



# THE SOCIETY

NOVEMBER 2025

**WE REPRESENT AUCTIONEERS, APPRAISERS,  
AGENTS, SALES CONSULTANTS AND PROPERTY  
MANAGERS ACROSS VARIOUS SECTORS,  
INCLUDING REAL ESTATE, GENERAL AND  
LIVESTOCK.**





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**The Society of  
Auctioneers and  
Appraisers (SA) Inc.**

THE  
INDUSTRY  
CHOICE OF  
PROFESSIONALS



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THE BOARD



Marc du Plessis  
President



Troy Tyndall  
Vice President

Board Members



Paul Kilby



Attilio Cavuoto



Enrique Bisbal







# DISCOVER UPCOMING AUCTIONS!

SOCIETY'S  
UPCOMING AUCTIONS APP

[WWW.AUCTIONEERS.COM.AU](http://WWW.AUCTIONEERS.COM.AU)

Download the Society Upcoming Auctions app today - available on the App Store & Google Play.





## SOCIETY

# GOLDEN GAVEL LIVE

## 2026



### Senior Real Estate, General & Livestock:

- You will be judged in the field by doing a live real Auction by live streaming and uploading your Auctions to the Society's Golden Gavel Live event on the Society's Facebook page <https://bit.ly/3q1TGK0>.
- You will need to nominate to enter and pay the appropriate nomination fees prior to performing or no later than 28th February 2026.
- Auctions to be judged must be performed between 1st May 2025 and 23rd March 2026.
- Candidates for Senior Real Estate, General and Livestock will submit a live Facebook feed from a smartphone which is streamed live onto the Society's Facebook event - One camera only, no editing – we suggest you film in landscape on a tripod as this gets a better video quality for viewing and judges.
- You can upload as many auctions as you like provided they meet the terms and conditions of the competition and they are also visible on the Society's 'Upcoming Auctions' app. The last auction uploaded will be the one judged unless prior to the closing date, you advise us which Auction you would like judged.

When choosing which Auction to be judged, don't be impressed by the sale price, submit your best performance as it will be your Auction that will be judged - not how far above reserve.





General & Livestock

- General & Livestock Auctioneers are to submit the opening terms & conditions and at least 10 minutes of selling from any part of the auction but each segment must be continuous and unedited.
- Your Auction must appear on the Society Upcoming Auction App.

Rising Stars

- Rising Stars will perform at a designated location and will be judged on-site.
- The Rising Stars will perform by auctioning a property from a brochure and details supplied .
- To be eligible, you must have performed no more than 25 Real Estate Auctions in the field prior to the 28th of February 2026 and you have not won this award previously.
- Rising Star Heats will be held on Wednesday 11th March 2026, and nominations for Rising Star must be in by 28th February 2026.
- The subject property will be provided to you prior to the event to allow for preparation.

Real Estate

- Highest Price Sales at Auction
  - Country Auctioneer
  - Residential Auctioneer
  - Commercial and Industrial Auctioneer

General

General Auctioneers Highest Price Sales at Auction.

Nominations  
*Now Open!*

Click [Here](#)





2025  
**SOCIETY GOLF CLASSIC**

FRIDAY | 14 | NOVEMBER

@ MOUNT OSMOND GOLF CLUB

**Sponsored by** The Form 1 Company™



[Download Brochure](#)



# Legislation and Best Practice Update

## Legislative Changes to Form 1

### Sales Agency and Pricing Compliance



Ensure your office fully complies with the legislation in all aspects of agency and pricing.

**THURSDAY, 27<sup>th</sup> NOVEMBER**  
**8:30AM for 9AM to 12NN**

**VENUE:** Arkaba Hotel - 150 Glen Osmond Road, FULLARTON SA 5063

**COST:** Members and employees \$44 each  
(Group of 2 or more from the same office \$33 each)

[Download Brochure](#)





# Christmas Drinks *and* Meet the Board



THURSDAY | **11** | 5:00 PM  
DECEMBER  
**CREMORNE HOTEL**  
207 Unley Rd, Unley SA 5061

**ALL MEMBERS, STAFF, GUESTS, SPONSORS ARE INVITED!!!**

● **\$25 EACH FOR FOOD**



● **BAR OPEN AT COST**

[Download Brochure](#)

Please RSVP by Friday 5<sup>th</sup> December



# IN MEMORY OF TWO ICONS

The Society of Auctioneers and Appraisers (SA) Inc. pays tribute to two Industry Icons who significantly impacted the Real Estate market in South Australia.

Anthony Toop, a Life Member and Past President of the Society and Michael Brock, a great supporter of the Society, the Golden Gavel and the Auction Process. Michael won the inaugural Australasian Auction Competition in 1993 and is the only South Australian to win so far.

Anthony Toop created the Golden Gavel Awards in 1992 to be a catalyst to encourage Auctioneers to aspire to fine-tune their skills to compete to win statewide competition of excellence. The rest is history!

**THEIR LEGACY WILL LIVE ON  
IN THE FUTURE INSPIRING  
GENERATIONS TO COME!**

ANTHONY TOOP

MICHAEL BROCK







Anthony Toop F.S.A.A (Life)

**Anthony Toop** turned the Society from a Social Club into a vibrant business with status, relevance and profile. Anthony served as President 1992 to 1994.

He started by documenting a Vision Statement and a Towards 2000 plan which provided goals and direction. Created the “Art of Auction Training Package” and “Art of Auction – The Movie”. At the launch of the video we achieved one of the Society’s first sponsorships with Hi-Fi-Acoustics providing a spectacular venue. The Deputy Premier was invited to sign the first Auction Kit and \$10,000 of sales recorded at the event. Task Forces replaced Committees. The Golden Gavel Awards were created, which is today one of the highest profile Industry Events in the Nation. A-structured equitable and workable judging system was developed and the National Awards “The Australasians” subsequently adopted our benchmark concept for its judging. The Society achieved its first major sponsorship as a result of the Golden Gavel with Messenger Newspapers.

We also attracted Charterhouse Advertising, REI, Citibank, Qantas, 5ADFM, The Stock Journal and Corsers Solicitors. Phil McMahon wins the inaugural Golden Gavel perpetual trophy. The inaugural Golden Gavel Awards saw over 300 guests and the Society catapulted into the public arena with the enormous exposure created.

Anthony toured Australia as President visiting and achieving sales of the training package to all but one State. Anthony represented the Society as judge in the Australian Auction Championships in Hobart which Michael Brock won for South Australia. Final changes to the constitution and we lost a number of “dealers.” Membership criteria was upgraded. The Society produced flags, gavels and training material for the exclusive use of Members. The profile of the Society was raised as the vision began to unfold. Brett Roenfeldt wins the second Golden Gavel.

