

Before and after...



Photo: C Pienaar

After years of community protest, the former Artarmon Bowling Club (ABC) is set to reopen in March 2026 as a born-again community facility with extensive indoor and outdoor recreational areas.

The opening comes seven years after Willoughby City Council's controversial vote to bulldoze the Clubhouse and replace it with an outdoor only structure including a canopy and BBQ facilities. A fierce community campaign to retain the original building as a public recreational space eventually saw the Council overturn its demolition order and allocate \$1,335,000 (Artarmon Gazette Edition 74) to the adaptive reuse of the site, incorporating both indoor and outdoor facilities.

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The former Artarmon bowls clubhouse

The Artarmon Bowling Club was founded in 1946 when lawn bowls was enjoying incredible popularity post World War II. According to historian Hannah Lewi, bowls offered opportunities for social cohesion as *"a well known doctor could play alongside the local plumber, and people of differing religions, talk to one another as friends"*.

However, many bowls clubs were segregated on gender lines. The Royal NSW Bowling Association only admitted female members in 1957. The ABC was one of the first bowls clubs in NSW to allow women to play against men. Further, the design of the Artarmon clubhouse, which opened in 1957, ensured that women members were able to enjoy the same facilities as men, including public drinking rights (although not together). The original design included a purpose built kitchen, 'ladies powder rooms' and an auxiliary lounge with a servery attached to the main bar that allowed women to drink alcohol without breaking the law, making the ABC one of the most inclusive at that time. This arrangement was perhaps due to the formation of the Artarmon Women's Bowling Club, led by Naomi Wolinski in 1955.

Anna Greco noted in her substantive research in support of retaining the building, how the women's fundraising efforts, some going as far as to mortgage their houses (under their

husband's name) significantly contributed to the construction of the clubhouse.

After the 1990s more than 120 bowls clubs closed down across NSW due to the declining popularity of lawn bowls. The ABC faced a similar fate and was sold to Willoughby City Council in 2016 for \$1M on condition that it remained a space for public recreation and community use.

However, the Council and community clashed over the future of the ABC in 2017 when the Council proposed the demolition of the 63-year-old clubhouse. The Council favoured demolition and a covered pavilion estimated to be \$150K vs approximately \$1.5M for the final renovation. The Council argued Artarmon already had sufficient community spaces such as the old library, the current library and community hall and Kids' Cottage.

Mid 2018 the Council closed the ABC and in 2019 WCC again voted to demolish the building in the face of resistance from the Artarmon community. Anna Greco, and many community members, voiced heritage concerns over the historical and social legacy that would be lost should the demolition be carried out. Notable backlash to the plans included a 2019 petition that received more than 800 signatures supporting the preservation of the clubhouse. Community efforts finally paid off as Willoughby Council agreed to redevelop the building reframing the development as 'adaptive re-use'. Refurbishment began in 2023.

The renovated building now retains its historical legacy with the names of champion Artarmon bowlers hanging on its wall.

Continued page 2

supporting the Artarmon community spirit

The Artarmon Gazette is published quarterly by the Artarmon Progress Association. It is distributed by volunteers, free of charge to Artarmon residents and businesses.

The Artarmon Gazette seeks to inform residents and business people about current local events and issues and discusses matters of interest and concern.

Written contributions and photographs are welcome. Please submit all non-advertising material to the editor. We accept material via email. Editing may be necessary for style, space or layout considerations.

Views and opinions expressed in the Artarmon Gazette are not necessarily those of the Artarmon Progress Association or its members. Although all care is taken for accuracy, no responsibility can be taken by the association, editor, designer or printer.

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Editorial

Welcome to the first edition of the Gazette for the year and what a lovely, realistic snapshot of the first day of school from our new APS contributor. Safety is vital for our young ones but also for all in the community. Be aware of what is happening around you. There seems to be a few concerns regarding bicycles left in odd places and drones watching us, but it is great to see the response to the traffic black spot survey.

We celebrate the upcoming opening with a history of the wonderful transformation of the former Artarmon Bowling Club, which may soon be renamed. What do you think it should be called?

This edition we also get a glimpse of a spirited life growing up in Artarmon from

Dorothy. We can learn about the history of the Artarmon Village shops and the heritage plaques, as well as the changes, updates and ideas for the present village from the Artarmon Village Inc. Might there be a gold statue on top of the new public toilets? Best to ask Nick Logan!

The natural and built environment is always of interest; from spotting a new bird, tips from the community gardeners, to the latest from our Mayor and Councillors. As always there is something to discover in this Gazette.

**Jane, Felicity, Jacquelyn,
Lauren, Charl and Glenda**
editor@artarmonprogress.org.au

Before and after...

From page 1

Sitting between the community garden and the extensions to the children's playground, the building complements a vibrant recreational precinct.

Soon its 80 square metres of indoor space and 50 square metres of deck space will be available to the public to hire for events such as workshops, meetings, classes, children's birthday parties and small social functions. While still awaiting a new name, the space will be available on Monday to Saturday from 7am to 9pm and Sundays from 9am to 7pm.



While the historic site has seen much change, one thing has and will remain the same, it is a place for the Artarmon community to come together.

Note: Anna Greco is now a second term Councillor, after being first elected in the December 2021 local government elections. ●



QUICK QUIZ March 2026

1. What hours are the public toilets on Hampden Road operational?
2. Who has been a trusted pharmacist in Artarmon for 30 years?
3. What level of government is responsible for roads in Artarmon?
4. What year was the former Artarmon Bowling Club founded?
5. What new raptor took up residence in Artarmon Reserve this summer?

(Answers on page 15)

A note from the President



Sometimes you don't realise that something precious is slipping away until you turn around and it's gone. There are currently ten vacant shops in Artarmon and

unless we all support it, the village as a local hub will become a thing of the past.

I have been having a lot of conversations and many of you have emailed me your suggestions and ideas on ways to rejuvenate the Village: as you can imagine, it is not a simple matter. In fact, it is a combination of commercial rents, government red tape, changed post-covid shopping habits, the mix of businesses, business inputs (stock, wages, insurances, power), parking, and changed pedestrian patterns where people no longer have to walk past the shops to get to the station because they are crossing Hampden Road at Broughton Road, Francis Street or Jersey Road.

Council is to be commended for putting effort into an activation program, but really it is up to us to make it work. We all need to spend more time and money locally. "Meet you in the Village" is a good slogan.

Deep thanks to those of you who provided input into the 'black spot' road zones in and around Artarmon. The collation of your input has enabled some constructive conversations

with the relevant responsible bodies to take place.

