

Victorian Property Sales Report

March 2021 quarter

Valuer-General Victoria



Environment,
Land, Water
and Planning

OFFICIAL

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Explanatory notes

The aim of the *Victorian Property Sales Report* is to present factual information relating to property sales occurring throughout Victoria over a period of 15 months.

The suburb medians are presented in three-month segments, commonly referred to as quarters.

Medians for metropolitan Melbourne, country Victoria and the state as a whole are also included for the same time period.

The figures for the most recent quarter are preliminary and represent 93 per cent of the settled sales expected for the quarter. This is due to the extended settlement period for off the plan sales. These adjustments are not expected to significantly alter the median prices listed in this guide.

This is because the information used to compile the report is obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of the acquisition of any real estate in Victoria.

The State Revenue Office supplies the Valuer-General a copy of the completed NOA for each transaction under the provisions of the *Land Tax Act 1958*. The information is collated and loaded onto a master property file. The table and charts presented in this report are derived from analysis of sales data.

Some property settlements can take up to 120 days or longer, which means total data for a particular quarter may not be received by the Valuer-General until well after the end of the quarter.

The reader should note that limited sales recorded in a quarter may cause statistics for that quarter to be skewed. Similarly, small numbers of sales in rural areas can distort sales trends.

The median sale price, as used throughout the report, is the value of the middle item when all sale prices are arranged in ascending order. Valuer-General Victoria does not allow for changes in the composition of sales over time – i.e. the types of dwellings sold in one period may be different to those sold in another period.

The number of sales comprises the total number of properties changing ownership. These sales statistics do not include transfers of titles that relate to legacies and gifts.

Considerable care has been taken to ensure the accuracy and quality of information and computer programs used to derive these tables and charts. However, the Department of Environment, Land, Water and Planning accepts no responsibility for the accuracy of the results obtained or minor percentage differences that may occur due to rounding of median prices to assist readability. People using this information are strongly advised to seek confirmation of any statistical information.

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 4.2 per cent from \$660,000 to \$688,000 in the March 2021 quarter, having increased by 13.8 per cent in the previous quarter (September 2020 to December 2020). For the 12 months from March 2020 to March 2021, the median house price in Victoria increased 11 per cent, from \$620,000 to \$688,000.

The median price of units in Victoria increased by 1 per cent from \$580,000 in the December 2020 quarter to \$586,000 in the March 2021 quarter, having increased by 9 per cent in the previous quarter. The median price of units in Victoria for the March 2021 quarter was lower than the median price of houses. For the 12 months from March 2020 to March 2021, the median unit price increased by 5.6 per cent from \$555,000 to \$586,000.

The metropolitan Melbourne median house price increased by 3.8 per cent to \$812,000 in the March 2021 quarter and the median unit price increased by 0.8 per cent to \$610,000. For the 12 months to March 2021, median sales prices in metropolitan Melbourne increased by 9.7 per cent for houses and 4.2 per cent for units.

In the March 2021 quarter, the median house price in country Victoria increased by 4.5 per cent to \$465,000 and units increased by 2.9 per cent to \$360,000. Over the 12 months to March 2021, median sale prices in country Victoria increased by 17.7 per cent for houses and by 18 per cent for units.

Of the 779 listed Victorian locations, 442 had median house price increases for the March 2021 quarter compared to 422 in the December 2020 quarter. Nine localities recorded no change, 95 showed a decrease and 233 had insufficient sales.

The maximum number of house sales for the quarter was 339 in Pakenham and there were 41 locations with 100 or more sales in the March 2021 quarter.

'The Victorian Property Sales Report provides the most comprehensive quarterly property data available. It represents 93 per cent of settled sales across the state and is based on official Notices of Acquisition.'



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2021 indicates that the median house sale price increased by 4.2 per cent from \$660,000 to \$688,000. Metropolitan house prices increased by 3.8 per cent to \$812,000 and country Victoria house prices increased by 4.5 per cent to \$465,000.

Quoting the highest and lowest increases and decreases for the quarter does not necessarily provide a definitive indication of the property market. However, the examples of sub-market groupings provided – defined by regional suburb location and township size – may be useful for analysis and comparison. The use of simple comparisons – increases and decreases in median prices between similar suburbs or towns – disregards the number of sales comprising the median and can be misleading in some instances. It should be remembered that suburbs and towns with higher numbers of sales provide the best guide to trends.

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to March 2021. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the March quarter of 2021 and 98 per cent for the December quarter of 2020 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the March 2021 quarter is 23,723. Using the above percentage, it is anticipated that the number of sales for the March 2021 quarter will be approximately 25,509. This is a 0.8 per cent decrease from the number of sales in the December 2020 quarter and a 43.1 per cent increase on the same quarter the previous year (March 2020).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$782,500 in the December 2020 quarter to \$812,000 in the March 2021 quarter. This follows an 8.7 per cent increase in the previous

quarter. The number of metropolitan sales for the quarter is expected to culminate at 16,774, which is 0.9 per cent lower than the December 2020 quarter and 45.1 per cent higher than the March 2020 quarter.

The data indicates that the driving factor in the metropolitan Melbourne housing values were localities within 20 km of Melbourne, predominately the inner-eastern suburbs.

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the March 2021 quarter compared to the December 2020 quarter (281 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 253 suburbs for the December 2020 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 33 shifted from showing a median price increase for the December 2020 quarter to a median price decrease for the March 2021 quarter. For example, Richmond increased by 11.3 per cent in the December 2020 quarter, while it decreased by 2.5 per cent in the March 2021 quarter. This compares to 37 metropolitan suburbs shifting from an increase in the September 2020 quarter to a decrease in the December 2020 quarter.

Conversely, 61 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2020 quarter to a median price increase in the March 2021 quarter. This compares to 95 metropolitan suburbs shifting from a decrease in the September 2020 quarter to an increase in the December 2020 quarter.

Eleven metropolitan suburbs with 10 or more sales showed decreases for both the December 2020 and March 2021 quarters. Significant examples include Hawthorn East and Elwood. This compares to 8 metropolitan suburbs in the previous quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Windsor, which had 18 sales and rose by 36.1 per cent (\$1,365,000 to \$1,857,500).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Black Rock, which had 15 sales and rose by 33.2 per cent to \$2,450,000.

For the quarter, Malvern had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 38 house sales and its median house price decreased by 19.9 per cent, from 3,200,000 to \$2,562,500. Flemington experienced the second highest median price decrease in metropolitan Melbourne. It had 21 sales

and its median price decreased by 17.7 per cent from \$1,215,000 to \$1,000,000.

Melton's median price of \$430,000 was the lowest for metropolitan suburbs in the March 2021 quarter. It had 44 sales and its median price increased by 8.4 per cent from the December 2020 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020- Mar 2021	% change Dec 2020- Mar 2021
Ascot Vale	1206000	1248000	1150000	-4.6	-7.9
Bentleigh	1510000	1562500	1600000	6.0	2.4
Bentleigh East	1260800	1305000	1360000	7.9	4.2
Brighton	3008800	3230000	3180000	5.7	-1.5
Brunswick	1201000	1115000	1300000	8.2	16.6
Caulfield South	1725000	1757500	1630000	-5.5	-7.3
Elwood	1730000	2130000	2056500	18.9	-3.5
Footscray	970000	920000	850000	-12.4	-7.6
Hawthorn	2700000	2079000	2750000	1.9	32.3
Kensington	1170000	1200000	1002500	-14.3	-16.5
Malvern	2520000	3200000	2562500	1.7	-19.9
Northcote	1400000	1432500	1572500	12.3	9.8
Preston	1018000	1080000	1160000	13.9	7.4
Richmond	1249500	1400000	1365000	9.2	-2.5
South Melbourne	1550000	1685000	1620000	4.5	-3.9
South Yarra	2100000	2045000	2055000	-2.1	0.5
Toorak	4500000	4900000	5850000	30.0	19.4
Williamstown	1510000	1455000	1507500	-0.2	3.6

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020–Mar 2021	% change Dec 2020–Mar 2021
Balwyn	2267500	2329000	2670000	17.8	14.6
Blackburn	1355500	1550000	1537500	13.4	-0.8
Box Hill North	1235000	1180000	1280000	3.6	8.5
Box Hill South	1380000	1264000	1400000	1.4	10.8
Burwood East	1088000	1107000	1177500	8.2	6.4
Camberwell	2050000	2055000	2302000	12.3	12.0
Glen Iris	2100000	2200000	2250000	7.1	2.3
Oakleigh South	1000000	1048000	1157000	15.7	10.4
Surrey Hills	1953000	1930000	2150000	10.1	11.4

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020–Mar 2021	% change Dec 2020–Mar 2021
Altona	1010000	924500	1100000	8.9	19.0
Braybrook	689100	703800	730000	5.9	3.7
Deer Park	585000	592000	620000	6.0	4.7
Keilor Downs	650500	681300	754000	15.9	10.7
Keilor East	837900	870000	917000	9.4	5.4
St Albans	591500	600000	640000	8.2	6.7
Sunshine North	655000	700000	750000	14.5	7.1
Sunshine West	656300	690000	672800	2.5	-2.5

Outer-western suburbs (20+ km from Melbourne CBD)

Suburb	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020–Mar 2021	% change Dec 2020–Mar 2021
Burnside Heights	618000	677500	686000	11.0	1.3
Caroline Springs	655000	628000	672500	2.7	7.1
Hoppers Crossing	540000	560000	545000	0.9	-2.7
Point Cook	660000	705000	710000	7.6	0.7
Sydenham	601000	649000	600000	-0.2	-7.6
Tarneit	561500	580000	580000	3.3	0.0
Taylors Hill	735000	792500	798500	8.6	0.8
Werribee	512500	535000	545000	6.3	1.9

Outer-eastern suburbs (20+ km from Melbourne CBD)

Suburb	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020- Mar 2021	% change Dec 2020- Mar 2021
Bayswater	755000	751000	845000	11.9	12.5
Bayswater North	759500	731000	830000	9.3	13.5
Boronia	724000	730000	785000	8.4	7.5
Ferntree Gully	758300	760000	820000	8.1	7.9
Heathmont	890000	930000	1045000	17.4	12.4
Wantirna	930000	923000	1023800	10.1	10.9
Wheelers Hill	1140000	1217500	1330000	16.7	9.2

Country Victoria

Country Victoria's median house price showed an increase of 4.5 per cent to \$465,000 in the March 2021 quarter. Over the 12 months to March 2021, the median house price in country Victoria increased by 17.7 per cent from \$395,000 to \$465,000.

The number of country Victoria house sales for the March 2021 quarter is expected to be 8,734, which is 39.6 per cent more than the March 2020 quarter.

A comparison of house prices in regional, seaside and large towns also indicates various trends.

Bendigo median house prices increased by 4.1 per cent, having increased by 10 per cent in the previous quarter. Mildura increased by 0.4 per cent for the March 2021 quarter, having increased by 6 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 11 of the 12 large towns had increases in median house prices in the March 2021 quarter compared to the December 2020 quarter which showed increases in nine towns. For the 12 months from the March 2020 to March 2021 quarter, there were increases in 12 towns.

Bairnsdale showed an increase of 2.7 per cent for the March 2021 quarter, having increased by 12.3 per cent in the previous quarter. Wangaratta increased by 1.7 per cent and Sale increased by 1.9 per cent in the March 2021 quarter, having increased in the previous quarter by 2.3 per cent.

The sample of seaside towns shows that seven of the nine towns selected had increases in their median house prices from the December 2020 to March 2021 quarters. Anglesea decreased by 9.3 per cent, having increased by 23.6 per cent during the previous quarter. Cowes West's median house price increased by 10.3 per cent for the March 2021 quarter, having increased by 8.3 per cent in the previous quarter. Venus Bay's median house price increased by 4.3 per cent for the March 2021 quarter, having increased by 26.7 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020-Mar 2021	% change Dec 2020-Mar 2021
Ballarat Central	590000	577500	565000	-4.2	-2.2
Bendigo	430000	550000	572500	33.1	4.1
Geelong West	760000	755000	811000	6.7	7.4
Horsham	250000	285000	324300	29.7	13.8
Mildura	315000	355000	356500	13.2	0.4
Shepparton	281500	325000	347500	23.4	6.9
Warrnambool	393800	429900	450000	14.3	4.7
Wodonga	360000	352000	400000	11.1	13.6

Large towns

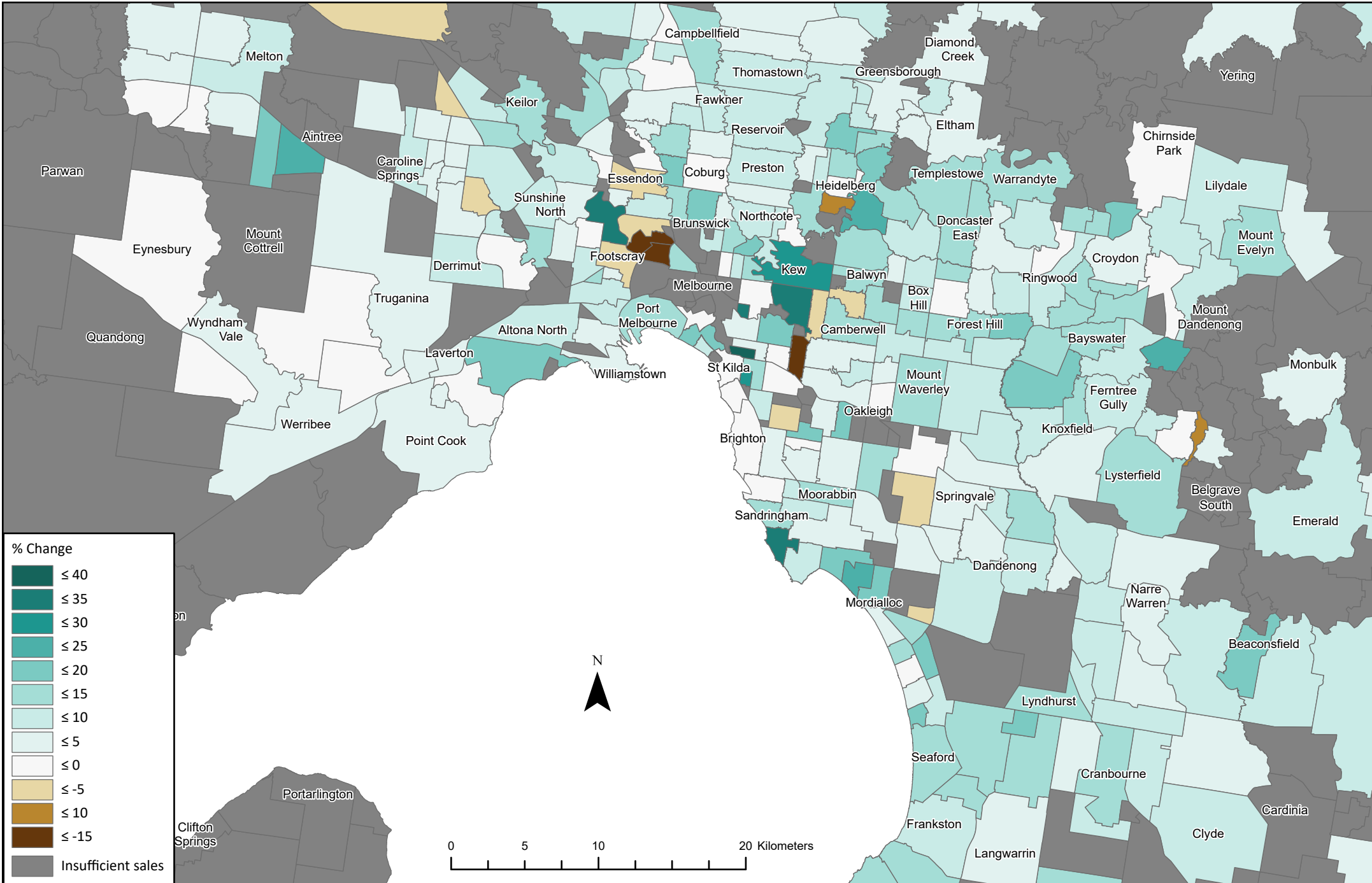
Suburbs in large towns	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020-Mar 2021	% change Dec 2020-Mar 2021
Bairnsdale	293800	315000	323500	10.1	2.7
Castlemaine	562500	580000	646000	14.8	11.4
Colac	355000	366000	390000	9.9	6.6
Echuca	382000	434000	460000	20.4	6.0
Hamilton	237500	287000	315000	32.6	9.8
Moe	235000	260000	280000	19.1	7.7
Morwell	180000	225000	235000	30.6	4.4
Sale	343300	363000	370000	7.8	1.9
Swan Hill	315000	362500	339000	7.6	-6.5
Traralgon	319500	349500	369000	15.5	5.6
Wangaratta	332100	383500	390000	17.4	1.7
Yarrawonga	398000	465000	540000	35.7	16.1

Seaside towns

Suburbs in seaside towns	March quarter 2020 \$	December quarter 2020 \$	March quarter 2021 \$	% change Mar 2020- Mar 2021	% change Dec 2020- Mar 2021
Anglesea	980000	1322500	1200000	22.4	-9.3
Cowes West	488500	579500	639000	30.8	10.3
Inverloch	649500	690000	811000	24.9	17.5
Lakes Entrance	330000	390000	382500	15.9	-1.9
Ocean Grove	711300	835000	883000	24.1	5.7
Portland	317500	315000	330000	3.9	4.8
St Leonards	530000	595000	650000	22.6	9.2
Torquay	815000	955000	1005000	23.3	5.2
Venus Bay	350000	458300	477800	36.5	4.3

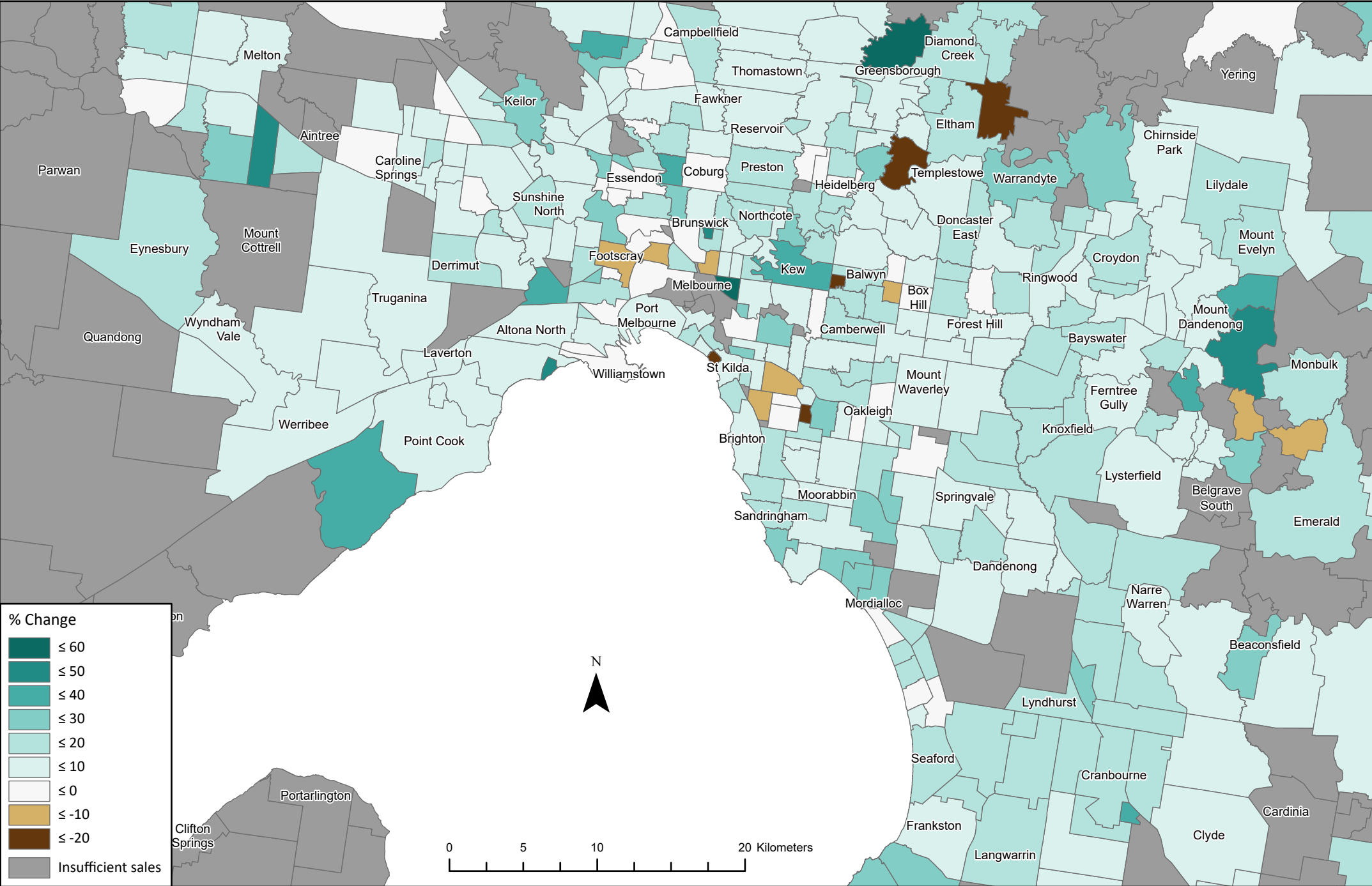
Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2020 to March quarter 2021



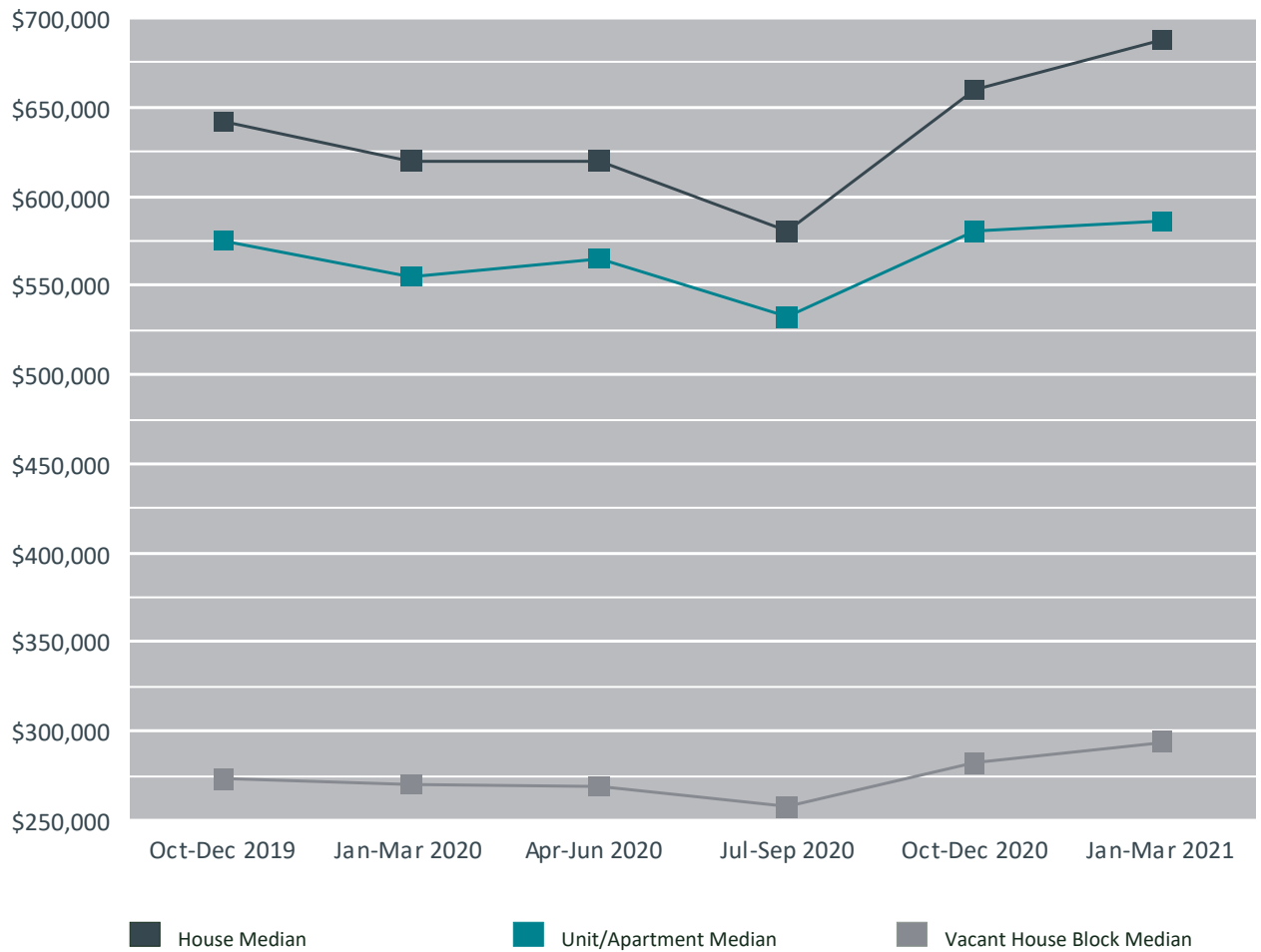
Metropolitan Melbourne houses - yearly change in median prices