We also acknowledge the passing of another industry icon, **Michael Brock**, a strong Society Member since August 1992 to this day.

When there was ever a Brock competitor in the Golden Gavel, Michael's entire staff would attend to support their colleague and the room would be packed!





Tribute Drinks

On Thursday 9th of October, the Society of Auctioneers and Appraisers held drinks in the Goodwood Hotel in memory of our 6th President (1992-1994), Hall of Fame recipient, Anthony Toop F.S.A.A (Life)

Anthony was flamboyant and controversial and by thinking out of the square created more profile than the Society could have imagined.

At the drinks, Bronte Manuel attended with 3 Hall of Fame Members (Brett Roenfeldt, Paul Henry and Garry Topp), Past Presidents (Garry Topp, Brett Roenfeldt, Paul Henry, Victor Velgush and Jarrod Tagni) and the Patron of the Society, Paul Henry.

Board members attended including Enrique Bisbal and the president of the Society, Marc du Plessis.







A special thank you to the members whose unwavering support and presence have made this day even more meaningful, and the Society is deeply grateful to each of you.

Anthony’s legacy will live on through our members and help shape the future of auctioneering and the professions.







At the drinks, we also recognized the contribution to the profession of Michael Brock who was a strong supporter of the Society, who embraced the Golden Gavel and contributed as a supporting member.

Once again, thank you to everyone who attended to celebrate the amazing lives of two industry icons.







# SOCIETY'S AUCTIONS

SOLD!



LONSDALE  
20 Cooroora Cres  
SOLD for \$2,300,000  
**Agent:** Commercial SA  
**Auctioneer:** Jonathon Moore



WOODVILLE  
59 Hughes Street N  
SOLD for \$1,235,000  
**Agent:** LJ Hooker Flinders Park  
**Auctioneer:** Brett Roenfeldt



BROADVIEW  
4 Winton St  
SOLD for \$1,440,000  
**Agent:** Ray White Prospect  
**Auctioneer:** John Morris



WEST CROYDON  
2/49 Brown Street  
SOLD for 800,000  
**Agent:** Crawford Doran  
**Auctioneer:** Vincent Doran





# SOCIETY'S AUCTIONS

**SOLD!**



PARKSIDE  
90 Porter Street  
SOLD for \$1,288,000  
  
**Agent:** Toop&Toop  
**Auctioneer:** Bronte Manuel



LARGS BAY  
103 Wills Street Largs Bay  
SOLD for \$1,475,000  
  
**Agent:** Pilgrim RE  
**Auctioneer:** Brett Pilgrim



FERRYDEN PARK  
15 Romney Avenue  
SOLD for \$1,075,000  
  
**Agent:** Crawford Doran  
**Auctioneer:** Vincent Doran



ROSTREVOR  
426 Maple Ave  
SOLD for 1,636,000  
  
**Agent:** DB Philpott Real Estate  
**Auctioneer:** Jonathon Moore





# SOCIETY'S AUCTIONS



ALLENBY GARDENS  
2 Young Street  
SOLD for \$1,150,000

**Agent:** Estate Property & Developments  
**Auctioneer:** Brett Roenfeldt



EDEN HILLS  
2 Mill Terrace  
SOLD for \$1,445,000

**Agent:** Williams Real Estate  
**Auctioneer:** Hamish Mill



PARALOWIE  
5 Swaine Avenue  
SOLD for \$700,500

**Agent:** All Adelaide Real Estate  
**Auctioneer:** Ben Krieg



FELIXSTOW  
13 Hilltop Avenue  
SOLD for \$1,410,000

**Agent:** LJ Hooker Adelaide Metro  
**Auctioneer:** Troy Tyndall





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ADELAIDE	71-75 Gouger Street	Wednesday, 29/10/2025	Negotiators Real Estate	Brett Roenfeldt	\$5,800,000
ADELAIDE	29 Formosa Cct	Saturday, 25/10/2025	Ray White Para Hills	John Morris	Sold Prior
ADELAIDE	444-446 Pultney St	Thursday, 02/10/2025	Commercial SA	Jonathon Moore	\$2,000,000
ANGLE VALE	7 Casetta Cres	Saturday, 25/10/2025	Ray White Salisbury	John Morris	Sold Prior
BANKSIA PARK	21 Marsha Dr	Saturday, 18/10/2025	Noakes Nicholas	John Morris	\$757,000
BANKSIA PARK	24 Spring Crescent	Saturday, 18/10/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D
BEAUMONT	3/5 Bennett Avenue	Saturday, 25/10/2025	Keeping It Realty	Brett Roenfeldt	\$725,000
BLAIR ATHOL	15 Audrey Ave	Saturday, 25/10/2025	DB Philpott Real Estate	Jonathon Moore	\$1,142,000
BLAIR ATHOL	417 Prospect Rd	Saturday, 11/10/2025	Ray White Prospect	John Morris	\$1,252,000
BLAKEVIEW	37 Bentley	Saturday, 25/10/2025	eXp Realty	John Morris	\$750,000
BOOLEROO CENTRE	'Fleetwood' Lot 266 Mount View Road	Friday, 03/10/2025	Ray White Rural SA	Geoff Schell	\$775,000
BOOLEROO CENTRE	'Top Place' Lot 302 Melrose Road	Friday, 03/10/2025	Ray White Rural SA	Geoff Schell	\$450,000
BOOLEROO CENTRE	'Orrocks' Lot 2560 Booleroo Road	Friday, 03/10/2025	Ray White Rural SA	Geoff Schell	\$750,000
BOOLEROO CENTRE	'Knauerhouse' Lot 90 Booleroo Road	Friday, 03/10/2025	Ray White Rural SA	Geoff Schell	\$1,200,000
BOWDEN	62 Gibson St	Thursday, 23/10/2025	KAIDE Real Estate	Jonathon Moore	\$1,275,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
BOWDEN	62 Gibson St	Thursday, 23/10/2025	KAIDE Real Estate	Jonathon Moore	\$1,275,000
BRAHMA LODGE	12 Eastview St	Saturday, 25/10/2025	Ray White Salisbury	John Morris	\$935,000
BROMPTON	22 Green Street	Sunday, 26/10/2025	Crawford Doran	Vincent Doran	\$1,293,000
BURTON	24 Amberwell Terrace	Saturday, 11/10/2025	Ray White Salisbury	John Morris	\$1,031,000
CAMPBELLTOWN	18 Markwick Cres	Wednesday, 08/10/2025	Ray White Prospect	John Morris	\$1,510,000
CLEARVIEW	70 Collins St	Saturday, 25/10/2025	DB Philpott Real Estate	Jonathon Moore	\$1,600,000
ELIZABETH DOWNS	52A Peacock Rd	Saturday, 18/10/2025	Ray White Para Hills	John Morris	\$740,000
ELIZABETH DOWNS	52B Peacock Rd	Saturday, 18/10/2025	Ray White Para Hills	John Morris	\$740,000
ELIZABETH EAST	39 Northampton Crescent	Sunday, 26/10/2025	Crawford Doran	Vincent Doran	\$725,000
ELIZABETH EAST	7 Salerno Ct	Saturday, 25/10/2025	eXp Realty	John Morris	\$855,000
ELIZABETH VALE	6 Wexcombe St	Saturday, 04/10/2025	Ray White Salisbury	John Morris	Sold Prior
EVANDALE	52 Bakewell Rd	Saturday, 11/10/2025	Ray White Prospect	John Morris	\$1,160,000
EVANSTON	41 Railway Cres	Friday, 03/10/2025	Ray White Gawler	John Morris	\$1,002,000
EYRE	357 Stebonheath Rd	Saturday, 18/10/2025	Ray White Salisbury	John Morris	\$749,000
FARRELL FLAT	'Toringa' Eglinton Road	Wednesday, 15/10/2025	Ray White Rural SA	Geoff Schell	\$5,200,000



# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
FELIXSTOW	18 Hilltop Avenue	Saturday, 25/10/2025	LJ Hooker Adelaide Metro	Troy Tyndall	Sold Prior
FELIXSTOW	9 Cadna Ave	Saturday, 18/10/2025	Ray White Norwood	John Morris	\$1,612,000
FERRYDEN PARK	49 Montrose St	Saturday, 04/10/2025	Ray White Prospect	John Morris	\$1,050,000
FINDON	23 Hammond Rd	Wednesday, 29/10/2025	Ray White Port Adelaide	John Morris	\$1,146,000
GAWLER WEST	13 Gosford Street	Saturday, 18/10/2025	Harcourts Barossa Real Estate	Jarrold Tagni	Sold Prior
GILLES PLAINS	2/11 Lurline Ave	Wednesday, 29/10/2025	Ray White Prospect	John Morris	\$510,000
GILLES PLAINS	18 Kopoola Cres	Saturday, 25/10/2025	Ray White Prospect	John Morris	\$760,000
GLENSIDE	6B Holton St	Saturday, 11/10/2025	Noakes Nicholas	John Morris	\$1,200,000
GOLDEN GROVE	2 Herbert Court	Saturday, 25/10/2025	All Adelaide City Edge	Brett Roenfeldt	\$926,000
GOLDEN GROVE	19 Holly Pl	Wednesday, 15/10/2025	Ray White Gawler	John Morris	\$1,210,000
GOLDEN GROVE	32 Ashbrook Rise	Thursday, 09/10/2025	Ray White Prospect	John Morris	\$905,000
GREENACRES	1B Wingate St	Sunday, 12/10/2025	Ray White Prospect	John Morris	\$1,260,000
HAMLEY BRIDGE	'Argyle Farm' Freebairn Road	Thursday, 09/10/2025	Ray White Rural SA	Geoff Schell	\$12,000,000
HAMPSTEAD GARDENS	39 Dyott Avenue	Saturday, 25/10/2025	All Adelaide City Edge	Brett Roenfeldt	\$1,800,000
HAMPSTEAD GARDENS	1A Lyall Avenue,	Saturday, 11/10/2025	Toop&Toop	Bronte Manuel	Sold Prior





