

Victorian Property Sales Report

December 2023 Quarter





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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 Transport 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 2.5 per cent from \$751,400 to \$770,000 in the December 2023 quarter, having decreased by 0.2 per cent in the previous quarter (June 2023 to September 2023). For the 12 months from December 2022 to December 2023, the median house price in Victoria remained at \$770,000.

The median price of units in Victoria increased by 1.7 per cent from \$600,000 to \$610,000 in the December 2023 quarter, having increased by 0.5 per cent in the previous quarter. The median price of units in Victoria for the December 2023 quarter was lower than the median price of houses. For the 12 months from December 2022 to December 2023, the median unit price increased by 2.5 per cent from \$595,000 to \$610,000.

The metropolitan Melbourne median house price increased by 2.6 per cent to \$875,000 in the December 2023 quarter and the median unit price increased by 1.3 per cent to \$625,000. For the 12 months to December 2023, median sales prices in metropolitan Melbourne decreased by 2.2 per cent for houses and increased by 2.5 per cent for units.

In the December 2023 quarter, the median house price in country Victoria increased by 1.2 per cent to \$582,000 and units increased by 3.7 per cent to \$425,000. Over the 12 months to December 2023, median sale prices in country Victoria increased by 1.2 per cent for houses and 3.7 per cent for units.

Of the 747 listed Victorian locations, 233 had median house price increases for the December 2023 quarter compared to 217 in the September 2023 quarter. Nine localities recorded no change, 199 showed a decrease and 261 had insufficient sales.

The maximum number of house sales for the quarter was 317 in Tarneit and there were 30 locations with 100 or more sales in the December 2023 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 PSM

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending December 2023 indicates that the median house sale price increased by 2.5 per cent from \$751,400 to \$770,000. Metropolitan house prices increased by 2.6 per cent from \$852,500 to \$875,000 and country Victoria house prices increased by 1.2 per cent to \$582,000.

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 December 2023. 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 December quarter of 2023 and 98 per cent for the September quarter of 2023 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 December 2023 quarter is 20,557. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the December 2023 quarter will be approximately 22,104. This is a 10.9 per cent increase from the number of sales in the September 2023 quarter and a 16.8 per cent increase on the same quarter the previous year (December 2022).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$852,500 in the September quarter to \$875,000 in the December 2023 quarter. This follows a decrease of 0.3 per cent in the previous 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 fewer suburbs showed an increase in median house price in the December 2023 quarter compared to the September 2023 quarter (158 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 165 suburbs for the September quarter)

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 99 shifted from showing a median price increase for the September 2023 quarter to a median price decrease for the December 2023 quarter. For example, Cranbourne increased by 7.2 per cent in the September 2023 quarter, while it decreased by 2.8 per cent in the December 2023 quarter. This compares to 100 metropolitan suburbs shifting from an increase in the June 2023 quarter to a decrease in the September 2023 quarter.

Conversely, 96 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2023 quarter to a median price increase in the December 2023 quarter. This compares to 97 metropolitan suburbs shifting from a decrease in the June 2023 quarter to an increase in the September 2023 quarter.

Forty-five metropolitan suburbs with 10 or more sales showed decreases for both the September 2023 and December 2023 quarters. Significant examples include Williams Landing and Kensington. This compares to 31 metropolitan suburbs in the June 2023 and September 2023 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Fitzroy North, which had 32 sales and rose by 40.1 per cent (\$1,345,000 to \$1,885,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in St Kilda, which had 22 sales and rose by 26 per cent to \$1,600,000.

For the quarter, Malvern had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 26 house sales and its median house price decreased by 33 per cent, from \$3,457,000 to \$2,317,500.

North Melbourne experienced the second highest median price decrease in metropolitan Melbourne. It had 14 sales and its median price decreased by 25.1 per cent from \$1,482,500 to \$1,110,000.

Melton's median price of \$489,400 was the lowest for metropolitan suburbs in the December 2023 quarter. It had 46 sales and its median price increased by 4.5 per cent from the September 2023 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Ascot Vale	1,480,000	1,375,000	1,300,500	-12.1	-5.4
Bentleigh	1,755,000	1,691,600	1,687,500	-3.8	-0.2
Bentleigh East	1,425,500	1,430,000	1,427,000	0.1	-0.2
Brighton	3,250,000	3,100,000	3,115,000	-4.2	0.5
Brunswick	1,300,000	1,265,000	1,274,000	-2.0	0.7
Caulfield South	1,790,000	2,050,000	1,872,500	4.6	-8.7
Elwood	2,375,000	2,200,000	1,900,000	-20.0	-13.6
Footscray	1,053,400	987,500	925,500	-12.1	-6.3
Hawthorn	2,765,000	2,637,000	3,089,400	11.7	17.2
Kensington	1,150,000	1,050,000	995,000	-13.5	-5.2
Malvern	2,750,000	3,457,000	2,317,500	-15.7	-33.0
Northcote	1,682,500	1,702,500	1,625,000	-3.4	-4.6
Preston	1,090,000	1,147,500	1,182,500	8.5	3.1
Richmond	1,410,000	1,423,000	1,300,000	-7.8	-8.6
South Melbourne	2,035,000	1,402,500	1,695,000	-16.7	20.9
South Yarra	2,200,800	2,420,000	2,388,000	8.5	-1.3
Toorak	6,210,000	5,175,000	4,815,000	-22.5	-7.0
Williamstown	1,847,500	1,605,000	1,600,000	-13.4	-0.3

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022– Dec 2023	% Change Sep 2023– Dec 2023
Balwyn	2,862,000	3,200,000	2,909,000	1.6	-9.1
Blackburn	1,415,000	1,591,000	1,600,300	13.1	0.6
Box Hill North	1,320,000	1,341,500	1,411,000	6.9	5.2
Box Hill South	1,480,000	1,500,000	1,542,000	4.2	2.8
Burwood East	1,200,000	1,305,000	1,243,500	3.6	-4.7
Camberwell	2,720,000	2,437,000	2,700,500	-0.7	10.8
Glen Iris	2,410,000	2,467,500	2,462,000	2.2	-0.2
Oakleigh South	1,041,000	1,170,800	1,233,000	18.4	5.3
Surrey Hills	2,365,000	2,520,000	2,353,000	-0.5	-6.6

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022– Dec 2023	% Change Sep 2023– Dec 2023
Altona	1,070,000	1,200,000	1,100,000	2.8	-8.3
Braybrook	750,000	680,000	757,500	1.0	11.4
Deer Park	612,500	644,000	621,000	1.4	-3.6
Keilor Downs	726,000	719,500	806,000	11.0	12.0
Keilor East	930,000	970,000	1,002,000	7.7	3.3
St Albans	660,000	647,000	646,000	-2.1	-0.2
Sunshine North	745,300	740,000	751,500	0.8	1.6
Sunshine West	700,000	686,500	723,000	3.3	5.3

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

Suburb	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Burnside Heights	780,000	795,000	700,000	-10.3	-11.9
Caroline Springs	747,800	720,800	738,800	-1.2	2.5
Hoppers Crossing	600,000	620,000	615,500	2.6	-0.7
Point Cook	790,000	775,000	770,000	-2.5	-0.6
Sydenham	693,800	750,000	751,500	8.3	0.2
Tarneit	640,000	647,000	650,000	1.6	0.5
Taylors Hill	933,500	896,000	941,000	0.8	5.0
Werribee	600,000	618,000	611,000	1.8	-1.1

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

Suburb	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Bayswater	840,000	840,000	911,500	8.5	8.5
Bayswater North	850,000	896,500	822,500	-3.2	-8.3
Boronia	790,000	888,900	831,000	5.2	-6.5
Ferntree Gully	883,000	936,000	886,000	0.3	-5.3
Heathmont	1,137,000	1,225,800	940,000	-17.3	-23.3
Wantirna	1,120,000	1,150,000	1,180,000	5.4	2.6
Wheelers Hill	1,450,000	1,465,000	1,595,000	10.0	8.9

Country Victoria

Country Victoria's median house price increased by 1.2 per cent from \$575,000 to \$582,000 in the December 2023 quarter. Over the 12 months to December 2023, the median house price in country Victoria increased by 1.2 per cent from \$575,000 to \$582,000.

The number of country Victoria house sales for the December 2023 quarter is expected to be 6,344, which is 9.7 per cent more than the December 2022 quarter.

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

Bendigo median house prices increased by 18.8 per cent, having decreased by 10.4 per cent in the previous quarter. Mildura increased by 8.8 per cent for the December 2023 quarter, having decreased by 7.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 10 of the 12 large towns had increases in median house prices in the December 2023 quarter compared to the September 2023 quarter which showed

increases in four of the 12 towns. For the 12 months from the December 2022 to December 2023 quarter, there were increases in nine of the 12 towns.

Bairnsdale increased by 1.2 per cent for the December 2023 quarter, having increased by 1.7 per cent in the previous quarter. Wangaratta decreased by 1.4 per cent and Sale decreased by 0.6 per cent in the December 2023 quarter, having increased by 10.2 per cent in the previous quarter.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the September 2023 to December 2023 quarters. Anglesea decreased by 2.6 per cent for this quarter, having decreased by 11.5 per cent during the previous quarter. Cowes West's median house price increased by 1.2 per cent for the December 2023 quarter, having decreased by 2.9 per cent in the previous quarter. Venus Bay increased by 3.9 per cent for the December 2023 quarter, having decreased by 18.9 per cent for September 2023.

Regional cities

Suburbs in regional cities	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Ballarat Central	660,000	615,000	615,000	-6.8	0.0
Bendigo	706,900	505,000	600,000	-15.1	18.8
Geelong West	974,300	912,500	940,000	-3.5	3.0
Horsham	435,000	407,500	371,800	-14.5	-8.8
Mildura	430,000	415,100	451,500	5.0	8.8
Shepparton	427,000	435,000	451,400	5.7	3.8
Warrnambool	630,000	560,000	615,000	-2.4	9.8
Wodonga	514,000	540,000	560,000	8.9	3.7

Large towns

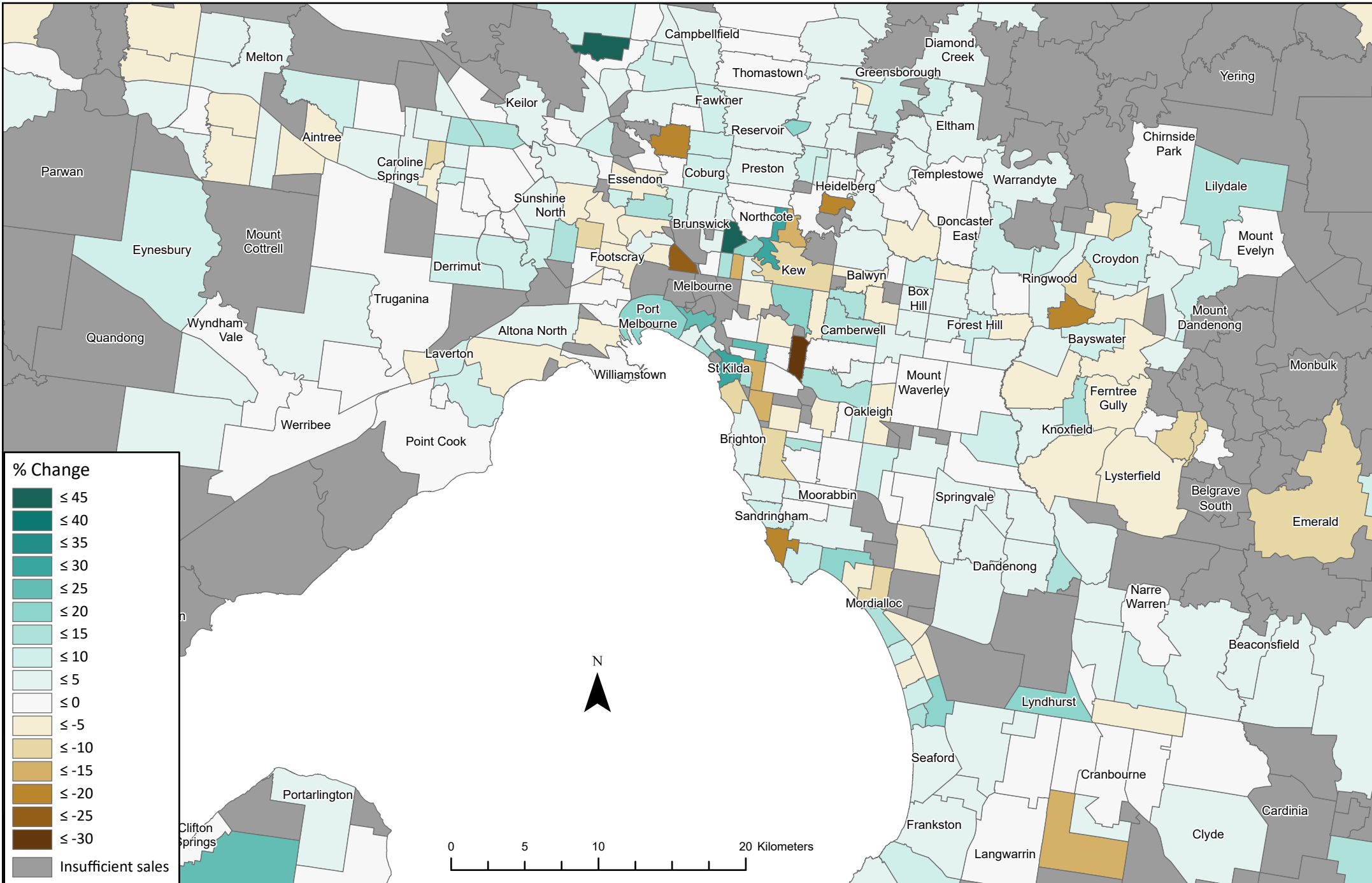
Suburbs in large towns	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Bairnsdale	455,000	430,000	435,000	-4.4	1.2
Castlemaine	732,500	715,000	720,000	-1.7	0.7
Colac	500,000	465,000	490,000	-2.0	5.4
Echuca	522,500	577,500	586,000	12.2	1.5
Hamilton	348,000	360,000	369,500	6.2	2.6
Moe	365,000	340,000	367,000	0.5	7.9
Morwell	335,000	322,500	342,500	2.2	6.2
Sale	502,500	520,000	517,000	2.9	-0.6
Swan Hill	386,500	401,000	438,800	13.5	9.4
Traralgon	480,000	500,000	515,000	7.3	3.0
Wangaratta	517,500	532,500	525,000	1.4	-1.4
Yarrawonga	619,500	620,000	672,500	8.6	8.5

