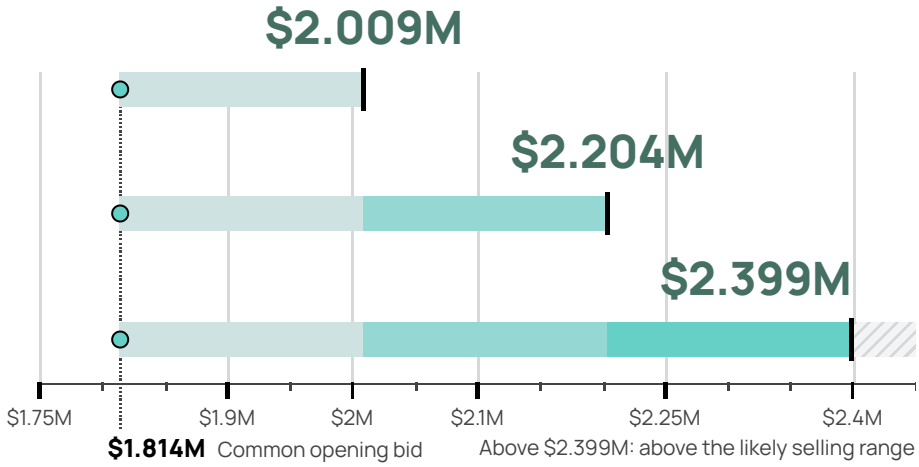
Up to the bottom of its likely selling range.

2 I really like it

Up to what it will most likely sell for, which is a fair price.

3 I'm crazy about it

Up to the top of its likely selling range.



5.1.2 Lessons from real buyers

Real stories we picked from Reddit and other online forums.

Set an odd limit. Most people stop at round numbers; $1,503,600 edges past everyone at $1.5m.

Treat "no access" in a report as a defect. One unchecked subfloor hid over $100k of damage.

Inspect new homes too. One brand-new duplex had 42 defects.

It isn't over until the hammer falls. A pause at $4.96m became a $5.05m sale 30 seconds later.

Big jumps don't scare everyone off. A buyer adding just $500 at a time beat four rivals, under budget.

Don't bid unless the deposit is ready. A buyer whose cheque bounced was ordered to pay $350k.

These are guides, not bidding advice. Your final bid and limit are your own decision.

5.1 Auction-day plan, continued

Auction tips

5.1.3 / General guide to buying at auction in NSW.

Remember 01 **No cooling-off. When the hammer falls, you've signed.**

Remember 02 **Finance, contract and inspections are done before the day.**

Remember 03 **Write your limit down. Don't change it on the spot.**

01 Before

Check it. Set your top price.

- Foreign or on a temporary visa? No established homes until mid-2029.
- Pre-approval isn't a yes. The bank's valuer decides; keep cash for a gap.
- Negotiate the contract now. After the hammer it's 10% and their terms.
- Read what the inspector couldn't see. "No access" is a risk, not a pass.
- The guide is marketing. Value it yourself from 5–10 recent sales.
- Count contracts, not crowds. Ask how many went out.
- Ask in writing: flood, fire, asbestos, crime. Agents must disclose.
- Test the 10% transfer now. App limits stop buyers on the day.
- Offering early? Go near your limit. Nothing's locked until exchange.

02 On the day

Bid to your plan, then stop.

- Proxy bidding? Authority to the auctioneer first, or you're the buyer.
- One bids, one holds the limit. The second person's job is to say stop.
- The vendor bid isn't a rival. Only one is allowed, and it's announced.
- Under the reserve isn't safe. The vendor can still say "sold".
- Be the top real bidder. If it passes in, you usually talk first.
- Pacts with rival buyers are illegal, even "you stop at X, I'll stop at Y".
- Tactics don't beat budgets. The bigger limit wins. Stop at yours.

03 After

Next steps depend on the result.

If you win

- Sign and pay on the spot. No cooling-off, no second thoughts.
- Next business day: lawyer and lender. Expect ID and source-of-funds checks.
- Stamp duty: 3 months or settlement, whichever comes first.
- Final check on settlement morning. Issues go to your lawyer.
- "New bank details" email? Assume scam. Phone to check.

If it's passed in

- Signed today: no cooling-off. Later: 5 business days, unless waived.
- Don't reveal your top price. Step outside before you answer.

If you miss out

- Tell the agent you're the underbidder. Sales do fall through.
- Suspect underquoting? Fair Trading: 13 32 20.

General information on NSW rules as at October 2026. It isn't legal or financial advice; check your contract with your lawyer.

5.2 What you can use to negotiate a lower price

5.2.1 Weak points of this home you can raise

Heritage rules
HCA
Harder to extend or rebuild

Share of renters in the pocket
36%

Smaller block
766 m²
Suburb median 962 m² (−20%)

Fewer bedrooms
3 bed
Most houses here have 4

Not brick
Weatherboard
More upkeep

Narrow frontage
15 m
Suburb median 18.6 m (−19%)

5.2.2 Better homes nearby, and what they are worth today

These homes rank above this one overall, yet are worth only $2.38M to $2.43M in today's market. With less to offer, this home should come in below them.