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
HAMPSTEAD GARDENS	6 Lyall Ave	Wednesday, 01/10/2025	Ray White Prospect	John Morris	\$1,418,000
HAPPY VALLEY	15 Twilight Drive	Friday, 31/10/2025	Boffo Real Estate	Brett Roenfeldt	\$941,000
HECTORVILLE	15 McCarthy Avenue	Friday, 24/10/2025	Professionals Adelaide City	Brett Roenfeldt	\$740,000
HECTORVILLE	19 Mayfield Ave	Friday, 17/10/2025	Ray White Kensington	John Morris	\$1,334,000
HENLEY BEACH	1/171 Esplanade	Saturday, 25/10/2025	Ray White Campbelltown	Jonathon Moore	\$1,673,000
HIGHBURY	75 Valley View Drive	Saturday, 25/10/2025	All Adelaide City Edge	Brett Roenfeldt	\$1,180,000
HILLBANK	4 Hillbank Rd	Saturday, 18/10/2025	Ray White Salisbury	John Morris	\$827,500
HILLCREST	25A Dunedin Ave	Sunday, 26/10/2025	Ray White Hillcrest	John Morris	\$963,000
HILLCREST	17 Douglas Ave	Saturday, 25/10/2025	Ray White Para Hills	John Morris	Sold Prior
HOLDEN HILL	18 Morgala Dr	Sunday, 26/10/2025	Ray White Hillcrest	John Morris	\$963,000
HOPE VALLEY	17B Pegasi Ave	Wednesday, 22/10/2025	Stadium Real Estate	John Morris	\$865,000
HOPE VALLEY	7 Fisher Street	Saturday, 18/10/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
HOPE VALLEY	17 Pegasi Ave	Monday, 06/10/2025	Stadium Real Estate	John Morris	\$817,000
KLEMZIG	14 Bowran Ave	Monday, 20/10/2025	Stadium Real Estate	John Morris	\$1,311,000
LARGS NORTH	55A Carnarvon Terrace	Wednesday, 22/10/2025	Ray White Semaphore	John Morris	\$790,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
LEABROOK	56 Statenborough Street	Friday, 24/10/2025	Toop&Toop	Bronte Manuel	\$1,650,000
LIGHTSVIEW	64 Rapid Ave	Saturday, 25/10/2025	Ray White Prospect	John Morris	\$960,000
LINDEN PARK	13 Sturdee Street	Saturday, 11/10/2025	Toop&Toop	Bronte Manuel	Sold Prior
LOCKLEYS	21 Pierson St	Saturday, 18/10/2025	Ray White Henley Beach	Jonathon Moore	\$1,058,500
MAGILL	14 Eton Ave	Friday, 31/10/2025	Noakes Nickolas	John Morris	\$1,170,000
MAGILL	3 Olive Street	Saturday, 18/10/2025	Toop&Toop	Stefan Krcmarov	\$1,425,000
MAWSON LAKES	23 Waterbrook Ct	Saturday, 04/10/2025	Ray White Prospect	John Morris	\$1,040,000
MILE END	22b Ebor Ave	Saturday, 11/10/2025	Ray White Henley Beach	Jonathon Moore	\$990,000
MODBURY	3 Firth St	Monday, 13/10/2025	Ray White Prospect	John Morris	\$881,000
MODBURY NORTH	33 Neville Avenue	Sunday, 26/10/2025	Eclipse Real Estate	Brett Roenfeldt	\$710,000
MODBURY NORTH	5 Gagarin St	Saturday, 25/10/2025	Ray White Prospect	John Morris	\$939,000
MODBURY NORTH	16 Famechon Cres	Friday, 24/10/2025	Commercial SA	Jonathon Moore	\$1,825,000
MODBURY NORTH	1 Gold Ct	Saturday, 18/10/2025	Noakes Nicholas	John Morris	\$1,101,500
MODBURY NORTH	20 Ellwood Ave	Saturday, 04/10/2025	Ray White Woodville	Jonathon Moore	\$830,000
MUNNO PARA WEST	12 Chapel Road	Wednesday, 01/10/2025	Boffo Real Estate	Paul Arnold	\$705,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
NEWTON	8 Scott Rd	Saturday, 11/10/2025	Ray White Prospect	John Morris	\$1,476,500
NORTH ADELAIDE	17 Melbourne St	Friday, 31/10/2025	Cushman & Wakefield	Jonathon Moore	\$1,720,000
NORTH ADELAIDE	6/187 Childers St	Tuesday, 14/10/2025	Stadium Real Estate	John Morris	\$821,000
NORTH ADELAIDE	26 Ward Street	Sunday, 12/10/2025	Crawford Doran	Vincent Doran	P.N.D.
NORTH HAVEN	19A Alexa Drive	Saturday, 18/10/2025	Century 21 Beachside and Lakes	Brett Roenfeldt	\$1,120,000
NORTHFIELD	9 York St	Saturday, 18/10/2025	Ray White Prospect	John Morris	\$785,500
NORTHFIELD	10A Northfield Rd	Saturday, 11/10/2025	Noakes Nicholas	John Morris	\$920,000
NORTHFIELD	26 Justin Ave	Saturday, 04/10/2025	Ray White Para Hills	John Morris	\$1,007,000
NORTHGATE	3 Petaluma Close	Sunday, 26/10/2025	All Adelaide City Edge	Brett Roenfeldt	\$951,000
NURIOOTPA	72 Kalimna Road	Wednesday, 15/10/2025	Harcourts Barossa Real Estate	Jarrold Tagni	\$665,000
PARA HILLS WEST	8 Edwards Ct	Friday, 31/10/2025	Ray White Prospect	John Morris	\$633,000
PARADISE	1 Franklin Court	Saturday, 18/10/2025	LJ Hooker Adelaide Metro	Troy Tyndall	\$1,175,000
PARAFIELD GARDENS	4 Lincoln Ave	Saturday, 11/10/2025	Ray White Para Hills	John Morris	\$1,100,000
PARAFIELD GARDENS	84 Parkway Cct	Saturday, 11/10/2025	Ray White Salisbury	John Morris	\$800,000
PARALOWIE	21 Vincent Rd	Thursday, 23/10/2025	Ray White Salisbury	John Morris	\$848,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
PARALOWIE	6 Glenmore Court	Saturday, 18/10/2025	Avenue Property Management	Brett Roenfeldt	\$800,000
PARALOWIE	6B Russell Row	Tuesday, 14/10/2025	Ray White Salisbury	John Morris	\$857,000
PARALOWIE	3 Giradof St	Thursday, 09/10/2025	Ray White Salisbury	John Morris	Sold Prior
POINT MCLEAY	19 Tern Ct	Tuesday, 07/10/2025	Stadium Real Estate	John Morris	Sold Prior
POORAKA	24 Royal Ave	Wednesday, 15/10/2025	Ray White Prospect	John Morris	\$910,000
POORAKA	4 Carlyle Cres	Saturday, 04/10/2025	Ray White Norwood	John Morris	\$1,097,000
PORT BROUGHTON	'Philby's' Lot 2 Garfield Road	Friday, 10/10/2025	Ray White Rural SA	Geoff Schell	\$1,750,000
PORT LINCOLN	1648 Flinders Highway, COOMUNGA , NEAR PORT LINCOLN	Saturday, 25/10/2025	EYRE PENINSULAS BEST REAL ESTATE	Wayne Wells	\$1,350,000
PROSPECT	1/47 Boyle St	Friday, 31/10/2025	Ray White Prospect	John Morris	\$855,000
REDWOOD PARK	261 Grenfell Rd	Thursday, 02/10/2025	Ray White Prospect	John Morris	\$880,000
RICHMOND	28 Lane Street	Wednesday, 22/10/2025	Boffo Real Estate	Paul Arnold	\$1,150,000
RIDGEHAVEN	33 Dewer Avenue	Saturday, 25/10/2025	Harcourts Playford	Jarrold Tagni	\$1,610,000
RIDLEYTON	41 William Langman Cir	Saturday, 11/10/2025	Professionals Robins 888	Vincent Wang	Sold Prior
ROSEWATER	6 Bridges St	Friday, 10/10/2025	Ray White Woodville	Jonathon Moore	\$860,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
ROSTREVOR	145 Stradbroke Rd	Saturday, 11/10/2025	Ray White Norwood	John Morris	\$1,150,000
ROSTREVOR	19a Sandra Avenue	Saturday, 04/10/2025	LJ Hooker Adelaide Metro	Troy Tyndall	Sold Prior
ROYSTON PARK	149 Seventh Ave	Tuesday, 28/10/2025	Stadium Real Estate	John Morris	\$2,010,000
ROYSTON PARK	155 Third Ave	Friday, 24/10/2025	Ray White Prospect	John Morris	\$1,455,000
SALISBURY	12A Margaret Avenue	Sunday, 26/10/2025	All Adelaide City Edge	Brett Roenfeldt	\$862,500
SALISBURY	6 Beltana St	Saturday, 04/10/2025	Ray White Salisbury	John Morris	\$700,000
SALISBURY DOWNS	3 Maria St	Thursday, 30/10/2025	Ray White Salisbury	John Morris	\$739,000
SALISBURY DOWNS	9 Daubrey Crt	Wednesday, 01/10/2025	DB Philpott Real Estate	Jonathon Moore	\$781,000
SALISBURY HEIGHTS	25B Arunta Dr	Friday, 24/10/2025	Ray White Salisbury	John Morris	\$745,000
SALISBURY HEIGHTS	42b Coomurra Drive	Thursday, 09/10/2025	Pilgrim RE	Brett Pilgrim	Sold Prior
SALISBURY NORTH	13 Norsworthy Ave	Thursday, 16/10/2025	Ray White Salisbury	John Morris	\$700,000
SALISBURY NORTH	10 Yuwindi Ave	Thursday, 16/10/2025	Ray White Salisbury	John Morris	\$706,000
SEATON	5 Ayr Ave	Saturday, 18/10/2025	Ray White Prospect	John Morris	\$1,450,000
SEATON	1a Trapp Ave	Saturday, 18/10/2025	Ray White Woodville	Jonathon Moore	\$1,100,000
ST MORRIS	1/265 Glynburn Rd	Monday, 27/10/2025	Ray White Prospect	John Morris	\$600,000