Seaside towns

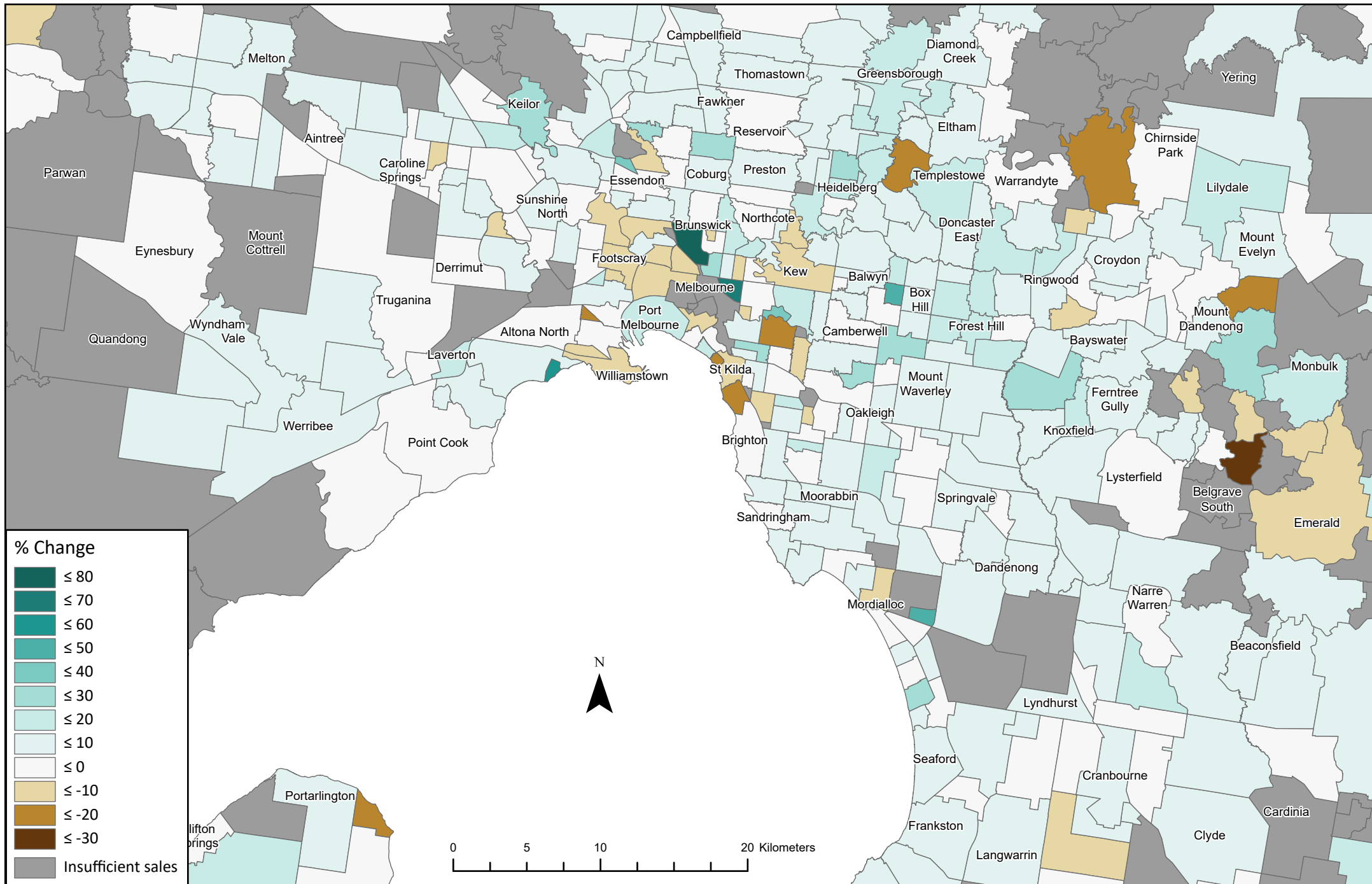
Suburbs in seaside towns	December quarter 2022 \$	September quarter 2023 \$	December quarter 2023 \$	% Change Dec 2022- Dec 2023	% Change Sep 2023- Dec 2023
Anglesea	1,850,000	1,522,500	1,482,500	-19.9	-2.6
Cowes West	850,000	757,500	766,300	-9.9	1.2
Inverloch	1,025,000	800,800	967,300	-5.6	20.8
Lakes Entrance	480,000	490,000	483,000	0.6	-1.4
Ocean Grove	1,112,500	972,500	960,000	-13.7	-1.3
Portland	440,000	397,500	451,300	2.6	13.5
St Leonards	750,000	750,000	750,000	0.0	0.0
Torquay	1,270,000	1,252,500	1,206,000	-5.0	-3.7
Venus Bay	587,500	577,500	600,000	2.1	3.9

Metropolitan Melbourne houses - quarterly change in median prices

September quarter 2023 to December quarter 2023

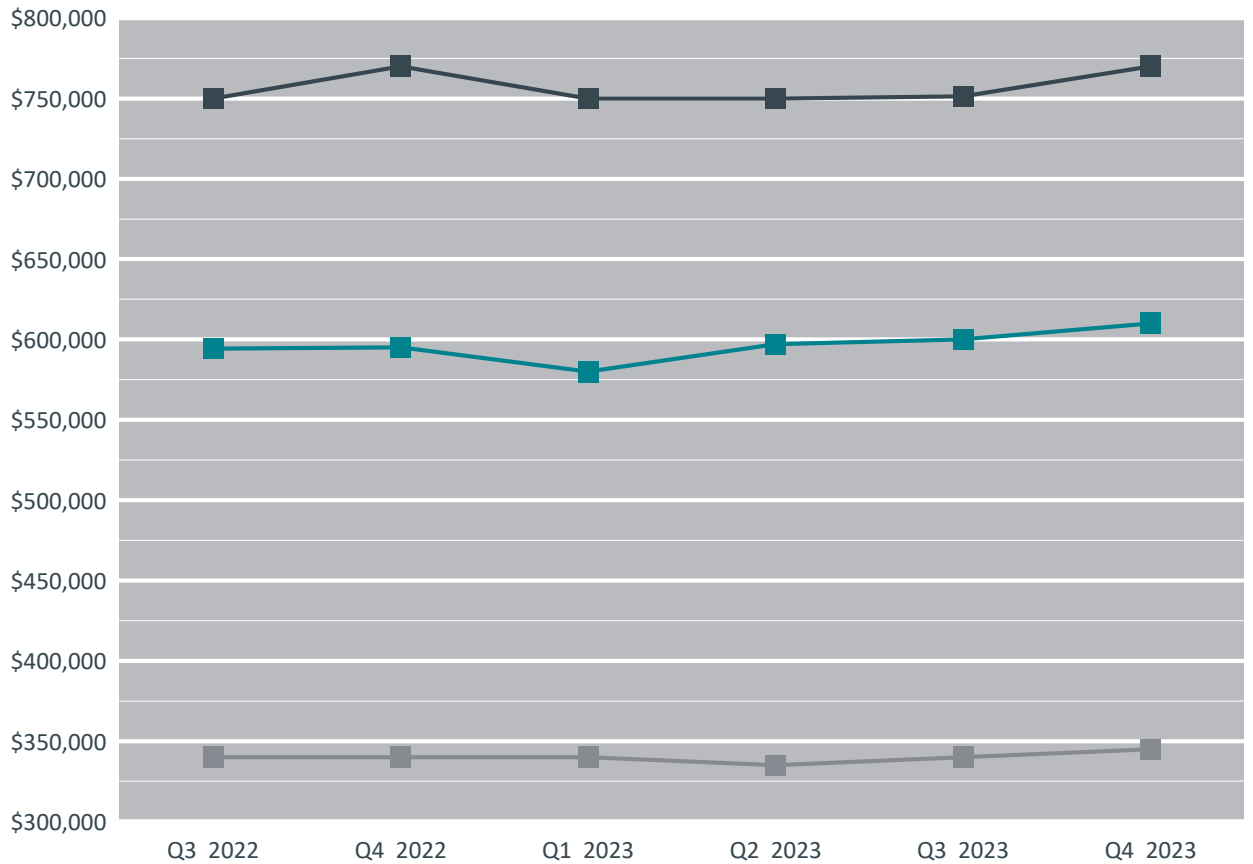


September quarter 2022 to September quarter 2023



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

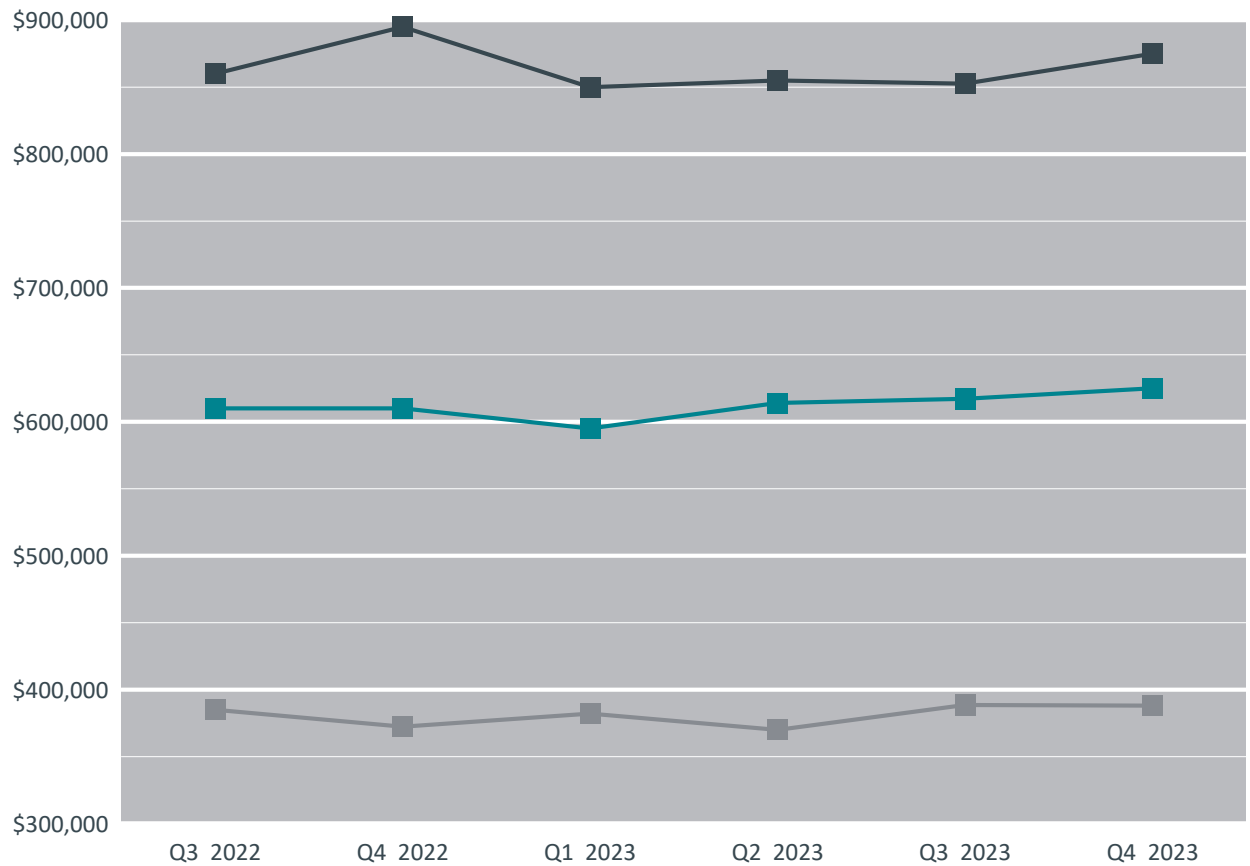


Vacant House Block Median

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 (%)
Jul-Sep	2022	18,706	750,000	0.0	9,423	594,400	0.0	3,235	340,000	0.0
Oct-Dec	2022	18,925	770,000	2.7	9,438	595,000	0.1	2,664	340,000	0.0
Jan-Mar	2023	16,760	750,000	-2.6	8,808	580,000	-2.5	2,336	340,000	0.0
Apr-Jun	2023	19,284	750,000	0.0	10,313	597,000	2.9	2,658	335,000	-1.5
Jul-Sep	2023	19,530	751,400	0.2	10,909	600,000	0.5	2,493	340,000	1.5
Oct-Dec	2023	20,557	770,000	2.5	11,313	610,000	1.7	2,295	345,000	1.5

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

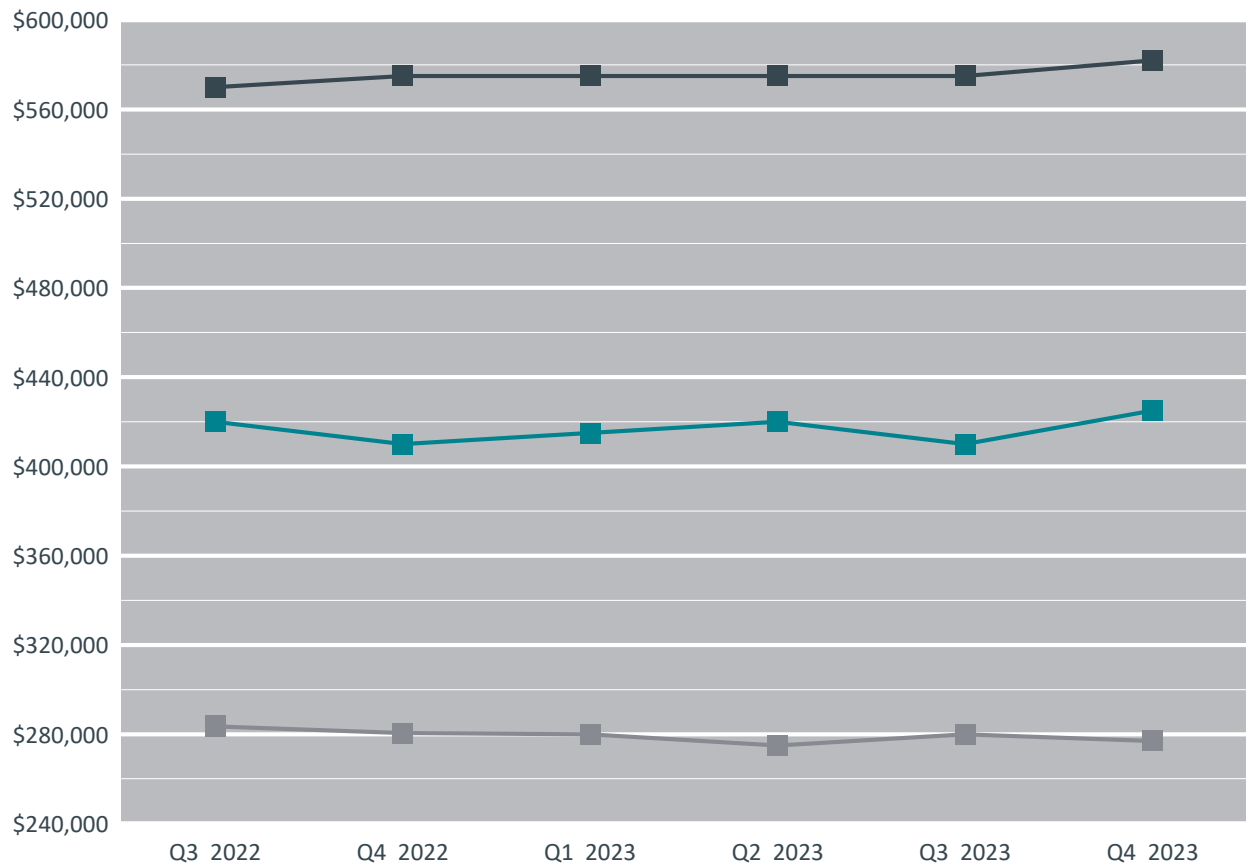
Unit/Apartment Median

Vacant House Block Median

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 (%)
Jul-Sep	2022	12,843	860,000	0.0	8,497	610,000	0.0	1,931	385,000	0.0
Oct-Dec	2022	13,141	895,000	4.1	8,534	610,000	0.0	1,574	372,300	-3.3
Jan-Mar	2023	11,363	850,000	-5.0	8,020	595,000	-2.5	1,328	382,000	2.6
Apr-Jun	2023	13,570	855,000	0.6	9,440	614,000	3.2	1,629	370,000	-3.1
Jul-Sep	2023	13,877	852,500	-0.3	10,007	617,200	0.5	1,505	388,500	5.0
Oct-Dec	2023	14,657	875,000	2.6	10,428	625,000	1.3	1,385	387,900	-0.2