Understanding what level of government is responsible for delivery of many of our services is not easy, so on 11 March the APA has asked our government representatives to come and talk to us about how it all works and who does what. Unfortunately, our Federal member is unable to attend as Parliament will be sitting, however Tim James MP, our state member, and Mayor Tanya Taylor will share their knowledge and expertise.

Once again, as a community you have demonstrated how important it is to have a collective voice by supporting the work the APA committee undertakes to advocate for Artarmon. Having a voice at the table matters! If you have not yet paid your annual membership, it is not too late. Email membership@artarmonprogress.org.au and membership details and payment options can be sent to you.

Finally, many thanks to Judy Simpson for six years of coordinating the delivery of the Artarmon Gazette. Once the editorial team completes their work, Judy has been the person who organises and coordinates the wonderful team of locals who ensure a Gazette reaches your letterbox. If you would be prepared to coordinate the delivery team or join the volunteer deliverers, send me an email.

I look forward to hearing from you.

Glenda Hewitt
President APA

Pres@artarmonprogress.org.au

 <https://www.facebook.com/ArtarmonPA>



Join the Gazette Team

Two vacant volunteer roles

1. Someone who loves talking to people to manage and grow advertising (which enables the Gazette to be delivered free). Advertising is the life blood of the Gazette

2. An organised person to coordinate the wonderful volunteer delivery team

Amount of time required?

The more organised you are, the less time it takes however there are peak times every three months when a concentrated effort is required.

If you are interested in providing this practical input to ensure the Gazette continues to reach the community, please email:

artarmongazette@gmail.com or
editor@artarmonprogress.org.au

It's fun!



APA Public Information Meeting

You're invited

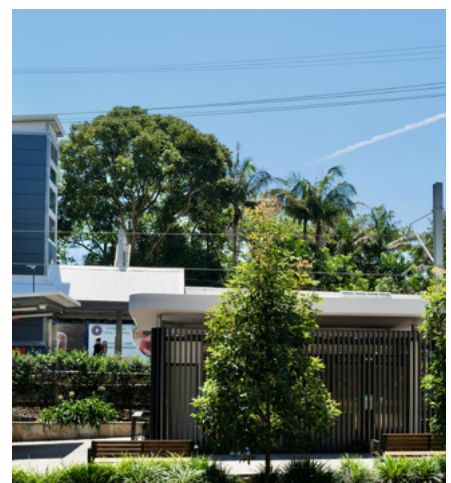
Tim James MP and Mayor Tanya Taylor

Tim James and Tanya Taylor will lead a discussion into the way the different levels of government work and the division of responsibilities between them. Ever wondered where to turn when there is a community problem to be solved?

Join Tim and Tanya for an insightful conversation

Wednesday 11 March 2026 @7.30pm

Barry Thompsom Community Hall, 139 Artarmon Road



New public amenities open
6.30am-10pm, seven days a week

Round and about: Local events

MARCH



Comedy at the Concourse

- 5 *Smart Expressions* Art Exhibition starts
- 10 Seniors Gala Concert 2026
- 21 Willoughby Symphony Orchestra: Disney's *Frozen* in Concert

APRIL

Comedy at the Concourse

- 1 *Echoes of the Bush* exhibition starts
- 20 Sydney Comedy Festival Gala @ The Concourse
- 11-26 Willoughby Theatre Company's *Beauty and Beast*
- 29 *Upon a High Rock Platform: Landscapes of the Blue mountains* Art Exhibition starts



MAY

Comedy at the Concourse

- 8-16 North Shore Theatre Company presents *Frozen JR* (Zenith)



- 13 *The Festival: Sowing seeds of the first hope* Art Exhibition starts



- 23 Willoughby Symphony Orchestra: *Magic Flute*



- 27-30 *Romeo and Juliet* – Come you Spirits



- 27 Operation Art 2026 exhibition starts



What's on in Artarmon

OOSH (out of school hours care) – Kids Cottage

School Terms Mon-Fri 3pm–6pm
Email artarmon.oosh@willoughby.nsw.gov.au

Before School Care – Kids Cottage

School Terms. White Street
Phone 1300 105 343

Artarmon Guides and Junior Guides

Cleland Park, Barton Road, Artarmon
Email regionmanagers@girlguides-nswactnt.org.au

North Sydney Family Support Kids Cottage Playgroup

Thurs 10am–11.30am during school terms (free)
Phone 9410 0174

Artarmon Parklands Community Garden

Working bee: Thurs and Sun mornings.
Contact ArtarmonCommunityGardensSec@gmail.com

Artarmon Progress Association

1st Wed monthly (ex Jan) 7.30pm
 Barry Thompson Community Hall
 139 Artarmon Road, Artarmon.
Email hello@artarmonprogress.org.au

Playtime at St Basil's

Wed 10am–12pm during school term. St Basil's church hall, 6 Broughton Road.
Info www.artarmonchurch.org

Multiple Birth Families Playgroup

Mon 9:45am–12pm during school term
 Artarmon Kids Cottage
Info https://nssmba.tidyhq.com/public/schedule/events

Cleland Tennis Club

Barton Road, Artarmon
Email secretary@clelandtennis.org

Bush Care (3 Groups)

Artarmon Reserve. 1st & 3rd Wed. 2nd Thurs. 3rd Sun monthly – 9am–12 noon
Contact Council: 9777 7875

Domestic Violence Line

Call 1800 65 64 63

Northern Sydney Women's Domestic Violence Court Advocacy

Call 1800 737 732

Lifeline - Harbour to Hawkesbury

Call 13 11 14

Elder Abuse Help Line

Call 1300 651 192

IN THE LIBRARY

Contact Artarmon Library 9419 2849

Artarmon Book Club

Thursdays once a month

Chinese Book Club (Mandarin)

First Thursday each month
 6.30pm–7.30pm

Story Play (0-4 years)

Mondays 10am–10.30am
 Playing, singing and stories. These free weekly sessions are run by library staff and TAFE students

Justice of the Peace Service

Thursdays 6pm–7pm

Tech Help

for BorrowBox, Hoopla and Indyreads
 Thursdays (it's best to book a time)

Artarmon Library

Opening Hours

Monday: 10am - 2pm
 Tuesday: 2pm - 5pm
 Thursday: 2pm - 8pm
 Friday: 2pm - 5pm
 Saturday: 10am - 1pm

Sayonara Ramen Genki Jane Cozens

Sydney's oldest ramen shop closed its Artarmon doors on 5 January after 28 years of serving not only our community but many others who came from all over Sydney. Queues of up to fifty loyal customers lined up in Wilkes Avenue for a last bowl of noodles during the weeks before closure.

Ramen Genki had two hard working owners during its time in Artarmon: Mr Gen followed by his son Kyo, both of whom created an inviting and comforting atmosphere to eat the delicious ramen they served. Many Artarmon kids grew up on the ramen, katsu curry and gyoza and it will be much missed.