15 Isis St
Same street · sold Jun 2026

Better than this home
- ✓ **160 m² inside** vs 130 m²
- ✓ **Studio** vs none
- ✓ **4 bed** vs 3

Yet worth today
$2.38M
Sold $2.50M, before a 5% fall

61 Bundarra Ave
552 m away · sold Nov 2025

Better than this home
- ✓ **955 m² land** vs 766 m²
- ✓ **265 m² inside** vs 130 m²
- ✓ **Full brick** vs weatherboard
- ✓ **5 bed** vs 3

Yet worth today
$2.40M
Sold $2.75M, before a 12.6% fall

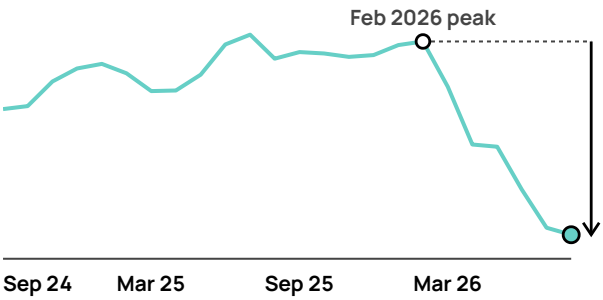
1 Oleander Rd
617 m away · sold Jun 2026

Better than this home
- ✓ **200 m² inside** vs 130 m²
- ✓ **3.5 bath** vs 2
- ✓ **4 bed** vs 3

Yet worth today
$2.43M
Sold $2.56M, before a 5% fall

5.2.3 Market trends that work in your favour

Suburb median house price, last two years



−11.4% — **Earlier prices are out of date**
Since the February peak

35 days — **Homes are slower to sell**
10 days longer than usual

54.0% — **Fewer buyers are competing**
Sydney auction clearance rate

If it passes in and you negotiate: in NSW there is no cooling-off period on a same-day exchange, so finish your checks with your conveyancer first. nsw.gov.au

Appendix

Other sales we looked at, and how we adjusted each comparable sale.

A Other sales considered

Back to the selected sales ↗

38 nearby sales that we did not use.

Sorted by comparability, then by the reason a sale was left out

Sales 1–12 of 38

Address	Sale price	Sale date	Size / value land m² / land value	Beds / Baths / Cars	Comparability or why not compared
26 CHURCHILL AVE Wahroonga	**$2,740,000**	17 Oct 2025	790 / $1,900,000	5 / 3 / 3	60
32 HIGHLANDS AVE Wahroonga	**$3,250,000**	25 Sep 2025	1,176 / $2,380,000	4 / 2 / 2	60
66 WOONONA AVE Wahroonga	**$2,835,000**	15 Nov 2025	921 / $1,900,000	5 / 3 / 2	59
25A BALMORAL ST Waitara	**$1,860,000**	12 Aug 2026	437 / $1,480,000	4 / 2 / 2	Zoning mismatch
49 BALMORAL ST Waitara	**$7,000,000**	8 Oct 2025	1,227 / $2,540,000	3 / 2 / 2	Zoning mismatch
29 BALMORAL ST Waitara	**$2,500,000**	26 Sep 2025	614 / $2,150,000	5 / 3 / 2	Zoning mismatch
84 EDGEWORTH DAVID AVE Wahroonga	**$2,120,000**	27 Feb 2026	697 / $1,160,000	— / — / —	Configuration mismatch
3 ANULLA PL Wahroonga	**$2,050,000**	10 Feb 2026	740 / $1,450,000	8 / 3 / 2	Configuration mismatch
100 PACIFIC HWY Waitara	**$11,623,200**	4 Feb 2026	90 / $2,880,000	— / — / —	Configuration mismatch
1 ROMSEY ST Waitara	**$11,623,200**	4 Feb 2026	705 / $3,150,000	— / — / —	Configuration mismatch
5 ROMSEY ST Waitara	**$11,623,200**	4 Feb 2026	792 / $1,940,000	— / — / —	Configuration mismatch
7 ROMSEY ST Waitara	**$11,623,200**	4 Feb 2026	885 / $2,110,000	— / — / —	Configuration mismatch

The comparability score shows how closely each sale matches this home. It uses the same 0–100 scale in every report. Sales with no score were left out for the reason shown. Land value is the assessed land value, shown as recorded, even when it is zero. A dash (—) means the value is not recorded. Beds, baths and cars are as recorded for the sale.

