

Client Testimonials



Lisa

Glenn has a great knowledge of the local area. His communication with us was great, always updating us on the progress of our sale. Glenn kept us calm and reassured through the highs and lows of the process. I would highly recommend him as an agent who offers honest advice and support and works with integrity.

Carl

Maureen brought a wealth of experience and strong local knowledge to the sale of our home. She knew many local buyers and was always honest and realistic in her advice, which we greatly appreciated. Her guidance in preparing the property before the campaign and her calm support on auction day were invaluable.

Lisa

Neil is a highly responsive agent, always getting back to us immediately for anything and everything (even at times outside of business hours). He has great knowledge of the local market and a lovely calm demeanor. I highly recommend Neil.

Karen

Oliver was professional and knowledgeable about how to best prepare our property for sale. He was realistic regarding price and never gave us any unrealistic information. Oliver was easily contactable and punctually updated us after each open home. We couldn't have achieved our outcome without Oliver's skills and I was especially impressed by his moral and ethical obligations to us, the vendors and also any potential buyers. You can't go wrong buying or selling with Oliver Powell.

David

Les is a professional and dedicated real estate agent. His experience was evident in the lead up and throughout our sale campaign. His calm and reassuring demeanour made the process stress free. He always kept us updated with the progress of the campaign, and no matter the time of day, he was always just a phone call away. The sale result exceeded our expectations. We would absolutely recommend Les and Kore.

How This One Played Out

41 Rosewall Drive, Menai

Days on Market: **17**
Inspections: **68**
Contracts Issued: **15**
Registered Bidders: **7**
Sale Price: **\$2,425,000**



KORE SHIRE PARTNERS

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Market Insights

KEEPING OUR COMMUNITY INFORMED

APRIL 2026

PREPARED BY KORE SHIRE PARTNERS

NOW LOCATED IN BANGOR.

We have ourselves a new home! We've relocated our office to Bangor as we continue helping families buy, sell and lease property in the local and surrounding suburbs.

SHOP 21, BANGOR SHOPPING CENTRE

Selling In Today's Market What You Need To Know.

Selling in today's market can feel uncertain with interest rates higher than recent years — but homes are still selling, and strong results are still being achieved.

What's changed is how buyers are behaving.

Buyers are more selective, taking their time and comparing options. This means pricing and presentation matter more than ever. Homes that are well-positioned from the start — both in price and how they're presented — are the ones generating the strongest competition.

The first few weeks of a campaign are also critical. That's when the most buyers are watching, and where the best results are often created.

The market hasn't stopped — it's simply shifted.

With the right strategy, there is still every opportunity to achieve an excellent result.

Our team is here to support you with clear guidance, local insight and a strategy built around your goals. Call us on 8515 0255 for a confidential chat.

Meet The Team



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Recent Sales by KORE Shire Partners



ADDRESS	BED	BATH	CAR	LAND	PRICE
1 West Close, Illawong	4	2	2	811m ²	Contact Agent
153 Prices Circuit, Woronora	4	2	2	619m ²	\$1,860,000
2/1-3 Bataan Close, Illawong	3	1	2	329m ²	Contact Agent
28 Jervis Drive, Illawong	5	2	2	732m ²	\$2,380,000
8/2 Goorgool Road, Bangor	3	1	1	335m ²	\$1,410,000
27 Royal Oak Drive, Alfords Point	5	2	3	729m ²	Contact Agent
38 Australia Road, Barden Ridge	4	2	2	789m ²	\$2,200,000
41 Rosewall Drive, Menai	5	3	2	837m ²	\$2,425,000
29 Dilkara Circuit, Bangor	5	3	2	700m ²	\$2,250,000
20 Pyree Street, Bangor	4	2	2	749m ²	\$1,650,000
3 Victor Place, Illawong	5	3	4	675m ²	\$2,240,000
233 Fowler Road, Illawong	4	2	2	679m ²	\$1,650,000
9 Amberwood Place, Menai	3	2	2	434m ²	\$1,810,000
16 Kiara Close, Bangor	4	2	1	650m ²	\$1,850,000
43 Royal Oak Drive, Alfords Point	5	3	2	758m ²	\$2,460,000
63 Hall Drive, Menai	3	1	1	596m ²	Contact Agent
62 Sylvan Ridge Drive, Illawong	4	3	2	847m ²	\$2,250,000



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sales appraisal.



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