Thank you Ramen Genki, we hope to see you pop up again somewhere sometime soon. ●



In memory of a person who made Artarmon beautiful / photo C Pienaar

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Artarmon GREEN SPACE Artarmon Parklands Community Garden

The community garden is located on what was previously the upper bowling green of the former Artarmon bowling club. It is surrounded by the superb natural bushland of Artarmon Reserve.

A long hot summer Yuen Yuen Yip

Pottering, watering, pruning, weeding, seed sorting, harvesting, whipper snipping, pushing a wheelbarrow, turning earth, planting seedlings: all the activities that go on in the garden. A sanctuary where volunteers retreat to on Thursdays and Sundays to tend to crops that provide pesticide free produce. But although there is a seemingly chaotic and disorganised look and feel on the surface, much thought is given to ensuring the safety of all who pass through, work and live in the garden.

Summer brings a particular concern with some working days over 35°C. Thoughtful gardeners put out water dishes for the birds and the bees and water bowls for pooches who pass through. As a general rule, all volunteer gardeners wear a hat and bring a bottle of water. On those especially hot days, if gardeners choose to attend (plants get thirsty in the heat!), many arrive early in the morning before the mercury rises. This provides a gardening fix and ensures plants get the water they need.

This summer has had long stretches of hot and rainless days, which has seen the ground dry out. While some crops have thrived,

others have struggled to get a foothold. Plants that normally produced a good yield at this time in years past, did not. Long lengths of hoses criss-cross garden beds in an attempt to get all areas hydrated. TRIP ALERT care is taken to ensure hoses are kept off the main pedestrian pathways.

With summer comes the WEEDS! They are persistent! So, gardeners 'suit-up' with long pants, face-shield, boots and gloves before putting the whipper snipper to work! The Weed Army emerges in force at working bees. This battle is sometimes nearly won, but always never conquered.

With the new wheelchair access ramp and a new bitumen road from Burra Road down to the restored Bowling Club building, access is much safer without the fences and uneven ground. We look forward to the opening of the new Clubhouse, which will complete the precinct as a central community hub.

Our annual Australia Day gathering was held on the long weekend with friends, family and pets: celebrating the diversity of people in Willoughby and surrounding suburbs.



Central to the community garden are friendships and shared food. Long time members include octogenarians, recent retirees, twenty-somethings, thirty-somethings, professionals, teenagers - the garden welcomes all who have an interest in tending a garden or who are prepared to put in hard work and learn. ●

Contact:
ArtarmonCommunityGardensSec@gmail.com
 for questions and working bee times.

Surprise guests

Judi Homewood

Sometimes the birds of Artarmon turn up a real surprise. In Artarmon Reserve this summer a pair of Brown Goshawks took up residence and successfully raised two chicks. The Brown Goshawk (*Tachyspiza fasciatus*) is from the group known as raptors, sometimes called birds of prey because they hunt other animals for their food. Brown Goshawks are a medium sized raptor (females are about 50cm, males slightly smaller) with a grey head, grey-brown upper parts with a rufous collar and rufous underparts barred with white. Two distinctive features are their yellow eyes, often said to resemble a menacing glare, and their long yellow legs with long, sharp claws.

Places like Artarmon Reserve, with established tall trees and adjacent open habitat are preferred because they have nesting sites high above the ground and many concealed perches. The adult bird waits until prey (smaller birds or reptiles) appear, then pounce using their long legs and claws to snatch their meal. Young birds are occasionally seen on the ground foraging for insects. The presence of the pair changed the acoustic environment in the Reserve: the adult birds call to each other and the chicks with a high-pitched rising "kikikiki", and a deeper, more mellow "ee-you-wick, ee-you-wick". The noisy miners make their alarm calls to signal the presence of the aerial predator.

If all goes to plan the young birds will disperse soon and find their own breeding



© Mat Gilfedder

territories. "Our" adult birds will aggressively defend their territory and probably use the same nest next season given their good outcome this year. That the Goshawks have taken up residence is a testament to the preservation of remnant bush, its careful maintenance by the Bushcare volunteers and I'm sure the birds would also like to thank people who keep their dogs on the lead and contain their cats. ●



Stepping safely into 2026 Artarmon Public School

Emma Gordon

It was a wild and windy day for the first day of school this year. A familiar ritual unfolded - bag, water bottle, hat, sunscreen on. A last-minute request as we moved out the door, 'Can I ride my scooter Mumma?' Of course - helmet on - we're off.

Wheels spin on the pavement, and quick feet hurry behind. My youngest protests about using his scooter brake but obliges under the protective guidance of his older brother, 'You must use the brake, or you can't scooter to school.' My eldest, eager for his independence, asks when he will be able to walk to school by himself. These small negotiations are how safety is learned.

As we approach the crossing, my scooter rider dismounts and holds my hand. I recall my mum's voice, 'Look left, look right, look left again!' and remind the kids to

STOP! LOOK! LISTEN! THINK! before crossing the road together.

The school gates are open. Principal, Mr Coombes, enthusiastically welcomes students with a wave and a friendly reminder to know afternoon pick-up plans and meeting points.

Seasoned parents and carers breathe a sigh of relief. Their children disembark safely on the footpath side of the McMillian Road assembly line. The crossing guard confidently guides the traffic, keeping an eye on everything, especially the kindergarten families arriving at Abbott Road and gathering under the Kindy COLA.

As we start the year, the 2026 school leaders share a timely reminder that it is 'important students take responsibility to manage their time and use the safe routes to school to avoid the need to rush and take short cuts



that could potentially create risk.' Their strong voice, so early in the year is a sign of exciting leadership to come.

The bell rings. The big heart of Artarmon is beating. The strong, healthy lungs of the Artarmon Public School community take a deep breath, we

STOP! LOOK! LISTEN! THINK! and safely step into the new year. ●



Try everything, become anything and belong

Girl Guides across Northern Sydney—including Artarmon, Chatswood, East Lindfield, and Lane Cove—are preparing for an action-packed year, with a variety of activities and events planned, including both regional and state camps.

Guiding units meet weekly during the school terms. As Term 1 begins, both returning and new members are encouraged to join the fun at Artarmon and nearby suburbs. With 50 Girl Guide units across Northern Sydney catering to girls from 5 to 17 years old, there is likely a unit nearby to suit your needs.

Artarmon Guides, and the recently re-established North Harbour Senior Guides, ended 2025 with picnics and swimming at Greenwich Baths. Both groups will kick off 2026 by joining Guides from across Northern Sydney at the Sydney Botanic Gardens to celebrate 100 years of World Thinking Day. World Thinking Day has been celebrated annually since 1926 and is a special tradition where Girl Guides and Girl Scouts around the globe reflect on their shared values

and global friendships. This year's theme is Friendship.