March quarter 2020 to March quarter 2021



VICTORIA

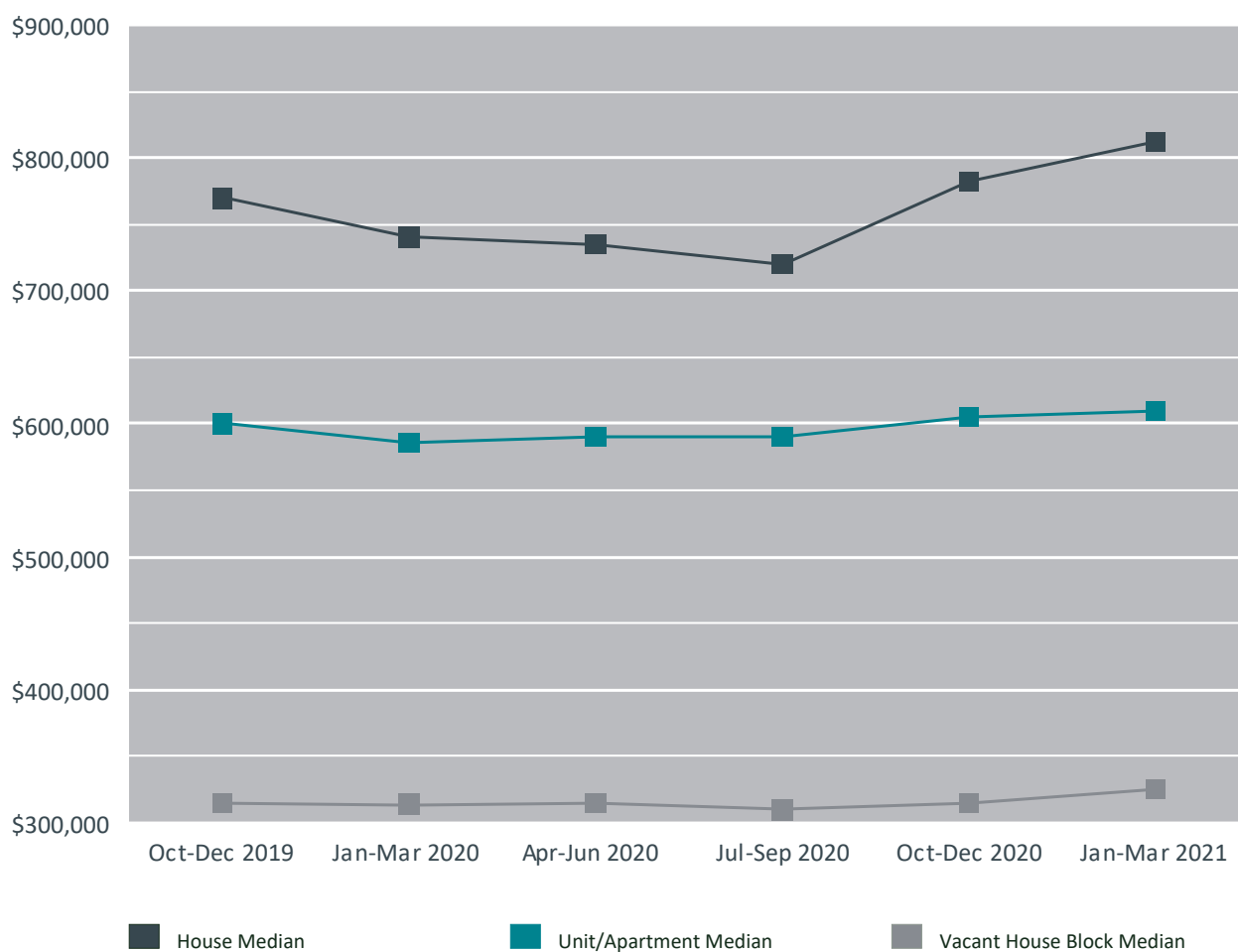
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2019	22,734	641,900	0.0	10,441	575,000	0.0	6,744	273,000	0.0
Jan-Mar 2020	17,822	620,000	-3.4	8,305	555,000	-3.5	6,265	270,000	-1.1
Apr-Jun 2020	14,710	620,000	0.0	6,686	565,000	1.8	6,864	269,000	-0.4
Jul-Sep 2020	14,200	580,000	-6.5	5,412	532,000	-5.8	10,265	257,500	-4.3
Oct-Dec 2020	25,190	660,000	13.8	10,207	580,000	9.0	9,667	282,000	9.5
Jan-Mar 2021	23,723	688,000	4.2	10,678	586,000	1.0	6,415	294,000	4.3

MELBOURNE METROPOLITAN AREA

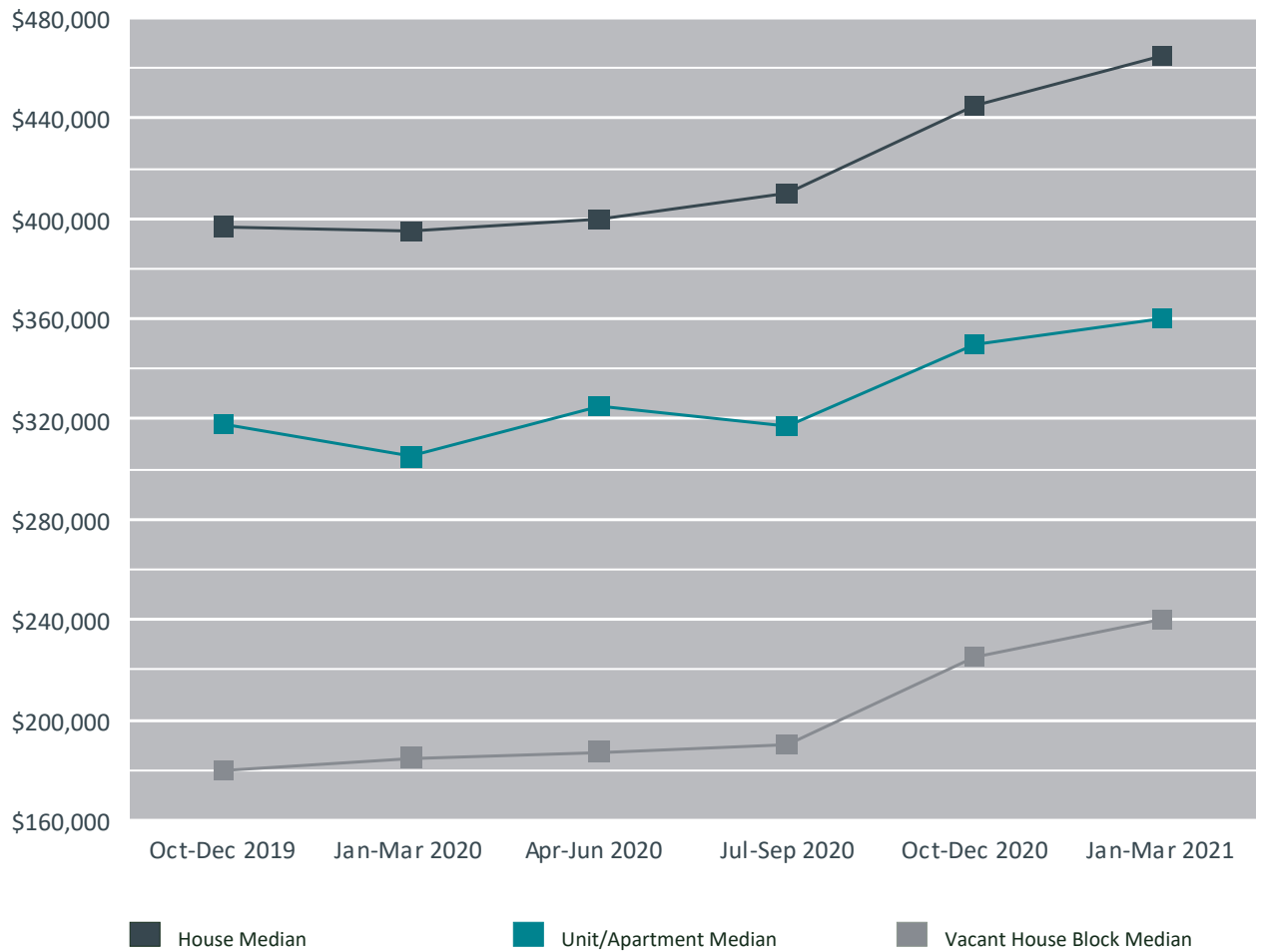
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2019	15,606	770,000	0.0	9,274	600,000	0.0	3,988	315,000	0.0
Jan-Mar 2020	11,564	740,000	-3.9	7,281	585,500	-2.4	3,610	314,000	-0.3
Apr-Jun 2020	9,805	735,000	-0.7	5,963	590,000	0.8	3,862	315,000	0.3
Jul-Sep 2020	7,459	720,000	-2.0	4,320	590,000	0.0	5,000	310,000	-1.6
Oct-Dec 2020	16,584	782,500	8.7	8,928	605,000	2.5	5,507	315,000	1.6
Jan-Mar 2021	15,600	812,000	3.8	9,413	610,000	0.8	3,508	325,000	3.2

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2019	7,128	397,000	0.0	1,167	318,000	0.0	2,756	180,000	0.0
Jan-Mar 2020	6,258	395,000	-0.5	1,024	305,000	-4.1	2,655	185,000	2.8
Apr-Jun 2020	4,905	400,000	1.3	723	325,000	6.6	3,002	187,300	1.2
Jul-Sep 2020	6,741	410,000	2.5	1,092	317,300	-2.4	5,265	190,000	1.5
Oct-Dec 2020	8,606	445,000	8.5	1,279	350,000	10.3	4,160	225,000	18.4
Jan-Mar 2021	8,123	465,000	4.5	1,265	360,000	2.9	2,907	240,000	6.7

MEDIAN HOUSE PRICES

Jan-Mar 2020 to Jan-Mar 2021

Locality	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	No. of Sales Jan-Mar 2021	No. of Sales 2021	Change (%)	
								Jan-Mar 2020 to Jan-Mar 2021	Oct-Dec 2020 to Jan-Mar 2021
ABBOTSFORD	1230000	1080000^	1260000^	1230000	1370000	18	18	11.4	11.4
ABERFELDIE	1732500^	1375000	1800000^	1620000	1677500	16	16	-3.2	3.5
AINTREE	635000	680000	723500	687800	701500	46	46	10.5	2.0
AIREYS INLET	1050000^	1130000^	1117500^	1365000^	1522000	13	13	45.0	11.5
AIRPORT WEST	832500	797000	795000	830000	866500	26	26	4.1	4.4
ALBANVALE	551500	505000^	505000	577500	595000	19	19	7.9	3.0
ALBERT PARK	2040000	1800000	1738800^	2015000	2390000	27	27	17.2	18.6
ALBION	765000^	571000^	811000^	720000	800000^	5	5	4.6	11.1
ALEXANDRA	388500	395000	340000	455000	400000	11	11	3.0	-12.1
ALFREDTON	500000	500000	505000	517800	585000	67	67	17.0	13.0
ALPHINGTON	1435500^	1897500	1932500^	1885000	1835000	10	10	27.8	-2.7
ALTONA	1010000	925000	820000	924500	1100000	39	39	8.9	19.0
ALTONA EAST	802500	858500^	870000^	920000	947300	10	10	18.0	3.0
ALTONA MEADOWS	650000	600000	625000	680000	677500	34	34	4.2	-0.4
ALTONA NORTH	830000	825000	907500	842500	890000	36	36	7.2	5.6
ANGLESEA	980000	863000	1070000	1322500	1200000	21	21	22.4	-9.3
APOLLO BAY	730000	590000^	640000^	775000	890000	15	15	21.9	14.8
ARARAT	234000	240000	278000	243800	290000	49	49	23.9	19.0
ARDEER	600000^	575000^	630000^	630000	681500	11	11	13.6	8.2
ARGYLE	470000*	470000*	470000*	320000^	250000^	5	5	NA	-21.9
ARMADALE	2550000	2625000	2054000	2753000	2700000	21	21	5.9	-1.9
ARMSTRONG CREEK	531800	550000	570000	575000	610000	80	80	14.7	6.1
ASCOT (GREATER BENDIGO)	472500^	455000	480000^	472500	435300^	2	2	-7.9	-7.9
ASCOT VALE	1206000	1285000	1332500	1248000	1150000	28	28	-4.6	-7.9
ASHBURTON	1527500	1642500	1666800	1660000	1785000	29	29	16.9	7.5
ASHWOOD	1156500	1240000	1210500^	1270000	1310600	16	16	13.3	3.2
ASPENDALE	1217500	1031500	1115000	1095000	1150000	22	22	-5.5	5.0
ASPENDALE GARDENS	925000	985000^	1002500^	970000	1070000	11	11	15.7	10.3
ATTWOOD	680000^	813800^	714000^	774800	928500^	4	4	36.5	19.8
AVENEL	445000^	512500^	472500^	395000^	475000^	6	6	6.7	20.3
AVOCA	292500^	298800^	235000^	313000^	264000^	4	4	-9.7	-15.7
AVONDALE HEIGHTS	847500	800500	830000	870000	897500	42	42	5.9	3.2
BACCHUS MARSH	493000	525000	526000	506500	580000	43	43	17.6	14.5
BADGER CREEK	497500^	572500^	525000^	570000^	631100^	7	7	26.9	10.7
BAIRNSDALE	293800	277500	280500	315000	323500	68	68	10.1	2.7
BALACLAVA	1436000^	1390000^	1414000^	1311000	1700000	11	11	18.4	29.7
BALCOMBE	1070000	1340000	1185000	1363500	1458000	47	47	36.3	6.9
BALLAN	534500	470000^	472500	500000	575000	16	16	7.6	15.0
BALLARAT CENTRAL	590000	550000	530000	577500	565000	35	35	-4.2	-2.2
BALLARAT EAST	375500	372600	387500	460000	437500	44	44	16.5	-4.9
BALLARAT NORTH	425000	421000	381500	480000	547000	21	21	28.7	14.0

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BALNARRING	970000^	782500^	1015000^	979500	1100000	13	13	13.4	12.3
BALNARRING BEACH	1175000^	1210000^	1350000^	1250000^	1306000^	6	6	11.1	4.5
BALWYN	2267500	2200000	2200000	2329000	2670000	41	41	17.8	14.6
BALWYN NORTH	2005100	1870000	1830000	1848500	2070000	90	90	3.2	12.0
BANDIANA	369000^	456300^	325000^	570000^	437500^	4	4	18.6	-23.2
BANNOCKBURN	575000	555000	550000	594000	620000	17	17	7.8	4.4
BARANDUDA	449000^	398500^	409500^	436000	449900	12	12	0.2	3.2
BARNAWARTHA	432500^	327500^	345000^	320000^	357000^	4	4	-17.5	11.6
BARWON HEADS	1495000	1045000	1125000	1397500	1395000	25	25	-6.7	-0.2
BAXTER	541500^	577500^	566000^	575000	590900^	8	8	9.1	2.8
BAYSWATER	755000	747000	700000	751000	845000	41	41	11.9	12.5
BAYSWATER NORTH	759500	690000	788000	731000	830000	23	23	9.3	13.5
BEACONSFIELD	710000	765000	672500	750000	867300	30	30	22.1	15.6
BEAUFORT	294500^	320000^	322500^	347500	340500	14	14	15.6	-2.0
BEAUMARIS	1800000	1762500	1690000	1705000	1857000	53	53	3.2	8.9
BEECHWORTH	480000	439100	497500	590000	530000	17	17	10.4	-10.2
BELGRAVE	664100	641000	650000	710000	730000	25	25	9.9	2.8
BELGRAVE HEIGHTS	702500^	750000^	750000*	800000^	740000^	7	7	5.3	-7.5
BELGRAVE SOUTH	697500*	665000^	782500^	891300^	713000^	3	3	NA	-20.0
BELL PARK	500800	500000	495000	492500	568000	16	16	13.4	15.3
BELL POST HILL	555000	492500	497400	533000	560000	19	19	0.9	5.1
BELLFIELD (BANYULE)	735000^	910000^	750000^	875000^	855500^	3	3	16.4	-2.2
BELMONT	577800	580000	615000	610000	745000	76	76	28.9	22.1
BENALLA	298000	275000	310000	322600	356300	62	62	19.5	10.4
BENDIGO	430000	506000	500000	550000	572500	21	21	33.1	4.1
BENTLEIGH	1510000	1450000	1517500	1562500	1600000	55	55	6.0	2.4
BENTLEIGH EAST	1260800	1155000	1162500	1305000	1360000	98	98	7.9	4.2
BERWICK	712500	680000	670400	710000	770000	253	253	8.1	8.5
BEVERIDGE	600000^	555000^	532000	540000	615000	19	19	2.5	13.9
BIRCHIP	102500^	140000^	120500^	131300^	120000^	5	5	17.1	-8.6
BIRREGURRA	465000^	512000^	379000^	496000^	785000^	5	5	68.8	58.3
BITTERN	615000	567500^	627500	670000	690000	12	12	12.2	3.0
BLACK HILL	420000^	405000^	400000^	530000	512500^	8	8	22.0	-3.3
BLACK ROCK	1920000	2220000	2110000^	1840000	2450000	15	15	27.6	33.2
BLACKBURN	1355500	1350000	1390000	1550000	1537500	32	32	13.4	-0.8
BLACKBURN NORTH	1100000	1046500	1128000^	1095000	1226500	18	18	11.5	12.0
BLACKBURN SOUTH	1180000	1061800	1040000	1117500	1260000	39	39	6.8	12.8
BLACKWOOD	405000*	542500^	435000^	490000^	680000^	2	2	NA	38.8
BLAIRGOWRIE	937500	957500	1045000	1446000	1400000	59	59	49.3	-3.2
BLIND BIGHT	600000^	560000^	545000^	600000^	605000^	6	6	0.8	0.8
BONBEACH	965000	900000	885000	904000	907500	28	28	-6.0	0.4

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BONNIE DOON	290000^	352500^	340000^	430000^	475000^	6	6	63.8	10.5
BONSHAW	440000^	415000^	430000^	465000^	510000	11	11	15.9	9.7
BOOLARRA	284250*	245000^	175000^	262500^	308000^	7	7	NA	17.3
BOORT	163800^	120000^	157500^	172500^	180000^	3	3	9.9	4.3
BORONIA	724000	697500	705000	730000	785000	76	76	8.4	7.5
BOTANIC RIDGE	725500	720000	761300	727500	800000	37	37	10.3	10.0
BOX HILL	1613000	1383000^	1429000^	1481300	1578000	20	20	-2.2	6.5
BOX HILL NORTH	1235000	1210000	1180000	1180000	1280000	37	37	3.6	8.5
BOX HILL SOUTH	1380000	1196400	1056000	1264000	1400000	25	25	1.4	10.8
BRAYBROOK	689100	671500	642000	703800	730000	25	25	5.9	3.7
BREAKWATER	405000*	418300^	410000^	407000^	485000^	7	7	NA	19.2
BRIAGOLONG	300000*	270000^	310000^	292000^	405700^	8	8	NA	38.9
BRIAR HILL	900000^	845000^	821000^	925800	940500	10	10	4.5	1.6
BRIDGEWATER ON LODDON	345000^	184500^	230000^	350000^	330500^	6	6	-4.2	-5.6
BRIGHT	645000^	650000^	620000	758000	770000	18	18	19.4	1.6
BRIGHTON	3008800	2925000	3325000	3230000	3180000	71	71	5.7	-1.5
BRIGHTON EAST	1797500	1868800	1895000	2072000	2125000	68	68	18.2	2.6
BROADFORD	412500	420000	503800	466000	520000	20	20	26.1	11.6
BROADMEADOWS	566300	555000	550000	563500	563000	30	30	-0.6	-0.1
BROOKFIELD	512000	460000	530000	509000	505000	59	59	-1.4	-0.8
BROOKLYN	617500^	725000^	665000^	748800^	831500^	6	6	34.7	11.1
BROWN HILL	486000	465000^	465500	537500	586500	20	20	20.7	9.1
BRUNSWICK	1201000	1097500	969000	1115000	1300000	63	63	8.2	16.6
BRUNSWICK EAST	1252500	1283000	1115800^	1365000	1400000	15	15	11.8	2.6
BRUNSWICK WEST	1120000	1180000	1135000	1255300	1415000	26	26	26.3	12.7
BRUTHEN	215000^	215000*	348000^	361000^	280000^	3	3	30.2	-22.4
BULLEEN	1250000	1210000	1100000	1057500	1307500	38	38	4.6	23.6
BUNDALONG	458500^	1275000^	700000^	977500^	606000^	3	3	32.2	-38.0
BUNDOORA	765000	720000	695000	751000	815000	81	81	6.5	8.5
BUNINYONG	572500^	590000^	622500	548000	680000	17	17	18.8	24.1
BUNYIP	785000^	557500	535000^	537500	562500	14	14	-28.3	4.7
BURNSIDE	663000	696800^	607500	675300	701000	10	10	5.7	3.8
BURNSIDE HEIGHTS	618000	640000	662500	677500	686000	13	13	11.0	1.3
BURWOOD	1294000	1007500	1331000^	1313000	1392500	30	30	7.6	6.1
BURWOOD EAST	1088000	1000000	930000	1107000	1177500	30	30	8.2	6.4
CAIRNLEA	810000	789500	800000^	810000	740500	18	18	-8.6	-8.6
CALIFORNIA GULLY	318000	300000	305000	330000	369500	24	24	16.2	12.0
CAMBERWELL	2050000	2254400	1995000	2055000	2302000	43	43	12.3	12.0
CAMPBELLFIELD	530000^	515000^	575000^	547500^	610000	13	13	15.1	11.4
CAMPBELLS CREEK	442000^	430000^	545000^	642500	622500	10	10	40.8	-3.1
CAMPERDOWN	250000	258000	306500	315000	325000	21	21	30.0	3.2