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median



Vacant House Block Median

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 (%)
Jul-Sep 2022	5,863	570,000	0.0		926	420,000	0.0	1,304	283,500	0.0
Oct-Dec 2022	5,784	575,000	0.9		904	410,000	-2.4	1,090	280,500	-1.1
Jan-Mar 2023	5,397	575,000	0.0		788	415,000	1.2	1,008	280,000	-0.2
Apr-Jun 2023	5,714	575,000	0.0		873	420,000	1.2	1,029	275,000	-1.8
Jul-Sep 2023	5,653	575,000	0.0		902	410,000	-2.4	988	280,000	1.8
Oct-Dec 2023	5,900	582,000	1.2		885	425,000	3.7	910	277,000	-1.1

MEDIAN HOUSE PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
ABBOTSFORD	1290000	1412000	1005000	1280000	1283800	24	77	-0.5	0.3
ABERFELDIE	1580000	1535500^	1800500^	1505000^	1621000^	8	33	2.6	7.7
AINTREE	757500	735500	735000	800100	740500	30	122	-2.2	-7.4
AIREYS INLET	1762500^	1570000^	1900000^	1745000^	1587500	10	22	-9.9	-9.0
AIRPORT WEST	873800	892500	955000	920000	975000	26	111	11.6	6.0
ALBANVALE	600000	590000	587500	600000	638000^	8	55	6.3	6.3
ALBERT PARK	2346300	2098500	2500000	2275000	2340000	23	88	-0.3	2.9
ALBION	842000^	645000^	800000^	765000^	765000^	9	27	-9.1	0.0
ALEXANDRA	670000^	459500	468000	520000	471000	13	55	-29.7	-9.4
ALFREDTON	630000	640000	668500	610000	660000	58	236	4.8	8.2
ALPHINGTON	2227500	2210000^	2115000^	2257000	1900000	15	41	-14.7	-15.8
ALTONA	1070000	1167500	1100000	1200000	1100000	31	115	2.8	-8.3
ALTONA EAST	1112000^	942500^	1215000^	1083000^	846000^	2	17	-23.9	-21.9
ALTONA MEADOWS	695000	630000	721000	670000	735000	28	102	5.8	9.7
ALTONA NORTH	920000	885000	885000	852000	870000	31	112	-5.4	2.1
ANGLESEA	1850000	1735000	1720000	1522500	1482500	16	59	-19.9	-2.6
APOLLO BAY	995000^	1125000^	1200000^	1060000^	998800^	6	20	0.4	-5.8
ARARAT	370000	307500	390000	363500	385000	31	156	4.1	5.9
ARDEER	710000^	644000^	670000	612500^	605000	11	36	-14.8	-1.2
ARMADALE	2735500	2100000	3483100	2517500	2484000	26	89	-9.2	-1.3
ARMSTRONG CREEK	675000	675000	677500	675000	670000	113	341	-0.7	-0.7
ASCOT (GREATER BENDIGO)	570000^	575000	635000	593800^	622000^	6	40	9.1	4.8
ASCOT VALE	1480000	1353000	1200000	1375000	1300500	44	160	-12.1	-5.4
ASHBURTON	1835300	1768000	2070000	2100000	2205500	26	87	20.2	5.0
ASHWOOD	1640000	1327500	1482500	1545000	1483000	18	64	-9.6	-4.0
ASPENDALE	1400000	1350000	1393000	1235000	1395000	17	64	-0.4	13.0
ASPENDALE GARDENS	1120000	1067500	1235000	1176000	1075000	15	57	-4.0	-8.6
ATTWOOD	1195000	1000000^	830000^	744000^	1077500	16	37	-9.8	44.8
AVENEL	617000^	510000^	540000^	560000^	575000^	7	21	-6.8	2.7
AVOCA	350000^	330000^	336500^	340000^	400000^	4	21	14.3	17.6
AVONDALE HEIGHTS	960000	930000	880300	982500	915000	41	140	-4.7	-6.9
AXEDALE	537500^	537500*	695000^	410000^	410000*	0	4	NA	NA
BACCHUS MARSH	665000	635000	652500	627500	625000	41	131	-6.0	-0.4

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MEDIAN HOUSE PRICES

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
BADGER CREEK	755000^	665000^	767500^	820000^	685000^	6	18	-9.3	-16.5
BAIRNSDALE	455000	448000	423000	430000	435000	37	176	-4.4	1.2
BALACLAVA	1536300	1550000^	1523500^	1280000^	1432500	10	31	-6.8	11.9
BALCOMBE	1955000	1910000	1875000	1640000	1647500	24	111	-15.7	0.5
BALLAN	685000^	641000	582000^	600000^	630000	15	38	-8.0	5.0
BALLARAT CENTRAL	660000	605000	611300	615000	615000	31	93	-6.8	0.0
BALLARAT EAST	477500	505500	548800	528800	485000	32	106	1.6	-8.3
BALLARAT NORTH	645000	690000	665000	570000	571800	12	71	-11.4	0.3
BALNARRING	1320000^	1250000^	1117500^	1452500^	1275000^	5	24	-3.4	-12.2
BALWYN	2862000	2800000	3150000	3200000	2909000	52	191	1.6	-9.1
BALWYN NORTH	2340000	2324400	2517500	2380000	2450500	76	315	4.7	3.0
BANNOCKBURN	722000	705000	677500	710000	752500	16	65	4.2	6.0
BARANDUDA	655000^	532000	623800	639500^	620000	19	49	-5.3	-3.0
BARWON HEADS	1657500	1850000	2000000	1550000	1727500	19	61	4.2	11.5
BAXTER	655000^	796300^	668000	702100^	646300^	2	24	-1.3	-7.9
BAYSWATER	840000	872000	864900	840000	911500	25	89	8.5	8.5
BAYSWATER NORTH	850000	870000	820000	896500	822500	16	86	-3.2	-8.3
BEACONSFIELD	1007500	885000	879800	1008000	1010000	23	77	0.2	0.2
BEACONSFIELD UPPER	1320000^	1225000^	1180000^	1180000*	1359000^	4	10	3.0	NA
BEAUFORT	397500^	465000^	395000	480000^	488000^	7	29	22.8	1.7
BEAUMARIS	1976000	1962500	2057500	2012000	2155000	39	144	9.1	7.1
BEECHWORTH	687500	718000^	725000	885000^	740500^	8	39	7.7	-16.3
BELGRAVE	867500	770000	790000	830000	821000	14	67	-5.4	-1.1
BELL PARK	630000	587500	600000	620000	630000	17	65	0.0	1.6
BELL POST HILL	655000	592500	617500	639000	611500	20	89	-6.6	-4.3
BELLBRIDGE	960000^	592500^	779000^	779000*	565000^	2	7	-41.1	NA
BELFIELD (BANYULE)	1130000^	1008000^	930000	928800^	950000^	3	28	-15.9	2.3
BELMONT	687500	671000	700000	699500	670000	75	232	-2.5	-4.2
BENALLA	475000	435000	412500	405500	435000	47	181	-8.4	7.3
BENDIGO	706900	540000^	563500	505000	600000	36	91	-15.1	18.8
BENTLEIGH	1755000	1870000	1635500	1691600	1687500	44	150	-3.8	-0.2
BENTLEIGH EAST	1425500	1427500	1450000	1430000	1427000	93	337	0.1	-0.2
BERWICK	822500	855000	825000	855000	890000	176	713	8.2	4.1

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BEVERIDGE	632500	665000	658500	621500	656500	34	139	3.8	5.6
BIRCHIP	213500*	250000^	175000^	178800^	191500^	4	15	NA	7.1
BIRREGURRA	802500^	960000^	750000^	835000^	782500^	6	13	-2.5	-6.3
BITTERN	803000	892500^	753600^	852500^	902500^	8	33	12.4	5.9
BLACK HILL	520000^	740000^	670000^	622000^	565000	13	34	8.7	-9.2
BLACK ROCK	2240000	2325000	2060000	2850000	2265000	17	62	1.1	-20.5
BLACKBURN	1415000	1535000	1640000	1591000	1600300	33	137	13.1	0.6
BLACKBURN NORTH	1200000	1370000	1283400	1337000	1249300	22	92	4.1	-6.6
BLACKBURN SOUTH	1218800	1333500	1342500	1362500	1401500	38	138	15.0	2.9
BLAIRGOWRIE	1615000	1825000	1600000	1723800	1541500	32	103	-4.6	-10.6
BLIND BIGHT	638000^	762000^	813500^	860000^	695000^	6	21	8.9	-19.2
BONBEACH	988800	1026500	1110000	1160000	1227500	18	53	24.1	5.8
BONNIE BROOK	649900	670000	669900	644900	682500	32	96	5.0	5.8
BONNIE DOON	690000^	712500^	712500*	612500^	720000^	5	13	4.3	17.6
BONSHAW	542500	577000^	536500	600000^	560000^	3	24	3.2	-6.7
BOORT	221200^	265000^	265000*	287500^	225000^	3	14	1.7	-21.7
BORONIA	790000	835000	865000	888900	831000	57	213	5.2	-6.5
BOTANIC RIDGE	912500	863500	843800	890000	918800	32	148	0.7	3.2
BOX HILL	1608500	1445500	1760000	1680000^	1758000	14	49	9.3	4.6
BOX HILL NORTH	1320000	1271000	1320000	1341500	1411000	29	113	6.9	5.2
BOX HILL SOUTH	1480000	1402500	1452500	1500000	1542000	23	83	4.2	2.8
BRAYBROOK	750000	688500	660000	680000	757500	20	69	1.0	11.4
BREAKWATER	582500^	575000^	470000^	612000^	550000^	6	11	-5.6	-10.1
BRIAR HILL	980000^	900000^	1050000^	1022500	1001000^	7	35	2.1	-2.1
BRIGHT	1350000^	931200^	1195000	915000^	1125000^	8	32	-16.7	23.0
BRIGHTON	3250000	3300000	3675000	3100000	3115000	64	226	-4.2	0.5
BRIGHTON EAST	2207500	2435000	2370000	2595000	2230000	59	191	1.0	-14.1
BROADFORD	510000	520000	540000	552500	571300	22	78	12.0	3.4
BROADMEADOWS	560000	530000	555000	550000	590000	27	124	5.4	7.3
BROOKFIELD	550000	570000	560000	555000	562000	39	180	2.2	1.3
BROWN HILL	585000	707500	715000	645000^	820000	15	53	40.2	27.1
BRUNSWICK	1300000	1322500	1325000	1265000	1274000	70	238	-2.0	0.7
BRUNSWICK EAST	1275000	1300000	1365000	1406300	1428000	19	92	12.0	1.5

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BRUNSWICK WEST	1325000	1225000	1243000	1350000	1446000	28	85	9.1	7.1
BRUTHEN	432500^	520000^	540000^	365000^	552500^	2	13	27.7	51.4
BULLEEN	1400000	1340000	1405000	1400000	1457500	30	117	4.1	4.1
BUNDALONG	1125000^	1075000^	1390000^	675000^	968000^	5	15	-14.0	43.4
BUNDOORA	825000	810000	871000	847500	869000	70	245	5.3	2.5
BUNINYONG	650000	815000^	630000	715000	687500	14	51	5.8	-3.8
BUNYIP	792500^	890000^	705000^	677500	890000^	7	34	12.3	31.4
BURNLEY	1432400^	1748000^	915000^	1535000^	1915000^	5	10	33.7	24.8
BURNSIDE	715000	752500^	770000^	754800	705000	13	39	-1.4	-6.6
BURNSIDE HEIGHTS	780000	740000	760000	795000	700000	11	46	-10.3	-11.9
BURWOOD	1268000	1431000	1403000	1511500	1572500	30	120	24.0	4.0
BURWOOD EAST	1200000	1254000	1283500	1305000	1243500	38	140	3.6	-4.7
CAIRNLEA	912500	956500	902500	950000	925000	20	68	1.4	-2.6
CALIFORNIA GULLY	460000	443500	458000	458800	482000	23	78	4.8	5.1
CAMBERWELL	2720000	2815000	2330000	2437000	2700500	64	226	-0.7	10.8
CAMPBELLFIELD	600000^	600000	620000^	600000	617500	11	39	2.9	2.9
CAMPBELLS CREEK	695000^	724000^	716300^	640000^	745000^	9	26	7.2	16.4
CAMPERDOWN	392000	397500	515000	475000	420000	13	60	7.1	-11.6
CANADIAN	585000^	515000	520000	605000	598500	12	54	2.3	-1.1
CANTERBURY	3497500	3258500	3330000	3200000	3550000	29	78	1.5	10.9
CAPE PATERSON	601500^	895000^	695000^	817500	745000^	9	37	23.9	-8.9
CAPEL SOUND	764500	774500	776300	718000	720000	21	93	-5.8	0.3
CARDIGAN	830000^	830000*	1050000^	965000^	1114000^	3	10	34.2	15.4
CARISBROOK	500000^	357500^	390000^	525000^	422500^	6	18	-15.5	-19.5
CARLTON	1103500	1620000^	1500000	1425000	1359400	10	41	23.2	-4.6
CARLTON NORTH	1560000	1660000	1485000	1385000	1415000	27	77	-9.3	2.2
CARNEGIE	1610000	1542500	1808000	1690000	1600000	17	79	-0.6	-5.3
CAROLINE SPRINGS	747800	700000	752500	720800	738800	72	258	-1.2	2.5
CARRUM	1037500	960000^	1035000^	1003100	1125000	11	35	8.4	12.2
CARRUM DOWNS	687500	681300	690300	705000	710000	66	275	3.3	0.7
CASTERTON	350000^	285000^	305000^	330000^	290000^	1	26	-17.1	-12.1
CASTLEMAINE	732500	788000	715000	715000	720000	37	114	-1.7	0.7
CAULFIELD	1940000	1928500^	1670000^	1945000	2250000^	7	36	16.0	15.7