Throughout the year, local Guides will engage in a wide range of activities such as outdoor adventures, cooking, sports, fundraising, service projects, and camping. Guides will also work towards interest badges like Environment, Emergency & Safety, participating in themed meetings that build valuable life skills, leadership, and teamwork.

The highlights for the coming year include the Senior Guides attending their first State Regatta in March, an annual camp for teens and young women aged 13 to 30, a region

camp in May and a State camp for our 10-14 year olds later in the year.

Robyn McNamara, Assistant Region Manager for Northern Sydney, shared her enthusiasm for the coming year.

"We are looking forward to a busy and fun year in 2026, celebrating 100 years of World Guide Thinking Day, both Region and State Camps, and several joint Guide and Scout events like the Hornsby Gang Show and Scout Hike," she said.

If you're interested in your daughter joining Girl Guides, visit www.girlguides-nswactnt.org.au or call 1300 447 548 for more information.

Girl Guides across Northern Sydney are also seeking new Volunteer Leaders to help open more units and expand opportunities for local girls. If you're passionate about making a difference in young lives, visit the website or call to learn more about volunteering.

With so much planned for 2026, it's shaping up to be an exciting year for Girl Guides across Northern Sydney! ●



History: Artarmon's changing streetscape Adrian Alexander

Nothing stays the same for very long. Every day we see people on the move, buildings being built or renovated, businesses opening and closing. We see the activity but over time we do not always remember when major events occurred in the Artarmon Village.

The Artarmon Village has changed considerably over the years. The Village began in 1909 with the opening of James Hall's general store on the corner of Broughton Road and Hampden Road, where the 7-Eleven store recently closed. This shop also had a Post Office agency.

In 1924, the first official Post Office was built at 64 Hampden Road. The original building was replaced in early 1973. In March 2025, the post office closed after 116 years of service to the community.

In 1921, the Government Savings Bank of New South Wales opened a branch at 80-82 Hampden Road. This bank was absorbed by the Commonwealth Bank in 1931 and stayed at this site until it moved to 66 Hampden Road in 2017. The branch closed in 2021.

On 26 February 1914, Musson's Pharmacy opened at 96 Hampden Road. Since opening, there has only been five owners of the pharmacy - Francis Musson (1913-1921), Thomas Johnston (1921-1956), Des Dale (1956-1964), James and Olwen Watson (1964-1996). Nick Logan joined the Watson partnership in 1996 and subsequently became the sole owner (2003 -2026). Congratulations Nick Logan on your 30 years of service to Artarmon.

At one time there were three pharmacies in Artarmon (two in Hampden Road, one in Wilkes Avenue).

There were at least three butcher shops in Artarmon at one time - two in Hampden Road and one in Elizabeth Street (Hales). The last butcher shop closed in 2013 after 100 years of service.

In 1921, Mansell's newsagency opened at 116 Hampden Road. The business has relocated at least four times. The last time was to 72 Hampden Road. The newsagency closed finally in late 2025 after 124 years of service to Artarmon.

In 1963, John and Maria Saraceno arrived in Artarmon and purchased a fruit shop at 86 Hampden Road. An electrical fire in 1984

forced a move to 116 Hampden Road. John and Mick Saraceno and their wives Maria and Teresa rebuilt 104-106 Hampden Road and the fruit shop relocated to 106 Hampden Road in 1985. The Saracenos sold the business to the current owners in 2014.

In 1963, Mick Saraceno opened a barbershop at 90A Hampden Road. He moved to 104 Hampden Road in 1988. His eldest daughter Maria opened a hairdressing business at the back of the shop with Mick operating at the front. Another daughter Agatha took over Maria's business and was later joined by her husband Valerio. When Mick Saraceno retired, the family opened Zuccheri Cafe & Bar in the area that was occupied by Mick.

There have been many long serving medical practitioners in Hampden Road. The Artarmon Medical Centre has operated at various locations in Hampden Road since 1978, with Doctor Douglas Hor the longest serving member of the team. Artarmon Dentists and Artarmon Fine Dental are businesses that have been operating over many decades under various ownerships.

In 1969, Claude Fay Cellars opened a bottle shop on the corner of Francis Road and Hampden Road. In 1977, it was bought by Liquorland.

Real estate agencies have been a feature in Artarmon since residential subdivision began in 1894. About 1900, the PR Cook & Co building on the northern corner of Wilkes Avenue and Elizabeth Street (now a coffee shop) was built by the Broughton Trustees to house their primary residential subdivision sales agent. Today, only one real estate agency remains, Laing & Simmons (since 1992).

Since 1909, grocery stores have been a constant in the Village on both sides of the railway line. The arrival of the Kyoko Anegawa and Lucky Mart Japanese Grocery stores in Wilkes Avenue were a catalyst for the Japanese restaurants to open. It was sad to see Genki Ramen close in January 2026 after 28 years.

Wilkes Avenue and Elizabeth Street shops have seen material changes over the years. Additional shops were built behind the PR Cook & Co building in 1924. The southside shops were built in 1926. Shops on the east side of Elizabeth Street were built between 1924 and 1930. Gillespies Hire & Sales Service

operated from two of these shops between 1963 and about 2020.

There are many more examples of long serving Artarmon businesses. By nature, strip shopping precincts are dynamic with constant change occurring. We see the changes but very rarely are we able to remember when those changes occurred. ●

history@artarmonprogress.org.au

Spotto

Have you found Artarmon's historical plaques embedded in the footpath? One is located near 3 Broughton Road, and the other is on Hampden Road just near the entry to the railway station.



Artarmon Drill Hall

Martha Sloan bought the land in 1908 on which the Drill Hall was built. In 1918 Herbert Sparrow Hart purchased the property and leased it to the Trustees for the Artarmon School of Arts. The school provided a lending library and recreational facilities for its members. The property was acquired by the Church of England in 1926 and renamed St Basil's Institute and continued the work of the school. Later it became the church hall and was also used as a community centre. The hall played an important role in the social life of local residents as a venue for activities such as regular local theatrical productions. In 1980 the hall was sold for redevelopment.

Artarmon Railway Station

Artarmon Station opened on 6/7/1898 with a single platform on the down side of a single line from St Leonards to Hornsby, 624 metres north of its present position. It was replaced with a new island platform in the current location on 7/10/1900 as the trains had difficulty starting on the 1 in 52 grade at the old station. The original timber building was re-erected on the platform. In 1908 the building was improved and signals were installed. On 15/7/1916 the standard type brick station building that we see today was opened. The electrification of the line started in 1927 and took five years to complete.