# NOVEMBER AUCTIONS RESULTS

Suburb	Address	Date	Agent	Auctioneer	Sold Price
STEPNEY	18 Loch St	Friday, 10/10/2025	Ray White Kensington	John Morris	\$1,410,000
TEA TREE GULLY	15 William Street	Saturday, 25/10/2025	First National Burton Groves	Jarrold Tagni	\$1,435,000
TORRENSVILLE	Unit 4/7 Stephens Avenue	Saturday, 25/10/2025	Meier Paul Real Estate	Brett Roenfeldt	Sold Prior
TRANMERE	17 Milton Ave	Saturday, 11/10/2025	Noakes Nicholas	John Morris	\$1,860,000
UNDERDALE	242 Henley Beach Road	Saturday, 18/10/2025	Gary J Smith Real Estate	Brett Roenfeldt	P.N.D.
VALLEY VIEW	14 Rutherglen Avenue	Saturday, 18/10/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D.
VISTA	11 Leopold St	Wednesday, 29/10/2025	Ray White Prospect	John Morris	\$1,070,000
WALKERVILLE	3 Smith Street	Saturday, 11/10/2025	Toop&Toop	Glenn McMillan	\$2,680,000
WARRADALE	14D Struan Ave	Saturday, 18/10/2025	Professionals Robins 888	Vincent Wang	\$806,000
WEST CROYDON	57 Henry Street	Thursday, 02/10/2025	Crawford Doran	Vincent Doran	\$2,320,000
WILLASTON	41 Chamberlain Road	Saturday, 18/10/2025	Harcourts Playford	Jarrold Tagni	\$736,000
WINDSOR GARDENS	4 Paula Avenue	Saturday, 04/10/2025	Sovereign Real Estate	Brett Roenfeldt	Sold Prior
WYNN VALE	22 Prelate Court	Saturday, 18/10/2025	LJ Hooker Property Specialists	Michael Fenn	P.N.D.





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THEIR AUCTIONS ON THE SOCIETYS  
UPCOMING AUCTIONS APP**



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John Morris



Tony Tagni



Jarrod Tagni



Aj Colman



Brett Roenfeldt



Bronte Manuel



Rod Smitheram



Geoff Schell



Jonathon Moore



Michael Cavuoto



John Raptis



Simon Lambert



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Richard Thwaites



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Vincent Wang



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Simon Tanner



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# Master Forms



The Real Estate Institute of SA and the Society of Auctioneers and Appraisers (SA) Inc. have announced an agreement to work closer together, initiating the endorsement of one set of industry forms.

## "MASTER FORMS"

Residential, Rural, Commercial and Industrial, Business and Residential Property Management.

Announcing the partnership, both organisations said that the time was right to work together closely to secure ownership of documentation and the importance of these transactional forms to being industry-owned and industry-led.

Access Master Forms for a free trial

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## Real Estate Sign Specialists


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### **Our experience is your advantage.**

The Bowden Print Group has been helping South Australian businesses with their printing needs since 1935. We invest in the best staff and the latest technology to bring you the best quality printing.

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### **Why Choose Bowden Print Group**

We have been helping South Australian businesses make an impact with quality printing solutions since 1935. We are proud of our rich history and to still be an independent South Australian printing business.

Experience matters. We're proud of our ability to remain at the forefront of the industry through innovation and vision. We invest in the latest technology, but it's our team that makes us the best. Quite simply, our team are experts in what they do. It is because of their diverse skills and knowledge that we are the specialists in all kinds of printing.

We value the community in which we work, live and play. That's why we accept our social and moral responsibility for our environmental impact and are committed to always being better. We go beyond the legislative requirements to reduce the environmental impact of our printing operations.



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All members of The Society of Auctioneers & Appraisers (SA) receive **30% off any wine purchase!** Select from our multi-award winning range, whether it's our best selling Single Vintage Chardonnay 2018 or gold winning 94pt Single Vintage Cabernet Shiraz 2016 - we have a wine to suit any occasion.

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# PerspectiveMedia

Video is the most powerful marketing tool a business can have.  
Perspective Media specialize in corporate, promotion and real estate video.