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CAULFIELD NORTH	2640000	2600000	2725000	2660000	2585000	25	90	-2.1	-2.8
CAULFIELD SOUTH	1790000	1945000	1712000	2050000	1872500	18	84	4.6	-8.7
CHADSTONE	1175000	1326000	1300500	1307000	1220000	20	78	3.8	-6.7
CHARLEMONT	615000	635000	607500	585000	599000	16	95	-2.6	2.4
CHARLTON	277500^	320000^	220000^	335000^	275000^	4	15	-0.9	-17.9
CHELSEA	1100000	1115000^	1400000	1200000	1100000	13	46	0.0	-8.3
CHELSEA HEIGHTS	863000	900000	897300	950000	895500	14	62	3.8	-5.7
CHELTENHAM	1260000	1383500	1425000	1300000	1324500	42	137	5.1	1.9
CHELTENHAM EAST	1150000	1165000^	1215000	1107000	1165000	26	74	1.3	5.2
CHELTENHAM NORTH	1181000	1075000^	1083000	1000000^	946500	12	35	-19.9	-5.4
CHILTERN	400000^	469000^	360000^	380000^	412500^	4	16	3.1	8.6
CHIRNSIDE PARK	885000	855000	1000000	908800	882000	43	155	-0.3	-2.9
CHURCHILL	365800	347500	350000	345000	345000	21	82	-5.7	0.0
CLARINDA	962000^	921000	920000	1005000	995000	12	51	3.4	-1.0
CLAYTON	1185000	1259000	1138900	1109500	1155000	21	68	-2.5	4.1
CLAYTON NORTH	1300000^	1180000^	1306000^	1333000^	1186300^	2	23	-8.8	-11.0
CLAYTON SOUTH	970000^	955000	921000	973000	943500	16	60	-2.7	-3.0
CLIFTON HILL	1500000	1555000^	1900000	1516000	1757500	16	63	17.2	15.9
CLIFTON SPRINGS	696500	665000	680000	670000	647500	28	137	-7.0	-3.4
CLUNES	650000^	502500^	490000	510000^	575000^	1	20	-11.5	12.7
CLYDE	680000	680000	662500	677000	691500	78	278	1.7	2.1
CLYDE NORTH	700500	720000	702500	728800	722000	185	691	3.1	-0.9
COBBLEBANK	635000	600000	660000	673500	610000	15	72	-3.9	-9.4
COBDEN	455000^	378500^	397500^	425000^	380000	11	23	-16.5	-10.6
COBRAM	400000	455000	412500	450000	492500	14	76	23.1	9.4
COBURG	1189500	1100000	1120000	1215000	1283000	71	244	7.9	5.6
COBURG EAST	1002500	1187500	974000	990000	1220000	25	75	21.7	23.2
COBURG NORTH	920000	900000	880000	1017500	1109000	21	69	20.5	9.0
COCKATOO	670000	767500	683000	700000^	770000	16	53	14.9	10.0
COHUNA	255000	317000	337500	315000^	350000^	9	44	37.3	11.1
COLAC	500000	490000	470000	465000	490000	41	157	-2.0	5.4
COLDSTREAM	737500^	795000^	838000^	865000^	770000^	6	21	4.4	-11.0
COLERAINE	250000^	210000^	205000^	210000^	180000^	5	18	-28.0	-14.3

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COLLINGWOOD	1220400	1126000	1339000	1300000	1087500	13	50	-10.9	-16.3
CONNEWARRE	1925000^	1925000*	1000000^	2042500^	2300000^	1	8	19.5	12.6
COOLAROO	575000^	500000^	525000	535000^	542500	10	40	-5.7	1.4
COONANS HILL	1135000	1400000^	1205000^	1237800	1150000^	9	35	1.3	-7.1
CORINELLA	590000^	699000^	620000^	697000^	860000^	4	26	45.8	23.4
CORIO	523300	475000	490000	477500	484800	54	209	-7.4	1.5
CORONET BAY	697500^	580000	610000^	597500	494000^	8	40	-29.2	-17.3
CORRYONG	339000^	460000^	322500^	290000^	320000^	5	19	-5.6	10.3
COWES	770000^	800000^	797800^	940000^	784000	12	35	1.8	-16.6
COWES WEST	850000	785000	780000	757500	766300	26	113	-9.9	1.2
CRAIGIEBURN	632500	645000	650000	652000	650000	225	846	2.8	-0.3
CRANBOURNE	631200	640000	635000	681000	662000	69	287	4.9	-2.8
CRANBOURNE EAST	713000	692500	710000	714000	710000	109	347	-0.4	-0.6
CRANBOURNE NORTH	700000	714500	690000	738500	697500	70	278	-0.4	-5.6
CRANBOURNE SOUTH	810000^	820800	668800	777500	650000	10	46	-19.8	-16.4
CRANBOURNE WEST	675000	650000	622500	683000	670000	77	314	-0.7	-1.9
CREMORNE	1366000^	1132500^	1517500	1392500	1166500^	6	32	-14.6	-16.2
CRESWICK	520000	603800	455000	515000	524500	16	56	0.9	1.8
CRIB POINT	685000	757500^	752500	857500	715000	13	43	4.4	-16.6
CROYDON	880000	910000	900000	902500	950000	84	292	8.0	5.3
CROYDON HILLS	1141500	1048400	1150000	1324000^	1196000	18	56	4.8	-9.7
CROYDON NORTH	1090000	1107500	1114000	1121900	1000000	23	88	-8.3	-10.9
CROYDON SOUTH	851000	890000	898000	876800^	911500	22	52	7.1	4.0
CURLEWIS	670000	686300	667500	662300	760000	19	78	13.4	14.7
DALLAS	491000	490000	515000	507500	525000	18	76	6.9	3.4
DALYSTON	549000^	449500^	530000^	555000^	481500^	6	15	-12.3	-13.2
DANDENONG	680000	690000	693000	682500	696500	48	135	2.4	2.1
DANDENONG NORTH	690000	708000	700000	738500	750000	63	217	8.7	1.6
DARLEY	774500	579500	749500	720000	681000	40	136	-12.1	-5.4
DAYLESFORD	885000	952500	887000	890000	869000	13	61	-1.8	-2.4
DEANSIDE	646500	631000	640000	639000	670000	63	248	3.6	4.9
DEEPPENE	2970000^	3280000^	2962500^	3100000^	2750000^	7	22	-7.4	-11.3
DEER PARK	612500	619000	660000	644000	621000	47	166	1.4	-3.6

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DELACOMBE	535000	512000	537500	517500	539500	20	82	0.8	4.3
DELAHEY	675300	680000^	620000	606000	682000	22	72	1.0	12.5
DENNINGTON	617500	633500^	630000^	550000	645500^	4	29	4.5	17.4
DERRIMUT	770000	740000	745000	700000	740000	13	56	-3.9	5.7
DIAMOND CREEK	950000	950000	950000	962500	1005000	42	118	5.8	4.4
DIGGERS REST	660300	665000	661300	652500	652500	24	118	-1.2	0.0
DIMBOOLA	247000^	180000^	355000^	281000	260000^	8	24	5.3	-7.5
DINGLEY VILLAGE	1044500	1040000	1165000	1155000	1069500	26	95	2.4	-7.4
DONALD	240000^	255000^	270000^	235000^	158000^	9	27	-34.2	-32.8
DONCASTER	1450000	1440000	1597500	1600000	1505000	65	249	3.8	-5.9
DONCASTER EAST	1526000	1585000	1680000	1625000	1610000	93	317	5.5	-0.9
DONNYBROOK	654000	645000	640000	670000	645000	95	310	-1.4	-3.7
DONVALE	1385000	1390000	1420000	1399000	1535000	21	102	10.8	9.7
DOREEN	720400	715800	716000	735000	730000	127	460	1.3	-0.7
DOVETON	607500	540000	570000	550000	617500	30	163	1.6	12.3
DROMANA	1115000	1040000	1105000	1155000	1017500	32	132	-8.7	-11.9
DROUIN	597500	625000	631000	623000	602000	67	280	0.8	-3.4
DRYSDALE	742800	880000	640000	680000	827500	12	61	11.4	21.7
DUNOLLY	349000^	275000^	350000^	325000^	485000^	1	14	39.0	49.2
EAGLE POINT	579500^	530000^	470000^	599800^	438000^	5	27	-24.4	-27.0
EAGLEHAWK	530000	530000	502500	478800	432500	26	105	-18.4	-9.7
EAGLEMONT	2400000	2747500^	2500000	2765000	2200000	13	42	-8.3	-20.4
EAST BAIRNSDALE	440000^	300000^	347500^	386500^	325000^	3	16	-26.1	-15.9
EAST BENDIGO	615000^	585000	549000^	512500	450000^	6	34	-26.8	-12.2
EAST GEELONG	820000	835000	990000	850000	762500	16	56	-7.0	-10.3
EAST MELBOURNE	2235000^	2637500^	1440000^	2980000^	3750000^	5	15	67.8	25.8
EAST WARBURTON	625000^	700500^	600000	715000^	532000^	5	21	-14.9	-25.6
EASTWOOD	620000	629000	607300	639000^	560800	12	41	-9.6	-12.2
ECHUCA	522500	595000	540000	577500	586000	57	209	12.2	1.5
EDENHOPE	230000^	345000^	265500^	345000^	205000^	4	17	-10.9	-40.6
EDITHVALE	1262500	1267000	1267500	1260000	1345000	13	50	6.5	6.7
EILDON	475000^	447500^	426300^	558000^	520000^	5	16	9.5	-6.8
ELLIMINYT	680000^	814500^	602500^	755000	675000^	7	31	-0.7	-10.6

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MEDIAN HOUSE PRICES

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ELMORE	437500^	315000^	371000^	520000^	349000^	4	19	-20.2	-32.9
ELSTERNWICK	2175000	2476500^	2285000	2300000	1930000	20	67	-11.3	-16.1
ELTHAM	1215000	1030000	1159000	1225000	1239800	54	179	2.0	1.2
ELTHAM NORTH	1118000	1200000	1260000	1180000	1264500	28	94	13.1	7.2
ELWOOD	2375000	2550000	1895000	2200000	1900000	30	100	-20.0	-13.6
EMERALD	852500	882500	890000	869000	750000	15	59	-12.0	-13.7
ENDEAVOUR HILLS	760000	770000	820000	780000	805000	71	261	5.9	3.2
EPPING	671000	651000	665000	673000	669000	121	371	-0.3	-0.6
EPSOM	600000	545000	610000	592500	588800	18	80	-1.9	-0.6
ESSENDON	1740000	1900000	1745500	1825000	1675000	42	160	-3.7	-8.2
ESSENDON NORTH	1232800^	1150000^	1108500^	1415000^	1645000^	2	20	33.4	16.3
ESSENDON WEST	1212500^	1010000^	1277500^	1235000^	1160000^	5	18	-4.3	-6.1
EUMEMMERRING	595000^	706000^	607500^	680000^	645000^	7	20	8.4	-5.1
EUREKA	543000^	578500^	480000^	470000^	525000^	1	12	-3.3	11.7
EUROA	450000	490000	490000^	487500^	507500	18	52	12.8	4.1
EYNESBURY	695000	674000	670000	628500	690000	17	58	-0.7	9.8
FAIRFIELD	1662500	1760000	1700000	1300000^	1685000	12	47	1.4	29.6
FAWKNER	760000	767500	750000	743800	800000	43	154	5.3	7.6
FERNTREE GULLY	883000	900000	852000	936000	886000	86	298	0.3	-5.3
FERNY CREEK	1173500^	950000^	890000^	835000^	1037300^	4	15	-11.6	24.2
FITZROY	1460000	1720000	1718400	1390000	1555000	24	76	6.5	11.9
FITZROY NORTH	1575000	1600000	1587500	1345000	1885000	32	104	19.7	40.1
FIVEWAYS	640000^	1130000^	535000^	535000*	670000^	3	7	4.7	NA
FLEMINGTON	1010000	1200000^	1190000	1010800	1014500	22	60	0.4	0.4
FLINDERS	3291500^	2475000^	2050000^	1800000^	3624000^	6	15	10.1	101.3
FLORA HILL	515000	515000	565000	535000	496000	12	55	-3.7	-7.3
FOOTSCRAY	1053400	855000	870000	987500	925500	46	123	-12.1	-6.3
FOREST HILL	1195200	1100000	1220000	1245900	1325000	38	131	10.9	6.3
FOSTER	620000^	590000	560000^	512500^	750000^	3	21	21.0	46.3
FRANKSTON	710000	700000	750000	725000	745000	148	492	4.9	2.8
FRANKSTON NORTH	598000	562500	572500	575000	577500	26	104	-3.4	0.4
FRANKSTON SOUTH	1170000	1200000	1028800	1141000	1217500	60	239	4.1	6.7
FRASER RISE	700000	700000	735000	712500	705000	67	241	0.7	-1.1