A great year ahead

Nick Logan, President, Artarmon Village Inc

What a summer we've had! The holiday break was very quiet in the Village as our residents and workers took a well-earned rest and downed tools.

All systems are now GO and we are slowly drawing back the foot traffic from pre street upgrade days. With some luck the recent interest rate increases won't hamstring our recovery.

Plans to increase business in the shopping precinct include;

- Sponsored social media to remind our old customers that we are back open and looking more gorgeous than ever
- Events in the Village including street fairs and regular music on the Village Green and in Wilkes Ave on Friday afternoons
- Willoughby City Council has funded a new position called Local Centres Coordinator and the new representative, Stella Stefan, has a great record for listening and acting on stimulus programs

AVI is currently short a couple of committee members and we would love to recruit some local business owners to step up and help us reignite the suburb. The committee is a supportive group of local traders who have served the Artarmon Community for decades. We intend to have online meetings every two months to plan strategy and will have an AGM before the end of each year.

AVI committee members currently include;

1. Valerio Domenici – Zuccherio Cafe Bar
2. Ian Huntley – InterDesserts
3. Rosemary Towner – Chef's Armory
4. Michael Chen – Salvage Specialty Coffee
5. Yours truly – Nick Logan
Pharmacist Advice

Here is a list of things that local residents have spoken to us about as their personal wish list over the holidays;

- A clean-up, strip and repaint of the Hampden Road façade in a heritage style so that it looks more cute and less derelict

- Regular performances in the village by our supremely talented local school kids
- A feature lighting display on the Village Green that brands the strip and provides safety confidence at night
- Quality busking at the station entrance on Friday nights. Access to power would facilitate this
- Yearly massive street parties with petting zoos
- Multiple bench tables and seating on the Village Green that allows people to sit opposite each other and enjoy a lunch meeting or catch up
- A massive gold statue on top of the public toilets

Please follow, like and comment on our social media. Some say it is witty and anxietytic. . .



Instagram @artarmonvillageinc



Facebook @artarmonvillage

and on our website

www.artarmonvillage.com.au

Are you ready for paperless prescriptions?

- Australia is currently transitioning to digital scripts
- Your GP can now send you your scripts as a token via SMS or email
- Soon you will be able to grant your pharmacy access to your digital scripts and do away with the tokens
- Our free MedAdvisor app streamlines and organises this process
- Your doctor will still be able to print off paper scripts if required
- Ask our friendly team if you have any questions or need help



Nick Logan

**Pharmacist
Advice**



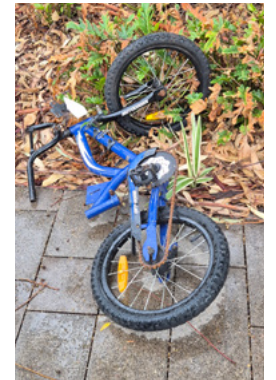
96 Hampden Road, Artarmon

Phone 9419 6880 Fax 9419 6868

Email nloganpa@bigpond.net.au

Web www.pharmacistadvice.com.au

The mystery of the bikes



Locals have reported bicycles being 'left' in unusual places for periods of time around Artarmon: chained to street trees, on private property, hidden in bushes. They disappear for a while and then reappear. Do you recognise any of the bikes in the pictures?

Project Black Spot update Chris Baker

Following an excellent response to the traffic "black spot" survey, the APA has held a follow-up meeting with Council traffic officers and presented them with a detailed summary of community concerns. Letters summarising your main concerns have also been sent to Naremburn Ward Councillors and the Mayor.

The key black spot issues Artarmon residents tell us are:

- Pedestrian safety around the Hampden Road/Brand Street and Elizabeth Street/Brand Street roundabouts.
- Pedestrian safety on upper Elizabeth Street.
- The proposed reversal of traffic direction on Hampden Lane (between Broughton Road and Francis Street). The APA has already had some success with Council agreeing to a second traffic survey before proceeding with this.
- Traffic calming measures on Artarmon Road around the Cordia Way bridge. Again, some success here with the installation of

traffic calming measures. But there is more to be done.

- The pedestrian crossing on Hampden Road between McMillan and Barton Roads.
- Traffic congestion, eastern end of Burra Road.
- Signage and general safety issues around the Artarmon to Naremburn cycleway.

The APA is looking forward to the long-awaited design of the Mowbray Road to St Leonards cycleway plan (along Hampden Road and Herbert Street) due in mid-2026 and has been assured the cycleway plan will address some of the above issues.

A couple of problem areas identified relate to roads governed by Transport for NSW (e.g. congestion on Mowbray Road and around the Pacific Highway). These will likely be addressed through the Federation of Willoughby Progress Associations.

The APA is on the case! But regardless, local residents are urged to contact Council directly if these concerns are not addressed in a



timely manner. The more community input the better.

Email vicepres@artarmonprogress.org.au if you have Artarmon "Black Spot" traffic issues. ●

Drones above us



Have you noticed anything unusual above your neighbourhood?

Some residents have been concerned about drones hovering over local houses. There is no suggestion of anything sinister, drones are very popular and can be lots of fun. It is, however, worth investigating procedures around flying drones for recreation. The Civil Aviation Safety Authority (CASA) outlines the rules on their website.

Some rules relevant to our residential area include:

- drones can only be flown during the day and within visual sight of the operator,

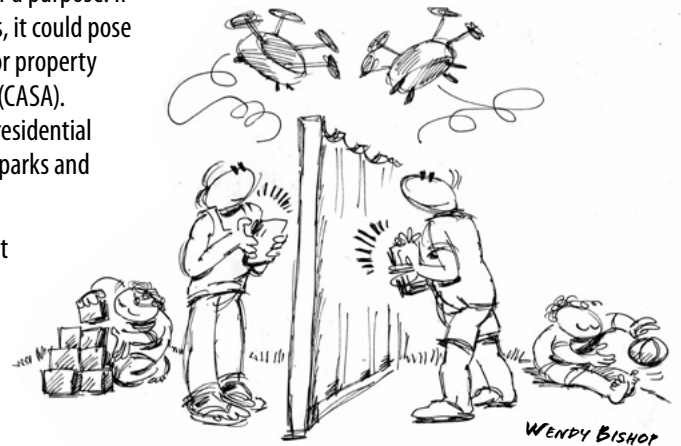
- no closer than 30 metres from a person (including if in a car or house) and
- no higher than 120 metres.

A drone must not be used within populous areas. "A populous area is anywhere people are living or gathered for a purpose. If your drone fails and falls, it could pose a risk to the life, safety or property of a person in the area" (CASA). Populous areas include residential areas, roads, footpaths, parks and sporting events.