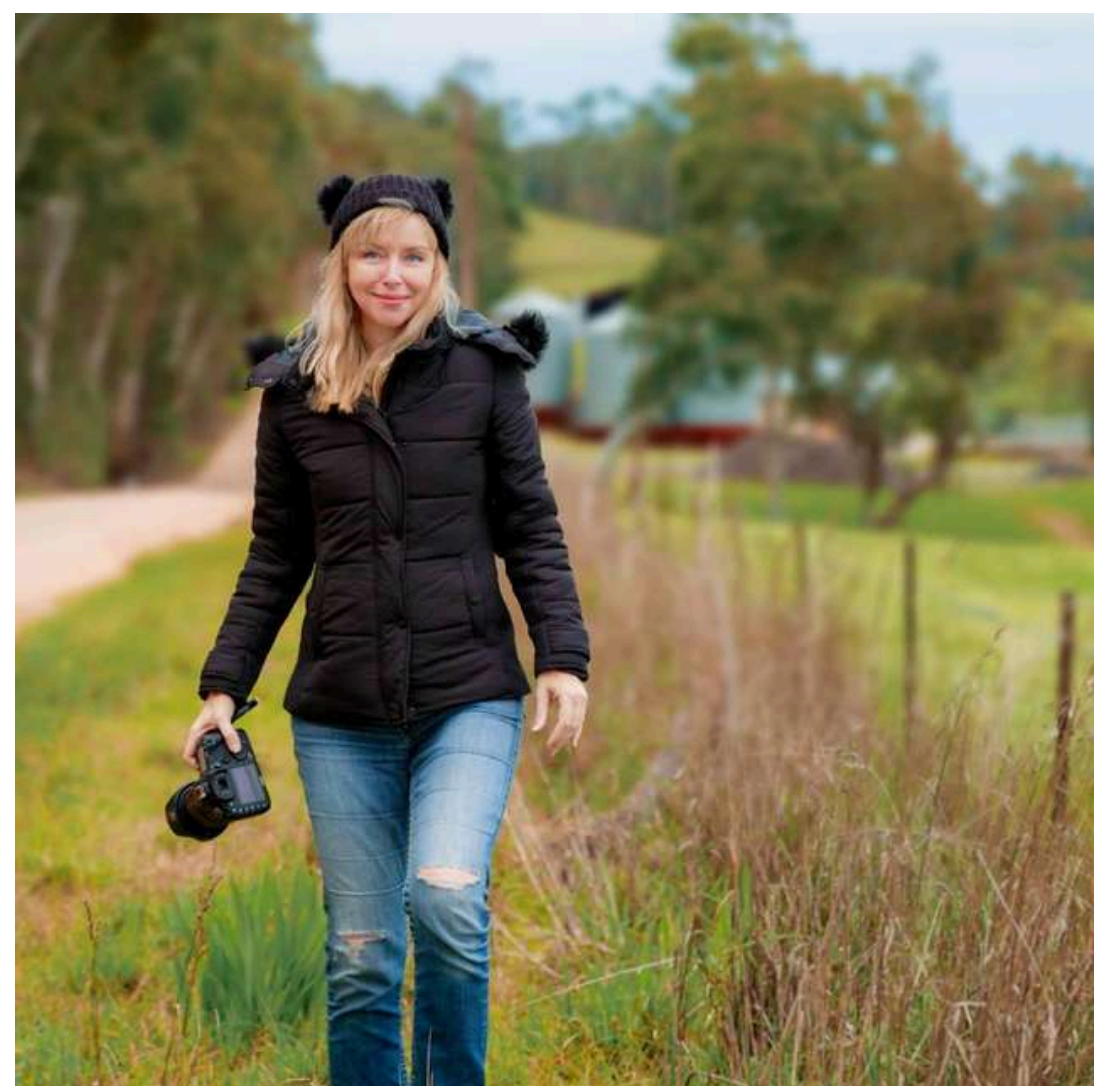
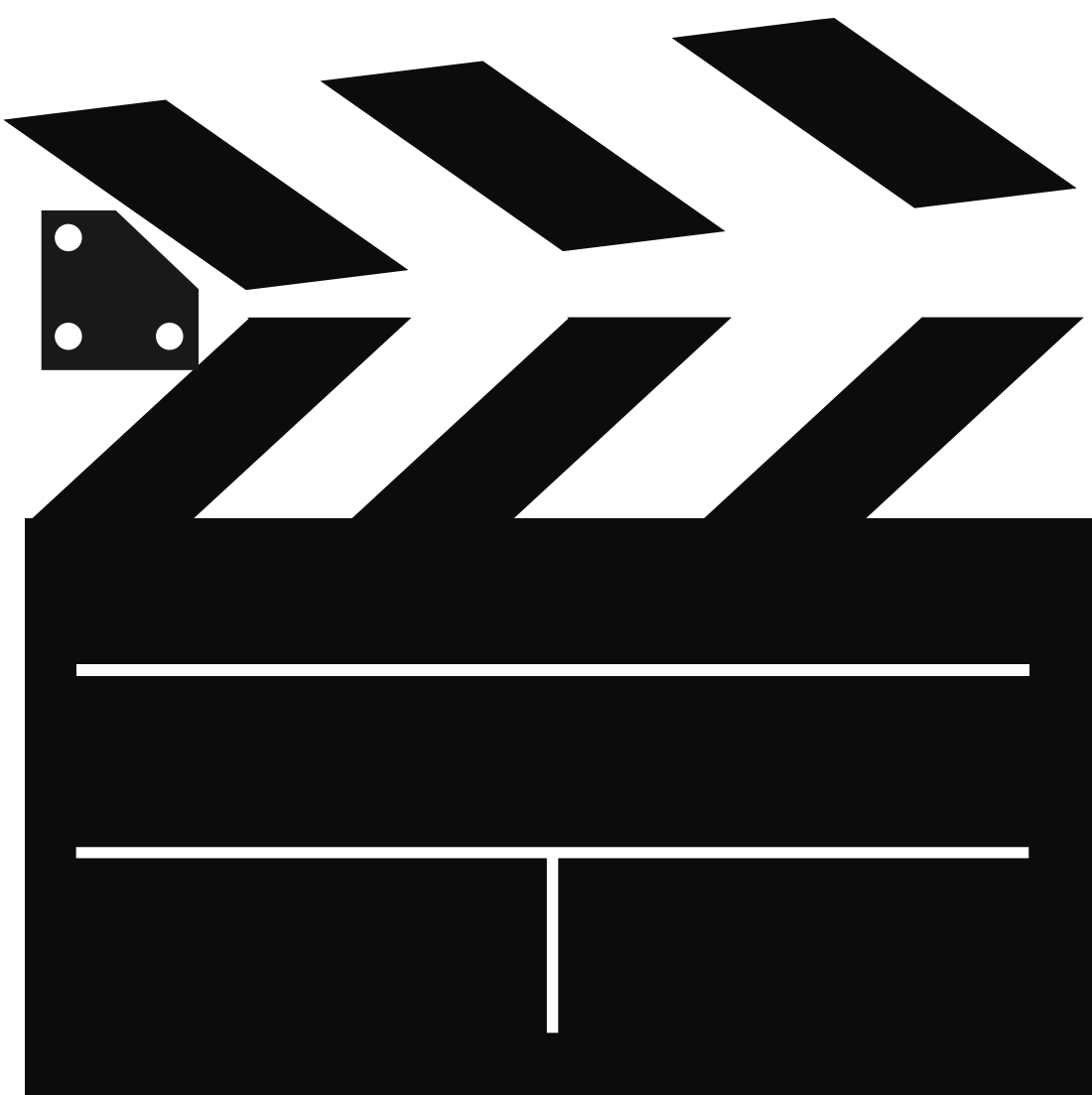
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We will make the entire video creation process easy, time efficient and fun.

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# †The Form 1 Company™

**The Form 1 Company is a specialist provider of the statutory Form 1 to the real estate, legal and conveyancing professions.**

The complexity associated with Form 1 preparation now requires specialist attention. If a Form 1 is defective the contract may be at risk so it is imperative the Form 1 is prepared correctly.