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FYANSFORD	955000^	1210000^	1127500^	940000^	780000^	5	25	-18.3	-17.0
GARDEN CITY	1725000^	1725000*	1799500^	1467500^	1798300^	6	10	4.2	22.5
GARFIELD	873200^	890000^	730000^	837500^	575000^	2	17	-34.1	-31.3
GEELONG	1020000	930000	797500^	1265000	1000000	17	47	-2.0	-20.9
GEELONG WEST	974300	1010000	832500	912500	940000	36	110	-3.5	3.0
GEMBROOK	865000^	950000^	737500^	770000^	777500^	2	20	-10.1	1.0
GISBORNE	955000	1050000	975000	997500	1012500	28	127	6.0	1.5
GLADSTONE PARK	700000	685000	723800	710000	740000	23	99	5.7	4.2
GLEN HUNTLY	1950000^	1513000^	1251000^	2150000^	1735500^	5	15	-11.0	-19.3
GLEN IRIS	2410000	2420000	2570000	2467500	2462000	75	246	2.2	-0.2
GLEN WAVERLEY	1487000	1658900	1650000	1704000	1620000	117	427	8.9	-4.9
GLENGARRY	554500^	537500^	595000^	580000^	790000^	2	14	42.5	36.2
GLENROY	775000	770000	815000	790000	825000	55	185	6.5	4.4
GOLDEN POINT (BALLARAT)	510000	575000	529000	465300	580000^	7	41	13.7	24.7
GOLDEN SQUARE	517500	487500	515000	540000	505000	43	150	-2.4	-6.5
GORDON	738000^	779000^	757500^	595800^	707500^	6	13	-4.1	18.8
GOUGHS BAY	-	560000^	580000^	590000^	647500^	2	12	0.0	9.7
GOWANBRAE	937500^	1320000^	803500^	800000^	920000^	5	23	-1.9	15.0
GRANTVILLE	639000^	550000^	645000^	620000^	562500^	6	25	-12.0	-9.3
GREEN LAKE	494000^	425000^	433000^	482500^	400000^	4	17	-19.0	-17.1
GREENSBOROUGH	978000	938500	965000	983800	1080000	51	194	10.4	9.8
GREENVALE	853000	850000	900000	800000	870000	84	313	2.0	8.8
GROVEDALE	705000	637500	670000	680000	650000	60	221	-7.8	-4.4
GUNBOWER	276000^	140000^	200000^	200000*	500000^	1	7	81.2	NA
HADFIELD	830000	850000	895000	870000	850000	27	81	2.4	-2.3
HALLAM	700000	660000	705000	735000	740000	28	93	5.7	0.7
HALLS GAP	647500^	555000^	497500^	630000^	470000^	5	13	-27.4	-25.4
HAMILTON	348000	395000	370000	360000	369500	48	184	6.2	2.6
HAMLYN HEIGHTS	700000	723000	705000	775000	740000	39	115	5.7	-4.5
HAMPTON	2300000	2500000	2275000	2464000	2490000	35	125	8.3	1.1
HAMPTON EAST	1440000	1215000^	1575000	1427500	1452500	20	52	0.9	1.8
HAMPTON PARK	645000	650000	627800	645000	650000	84	285	0.8	0.8
HARCOURT	832500*	599000^	760000^	770000^	700000^	3	14	NA	-9.1

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HARKNESS	580000	600000	584500	579000	550000	61	227	-5.2	-5.0
HASTINGS	715000	742500	737500	691500	690000	23	95	-3.5	-0.2
HASTINGS WEST	657500^	605000^	552500^	563000	620000	15	44	-5.7	10.1
HAWTHORN	2765000	2900000	2550000	2637000	3089400	30	120	11.7	17.2
HAWTHORN EAST	2240000	2988000	3060000	2615000	2459000	36	119	9.8	-6.0
HEALESVILLE	792000	750000	865000	825000	758000	16	62	-4.3	-8.1
HEATHCOTE	550000^	532500^	465000^	415000	550000^	9	31	0.0	32.5
HEATHERTON	1098500	1070000^	1125300	1235000^	1200000^	4	24	9.2	-2.8
HEATHMONT	1137000	1135000	1072500	1225800	940000	22	101	-17.3	-23.3
HEIDELBERG	1265000	1300500	1637300	1490000	1429000	16	52	13.0	-4.1
HEIDELBERG HEIGHTS	1000000	912500	1092500	979500	1060000	19	63	6.0	8.2
HEIDELBERG WEST	752500	795000	715000	721300	760000	21	81	1.0	5.4
HEPBURN	620000^	1032500^	625000^	682500^	600000^	5	16	-3.2	-12.1
HERNE HILL	790000	760000^	627500^	690000	732000	11	48	-7.3	6.1
HEYFIELD	380000^	362000^	385000^	435000^	452500^	6	28	19.1	4.0
HEYWOOD	395000^	322500^	380000	295000^	345000^	8	26	-12.7	16.9
HIGHETT	1415000	1487500	1477500	1460000	1455000	31	112	2.8	-0.3
HIGHTON	864500	810000	912500	960000	911000	80	289	5.4	-5.1
HILLSIDE (MELTON)	800000	759000	750000	738500	785000	39	158	-1.9	6.3
HOPETOUN	194500^	220000^	75000^	75000^	174900^	3	10	-10.1	133.2
HOPPERS CROSSING	600000	625000	600000	620000	615500	118	479	2.6	-0.7
HORSHAM	435000	399000	415000	407500	371800	74	286	-14.5	-8.8
HUGHESDALE	1546000	1445000^	1575000^	1340000^	1422000	21	44	-8.0	6.1
HUNTINGDALE	1110500^	1367000^	1225000^	1032000^	1175000^	5	19	5.8	13.9
HUNTLY	556500	535000	586500	581500	550000	17	64	-1.2	-5.4
HURSTBRIDGE	917500	856800^	890500^	930000	935000	15	42	1.9	0.5
INDENTED HEAD	1119500^	862500	765000^	830000^	792500^	6	27	-29.2	-4.5
INGLEWOOD	500000^	500000*	310000^	325000^	340000^	1	10	-32.0	4.6
INVERLOCH	1025000	1000000	941000	800800	967300	21	117	-5.6	20.8
INVERMAY PARK	565000^	657500^	770000^	650000^	692500	12	29	22.6	6.5
IRONBARK	415000^	530000^	475000^	580000^	547500^	4	19	31.9	-5.6
IRYMPLE	460000	500000	473800	530000	515200	13	66	12.0	-2.8
IVANHOE	1500000	1760000	1670000	1760000	1673000	20	77	11.5	-4.9

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IVANHOE EAST	1821300^	2600000^	2090000	2875000^	1881000^	6	31	3.3	-34.6
JACANA	545000^	607500^	593000^	595000^	568800	10	26	4.4	-4.4
JACKASS FLAT	517500	509000^	515000	495000^	521500^	9	35	0.8	5.4
JAMIESON	620000*	540000^	737500^	575000^	575000*	0	10	NA	NA
JAN JUC	1490000	1290000	1320000	1158500^	1287500	14	44	-13.6	11.1
JEERALANG NORTH	360000^	355000^	410000^	371800^	518000^	3	21	43.9	39.3
JUNCTION VILLAGE	620000^	662500^	595000^	702000^	650000^	9	25	4.8	-7.4
JUNORTOUN	907000^	886800^	767500^	770000^	832500^	6	22	-8.2	8.1
KALIMNA	535000^	483500^	520000^	499000^	435000^	9	24	-18.7	-12.8
KALKALLO	643500	647500	647500	635000	630000	81	247	-2.1	-0.8
KALLISTA	957500^	788800^	911100^	845000^	780000^	4	16	-18.5	-7.7
KALORAMA	1090000^	885000^	982500	869000^	825000^	7	24	-24.3	-5.1
KANGAROO FLAT	532500	495000	503800	502500	504000	50	182	-5.4	0.3
KANGAROO GROUND SOUTH	1161000^	1010000^	1010000^	1175000^	1100000^	5	23	-5.3	-6.4
KANIVA	212500^	176500^	285000^	187500^	188000^	7	15	-11.5	0.3
KEALBA	695000	667500^	680000^	672500	645000	11	35	-7.2	-4.1
KEILOR	1010000	980000	1000000	1222000	1260000	20	71	24.8	3.1
KEILOR DOWNS	726000	770000	752500	719500	806000	33	91	11.0	12.0
KEILOR EAST	930000	970000	1035000	970000	1002000	36	188	7.7	3.3
KEILOR LODGE	1042500^	855000^	900000^	895000^	986000^	4	14	-5.4	10.2
KEILOR PARK	813500	793000	785000^	810000^	807000	11	37	-0.8	-0.4
KENNINGTON	582500	607500	643000	567500	610000	21	77	4.7	7.5
KENSINGTON	1150000	971000	1110000	1050000	995000	35	107	-13.5	-5.2
KERANG	305000	235000	270000	273000	310000	29	89	1.6	13.6
KEW	2915000	3250000	3036000	2850000	2521000	81	267	-13.5	-11.5
KEW EAST	2030000^	2300000^	2362500^	2200000^	2100200^	3	13	3.5	-4.5
KEW NORTH	2065000	2480000	2100000^	2050000	2350000	11	48	13.8	14.6
KEYSBOROUGH	870000	947400	864500	927800	929500	104	308	6.8	0.2
KIALLA	625000	695000	645000	600000	660000	25	103	5.6	10.0
KILLARA (WODONGA)	595000^	649500^	667500^	665000^	652500^	6	21	9.7	-1.9
KILMORE	577500	610000	570000	575000	600000	44	164	3.9	4.3
KILSYTH	831300	782500	780000	825500	827500	34	136	-0.5	0.2
KILSYTH SOUTH	937500^	865200^	1200000^	920000^	1020000^	6	22	8.8	10.9

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KINGLAKE	771000^	672500^	651700	740000^	761000^	2	19	-1.3	2.8
KINGS PARK	605000	600000	600000	592500	600000	17	63	-0.8	1.3
KINGSBURY	802000	773800^	850000	685000	810000	12	41	1.0	18.2
KINGSVILLE	1092500^	1090000	997500^	1390000^	1262000	15	39	15.5	-9.2
KNOXFIELD	960000	862500	950000	923000	1058500	20	68	10.3	14.7
KOO WEE RUP	632500	645000	666000	640000	715000	17	62	13.0	11.7
KOONDROOK	450000^	245400^	290000^	450000^	545000^	2	13	21.1	21.1
KOROIT	628800^	525000^	770000^	640000^	595000^	7	21	-5.4	-7.0
KORUMBURRA	475000	478000	550000	535000	585000	21	77	23.2	9.3
KURUNJANG	520000	515400	515000	512500	535000	50	197	2.9	4.4
KYABRAM	405000	455000	441000	454500	457500	26	89	13.0	0.7
KYNETON	975000	827500	814000	700000	752500	32	111	-22.8	7.5
LAKE BOGA	415000^	280000^	560000^	290000^	468000^	4	13	12.8	61.4
LAKE GARDENS	675000^	835000^	833000^	783500	705000^	8	37	4.4	-10.0
LAKE TYERS BEACH	811000^	572500^	625000^	680000^	525000^	7	22	-35.3	-22.8
LAKE WENDOUREE	1575000^	1185000	1390000^	1562500^	1112500	10	35	-29.4	-28.8
LAKES ENTRANCE	480000	540000	482500	490000	483000	20	84	0.6	-1.4
LALOR	655000	656000	675000	705000	700000	83	261	6.9	-0.7
LANCEFIELD	665000^	727500^	630000^	655000^	615000^	7	22	-7.5	-6.1
LANG LANG	717500^	646000	725000	715000	691300	10	52	-3.7	-3.3
LANGWARRIN	795000	840000	787500	850000	840000	71	264	5.7	-1.2
LARA	700000	799900	705000	662500	692000	25	78	-1.1	4.5
LARA LAKE	685000	727500	707500	675000	750000	35	159	9.5	11.1
LAUNCHING PLACE	743500^	650000^	671500	667500^	650000^	9	24	-12.6	-2.6
LAVERTON	562500	580000	557500	590000	620000	18	71	10.2	5.1
LAVERTON SOUTH	753300	730000	743000	713500	752000	25	97	-0.2	5.4
LENEVA	642500^	735000^	665000^	690000^	647500^	6	25	0.8	-6.2
LEONGATHA	556300	580000	582500	549000	585000	23	87	5.2	6.6
LEOPOLD	708000	702500	677500	652500	700000	65	207	-1.1	7.3
LILYDALE	855000	922500	877500	890000	1022500	48	211	19.6	14.9
LINDENOW	467000^	360000^	345000^	600000^	380000^	3	10	-18.6	-36.7
LOCH SPORT	362000	362500	420000	395000	349000	10	50	-3.6	-11.6
LOCKINGTON	297000^	385000^	405000^	285000^	285000*	0	9	NA	NA

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LONG GULLY	444000	400000^	400000	361000	455000^	9	54	2.5	26.0
LONGWARRY	567500	575000	574500	552000^	572500	11	51	0.9	3.7
LORNE	2412500^	1910000^	2204500	1550000^	4000000^	1	23	65.8	158.1
LOVELY BANKS	715000^	650000^	690000^	580000^	690000^	7	15	-3.5	19.0
LOWER PLENTY	1640000^	1400000	1188500^	1244000^	1260000	15	39	-23.2	1.3
LUCAS	697500	617500	680000	640000	648800	40	110	-7.0	1.4
LUCKNOW	515000^	400000^	441300^	360000^	470000^	3	11	-8.7	30.6
LYNBROOK	813300	814300	825000	780000	767500	30	75	-5.6	-1.6
LYNDHURST	960000	901000	900000	836300	965000	28	92	0.5	15.4
LYSTERFIELD	1330000	913500^	1400800	1350500	1262600	20	68	-5.1	-6.5
LYSTERFIELD SOUTH	1690000^	1560000^	1938000^	1982500^	1405000^	1	6	-16.9	-29.1
MACEDON	1299000^	1105000^	1292500^	927000^	1000000^	3	13	-23.0	7.9
MACLEOD	1050000	1126300	1240000	1102500	1150000	27	80	9.5	4.3
MADDINGLEY	650000	645000	655000	605000	620000	20	95	-4.6	2.5
MAFFRA	355000	401000	440000	405000	415000	23	85	16.9	2.5
MAIDEN GULLY	735000	750000^	800000	780000	830000	11	48	12.9	6.4
MAIDSTONE	840000	940000	920000	916300	824500	20	77	-1.8	-10.0
MALDON	782500^	801300	705000^	676000^	747500^	6	32	-4.5	10.6
MALLACOOTA	545000^	1120000^	560000^	550000^	210000^	1	12	-61.5	-61.8
MALMSBURY	785000^	810000^	762500^	731500^	965000^	1	14	22.9	31.9
MALVERN	2750000	3050000	3117500	3457000	2317500	26	109	-15.7	-33.0
MALVERN EAST	2409000	2110000	2030000	2105000	2330000	39	167	-3.3	10.7
MAMBOURIN	622500^	647500	661900	612500	640000	21	80	2.8	4.5
MANIFOLD HEIGHTS	1236300^	850000^	1240000	1095000	928500^	6	39	-24.9	-15.2
MANOR LAKES	620000	611000	647500	642500	660000	56	184	6.5	2.7
MANSFIELD	792500	740000	773000	795000	900000^	7	69	13.6	13.2
MARIBYRNONG	1275000	1150000	1110000	1207500	1100000	24	68	-13.7	-8.9
MARONG	584500^	635000^	585000	655000^	610000^	6	32	4.4	-6.9
MARSHALL	667000^	623500^	615000	600000^	550000^	9	33	-17.5	-8.3
MARYBOROUGH	400000	420000	412500	425000	372500	36	136	-6.9	-12.4
MCCRAE	1472500	1530000	1299000	1033000	1287500	16	68	-12.6	24.6
MCKENZIE HILL	925000^	930000^	800500^	745000^	715000^	1	14	-22.7	-4.0
MCKINNON	1805000	1773500	2010000	1930000	2130000	18	60	18.0	10.4