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CANADIAN	412000	427500	416000	510000	453000	18	18	10.0	-11.2
CANTERBURY	2630000	2700000	2670000^	3205000	3003000	26	26	14.2	-6.3
CAPE PATERSON	658100	675000^	445000^	602500	670300	16	16	1.8	11.2
CAPE SCHANCK	1018500^	1095500^	1312500^	1185000^	1330000^	9	9	30.6	12.2
CAPEL SOUND	600000	565000	527500	591000	686800	42	42	14.5	16.2
CARLTON	1522500^	1227500^	1315000^	1490000^	1335000^	9	9	-12.3	-10.4
CARLTON NORTH	1347500^	1600000^	1520000	1455000	1600000	21	21	18.7	10.0
CARNEGIE	1371000	1366000	1356000	1612500	1670000	23	23	21.8	3.6
CAROLINE SPRINGS	655000	680500	607500	628000	672500	88	88	2.7	7.1
CARRUM	900000^	979000^	680500^	795000^	950000	17	17	5.6	19.5
CARRUM DOWNS	575000	550000	580000	588500	648000	89	89	12.7	10.1
CASTERTON	161500	120000^	117500	192000	172500	14	14	6.8	-10.2
CASTLEMAINE	562500	479500	517500	580000	646000	32	32	14.8	11.4
CAULFIELD	2125000^	1795000^	1765000^	1806000^	2055000^	8	8	-3.3	13.8
CAULFIELD EAST	1748500^	900000^	920000^	1055000^	1752500^	2	2	0.2	66.1
CAULFIELD NORTH	2600000	2068500	1932500	2350000	2317500	20	20	-10.9	-1.4
CAULFIELD SOUTH	1725000	1727500	1720000	1757500	1630000	23	23	-5.5	-7.3
CHADSTONE	1182000	966500	1145000^	1095000^	1088000	23	23	-8.0	-0.6
CHARLEMONT	540000	533500^	535000^	496500	530000	11	11	-1.9	6.7
CHARLTON	197500^	137500^	150000^	150000	167000	12	12	-15.4	11.3
CHELSEA	872500	1002500	1025000^	983800	983800	16	16	12.8	0.0
CHELSEA HEIGHTS	845000	790000^	770000^	820000	945000	14	14	11.8	15.2
CHELTENHAM	1130000	1100000	1067500	1201000	1215000	47	47	7.5	1.2
CHELTENHAM EAST	1038000^	917500^	930000	1040000	1050000	15	15	1.2	1.0
CHELTENHAM NORTH	950500	905000^	815000^	906300	1070800	12	12	12.7	18.1
CHEWTON	576000^	520000^	403800^	632500^	740100^	9	9	28.5	17.0
CHILTERN	311100^	311100*	321000^	353800^	290000^	8	8	-6.8	-18.0
CHIRNSIDE PARK	760000	770300	745000	840000	820000	41	41	7.9	-2.4
CHURCHILL	197000	210000	235000	247500	260000	21	21	32.0	5.1
CLARINDA	852500	843800	890000^	850000	1029000^	9	9	20.7	21.1
CLAYTON	1116000	1037500	1016000^	1063000^	1055000	10	10	-5.5	-0.8
CLAYTON NORTH	1655000^	1444400^	895100^	1235300^	1075000^	3	3	-35.0	-13.0
CLAYTON SOUTH	800000	830000^	830000^	906500	850800	18	18	6.4	-6.1
CLIFTON HILL	1538500	1345000	1040000^	1376000	1612500	16	16	4.8	17.2
CLIFTON SPRINGS	517000	505500	500000	545000	575500	46	46	11.3	5.6
CLUNES	312500^	360000^	295000^	422500	450000^	7	7	44.0	6.5
CLYDE	566500	590000	590500	570000	610000	60	60	7.7	7.0
CLYDE NORTH	595000	604200	600000	633600	653300	150	150	9.8	3.1
COBBLEBANK	500000	526000	495000^	535000	549000	18	18	9.8	2.6
COBDEN	230000^	276500^	293000^	265000^	300000^	7	7	30.4	13.2
COBRAM	300000	252000	239000	322500	337500	36	36	12.5	4.7

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COBURG	1140000	972500	1075000	1122500	1112500	72	72	-2.4	-0.9
COBURG EAST	943500	945000	1157500^	1012000	1071900	16	16	13.6	5.9
COBURG NORTH	915000	862600	880000^	920000	960500	14	14	5.0	4.4
COCKATOO	600000	509000	635000	612000	640000	18	18	6.7	4.6
COHUNA	193000	240000	225000	250000	247500	18	18	28.2	-1.0
COLAC	355000	350000	347000	366000	390000	49	49	9.9	6.6
COLDSTREAM	656000^	652000^	647800^	640000	670000^	7	7	2.1	4.7
COLERAINE	120000^	147500^	125000	154500^	149400^	9	9	24.5	-3.3
COLLINGWOOD	1172500	1600000	1048000^	1155000^	1228000	14	14	4.7	6.3
CONNEWARRE	1085000^	1450500^	1617500^	1680000^	1600000^	7	7	47.5	-4.8
COOLAROO	480000^	420300^	500000^	473800	470000	11	11	-2.1	-0.8
COONANS HILL	985000^	980000^	1050000^	1185000^	1231500	16	16	25.0	3.9
COONGULLA	310000^	310000*	265000^	265000*	280000^	9	9	-9.7	NA
CORINELLA	540000^	450000^	630000^	540500^	590000	14	14	9.3	9.2
CORIO	370000	380000	395000	395000	420000	76	76	13.5	6.3
CORONET BAY	380000	380000^	364000^	465000	438000^	9	9	15.3	-5.8
COROROOKE	142000*	335000^	335000*	392500^	392500*	0	0	NA	NA
CORRYONG	211500	190000^	258500^	230000	157500^	8	8	-25.5	-31.5
COWES	542000^	602300	580000	618000	699500	14	14	29.1	13.2
COWES WEST	488500	466300	535300	579500	639000	77	77	30.8	10.3
CRAIGIEBURN	560000	566500	560000	575000	590000	311	311	5.4	2.6
CRANBOURNE	518800	492500	501700	519000	585000	110	110	12.8	12.7
CRANBOURNE EAST	562600	565000	583000	605000	639000	98	98	13.6	5.6
CRANBOURNE NORTH	576000	588000	582500	590000	644000	96	96	11.8	9.2
CRANBOURNE SOUTH	637900^	640000^	580500^	622500	642500^	2	2	0.7	3.2
CRANBOURNE WEST	540000	530500	536100	582500	595000	105	105	10.2	2.1
CREMORNE	1472500^	1051000^	1028000^	1435000^	1889000	10	10	28.3	31.6
CRESWICK	370000	380000	392500	400000	431800	14	14	16.7	7.9
CRIB POINT	577000	578800^	580000	605000	671500	12	12	16.4	11.0
CROYDON	770000	745000	750000	847500	860000	83	83	11.7	1.5
CROYDON HILLS	955000^	1004000	880000^	892800	1000000	15	15	4.7	12.0
CROYDON NORTH	902500	850000	802500	850000	980000	28	28	8.6	15.3
CROYDON SOUTH	762500	828000^	690000	749500	844000	14	14	10.7	12.6
CURLEWIS	546000	485000	572500	590000	575000	33	33	5.3	-2.5
DALLAS	480000	452500	466000^	486300	527500	18	18	9.9	8.5
DALYSTON	350000^	385000^	445000^	480000^	466000	14	14	33.1	-2.9
DANDENONG	630000	617000	615000	630000	690000	47	47	9.5	9.5
DANDENONG NORTH	651000	630000	630000	639000	705000	75	75	8.3	10.3
DARLEY	535000	485000	470000	557500	577500	56	56	7.9	3.6
DAYLESFORD	665000	642500	662500	845000	775000	29	29	16.5	-8.3
DEANSIDE	-	363300^	473500^	504500^	800000^	5	5	0.0	58.6

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DEEPDENE	5475000^	2915000^	3150000^	2850000^	4180000^	5	5	-23.7	46.7
DEER PARK	585000	560000	565000	592000	620000	52	52	6.0	4.7
DELACOMBE	365000	411300	425000	430000	480000	31	31	31.5	11.6
DELAHEY	602000	541500	580000	573500	598000	22	22	-0.7	4.3
DENNINGTON	427300^	390000	382500^	383500	442500	10	10	3.6	15.4
DERRIMUT	630000	645000	607000^	695500	735000	22	22	16.7	5.7
DIAMOND CREEK	766100	749000	770000	896000	917500	32	32	19.8	2.4
DIGGERS REST	532700	545000	586000	565000	530000	27	27	-0.5	-6.2
DIMBOOLA	157000^	222500^	150000	169500^	195000^	3	3	24.2	15.0
DINGLEY VILLAGE	940000	880000^	929000	960000	980000	36	36	4.3	2.1
DINNER PLAIN	452500^	557500^	697500^	606300^	630000^	7	7	39.2	3.9
DONALD	185500^	130000^	132000	188800	140000	10	10	-24.5	-25.8
DONCASTER	1326300	1225000	1190000	1302000	1386000	50	50	4.5	6.5
DONCASTER EAST	1270400	1225000	1227500	1275000	1431500	70	70	12.7	12.3
DONNYBROOK	622500	707500^	685000^	614000^	592500	14	14	-4.8	-3.5
DONVALE	1167500	1123500	1115000	1225000	1237500	22	22	6.0	1.0
DOREEN	621000	597500	601000	660000	676500	130	130	8.9	2.5
DOVETON	495000	463000	486500	525500	535000	49	49	8.1	1.8
DROMANA	725000	800000	760000	798300	875000	50	50	20.7	9.6
DROUIN	467500	462500	451300	505000	530000	91	91	13.4	5.0
DRYSDALE	630000	517500	603800	627500	643500	26	26	2.1	2.5
DUNKELD	267500^	610000^	220000^	295000^	295000*	0	0	NA	NA
DUNNSTOWN	549900^	390000^	485000^	485000*	485000*	0	0	NA	NA
DUNOLLY	209000^	245000^	226000^	198500^	270000	11	11	29.2	36.0
EAGLE POINT	370800^	468000^	397500^	356000	365000^	9	9	-1.6	2.5
EAGLEHAWK	344800	325500	363000	364400	398000	35	35	15.4	9.2
EAGLEMONT	1875000	2029000^	1970000^	2425000	2142500	14	14	14.3	-11.6
EAST BAIRNSDALE	335000^	314500^	316000^	307000^	315000^	5	5	-6.0	2.6
EAST BENDIGO	398500^	344000^	408300	377500	341000	13	13	-14.4	-9.7
EAST GEELONG	865000	760000^	815000	800000	740000	15	15	-14.5	-7.5
EAST MELBOURNE	2350000^	2100000^	2100000*	2637500^	3725000^	6	6	58.5	41.2
EAST WARBURTON	532500^	593000^	593000*	320000^	606500^	5	5	13.9	89.5
EASTWOOD	395000	395000	414000	460000	467500	16	16	18.4	1.6
ECHUCA	382000	427500	387500	434000	460000	85	85	20.4	6.0
EDENHOPE	162750*	177000^	160000	139000	206300	10	10	NA	48.4
EDITHVALE	1075000	952000	984300	1100000	1255000	19	19	16.7	14.1
EILDON	282500	283000^	290000^	285000^	390000^	8	8	38.1	36.8
ELLIMINYT	390000	482500^	475000^	481500	485000^	5	5	24.4	0.7
ELMORE	245000^	377500^	273400^	206000^	322500^	2	2	31.6	56.6
ELSTERNWICK	2375000^	2062500^	2355000^	2022500	2125000	18	18	-10.5	5.1
ELTHAM	925000	986000	885000	1080000	1090100	52	52	17.8	0.9

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ELTHAM NORTH	1000000	991000	1135000^	1070000	1128000	27	27	12.8	5.4
ELWOOD	1730000	2100000	2270000	2130000	2056500	23	23	18.9	-3.5
EMERALD	742500	700000	715000^	770000	822500	28	28	10.8	6.8
ENDEAVOUR HILLS	658300	645000	646900	690000	730000	77	77	10.9	5.8
EPPING	579500	563800	570000	577300	600000	111	111	3.5	3.9
EPSOM	410000	416800	430000	460000	470000	23	23	14.6	2.2
ESSENDON	1577500	1455000	1307500	1657500	1570000	52	52	-0.5	-5.3
ESSENDON NORTH	1090000^	1260000^	1047500^	1254000^	1327500^	6	6	21.8	5.9
ESSENDON WEST	1378000^	1300000^	1240000^	1260000^	1245000^	4	4	-9.7	-1.2
EUMEMMERRING	556500^	525000^	540000^	705000^	666300^	6	6	19.7	-5.5
EUREKA	315000^	475000^	320000^	561000^	379000^	6	6	20.3	-32.4
EUROA	360000	355000^	360000	330000	390000	19	19	8.3	18.2
EYNESBURY	547000	630000	570000^	625000	609500	20	20	11.4	-2.5
FAIRFIELD	1445000^	1300000^	1401000	1413000	1535000	14	14	6.2	8.6
FAIRHAVEN	1420000^	2200000^	1220000^	1525000	1910000^	3	3	34.5	25.2
FAWKNER	722000	712000	687000	720000	785000	37	37	8.7	9.0
FERNTREE GULLY	758300	725600	740000	760000	820000	86	86	8.1	7.9
FERNY CREEK	920000^	815000^	750000^	1052500^	1200000^	9	9	30.4	14.0
FINGAL	991300^	1176000^	1500000^	1305000	1530000^	7	7	54.4	17.2
FITZROY	1400000	1459000^	1440000^	1425000	1405000	16	16	0.4	-1.4
FITZROY NORTH	1672500	1650000	1600000^	1539000	1715500	26	26	2.6	11.5
FIVEWAYS	490000^	411000^	597500^	445000^	635000^	9	9	29.6	42.7
FLEMINGTON	1017000	915000^	1003500^	1215000	1000000	21	21	-1.7	-17.7
FLINDERS	1500000^	2472500^	2432500^	2052500	2300000^	3	3	53.3	12.1
FLORA HILL	384500	399200	390000	407500	422500	30	30	9.9	3.7
FLOWERDALE	420000^	398000^	317500^	412500^	355000^	3	3	-15.5	-13.9
FOOTSCRAY	970000	810000	798000	920000	850000	49	49	-12.4	-7.6
FOREST HILL	1075000	978500	975000^	981000	1107500	24	24	3.0	12.9
FOSTER	400000^	349000^	387500^	391800	385000^	9	9	-3.8	-1.7
FRANKSTON	621000	618000	610000	640000	680000	174	174	9.5	6.3
FRANKSTON NORTH	455000	435000	428000	468500	530000	30	30	16.5	13.1
FRANKSTON SOUTH	820000	866500	840000	898800	993000	100	100	21.1	10.5
FRASER RISE	635000	605000	611800	629000	642000	31	31	1.1	2.1
FYANSFORD	750000^	1007500^	806000^	795000^	770000^	2	2	2.7	-3.1
GARFIELD	600000^	610000^	623300^	580000^	659000^	8	8	9.8	13.6
GEELONG	850000	1150000^	852800	906800	801500	24	24	-5.7	-11.6
GEELONG WEST	760000	720000	720000	755000	811000	36	36	6.7	7.4
GEMBROOK	630000^	600000^	730000^	730000^	705000^	4	4	11.9	-3.4
GISBORNE	782000	810000	830000	860000	872500	48	48	11.6	1.5
GLADSTONE PARK	650000	610000	632000	650000	701000	30	30	7.8	7.8
GLEN HUNTLY	1480000^	1204500^	1681000^	1533000^	1102100^	4	4	-25.5	-28.1

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GLEN IRIS	2100000	2100000	2142000	2200000	2250000	62	62	7.1	2.3
GLEN WAVERLEY	1308000	1250000	1267500	1326000	1424000	132	132	8.9	7.4
GLENROWAN	372500*	330000^	345000^	390300^	377500^	2	2	NA	-3.3
GLENROY	737600	715000	760000	775000	801000	53	53	8.6	3.4
GOLDEN BEACH	300000^	250000^	270000^	260000	310000	15	15	3.3	19.2
GOLDEN POINT (BALLARAT)	385000	467500	395000	450000	434500	12	12	12.9	-3.4
GOLDEN SQUARE	365000	342600	386500	406500	457000	53	53	25.2	12.4
GOUGHS BAY	500000^	263000^	382000^	387500^	480000^	9	9	-4.0	23.9
GOWANBRAE	820000^	665000^	995000^	691000^	885000^	7	7	7.9	28.1
GRANTVILLE	452500	360000^	375000^	470000	505000^	5	5	11.6	7.4
GREEN LAKE	375000^	360000^	266000^	335000^	379000^	5	5	1.1	13.1
GREENSBOROUGH	835000	865000	810000	865000	895400	58	58	7.2	3.5
GREENVALE	723500	705000	725000	722000	762500	60	60	5.4	5.6
GROVEDALE	547000	530000	525000	570800	610000	45	45	11.5	6.9
HADFIELD	730000	730000	785500	770000	825000	29	29	13.0	7.1
HALLAM	590000	605500^	585300	612500	665000	27	27	12.7	8.6
HALLS GAP	397500^	350000^	345000^	421300^	280000^	3	3	-29.6	-33.5
HAMILTON	237500	212500	257500	287000	315000	71	71	32.6	9.8
HAMLIN HEIGHTS	560000	577500	535000	600000	680000	33	33	21.4	13.3
HAMPTON	1827500	1990000	1937500	2172500	2130000	42	42	16.6	-2.0
HAMPTON EAST	1333000	1288000	1207500^	1310000	1430000	19	19	7.3	9.2
HAMPTON PARK	525000	530000	539500	550000	595000	106	106	13.3	8.2
HARCOURT	490000^	490000*	570000^	570000*	490000^	4	4	0.0	NA
HARKNESS	470000	480000	470000	505800	521000	68	68	10.9	3.0
HASTINGS	555000	555000	565000	567500	590000	32	32	6.3	4.0
HASTINGS WEST	561000	547600^	470000	465000^	480000	13	13	-14.4	3.2
HAWTHORN	2700000	2450000	2575000	2079000	2750000	39	39	1.9	32.3
HAWTHORN EAST	2177500	2383000	2618000	2252000	2067600	42	42	-5.0	-8.2
HEALESVILLE	570000	610000	591000	635200	690000	26	26	21.1	8.6
HEATHCOTE	370000	340000^	315000^	407500	375000	17	17	1.4	-8.0
HEATHERTON	865000^	991000^	860000^	992500	1040000	15	15	20.2	4.8
HEATHMONT	890000	940000	927500	930000	1045000	27	27	17.4	12.4
HEIDELBERG	1325000	1092000^	1240000	1340000	1318000	22	22	-0.5	-1.6
HEIDELBERG HEIGHTS	928000	705000	815000	795000	870000	18	18	-6.3	9.4
HEIDELBERG WEST	800000	681000	683000^	720000	725000	16	16	-9.4	0.7
HEPBURN	485000^	560000^	482500^	540000^	610000^	5	5	25.8	13.0
HEPBURN SPRINGS	558800^	565000^	570000^	730000^	710000^	8	8	27.1	-2.7
HERNE HILL	542500	583500	640500	625000	666000	18	18	22.8	6.6
HEYFIELD	207500	197000^	240000	275000	295000	17	17	42.2	7.3
HEYWOOD	210000	188000^	165000^	215000^	236800	14	14	12.7	10.1
HIGHETT	1300000	1300000	1220000	1380000	1453000	32	32	11.8	5.3

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HIGHTON	730000	710000	742500	773500	856500	82	82	17.3	10.7
HILLSIDE (MELTON)	663000	670000	657500	695000	717500	46	46	8.2	3.2
HOPETOUN	160000^	168000^	105000^	171000^	144500^	4	4	-9.7	-15.5
HOPPERS CROSSING	540000	551300	550000	560000	545000	138	138	0.9	-2.7
HORSHAM	250000	245000	259000	285000	324300	110	110	29.7	13.8
HUGHESDALE	1457500^	1402500^	1522500^	1052500	1400000^	9	9	-3.9	33.0
HUNTINGDALE	1220300^	1040000^	875000^	1172000^	1326000^	6	6	8.7	13.1
HUNTLY	372500	371000^	395000	435000	447500	18	18	20.1	2.9
HURSTBRIDGE	740000^	772500^	720000^	840000^	870000	11	11	17.6	3.6
INDENTED HEAD	605000^	497500^	537500^	615000	682500	12	12	12.8	11.0
INGLEWOOD	275000^	195000^	212000^	177500^	317500^	8	8	15.5	78.9
INVERLOCH	649500	630000	615000	690000	811000	68	68	24.9	17.5
INVERMAY PARK	515000^	440000^	485000	550000^	667500^	4	4	29.6	21.4
IRONBARK	465500^	372900	395000^	495000^	523800^	6	6	12.5	5.8
IRYMPLE	315000	290000	383300	417800	410000	13	13	30.2	-1.9
IVANHOE	1565000	1590000	1885000	1640000	1865000	22	22	19.2	13.7
IVANHOE EAST	2145000^	1800000^	3125000^	1910000	2475000^	3	3	15.4	29.6
JACANA	587500^	615000^	555000^	549000	587800	10	10	0.0	7.1
JACKASS FLAT	415000	415000*	360000^	420000	447500	18	18	7.8	6.5
JAN JUC	933000^	920000	897500	1140000	1363100	18	18	46.1	19.6
JEERALANG NORTH	236500^	240000^	175000^	245000	265000^	7	7	12.1	8.2
JEPARIT	90000^	150000^	115000^	101500^	105000^	1	1	16.7	3.5
JUNCTION VILLAGE	467500^	515000^	445000^	532500^	610000^	7	7	30.5	14.6
JUNORTOUN	590000^	590000^	570000^	717500^	655000^	9	9	11.0	-8.7
KALIMNA	320000^	350000^	356000	388000	380000	16	16	18.8	-2.1
KALKALLO	540000	555000	567000	560000	590000	36	36	9.3	5.4
KALLISTA	725000^	725000^	707500^	690000^	600000^	3	3	-17.2	-13.0
KALORAMA	609000^	657500^	796000^	765000^	827500^	7	7	35.9	8.2
KANGAROO FLAT	370000	360500	372500	405000	387500	48	48	4.7	-4.3
KANGAROO GROUND SOUTH	1080000^	845000^	1350000^	1025000^	1108000^	7	7	2.6	8.1
KANIVA	137500^	96000^	99000^	174000^	174000*	0	0	NA	NA
KEALBA	600000^	595000^	580000^	600000^	650000^	6	6	8.3	8.3
KEILOR	800000	913800^	800000^	895500	987500	16	16	23.4	10.3
KEILOR DOWNS	650500	680600	649000	681300	754000	24	24	15.9	10.7
KEILOR EAST	837900	837500	838000	870000	917000	57	57	9.4	5.4
KEILOR LODGE	760000^	743000^	743000*	757500^	838000^	2	2	10.3	10.6
KEILOR PARK	737500	688000^	731900^	735000	775000^	5	5	5.1	5.4
KENNINGTON	411000	437500	437000	429000	507500	18	18	23.5	18.3
KENSINGTON	1170000	985000	1133500	1200000	1002500	34	34	-14.3	-16.5
KERANG	160000	175000	195000	230000	235000	25	25	46.9	2.2
KEW	2200000	2180000	2442500	2300000	2889000	61	61	31.3	25.6

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KEW EAST	1540500 [^]	1785000 [^]	1785000 [*]	1732500 [^]	1770000 [^]	4	4	14.9	2.2
KEW NORTH	2221500	1600000 [^]	1800000 [^]	1760000	2116000	20	20	-4.7	20.2
KEYSBOROUGH	773500	719200	761500	798400	840000	81	81	8.6	5.2
KIALLA	420000	455000	495000	502000	512000	33	33	21.9	2.0
KILCUNDA	662000 [^]	662500 [^]	580000 [^]	770000 [^]	757000 [^]	6	6	14.4	-1.7
KILLARA (WODONGA)	421000	427500 [^]	470000	502000	469000	10	10	11.4	-6.6
KILMORE	476300	460000	476000	495000	514300	38	38	8.0	3.9
KILSYTH	691500	658000	640000	702500	702500	44	44	1.6	0.0
KILSYTH SOUTH	856500 [^]	875000 [^]	912000 [^]	880000 [^]	895000 [^]	8	8	4.5	1.7
KINGLAKE	620000 [^]	600000 [^]	530000 [^]	600000 [^]	665000 [^]	6	6	7.3	10.8
KINGS PARK	550000	530000	525000 [^]	562500	565400	22	22	2.8	0.5
KINGSBURY	722000 [^]	685000 [^]	912500 [^]	766300 [^]	795000 [^]	8	8	10.1	3.8
KINGSVILLE	923500	1007000 [^]	1040000 [^]	1030000	1175000	11	11	27.2	14.1
KNOXFIELD	812400	790000	801000 [^]	830000	930000	29	29	14.5	12.0
KOO WEE RUP	517500	486300	480000	600000	602800	28	28	16.5	0.5
KOONDROOK	215000 [^]	170000 [^]	335000 [^]	254000 [^]	310000 [^]	5	5	44.2	22.0
KOROIT	360000	365000 [^]	425000 [^]	448500	505000	11	11	40.3	12.6
KORUMBURRA	385000	390000	360000	407500	480000	35	35	24.7	17.8
KURUNJANG	425000	416000	443800	425000	440000	53	53	3.5	3.5
KYABRAM	267000	280000	320000	288800	279000	25	25	4.5	-3.4
KYNETON	613800	565000	610000	645500	755000	23	23	23.0	17.0
LAKE BOGA	211500 [^]	235000 [^]	230000 [^]	319500 [^]	265000 [^]	5	5	25.3	-17.1
LAKE BOLAC	205000 [^]	208800 [^]	208800 [*]	184000 [^]	184000 [*]	0	0	NA	NA
LAKE GARDENS	638000	661300 [^]	624000 [^]	607500	635000 [^]	8	8	-0.5	4.5
LAKE TYERS BEACH	351000 [^]	308000 [^]	355000 [^]	485000	479000 [^]	9	9	36.5	-1.2
LAKE WENDOUREE	1200000 [^]	1225000 [^]	770000	1230000	1175000	21	21	-2.1	-4.5
LAKES ENTRANCE	330000	313500	390000	390000	382500	58	58	15.9	-1.9
LALOR	622300	592500	623500	645000	672300	58	58	8.0	4.2
LANCEFIELD	510000 [^]	537500	632000 [^]	540000 [^]	607500	13	13	19.1	12.5
LANG LANG	530000 [^]	530000 [^]	560000 [^]	550000 [^]	540000	12	12	1.9	-1.8
LANGWARRIN	645000	633900	650000	687500	717500	88	88	11.2	4.4
LARA	552500	500000	550000	507500	680000	15	15	23.1	34.0
LARA LAKE	560800	545000	580000	586500	600000	49	49	7.0	2.3
LAUNCHING PLACE	522500	600000 [^]	535000 [^]	592500	694000 [^]	2	2	32.8	17.1
LAVERTON	560000	533500	568000	567500	577500	36	36	3.1	1.8
LAVERTON SOUTH	652500	645000	630000	656500	696500	32	32	6.7	6.1
LEITCHVILLE	84300 [^]	123500 [^]	141000 [^]	145000 [^]	197500 [^]	2	2	134.4	36.2
LENEVA	455000 [^]	441000 [^]	425000 [^]	512500	519300 [^]	8	8	14.1	1.3
LEONGATHA	395000	380000	390000	475000	470000	39	39	19.0	-1.1
LEOPOLD	535000	523800	517500	542000	572500	58	58	7.0	5.6
LILYDALE	725000	695000	699900	757000	825500	55	55	13.9	9.0

