CASE STUDY

73 Grange Road
Mt Eden

4 2 1 4 878m2

Sale Strategy: Auction (Withdrawn & Sold)

Price:	$2,940,000
Council Valuation:	$3,200,000
Sold Date:	2 July 2025
Days on Market:	14
Total Campaign Viewings:	75
Repeat Party Viewings:	9
Registered Bidders:	6
Active Bidders:	4
Total Views Online:	25,000+

Rare Opportunity on 878m2

Positioned in sought-after triple Grammar zone, this 4-bedroom Mt Eden villa has stood the test of time on its expansive and level grounds. With opportunity to add value to the property, it was on the market for just two weeks in an auction campaign, and attracted strong interest from a range of buyers including developers and families.

A total of six bidders registered for the auction, with four bidders actively participating. Bidding paused at $2.92m, and the parties went into negotiations resulting in the property being withdrawn from the auction and sold $20,000 above the highest auction bid.

TEAM MIKE ROBSON
EXPERIENCE WHEN IT COUNTS

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ALAN WHITE ELITE PERFORMER 24-25

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