Sales 13–28 of 38

Address	Sale price	Sale date	Size / value land m² / land value	Beds / Baths / Cars	Comparability or why not compared
1 WINDARRA CRES Wahroonga	**$2,170,000**	29 Nov 2025	740 / $1,380,000	8 / 4 / 2	Configuration mismatch
10A FRITH AVE Normanhurst	**$2,380,000**	16 Nov 2025	500 / $1,250,000	6 / 4 / 4	Configuration mismatch
57 EDGEWORTH DAVID AVE Waitara	**$4,600,000**	4 Nov 2025	512 / $1,610,000	— / — / —	Configuration mismatch
55 EDGEWORTH DAVID AVE Waitara	**$4,600,000**	4 Nov 2025	879 / $1,500,000	— / — / —	Configuration mismatch
90 DENMAN PDE Normanhurst	**$1,930,000**	12 Aug 2026	709 / $1,540,000	5 / 3 / 2	Heritage status differs
6A WOOLCOTT AVE Wahroonga	**$1,745,000**	7 Aug 2026	500 / $1,360,000	4 / 3 / 2	Heritage status differs
52 INGRAM RD Wahroonga	**$2,050,000**	1 Aug 2026	673 / $1,460,000	4 / 2 / 2	Heritage status differs
4/1G INGRAM RD Wahroonga	**$1,515,000**	9 Apr 2026	247 / $4,090,000	3 / 2 / 2	Heritage status differs
21 KARINYA PL Wahroonga	**$2,270,000**	26 Mar 2026	762 / $1,160,000	4 / 2 / 1	Heritage status differs
43A DENMAN PDE Normanhurst	**$1,720,000**	4 Mar 2026	421 / $890,000	3 / 1 / 1	Heritage status differs
54 EDWARDS RD Wahroonga	**$2,099,998**	21 Feb 2026	712 / $1,320,000	4 / 3 / 2	Heritage status differs
15 MYRA ST Wahroonga	**$2,530,000**	28 Jan 2026	1,176 / $2,060,000	4 / 2 / 1	Heritage status differs
12 MARILLIAN AVE Waitara	**$2,000,000**	5 Dec 2025	714 / $1,160,000	5 / 2 / 1	Heritage status differs
17 HAVILAH AVE Wahroonga	**$2,180,000**	4 Dec 2025	696 / $1,490,000	3 / 2 / 1	Heritage status differs
51 RUSSELL AVE Wahroonga	**$2,360,000**	27 Nov 2025	1,035 / $1,530,000	4 / 3 / 2	Heritage status differs
9 WINDARRA CRES Wahroonga	**$2,360,000**	14 Nov 2025	740 / $1,470,000	4 / 2 / 2	Heritage status differs

The comparability score shows how closely each sale matches this home. It uses the same 0–100 scale in every report. Sales with no score were left out for the reason shown. Land value is the assessed land value, shown as recorded, even when it is zero. A dash (—) means the value is not recorded. Beds, baths and cars are as recorded for the sale.

Sales 29–38 of 38

Address	Sale price	Sale date	Size / value land m² / land value	Beds / Baths / Cars	Comparability or why not compared
20 BALMORAL ST Waitara	**$2,165,000**	6 Nov 2025	929 / $2,060,000	2 / 1 / 1	Heritage status differs
1/6 BALMORAL ST Waitara	**$1,860,500**	1 Nov 2025	520 / $2,060,000	4 / 1 / 2	Heritage status differs
2 TRACEY CL Normanhurst	**$2,710,000**	1 Nov 2025	750 / $1,460,000	5 / 2 / 2	Heritage status differs
125A EDGEWORTH DAVID AVE Wahroonga	**$1,937,500**	1 Nov 2025	358 / $1,240,000	4 / 2 / 2	Heritage status differs
14 HEWITT AVE Wahroonga	**$2,150,000**	31 Oct 2025	696 / $1,590,000	3 / 3 / 2	Heritage status differs
3 MYRA ST Wahroonga	**$2,580,000**	19 Oct 2025	968 / $2,060,000	4 / 3 / 2	Heritage status differs
16 HAVILAH AVE Wahroonga	**$2,200,000**	13 Oct 2025	660 / $1,480,000	3 / 2 / 2	Heritage status differs
22 HEWITT AVE Wahroonga	**$2,590,000**	11 Oct 2025	697 / $1,590,000	4 / 2 / 3	Heritage status differs
73 ALEXANDRIA PDE Waitara	**$2,521,000**	27 Sep 2025	648 / $1,270,000	5 / 2 / 2	Heritage status differs
2 HAVILAH AVE Wahroonga	**$2,040,000**	24 Sep 2025	956 / $1,630,000	4 / 1 / 2	Heritage status differs

The comparability score shows how closely each sale matches this home. It uses the same 0–100 scale in every report. Sales with no score were left out for the reason shown. Land value is the assessed land value, shown as recorded, even when it is zero. A dash (—) means the value is not recorded. Beds, baths and cars are as recorded for the sale.

B Comparable sale workings

B · Comparable 01 / 06 · 1 / 2

Back to Step 2 ↗

1 15 Isis St

Wahroonga · Sold $2,500,000 · 15 Jun 2026 · 188 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,500,000 Sold 15 Jun 2026	**±5%**	**−6% ~ −4%**	**$2.22M–$2.53M** In today's market

B Land value & size +0%

Both homes have the same land value. There is no land value difference to adjust, so the land adjustment is A$0.

Key factor	This home 37 Isis St	Comparable sale 15 Isis St
Land value	$1,660,000 Jul 2025	$1,660,000 Jul 2025
Land size	766 m²	766 m²

C Site & location −2% ~ +0%

The two blocks on Isis Street are much the same in land value, size, shape, frontage, slope, risk, heritage setting, school access and privacy.

Group	Key factor	This home 37 Isis St	Comparable sale 15 Isis St
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Moderate (+2.2 m vs street)
	Lot usability	Regular frontage 15.0 m	Regular frontage 15.2 m
	Corner	No	No
	Orientation	West	West
School & Development Potential	Development opportunity	No approval mentioned	No approval mentioned
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	High privacy
	View	No	Treescape view
	Other	None	None

Why we adjusted

Overall assessment

This home is slightly less attractive overall because of mild road noise and the comparable sale's leafy outlook.

Main road

This home has slightly more background traffic noise and a less quiet backyard than the comparable sale. Both are in cul-de-sac settings and neither fronts a main road, so the difference is small. A negative adjustment of 0%–1% is applied.