So, if you have a drone, it is worth familiarising yourself with the rules. The CASA website has links to apps on where you can and

cannot fly your drone. Have fun but be aware. ●

<https://www.casa.gov.au/sites/default/files/2021-07/know-your-drone-flying-for-fun.pdf>



Cat containment: conservation, cruelty or just costly and counterproductive?

Dr Kim Kendall

Cats can live almost anywhere: the domestic cat has feral populations on all continents except Antarctica, so you can't really argue with such evolutionary and biological survival success. However, that very adaptability leads to controversy over problems pertaining to pet cats. What's the evidence? Is there a solution?

Let's just get the emotion out of the way – 25% of people in Australia don't like cats, as in really don't like them, so no argument is going to sway their opinion. But do they have the right to impose their views on their pet owning peers?

Much 'evidence'—even by supposedly scientific studies—is information extrapolated from small samples. For a start, independent research indicates only 40% of cats ever hunt. Conflating 186 native mammals per cat, times the number of cats in pet households in Australia, is just wrong especially since 30% of cats already live

indoors with no outside access. Cats don't specifically hunt rare animals though they can specialise in hunting reptiles, birds, small or large mammals, and by the age of eight years, almost none are bothering to catch anything other than near-dead rodents which have probably been poisoned by a local neighbour who doesn't have a cat. Yes, cats keep rodents away even if they don't hunt them (it is all about smell).

Studies repeatedly show that native mammal and bird populations are much more influenced by habitat availability – so it is actually concrete and cars that are influencing population densities and survival.

Can there be a middle road regarding pet cats which roam and hunt?

If you choose to live near a remnant population of wild, native animals, then you should either keep your cat confined or choose not to have a cat. And don't put food out for the feral cats – that increases their population and creates starving kittens. Be sensible and community spirited.

If your cat insists on going out at night (and my experience is that some cats will not accept confinement and become destructive and even spray urine if kept indoors), then

consider a couple of options. One is to feed higher quality food (that reduces hunting as it reduces motivation): another is train your cat to wear a collar then attach a flashing small 'cyclist' type light as well as two bells onto the collar (yes, cats can carry that and you can use a non-stretch collar safely). Alternatively, build an aviary in your backyard or wire-in your verandah. As long as you are consistent about letting your cat have access then they will usually adapt. If you are considering getting a cat – get two kittens and keep them indoors and give them a scratching post. You can make the rules (for most cats) and these are best started at the kitten stage.

If a neighbouring cat is causing trouble, there are some official channels that can be accessed but that will often create neighbourhood tension. If it is YOUR cat marauding – see above!

Most pet cats are happily contained or not interested in hunting, so do not influence the population densities of local flora and fauna. Co-operative care of the environment is the key: this way everyone gets some of what they want and all animals get what they need. ●



SPOTLIGHT:

Dirt roads and city views

Jacquelyn Hole

When Dorothy Spreat was a skinny kid kicking around Artarmon, the road outside her home was dirt, the Artarmon shops boasted a cinema and she could see all the way to the city from her neighbourhood.

“Godfrey Road was a new development, and they had cleared the place of trees. You could see the houses in Sydney Street and from the top of the street you could see all the way to the city,” Ms Gram (nee Spreat) said.

Most mornings these days Dorothy enjoys the view from the sunny comfort of her front porch in the family home. “Now I can’t even see the neighbour’s house, there are that many trees.”

Dorothy was born at home at 3 Godfrey Road, Artarmon in 1933. Her parents had bought their substantial double brick house in 1922 and lived there for the rest of their lives. Dorothy, her husband Otto and her daughter Karen live there now, making Dorothy one of the suburb’s most enduring residents. Well, her and the local bird life.

“I reckon we’ve got the descendants of the birds that were here when I was a kid – they are out there banging on the back window now, trying to crack the glass. The bird (life) has increased since I was a kid because there are a lot more trees now.”

Apart from missing her beloved brother who enlisted and served in Papua New Guinea, World War II was an exciting time for young Dorothy.

“We used to have our ‘food for Britain’ collection. Valerie (her friend and neighbour) and I had a doll’s pram, and we used to go around the neighbours knocking on the door (asking) ‘do you have a can of soup, or tin of sardines or something’. Down near where the old Masonic Hall used to be we used to take all the goodies to be sorted for Britain, and they’d get sent over.”

From kindergarten, Dorothy and Valerie would ride their scooters to Artarmon Public School – where practising for air raids was part of the curriculum.

“When you heard the bell go off you all met up in the yard, and we were all taken to the trenches. The water trenches were down the back of the school.”

However, Dorothy’s time at Artarmon Public School was cut short due to her . . . misbehaviour. When her mother discovered Dorothy was a member of the class ‘spit ball’ team, Dorothy was dispatched over the Bridge to attend the private SCEGGS School in Darlinghurst. But Dorothy continued in her wild ways.

“We’d cut school and head out to the Cross where the prostitutes would help us with our homework. I was doing *Hamlet* at the time. I got many a detention after being caught at the Cross.”

For almost thirty years Dorothy did not call Artarmon home. After marrying dashing Airforce pilot Otto Gram, they lived in New Zealand for 23 years and then three years in Malaysia where Otto pursued his exciting job



of flying helicopters. In New Zealand Dorothy raised her family and in Malaysia she taught sport at the Garden School.

In the early 1980’s when her parents were ailing, the couple and their two children returned to Artarmon to care for them.

While the Sun Cinema had been lost in the suburb by the time she returned, Dorothy appreciated the change in food culture brought about by the waves of post war immigration.

“We used to live on meat pie, peas and chips. I like the multicultural (environment). We wouldn’t have the food we have now if it wasn’t for that change.”

But one aspect of Artarmon life Dorothy does miss are the streets busy with kids and their games.

“It was a very good place for kids to grow up. We used to hang out on the streets and there were kids everywhere. We all mixed together, which they don’t seem to do, they all seem to be driven everywhere which I think is a shame.”

However as I left Dorothy enjoying her view from her front porch – a couple of kids barrelled down the street on their bikes off for some local adventure. Dorothy, who still has her orange scooter as a memento, was happy. ●



Another useful life

Willoughby City Council is now collecting recyclable or reusable items via HomeCycle, a free service available to all Willoughby residents.

Once a month soft plastics, clothing and material, batteries and small electronics (which fits into a reusable shopping bag) with a minimum of three bags can be collected. Signup is required to book a collection.

Good clothing is distributed to charities and other fabric is sent to be used as rags for the industrial sector; plastics and cardboard are recycled and even the silver from X-rays is removed for things like jewellery.

The service replaces RecycleSmart. More details can be found on the Willoughby City website. ●



Australia Post recently replaced the rusting post box on Elizabeth Street. All you have to do now is find somewhere to buy a stamp / photo: C Pienaar

Repair Café Jasvinder Kaur



Planning is progressing on the initiative to create a Repair Café in Artarmon. It is hoped to have it up and running later in the year.