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LINDENOW	248300^	248300*	342500^	292500^	306000^	6	6	23.3	4.6
LINTON	337500^	309300^	338000^	242000^	565000^	1	1	67.4	133.5
LISMORE	237500^	210000^	201500^	182500^	190000^	6	6	-20.0	4.1
LOCH SPORT	220000	221500	272000	261300	305400	42	42	38.8	16.9
LONG GULLY	271000	290500	303800	340000	350000	37	37	29.2	2.9
LONGWARRY	453000^	430000	433000	425000	480500	12	12	6.1	13.1
LORNE	1625000	1020000^	1447500	1450000	1875000	10	10	15.4	29.3
LOVELY BANKS	563000^	532500^	580000^	567500	636300^	6	6	13.0	12.1
LOWER PLENTY	1145000^	909400^	785000^	860000^	855300^	4	4	-25.3	-0.5
LUCAS	480000	440000	471300	515000	565000	27	27	17.7	9.7
LUCKNOW	435000^	343000^	241000^	280800^	270000^	7	7	-37.9	-3.8
LYNBROOK	615000	690000	640000	700000	765000	23	23	24.4	9.3
LYNDHURST	695000	700800	710000	716000	810000	33	33	16.5	13.1
LYSTERFIELD	1145300	945000^	985000	1100000	1250000	15	15	9.1	13.6
MACEDON	880000^	885000^	1000000^	920000^	1045000	10	10	18.8	13.6
MACLEOD	975000	952500	1016600	981300	1158300	22	22	18.8	18.0
MADDINGLEY	518000	517000	522500	527500	552500	38	38	6.7	4.7
MAFFRA	274300	303800	295000	322500	317500	26	26	15.8	-1.6
MAIDEN GULLY	517500	560000	570000	650000	640000	15	15	23.7	-1.5
MAIDSTONE	775000	750000	735000	840000	808000	16	16	4.3	-3.8
MALDON	424500^	410000^	517300	578000	550000	13	13	29.6	-4.8
MALLACOOTA	415000^	355000^	315000^	482500^	520000	16	16	25.3	7.8
MALVERN	2520000	2300000	2500000	3200000	2562500	38	38	1.7	-19.9
MALVERN EAST	1700000	2090000	1625000	1981000	1990000	52	52	17.1	0.5
MANIFOLD HEIGHTS	1134500^	980800^	855000^	785000	923000	17	17	-18.6	17.6
MANOR LAKES	557500	545000	561300	600000	573000	60	60	2.8	-4.5
MANSFIELD	440000	460000	495000	520000	600000	37	37	36.4	15.4
MARIBYRNONG	927500	985000	900000	908000	1192500	42	42	28.6	31.3
MARLO	392000^	417500^	417500*	397500^	370000^	4	4	-5.6	-6.9
MARONG	410000^	465000^	456000	465000	462500	10	10	12.8	-0.5
MARSHALL	485000	499000^	510000	512000	538800	10	10	11.1	5.2
MARYBOROUGH	260000	265000	265000	289000	306300	56	56	17.8	6.0
MARYSVILLE	350000*	415000^	486500^	455000^	670000^	7	7	NA	47.3
MCCRAE	825000	960000	887500	1300000	1160000	22	22	40.6	-10.8
MCKENZIE HILL	537500^	584000^	560000^	549000^	637000^	8	8	18.5	16.0
MCKINNON	1750000^	1635000	1522500^	1850000	1800000	17	17	2.9	-2.7
MCLOUGHLINS BEACH	145000^	246500^	208000^	317000^	237500^	6	6	63.8	-25.1
MEADOW HEIGHTS	482500	507500	484000	500000	520000	27	27	7.8	4.0
MELTON	413800	390000	375000	396500	430000	44	44	3.9	8.4
MELTON SOUTH	401000	397500	422000	445000	442000	64	64	10.2	-0.7
MELTON WEST	470000	456000	469000	490000	507500	48	48	8.0	3.6

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MENTONE	972500	1160000	1035000^	1062500	1260000	29	29	29.6	18.6
MERBEIN	198300	168000	200000	246000	245000^	6	6	23.6	-0.4
MERINDA PARK	545000^	482000	518800^	535000	565000	13	13	3.7	5.6
MERNDA	551000	560000	560000	595000	625000	99	99	13.4	5.0
METUNG	475000^	460000^	485000	355000^	440000	23	23	-7.4	23.9
MICKLEHAM	545000	550000	575000	576000	600000	101	101	10.1	4.2
MIDDLE PARK	3032500	1993000	2675000^	2875000	3072500	14	14	1.3	6.9
MILDURA	315000	335100	335000	355000	356500	188	188	13.2	0.4
MILL PARK	686000	700000	689000	691000	720000	70	70	5.0	4.2
MILLGROVE	430000	430000	406300^	430500	478900	14	14	11.4	11.2
MINERS REST	438000	420000	440000	476000	445000	21	21	1.6	-6.5
MINYIP	125000^	65300^	67500^	122500^	95000^	2	2	-24.0	-22.4
MIRBOO NORTH	312500^	325000^	381500^	402500	436000	13	13	39.5	8.3
MITCHAM	1092500	1000000	902000	1135000	1203300	42	42	10.1	6.0
MITCHELL PARK	325000^	330000^	310000^	332500^	365000^	4	4	12.3	9.8
MOE	235000	209000	280000	260000	280000	55	55	19.1	7.7
MOGGS CREEK	1010000^	1350000^	1350000*	1350000*	1350000*	0	0	NA	NA
MONBULK	633500	620000	642500	720000	740000	18	18	16.8	2.8
MONT ALBERT	2050000^	1478000^	2560000^	2208900^	1845000^	8	8	-10.0	-16.5
MONT ALBERT NORTH	1577500	1500000^	1357900^	1409500	1422000	13	13	-9.9	0.9
MONTMORENCY	904300	922800	945000	920000	930000	31	31	2.8	1.1
MONTROSE	720000	710000	757000^	741000	785600	35	35	9.1	6.0
MOONEE PONDS	1315000	1242500	1230000	1330000	1447500	28	28	10.1	8.8
MOORABBIN	1177500	1040000	1059000	1136000	1259000	15	15	6.9	10.8
MOOROOLBARK	723000	687000	710000	730000	770600	86	86	6.6	5.6
MOOROOPNA	265000	223800	266800	310000	265000	39	39	0.0	-14.5
MORDIALLOC	1100000	997500	906500^	1191300	1400000	14	14	27.3	17.5
MORNINGTON	893000	860000	835000	950000	990000	145	145	10.9	4.2
MORTLAKE	185500	180000^	245000^	312000	277000	15	15	49.3	-11.2
MORWELL	180000	185000	213800	225000	235000	120	120	30.6	4.4
MOUNT BEAUTY	293500^	317500^	309000^	355500	411000	12	12	40.0	15.6
MOUNT CLEAR	422500	400000	407500	425000	505000	20	20	19.5	18.8
MOUNT DANDENONG	817000^	692500^	743500^	927500^	842000^	7	7	3.1	-9.2
MOUNT DUNEED	570000	580000^	575000	610000	620000	38	38	8.8	1.6
MOUNT ELIZA	1280000	1200000	1295000	1430000	1578000	105	105	23.3	10.3
MOUNT EVELYN	705000	720000	722500	708000	795000	37	37	12.8	12.3
MOUNT HELEN	450000	440000	480000	514000	600000	11	11	33.3	16.7
MOUNT MACEDON	1035800^	1140000^	965000^	1050000^	1705000^	2	2	64.6	62.4
MOUNT MARTHA	1425000	1335000	1370000	1545000	1700400	36	36	19.3	10.1
MOUNT PLEASANT	415000^	372500^	454400^	420000	420000	10	10	1.2	0.0
MOUNT WAVERLEY	1306000	1310000	1255800	1261500	1435000	104	104	9.9	13.8

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MULGRAVE	850000	817300	827500	903000	941000	63	63	10.7	4.2
MURCHISON	275000^	308000^	231800^	340000^	425000^	4	4	54.5	25.0
MURRUMBEENA	1495000	1599000^	1483000^	1375000	1623500	24	24	8.6	18.1
MURTOA	145000	122500^	126800^	129000^	128000^	5	5	-11.7	-0.8
MYRTLEFORD	351300	370000	396500	385000	430000	11	11	22.4	11.7
NAGAMBIE	457500	423800^	490000^	440500^	500000^	9	9	9.3	13.5
NARRE WARREN	600000	597500	600000	633500	650000	122	122	8.3	2.6
NARRE WARREN NORTH	1072500^	1050000^	953000^	1195000	1197500	12	12	11.7	0.2
NARRE WARREN SOUTH	647500	647500	671300	685000	715000	124	124	10.4	4.4
NATHALIA	240000^	270000^	242500	256000	280000	10	10	16.7	9.4
NEERIM SOUTH	577500^	425000^	511500^	457500^	505000^	5	5	-12.6	10.4
NELSON	247500^	260000^	200000^	190000^	270000^	9	9	9.1	42.1
NERRINA	625000^	411000^	535000	665000	602500^	2	2	-3.6	-9.4
NEW GISBORNE	682500^	715000^	710000^	802000^	735000^	7	7	7.7	-8.4
NEWBOROUGH	272500	308000	302000	315000	350000	35	35	28.4	11.1
NEWCOMB	468000	437500	471400	525000	520000	25	25	11.1	-1.0
NEWHAVEN	505000^	430000^	520000^	656500^	827500^	6	6	63.9	26.0
NEWINGTON	605000^	575000^	908500^	820000^	795000^	7	7	31.4	-3.0
NEWLANDS ARM	422800^	720000^	541300^	464000^	605000^	5	5	43.1	30.4
NEWPORT	1095000	1002000	1090000	1132000	1135000	53	53	3.7	0.3
NEWSTEAD	419000^	250000^	480000^	672500^	525000^	3	3	25.3	-21.9
NEWTOWN (GREATER GEELONG)	1002500	889000	910000	950000	961800	58	58	-4.1	1.2
NHILL	107500	206800^	189000	135000	135000	17	17	25.6	0.0
NICHOLS POINT	435000^	450000^	640000^	550000^	540000^	6	6	24.1	-1.8
NIDDRIE	876300	897500	975300	1150000	1132500	20	20	29.2	-1.5
NOBLE PARK	653000	625000	650000	725000	752000	47	47	15.2	3.7
NOBLE PARK NORTH	676000^	645000	637000^	672500	720000	19	19	6.5	7.1
NORLANE	366500	372000	374300	375800	421500	63	63	15.0	12.2
NORTH BENDIGO	360000	400000	377500	413800	397000	18	18	10.3	-4.0
NORTH GEELONG	682500	555000	536000	520000	637000	25	25	-6.7	22.5
NORTH MELBOURNE	1135000	1061100	1235500^	1153000	1295500	14	14	14.1	12.4
NORTH WONTHAGGI	410000	366500^	435000	419000	448500	16	16	9.4	7.0
NORTHCOTE	1400000	1460500	1348000	1432500	1572500	52	52	12.3	9.8
NUMURKAH	232000	242500	249000	237300	315000	31	31	35.8	32.8
NUNAWADING	1160000	930000	951000	1117500	1143000	26	26	-1.5	2.3
NYAH WEST	120000^	120000*	129000^	130000^	165000^	4	4	37.5	26.9
OAK PARK	1005800	890000	887500	955000	965000	14	14	-4.1	1.0
OAKLEIGH	1200000	1088000	1490000^	1350500	1280000^	9	9	6.7	-5.2
OAKLEIGH EAST	967000^	995000^	940500^	980000^	1090000^	5	5	12.7	11.2
OAKLEIGH SOUTH	1000000	970100	970000	1048000	1157000	16	16	15.7	10.4
OCEAN GROVE	711300	740000	790000	835000	883000	106	106	24.1	5.7

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OFFICER	582500	590000	585000	583500	630000	131	131	8.2	8.0
OFFICER SOUTH	864000^	864000*	610000^	550000^	550000*	0	0	NA	NA
OLINDA	710000^	590000^	1150000^	815000^	1000500^	4	4	40.9	22.8
OME0	238000^	238000*	230000^	295000^	270000^	2	2	13.4	-8.5
ORBOST	177500	217000	215000	241000	255000	25	25	43.7	5.8
ORMOND	1490000	1595000^	1690000^	1515000	1780000	18	18	19.5	17.5
OSBORNE	853000	850000	820800	875000	925000	27	27	8.4	5.7
OUYEN	143800^	70500^	100000	140000	123000^	7	7	-14.4	-12.1
PAKENHAM	529000	495000	525000	543000	575000	339	339	8.7	5.9
PARADISE BEACH	248000^	183000^	340000^	234500^	271000^	8	8	9.3	15.6
PARK ORCHARDS	1570000^	1500000^	1530000^	1610000^	1750000	11	11	11.5	8.7
PARKDALE	1201000	1160000	1077500	1232500	1500000	25	25	24.9	21.7
PARKVILLE	1690000^	1625000^	1725000^	2440000^	1546000^	7	7	-8.5	-36.6
PASCOE VALE	930000	950000	930000	947500	1050000	33	33	12.9	10.8
PASCOE VALE SOUTH	950000	989300^	950000^	1080000	1245000	18	18	31.1	15.3
PATTERSON GARDENS	967500^	905000^	1040000^	970000^	1145000^	7	7	18.3	18.0
PATTERSON LAKES	1300000	890000	1008000^	1128000	1230000	29	29	-5.4	9.0
PAYNESVILLE	404000	318500	429000	392500	409500	44	44	1.4	4.3
PEARCEDEALE	705000	580000^	597500^	645000	730000	16	16	3.5	13.2
PENSHURST	152500^	150000^	227500^	227500*	230000^	6	6	50.8	NA
PETERBOROUGH	650000^	650000*	430000^	700000^	772500^	2	2	18.8	10.4
PIONEER BAY	312500^	375000^	390000^	390000^	319000^	2	2	2.1	-18.2
PLENTY	1110000^	1245000^	1520000^	1203800^	1670000^	3	3	50.5	38.7
POINT COOK	660000	655000	640000	705000	710000	195	195	7.6	0.7
POINT LONSDALE	995000	825000	865000	865000	1000000	41	41	0.5	15.6
POREPUNKAH	467500^	595500^	699500^	820000^	724000^	6	6	54.9	-11.7
PORT ALBERT	461000^	327500^	262500^	275000^	359100^	4	4	-22.1	30.6
PORT FAIRY	635000	615000	663000	705000	853500	24	24	34.4	21.1
PORT MELBOURNE	1670000	1450000	1590000	1550000	1711800	48	48	2.5	10.4
PORT WELSHPOOL	330000^	283000^	340000^	315000^	452500^	6	6	37.1	43.7
PORTARLINGTON	650000	722000	747000	675000	760000	48	48	16.9	12.6
PORTLAND	317500	268800	280000	315000	330000	67	67	3.9	4.8
PORTLAND NORTH	541000^	541000*	541000*	465000^	589000^	5	5	8.9	26.7
PORTSEA	2680000	2100000^	1600000	2725000	3200000	30	30	19.4	17.4
PRAHRAN	1588500	1575000	1872500	1672000	1700000	39	39	7.0	1.7
PRESTON	1018000	995000	991800	1080000	1160000	72	72	13.9	7.4
PRINCES HILL	1332000^	1743100^	1300000^	2080500^	1970000^	7	7	47.9	-5.3
PYRAMID HILL	115000^	115000^	120000^	155000^	121500^	4	4	5.7	-21.6
QUARRY HILL	369000	377500^	442500^	510000	482500	12	12	30.8	-5.4
QUEENSCLIFF	962500	905000^	850000	1350000	1550000^	9	9	61.0	14.8
RAINBOW	77500^	60000^	73500^	90500^	120000^	2	2	54.8	32.6

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RAYMOND ISLAND	650000^	565000^	431800	383500^	422500^	6	6	-35.0	10.2
RED CLIFFS	210000	250000	270000	285000	286000	21	21	36.2	0.4
RED HILL	-	860000^	765000^	1010000^	1423000^	1	1	0.0	40.9
REDAN	357500	367500	400000	422500	455000	17	17	27.3	7.7
RESEARCH	1400000^	927500^	1080000^	875000^	1067500^	4	4	-23.8	22.0
RESERVOIR	825000	792500	765000	830000	878500	120	120	6.5	5.8
RHYLL	495000^	571500^	576800^	797800^	815000^	5	5	64.6	2.2
RICHMOND	1249500	1341000	1257500	1400000	1365000	81	81	9.2	-2.5
RIDDELLS CREEK	685000^	650000^	650000^	703000	740000	11	11	8.0	5.3
RINGWOOD	937500	896500	867500	900000	957500	54	54	2.1	6.4
RINGWOOD EAST	925000	860000	830000	850000	950000	23	23	2.7	11.8
RINGWOOD NORTH	898000	961000	945600	1015500	1015000	42	42	13.0	0.0
RIPPLESIDE	931800^	925000^	3325000^	752000^	757000^	6	6	-18.8	0.7
ROBINVALE	196000^	265000	275000^	273500^	340000	11	11	73.5	24.3
ROCHESTER	235000	220000	255000	255000	294000	26	26	25.1	15.3
ROCKBANK	480000^	387500^	483000^	465000	565000	19	19	17.7	21.5
ROMSEY	627500	590000	611900	645000	747500	30	30	19.1	15.9
ROSANNA	1105000	1200000^	1125000^	1160000	1316300	16	16	19.1	13.5
ROSEBUD	585000	535000	590000	627000	702500	84	84	20.1	12.0
ROSEBUD SOUTH	865000	650000	802500	755000	852500	32	32	-1.4	12.9
ROSEDALE	218000	260000^	281500	247500	370000	14	14	69.7	49.5
ROWVILLE	803000	822500	850000	875100	902500	102	102	12.4	3.1
ROXBURGH PARK	579000	550000	570000	580000	580000	84	84	0.2	0.0
RUPANYUP	140000^	140000*	65000^	88000^	129000^	3	3	-7.9	46.6
RUSHWORTH	185000^	200000^	235000^	239800	320000^	7	7	73.0	33.5
RUTHERGLEN	330000^	350000^	340000	375000	362500	10	10	9.8	-3.3
RYE	725000	723500	760000	903500	948900	115	115	30.9	5.0
SAFETY BEACH	948400	912400	840000	858000	940000	61	61	-0.9	9.6
SAILORS GULLY	211000^	260000^	346000^	310000^	336000^	4	4	59.2	8.4
SALE	343300	271000	355000	363000	370000	113	113	7.8	1.9
SAN REMO	596300	500000^	564500	698000	670000	19	19	12.4	-4.0
SANCTUARY LAKES	620000	672000	680000	650000	690000	135	135	11.3	6.2
SANDHURST	790000	810000	720000	802500	935000	45	45	18.4	16.5
SANDRINGHAM	1800000	1777000	2025000	1850000	2047500	26	26	13.8	10.7
SANDY POINT	550000^	550000*	485000	599000^	760000^	9	9	38.2	26.9
SASSAFRAS	768000^	809000^	2660000^	755000^	812500^	4	4	5.8	7.6
SAWMILL SETTLEMENT	305000^	318500^	302000^	550000^	498500^	4	4	63.4	-9.4
SCORESBY	790000	760500	747500^	816500	890000	18	18	12.7	9.0
SEA LAKE	121500^	80500^	108000^	184000^	166000^	4	4	36.6	-9.8
SEABROOK	655000	647500	625000^	681500	710000	19	19	8.4	4.2
SEAFORD	690000	677500	696000	720000	810000	87	87	17.4	12.5

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SEAHOLME	960000^	895000^	955000^	940000^	1380000^	5	5	43.8	46.8
SEASPRAY	443000^	330000^	235000^	260000^	280000^	7	7	-36.8	7.7
SEBASTOPOL	344500	327500	341000	350000	374000	48	48	8.6	6.9
SEDDON	1100000	1100000	1062500	1054500	1064000	28	28	-3.3	0.9
SELBY	705000^	743500^	585300^	722500	888900^	5	5	26.1	23.0
SEVILLE	622800^	595000^	625100^	642500^	725000^	7	7	16.4	12.8
SEYMOUR	310000	340000	322500	325000	390000	29	29	25.8	20.0
SHEPPARTON	281500	310000	310000	325000	347500	175	175	23.4	6.9
SHEPPARTON NORTH	397000^	527500^	465000^	366000	362500^	8	8	-8.7	-1.0
SILVERLEAVES	720000^	575000^	770000^	860000^	921800^	5	5	28.0	7.2
SKIPTON	212000^	168000^	265000^	270000^	230000^	3	3	8.5	-14.8
SKYE	608500	613500	600000	615000	695000	45	45	14.2	13.0
SMITHS BEACH	560000^	742000^	640000^	580000^	810800	12	12	44.8	39.8
SMYTHESDALE	420000^	422500^	525000^	435000^	375000^	1	1	-10.7	-13.8
SOLDIERS HILL	560000	545000	515000	615800	475000	17	17	-15.2	-22.9
SOMERS	880000	952500	1160000^	1452500	1800000	19	19	104.5	23.9
SOMERVILLE	608000	637000	610000	669000	730000	51	51	20.1	9.1
SORRENTO	1500000	1625800	1435000	1917500	1952500	44	44	30.2	1.8
SOUTH DUDLEY	297500^	336500^	397500^	322500^	442500^	6	6	48.7	37.2
SOUTH KINGSVILLE	975000	1146000^	871000^	1006500	1100000^	9	9	12.8	9.3
SOUTH MELBOURNE	1550000	1337500	1650000	1685000	1620000	23	23	4.5	-3.9
SOUTH MORANG	661000	609000	658800	638000	672000	65	65	1.7	5.3
SOUTH YARRA	2100000	1655000	1797500	2045000	2055000	26	26	-2.1	0.5
SPOTSWOOD	1135000^	906000	902500^	970000^	1029000	10	10	-9.3	6.1
SPRING GULLY	381000^	405000^	423000	482500	499800	16	16	31.2	3.6
SPRINGVALE	813600	766500	765000	820000	849000	34	34	4.4	3.5
SPRINGVALE SOUTH	706500	685000	730000	757500	790000	26	26	11.8	4.3
ST ALBANS	591500	590000	600000	600000	640000	103	103	8.2	6.7
ST ALBANS PARK	447500	450000^	442000^	520000	526000	19	19	17.5	1.2
ST ANDREWS BEACH	992500^	1370000^	1076300^	1275000^	1350000^	9	9	36.0	5.9
ST ARNAUD	155000	145000^	185500	185000	240000	17	17	54.8	29.7
ST HELENA	990000^	905000^	1130000^	900000	1000000^	7	7	1.0	11.1
ST KILDA	1292500^	1315000	1255000^	1364000	1350000	15	15	4.4	-1.0
ST KILDA EAST	1679500	1660000^	1352600^	1650000	1840000	17	17	9.6	11.5
ST KILDA WEST	2450000^	2630000^	2650000^	3420000^	1910000^	7	7	-22.0	-44.2
ST LEONARDS	530000	562500	595000	595000	650000	42	42	22.6	9.2
STANHOPE	186000^	215000^	356500^	195000^	254500^	2	2	36.8	30.5
STAWELL	220000	155000	225000	259000	264000	28	28	20.0	1.9
STRATFORD	318500	315000	335000	330000	339000	10	10	6.4	2.7
STRATHDALE	521000	410000	497500	545000	618100	27	27	18.6	13.4
STRATHFIELDSAYE	542500	542500	510000	530000	567500	42	42	4.6	7.1