View

The comparable sale is described as having a leafy outlook and mature gardens. This home has strong tree cover and is marketed with large windows, abundant natural light and an expansive rear garden. Any view advantage for the comparable sale is therefore very small. A negative adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

B · Comparable 01 / 06 · 2 / 2

1 15 Isis St

Wahroonga · Sold $2,500,000 · 15 Jun 2026 · 188 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): The homes are similar in age, materials and overall finish. The comparable sale is larger, with an extra bedroom and a self-contained studio, while this home has the more practical layout. Overall, the comparison favours the comparable sale.

D Internal area & condition −5% ~ −3%

Key factor	This home 37 Isis St	Comparable sale 15 Isis St
Building quality	Standard, well maintained	Standard, well maintained
Internal area	≈130 m²	≈160 m²

Why we adjusted

Building quality

Both homes are well-kept weatherboard cottages of a similar age and finish. This home has traditional finishes, while the comparable sale has more modern kitchen features, but the overall quality remains close. The comparable sale is much larger inside, and its extra space includes a full-sized fourth bedroom rather than hallways or service areas. This home is still a good size for a three-bedroom home in this suburb. A negative adjustment of 3%–5% is applied.

E Layout & features −4% ~ −1%

Group	Key factor	This home 37 Isis St	Comparable sale 15 Isis St
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2	4 / 2 / 2
	Ensuites	1	1
	Layout	Some strengths	Some limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Weatherboard
	Granny flat / studio	None	Studio
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms

The comparable sale has four bedrooms, all on one level, while this home has three. Four bedrooms are common for houses in this suburb. Both homes have two bathrooms, one ensuite and two parking spaces, with no enclosed garage. The extra bedroom is the only practical difference. A negative adjustment of 1%–2% is applied.

Layout

This home has a clearly more practical layout. It has two separate, well-sized living areas, including a larger family room opening to the garden. Its main bedroom is set well away from the other bedrooms, which is a small drawback. The four-bedroom comparable sale appears to have less living space relative to its bedroom count. A positive adjustment of 1%–2% is applied.

Granny flat / studio

The comparable sale is marketed with a self-contained studio for an office, teenage retreat or guest use. It is not described as a separate one-bedroom granny flat. This home has an open-sided covered structure rather than a self-contained space. A negative adjustment of 2%–3% is applied.

Indicated price range **$2.02M–$2.39M** · **±8%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

2 1 Oleander Rd

Wahroonga · Sold $2,560,000 · 24 Jun 2026 · 617 m away
This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,560,000 Sold 24 Jun 2026	**±5%**	**−6% ~ −4%**	**$2.27M–$2.59M** In today's market

B Land value & size +7% ~ +10%

This home has a higher land value than the comparable sale. The difference is A$250,000. After aligning the sale to the valuation date, A$211,662 is added to the comparable sale.

Key factor	This home 37 Isis St	Comparable sale 1 Oleander Rd
Land value	$1,660,000 Jul 2025	$1,410,000 Jul 2025
Land size	766 m²	500 m²

C Site & location +0% ~ +4%

The two blocks have the same planning, hazard, road and school settings.

Group	Key factor	This home 37 Isis St	Comparable sale 1 Oleander Rd
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Gentle
	Lot usability	Regular frontage 15.0 m	Regular
	Corner	No	No
	Orientation	West	—
School & Development Potential	Development opportunity	No approval mentioned	DB: no approval in place
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	Some potential overlooking
	View	No	No
	Other	None	None

Why we adjusted

Overall assessment

This home has slightly better privacy and a cul-de-sac setting, while the comparable sale has the better rear orientation. These small differences mostly offset each other. The heritage land value correction still leaves a small overall advantage for this home.

Heritage

Both homes are in conservation areas, where government land values are set below market levels. Both land values are corrected up to market level. This home's higher land value receives the larger correction, which favours this home. A positive adjustment of 1%–2% is applied.

Orientation

This home has a west-facing rear garden. The comparable sale is marketed with a prized north-facing rear aspect. This favours its main garden and covered outdoor dining area. The difference is limited because this is north versus west, not a less favourable southern aspect. A negative adjustment of 0%–1% is applied.

Main road

Both homes are on similar residential roads. This home's listing describes a peaceful cul-de-sac setting, which buyers value for less passing traffic and a safer street for children. The comparable sale is described only as a peaceful, walkable address, so the difference is kept very small. A positive adjustment of 0%–1% is applied.

Privacy

This home has a little more privacy. The comparable sale is overlooked by one nearby home, but mature hedges screen some of the view. This keeps the difference small. A positive adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

B · Comparable 02 / 06 · 2 / 2

2 1 Oleander Rd

Wahroonga · Sold $2,560,000 · 24 Jun 2026 · 617 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): The comparable sale is larger and has more rooms, an attached double garage and an extra powder room. This home uses its smaller internal area more efficiently, with two good-sized living areas. Both have a similar overall standard, although their styles differ. The main non-land advantages favour the comparable sale, while this home's weatherboard walls are another drawback.

D Internal area & condition −10% ~ −7%

Key factor	This home 37 Isis St	Comparable sale 1 Oleander Rd
Building quality	Standard, well maintained	Standard, well maintained
Internal area	≈130 m²	≈200 m²

Why we adjusted

Building quality

Both homes have a similar overall standard, but their styles differ. The comparable sale has more modern kitchen and bathroom fittings. This home has well-kept original details, including stained glass, fireplaces and timber ceilings. Neither home has a clear quality advantage. The comparable sale is much larger inside, and that extra space is useful rather than mainly garage space. A negative adjustment of 7%–10% is applied.