We sign the Form 1 for the agent, the Form 1 is then posted on our website to download and serve on the purchaser.

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For Form 1 preparation  
please contact Chris Gill  
on 7221 4908

Chris has been involved with the Society of Auctioneers & Appraisers as a trainer and board adviser since 1995 and has been conveyancing since 1985.

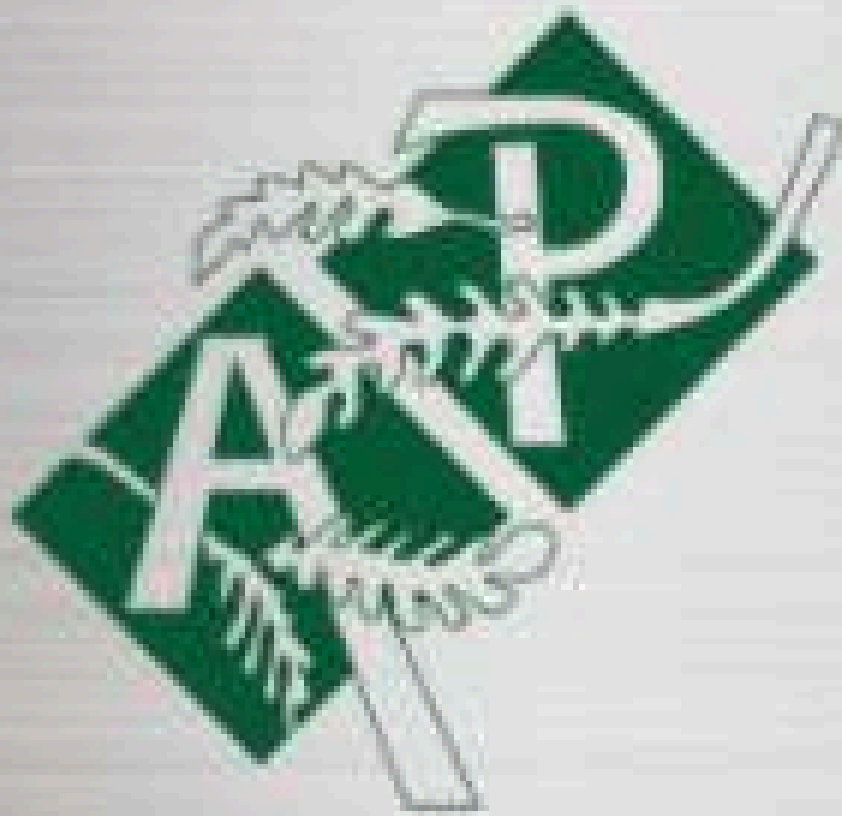
Chris runs specialist training workshops for sales agency, contracts and Form 1 and has an intricate knowledge of the legislation and agency practice.

[www.form1.net.au](http://www.form1.net.au)



# Real Estate Training in South Australia

Academic Pavilion - Providing all SA real estate licensing courses



**Certificate IV (Property Services) Real Estate**

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Auction training in conjunction with The Society of Auctioneers & Appraisers (SA) Inc.

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# 21 ADVANTAGES OF AUCTION

SOCIETY OF AUCTIONEERS & APPRAISERS S.A. INC.

## The 21 Advantages of using Auction as Your Preferred Marketing Process



**POWERFUL MARKETING TOOL**

*Auction puts the Focus on Your Property*

### What are the Advantages to me as a Vendor?

1. Control, as Vendor you set the terms and conditions.
  2. You get a cash unconditional contract.
  3. 10% deposit on the fall of the hammer.
  4. No cooling off period applies.
  5. Allows 3 opportunities to sell – before, at Auction or immediately after – and reduces the overall selling time in the market.
  6. Creates a sense of urgency, which motivates purchasers to action.
  7. Allows all potential buyers to compete amongst themselves to offer you the best price.
  8. Can be used as part of a total marketing package where auction is the component that gets the buyers to act.
  9. Price is usually not disclosed so you remove the objection factor.
  10. Forces buyers to make decisions to a deadline of the auction date and brings negotiations to a head.
  11. The Auctioneer's skills, enthusiasm and techniques can maximise the price.
  12. Vendors control their reserve price and settlement date and accept or reject varied terms and get cash contracts, which usually settle in 30 days.
13. In every other form of marketing the buyer is in control. The buyer will dictate the offer, terms, subject to finance, subject to sale, subject to building inspection etc. and get a cooling off period. The buyer will negotiate from a position of strength. With Auction the Vendor dictates the terms.
  14. Auction opens the door to more motivated buyers.
  15. The Auction marketing campaign that you choose will be tailored to deliver maximum exposure within the first few weeks on the market – the time frame during which it is most likely to sell.
  16. Your home is only open at times that suit you with a predetermined schedule of opens.
  17. The level of market interest will help you gauge your reserve price.

#### What is an Auction?

Auction is a process which allows interested parties to make competitive bids which establishes the current market value of the property in an open, transparent and public form utilising the skills of an experienced auctioneer.

18. The competitive Auction environment offers the greatest chance for a premium price.
19. Auction negates the need for commissioner's approval when dealing with associates under legislation saving valuable time.
20. Unlike other marketing methods where buyers generally negotiate down from the asking price, at Auction buyers increase their offers commensurate with the skills of the Auctioneer.
21. On the fall of the hammer the Vendor becomes a cash buyer subject to settlement only.

#### Why Auction Real Estate?

Real Estate Auctions have become one of the most popular methods of buying and selling property in Australia with substantial benefits for both Vendors and Purchasers. Auction is used as the preferred method of sale by Beneficiaries, Governments, Banks, Administrators, Executors & Trustee Companies, Corporations and Private Vendors and has been proven to be the best method of establishing true market value.