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MEDIAN HOUSE PRICES

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
MEADOW HEIGHTS	547500	540000	560000	599500	570000	27	125	4.1	-4.9
MELTON	470000	460000	470000	468500	489400	46	155	4.1	4.5
MELTON SOUTH	490000	485000	492500	517500	498000	57	231	1.6	-3.8
MELTON WEST	515000	540000	540000	563000	520000	45	175	1.0	-7.6
MENTONE	1455000	1412000	1320000	1220000	1432500	38	110	-1.5	17.4
MERBEIN	330000	322500	282500	301500	295000	15	53	-10.6	-2.2
MEREDITH	470500^	600000^	650000^	540000^	540000*	0	7	NA	NA
MERINDA PARK	590000^	612500	627000^	590000^	645000^	5	26	9.3	9.3
MERNDIA	672000	650000	663800	690000	683000	116	370	1.6	-1.0
MERRIGUM	260000^	250000^	300000^	224000^	282500^	2	12	8.7	26.1
METUNG	500000^	892500^	680000^	785000^	857500^	4	25	71.5	9.2
MICKLEHAM	700000	700000	673000	682500	680000	118	492	-2.9	-0.4
MIDDLE PARK	2175000	1940000	3030000	2150000	2405000	11	48	10.6	11.9
MILDURA	430000	430000	450000	415100	451500	150	619	5.0	8.8
MILL PARK	749300	755000	793500	780000	780400	88	289	4.2	0.1
MILLGROVE	590000^	557500^	535000	570000	581500^	4	38	-1.4	2.0
MINERS REST	585000	587500	625000^	640000	572500	22	57	-2.1	-10.5
MINYIP	160000^	160000*	143500^	179000^	92000^	1	6	-42.5	-48.6
MIRBOO NORTH	450000^	575000^	487500^	580000^	542500^	2	18	20.6	-6.5
MITCHAM	1200000	1122500	1230500	1220000	1220000	41	154	1.7	0.0
MOE	365000	365000	365000	340000	367000	45	189	0.5	7.9
MONBULK	746300	825000^	782000	705000^	835000^	7	34	11.9	18.4
MONT ALBERT	1980000^	2600000	2671500	1990000	2930000^	9	47	48.0	47.2
MONT ALBERT NORTH	1490000	1720000	1591500	1732500	1732500	16	63	16.3	0.0
MONTMORENCY	1050000	1238500	1260000	1060000	1070000	21	85	1.9	0.9
MONTROSE	890000	846000	785000	835500	878500	18	68	-1.3	5.1
MOONEE PONDS	1562500	1514300	1592500	1426500	1620000	43	143	3.7	13.6
MOORABBIN	1290000	1300000	1222500	1347500	1320000	23	86	2.3	-2.0
MOOROOLBARK	801000	804000	800000	847500	828800	80	294	3.5	-2.2
MOOROOPNA	390000	333300	391500	389500	347000	38	130	-11.0	-10.9
MORDIALLOC	1375000	1460000	1400500	1415000	1207400	16	67	-12.2	-14.7
MORNINGTON	1100000	1101500	1005000	1051800	1130000	84	302	2.7	7.4
MORTLAKE	290000	362500	349500	384300^	300000^	4	32	3.4	-21.9

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MORWELL	335000	317500	375000	322500	342500	56	263	2.2	6.2
MOUNT BEAUTY	527500*	455000^	505000^	590000^	531500^	4	18	NA	-9.9
MOUNT CLEAR	495000^	510000	495000	542500	480000	19	71	-3.0	-11.5
MOUNT COTTRELL	530000*	572000^	675000^	675000^	615000^	3	14	NA	-8.9
MOUNT DANDENONG	942500^	746300^	900000^	750000^	1007500^	6	22	6.9	34.3
MOUNT DUNEED	730000	746000	720000	710000	737500	52	169	1.0	3.9
MOUNT ELIZA	1675000	1785000	1600000	1675000	1707500	60	263	1.9	1.9
MOUNT EVELYN	795000	807500	784500	855000	830000	31	103	4.4	-2.9
MOUNT HELEN	680000^	580000	675000^	572300	555000	15	43	-18.4	-3.0
MOUNT MARTHA	1320000	1850000	1849400	1960000	1700000	27	91	28.8	-13.3
MOUNT PLEASANT	475000	507600^	545000^	420000	470000	12	38	-1.1	11.9
MOUNT WAVERLEY	1455500	1672500	1700000	1600000	1550000	91	365	6.5	-3.1
MULGRAVE	1070500	933000	986300	1120000	1077000	66	229	0.6	-3.8
MURCHISON	435000^	410000^	337000^	344500^	275000^	1	11	-36.8	-20.2
MURRUMBEENA	1598500	1500000	1950000	1645000	1637500	18	64	2.4	-0.5
MURTOA	180000^	255000^	217500^	331000^	331000*	0	10	NA	NA
MYRTLEFORD	584000	595000^	590000	585000^	550000^	8	33	-5.8	-6.0
NAGAMBIE	655000^	725000^	660000^	505000^	627500	14	34	-4.2	24.3
NAR NAR GOON	825000^	825000*	1250000^	655000^	776300^	4	6	-5.9	18.5
NARRE WARREN	720000	709000	745000	735000	720000	103	326	0.0	-2.0
NARRE WARREN NORTH	1655000	1452500	1401000	1510000	1725000^	9	48	4.2	14.2
NARRE WARREN SOUTH	770000	807500	786100	805000	870000	64	303	13.0	8.1
NATHALIA	422500	385000^	290000^	370000	390000^	7	35	-7.7	5.4
NEERIM SOUTH	610000*	807500^	815000^	630000^	555000^	5	12	NA	-11.9
NERRINA	873000^	670000^	477500^	722500^	665000^	4	12	-23.8	-8.0
NEW GISBORNE	880000^	895000	900000	820000^	745000^	2	29	-15.3	-9.1
NEWBOROUGH	412000	395000	410000	429000	450000	29	124	9.2	4.9
NEWCOMB	585000	544000	572500	575500	597300	22	82	2.1	3.8
NEWINGTON	665000^	950000^	644500^	480000^	690000	12	32	3.8	43.8
NEWLANDS ARM	675000^	632500^	917500^	601000^	675000^	1	9	0.0	12.3
NEWPORT	1270000	1336300	1250000	1316000	1200000	31	145	-5.5	-8.8
NEWTOWN (GREATER GEELONG)	1175000	1330000	1220000	1069000	1338800	30	126	13.9	25.2
NHILL	264000	235000	177500	202000^	199000	17	55	-24.6	-1.5

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NICHOLS POINT	815000^	640000^	640000*	557500^	517500^	1	8	-36.5	-7.2
NIDDRIE	1152500	1148800	1050000	1242500	1187500	29	98	3.0	-4.4
NOBLE PARK	720000	710000	726000	733800	755000	50	182	4.9	2.9
NOBLE PARK NORTH	810000^	740500	710000	752500	758300	12	67	-6.4	0.8
NORLANE	450000	460000	466400	450000	452500	29	123	0.6	0.6
NORTH BENDIGO	511000	515000	500000	520000	530000	13	65	3.7	1.9
NORTH GEELONG	705300	654000	602600	650000	616300^	8	48	-12.6	-5.2
NORTH MELBOURNE	1370000	1300000	1180000	1482500	1110000	14	67	-19.0	-25.1
NORTH WONTHAGGI	675000	653000	602000	649500	558000	17	68	-17.3	-14.1
NORTHCOTE	1682500	1650000	1467000	1702500	1625000	52	206	-3.4	-4.6
NOTTING HILL	1058000^	1200000^	1070000^	1151000^	1144000^	4	14	8.1	-0.6
NUMURKAH	320000	400000	405000	310000	367500	16	63	14.8	18.5
NUNAWADING	1090000	1100000	1199500	1205000	1238000	35	118	13.6	2.7
OAK PARK	961300	929000^	895000^	1105000	1245300^	6	37	29.5	12.7
OAKLEIGH	1318500	1265000^	1305000	1430000	1320000	23	71	0.1	-7.7
OAKLEIGH EAST	1103000^	950000^	1215000^	1172500	1095000^	7	31	-0.7	-6.6
OAKLEIGH SOUTH	1041000	1020000	1100000	1170800	1233000	29	115	18.4	5.3
OCEAN GROVE	1112500	1175000	985000	972500	960000	79	274	-13.7	-1.3
OFFICER	683800	705000	743000	725000	747500	102	398	9.3	3.1
OFFICER SOUTH	882500^	850000	935000	830000^	809500^	6	39	-8.3	-2.5
OLINDA	815000^	839000^	1010000^	765000^	996000^	8	20	22.2	30.2
ORBOST	328800	347500	347500	336500^	325000	11	49	-1.1	-3.4
ORMOND	1850000	1621500	2000000	1843000	1840500	16	58	-0.5	-0.1
OSBORNE	1150000	1040000	1040000	960000	1035000	23	90	-10.0	7.8
OUYEN	245000^	220000^	185000^	165000^	208500^	6	25	-14.9	26.4
PAKENHAM	640000	640000	630000	645000	650000	245	958	1.6	0.8
PARADISE BEACH	275000^	320000^	416000^	357500^	375000^	3	14	36.4	4.9
PARK ORCHARDS	1735000^	1714500^	1700000^	1810000^	1760000^	7	21	1.4	-2.8
PARKDALE	1358300	1309000	1330000	1520000	1381000	39	102	1.7	-9.1
PARKVILLE	2120000	2097500^	2137000^	2477000^	3610000^	4	15	70.3	45.7
PASCOE VALE	1017500	935000	1050000	1242500	965000	37	133	-5.2	-22.3
PASCOE VALE SOUTH	1195000	1150000^	1175000	1115000	1105000	28	67	-7.5	-0.9
PATTERSON GARDENS	1287500^	1312500^	1300000^	1283800^	1237500^	4	18	-3.9	-3.6

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PATTERSON LAKES	1700000	1650000	1215000	1300000	1558800	18	83	-8.3	19.9
PAYNESVILLE	535000	537500	511500	522500	490000	19	107	-8.4	-6.2
PEARCEDALE	820000^	747500^	885000^	945000^	745000^	6	27	-9.1	-21.2
PENSHURST	230000^	257500^	257500*	310000^	190000^	3	10	-17.4	-38.7
PLENTY	1575000^	1620000^	1960000^	1595000^	1765000^	5	16	12.1	10.7
POINT COOK	790000	765000	770000	775000	770000	192	691	-2.5	-0.6
POINT LONSDALE	1537500	1847500	1292500	1252500	1220000	10	56	-20.7	-2.6
POREPUNKAH	942500^	940000^	895000^	979000^	995000^	3	13	5.6	1.6
PORT ALBERT	535000^	610000^	515000^	515000*	490000^	1	8	-8.4	NA
PORT FAIRY	902500	1300000	817500	950000^	875000^	9	39	-3.0	-7.9
PORT MELBOURNE	1575000	1745000	1850000	1565000	1850000	29	122	17.5	18.2
PORTARLINGTON	910000	945000	872500	980000	1000000	20	84	9.9	2.0
PORTLAND	440000	437500	446500	397500	451300	42	154	2.6	13.5
PORTSEA	4200000^	3380000^	3255000^	3225000^	2850000^	8	24	-32.1	-11.6
PRAHRAN	1742500	1540000	1710000	1746000	2107500	30	108	20.9	20.7
PRESTON	1090000	1117500	1120000	1147500	1182500	90	273	8.5	3.1
PRINCES HILL	2435000^	1430000^	1752500^	1230000^	2025000^	7	16	-16.8	64.6
PYRAMID HILL	300000^	240000^	180000^	182500^	270000^	2	12	-10.0	47.9
QUARRY HILL	810000	545000^	615000^	580000^	601000	10	30	-25.8	3.6
QUEENSCLIFF	1550000^	1967500	1470000^	1637500^	1565000^	4	22	1.0	-4.4
RAINBOW	169000^	152500^	177500^	195000^	240000^	1	13	42.0	23.1
RAWSON	245000^	295000^	335000^	330000^	330000*	0	7	NA	NA
RAYMOND ISLAND	460000^	626000^	510000^	610000^	525000^	2	14	14.1	-13.9
RED CLIFFS	330000	334000	340000	285000	337500	22	78	2.3	18.4
RED HILL	1930000^	1505000^	1402500^	1501000^	1705000^	2	8	-11.7	13.6
REDAN	515000	460000	470000	490500	540000	13	63	4.9	10.1
RESEARCH	1459000^	1265000^	930000^	1029900^	1342500^	4	10	-8.0	30.3
RESERVOIR	922000	840000	880000	871800	877500	128	434	-4.8	0.7
RHYLL	898800^	737500^	932500^	770000^	765000^	1	12	-14.9	-0.6
RICHMOND	1410000	1387500	1402500	1423000	1300000	87	271	-7.8	-8.6
RIDDELLS CREEK	840000^	720000^	1116300	825000^	940000^	7	33	11.9	13.9
RINGWOOD	945000	1050000	950000	995000	1000000	45	138	5.8	0.5
RINGWOOD EAST	975000	1000000	941300	1110000	970500	31	99	-0.5	-12.6