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STRATHMERTON	162500*	162500*	195000^	229500^	305000^	5	5	NA	32.9
STRATHMORE	1218000	1287500	1412500	1393800	1385000	36	36	13.7	-0.6
STRATHTULLOH	470000^	525000	527500^	581300	575000^	9	9	22.3	-1.1
STUDFIELD	870000^	830000^	830000*	836000	1051000	13	13	20.8	25.7
SUNBURY	575000	550000	550000	600000	625000	179	179	8.7	4.2
SUNDERLAND BAY	510800^	390000^	472000^	795000^	610000^	6	6	19.4	-23.3
SUNNYCLIFFS	245000^	166000^	232500^	187000^	330000^	5	5	34.7	76.5
SUNSET STRIP	510500^	410000^	489500^	540000	535000^	7	7	4.8	-0.9
SUNSHINE	818000	700000	701000^	750000	835500	32	32	2.1	11.4
SUNSHINE NORTH	655000	653500	650000	700000	750000	31	31	14.5	7.1
SUNSHINE WEST	656300	647500	600000	690000	672800	44	44	2.5	-2.5
SURF BEACH	492000^	462500^	453800^	607500	690000^	9	9	40.2	13.6
SURREY HILLS	1953000	1650000	1950000	1930000	2150000	39	39	10.1	11.4
SWAN HILL	315000	290000	316000	362500	339000	41	41	7.6	-6.5
SYDENHAM	601000	635000	653500	649000	600000	17	17	-0.2	-7.6
SYNDAL	1570000	1740000	1600000	1503000^	1655000^	7	7	5.4	10.1
TALLANGATTA	325000^	165000^	255000^	307500^	311000^	6	6	-4.3	1.1
TANGAMBALANGA	285000*	285000*	285000*	459000^	360000^	3	3	NA	-21.6
TARNEIT	561500	575000	563800	580000	580000	276	276	3.3	0.0
TATURA	275000	301600	330000	335000	345000	23	23	25.5	3.0
TAWONGA SOUTH	375000^	380000^	491000	432500^	517500	10	10	38.0	19.7
TAYLORS HILL	735000	705000	802500	792500	798500	38	38	8.6	0.8
TAYLORS LAKES	770000	725000	795000	795500	845000	30	30	9.7	6.2
TECOMA	727500^	667500^	723000^	890000^	782000	11	11	7.5	-12.1
TEMPLESTOWE	1417500	1400000	1345000	1350000	1542500	32	32	8.8	14.3
TEMPLESTOWE LOWER	1230000	1144300	1160000	1167500	1312500	24	24	6.7	12.4
TERANG	203500^	268000	282500	235000	307500	13	13	51.1	30.9
THE BASIN	778000^	833000	731300	716800	867500	12	12	11.5	21.0
THE HONEYSUCKLES	285000^	465000^	322500^	370000^	410000^	5	5	43.9	10.8
THE PATCH	990000*	680000^	635000^	776000^	740000^	1	1	NA	-4.6
THOMASTOWN	640000	577000	620000	655000	690500	43	43	7.9	5.4
THOMSON (GREATER GEELONG)	419000^	420000^	437800^	433500^	458600^	8	8	9.5	5.8
THORNBURY	1230000	1120000	1200000	1330000	1380000	39	39	12.2	3.8
THORNHILL PARK	435000^	590000	580000	530000	610000	13	13	40.2	15.1
TIMBOON	405000^	340000^	412500^	472500^	420000^	7	7	3.7	-11.1
TONGALA	212500^	210000^	225000^	372500^	217500^	5	5	2.4	-41.6
TOONGABBIE	210000^	299000^	359000^	382500^	350000^	4	4	66.7	-8.5
TOORA	222500^	300000^	277500^	310000^	323500^	3	3	45.4	4.4
TOORADIN	665000^	760000^	776300^	790000^	676300^	6	6	1.7	-14.4
TOORAK	4500000	6250000	6000000	4900000	5850000	37	37	30.0	19.4
TOOTGAROOK	676000	587500	607500	745000	750000	39	39	10.9	0.7

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TORQUAY	815000	825000	850000	955000	1005000	84	84	23.3	5.2
TRAFALGAR	410000	455000	435000	435000	415000	26	26	1.2	-4.6
TRARALGON	319500	333800	350300	349500	369000	187	187	15.5	5.6
TRARALGON EAST	454000^	500000^	560000^	508000^	705000^	8	8	55.3	38.8
TRAVANCORE	1250000*	2092500^	1055000^	1550000^	1675000^	4	4	NA	8.1
TRENTHAM	592500	585000^	645000^	650000^	733500	12	12	23.8	12.8
TRUGANINA	587000	600000	580000	571500	600000	163	163	2.2	5.0
TULLAMARINE	675000	597600^	615000^	640000	730000	15	15	8.1	14.1
TUNGAMAH	115000^	115000*	178200^	230000^	215000^	1	1	87.0	-6.5
TYABB	577000^	560000^	620000^	610000^	702500^	6	6	21.8	15.2
UPPER FERNTREE GULLY	691500^	965000^	725000^	742500	795000	18	18	15.0	7.1
UPWEY	750000	700500	774500	820000	820000	21	21	9.3	0.0
VENTNOR	535000	910000^	775000^	662500	660000^	5	5	23.4	-0.4
VENUS BAY	350000	360000	361800	458300	477800	42	42	36.5	4.3
VERMONT	1122500	1100000	975000	975000	1170000	22	22	4.2	20.0
VERMONT SOUTH	1210000	1085000	1020000^	1205000	1319300	44	44	9.0	9.5
VIEWBANK	985000	915000	980000^	1033500	1190000	17	17	20.8	15.1
WAHGUNYAH	395000^	395000*	264000^	323000^	365000^	5	5	-7.6	13.0
WALLAN	492500	510000	540000	528500	567500	46	46	15.2	7.4
WALLAN EAST	470000	457000^	504300^	524500	582500	24	24	23.9	11.1
WANDANA HEIGHTS	980000^	697500^	719500	844800	1000000^	7	7	2.0	18.4
WANDIN NORTH	721300^	732500^	587500^	740000	745000	11	11	3.3	0.7
WANGARATTA	332100	367300	340000	383500	390000	99	99	17.4	1.7
WANTIRNA	930000	850000	885000	923000	1023800	42	42	10.1	10.9
WANTIRNA SOUTH	1088000	1000000	940000	1010000	1210000	41	41	11.2	19.8
WARBURTON	552500^	530000^	494000^	640000	650100	15	15	17.7	1.6
WARNEET	625000^	566000^	600000^	500000^	590000^	4	4	-5.6	18.0
WARRACKNABEAL	142000^	136000	136000	140000	180000	17	17	26.8	28.6
WARRAGUL	485000	490000	476500	526000	535000	121	121	10.3	1.7
WARRANTYTE	977500	1009000^	1075000^	1032000	1185000	17	17	21.2	14.8
WARRANWOOD	940000^	865000^	991000^	977500	1091500	12	12	16.1	11.7
WARRNAMBOOL	393800	400000	410000	429900	450000	150	150	14.3	4.7
WATERWAYS	1422400^	1282000^	1282000*	1674000^	1527500	14	14	7.4	-8.8
WATSONIA	826000	761300	782500	830000	872000	18	18	5.6	5.1
WATSONIA NORTH	776800	800000^	870500^	795000	862500	12	12	11.0	8.5
WATTLE GLEN	765000^	822900^	876000^	788800^	855500^	6	6	11.8	8.5
WAURN PONDS	567500	717500^	675000	700000	709000	10	10	24.9	1.3
WEDDERBURN	135250*	125000^	137500^	193000^	160000^	9	9	NA	-17.1
WEIR VIEWS	472500	494000	498800	508000	534500	20	20	13.1	5.2
WENDOUREE	357500	350000	362500	397500	418000	39	39	16.9	5.2
WENDOUREE WEST	300000^	258000^	300000^	300000	345500^	4	4	15.2	15.2

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WERRIBEE	512500	512500	526500	535000	545000	209	209	6.3	1.9
WERRIBEE SOUTH	590000^	600000^	790000^	650000^	797500^	8	8	35.2	22.7
WEST FOOTSCRAY	840000	751300	880800	867500	950000	25	25	13.1	9.5
WEST MELBOURNE	1350000^	1370000^	976000^	960000^	1310000^	6	6	-3.0	36.5
WEST WODONGA	392500	372500	357000	375000	413800	58	58	5.4	10.3
WESTALL	739000	737000^	772000^	743300	770000	15	15	4.2	3.6
WESTGARTH	1441000^	1335000^	1600000^	1755500	1700000	11	11	18.0	-3.2
WESTMEADOWS	560000	570000	620000	620000	695000	21	21	24.1	12.1
WHEELERS HILL	1140000	1122500	1206000	1217500	1330000	59	59	16.7	9.2
WHITE HILLS	318500	425000	337000	403000	385500	21	21	21.0	-4.3
WHITTINGTON	412000	361300^	420000^	395000	436000	14	14	5.8	10.4
WHITTLESEA	604500	573500	619000	630000	650000	21	21	7.5	3.2
WILLIAMS LANDING	682500	660000	665000	689500	711500	50	50	4.2	3.2
WILLIAMSTOWN	1510000	1324000	1400000	1455000	1507500	56	56	-0.2	3.6
WILLIAMSTOWN NORTH	1290000^	890000^	905000^	846000^	1250000^	6	6	-3.1	47.8
WIMBLEDON HEIGHTS	405000^	465000^	420000^	481500^	505000^	9	9	24.7	4.9
WINCHELSEA	525700^	480000^	492500	451300	489000	13	13	-7.0	8.4
WINDSOR	1465000	1180000	1275000^	1365000	1857500	18	18	26.8	36.1
WINTER VALLEY	485000^	457500	455000	475000	495500	12	12	2.2	4.3
WODONGA	360000	340000	345000	352000	400000	109	109	11.1	13.6
WOLLERT	588000	575000	570000	590000	600000	132	132	2.0	1.7
WONGA PARK	1075000^	890000^	1080000^	1176000^	1359500^	4	4	26.5	15.6
WONTHAGGI	385000	375000	390000	423000	482000	36	36	25.2	13.9
WOODEND	661300	700000	796000	857700	770000	27	27	16.4	-10.2
WOOLAMAI WATERS	575000	455000	565800	628500	682600	22	22	18.7	8.6
WOORI YALLOCK	552200	525000	570000	600000	600000	16	16	8.7	0.0
WURRUK	180000^	235000^	260000^	293000^	270000^	3	3	50.0	-7.8
WY YUNG	315000^	380000^	387500^	365000	494500^	4	4	57.0	35.5
WYCHEPROOF	132500^	115000^	101500^	150800^	205000^	4	4	54.7	36.0
WYNDHAM VALE	471000	476200	485600	501000	515000	95	95	9.3	2.8
YACKANDANDAH	545000^	530000^	385000^	490000^	712500^	4	4	30.7	45.4
YALLAMBIE	857000^	830000^	813500^	823500	937000	11	11	9.3	13.8
YALLOURN NORTH	150000^	200500^	212500	247500	224000^	5	5	49.3	-9.5
YARRA GLEN	755500	640000^	723000^	725000	745000	11	11	-1.4	2.8
YARRA JUNCTION	540000	602500	600000^	595000	601300^	6	6	11.3	1.1
YARRAGON	425000^	375000^	395000^	468000	470000^	9	9	10.6	0.4
YARRAM	259000	247500	241000	300000	333000	25	25	28.6	11.0
YARRAVILLE	950000	1050000	970100	1082500	1140000	56	56	20.0	5.3
YARRAWONGA	398000	455000	482500	465000	540000	59	59	35.7	16.1
YEA	395000^	420000^	495000^	496900^	580000^	7	7	46.8	16.7
YINNAR	295000^	374000^	365000^	270000^	465000^	6	6	57.6	72.2

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ABBOTSFORD	560000	587500	640000	601500	599000	69	69	7.0	-0.4
AIRPORT WEST	675000	630000	600000	650000	653800	18	18	-3.1	0.6
ALBERT PARK	1139000 [^]	940000 [^]	500000 [^]	875000 [^]	685000 [^]	4	4	-39.9	-21.7
ALBION	469500	540000	380000 [^]	390000	450000	17	17	-4.2	15.4
ALEXANDRA	300000 [^]	435000 [^]	300000 [^]	300000 [*]	300000 [*]	0	0	NA	NA
ALFREDTON	282000	380000 [^]	230000 [^]	395000 [^]	350000 [^]	7	7	24.1	-11.4
ALPHINGTON	815000 [^]	695000 [^]	667500 [^]	675000	700500	20	20	-14.0	3.8
ALTONA	635000	666300	625000	635000	725000	43	43	14.2	14.2
ALTONA EAST	680500 [^]	475000 [^]	552500 [^]	687000 [^]	765000 [^]	6	6	12.4	11.4
ALTONA MEADOWS	455000 [^]	450000 [^]	515000 [^]	514500 [^]	490500 [^]	8	8	7.8	-4.7
ALTONA NORTH	625000	642500	677500	626000	718000	18	18	14.9	14.7
APOLLO BAY	435800 [^]	470000 [^]	392500 [^]	500000	640000 [^]	1	1	46.9	28.0
ARARAT	184000 [^]	227800 [^]	205300 [^]	215000 [^]	208000	10	10	13.0	-3.3
ARDEER	512500 [^]	482500 [^]	539000 [^]	600000 [^]	592500 [^]	8	8	15.6	-1.3
ARMADALE	802800	545000	600000	685000	849000	53	53	5.8	23.9
ASCOT VALE	645300	571000	516000	623500	610000	41	41	-5.5	-2.2
ASHBURTON	1241500 [^]	929500 [^]	1282500 [^]	1281500	810000 [^]	8	8	-34.8	-36.8
ASHWOOD	885500 [^]	836000	1072500 [^]	1006600	956000	21	21	8.0	-5.0
ASPENDALE	779000	790000 [^]	730000 [^]	820000	770000	16	16	-1.2	-6.1
AVONDALE HEIGHTS	685000 [^]	641300 [^]	693000 [^]	632500 [^]	700000	13	13	2.2	10.7
BACCHUS MARSH	331500 [^]	312500 [^]	386500 [^]	340000 [^]	420000 [^]	5	5	26.7	23.5
BAIRNSDALE	230000	280000 [^]	280000 [*]	250000 [^]	283200 [^]	4	4	23.2	13.3
BALACLAVA	621300	550000	643500	721500	653000	38	38	5.1	-9.5
BALLAN	325000 [^]	407000 [^]	375000 [^]	409300 [^]	385000 [^]	4	4	18.5	-5.9
BALLARAT CENTRAL	455000 [^]	253300 [^]	291500 [^]	472500 [^]	485000 [^]	9	9	6.6	2.6
BALLARAT EAST	329400 [^]	370000 [^]	275000 [^]	331300 [^]	360000	11	11	9.3	8.7
BALLARAT NORTH	304000 [^]	245000 [^]	296000 [^]	280000	370000 [^]	7	7	21.7	32.1
BALWYN	782500	725000	791400	820000	807500	36	36	3.2	-1.5
BALWYN NORTH	1222900	1069000	772500 [^]	860000	990000	32	32	-19.0	15.1
BANNOCKBURN	372000 [^]	308000 [^]	361000 [^]	415000 [^]	427500 [^]	3	3	14.9	3.0
BARWON HEADS	1117500 [^]	700000 [^]	1100000 [^]	970000 [^]	1387500 [^]	4	4	24.2	43.0
BAYSWATER	571800	595000	570300	621500	628000	43	43	9.8	1.0
BAYSWATER NORTH	535000	480000	551000	588500	616000	21	21	15.1	4.7
BEACONSFIELD	516900 [^]	467500 [^]	520000 [^]	485000 [^]	606400 [^]	4	4	17.3	25.0

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BEAUMARIS	1280000	1100000	799000 ^	1050000	1235000	20	20	-3.5	17.6
BELL PARK	415000 ^	400000 ^	450000 ^	424500	426000 ^	3	3	2.7	0.4
BELLFIELD (BANYULE)	637500 ^	770000 ^	757500 ^	915000 ^	813800 ^	2	2	27.6	-11.1
BELMONT	479000	480000	402500	485000	505000	40	40	5.4	4.1
BENALLA	190000	212000 ^	202000 ^	229000 ^	189000 ^	5	5	-0.5	-17.5
BENDIGO	393800 ^	381500 ^	442500	427500	515000 ^	8	8	30.8	20.5
BENTLEIGH	630300	645000	647600	750000	755000	67	67	19.8	0.7
BENTLEIGH EAST	807000	870000	933600	875000	980000	61	61	21.4	12.0
BERWICK	550100	560000	552500	605000	620000	35	35	12.7	2.5
BITTERN	520000 ^	505000 ^	490000 ^	532000 ^	565000	11	11	8.7	6.2
BLACK HILL	275000 ^	362500 ^	315500 ^	327300 ^	333800 ^	2	2	21.4	2.0
BLACK ROCK	925000	720000 ^	1130000 ^	1010000	1016500	14	14	9.9	0.6
BLACKBURN	633000	678000	485000 ^	820000	700000	39	39	10.6	-14.6
BLACKBURN NORTH	836500 ^	740000 ^	864000 ^	540000 ^	816000 ^	8	8	-2.4	51.1
BLACKBURN SOUTH	1035000 ^	1000000 ^	710000 ^	570000	669000	17	17	-35.4	17.4
BONBEACH	590000	615500	653800	697000	701000	35	35	18.8	0.6
BORONIA	590000	560300	530600	591000	617300	58	58	4.6	4.4
BOX HILL	505300	655000	458000	485000	523000	73	73	3.5	7.8
BOX HILL NORTH	840000	732000	865000	869000	785000	29	29	-6.5	-9.7
BOX HILL SOUTH	880000	785000	645000 ^	830000	891000	20	20	1.3	7.3
BRAYBROOK	600000	560000	594800	565000	599500	16	16	-0.1	6.1
BRIAR HILL	567000 ^	820000 ^	640000 ^	865000 ^	691000 ^	7	7	21.9	-20.1
BRIGHT	445000 ^	419000 ^	492500 ^	465000	579000	14	14	30.1	24.5
BRIGHTON	1080000	1147500	925000	1061000	1167500	56	56	8.1	10.0
BRIGHTON EAST	1080000	1180000	946300	950000	1070000	18	18	-0.9	12.6
BROADMEADOWS	395000	418500	411500	443000	445000	25	25	12.7	0.5
BROOKLYN	585500 ^	620000 ^	640000	650000	605000	10	10	3.3	-6.9
BROWN HILL	312000 ^	313500 ^	334500 ^	315000 ^	310000 ^	5	5	-0.6	-1.6
BRUNSWICK	569000	545500	553000	550000	596000	92	92	4.7	8.4
BRUNSWICK EAST	542500	465000	472000	545000	542500	64	64	0.0	-0.5
BRUNSWICK WEST	550000	540000	530000	537500	547000	67	67	-0.5	1.8
BULLEEN	570000	770000	800000 ^	750500	695800	24	24	22.1	-7.3
BUNDOORA	470000	465500	410000	435000	420000	51	51	-10.6	-3.4
BURNLEY	542000 ^	542000 *	542000 *	536000 ^	536000 *	0	0	NA	NA

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BURWOOD	750000	726000	850800	957700	775000	53	53	3.3	-19.1
BURWOOD EAST	723500	868000 [^]	430000	451000	582000 [^]	7	7	-19.6	29.1
CAIRNLEA	431225 [*]	451500 [^]	395000 [^]	494000 [^]	438800 [^]	4	4	NA	-11.2
CAMBERWELL	806000	796900	840000	775000	890000	51	51	10.4	14.8
CAMPBELLFIELD	472500 [^]	199000 [^]	421000 [^]	375000 [^]	417000 [^]	5	5	-11.7	11.2
CANADIAN	310000 [^]	330000 [^]	290000 [^]	285000 [^]	358000 [^]	4	4	15.5	25.6
CANTERBURY	855000 [^]	945000 [^]	735000 [^]	1005000	1090000 [^]	9	9	27.5	8.5
CAPE PATERSON	392000 [*]	360000 [^]	360000 [*]	485000 [^]	685000 [^]	1	1	NA	41.2
CAPEL SOUND	480000 [^]	610000 [^]	453000 [^]	600000	540000	13	13	12.5	-10.0
CARLTON	310000	305000	282000	372500	377000	71	71	21.6	1.2
CARLTON NORTH	926000 [^]	727000 [^]	610000 [^]	645000 [^]	677000 [^]	7	7	-26.9	5.0
CARNEGIE	621000	632800	642300	659000	675000	110	110	8.7	2.4
CAROLINE SPRINGS	482000	477500	462000 [^]	455000	472500	17	17	-2.0	3.8
CARRUM	642000	603500	582500 [^]	740000	750000	25	25	16.8	1.4
CARRUM DOWNS	495000	435500	435000	480000	510500	61	61	3.1	6.4
CASTLEMAINE	475000 [^]	378500 [^]	397500 [^]	450000 [^]	492000 [^]	9	9	3.6	9.3
CAULFIELD	786000	830000	777500	710000	852000	21	21	8.4	20.0
CAULFIELD EAST	372800 [^]	1300000 [^]	1185000 [^]	586000 [^]	681500 [^]	2	2	82.8	16.3
CAULFIELD NORTH	693000	722500	672500	780000	717500	62	62	3.5	-8.0
CAULFIELD SOUTH	824500	950000	900000	1040000	855000	30	30	3.7	-17.8
CHADSTONE	800000	803500	800000	647300	797500	38	38	-0.3	23.2
CHELSEA	640000	626000	624000	638800	706300	56	56	10.4	10.6
CHELSEA HEIGHTS	694000 [^]	581000 [^]	595000 [^]	687500 [^]	756000 [^]	7	7	8.9	10.0
CHELTENHAM	695000	597000	531000	624000	695000	52	52	0.0	11.4
CHELTENHAM EAST	656500 [^]	644000 [^]	630000 [^]	947000 [^]	776300 [^]	7	7	18.2	-18.0
CHELTENHAM NORTH	681000 [^]	630000 [^]	684000 [^]	740000 [^]	819000	12	12	20.3	10.7
CHILTERN	210000 [*]	191000 [^]	191000 [*]	191000 [*]	191000 [*]	0	0	NA	NA
CHIRNSIDE PARK	679000 [^]	610000 [^]	615000 [^]	630000	654000 [^]	7	7	-3.7	3.8
CLARINDA	667300	685000	771300 [^]	750000 [^]	650000 [^]	9	9	-2.6	-13.3
CLAYTON	609800	559800	600400	680000	653000	54	54	7.1	-4.0
CLAYTON NORTH	505800 [^]	606500 [^]	655000 [^]	710000	725100 [^]	8	8	43.3	2.1
CLAYTON SOUTH	667500 [^]	602500 [^]	470800 [^]	723000 [^]	475000 [^]	9	9	-28.8	-34.3
CLIFTON HILL	547500	717500	434500 [^]	960000	818000	15	15	49.4	-14.8
CLYDE NORTH	600000 [^]	417700 [^]	507500 [^]	467000 [^]	467000 [*]	0	0	NA	NA