E Layout & features −6% ~ −2%

Group	Key factor	This home 37 Isis St	Comparable sale 1 Oleander Rd
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2 Carport / open	4 / 3.5 / 2 Garage
	Ensuites	1	1
	Layout	Some strengths	Some limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Not identified
	Granny flat / studio	None	None
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms / Bathrooms / Parking

The comparable sale has more bedrooms, bathrooms and an extra powder room. It has an attached double garage, while this home's parking is open or under a carport. Its extra bedroom is small and narrow, and is better suited to a study. It still has a separate door and can be used for sleeping, so the functional advantage remains. A negative adjustment of 3%–5% is applied.

Layout

This home has a more practical layout. It has two good-sized living areas, despite being smaller overall. Its main bedroom is far from the other bedrooms, which partly reduces its advantage. The comparable sale has more rooms, but its main living space is more divided. It has only one larger living area and one small, narrow bedroom. Its covered outdoor area improves the connection to the casual living room, which further reduces the gap. A positive adjustment of 1%–2% is applied.

Wall construction

This home has weatherboard walls throughout. The comparable sale has rendered solid walls, but the material beneath the render cannot be confirmed. Buyers in this area generally expect masonry construction, so this home's weatherboard walls are discounted. A negative adjustment of 1%–2% is applied.

Indicated price range **$2.15M–$2.60M** · **±9%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

3 62 Bundarra Ave

Wahroonga · Sold $2,850,000 · 19 Dec 2025 · 524 m away
This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,850,000 Sold 19 Dec 2025	**±5%**	**−15% ~ −10%**	**$2.28M–$2.71M** In today's market

B Land value & size +1% ~ +2%

This home has the higher land value. After aligning the comparison to the valuation date, A$42,332 is added to the comparable sale.

Key factor	This home 37 Isis St	Comparable sale 62 Bundarra Ave
Land value	$1,660,000 Jul 2025	$1,610,000 Jul 2025
Land size	766 m²	609 m²

C Site & location −1% ~ +1%

The blocks are broadly similar in zoning, conservation controls, hazard exposure, shape, orientation and school access.

Group	Key factor	This home 37 Isis St	Comparable sale 62 Bundarra Ave
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Gentle
	Lot usability	Regular frontage 15.0 m	Regular frontage 16.7 m
	Corner	No	No
	Orientation	West	West
School & Development Potential	Development opportunity	No approval mentioned	No approval mentioned
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	Some potential overlooking
	View	No	No
	Other	None	None

Why we adjusted

Overall assessment

This home has clearly better privacy, while the comparable sale has less background road noise. The privacy advantage and heritage land-value correction outweigh the road noise drawback, so this section slightly favours this home.

Heritage

Both homes are in conservation areas, where government land values are set below market levels. Both land values are brought up to a market basis. This home has the higher land value and receives the larger increase. This does not mean heritage status itself adds value.

Main road

This home has more background traffic noise from a nearby major road. The comparable sale is described as being on a quiet, tree-lined street. This home is still in a peaceful cul-de-sac, and its trees soften some noise. Buyers can notice the difference, but it is small and does not change the likely buyer group. A negative adjustment of 0%–1% is applied.

Privacy

This home has clearly more privacy and strong tree cover. The comparable sale is overlooked at close range by two nearby homes, including one with a high level of exposure. Its mature hedges provide some screening, but overall tree cover is lower. A positive adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

3 62 Bundarra Ave

Wahroonga · Sold $2,850,000 · 19 Dec 2025 · 524 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): Both are well-kept older bungalows of a similar building standard in conservation areas. The comparable sale is much larger, with more rooms and more valuable wall construction. This home is smaller but has larger living spaces, better zoning and a more practical single-level layout.

D Internal area & condition −15% ~ −10%

Key factor	This home 37 Isis St	Comparable sale 62 Bundarra Ave
Building quality	Standard, well maintained	Standard, well maintained
Internal area	≈130 m²	≈245 m²

Why we adjusted

Building quality

Both homes are well-kept older bungalows of a similar building standard. The comparable sale retains period details, but its older kitchen, bathroom and flooring are not high-end. Its full upper-floor addition makes it much larger inside, with more useful bedrooms and living space rather than extra passageways or minor areas. This home is a smaller single-storey bungalow. A negative adjustment of 10%–15% is applied.

E Layout & features −5% ~ −2%

Group	Key factor	This home 37 Isis St	Comparable sale 62 Bundarra Ave
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2	5 / 2.5 / 2
	Ensuites	1	0
	Layout	Some strengths	Minor limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Part weatherboard (upper level)
	Granny flat / studio	None	None
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms / Bathrooms

The comparable sale has more bedrooms, another living area and a separate powder room. Its extra rooms are useful sizes, although the fifth room works more like a study beside the sunroom. Both homes have two bathrooms, but this home has a main-bedroom ensuite. The comparable sale has no ensuite, so its bathrooms are less convenient for five bedrooms. Both provide two parking spaces, but the comparable sale has a separate lock-up garage while this home has driveway parking. A negative adjustment of 2%–4% is applied.