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RINGWOOD NORTH	1174000	1042500	1260000	1225000	1320000	36	116	12.4	7.8
RIPPLESIDE	1190000^	970000^	816000^	1275000^	1110000^	4	14	-6.7	-12.9
ROBINVALE	315000	330000^	402500	340000	385000^	4	32	22.2	13.2
ROCHESTER	290000^	250000^	260000	270000	270000	15	50	-6.9	0.0
ROCKBANK	622500	605000	675000	632500	595000	46	159	-4.4	-5.9
ROMSEY	809000	752500	757500	762300	770000	17	67	-4.8	1.0
ROSANNA	1032500	1270000	1285000	1275000	1320000	31	96	27.8	3.5
ROSEBUD	748800	770000	740000	765000	715000	55	198	-4.5	-6.5
ROSEBUD SOUTH	852500	1157500	936000	1110000	966000	22	74	13.3	-13.0
ROSEDALE	350000^	375000^	475000^	433800^	520000^	7	28	48.6	19.9
ROWVILLE	1050000	1025000	1096000	1160000	1098000	76	299	4.6	-5.3
ROXBURGH PARK	636000	668000	618800	622500	642500	62	240	1.0	3.2
RUSHWORTH	340000^	305000^	380000^	392000^	369000^	7	22	8.5	-5.9
RUTHERGLEN	500000	587500^	460000^	444500	490000^	8	37	-2.0	10.2
RYE	1096000	1100000	1101000	1080000	1121000	52	268	2.3	3.8
SAFETY BEACH	1150000	1300000	1225000	1122500	1285000	26	106	11.7	14.5
SAILORS GULLY	607500^	454000^	521000^	430000^	465000^	3	20	-23.5	8.1
SALE	502500	460000	472000	520000	517000	59	239	2.9	-0.6
SAN REMO	1080000^	1040000^	1083800	945000^	890000^	8	32	-17.6	-5.8
SANCTUARY LAKES	735000	744000	725000	720500	746000	115	444	1.5	3.5
SANDHURST	1030000	1000500	1100100	1082500	1085500	24	98	5.4	0.3
SANDRINGHAM	2382500	2048000	1950000	2115000	2227500	22	85	-6.5	5.3
SANDY POINT	820000^	805000^	1010000^	810000^	815000^	3	7	-0.6	0.6
SASSAFRAS	920000*	1290000^	1520000^	894500^	860000^	3	15	NA	-3.9
SCORESBY	970000	910000	953000	950000	990000	29	73	2.1	4.2
SEA LAKE	197500^	159500^	200000^	135000^	258500^	2	14	30.9	91.5
SEABROOK	725000	750000	700900	745000	735000	15	62	1.4	-1.3
SEAFORD	830000	833000	762800	835000	860000	59	193	3.6	3.0
SEAHOLME	1012500^	1570000^	1354000^	1420000^	1537500^	6	23	51.9	8.3
SEASPRAY	535000^	580000^	465000^	645000^	346500^	2	7	-35.2	-46.3
SEBASTOPOL	476000	467500	462500	435000	448000	39	149	-5.9	3.0
SEDDON	1178000	1090000	1201000	1077500	1050000	26	80	-10.9	-2.6
SELBY	768800^	815000^	932000^	860000^	480000^	5	14	-37.6	-44.2

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SEVILLE	786000^	900000^	747500^	824800^	817500^	6	23	4.0	-0.9
SEYMOUR	447500	520000	430000	420000	480000	27	88	7.3	14.3
SHEPPARTON	427000	452500	425500	435000	451400	115	435	5.7	3.8
SHEPPARTON NORTH	633000^	1100000^	466500^	632500^	665500^	7	22	5.1	5.2
SHOREHAM	1827500^	1700000^	1200000^	2250000^	2262500^	4	15	23.8	0.6
SKYE	766000	725000	785000	780000	747800	22	90	-2.4	-4.1
SMITHS BEACH	1155000^	1075000^	872500^	1040000^	840000^	1	11	-27.3	-19.2
SMYTHES CREEK	620000^	620000*	625000^	530000^	600000^	3	11	-3.2	13.2
SMYTHESDALE	550000^	530000^	465000^	572000^	750000^	5	10	36.4	31.1
SOLDIERS HILL	730000	640000	635000	485000	537500	10	47	-26.4	10.8
SOMERS	1418500	1550000	1552000	1612500	1510000^	8	48	6.5	-6.4
SOMERVILLE	789000	757500	762000	727500	802500	28	137	1.7	10.3
SORRENTO	2190500	2225000	2037500	2115000	2100000	26	93	-4.1	-0.7
SOUTH GEELONG	1172500^	750000^	785000^	950000^	902500^	5	18	-23.0	-5.0
SOUTH KINGSVILLE	1157500^	1280000^	1123000^	1478000^	817000^	5	20	-29.4	-44.7
SOUTH MELBOURNE	2035000	2270000	1555000	1402500	1695000	24	91	-16.7	20.9
SOUTH MORANG	739000	715000	700000	733800	760000	79	329	2.8	3.6
SOUTH YARRA	2200800	2700000	2255000	2420000	2388000	31	112	8.5	-1.3
SPOTSWOOD	1155000^	1230000^	1030000^	1160000^	1130000	13	27	-2.2	-2.6
SPRING GULLY	610000	580000^	610000^	775000^	797500^	6	31	30.7	2.9
SPRINGVALE	885000	880000	875000	863000	893000	19	101	0.9	3.5
SPRINGVALE SOUTH	810000	804500	810500	792500	800000	23	68	-1.2	0.9
ST ALBANS	660000	650000	632500	647000	646000	94	304	-2.1	-0.2
ST ALBANS PARK	682500	588800	605000	585000	577500	10	70	-15.4	-1.3
ST ANDREWS BEACH	1550000^	1550000^	1512500^	1500000^	1795000^	2	22	15.8	19.7
ST ARNAUD	325000	272500	270000^	300000^	285200	13	39	-12.2	-4.9
ST HELENA	1180000^	1134000^	1239000^	1175000^	1200000^	9	27	1.7	2.1
ST KILDA	1900000	1166000^	1525000	1270000	1600000	22	62	-15.8	26.0
ST KILDA EAST	1448000	1321300	1557500	1955000	1576000	23	76	8.8	-19.4
ST KILDA WEST	2900000^	3800000^	3800000*	2855000^	2300000^	9	18	-20.7	-19.4
ST LEONARDS	750000	765000	782500	750000	750000	31	106	0.0	0.0
STANHOPE	217000^	397000^	290000^	325000^	385000^	1	10	77.4	18.5
STAWELL	380000	340000	295000	342500	289000	29	106	-23.9	-15.6

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MEDIAN HOUSE PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
STRATFORD	525000	493000	500000	480000^	475000	17	53	-9.5	-1.0
STRATHDALE	640000	685000	620000	575000	635000	13	82	-0.8	10.4
STRATHFIELDSAYE	667500	710000	725000	756000	675000	27	97	1.1	-10.7
STRATHMERTON	323000^	320000^	432500^	432500*	432500*	0	4	NA	NA
STRATHMORE	1605000	1384000	1563800	1380000	1360000	23	98	-15.3	-1.4
STRATHMORE HEIGHTS	1037500^	1191300^	1061800^	1100000^	940000^	4	16	-9.4	-14.5
STRATHTULLOH	595000	591000	650000	665000	610000	31	114	2.5	-8.3
STUDFIELD	972500^	920000^	1097800^	1170000	1012500	10	38	4.1	-13.5
SUNBURY	665000	650000	675000	660000	647800	172	645	-2.6	-1.9
SUNDERLAND BAY	655000^	642500^	799000^	652500^	685000^	1	12	4.6	5.0
SUNNYCLIFFS	256500^	382500^	438000^	327500^	325000^	3	13	26.7	-0.8
SUNSET STRIP	650000^	625000^	705000^	730000^	700000^	4	14	7.7	-4.1
SUNSHINE	861000	745500	827500	746000	800000	23	72	-7.1	7.2
SUNSHINE NORTH	745300	720000	710000	740000	751500	22	85	0.8	1.6
SUNSHINE WEST	700000	641000	720000	686500	723000	50	170	3.3	5.3
SURF BEACH	907500^	920000^	785000^	750000^	817500^	2	19	-9.9	9.0
SURREY HILLS	2365000	2313500	2410000	2520000	2353000	43	138	-0.5	-6.6
SWAN HILL	386500	448000	463500	401000	438800	38	160	13.5	9.4
SYDENHAM	693800	700000	760000	750000	751500	16	66	8.3	0.2
SYNDAL	2195000	1727500^	2200000	2202500	1725000	19	60	-21.4	-21.7
TALLANGATTA	447500^	401300^	410000^	510000^	509500^	6	16	13.9	-0.1
TANGAMBALANGA	714000^	416000^	588800^	650000^	649500^	2	16	-9.0	-0.1
TARNEIT	640000	660000	665000	647000	650000	317	1,230	1.6	0.5
TATURA	455000	460000^	480000	495000	447500	14	51	-1.6	-9.6
TAWONGA SOUTH	646500^	650000^	550000^	800000^	383100^	2	15	-40.7	-52.1
TAYLORS HILL	933500	877500	902000	896000	941000	34	106	0.8	5.0
TAYLORS LAKES	937000	870000	930000	940000	933800	34	123	-0.3	-0.7
TECOMA	810000^	805000^	794800^	935900^	826000	12	30	2.0	-11.7
TEMPLESTOWE	1470000	1700000	1612000	1700000	1675500	44	141	14.0	-1.4
TEMPLESTOWE LOWER	1270000	1570000	1445000	1410000	1371000	41	145	8.0	-2.8
TERANG	385000^	385000^	380000^	400000	330000^	5	32	-14.3	-17.5
THE BASIN	825000	916000	820000	840000	853000	24	56	3.4	1.5
THOMASTOWN	655800	700000	667000	696000	692000	56	203	5.5	-0.6

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MEDIAN HOUSE PRICES

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Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
THOMSON (GREATER GEELONG)	557500^	562000^	560000^	500000^	525000^	9	30	-5.8	5.0
THORNBURY	1450000	1375000	1331000	1416000	1393500	48	148	-3.9	-1.6
THORNHILL PARK	575000	637500	630000	599500	606500	46	157	5.5	1.2
TIMBOON	440000^	558000^	558000*	485500^	425000^	5	17	-3.4	-12.5
TONGALA	349500^	435000^	364000	392500^	470000^	4	24	34.5	19.7
TOORA	430000^	465000^	270000^	440000^	540000^	2	10	25.6	22.7
TOORADIN	1031000^	841000^	660000^	910000^	947500^	8	23	-8.1	4.1
TOORAK	6210000	6630000	6352000	5175000	4815000	34	118	-22.5	-7.0
TOOTGAROOK	817000	847500	887500	860000	945000	17	81	15.7	9.9
TORQUAY	1270000	1350000	1165000	1252500	1206000	70	240	-5.0	-3.7
TRAFALGAR	567500	533500	580000	552500	550000	19	78	-3.1	-0.5
TRARALGON	480000	485000	493000	500000	515000	133	476	7.3	3.0
TRARALGON EAST	733500^	820000^	958000^	832500^	727500^	6	18	-0.8	-12.6
TRENTHAM	1197500	780000^	1280000^	877500^	1060000^	6	22	-11.5	20.8
TRUGANINA	650000	626000	645000	661000	645000	180	701	-0.8	-2.4
TULLAMARINE	705000	730000	720000	720000	730000	21	79	3.5	1.4
TYABB	745000^	730000^	715000^	705000^	825000^	9	28	10.7	17.0
UPPER FERNTREE GULLY	824000^	782500	795000	925000	890000	11	49	8.0	-3.8
UPWEY	865000	821000	865000	1057000	947500	26	83	9.5	-10.4
VENTNOR	830000^	865000^	890000^	808500^	771000^	7	24	-7.1	-4.6
VENUS BAY	587500^	620000^	712500	577500	600000	10	40	2.1	3.9
VERMONT	1232000	1200000	1250000	1300000	1205000	26	96	-2.2	-7.3
VERMONT SOUTH	1357500	1498000	1535000	1500000	1533000	29	97	12.9	2.2
VIEWBANK	1080000	1083000	1357500	1191000	1220000	23	65	13.0	2.4
VIOLET TOWN	387500^	530000^	386800^	570000^	499500^	4	12	28.9	-12.4
WAHGUNYAH	562500^	610000^	501300^	255000^	310000^	5	15	-44.9	21.6
WALLAN	620000	610000	630000	638000	620000	47	166	0.0	-2.8
WALLAN EAST	600000	563500	610000	611000	605000	36	91	0.8	-1.0
WANDANA HEIGHTS	1100000	830000^	1015000^	998000	1090000^	9	34	-0.9	9.2
WANDIN NORTH	800000^	800000	810000^	710000^	765000^	9	28	-4.4	7.7
WANGARATTA	517500	483500	550000	532500	525000	91	322	1.4	-1.4
WANTIRNA	1120000	1053000	1230000	1150000	1180000	41	140	5.4	2.6
WANTIRNA SOUTH	1126300	1225000	1296000	1443000	1355000	44	139	20.3	-6.1

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
WARBURTON	703500	740000^	672500	714400	616300	12	48	-12.4	-13.7
WARRACKNABEAL	232500	214100	262500	262000	218500	12	53	-6.0	-16.6
WARRAGUL	642500	630000	648500	655000	651300	104	390	1.4	-0.6
WARRANTYTE	1215000	1445000^	1700000^	1166000	1180000	15	43	-2.9	1.2
WARRANWOOD	1560000^	1072500	1194800	1230000	1270000^	7	52	-18.6	3.3
WARRNAMBOOL	630000	620000	600000	560000	615000	135	455	-2.4	9.8
WATERWAYS	1140000^	1690000^	1840000^	1750000^	1680000^	9	20	47.4	-4.0
WATSONIA	810000	779800^	832500	927500	963500	20	60	19.0	3.9
WATSONIA NORTH	853100	916000^	815000^	990000	920300	14	45	7.9	-7.0
WATTLE GLEN	938500^	938500*	732000^	933000^	877500^	6	11	-6.5	-5.9
WAURN PONDS	833500	805000^	830000^	740000	837500	12	38	0.5	13.2
WEDDERBURN	465000^	290000^	280000^	230000^	305000^	8	18	-34.4	32.6
WEIR VIEWS	610000	577000	556000	560000	575000	39	162	-5.7	2.7
WENDOUREE	480000	470000	480000	483800	452500	48	147	-5.7	-6.5
WENDOUREE WEST	363500^	365000^	340000	175000^	377500^	5	28	3.9	115.7
WERRIBEE	600000	600000	617000	618000	611000	208	825	1.8	-1.1
WERRIBEE SOUTH	965000^	1038000^	1200000^	881000^	955000^	7	19	-1.0	8.4
WEST FOOTSCRAY	947500	892500	902500	950000	905000	27	95	-4.5	-4.7
WEST MELBOURNE	1365000^	1270000^	1032500^	1330000^	1215000^	5	15	-11.0	-8.6
WEST WODONGA	522500	549500	545000	545000	515000	45	187	-1.4	-5.5
WESTALL	875000	880000	800000	900000	853300	14	53	-2.5	-5.2
WESTGARTH	1777500	1950000^	1698000	2075000	1670000	11	43	-6.0	-19.5
WESTMEADOWS	665000	730000	735000	731000	700000	18	66	5.3	-4.2
WHEELERS HILL	1450000	1500000	1413500	1465000	1595000	65	233	10.0	8.9
WHITE HILLS	503800	465000	507500	496100	547000	15	71	8.6	10.3
WHITTINGTON	510000	492500	500000^	495000^	500000^	7	35	-2.0	1.0
WHITTLESEA	705000	720000	775000	778500	710500	24	81	0.8	-8.7
WILLIAMS LANDING	777500	805000	825500	802800	740000	40	141	-4.8	-7.8
WILLIAMSTOWN	1847500	1470000	1550000	1605000	1600000	37	118	-13.4	-0.3
WILLIAMSTOWN NORTH	1197500^	1275000^	1300000^	1612500^	1000000^	3	13	-16.5	-38.0
WIMBLEDON HEIGHTS	710000*	620000^	735000^	565000^	650000^	5	14	NA	15.0
WINCHELSEA	625000	605000^	635000^	635000	670000	11	40	7.2	5.5
WINDSOR	1465000	1523800^	1450000	1500000	1500000	23	57	2.4	0.0