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COBRAM	212500 [^]	217500 [^]	200000 [^]	259000 [^]	235000 [^]	3	3	10.6	-9.3
COBURG	575900	500000	564000	515200	623500	30	30	8.3	21.0
COBURG EAST	528500	629000 [^]	580000 [^]	822500 [^]	676500	10	10	28.0	-17.8
COBURG NORTH	610300 [^]	620000 [^]	641000 [^]	653000	675500 [^]	6	6	10.7	3.4
COLAC	312000 [^]	337000 [^]	325000	277500 [^]	372500 [^]	8	8	19.4	34.2
COLLINGWOOD	616000	695000	667500	665000	606000	55	55	-1.6	-8.9
CONNEWARRE	670000 [^]	670000 [*]	900000 [^]	300000	597500 [^]	2	2	-10.8	99.2
CORIO	333000 [^]	319000 [^]	292000 [^]	317500 [^]	356000 [^]	8	8	6.9	12.1
COWES	340000 [^]	277500 [^]	301000	460000	385000	13	13	13.2	-16.3
COWES WEST	413500 [^]	312500 [^]	429500 [^]	630000 [^]	465000	13	13	12.5	-26.2
CRAIGIEBURN	370000	360000	400000	405000	428000	42	42	15.7	5.7
CRANBOURNE	372500	395000	397000 [^]	400000	405000	32	32	8.7	1.3
CRANBOURNE NORTH	405000 [^]	368300 [^]	430000 [^]	395000 [^]	425000 [^]	3	3	4.9	7.6
CRANBOURNE WEST	455000 [^]	418800 [^]	455000 [^]	431000 [^]	440000 [^]	7	7	-3.3	2.1
CREMORNE	487500	522300	435000 [^]	610500	597500	14	14	22.6	-2.1
CRIB POINT	452000 [^]	387500 [^]	389000 [^]	416000 [^]	440000 [^]	7	7	-2.7	5.8
CROYDON	600000	600500	572000	614300	651600	103	103	8.6	6.1
CROYDON NORTH	611000 [^]	630000	695000 [^]	600000	712800	21	21	16.7	18.8
CROYDON SOUTH	720000 [^]	584500 [^]	628000 [^]	660000 [^]	730500 [^]	4	4	1.5	10.7
DALLAS	380000 [^]	395500 [^]	365000 [^]	405500 [^]	430000 [^]	4	4	13.2	6.0
DANDENONG	415000	366000	390000	370000	373500	112	112	-10.0	0.9
DANDENONG NORTH	485000	430000 [^]	512500 [^]	440800	482500	26	26	-0.5	9.5
DARLEY	327500 [^]	327500 [*]	340000 [^]	315000 [^]	230000	12	12	-29.8	-27.0
DEEPDENE	2268000 [^]	1398000 [^]	660000 [^]	1550000 [^]	1190000 [^]	3	3	-47.5	-23.2
DEER PARK	471000 [^]	450000	497500 [^]	460000 [^]	490000	11	11	4.0	6.5
DIAMOND CREEK	617000 [^]	650000 [^]	585000 [^]	742000	790000 [^]	6	6	28.0	6.5
DINGLEY VILLAGE	610500 [^]	570000 [^]	657000 [^]	671000	694500 [^]	3	3	13.8	3.5
DINNER PLAIN	360000 [^]	270000 [^]	385000 [^]	262500 [^]	390000 [^]	5	5	8.3	48.6
DOCKLANDS	585000	600000	584300	565000	546000	111	111	-6.7	-3.4
DONCASTER	570000	600000	610000	636000	680000	79	79	19.3	6.9
DONCASTER EAST	753800	685000	623500	660000	850000	85	85	12.8	28.8
DONVALE	730000 [^]	734600	750000 [^]	780000	682500	10	10	-6.5	-12.5
DOREEN	425000 [^]	363800 [^]	540000 [^]	432500 [^]	510000 [^]	2	2	20.0	17.9
DOVETON	386500 [^]	385000 [^]	412500	455000	443000	19	19	14.6	-2.6

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DROMANA	600000	607500	587500 ^	710000^	780000	11	11	30.0	9.9
DROUIN	342800	347000^	322000	351000	381500	10	10	11.3	8.7
DRYSDALE	372500^	355800^	436000	440000^	447500^	6	6	20.1	1.7
EAGLEHAWK	258000^	216000^	280000 ^	287000^	257500^	2	2	-0.2	-10.3
EAGLEMONT	525000^	853000^	853000 *	800500^	1147500^	2	2	118.6	43.3
EAST BENDIGO	312500^	396500^	315000 ^	310000^	336000^	6	6	7.5	8.4
EAST GEELONG	395000^	472000^	410000 ^	410000*	720000^	1	1	82.3	NA
EAST MELBOURNE	820000	560000	757500	760000	920000	25	25	12.2	21.1
ECHUCA	312000	291300^	288800	305000	347500	18	18	11.4	13.9
EDITHVALE	717000	704900	728500	720000	755000	39	39	5.3	4.9
ELSTERNWICK	743800	690500	723100	633000	670000	29	29	-9.9	5.8
ELTHAM	791500	691800	650000	722500	800000	27	27	1.1	10.7
ELWOOD	688000	645000	635000	649000	671000	115	115	-2.5	3.4
ENDEAVOUR HILLS	595000	602500	595000	551000	549000	15	15	-7.7	-0.4
EPPING	386500	410000	423000	412000	412000	35	35	6.6	0.0
ESSENDON	637500	585000	507500	610000	555000	64	64	-12.9	-9.0
ESSENDON NORTH	430000	545000	595000 ^	433000	415000	13	13	-3.5	-4.2
EUMEMMERRING	393000^	420000^	477200 ^	442500^	490000	10	10	24.7	10.7
EUROA	162500^	220000^	220000 *	287500^	287500*	0	0	NA	NA
FAIRFIELD	573500	566500	554500 ^	630000	578000	22	22	0.8	-8.3
FAWKNER	521600	505000	530000	502500	543800	22	22	4.3	8.2
FERNTREE GULLY	600000	600000	545000	575300	615000	43	43	2.5	6.9
FISHERMANS BEND	911300	1117500	1037500 ^	732500	1140000	17	17	25.1	55.6
FITZROY	617500	755000	762500	810000	870000	31	31	40.9	7.4
FITZROY NORTH	615500^	735000	614000	719000	575800	26	26	-6.5	-19.9
FLEMINGTON	395000	465000	345000 ^	468000	461000	18	18	16.7	-1.5
FLORA HILL	260000^	356000^	363000 ^	365000	412000^	7	7	58.5	12.9
FOOTSCRAY	481500	451000	450000	493000	491900	66	66	2.2	-0.2
FOREST HILL	772000	798500	725000 ^	813500	810000	16	16	4.9	-0.4
FOSTER	292500^	292500*	254500 ^	325000^	325000*	0	0	NA	NA
FRANKSTON	415500	418000	445200	470000	457800	116	116	10.2	-2.6
FRANKSTON SOUTH	730000	729000	685300	680000	720000	23	23	-1.4	5.9
GARDENVALE	865000^	865000*	790000 ^	790000*	329000^	1	1	-62.0	NA
GARFIELD	362000*	362000*	362000 *	420000^	400000^	2	2	NA	-4.8

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GEELONG	605000	552500	699400	715000	575000	30	30	-5.0	-19.6
GEELONG WEST	340800 [^]	455000 [^]	361500 [^]	612500	629000	15	15	84.6	2.7
GISBORNE	550000 [^]	610000 [^]	597000 [^]	530000 [^]	640000	18	18	16.4	20.8
GLEN HUNTLY	633000	545000	520000	660000	516000	18	18	-18.5	-21.8
GLEN IRIS	674300	751800	785000	785000	650000	63	63	-3.6	-17.2
GLEN WAVERLEY	801000	737500	810500	802000	762300	56	56	-4.8	-5.0
GLENROY	600200	550000	575000	580000	596300	68	68	-0.7	2.8
GOLDEN POINT (BALLARAT)	297500 [^]	330000 [^]	262500 [^]	370000 [^]	304500 [^]	6	6	2.4	-17.7
GOLDEN SQUARE	267500	305000	277500 [^]	298000	320000	12	12	19.6	7.4
GOWANBRAE	605500 [^]	600000 [^]	574000 [^]	540000 [^]	652500 [^]	2	2	7.8	20.8
GREENSBOROUGH	603800	667500	635000	630000	685000	25	25	13.5	8.7
GREENVALE	525000 [^]	450000 [^]	615000 [^]	530000 [^]	570000 [^]	3	3	8.6	7.5
GROVEDALE	442800	380000 [^]	385000 [^]	451300	477500	13	13	7.8	5.8
HADFIELD	610000	530000	561300	587500	599000	32	32	-1.8	2.0
HALLAM	505000	431000 [^]	480500 [^]	500000 [^]	480000	17	17	-5.0	-4.0
HAMILTON	183300 [^]	219000 [^]	242000 [^]	176300 [^]	240000 [^]	5	5	31.0	36.2
HAMLIN HEIGHTS	421000 [^]	480000 [^]	498500	530000	470000 [^]	8	8	11.6	-11.3
HAMPTON	952500	732500	1075000	872000	968700	35	35	1.7	11.1
HAMPTON EAST	872500	650000	704800	834500	786000	13	13	-9.9	-5.8
HAMPTON PARK	430000 [^]	421300	420000 [^]	467500	467500	28	28	8.7	0.0
HARKNESS	339500 [^]	370000 [^]	335000 [^]	327500 [^]	380000	13	13	11.9	16.0
HASTINGS	401300	410000	407000 [^]	440000	515000	21	21	28.3	17.0
HAWTHORN	585000	625000	575000	610000	599000	105	105	2.4	-1.8
HAWTHORN EAST	695600	598000	669200	635000	720000	102	102	3.5	13.4
HEALESVILLE	551300 [^]	490000 [^]	450000 [^]	516000 [^]	590000	17	17	7.0	14.3
HEATHCOTE	376000 [^]	500000 [^]	217500 [^]	261300 [^]	277500 [^]	2	2	-26.2	6.2
HEATHERTON	450000 [*]	739000 [^]	739000 [*]	300000 [^]	475000 [^]	5	5	NA	58.3
HEATHMONT	645000 [^]	680000 [^]	605000 [^]	700000	700000	17	17	8.5	0.0
HEIDELBERG	660000	629400	619000	619500	650000	37	37	-1.5	4.9
HEIDELBERG HEIGHTS	740500	720000	655000	726000	709000	24	24	-4.3	-2.3
HEIDELBERG WEST	593000	591000	599000	641500	665000	16	16	12.1	3.7
HERNE HILL	419000 [^]	498300 [^]	255500	408000 [^]	371000	10	10	-11.5	-9.1
HIGHETT	620000	655000	650000	655000	757500	58	58	22.2	15.6
HIGHTON	450000	352500	431500	459500	436000	14	14	-3.1	-5.1

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HILLSIDE (MELTON)	455000 [^]	490000 [^]	535000 [^]	490000 [^]	475500 [^]	6	6	4.5	-3.0
HOPPERS CROSSING	420000	406500 [^]	440000 [^]	400000 [^]	407500	22	22	-3.0	1.9
HORSHAM	208500 [^]	235500	229500	290000	291500	12	12	39.8	0.5
HUGHESDALE	626800	598500	712500	760000	705000	18	18	12.5	-7.2
HUNTINGDALE	725000 [^]	680000 [^]	675000 [^]	690000 [^]	717400 [^]	5	5	-1.0	4.0
INVERLOCH	460000 [^]	520000 [^]	455000 [^]	500000 [^]	491500 [^]	8	8	6.8	-1.7
IVANHOE	649200	720000	695000	723800	685000	41	41	5.5	-5.4
IVANHOE EAST	766000 [^]	1560000 [^]	675000 [^]	925000 [^]	726900	12	12	-5.1	-21.4
JACANA	350000 [^]	427000 [^]	366000 [^]	430000 [^]	495000 [^]	4	4	41.4	15.1
JOLIMONT	1285500	1450000 [^]	600300 [^]	1237500 [^]	1305300 [^]	4	4	1.5	5.5
JUNCTION VILLAGE	265000 [^]	280000 [^]	280000 [^]	262000 [^]	345000 [^]	3	3	30.2	31.7
KANGAROO FLAT	268500	280200 [^]	305000 [^]	305000 [^]	318500	12	12	18.6	4.4
KEILOR DOWNS	519900 [^]	401000 [^]	470000 [^]	500000 [^]	568000 [^]	3	3	9.3	13.6
KEILOR EAST	615000 [^]	720000 [^]	680000 [^]	685000 [^]	657500 [^]	6	6	6.9	-4.0
KENNINGTON	325000 [^]	455000 [^]	300300 [^]	365000	295000	11	11	-9.2	-19.2
KENSINGTON	510000	552500	427500 [^]	540000	535000	25	25	4.9	-0.9
KEW	935000	815000	780000	853000	925000	59	59	-1.1	8.4
KEW NORTH	1170000 [^]	695000 [^]	711300 [^]	835000	740000 [^]	9	9	-36.8	-11.4
KEYSBOROUGH	670000	600000 [^]	615400 [^]	705800 [^]	680000	13	13	1.5	-3.7
KILMORE	319000 [^]	340000 [^]	317500 [^]	341300 [^]	377500 [^]	8	8	18.3	10.6
KILSYTH	611500	609000	600000	632500	653500	32	32	6.9	3.3
KINGSBURY	507000 [^]	545000 [^]	591000 [^]	565000 [^]	550000 [^]	7	7	8.5	-2.7
KINGSVILLE	517500 [^]	527000 [^]	829800 [^]	589000	565000	17	17	9.2	-4.1
KNOXFIELD	755500	629000 [^]	668000 [^]	640000	715000	19	19	-5.4	11.7
KOO WEE RUP	420000 [^]	365000 [^]	418800 [^]	351000	412500 [^]	4	4	-1.8	17.5
KOOYONG	820000 [*]	820000 [*]	1200000 [^]	1630000 [^]	706100 [^]	1	1	NA	-56.7
KORUMBURRA	328000 [^]	268500 [^]	330000 [^]	306000 [^]	342500 [^]	2	2	4.4	11.9
KURUNJANG	347300 [^]	370000 [^]	370000 [*]	315000 [^]	363000 [^]	9	9	4.5	15.2
KYABRAM	220000 [^]	200000 [^]	249000 [^]	230000 [^]	185000 [^]	4	4	-15.9	-19.6
KYNETON	503000 [^]	400000 [^]	452500 [^]	388000 [^]	573000	10	10	13.9	47.7
LAKE WENDOUREE	459300 [^]	422500 [^]	384500 [^]	570000 [^]	480000	13	13	4.5	-15.8
LAKES ENTRANCE	330000 [^]	347000 [^]	357000 [^]	292500 [^]	278000 [^]	3	3	-15.8	-5.0
LALOR	500000	489200	450000 [^]	450000	535000	21	21	7.0	18.9
LANGWARRIN	459500	480000	453900	490000	520000	31	31	13.2	6.1

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LARA	290000 [^]	387000 [^]	380000 [^]	410000 [^]	446000 [^]	1	1	53.8	8.8
LAVERTON	557500 [^]	515000 [^]	435600 [^]	480000 [^]	561000	14	14	0.6	16.9
LAVERTON SOUTH	486500 [^]	471000 [^]	460000 [^]	450000 [^]	482000 [^]	7	7	-0.9	7.1
LEONGATHA	352000 [^]	290000 [^]	320000 [^]	310000 [^]	280000 [^]	2	2	-20.5	-9.7
LEOPOLD	404600 [^]	395000 [^]	406800 [^]	430000 [^]	445000 [^]	8	8	10.0	3.5
LILYDALE	528000	507500	515000	530000	558300	38	38	5.7	5.3
LONG GULLY	230000 [^]	260800 [^]	300000 [^]	297500 [^]	275000 [^]	6	6	19.6	-7.6
LORNE	697500 [^]	1105000 [^]	707500	887500	950000	12	12	36.2	7.0
LOVELY BANKS	365000 [^]	239000 [^]	326000 [^]	342000 [^]	350600	11	11	-4.0	2.5
LOWER PLENTY	641000 [^]	555000 [^]	996500 [^]	645000 [^]	542000	19	19	-15.4	-16.0
LYNDHURST	570000 [^]	581500 [^]	507500 [^]	465000 [^]	465000 [^]	1	1	-18.4	0.0
MACLEOD	708000	697500	658500	672500	830000	17	17	17.2	23.4
MAFFRA	305000 [^]	305000 [^]	183000 [^]	189000 [^]	210000 [^]	5	5	-31.1	11.1
MAIDSTONE	647000	567500	680000	575000	720000	23	23	11.3	25.2
MALLACOOTA	120000 [^]	120000 [*]	255000 [^]	255000 [*]	255000 [*]	0	0	NA	NA
MALVERN	725000	750000	858000	675000	805000	31	31	11.0	19.3
MALVERN EAST	685500	610000	640000	660000	768500	48	48	12.1	16.4
MANIFOLD HEIGHTS	444500 [^]	461000 [^]	341500 [^]	446000 [^]	457500 [^]	8	8	2.9	2.6
MANSFIELD	390500 [^]	372000 [^]	385000	405000 [^]	430000 [^]	5	5	10.1	6.2
MARIBYRNONG	515000	502500	453800	513500	530000	61	61	2.9	3.2
MARYBOROUGH	236300 [^]	187500 [^]	248800	251300 [^]	282500	10	10	19.6	12.4
MCCRAE	561000 [^]	600000 [^]	519000 [^]	614000 [^]	580000 [^]	9	9	3.4	-5.5
MCKINNON	723600	1037500	745000 [^]	1095000	1000000	21	21	38.2	-8.7
MEADOW HEIGHTS	401000 [^]	412000 [^]	410000 [^]	435000 [^]	420000 [^]	6	6	4.7	-3.4
MELBOURNE	538000	575000	586500	562300	537000	422	422	-0.2	-4.5
MELTON	322500	320000 [^]	315000 [^]	326000	349000	15	15	8.2	7.1
MELTON SOUTH	310000 [^]	301300	296000 [^]	297500	320000	16	16	3.2	7.6
MENTONE	617500	672000	597500	675000	653500	61	61	5.8	-3.2
MERINDA PARK	-	-	-	454300 [^]	559000 [^]	8	8	0.0	23.1
MERNDA	407000	415000 [^]	382600 [^]	349000 [^]	420000 [^]	9	9	3.2	20.3
METUNG	292000 [^]	230000 [^]	290000 [^]	435000 [^]	435000 [*]	0	0	NA	NA
MIDDLE PARK	1187500 [^]	835000 [^]	880000 [^]	705000	469000 [^]	5	5	-60.5	-33.5
MILDURA	200000	206300	246000	195000	242500	40	40	21.3	24.4
MILL PARK	450000	429300	450000 [^]	440000 [^]	480000	17	17	6.7	9.1

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MITCHAM	701000	694000	808000	791700	783500	31	31	11.8	-1.0
MOE	135000 [^]	125000 [^]	128000	169300	150000	21	21	11.1	-11.4
MONT ALBERT	766800	700000 [^]	736000 [^]	767000	770800	12	12	0.5	0.5
MONT ALBERT NORTH	1140000 [^]	867500 [^]	1105000 [^]	995000	1083300 [^]	8	8	-5.0	8.9
MONTMORENCY	789500 [^]	712500	738000	851000	748000	20	20	-5.3	-12.1
MOONEE PONDS	596800	527500	475800	476900	530500	44	44	-11.1	11.2
MOORABBIN	561300	727500 [^]	832000 [^]	558500	490000	11	11	-12.7	-12.3
MOOROOLBARK	584000	568300	635000	593300	628500	32	32	7.6	5.9
MOOROOPNA	187500 [^]	134000 [^]	237500 [^]	185000 [^]	207500 [^]	7	7	10.7	12.2
MORDIALLOC	616000	596300	575300	615000	755000	24	24	22.6	22.8
MORNINGTON	632500	552000	720000	745000	778000	76	76	23.0	4.4
MORWELL	162300	166500	190000	182000	163000	23	23	0.5	-10.4
MOUNT CLEAR	386000 [^]	302500 [^]	365500 [^]	349000 [^]	375500 [^]	4	4	-2.7	7.6
MOUNT ELIZA	517500 [^]	525000 [^]	520000 [^]	762000	710500	11	11	37.3	-6.8
MOUNT EVELYN	577500 [^]	633000 [^]	370000 [^]	370000 [*]	542800 [^]	4	4	-6.0	NA
MOUNT MARTHA	685000	375000 [^]	422500 [^]	742500 [^]	860000	10	10	25.5	15.8
MOUNT PLEASANT	283000 [^]	290000 [^]	285000 [^]	395000 [^]	400000 [^]	3	3	41.3	1.3
MOUNT WAVERLEY	980000	1007500	892000	1065000	1100000	64	64	12.2	3.3
MULGRAVE	835500 [^]	755000 [^]	755000	795000	731000	15	15	-12.5	-8.1
MURRUMBEENA	580000	670000	523000	595000	670000	30	30	15.5	12.6
MYRTLEFORD	284500 [^]	284500 [*]	250000 [^]	305300 [^]	355000 [^]	1	1	24.8	16.3
NARRE WARREN	480000	465000 [^]	440000 [^]	450000	560000	25	25	16.7	24.4
NEWBOROUGH	261500 [^]	202500 [^]	265000 [^]	147000 [^]	239000 [^]	2	2	-8.6	62.6
NEWCOMB	385000 [^]	340000 [^]	415000	387500 [^]	425000 [^]	7	7	10.4	9.7
NEWPORT	705000	775000 [^]	663000 [^]	715000	832500	18	18	18.1	16.4
NEWTOWN (GREATER GEELONG)	347500	525000	465000 [^]	545000	596300	16	16	71.6	9.4
NIDDRIE	595000 [^]	680300 [^]	725000 [^]	729000	711000	18	18	19.5	-2.5
NOBLE PARK	477500	440000	445000	497000	500000	90	90	4.7	0.6
NORLANE	315000	294500 [^]	352500	332500	347500 [^]	8	8	10.3	4.5
NORTH BENDIGO	275000 [^]	225000 [^]	265000 [^]	398800 [^]	315600 [^]	6	6	14.8	-20.8
NORTH MELBOURNE	576000	545000	570000	585000	552500	73	73	-4.1	-5.6
NORTHCOTE	676300	534800	745000	645000	620800	46	46	-8.2	-3.8
NOTTING HILL	320000	410000 [^]	355000 [^]	360000 [^]	402900	13	13	25.9	11.9
NUMURKAH	171500 [^]	171500 [*]	156500 [^]	199800 [^]	168000	11	11	-2.0	-15.9

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NUNAWADING	828000	711000	660500	715000	845500	36	36	2.1	18.3
OAK PARK	613900	625700	630000 ^	697500	597400	24	24	-2.7	-14.3
OAKLEIGH	555000	587500	585000	615000	589800	26	26	6.3	-4.1
OAKLEIGH EAST	667500	760000 ^	825000 ^	875000	845000	15	15	26.6	-3.4
OAKLEIGH SOUTH	891300	800000 ^	700500	794000	761800	15	15	-14.5	-4.1
OCEAN GROVE	635000	615500	600000	680000	735300	18	18	15.8	8.1
OFFICER	439000 ^	439000 *	429500 ^	520000 ^	485500 ^	3	3	10.6	-6.6
ORMOND	686000	629800	726000	660000	583000	31	31	-15.0	-11.7
OSBORNE	562800	600000 ^	620000 ^	625000	750000	17	17	33.3	20.0
PAKENHAM	405000	413300	382000	400000	416000	51	51	2.7	4.0
PARKDALE	812500	738000	477800	765000	680000	33	33	-16.3	-11.1
PARKVILLE	518000	507500	647500 ^	707500	585000	14	14	12.9	-17.3
PASCOE VALE	610000	617500	652500	651000	666500	68	68	9.3	2.4
PASCOE VALE SOUTH	685000	505000 ^	500000 ^	470000	493800 ^	6	6	-27.9	5.1
PATTERSON LAKES	607500	575000 ^	660000 ^	595000	543800	14	14	-10.5	-8.6
PAYNESVILLE	287000 ^	285000 ^	358500 ^	395000 ^	320000 ^	5	5	11.5	-19.0
POINT COOK	460000	447500	457000 ^	510000	460800	20	20	0.2	-9.7
PORT FAIRY	617500 ^	577500 ^	577500 *	875000 ^	1042500 ^	4	4	68.8	19.1
PORT MELBOURNE	805000	780000	677500	715000	805000	63	63	0.0	12.6
PORTARLINGTON	550000 ^	455000 ^	617500 ^	592500 ^	695000	10	10	26.4	17.3
PORTLAND	200000	182500 ^	190000 ^	167500 ^	203000	20	20	1.5	21.2
PRAHRAN	465000	571500	482500	588800	575000	59	59	23.7	-2.3
PRESTON	513000	490500	572500	611300	658500	108	108	28.4	7.7
QUARRY HILL	287500 ^	287500 *	332500 ^	320000 ^	400000 ^	5	5	39.1	25.0
QUEENSCLIFF	435000 ^	586500 ^	680000 ^	715000 ^	715000 *	0	0	NA	NA
REDAN	184000 ^	295000 ^	285000 ^	317500	327000 ^	7	7	77.7	3.0
RESERVOIR	578000	566800	565000	590000	630000	153	153	9.0	6.8
RICHMOND	609300	560000	545300	545000	648000	107	107	6.4	18.9
RIDDELLS CREEK	492500 ^	495000 ^	540000 ^	530000 ^	557500 ^	6	6	13.2	5.2
RINGWOOD	565000	546500	595000	640500	584000	76	76	3.4	-8.8
RINGWOOD EAST	645000	650000	618000 ^	588900	673000	23	23	4.3	14.3
RINGWOOD NORTH	825000 ^	820000 ^	865000 ^	647500 ^	748500 ^	8	8	-9.3	15.6
RIPPLESIDE	600000 ^	600000 *	765000 ^	955000 ^	955000 *	0	0	NA	NA
RIPPONLEA	414000 ^	586000 ^	547500 ^	545000	600000 ^	6	6	44.9	10.1