Layout

This home has the more practical layout. It has two good-sized living areas on one level, although the main bedroom is set apart from the others. The comparable sale gains extra rooms through its upper-floor addition, but the bedrooms are split across two levels. Five bedrooms share two bathrooms with no ensuite, and two upstairs bedrooms share a small bathroom. The fifth bedroom or study is less direct to reach. A positive adjustment of 1% is applied.

Wall construction

This home is weatherboard throughout. The comparable sale has a full-brick lower level and a board-clad upper level, so its walls are worth more. The full-brick lower floor widens its advantage. Its board-clad upper floor keeps the gap smaller than if it were brick throughout. The original brick and board-clad upper level are an accepted period style in this conservation area. This reduces that home's wall discount and widens its advantage. A negative adjustment of 1%–2% is applied.

Indicated price range **$1.87M–$2.32M** · **±10%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

7A Benson Cl

Wahroonga · Sold $2,705,000 · 12 Dec 2025 · 432 m away
This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,705,000 Sold 12 Dec 2025	**±5%**	**−15% ~ −10%**	**$2.16M–$2.57M** In today's market

B Land value & size +9% ~ +13%

This home has the higher land value. The difference between the two land values is A$350,000. A positive land adjustment of A$296,326 is applied.

Key factor	This home 37 Isis St	Comparable sale 7A Benson Cl
Land value	$1,660,000 Jul 2025	$1,310,000 Jul 2025
Land size	766 m²	541 m²

C Site & location +0% ~ +6%

This home's land is slightly better overall.

Group	Key factor	This home 37 Isis St	Comparable sale 7A Benson Cl
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Gentle
	Lot usability	Regular frontage 15.0 m	Broadly regular
	Corner	No	No
	Orientation	West	—
School & Development Potential	Development opportunity	No approval mentioned	No DA or CDC approval (field)
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	Some potential overlooking
	View	No	No
	Other	None	Railway within 200m

Why we adjusted

Overall assessment

Its block is clearly more regular, it has a little more privacy, and it avoids the comparable sale's railway exposure. The conservation-area land value correction further favours this home. The comparable sale's north-facing backyard is its main advantage, but it does not outweigh those points.

Heritage

Both homes are in conservation areas, where government land values are set below market levels. Both land values are raised to a market-equivalent level. This home has the higher land value and receives the larger increase, which favours this home. A positive adjustment of 1%–3% is applied.

Lot usability

This home's block is more regular in shape. The comparable sale is still reasonably regular, with only a small corner reducing its main usable area. Its front and rear lawns remain useful, so the practical difference is small. A positive adjustment of 0%–1% is applied.

Orientation

The comparable sale has a north-facing backyard, while this home's backyard faces west. The north-facing yard gives living areas and lawns better year-round sunlight. A west-facing yard is a less extreme contrast than a south-facing yard. This home's yard gets stronger summer afternoon sun, but it gains winter afternoon light and has good tree shade. Its large rear garden remains useful, so the difference is small. A negative adjustment of 0%–1% is applied.

Privacy

This home has a little more privacy. The comparable sale is overlooked by two neighbours, but trees screen much of the view. Its position at the end of a cul-de-sac further limits the difference. A positive adjustment of 0%–1% is applied.

Other

The comparable sale is close enough to the railway for noise or vibration to affect it. It is near the outer edge of that area, with homes and trees between it and the railway. The effect is real but mild, and both homes remain close to the station. A positive adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

B · Comparable 04 / 06 · 2 / 2

4 7A Benson Cl

Wahroonga · Sold $2,705,000 · 12 Dec 2025 · 432 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): This home is smaller but fresher, with a more practical single-level layout. The comparable sale is much larger and offers more rooms and features, but its interior is dated and its layout is fragmented. Size and features favour the comparable sale, while condition and layout favour this home. The comparable sale's full-brick construction widens the gap in its favour.

D Internal area & condition −6% ~ −4%

Key factor	This home 37 Isis St	Comparable sale 7A Benson Cl
Building quality	Standard, well maintained	Slightly dated, sound
Internal area	≈130 m²	≈230 m²

Why we adjusted

Building quality

This home has a clearly fresher interior, with a consistent renovated country style. The comparable sale is tidy and liveable, but its finishes are dated throughout. Its sound full-brick Art Deco structure, high ceilings, curved windows and original fireplace still give buyers a good base to update. The comparable sale is much larger, with two levels, more bedrooms and a large living and dining area. This home is a smaller single-level home. The comparable sale's size advantage outweighs this home's better condition. A negative adjustment of 4%–6% is applied.

E Layout & features −7% ~ −3%

Group	Key factor	This home 37 Isis St	Comparable sale 7A Benson Cl
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2 Carport / open	5 / 3.5 / 2 Garage
	Ensuites	1	1
	Layout	Some strengths	Substantial limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Full / double brick
	Granny flat / studio	None	None
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms / Bathrooms / Parking

The comparable sale has more bedrooms and bathrooms. Its extra bedrooms are usable rooms, and it has a guest or in-law suite with an ensuite plus two powder rooms. This suits a larger or multi-generation family. This home has fewer bedrooms than is common in this suburb. Both homes provide the same number of parking spaces. A negative adjustment of 3%–5% is applied.