A Repair Café is a free, volunteer-run 2-hour event, held either one or two weekend days each month, where people can bring broken or worn household items to be repaired with the help of skilled community members. It reduces waste, saves money, uses community member skills, and connects people who see the value in extending the life of an often, much-loved useful object.

Skilled fixers for broken items (including household gadgets and appliances, clothes, bags, shoes, umbrellas, jewellery, ceramics plus knives) are encouraged to volunteer.

Half a dozen keen supporters for an Artarmon Repair Café have been meeting regularly to nut out the details to get things up and running. If you have repair skills and would like to be involved, contact Jas on jkaurbd@gmail.com. ●

Your voice.
Your city.
Your say.



Last year:



35+ projects



100,000+

website visits



3,800+

voices heard



Sign up to shape Council projects, proposals and plans for Willoughby.
haveyoursaywilloughby.com.au



Feedback from our representatives ...

From the mayor



Tanya Taylor

As the year gets underway, I'm pleased to share my first Council update for 2026 with the Artarmon community. I hope you've enjoyed a safe and relaxing summer and had

the opportunity to spend time with family, friends and neighbours.

One of the most exciting developments for Artarmon this year is the upcoming opening of the Artarmon Parklands Pavilion. This much-loved heritage building has been carefully restored and transformed into a modern, inclusive community space while retaining its historic character. Once open, the pavilion will provide a welcoming place to relax, connect and enjoy the parklands, and will be available to hire for workshops, classes, meetings and small gatherings.

This is just one of the ways Council is investing in the future of Artarmon. We're also focused on strengthening our local town centres by supporting small businesses and encouraging more activity in neighbourhood shopping areas. Recent initiatives include reduced outdoor dining fees, new activation programs, and continued investment in business support and streetscape improvements to help create vibrant and welcoming public spaces.

Planning for the future of the Artarmon local centre is ongoing. As part of the Artarmon Local Centre Precinct Study completed five years ago, Council endorsed a series of traffic and public domain improvements to support growth and create a better experience for the community. Ahead of the proposed implementation in 2025, the suggested reversal of traffic direction in Hampden Lane generated significant community discussion. Recognising that travel patterns may have changed since the pandemic, Council has engaged an independent traffic consultancy to review current conditions and ensure future decisions are informed by up-to-date data.

Finally, a brief update on Wilkes Avenue. Following a recent inspection, Council has confirmed that a significant tree in this

location has sadly not survived and will need to be removed for safety reasons. With nearby pedestrian access and existing underground services, careful planning is required to carry out the work safely and with minimal disruption. Council is working with contractors and local stakeholders to coordinate this process. Once the removal is complete, the site will be replanted with a new tree. The timeline will be confirmed as arrangements are finalised.

I look forward to working with the Artarmon community throughout 2026 to support a connected, thriving and welcoming neighbourhood. As always, we welcome your ideas and feedback. Please get in touch at any time.

E: Tanya.Taylor@willoughby.nsw.gov.au



Anna Greco

Since Willoughby Council's acquisition of the Artarmon Bowling Club site in 2016, the former clubhouse has been at the centre of one of the longest and most passionate community campaigns

in the area's recent history. What began as concern over the future of a much loved local building grew into a sustained movement to protect a place of deep historical, social, and cultural meaning.

The community response was immediate and persistent. Hundreds of residents participated in consultations, surveys, and Citizens Panels. Petitions gathered hundreds of signatures. Repeated submissions were lodged, objections voiced at Council meetings, and independent heritage experts engaged. Time and again, the community expressed a clear and consistent message: the Artarmon Bowling Clubhouse mattered, not just as a building, but as a shared legacy that embodied women's history, post war community life, and decades of local connection.

Despite this, decisions to demolish the clubhouse were pursued, challenged, revisited, and contested over many years. The process was exhausting and often deeply distressing for residents who had invested

time, energy, and hope into saving the building intact. When partial demolition finally occurred, the sense of devastation was profound. For many, it felt like a loss that could not be undone, a rupture in the physical and emotional fabric of the community.

Yet what remains standing today tells another story. The surviving fabric of the Artarmon Bowling Clubhouse stands as a visible reminder of community tenacity. It represents the persistence of residents who refused to be silent, who demanded that heritage, sustainability, and social value be recognised alongside cost and convenience. The remaining structure is not just what was spared; it is evidence of what collective action can achieve, even when outcomes fall short of the community's hopes.

This long struggle forged a powerful sense of unity. Neighbours became advocates, volunteers became researchers, and local voices combined into a single, determined call for justice grounded in community values. The campaign demonstrated that heritage is not only about buildings, but about people, memory, and belonging.

What remains of the Artarmon Bowls Clubhouse now carries the weight of that journey. It stands as a testament to resilience, to the strength of a united community voice, and to the belief that places shaped by people should be protected for future generations. In its survival, however partial, the building continues to speak of persistence, solidarity, and the enduring power of community spirit.

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Nic Wright

Responsible use of your rates:

When Council asks residents to pay more, it takes on a higher duty of accountability.

Last year, Council approved a 15% increase in rates for 2024–25, including a permanent Special Rate Variation. This asked households to contribute more during a period of sustained cost-of-living pressure. In return, Council committed to stronger

Feedback from our representatives ...

financial stability, an additional \$2 million each year for maintenance of streets, parks and public spaces, and efficiency measures within the organisation.

These commitments formed the basis of Council's application to IPART, which approved the rate rise on the condition that Council clearly report how additional revenue is spent, what efficiencies are delivered, and what outcomes are achieved.

Council's Annual Report confirms that the \$2 million raised through the Special Rate Variation was allocated to maintenance across streetscapes, parks, ovals and tree canopy, alongside new equipment to support cleaning and upkeep.

The Report also states that Council achieved \$0.8 million in operational efficiencies, with most of the remaining improvement coming from higher revenues, including increased construction permits and community markets fees.

During the rate rise process, Council told the regulator it was targeting \$2 million in efficiencies and non-rate revenue. The Annual Report does not explain how much of that target was met through genuine efficiencies, what changes delivered the \$0.8 million, or how this compares to what residents were told to expect.

Councillors may adjust priorities over time. But commitments made to secure a rate increase come with an obligation to account for the results. Today, the gap between what was promised to secure the rate increase and what has been delivered is impossible to ignore.

Higher rates require higher standards of transparency. Residents should be able to see, in straightforward terms, how additional revenue is being used, what efficiencies have been delivered, and what improvements they can expect to see in their neighbourhoods.

