

28 January 2026

Future Owner,

As requested, I've reviewed recent and current sales evidence across Isabella Plains and surrounding Tuggeranong suburbs to provide market context for the property at 202 Ellerston Avenue, Isabella Plains.

This property comprises a four-bedroom, two-bathroom home, positioned on a well-sized 752sqm block within an established pocket of Isabella Plains. The home is comparable in size and quality to several recent sales across the area, with strong buyer interest continuing for well-presented family homes in this bracket.

Based on this data and current market sentiment, my opinion is that 202 Ellerston Avenue, Isabella Plains would be expected to achieve within the range of \$900,000 – \$950,000, keeping in mind opportunity for future improvements, land size and good structural integrity.

Key Comparable Sales

Past Sales:

- **17 Maharatta Circuit, Isabella Plains – 3 bed | 1 bath | ~726 sqm block | Sold ~\$969,000**
An established home on a comparable land size, reflecting strong buyer demand for well-located blocks suitable for renovation or future redevelopment.
- **12 Hadleigh Circuit, Isabella Plains – 3 bed | 1 bath | ~787 sqm block | Sold ~\$915,000**
Older-style dwelling on a large block, providing a relevant benchmark for land-driven value where improvements are secondary to site fundamentals.
- **225 Ellerston Avenue, Isabella Plains – 3 bed | 1 bath | ~959 sqm block | Sold ~\$851,000**
A larger parcel of land with an aging home, demonstrating price sensitivity where condition is compromised but land size underpins buyer interest.

Current Sales:

- **19 Sturdee Crescent, Monash** – 3 bed | 1 bath | Large residential block | \$949,000+
This property is comparable to 202 Ellerston Avenue in that it presents as an older-style dwelling on a substantial block, with buyer appeal primarily driven by land size and future improvement potential rather than the existing home.
- **34 Barr Smith Avenue, Bonython** – 3 bed | 1 bath | Generous block | \$889,000+
Similar to 202 Ellerston Avenue, this offering targets renovation and value-add buyers seeking an established location and flexible site, where the dwelling condition is secondary to block fundamentals.
- **51 Harry Hopman Circuit, Gordon** – 3 bed | 1 bath | Large family block | \$975,000+
This property mirrors 202 Ellerston Avenue through its appeal to buyers focused on redevelopment or extension potential, supported by a practical block size and established suburban setting.
- **56 Collyburl Crescent, Isabella Plains** – 4 bed | 2 bath | ~916 sqm block | \$900,000+
While offering superior accommodation, this property remains comparable to 202 Ellerston Avenue due to its emphasis on land size. It demonstrates how larger blocks in Isabella Plains attract strong buyer interest regardless of dwelling age, providing an upper reference point within the same suburb.
- **62 Maharatta Circuit, Isabella Plains** – 4 bed | 2 bath | ~720 sqm block | \$945,000+
Comparable in block size and location to 202 Ellerston Avenue, this property highlights the value differential created by improved presentation and additional accommodation, reinforcing the land-led baseline applicable to the subject property.

Considering these comparable results, the subject property aligns most closely with **land-driven sales in Isabella Plains**, with value weighted toward block size rather than dwelling condition. The existing structure, while dated, remains sound and offers flexibility for renovation, extension, or future redevelopment (STCA).

The property is well positioned within the current Tuggeranong market, where demand for **large residential blocks remains resilient**, particularly from builders, investors, and owner-occupiers seeking value-add opportunities in established suburbs with strong amenities and transport links.

Should you wish to arrange a detailed appraisal or sales strategy discussion, I would be happy to assist.

Kind regards,
Frank Walmsley
Auctioneer