

## CASE STUDY

# 21 Glenalmond Road, Mount Eden

TEAM  
**MIKE ROBSON**  
EXPERIENCE WHEN IT COUNTS

4  2.5  3  3  635m<sup>2</sup>



**SOLD at BROUGHT FORWARD AUCTION** 28 September 2026

|                       |                    |
|-----------------------|--------------------|
| Sold Price            | <b>\$3,305,000</b> |
| Opening Bid           | \$2,900,000        |
| CV                    | \$2,825,000        |
| Buyer Inspections     | 76                 |
| Repeat Inspections    | 12                 |
| Bidding Registrations | 8                  |
| Active Bidders        | 6                  |
| Bids at Auction       | 48                 |
| Days on Market        | 19                 |



**Mike Robson**  
Licensee Agent  
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**James Wang**  
Licensee Salesperson  
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### Character, Style, Space in Double Grammar

This property attracted a range of buyers looking to purchase a family home in the area during its 3-week auction campaign. Following an offer of \$2.9m accepted by the vendors, the auction was brought forward. With six bidders actively competing for the property at auction, it was sold under the hammer for \$3.305m, \$480,000 above the property's CV and \$405,000 above the original accepted offer.



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