Accountability should not depend on residents navigating technical financial documents. Council must provide simple, accessible updates that connect spending to outcomes.

As your councillor, I will continue to push for clearer reporting, stronger performance tracking, and regular public updates. Our

community deserves to know exactly how their money is working for them.

When we ask more of residents, we must meet that responsibility with openness.

And when we make commitments, we must be prepared to show our work.

E: Nic.Wright@willoughby.nsw.gov.au
M: 0481 033 442



Georgie Roussac

Supporting Artarmon shops:

I am pleased to report that Council recently adopted a suite of practical measures to strengthen our local and neighbourhood centres, recognising

the important role Artarmon shops play in our local economy, community life and sense of place.

These measures include a 75 per cent reduction in outdoor dining approval fees until June 2027 to help ease cost pressures for our local businesses and create more vibrant, welcoming streets; a pilot music and activity program from January to June 2026 to bring more people into local centres, with scope to expand in 2026–27; and Local and Neighbourhood Centres Forums, alongside local activation plans, to help guide future events, partnerships and incentives tailored to each centre's unique character and needs.

Post-Implementation Review of the Artarmon Streetscape Upgrade:

In December 2024, Councillor Wright and I brought forward a motion calling for this review in response to significant community concern about the project's delivery and impacts. The aim was to ensure lessons were captured, made public and used to inform future works, particularly ahead of the Hampden Road cycleway project.

The streetscape upgrade experienced extended delays with construction commencing in March 2023 and concluding in August 2024. During this period, local businesses and residents were significantly impacted and it was clear a thorough review was necessary.

The independent review, informed by engagement with local groups, contractors

and consultants, has identified 31 recommendations for improvement. Council has committed to implementing all 31 recommendations by 30 June 2026. These include strengthening project management, improving design coordination and buildability, obtaining approvals before tendering, formal performance reviews, and much stronger community engagement throughout the life of a project. The report will be published on Council's Major Projects webpage, with progress monitored through quarterly updates to Council.

Residents have also asked about the final construction cost. Council Officers have advised that some defects work remains outstanding, with the final cost expected to be known by late February or early March and published once confirmed.

Learning from this project is essential to ensure future infrastructure is delivered more efficiently, transparently and with minimum impact on local communities.

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Artist impression: Hampden Road cycleway project / WCC

QUICK QUIZ answers

1. 6.30am – 10pm seven days a week
2. Nick Logan
3. It depends on the road. It could be local or state government
4. 1946
5. Brown Goshawk. (Bonus points for *Tachypiza fasciatus*)

SNAP SHOT

ARTARMON

Laing+Simmons
Artarmon

VOL.50

MARKET WRAP UP

As we enter Summer, the Sydney property market continues to show resilience amid limited supply and strong buyer demand. Across Sydney, auction clearance rates during the season averaged mid-60%. Median house prices across Sydney continue to rise moderately, with forecasts pointing to 6-8% annual growth for 2026. Units are also expected to appreciate, with Sydney units forecast to grow 5-6%.

The Artarmon property market remains competitive, with median house prices around \$3,600,000 (up 9.10% over the past 12 months) and median unit prices at around \$1,130,000 (up 6.60%). Strong demand continues to be supported by limited stock, low vacancy rates across Sydney, and ongoing interest from both owner-occupiers and investors. Properties that are well-presented and renovated are attracting a notable premium price.

Strong rental demand continues on the lower north shore, with low vacancy rates supporting rental growth. Units in particular remain highly sought-after, providing solid income potential for investors, while properties that are freshly updated/renovated and well-presented continue to attract keen tenant interest.

In this ever changing market, it is now more crucial than ever to have an experienced local agent on your side involved in selling your property. If you are thinking of selling or are interested in knowing more about the market or your property's worth, please contact our team of experienced agents to see how we can best assist you.



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PRINCIPAL & AREA EXPERT
0488 242 508

Catherine Ong

Jeremy Ong



lsre.com.au/artarmon

SALES RESULTS FOR SUMMER 2026

STREET ADDRESS				Sale Price	Sale Date
6/10 RESERVE ROAD	3	2	2	\$1,830,000	5-Nov-25
12/14-20 ERIC ROAD	2	1	1	\$1,337,500	5-Nov-25
9/15 HAMPDEN ROAD	2	1	1	\$1,325,000	7-Nov-25
11/3 BENTON AVENUE	2	1	1	\$1,475,000	8-Nov-25
10 ONYX ROAD	4	3	2	\$3,310,000	10-Nov-25
405/8 BROUGHTON ROAD	2	1	1	\$1,135,000	11-Nov-25
23/2 PARKES ROAD	2	1	1	\$1,015,000	13-Nov-25
10 CAMERON AVENUE	3	1	1	\$3,600,000	13-Nov-25
8/344 MOWBRAY ROAD	2	1	1	\$865,000	14-Nov-25
12/9 BROUGHTON ROAD	3	2	1	\$1,690,000	15-Nov-25
10/26 ERIC ROAD	2	1	1	\$1,000,000	21-Nov-25
20/2 BARTON ROAD	3	1	1	\$1,150,000	21-Nov-25
8E/1 FRANCIS ROAD	2	2	1	\$1,365,000	27-Nov-25
6/5 ROBERT STREET	2	1	1	\$1,100,000	29-Nov-25
603/4 BROUGHTON ROAD	2	1	1	\$1,200,000	29-Nov-25
2/30 CLELAND ROAD	2	1	1	\$1,181,000	3-Dec-25
12E/3 JERSEY ROAD	2	1	1	\$1,320,000	4-Dec-25
7/4 PALMER STREET	2	1	2	\$1,560,000	5-Dec-25
13A/3 JERSEY ROAD	2	2	1	\$1,290,000	6-Dec-25
1/14-20 ERIC ROAD	2	2	1	\$1,350,000	9-Dec-25
603/2 BROUGHTON ROAD	2	1	1	\$903,000	18-Dec-25
3E/1 FRANCIS ROAD	2	2	2	\$1,250,000	18-Dec-25
1/10-16 PARKES ROAD	2	1	1	\$1,056,500	8-Jan-26

*Data where prices disclosed from the period 01/11/25 - 30/1/26 via RPData.



Wishing you a year of swift success and untamed happiness
Happy Horse Year!

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
House	3 Bed	1	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000
	4 Bed	1	\$3,310,000	\$3,310,000	\$3,310,000	\$3,310,000
Unit/T*house	2 Bed	17	\$865,000	\$1,365,000	\$1,150,000	\$1,140,000
	3 Bed	4	\$1,560,000	\$1,880,000	\$1,625,000	\$1,645,000

SALES SUMMARY FOR SUMMER 2025 01/11/25 - 30/1/26 (WHERE DISCLOSED)