Layout

This home has the more practical layout. It is single level, with grouped bedrooms, a central kitchen and short paths between living areas. The family room opens directly to the backyard. The comparable sale is much larger, but its ground floor is split into several small spaces. It has a small lounge, a narrow upstairs bedroom and indirect access from the garage. Its double garage is better than this home's open driveway parking, which reduces the gap. A positive adjustment of 1%–2% is applied.

Wall construction

This home is weatherboard throughout, while the comparable sale is full brick. Buyers in this area value full-brick construction, so the comparable sale has the advantage. Its dated condition and need for future updates reduce that benefit. Its large building size also keeps the brick premium moderate. A negative adjustment of 2%–3% is applied.

Indicated price range **$2.16M–$2.79M · ±13%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

5 61 Bundarra Ave

Wahroonga · Sold $2,750,000 · 24 Nov 2025 · 552 m away
This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,750,000 Sold 24 Nov 2025	**±5%**	**−15% ~ −10%**	**$2.20M–$2.62M** In today's market

B Land value & size −21% ~ −14%

This home has a lower land value than the comparable sale. After aligning the comparison to the valuation date, a negative land adjustment of A$491,055 is applied.

Key factor	This home 37 Isis St	Comparable sale 61 Bundarra Ave
Land value	$1,660,000 Jul 2025	$2,240,000 Jul 2025
Land size	766 m²	955 m²

C Site & location −8% ~ −1%

The supplementary land factors slightly favour the comparable sale, mainly because of the heritage land-value correction.

Group	Key factor	This home 37 Isis St	Comparable sale 61 Bundarra Ave
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Gentle
	Lot usability	Regular frontage 15.0 m	Regular frontage 18.3 m
	Corner	No	No
	Orientation	West	East
School & Development Potential	Development opportunity	No approval mentioned	No approval mentioned
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	Some potential overlooking
	View	No	No
	Other	None	None

Why we adjusted

Overall assessment

It has a wider frontage, flatter land and less nearby road noise, while this home has more privacy. Flood, bushfire, power-line, school, view and development factors are much the same.

Heritage

Government land values for homes in conservation areas are set below market levels. Both homes' land values are lifted to a market basis. The comparable sale has the higher land value and receives the larger uplift, which favours that home. This correction does not mean heritage status itself adds value. A negative adjustment of 2%–5% is applied.

Lot usability

Both blocks have regular shapes, but the comparable sale has a wider frontage that is close to the suburb norm. This home's narrower frontage reduces its street presence and leaves less room around the driveway and side boundaries. Neither block gains a development advantage, and this home is not extremely narrow or a battle-axe block. A negative adjustment of 0%–2% is applied.

Main road

Neither home fronts a main road. This home is in a cul-de-sac with little passing traffic, but noise from a nearby major road can still be heard. The comparable sale is described as being on a peaceful street. These points partly offset each other, so the difference is small. A negative adjustment of 0%–1% is applied.

Privacy

This home has a little more privacy than the comparable sale. That home is strongly overlooked by a nearby property, but trees screen some of the view and reduce the practical gap. A positive adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

B · Comparable 05 / 06 · 2 / 2

5 61 Bundarra Ave

Wahroonga · Sold $2,750,000 · 24 Nov 2025 · 552 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): This home is smaller and weatherboard, but it has updated interiors and a more efficient layout. The comparable sale is a much larger full-brick home with more bedrooms and parking, but its interiors are original, its layout is divided, and one bedroom is narrow.

D Internal area & condition −6% ~ −4%

Key factor	This home 37 Isis St	Comparable sale 61 Bundarra Ave
Building quality	Standard, well maintained	Dated but habitable
Internal area	≈130 m²	≈265 m²

Why we adjusted

Building quality

This home is much smaller inside, but its kitchen, bathrooms, floors and wall panels have been updated to a modern, usable standard. The comparable sale is much larger, with five bedrooms and several useful living and dining rooms rather than wasted passage space. Its interiors remain in their original 1960s and 1970s condition, although they are clean and usable. Its full-brick structure, high ceilings and timber floors still appeal to renovators. This home is compact but makes efficient use of its space. A negative adjustment of 4%–6% is applied.

E Layout & features −4% ~ −2%

Group	Key factor	This home 37 Isis St	Comparable sale 61 Bundarra Ave
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2	5 / 2.5 / 3
	Ensuites	1	1
	Layout	Some strengths	Minor limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Full / double brick
	Granny flat / studio	None	None
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms / Bathrooms / Parking

The comparable sale has more bedrooms and parking, including an internal-access garage and a double carport. Both homes have two bathrooms and one ensuite. That home has an extra powder room, although two bathrooms may feel limited for five bedrooms. This home's two bathrooms are a better fit for its three bedrooms. A negative adjustment of 1%–3% is applied.

Layout

This home has the more practical layout. It has two good-sized living areas and an open connection between the kitchen and living spaces. Its drawback is that the main bedroom sits well away from the other bedrooms. The comparable sale has more rooms, but one bedroom is small and narrow. Its separate living, dining and sunroom spaces feel less connected than many buyers now prefer. A positive adjustment of 1% is applied.

Wall construction

This home has weatherboard walls throughout, while the comparable sale is full brick. Buyers in this area generally prefer brick, so the comparable sale's walls are worth more. Full brick meets normal buyer expectations rather than being rare, and that home's dated interior limits the benefit of its solid structure. A negative adjustment of 2% is applied.