*Committed Vendors sell their property by Auction!*

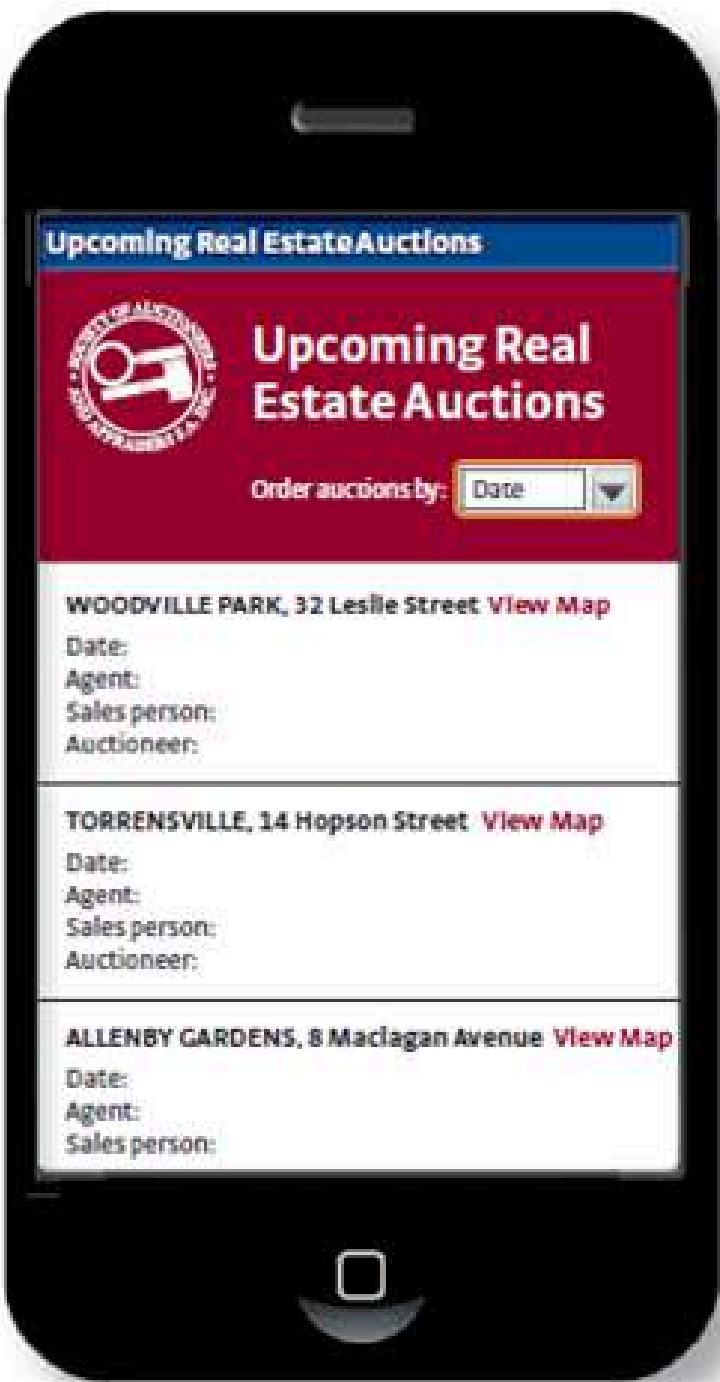
If you're not auctioning your property you are missing out on the highest bid – it costs no more to have Auction as part of your marketing strategy

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[www.auctioneers.com.au](http://www.auctioneers.com.au)

# UPCOMING AUCTIONS APP

**Taking Auction Marketing to a Whole New Level!**



## GROUND BREAKING APP

Use your smart phone to search for upcoming Auctions!

## GAUGE THE MARKET

The best way by monitoring Auctions!

## DOWNLOAD

The Society's Upcoming Auctions App can be downloaded from your favourite App store.

Just search "upcoming auctions"

## SEARCH WITH EASE

Drive around, see what's happening and search by Auctioneer, Agent, Suburb, Date and Time

## INSTANT UPDATE

The moment you add or update an auction to the web page, the app will adjust accordingly

## LIST

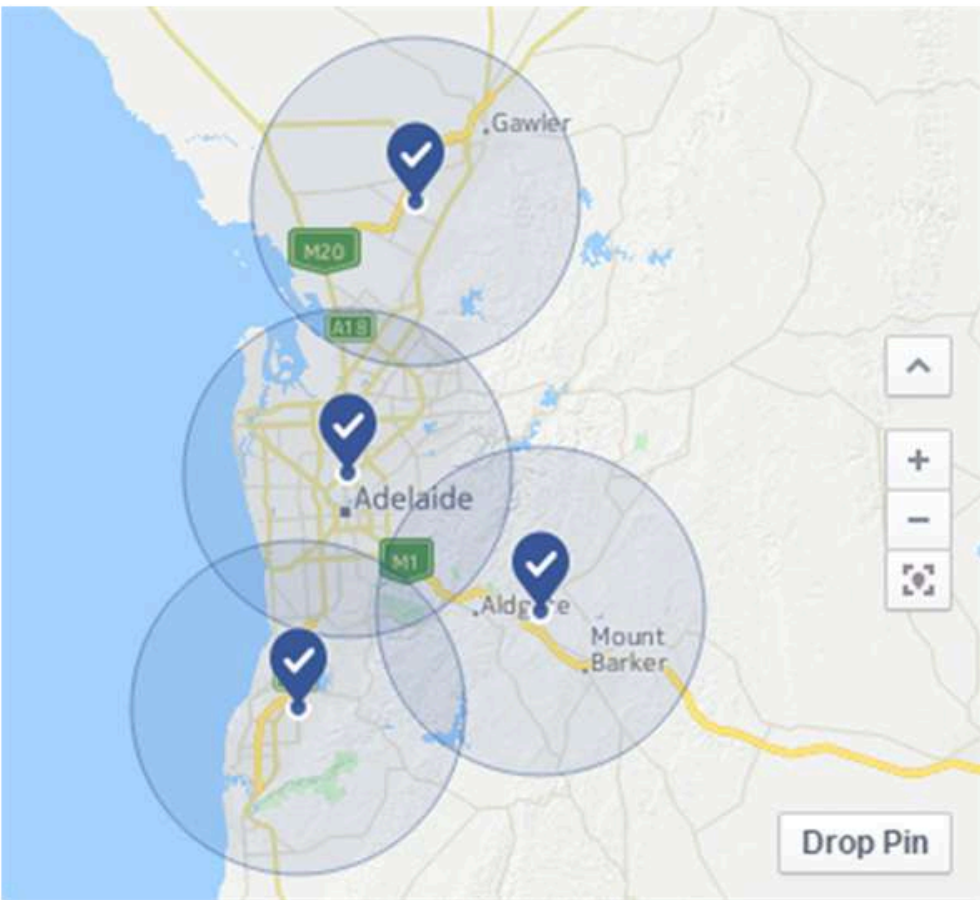
Please ensure all Upcoming Auctions are posted on our web site the minute they are listed!

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We're targeting Everyone in the mapped out areas 25 years old+, using both Apple and Android phones.

What this means for our members... **MORE BUSINESS!** With so much more exposure, downloads of our app, and awareness of auctions around Adelaide and maximise your benefit by submitting all your auctions to our website!



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