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ROMSEY	420000 [^]	555000 [^]	440000 [^]	430000 [^]	445000 [^]	3	3	6.0	3.5
ROSANNA	650000	685300 [^]	678500 [^]	833000	687500	16	16	5.8	-17.5
ROSEBUD	575000	558500	523500	595000	632000	34	34	9.9	6.2
ROSEBUD SOUTH	506000 [^]	607500 [^]	520000 [^]	614900	814000	12	12	60.9	32.4
ROWVILLE	640500	570000	545000 [^]	676000	662500	26	26	3.4	-2.0
ROXBURGH PARK	388000 [^]	400000 [^]	360000 [^]	446300 [^]	527500 [^]	6	6	36.0	18.2
RYE	630000 [^]	635000 [^]	461000 [^]	598500 [^]	756300 [^]	4	4	20.0	26.4
SAFETY BEACH	658000	650000	710000	720000	730000	40	40	10.9	1.4
SALE	259000	267000	218800	232500	250000	27	27	-3.5	7.5
SANCTUARY LAKES	485300 [^]	490000 [^]	600000 [^]	512500 [^]	525000	11	11	8.2	2.4
SANDRINGHAM	600000	810000	697500	636000	685000	40	40	14.2	7.7
SCORESBY	555000 [^]	727500 [^]	570000 [^]	610000 [^]	710000 [^]	3	3	27.9	16.4
SEAFORD	558000	625000	523600	535000	533500	50	50	-4.4	-0.3
SEBASTOPOL	277500	262500	274000	285000	290000	28	28	4.5	1.8
SEDDON	465000 [^]	465000 [*]	600000 [^]	513500	525000 [^]	7	7	12.9	2.2
SEYMOUR	251000 [^]	239000 [^]	220000 [^]	345000 [^]	362500 [^]	8	8	44.4	5.1
SHEPPARTON	262500	326000 [^]	229000	219000	260000	28	28	-1.0	18.7
SKYE	510000 [^]	480000 [^]	513000 [^]	520000 [^]	505000 [^]	6	6	-1.0	-2.9
SOMERVILLE	462000	490000 [^]	537500 [^]	540000	495000	19	19	7.1	-8.3
SOUTH GEELONG	600000 [^]	610000 [^]	551300 [^]	551300 [*]	531000 [^]	1	1	-11.5	NA
SOUTH KINGSVILLE	712500	600000 [^]	627500 [^]	573500 [^]	800000	11	11	12.3	39.5
SOUTH MELBOURNE	566000	673800	585000	610000	630000	46	46	11.3	3.3
SOUTH MORANG	457500	520000 [^]	472500 [^]	475000	430000	13	13	-6.0	-9.5
SOUTH YARRA	623700	640000	680000	602000	615000	178	178	-1.4	2.2
SOUTHBANK	584500	560000	570000	595000	558000	179	179	-4.5	-6.2
SPOTSWOOD	697500 [^]	725000 [^]	500000 [^]	692500 [^]	820000 [^]	3	3	17.6	18.4
SPRING GULLY	302500	300000 [^]	320000 [^]	372500 [^]	290000 [^]	3	3	-4.1	-22.1
SPRINGVALE	600000	468000	610000	580000	575000	41	41	-4.2	-0.9
SPRINGVALE SOUTH	466200 [^]	430500 [^]	410000 [^]	500000	555000 [^]	8	8	19.0	11.0
ST ALBANS	478500	457000	440000	470000	467500	52	52	-2.3	-0.5
ST ALBANS PARK	285000 [^]	352500 [^]	352500 [*]	352500 [^]	340100 [^]	6	6	19.3	-3.5
ST KILDA	584000	491000	560000	581000	570000	141	141	-2.4	-1.9
ST KILDA EAST	600000	605300	589000	575000	603000	64	64	0.5	4.9
ST KILDA WEST	641500 [^]	615000	600000	680000	580000	21	21	-9.6	-14.7

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ST LEONARDS	375000 [^]	360000 [^]	457500 [^]	537000 [^]	485000 [^]	8	8	29.3	-9.7
STAWELL	135000 [^]	210500 [^]	181300 [^]	145000 [^]	274500 [^]	4	4	103.3	89.3
STRATHDALE	286000 [^]	277500 [^]	226300 [^]	348400 [^]	350000 [^]	7	7	22.4	0.5
STRATHMORE	762500 [^]	815000	752000 [^]	690000 [^]	937500 [^]	4	4	23.0	35.9
STUDFIELD	680000 [^]	606000 [^]	885000 [^]	643000 [^]	607500	10	10	-10.7	-5.5
SUNBURY	457500	401900	447500	421000	445000	29	29	-2.7	5.7
SUNSHINE	390000	550000 [^]	291300 [^]	645000	575000	11	11	47.4	-10.9
SUNSHINE NORTH	475000 [^]	460000 [^]	532500 [^]	577500	563000 [^]	6	6	18.5	-2.5
SUNSHINE WEST	485000	540000 [^]	405000 [^]	515000	565000	21	21	16.5	9.7
SURREY HILLS	857500	770000	865100 [^]	801800	975000	23	23	13.7	21.6
SWAN HILL	204500 [^]	254500 [^]	245000 [^]	245000	279000 [^]	1	1	36.4	13.9
SYDENHAM	427500	419000	427500	439000	440000	19	19	2.9	0.2
SYNDAL	1212500 [^]	950000 [^]	1100000 [^]	935500 [^]	931000	13	13	-23.2	-0.5
TARNEIT	400000	417500 [^]	475000	421000	425000	15	15	6.3	1.0
TATURA	227500 [^]	227500 [*]	194000 [^]	237500 [^]	253000 [^]	4	4	11.2	6.5
TAYLORS HILL	528000 [^]	511500 [^]	516300 [^]	475000 [^]	56100 [^]	8	8	-89.4	-88.2
TEMPLESTOWE	790000	735000 [^]	707500	807500	850000	19	19	7.6	5.3
TEMPLESTOWE LOWER	930000	750000	720000 [^]	873000	930300	28	28	0.0	6.6
THOMASTOWN	457800	505000	485000 [^]	460000	509000	12	12	11.2	10.7
THORNBURY	585000	600000	680000	609500	630000	50	50	7.7	3.4
TOORAK	990000	1575000	940000	956000	1217500	54	54	23.0	27.4
TORQUAY	659500	597500	635000	650000	820000	23	23	24.3	26.2
TRAFALGAR	310000 [*]	400000 [^]	400000 [*]	400000 [*]	454000 [^]	2	2	NA	NA
TRARALGON	217000	218800	222500	219000	260000	28	28	19.8	18.7
TRAVANCORE	350000	340300 [^]	337300 [^]	342000 [^]	351000	19	19	0.3	2.6
TRUGANINA	413500	368000 [^]	408500 [^]	427500	427000 [^]	4	4	3.3	-0.1
TULLAMARINE	482500	541500	447500 [^]	515000	585000	19	19	21.2	13.6
TYABB	490000 [^]	500000 [^]	435000 [^]	525000 [^]	601000 [^]	3	3	22.7	14.5
VERMONT	890000 [^]	859000	610000 [^]	700000	852500	10	10	-4.2	21.8
VERMONT SOUTH	1000500 [^]	1097000 [^]	1097000 [*]	828500 [^]	735000 [^]	8	8	-26.5	-11.3
VIEWBANK	568000 [^]	410000 [^]	687000 [^]	685800 [^]	601000 [^]	6	6	5.8	-12.4
WALLAN	380000 [^]	320000 [^]	370000 [^]	395000	390000 [^]	9	9	2.6	-1.3
WALLAN EAST	363500 [^]	365000 [^]	369000 [^]	370000 [^]	357500 [^]	2	2	-1.7	-3.4
WANGARATTA	252000	255000 [^]	228800	265000	330000	15	15	31.0	24.5

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WANTIRNA	760000 [^]	628800 [^]	608000 [^]	686800	640000	14	14	-15.8	-6.8
WANTIRNA SOUTH	452500	386400 [^]	588500 [^]	675000 [^]	548000	13	13	21.1	-18.8
WARRAGUL	327000	192000	335000	369000	345000 [^]	9	9	5.5	-6.5
WARRNAMBOOL	274500	268000	312800	373500	340000	34	34	23.9	-9.0
WATSONIA	750000 [^]	605000 [^]	687000 [^]	697500	645000	12	12	-14.0	-7.5
WENDOUREE	274100 [^]	249000 [^]	220900	262500	329000	11	11	20.0	25.3
WERRIBEE	370000	380000	420000	375000	400000	43	43	8.1	6.7
WERRIBEE SOUTH	550000 [^]	625000 [^]	600000 [^]	419700 [^]	434000 [^]	7	7	-21.1	3.4
WEST FOOTSCRAY	625000	512500	600000	565000	575000	42	42	-8.0	1.8
WEST MELBOURNE	718300	683500	736300	632500	567900	42	42	-20.9	-10.2
WEST WODONGA	214000	222500	220000	241000	291000	12	12	36.0	20.7
WESTALL	440000	600000	605000 [^]	520000	627000	27	27	42.5	20.6
WESTGARTH	612500 [^]	498000 [^]	351000 [^]	562000	619500 [^]	8	8	1.1	10.2
WESTMEADOWS	517500 [^]	547500 [^]	480000	545100	574000	16	16	10.9	5.3
WHEELERS HILL	850800 [^]	761500 [^]	761500 [*]	820900 [^]	888800 [^]	4	4	4.5	8.3
WHITE HILLS	309800 [^]	309800 [*]	330000 [^]	400000 [^]	270000 [^]	1	1	-12.8	-32.5
WHITTINGTON	350000 [^]	307000 [^]	350000 [^]	378000 [^]	330000 [^]	7	7	-5.7	-12.7
WHITTLESEA	420000 [^]	420000 [*]	412500 [^]	340000 [^]	407500 [^]	4	4	-3.0	19.9
WILLIAMS LANDING	460000 [^]	407000 [^]	405000 [^]	455900 [^]	417000 [^]	2	2	-9.3	-8.5
WILLIAMSTOWN	796300	749600	631000	642500	745000	34	34	-6.4	16.0
WILLIAMSTOWN NORTH	570000 [^]	700000 [^]	710000 [^]	710000 [^]	700000 [^]	3	3	22.8	-1.4
WINDSOR	555000	637500	570000	589000	541300	60	60	-2.5	-8.1
WODONGA	260000	249000	205000	193100	239500	28	28	-7.9	24.1
WOLLERT	405000	434300	435000	415000	449500 [^]	7	7	11.0	8.3
WONTHAGGI	398000 [^]	340000 [^]	333800 [^]	350000	399500	14	14	0.4	14.1
WOODEND	460000 [^]	460000 [*]	700000 [^]	570000 [^]	685000 [^]	4	4	48.9	20.2
WYNDHAM VALE	426000 [^]	390000 [^]	435000 [^]	410000 [^]	369500	12	12	-13.3	-9.9
YARRAM	190000 [^]	190000 [*]	294000 [^]	235000 [^]	260000 [^]	4	4	36.8	10.6
YARRAVILLE	600000	592500	640000	670000	705000	30	30	17.5	5.2
YARRAWONGA	263000	381500	235000	285000	339000	17	17	28.9	18.9

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AINTREE	401000	315000	360000	365000	383000 [^]	4	4	-4.5	4.9
ALEXANDRA	135000 [^]	141300 [^]	155000	142500	140000 [^]	7	7	3.7	-1.8
ALFREDTON	189000	195000	205000	210000	220000	43	43	16.4	4.8
ANGLESEA	675000 [^]	753000 [^]	575000 [^]	620000 [^]	975000 [^]	2	2	44.4	57.3
APOLLO BAY	245000	225000 [^]	225000	260000	315000 [^]	8	8	28.6	21.2
ARARAT	65000 [^]	92000 [^]	75000	85000 [^]	80000 [^]	5	5	23.1	-5.9
ARMSTRONG CREEK	274500	271000	269000	268000	282000	57	57	2.7	5.2
ASCOT (GREATER BENDIGO)	138000 [^]	142500 [^]	187000 [^]	175000 [^]	380000 [^]	1	1	175.4	117.1
AVENEL	45000 [*]	147500 [^]	225000 [^]	200000 [^]	200000 [^]	3	3	NA	0.0
BACCHUS MARSH	240000 [^]	232500	257500	285000	300000	12	12	25.0	5.3
BAGSHOT	119000	112000	129700 [^]	118000 [^]	156500 [^]	2	2	31.6	32.7
BAIRNSDALE	125000 [^]	125000 [^]	124900	129000	152500	13	13	22.0	18.3
BALLAN	222500	239000	251000	275800 [^]	229000 [^]	3	3	2.9	-17.0
BALLARAT EAST	200000 [^]	200000 [*]	200000 [*]	150000 [^]	230000 [^]	4	4	15.0	53.3
BANNOCKBURN	245000 [^]	242000 [^]	275000	350000 [^]	396800 [^]	4	4	61.9	13.4
BARANDUDA	144800	140000	140000	135000	135000	34	34	-6.7	0.0
BARWON HEADS	1020000 [*]	1900000 [^]	935000 [^]	950000 [^]	725000 [^]	1	1	NA	-23.7
BEACONSFIELD	366000 [^]	327200	307100	333600	355600	10	10	-2.8	6.6
BEECHWORTH	197000 [^]	202500 [^]	222500	235000 [^]	230000 [^]	3	3	16.8	-2.1
BELLBRAE	620000 [^]	752000 [^]	655000 [^]	805000 [^]	1000000 [^]	1	1	61.3	24.2
BELMONT	486500 [^]	190000 [^]	350500 [^]	282000 [^]	286000 [^]	2	2	-41.2	1.4
BENALLA	143800 [^]	136000	142500	160000 [^]	170000 [^]	5	5	18.3	6.3
BERWICK	427500	412000	424500	438000	447500	104	104	4.7	2.2
BEVERIDGE	252000	270000	269000	259000	279000	80	80	10.7	7.7
BIRREGURRA	239000 [^]	287500 [^]	280000 [^]	285000 [^]	310500 [^]	2	2	29.9	8.9
BLAIRGOWRIE	702500 [^]	955000 [^]	875000 [^]	761000 [^]	751600 [^]	2	2	7.0	-1.2
BONNIE BROOK	311000	311000	309000	256000	340000	21	21	9.3	32.8
BONSHAW	165000	177000	187000	207500	245000 [^]	9	9	48.5	18.1
BORONIA	374000 [*]	374000 [*]	572500 [^]	515000 [^]	567500 [^]	2	2	NA	10.2
BOTANIC RIDGE	387000	388000	374000	411000 [^]	569000	10	10	47.0	38.4
BRIDGEWATER ON LODDON	130000 [^]	130000 [*]	180000 [^]	165000 [^]	330000 [^]	1	1	153.8	100.0
BRIGHT	397500 [^]	449000 [^]	336500	379500 [^]	350000 [^]	5	5	-11.9	-7.8
BROADFORD	200000 [^]	220000 [^]	245000 [^]	242000 [^]	245000 [^]	5	5	22.5	1.2
BROOKFIELD	286000 [^]	268500 [^]	273500 [^]	307500 [^]	283000 [^]	5	5	-1.0	-8.0
BROWN HILL	220800	198800	235000	250000	267500 [^]	6	6	21.2	7.0

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BUNYIP	335000 [^]	336500 [^]	345000 [^]	440000 [^]	392500 [^]	4	4	17.2	-10.8
BURNSIDE	499500 [^]	409500	434500	474700	460500 [^]	2	2	-7.8	-3.0
CAIRNLEA	-	632000 [^]	430000 [^]	330000	340000 [^]	5	5	0.0	3.0
CALIFORNIA GULLY	69700 [^]	165000 [^]	118500 [^]	121000 [^]	150000 [^]	1	1	115.3	24.0
CAMPBELLS CREEK	145000 [^]	159000 [^]	170000 [^]	185000 [^]	186000 [^]	2	2	28.3	0.5
CAMPERDOWN	98000 [*]	54000 [^]	120000 [^]	120000 [*]	120000 [*]	0	0	NA	NA
CANADIAN	137500	176400	189900	192900 [^]	215500 [^]	2	2	56.7	11.7
CAPE PATERSON	350000 [^]	230000 [^]	250000	340000	355000 [^]	9	9	1.4	4.4
CARDIGAN	340000 [^]	340000 [^]	335000 [^]	367500 [^]	367500 [*]	0	0	NA	NA
CASTLEMAINE	220000 [^]	220000 [^]	232500 [^]	312500	276500 [^]	9	9	25.7	-11.5
CHARLEMONT	245000	248000	250500	256000	288500	50	50	17.8	12.7
CHEWTON	175000 [^]	154300 [^]	158000 [^]	230000 [^]	230000 [*]	0	0	NA	NA
CHIRNSIDE PARK	553000 [^]	354500 [^]	375000 [^]	545000 [^]	589500 [^]	6	6	6.6	8.2
CHURCHILL	110000 [^]	105000	97000 [^]	96800 [^]	116500 [^]	2	2	5.9	20.4
CLIFTON SPRINGS	298000 [^]	299000	280000	285000	277000	25	25	-7.0	-2.8
CLUNES	80000 [^]	190000 [^]	160000 [^]	135000 [^]	155000 [^]	5	5	93.8	14.8
CLYDE	314000	320000	322000	327500	356000	37	37	13.4	8.7
CLYDE NORTH	315000	320900	315000	330000	346400	168	168	10.0	5.0
COBBLEBANK	235000	259500	235500	296000	180000	15	15	-23.4	-39.2
COBRAM	126500 [^]	128500	84500	150000	187500	10	10	48.2	25.0
COHUNA	75100 [^]	160000 [^]	85000	117500 [^]	86800	12	12	15.5	-26.2
COLAC	155000 [^]	170000 [^]	165000 [^]	35000 [^]	189000 [^]	3	3	21.9	440.0
CONNEWARRE	600000 [^]	545000 [^]	570000 [^]	605000	685000 [^]	1	1	14.2	13.2
CORINELLA	195000	201800 [^]	212500	280000	257500	12	12	32.1	-8.0
CORIO	225000 [^]	221500 [^]	250000 [^]	163500 [^]	370000 [^]	1	1	64.4	126.3
CORONET BAY	250000 [^]	275000	275000	285000	325000	13	13	30.0	14.0
CORRYONG	46000 [^]	46000 [*]	65000 [^]	65000 [^]	43500 [^]	1	1	-5.4	-33.1
COWES WEST	239000	254900	258700	261300	279500	40	40	16.9	7.0
CRAIGIEBURN	299000	300000	339500	358000	330500	48	48	10.5	-7.7
CRANBOURNE	313000	326000	369000	267000 [^]	333000 [^]	4	4	6.4	24.7
CRANBOURNE EAST	299000	303500	290600	291900	343100	21	21	14.7	17.5
CRANBOURNE NORTH	355000 [^]	400000 [^]	380000 [^]	420000 [^]	300000 [^]	1	1	-15.5	-28.6
CRANBOURNE SOUTH	347500	361300	348500	365000	310000	69	69	-10.8	-15.1
CRANBOURNE WEST	153800	188500	183400	208500	286000	15	15	86.0	37.2
CRESWICK	120000 [^]	188000 [^]	155000	162000	219000 [^]	6	6	82.5	35.2

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CRIB POINT	335000 [^]	277500 [^]	393000 [^]	355000 [^]	370000 [^]	7	7	10.4	4.2
CROYDON	380000 [^]	350000 [^]	403000 [^]	762500 [^]	510000 [^]	9	9	34.2	-33.1
CURLEWIS	300000	300000	301500	338000	337000	52	52	12.3	-0.3
DALYSTON	160000	165000	185000	189000 [^]	209500 [^]	6	6	30.9	10.8
DARLEY	270000	245000	310000	260000	276300 [^]	4	4	2.3	6.3
DAYLESFORD	328000 [^]	440000 [^]	316500 [^]	340000	387500	20	20	18.1	14.0
DEANSIDE	326000	329000	309000	333000	305000	131	131	-6.4	-8.4
DELACOMBE	169500 [^]	182000 [^]	185000 [^]	180000 [^]	183000 [^]	1	1	8.0	1.7
DENNINGTON	132000	112500	100000 [^]	142500 [^]	130000 [^]	2	2	-1.6	-8.8
DIAMOND CREEK	452500	427500	389000	452500	480000	27	27	6.1	6.1
DIGGERS REST	282000	259000	289000	262000	295500	22	22	4.8	12.8
DINNER PLAIN	130000 [^]	104400 [^]	112000 [^]	145000 [^]	145000 [^]	7	7	11.5	0.0
DONCASTER	1012500 [^]	1135000 [^]	1300000 [^]	985000 [^]	1102000 [^]	7	7	8.8	11.9
DONNYBROOK	295000	280000	281000	297500	299500	117	117	1.5	0.7
DOREEN	320000	317500	315000	335000	360000	41	41	12.5	7.5
DROMANA	505000 [^]	600000 [^]	580000 [^]	535000	655000 [^]	9	9	29.7	22.4
DROUIN	215000	217500	225000	220000	265000	73	73	23.3	20.5
DRYSDALE	332500 [^]	250000 [^]	247500	240000	300000	19	19	-9.8	25.0
DUNKELD	-	-	77500 [^]	145500 [^]	79000 [^]	1	1	0.0	-45.7
EAGLE POINT	106300 [^]	117500	140000	164000	140000	40	40	31.8	-14.6
EAGLEHAWK	77500 [^]	119700 [^]	129000 [^]	125000	119700 [^]	7	7	54.5	-4.2
EAST BAIRNSDALE	74000 [^]	73500 [^]	75000 [^]	95000 [^]	95000 [*]	0	0	NA	NA
EAST BENDIGO	195000 [*]	365000 [^]	150000 [^]	225000 [^]	162500 [^]	4	4	NA	-27.8
EASTWOOD	157000	160000 [^]	110000	235000 [^]	114000 [^]	3	3	-27.4	-51.5
ECHUCA	152000	154500	154500	190400	215000	13	13	41.4	12.9
ELLIMINYT	170000 [^]	169000 [^]	192500 [^]	230000 [^]	275000 [^]	1	1	61.8	19.6
ELMORE	75000 [^]	71300 [^]	82500 [^]	86300 [^]	77500 [^]	2	2	3.3	-10.2
EPPING	211800	295000	341100	318300	321000 [^]	5	5	51.6	0.9
EPSOM	144000	148500	154000	142800 [^]	141000 [^]	6	6	-2.1	-1.2
EUROA	150000 [^]	95000 [^]	105000 [^]	180000 [^]	145000 [^]	4	4	-3.3	-19.4
EYNESBURY	286500	255800	265000	286000	286000	23	23	-0.2	0.0
FLORA HILL	185000 [^]	185000 [^]	185000 [^]	225000 [^]	207500 [^]	2	2	12.2	-7.8
FOSTER	137000 [^]	122500 [^]	123800	137000 [^]	138500 [^]	8	8	1.1	1.1
FRANKSTON	497500 [*]	530000 [^]	505000 [^]	569300 [^]	569300 [*]	0	0	NA	NA
FRASER RISE	322000	321000	319000	315000	324900	155	155	0.9	3.1