Indicated price range **$1.31M–$1.78M** · **±15%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

6 24 Lucinda Ave

Wahroonga · Sold $2,400,000 · 2 Mar 2026 · 286 m away
This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

A Market conditions

We adjust the comparable sale price to September 2026 so the two homes are compared on the same footing. The market has softened since the sale.

Recorded sale	Market volatility	Market movement	Time-adjusted price
$2,400,000 Sold 2 Mar 2026	**±5%**	**−6% ~ −4%**	**$2.22M–$2.53M** In today's market

B Land value & size +0%

Both homes have the same land value. There is no land value difference to adjust, so the land adjustment is A$0.

Key factor	This home 37 Isis St	Comparable sale 24 Lucinda Ave
Land value	$1,660,000 Jul 2025	$1,660,000 Jul 2025
Land size	766 m²	766 m²

C Site & location −2% ~ +0%

The two blocks on Isis Street are much the same in land value, size, shape, frontage, slope, risk, heritage setting, school access and privacy.

Group	Key factor	This home 37 Isis St	Comparable sale 24 Lucinda Ave
Environmental & Hazard Risks	Heritage	Heritage Conservation Area	Heritage Conservation Area
	Flood zone	No	No
	Bushfire prone	No	No
	High voltage	>200 m	>200 m
Site Characteristics	Slope / Below street	Moderate (+1.7 m vs street)	Moderate (+2.2 m vs street)
	Lot usability	Regular frontage 15.0 m	Regular frontage 15.2 m
	Corner	No	No
	Orientation	West	West
School & Development Potential	Development opportunity	No approval mentioned	No approval mentioned
	School catchment	5-star primary school	5-star primary school
Road & Living Environment	Main road Whether the property fronts a main road.	No	No
	Privacy	High privacy	High privacy
	View	No	Treescape view
	Other	None	None

Why we adjusted

Overall assessment

This home is slightly less attractive overall because of mild road noise and the comparable sale's leafy outlook.

Main road

This home has slightly more background traffic noise and a less quiet backyard than the comparable sale. Both are in cul-de-sac settings and neither fronts a main road, so the difference is small. A negative adjustment of 0%–1% is applied.

View

The comparable sale is described as having a leafy outlook and mature gardens. This home has strong tree cover and is marketed with large windows, abundant natural light and an expansive rear garden. Any view advantage for the comparable sale is therefore very small. A negative adjustment of 0%–1% is applied.

0% = checked, no adjustment needed. — = not adjusted on its own.

6 24 Lucinda Ave

Wahroonga · Sold $2,400,000 · 2 Mar 2026 · 286 m away

This home: 37 Isis St. We adjust the sale price of that home to work out a value for this home.

The building overall (D and E): The homes are similar in age, materials and overall finish. The comparable sale is larger, with an extra bedroom and a self-contained studio, while this home has the more practical layout. Overall, the comparison favours the comparable sale.

D Internal area & condition −5% ~ −3%

Key factor	This home 37 Isis St	Comparable sale 24 Lucinda Ave
Building quality	Standard, well maintained	Standard, well maintained
Internal area	≈130 m²	≈160 m²

Why we adjusted

Building quality

Both homes are well-kept weatherboard cottages of a similar age and finish. This home has traditional finishes, while the comparable sale has more modern kitchen features, but the overall quality remains close. The comparable sale is much larger inside, and its extra space includes a full-sized fourth bedroom rather than hallways or service areas. This home is still a good size for a three-bedroom home in this suburb. A negative adjustment of 3%–5% is applied.

E Layout & features −4% ~ −1%

Group	Key factor	This home 37 Isis St	Comparable sale 24 Lucinda Ave
Functionality & Layout Adjustment	Beds / Baths / Cars	3 / 2 / 2	4 / 2 / 2
	Ensuites	1	1
	Layout	Some strengths	Some limitations
	Attic	No	No
Structure & Special Features Adjustment	Pool	No	No
	Wall construction	Weatherboard	Weatherboard
	Granny flat / studio	None	Studio
	Duplex	No	No
	Other major features	No	No

Why we adjusted

Bedrooms

The comparable sale has four bedrooms, all on one level, while this home has three. Four bedrooms are common for houses in this suburb. Both homes have two bathrooms, one ensuite and two parking spaces, with no enclosed garage. The extra bedroom is the only practical difference. A negative adjustment of 1%–2% is applied.

Layout

This home has a clearly more practical layout. It has two separate, well-sized living areas, including a larger family room opening to the garden. Its main bedroom is set well away from the other bedrooms, which is a small drawback. The four-bedroom comparable sale appears to have less living space relative to its bedroom count. A positive adjustment of 1%–2% is applied.

Granny flat / studio

The comparable sale is marketed with a self-contained studio for an office, teenage retreat or guest use. It is not described as a separate one-bedroom granny flat. This home has an open-sided covered structure rather than a self-contained space. A negative adjustment of 2%–3% is applied.

Indicated price range **$2.08M–$2.47M** · **±9%**, wider when a sale needs bigger adjustments

0% = checked, no adjustment needed. — = not adjusted on its own.

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In short 02 **General information, not advice.**

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RED FLAGS

REPORT

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What's inside

01

Hazards

Flood, bushfire and landslip, mapped to this lot

02

Planning

Zoning, heritage and overlays, and what they stop you doing

03

Neighbourhood

Noise, power lines and what's being built next door

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