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FYANSFORD	332500 [^]	432500	420000	415000	395000	11	11	18.8	-4.8
GISBORNE	440000 [^]	380000 [^]	399500	425000	482500	10	10	9.7	13.5
GLENROWAN	-	130000 [^]	166500 [^]	176500 [^]	160000 [^]	3	3	0.0	-9.3
GOLDEN BEACH	43000	68500 [^]	59500	52000	67000	59	59	55.8	28.8
GOLDEN SQUARE	170000	165000	163300	185000	185000	16	16	8.8	0.0
GORDON	272500 [^]	250000 [^]	261500 [^]	250000 [^]	270000 [^]	1	1	-0.9	8.0
GRANTVILLE	200000 [^]	202000 [^]	200000 [^]	215500 [^]	240000 [^]	5	5	20.0	11.4
GREEN LAKE	138000 [^]	138000 [*]	111000 [^]	134500 [^]	123800 [^]	2	2	-10.3	-8.0
GREENVALE	389500	399000	399000	409500	455000	61	61	16.8	11.1
GROVEDALE	325000 [^]	307500	305000 [^]	347500	330000	33	33	1.5	-5.0
HALLS GAP	112500 [^]	140000 [^]	116000 [^]	169500 [^]	169000 [^]	1	1	50.2	-0.3
HAMILTON	135000 [^]	125000	75000	97500	112500 [^]	4	4	-16.7	15.4
HAMPTON PARK	259000 [^]	262000 [^]	269500 [^]	265000 [^]	327900	12	12	26.6	23.7
HARCOURT	143800 [^]	184000 [^]	210000 [^]	160000	188000 [^]	5	5	30.8	17.5
HARKNESS	259800	245000	235000	239800	256000	39	39	-1.4	6.8
HASTINGS	320000 [^]	330000 [^]	311000 [^]	234800 [^]	297500 [^]	4	4	-7.0	26.7
HEALESVILLE	340000 [^]	347500 [^]	410000 [^]	360000	292500 [^]	6	6	-14.0	-18.8
HEATHCOTE	120000 [^]	120000 [*]	120000 [^]	175000	158000 [^]	9	9	31.7	-9.7
HIGHTON	315000	312500	347500	329000	324000	49	49	2.9	-1.5
HORSHAM	113800	117500	118000	128500	125000	11	11	9.9	-2.7
HUNTLY	135000	135000	138000	155000	230000 [^]	9	9	70.4	48.4
HUON CREEK	285000 [^]	285000 [*]	295000 [^]	330000	330000	14	14	15.8	0.0
INVERLOCH	335000	310000	282500	363000	500000	17	17	49.3	37.7
INVERMAY PARK	255000 [^]	282500 [^]	255000 [^]	325000 [^]	359000 [^]	1	1	40.8	10.5
IRYMPLE	129000	139000	148000	140000 [^]	145000 [^]	3	3	12.4	3.6
JACKASS FLAT	141000	140500	131500	127500	126500 [^]	2	2	-10.3	-0.8
JEERALANG NORTH	-	85000 [^]	89500 [^]	80000 [^]	119000	10	10	0.0	48.8
JUNCTION VILLAGE	-	-	325000	327000	434000 [^]	3	3	0.0	32.7
JUNORTOUN	194500	192500	197500	205000 [^]	280000 [^]	4	4	44.0	36.6
KALIMNA	110000 [^]	115000 [^]	95000 [^]	128500 [^]	187500 [^]	4	4	70.5	45.9
KALKALLO	273300	275000	290500	304000	336500	62	62	23.1	10.7
KANGAROO FLAT	170000	139500	177000	149800	132600	12	12	-22.0	-11.5
KEILOR EAST	610000 [^]	610000 [*]	707500 [^]	775000 [^]	775000 [*]	0	0	NA	NA
KEILOR PARK	597000 [^]	597000 [*]	597000 [*]	597000 [*]	597000 [*]	0	0	NA	NA
KENNINGTON	140000 [^]	140000 [*]	297500 [^]	206300 [^]	192500 [^]	7	7	37.5	-6.7

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KERANG	65000 [^]	31000 [^]	60000 [^]	45000 [^]	98800 [^]	2	2	51.9	119.4
KEYSBOROUGH	615600	629200	626700	635000	658100	16	16	6.9	3.6
KIALLA	140800	150000	150000	155000	150500	24	24	6.9	-2.9
KILCUNDA	395000 [^]	295000 [^]	305000 [^]	326000 [^]	672500 [^]	2	2	70.3	106.3
KILLARA (WODONGA)	142300 [^]	153000	158000	147000 [^]	180000 [^]	5	5	26.5	22.4
KILMORE	252000	235000	242500	240000	148500	46	46	-41.1	-38.1
KINGLAKE	215000 [^]	213000 [^]	237500 [^]	262500 [^]	195000 [^]	2	2	-9.3	-25.7
KOO WEE RUP	317500 [^]	320000 [^]	325000 [^]	312500 [^]	250000 [^]	1	1	-21.3	-20.0
KOONDROOK	79000 [^]	155000 [^]	78500 [^]	78500 [*]	84000 [^]	3	3	6.3	NA
KOROIT	169500 [^]	132500	132000	107500 [^]	107500 [*]	0	0	NA	NA
KORONG VALE	20000 [^]	18800 [^]	20000 [^]	37500 [^]	24000 [^]	2	2	20.0	-36.0
KORUMBURRA	195000 [^]	150000 [^]	201000	216000 [^]	210000	11	11	7.7	-2.8
KURUNJANG	241000 [^]	256000 [^]	255000	251000	265000	20	20	10.0	5.6
KYABRAM	125000 [^]	120000 [^]	125000	120800 [^]	147500 [^]	2	2	18.0	22.2
KYNETON	299000 [^]	288000	322000 [^]	372500	485000 [^]	6	6	62.2	30.2
LAKE BUNGA	120000 [^]	100000 [^]	115000 [^]	187500 [^]	250000 [^]	6	6	108.3	33.3
LAKE TYERS BEACH	152000 [^]	340000 [^]	90000 [^]	182500 [^]	192500 [^]	7	7	26.6	5.5
LAKES ENTRANCE	98000 [^]	95500 [^]	118000	135000	119000 [^]	9	9	21.4	-11.9
LALOR	492500 [^]	477000 [^]	550000 [^]	480000 [^]	542000 [^]	3	3	10.1	12.9
LANCEFIELD	200000 [^]	210000 [^]	215000	215000	280000 [^]	2	2	40.0	30.2
LANG LANG	267000	265000	269800	279000	300000 [^]	5	5	12.4	7.5
LANGWARRIN	405000 [^]	410000 [^]	395000 [^]	410000 [^]	350000 [^]	5	5	-13.6	-14.6
LARA	277900	279900	314900 [^]	299900	370000 [^]	5	5	33.1	23.4
LARA LAKE	245000	260000	275000	295000	350000	11	11	42.9	18.6
LAVERTON SOUTH	490000 [^]	540000 [^]	590000 [^]	510000 [^]	610000 [^]	3	3	24.5	19.6
LENEVA	147000	148500	150000	153500	142500	12	12	-3.1	-7.2
LEONGATHA	195000 [^]	200000	215000	190000	165000 [^]	3	3	-15.4	-13.2
LEOPOLD	300000 [^]	355000 [^]	267000 [^]	260000	284000	15	15	-5.3	9.2
LILYDALE	470000	490000	495000	515000	635000 [^]	6	6	35.1	23.3
LISMORE	36000 [^]	57500 [^]	35000 [^]	41400 [^]	38500 [^]	2	2	6.9	-7.0
LOCH SPORT	52500	59000	50000	60000	76000	73	73	44.8	26.7
LONGWARRY	195000	185000 [^]	226500	195000	100000 [^]	1	1	-48.7	-48.7
LOVELY BANKS	280500	277500	299000 [^]	281000	339500 [^]	6	6	21.0	20.8
LUCAS	210000	200000	205000	227500	265000	13	13	26.2	16.5
LUCKNOW	105000	115000	119000	125000	128000 [^]	7	7	21.9	2.4

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								Jan-Mar 2020 to Jan-Mar 2021	Oct-Dec 2020 to Jan-Mar 2021
LYNDHURST	425900	472000	443900	469900	505000	14	14	18.6	7.5
MADDINGLEY	277500	255000	225000 [^]	257500	289000 [^]	7	7	4.1	12.2
MAFFRA	132344*	125000 [^]	126300 [^]	89500 [^]	120000 [^]	1	1	NA	34.1
MAIDEN GULLY	187000	184800	189500	246000	263000 [^]	6	6	40.6	6.9
MAIDSTONE	414500*	414500 [^]	414500*	240000 [^]	240000*	0	0	NA	NA
MALDON	127800 [^]	127800*	136300 [^]	150000 [^]	170000 [^]	1	1	33.1	13.3
MALLACOOTA	252500 [^]	127500 [^]	132500 [^]	145000	125000	12	12	-50.5	-13.8
MALMSBURY	190000 [^]	267500 [^]	265000 [^]	252500 [^]	250000 [^]	5	5	31.6	-1.0
MAMBOURIN	295000	289800	295000	293800	312500	107	107	5.9	6.4
MANOR LAKES	228200	270000	307500	333000	346000	18	18	51.6	3.9
MANSFIELD	180000	182500	185000	210000	235000	11	11	30.6	11.9
MARONG	143000	146500	148000 [^]	187500 [^]	211500 [^]	2	2	47.9	12.8
MARYBOROUGH	75000 [^]	107000 [^]	101500	95000	93500 [^]	6	6	24.7	-1.6
MCCRAE	420000 [^]	785000 [^]	605000 [^]	625000 [^]	750000 [^]	5	5	78.6	20.0
MCKENZIE HILL	195000 [^]	195000 [^]	210000	205000 [^]	235000 [^]	5	5	20.5	14.6
MELTON SOUTH	227500	221000	227000	222000	250000	18	18	9.9	12.6
MERENDA	324000	325000	320000	335000	350000	29	29	8.0	4.5
METUNG	90000 [^]	102500	99000	128000	145000	31	31	61.1	13.3
MICKLEHAM	276000	294000	287000	309000	330000	102	102	19.6	6.8
MILDURA	132000	138500	131500	150000	192500	30	30	45.8	28.3
MINERS REST	165000	179000 [^]	194500 [^]	235000	244000 [^]	9	9	47.9	3.8
MOE	126300	145000 [^]	170000 [^]	158000	163000	17	17	29.1	3.2
MOOROOLBARK	326000 [^]	364200 [^]	367100 [^]	400000 [^]	386000 [^]	6	6	18.4	-3.5
MOOROPNA	110500 [^]	109500	118000	123000	130000	15	15	17.6	5.7
MORNINGTON	465000 [^]	805000 [^]	878500 [^]	890000 [^]	370000 [^]	3	3	-20.4	-58.4
MORWELL	59300 [^]	132000 [^]	125000	95000 [^]	135000 [^]	7	7	127.8	42.1
MOUNT CLEAR	158000	160000 [^]	165000 [^]	170500 [^]	202500 [^]	6	6	28.2	18.8
MOUNT COTTRELL	292000 [^]	240000 [^]	286000 [^]	279500	283500	18	18	-2.9	1.4
MOUNT DUNEED	270900	295000	287000	285000	307900	71	71	13.7	8.0
MOUNT ELIZA	790000 [^]	812500 [^]	900000 [^]	720000 [^]	1115000 [^]	4	4	41.1	54.9
MOUNT MARTHA	850000 [^]	925000 [^]	1300000 [^]	1026000 [^]	1056300 [^]	2	2	24.3	2.9
MOUNT PLEASANT	135800 [^]	135800*	150000 [^]	150000 [^]	168500 [^]	2	2	24.0	12.3
MULGRAVE	686000 [^]	750000 [^]	945000 [^]	945000*	730000 [^]	1	1	6.4	NA
MYRTLEFORD	130500 [^]	154000	155000	191000	219500 [^]	6	6	68.2	14.9
NAGAMBIE	183000	168500 [^]	187500	197500	225000	11	11	23.0	13.9

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NARRAWONG	120000 [^]	120000*	77000 [^]	77000*	77000*	0	0	NA	NA
NARRE WARREN	360000*	395000 [^]	340000 [^]	371000 [^]	370000 [^]	1	1	NA	-0.3
NARRE WARREN SOUTH	424000 [^]	400000 [^]	425000 [^]	410000 [^]	475500 [^]	6	6	12.1	16.0
NATHALIA	125000 [^]	109500 [^]	155000 [^]	110000 [^]	95000 [^]	3	3	-24.0	-13.6
NEERIM SOUTH	193000 [^]	195000 [^]	220000 [^]	227000 [^]	225000 [^]	5	5	16.6	-0.9
NELSON	98800 [^]	98800*	90000 [^]	90000*	95800 [^]	5	5	-3.0	NA
NERRINA	214500 [^]	255000 [^]	189500 [^]	266300 [^]	250000 [^]	3	3	16.6	-6.1
NEW GISBORNE	310000 [^]	310000*	400000 [^]	247500 [^]	400000 [^]	5	5	29.0	61.6
NEWBOROUGH	182000 [^]	169000	152000	203800 [^]	130000 [^]	5	5	-28.6	-36.2
NEWHAVEN	335000*	295000 [^]	323500 [^]	317500 [^]	350000	15	15	NA	10.2
NEWLANDS ARM	145000*	132000 [^]	130800 [^]	142500 [^]	179000 [^]	7	7	NA	25.6
NEWTOWN (GREATER GEELONG)	925000 [^]	605000 [^]	560000 [^]	705000 [^]	495000 [^]	3	3	-46.5	-29.8
NICHOLSON	135000 [^]	132000 [^]	135000	136000 [^]	160000 [^]	7	7	18.5	17.6
NORTH BENDIGO	124000 [^]	122500 [^]	150000	205000 [^]	140000 [^]	1	1	12.9	-31.7
NORTH GEELONG	350000 [^]	336800 [^]	336800*	336800*	379000 [^]	5	5	8.3	NA
NORTH WONTHAGGI	178000	199500	210000	210000	225000	18	18	26.4	7.1
NUMURKAH	150000 [^]	110000 [^]	86500 [^]	91500 [^]	134000 [^]	1	1	-10.7	46.4
OCEAN GROVE	340000	345500	370000	385000	388000	37	37	14.1	0.8
OFFICER	333500	336500	334500	349000	357000	114	114	7.0	2.3
OFFICER SOUTH	360000	361000	352500	219000	229000 [^]	1	1	-36.4	4.6
ORBOST	60000*	50000 [^]	102500 [^]	52000 [^]	70500 [^]	6	6	NA	35.6
OXLEY	188500*	205800 [^]	170000 [^]	170000*	170000*	0	0	NA	NA
PAKENHAM	327000	295900	320000	313000	313000	67	67	-4.3	0.0
PARADISE BEACH	37500 [^]	56000 [^]	73800 [^]	65500	67000	23	23	78.7	2.3
PAYNESVILLE	140000 [^]	122500	192500	167000	152500	12	12	8.9	-8.7
PETERBOROUGH	195000 [^]	200000 [^]	191000 [^]	191000*	313000 [^]	3	3	60.5	NA
PLENTY	500000 [^]	690000 [^]	600000 [^]	670000 [^]	705000 [^]	7	7	41.0	5.2
POINT COOK	402000	392000	430000	550000	516500	30	30	28.5	-6.1
POINT LONSDALE	479500	483000 [^]	362000	500000	499000	15	15	4.1	-0.2
PORT ALBERT	60000 [^]	87500 [^]	90000 [^]	95000 [^]	148000 [^]	6	6	146.7	55.8
PORT FAIRY	350000 [^]	350000*	320000 [^]	365000 [^]	410000 [^]	6	6	17.1	12.3
PORT WELSHPOOL	98000 [^]	98000*	150000 [^]	152000 [^]	155000 [^]	5	5	58.2	2.0
PORTARLINGTON	272500 [^]	280300 [^]	325000	352500 [^]	380000	15	15	39.4	7.8
PORTLAND	60000	52800	70000	85000	92500	18	18	54.2	8.8
PORTLAND NORTH	78500 [^]	62000 [^]	90000	280000 [^]	92500 [^]	2	2	17.8	-67.0

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PORTSEA	1000000*	1370300^	1000000^	1755000^	2200000^	3	3	NA	25.4
RED CLIFFS	75000	77500	90000	90000^	99500^	6	6	32.7	10.6
RIDDELLS CREEK	445000^	410000^	352500^	415000^	385000^	7	7	-13.5	-7.2
RINGWOOD	615000*	795000^	880300^	706000^	763000^	1	1	NA	8.1
ROCKBANK	231000	239000	245000	245000	246500	54	54	6.7	0.6
ROMSEY	350000^	300000	335000	352500	380000^	1	1	8.6	7.8
ROSEBUD	319600^	320000^	285000^	385000^	393000^	7	7	23.0	2.1
ROXBURGH PARK	512500^	310000^	360000^	365000^	447500^	6	6	-12.7	22.6
RUTHERGLEN	160000	142500^	125000^	170000^	170000*	0	0	NA	NA
RYE	392500^	372500^	420000	451000	585000	14	14	49.0	29.7
SAFETY BEACH	627500^	477500^	1048500^	520000^	525000^	8	8	-16.3	1.0
SALE	140000	143000	150000	166200	149500	23	23	6.8	-10.1
SAN REMO	289000	270000	303500	299000	287500	46	46	-0.5	-3.8
SANCTUARY LAKES	455000	422500	461500	487600	535000	20	20	17.6	9.7
SCARSDALE	160000^	60000^	67000^	85000^	85000*	0	0	NA	NA
SEBASTOPOL	160000^	160000*	210000^	186500^	140000^	1	1	-12.5	-24.9
SEVILLE	457500^	340000^	410000^	490000^	460000^	3	3	0.5	-6.1
SEYMOUR	161000^	130000^	172000^	180000	175000^	6	6	8.7	-2.8
SHEPPARTON	93000	130000	143000	155000	142500^	4	4	53.2	-8.1
SHEPPARTON NORTH	176000^	177900^	195000	188000	197800	24	24	12.4	5.2
SMYTHES CREEK	169000	175000	177000	170000	175000	21	21	3.6	2.9
SMYTHESDALE	95000*	125000^	167500^	137500^	137500*	0	0	NA	NA
SOMERS	925000*	825000^	650000^	909000^	1150000^	1	1	NA	26.5
SOMERVILLE	482000^	475000^	467500	479000	500000^	8	8	3.7	4.4
SORRENTO	2582800^	787500^	1155000^	900000^	2787500^	4	4	7.9	209.7
SOUTH GEEELONG	268500*	268500*	268500*	268500*	268500*	0	0	NA	NA
SOUTH MORANG	215100^	380800^	331000^	399000	269200	18	18	25.2	-32.5
SPRING GULLY	196500^	196000^	188500	180000^	312500^	2	2	59.0	73.6
ST ARNAUD	42000^	33000^	36000^	45000^	68000^	3	3	61.9	51.1
ST LEONARDS	230000	222500	230000	230000	260000	95	95	13.1	13.0
STRATFORD	83500	89500	95000	102000	108800^	8	8	30.2	6.6
STRATHDALE	233500	210000	215000	195000^	275000	12	12	17.8	41.0
STRATHFIELDSAYE	180300	178000	179500	200000	186300	24	24	3.3	-6.9
STRATHTULLOH	265500	272500	274500	282000	273500	124	124	3.0	-3.0
SUNBURY	304000	330900	306000	345900	374500	34	34	23.2	8.3

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SUNSHINE NORTH	506500 [^]	490000 [^]	569000 [^]	470000 [^]	550000 [^]	4	4	8.6	17.0
SWAN HILL	136000	115000	127500	147500	158000 [^]	9	9	16.2	7.1
SWAN REACH	122500 [^]	122500 [*]	122500	122500 [^]	127500 [^]	3	3	4.1	4.1
TANGAMBALANGA	136000	137000	135000	142500	140000 [^]	3	3	2.9	-1.8
TARNEIT	302000	310000	310500	306000	312000	304	304	3.3	2.0
TATURA	164000 [^]	165000 [^]	165700	172000 [^]	96000 [^]	1	1	-41.5	-44.2
TAWONGA SOUTH	204500 [^]	267500 [^]	217500 [^]	235000 [^]	165000 [^]	1	1	-19.3	-29.8
TAYLORS LAKES	423500	435000	435000 [*]	447000 [^]	548500 [^]	6	6	29.5	22.7
TERANG	88000 [*]	35000 [^]	65000 [^]	83000 [^]	83000 [*]	0	0	NA	NA
THE HONEYSUCKLES	101000 [^]	87000 [^]	62000 [^]	148000 [^]	93000 [^]	5	5	-7.9	-37.2
THORNHILL PARK	258000	262500	242500	255000	276300	118	118	7.1	8.3
TIMBOON	-	94900 [^]	120000 [^]	121500 [^]	155000 [^]	3	3	0.0	27.6
TONGALA	105000 [^]	101000 [^]	100000 [^]	103500 [^]	145000 [^]	1	1	38.1	40.1
TOOTGAROOK	611000 [^]	611000 [*]	360000 [^]	492000 [^]	560000 [^]	1	1	-8.3	13.8
TORQUAY	429000	450000	429500	442500	439000	71	71	2.3	-0.8
TRAFALGAR	225000 [^]	215000 [^]	215000	229000 [^]	195000 [^]	4	4	-13.3	-14.8
TRARALGON	159000	160000	169800	185000	189500	21	21	19.2	2.4
TRENTHAM	355000 [^]	357500 [^]	372500	390000	420000 [^]	7	7	18.3	7.7
TRUGANINA	332500	319500	320400	329000	329000	211	211	-1.1	0.0
VENUS BAY	107500	123500	97500	140000	247000	19	19	129.8	76.4
WAHGUNYAH	90500 [*]	117000 [^]	145000 [^]	152500 [^]	162500 [^]	2	2	NA	6.6
WALDARA	210000 [^]	231300 [^]	270000 [^]	241800 [^]	290000 [^]	7	7	38.1	19.9
WALKERVILLE	160000 [^]	160000 [*]	136000 [^]	159500 [^]	162400 [^]	1	1	1.5	1.8
WALLAN	251000	221000	239000	260000	290000	65	65	15.5	11.5
WALLAN EAST	217500	251000	255000	255000	250000	29	29	14.9	-2.0
WANDANA HEIGHTS	400000	287400	300000	365000	409900	13	13	2.5	12.3
WANDIN NORTH	360000 [*]	245000 [^]	301000 [^]	265000 [^]	265000 [*]	0	0	NA	NA
WANGARATTA	162500	145800	147300	150000	165000	10	10	1.5	10.0
WARBURTON	170000 [^]	220000 [^]	157500 [^]	222500 [^]	270000 [^]	3	3	58.8	21.3
WARRACKNABEAL	36300 [^]	52000 [^]	26800 [^]	26800 [*]	35000 [^]	1	1	-3.6	NA
WARRAGUL	229500	230000	226000	252000	275000	60	60	19.8	9.1
WARRANWOOD	485000 [^]	480000 [^]	740000 [^]	735300 [^]	275000 [^]	3	3	-43.3	-62.6
WARRNAMBOOL	145000	161800	155000	175000	207500	22	22	43.1	18.6
WAUBRA	-	-	50000 [^]	50000 [*]	50000 [*]	0	0	NA	NA
WEIR VIEWS	232500	236000	243000	250000	269000	80	80	15.7	7.6

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WERRIBEE	300000	289900	297000	298000	317000	136	136	5.7	6.4
WERRIBEE SOUTH	425000*	325000^	380000^	422500^	500000^	5	5	NA	18.3
WEST BENDIGO	151500^	152500^	150000	155000^	155000*	0	0	NA	NA
WEST WODONGA	140500	140000	142000	160000	185000^	9	9	31.7	15.6
WHITE HILLS	158800^	208500^	212500	155000	188000	12	12	18.4	21.3
WHITTLESEA	395000^	560000^	287500^	280000^	341300^	2	2	-13.6	21.9
WILLIAMS LANDING	270800^	466800^	392600	317500^	570000^	4	4	110.5	79.5
WINCHELSEA	209500^	250000^	239000^	210000^	250000^	5	5	19.3	19.0
WINTER VALLEY	165000	180300	176500	195000	186500	37	37	13.0	-4.4
WODONGA	161000	152000	152000	157500	196500^	8	8	22.0	24.8
WOLLERT	315800	316000	320900	344000	330000	99	99	4.5	-4.1
WONTHAGGI	194000^	168000	187000	215000	247500^	6	6	27.6	15.1
WOODEND	332000^	355000	372500	395000^	480000^	1	1	44.6	21.5
WOOLAMAI WATERS	350000*	295000^	370300^	415100^	572500^	2	2	NA	37.9
WY YUNG	139000^	142000	132500^	132500*	158300^	2	2	13.8	NA
WYE RIVER	365000^	650000^	320000^	392500^	435000^	5	5	19.2	10.8
WYNDHAM VALE	280000	273000	275500	275000	275000	141	141	-1.8	0.0
YARRA JUNCTION	260000	270000^	270000^	275000^	275500^	6	6	6.0	0.2
YARRAGON	208500^	200500^	198000	194000	194000*	0	0	NA	NA
YARRAVILLE	496500	496500^	496500^	496500^	530500^	3	3	6.8	6.8
YARRAWONGA	185000	153000	199000	240000	206500	34	34	11.6	-14.0
YEA	242500^	200000^	195700	184000	217300^	7	7	-10.4	18.1
YINNAR	100000^	98000	105000	104500^	99000^	1	1	-1.0	-5.3

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