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
WINTER VALLEY	630000	580000	580000	550000	581500	34	114	-7.7	5.7
WODONGA	514000	500100	521000	540000	560000	91	329	8.9	3.7
WOLLERT	730000	710000	683600	714200	705000	150	516	-3.4	-1.3
WONGA PARK	1640000^	1092500^	1369500^	1560000	1271000^	8	29	-22.5	-18.5
WONTHAGGI	540000	580000	580000	522500	520000	25	77	-3.7	-0.5
WOODEND	855000	865000	940000	1100000	1085000	16	66	26.9	-1.4
WOOLAMAI WATERS	800000	850000	790500	765000	715000	13	57	-10.6	-6.5
WOORI YALLOCK	610000	616300	622500	630000	704200^	9	47	15.4	11.8
WY YUNG	459500^	437500^	500000^	580000^	607500^	4	12	32.2	4.7
WYNDHAM VALE	570000	550000	550000	600000	600000	134	458	5.3	0.0
YACKANDANDAH	633000^	635000^	786000^	725000^	770000^	3	12	21.6	6.2
YALLAMBIE	888800	975300^	870000^	950000^	1066000^	8	27	19.9	12.2
YALLOURN NORTH	355000^	320000^	347000^	315000^	310000^	5	24	-12.7	-1.6
YARRA GLEN	780000	782500^	786800	785000^	800000^	8	44	2.6	1.9
YARRA JUNCTION	647500^	709500	680000	738000	685000^	7	39	5.8	-7.2
YARRAGON	550000^	695000^	560000^	640000	649000^	3	27	18.0	1.4
YARRAM	461800	387500^	560000^	407500^	347500	10	29	-24.7	-14.7
YARRAVILLE	1050000	1090000	1160500	1100000	1085000	38	167	3.3	-1.4
YARRAWONGA	619500	595000	640800	620000	672500	42	128	8.6	8.5
YEA	660000^	485000^	550000^	700000^	507500^	6	28	-23.1	-27.5
YINNAR	510000^	565000^	580000^	569500^	560000^	1	14	9.8	-1.7

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ABBOTSFORD	547500	465000	530000	595000	499000	69	273	-8.9	-16.1
ABERFELDIE	885000^	1021000^	551000^	1017500^	777500^	4	20	-12.1	-23.6
AIRPORT WEST	635000	665000	725000	636000	640000	26	94	0.8	0.6
ALBERT PARK	1880000^	725000^	680000^	1190000^	1333500^	4	17	-29.1	12.1
ALBION	573800	250000	350000	340000	250000	17	71	-56.4	-26.5
ALFREDTON	253800^	520000^	307500^	320000^	455000^	7	19	79.3	42.2
ALPHINGTON	640000	702500	630000	857500	805000	20	79	25.8	-6.1
ALTONA	692500	795000	640000	710000	691000	47	140	-0.2	-2.7
ALTONA EAST	735000^	739900^	720000^	920000^	825000	11	25	12.2	-10.3
ALTONA MEADOWS	472500^	510000	547500^	540000^	585000^	5	23	23.8	8.3
ALTONA NORTH	660000	711800	902600	805000	871000	21	64	32.0	8.2
ARARAT	250000^	282500^	355000^	335000^	270300^	4	22	8.1	-19.3
ARDEER	612500^	570000^	558800^	559500^	617500^	4	16	0.8	10.4
ARMADALE	736000	640000	650000	840000	783000	51	206	6.4	-6.8
ASCOT VALE	561000	580000	515000	530000	532500	34	110	-5.1	0.5
ASHBURTON	1200000^	1290000^	1755000^	1250000^	1720000^	8	29	43.3	37.6
ASHWOOD	770500	1030000	924000	872000	1144000	18	60	48.5	31.2
ASPENDALE	1019500	822800	796000^	940000	760000^	7	39	-25.5	-19.1
AVONDALE HEIGHTS	650999*	681000^	652500^	600000	680000^	9	32	NA	13.3
BACCHUS MARSH	461000^	480000^	425000^	480000	430000^	8	35	-6.7	-10.4
BALACLAVA	720000	580000	547500	615000	562500	34	95	-21.9	-8.5
BALLARAT CENTRAL	188000	415000^	415000^	402500^	367500^	6	24	95.5	-8.7
BALLARAT EAST	331300^	457500^	400000^	377500^	440000^	8	27	32.8	16.6
BALLARAT NORTH	407500^	352500^	450000^	535000^	380000^	5	17	-6.7	-29.0
BALWYN	1283000	750000	781000	880000	1210000	34	133	-5.7	37.5
BALWYN NORTH	1250000	1140000	1175000	1524900	1150000	21	72	-8.0	-24.6
BARWON HEADS	1812500^	1190000^	935000^	1000000^	905000^	3	12	-50.1	-9.5
BAYSWATER	550000	640000	627500	693500	582500	32	136	5.9	-16.0
BAYSWATER NORTH	510000	550000	660000	605000	600000	23	76	17.6	-0.8
BEACONSFIELD	520000^	510000^	520000^	630000^	545000^	5	20	4.8	-13.5
BEAUMARIS	1412500	955000	1040000	1250000	1315000	27	76	-6.9	5.2
BELL PARK	595000^	312500^	470000^	551300^	520000^	6	17	-12.6	-5.7
BELLFIELD (BANYULE)	660000^	872000^	835000^	835800^	715000	11	27	8.3	-14.4
BELMONT	580000	510000	482500	550000	585000	17	92	0.9	6.4

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
BENALLA	327000	350000^	320000	255000^	295000	12	33	-9.8	15.7
BENDIGO	482500^	480000^	407500^	520000^	560000^	3	19	16.1	7.7
BENTLEIGH	814000	638000	957000	850000	825000	57	182	1.4	-2.9
BENTLEIGH EAST	920000	970000	965000	1290000	1081000	85	267	17.5	-16.2
BERWICK	660700	660000	615000	680000	640000	33	128	-3.1	-5.9
BITTERN	612000^	690000^	650000^	785000^	748500^	4	12	22.3	-4.6
BLACK HILL	410000^	525000^	500000^	256000^	385000^	1	9	-6.1	50.4
BLACK ROCK	1305000	1400000^	1178300	1290000	1148800	10	59	-12.0	-10.9
BLACKBURN	689000	602000	638800	730000	774000	55	182	12.3	6.0
BLACKBURN NORTH	1202000^	800000^	930000^	830000	925000^	7	32	-23.0	11.4
BLACKBURN SOUTH	830000	788000^	1016000	910500	875000	11	46	5.4	-3.9
BONBEACH	579000	702500	650000	638500	705000	25	101	21.8	10.4
BORONIA	615000	650500	645800	661800	650000	73	259	5.7	-1.8
BOX HILL	546700	575000	502000	570000	600000	125	501	9.8	5.3
BOX HILL NORTH	748000	835000	942800	756000	774000	30	97	3.5	2.4
BOX HILL SOUTH	828000	1133500	1005000	860000	829500	16	59	0.2	-3.5
BRAYBROOK	530000	590000^	614500	617500	610000	27	72	15.1	-1.2
BRIAR HILL	680000^	1070000^	819500	866000^	850000^	3	24	25.0	-1.8
BRIGHT	850000^	850000*	562000^	55000^	850000^	5	10	0.0	1,445.5
BRIGHTON	1487500	1325000	1375000	1225000	1300000	77	286	-12.6	6.1
BRIGHTON EAST	1182500	1290000	1310000	1265000	1215000	26	98	2.7	-4.0
BROADFORD	410000^	430000^	430000*	418000^	470000^	6	11	14.6	12.4
BROADMEADOWS	410000	460000	460000	485000	400000	33	110	-2.4	-17.5
BROOKLYN	590000	622500	631100	620000	647000^	9	47	9.7	4.4
BROWN HILL	438800^	427500^	381300^	422500	375000^	8	30	-14.5	-11.2
BRUNSWICK	520000	544700	532500	525000	585000	111	428	12.5	11.4
BRUNSWICK EAST	582500	555000	575000	599000	540000	103	333	-7.3	-9.8
BRUNSWICK WEST	506000	400000	431500	478000	487500	62	210	-3.7	2.0
BULLEEN	845000	970000^	1045000^	777500	876700	14	41	3.8	12.8
BUNDOORA	470000	416000	520000	438500	479000	58	181	1.9	9.2
BURNLEY	480000*	477000^	736300^	400500^	535000^	3	12	NA	33.6
BURWOOD	793000	860000	850000	934300	840000	39	148	5.9	-10.1
BURWOOD EAST	664000	692500	582500	563900	658500	12	70	-0.8	16.8
CAIRNLEA	427600^	430000	460000^	407500^	330000^	1	19	-22.8	-19.0

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MEDIAN UNIT PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
CAMBERWELL	990000	950000	822500	838500	1105500	64	207	11.7	31.8
CAMPBELLFIELD	425000^	379000^	475800^	320000^	320000*	0	10	NA	NA
CANADIAN	401500	450000^	399000	325000^	384500^	4	29	-4.2	18.3
CANTERBURY	865000	890000^	1437500	1325000	1115000	17	48	28.9	-15.8
CAPEL SOUND	780000^	659000	680500	622000	696500^	8	46	-10.7	12.0
CARLTON	300000	471000	385000	368000	350000	89	401	16.7	-4.9
CARLTON NORTH	478000^	630000^	710000^	769000^	670000	16	37	40.2	-12.9
CARNEGIE	609000	588500	621000	609000	667500	113	435	9.6	9.6
CAROLINE SPRINGS	456000	462500	481300	485000	515000	12	68	12.9	6.2
CARRUM	677600	744500	712500	706000	807300	14	69	19.1	14.3
CARRUM DOWNS	560000	571000	543800	535000	565000	55	169	0.9	5.6
CASTLEMAINE	619300^	466000^	653500^	560000^	741300^	6	13	19.7	32.4
CAULFIELD	796000	855000^	1110000	761000	680000	19	53	-14.6	-10.6
CAULFIELD EAST	780500^	561000^	824900^	994000^	517500^	4	16	-33.7	-47.9
CAULFIELD NORTH	735000	585000	600000	665000	797500	80	275	8.5	19.9
CAULFIELD SOUTH	1150000	1030000	1151000	1046500	1200000	37	123	4.3	14.7
CHADSTONE	850000	890500	905000	857500	963500	27	109	13.4	12.4
CHELSEA	636500	660000	641500	690000	712500	32	137	11.9	3.3
CHELSEA HEIGHTS	575000^	469500^	897500^	640000^	602500^	3	7	4.8	-5.9
CHELTENHAM	652500	601800	610000	695000	665000	67	208	1.9	-4.3
CHELTENHAM EAST	608500^	704000^	783000^	734500	766000^	3	24	25.9	4.3
CHELTENHAM NORTH	737000	721800^	818000^	820000^	815000	12	27	10.6	-0.6
CHIRNSIDE PARK	705000^	687500^	710000^	695500	710000	13	36	0.7	2.1
CLARINDA	872500^	650900^	860000^	762500^	881500^	5	27	1.0	15.6
CLAYTON	728000	680000	775000	585000	665000	58	241	-8.7	13.7
CLAYTON NORTH	820000^	486000	450000^	820000^	662500^	8	32	-19.2	-19.2
CLAYTON SOUTH	608800	566500	614000	525000^	550000	13	47	-9.7	4.8
CLIFTON HILL	582500	691000	850000	639000	805000	18	59	38.2	26.0
COBRAM	343500^	285000^	295000^	251500^	315000^	1	11	-8.3	25.2
COBURG	600000	571000	595000	570000	598000	46	180	-0.3	4.9
COBURG EAST	645000^	628500	755000	732500	770000^	9	43	19.4	5.1
COBURG NORTH	670000	835000	810000^	763900	787500	11	43	17.5	3.1
COLAC	395500^	460000^	380000^	520000^	445000^	6	27	12.5	-14.4
COLLINGWOOD	670000	587500	600000	640000	700000	59	216	4.5	9.4

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MEDIAN UNIT PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
CORIO	465000 [^]	358800 [^]	440000 [^]	337500 [^]	375000 [^]	3	20	-19.4	11.1
COWES	620000 [^]	383000 [^]	458700 [^]	615000 [^]	644000 [^]	3	18	3.9	4.7
COWES WEST	785000 [^]	560000 [^]	720000 [^]	695000 [^]	640000 [^]	7	22	-18.5	-7.9
CRAIGIEBURN	425300	445000	425000	449000	441500	54	213	3.8	-1.7
CRANBOURNE	481500	440000	458500	448000	460000	21	80	-4.5	2.7
CRANBOURNE EAST	500000 [^]	510000	477500 [^]	515000 [^]	517500 [^]	6	31	3.5	0.5
CRANBOURNE NORTH	495000 [^]	419700 [^]	509000 [^]	535000 [^]	505500 [^]	4	17	2.1	-5.5
CRANBOURNE WEST	522500 [^]	530000 [^]	527300 [^]	547500	556000 [^]	9	32	6.4	1.6
CREMORNE	752500 [^]	687500 [^]	627500 [^]	715000 [^]	587500	12	31	-21.9	-17.8
CRIB POINT	525800 [^]	615000 [^]	501500 [^]	590000 [^]	585000 [^]	3	13	11.3	-0.8
CROYDON	647500	700000	657000	655000	712000	93	353	10.0	8.7
CROYDON NORTH	755000 [^]	680500	715000	720000	752500	19	64	-0.3	4.5
CROYDON SOUTH	747500 [^]	660000 [^]	757900 [^]	693000 [^]	788500 [^]	4	20	5.5	13.8
DALLAS	470000 [^]	460000 [^]	460000 [*]	526300 [^]	400000 [^]	7	14	-14.9	-24.0
DANDENONG	358500	384000	420000	390000	400000	112	406	11.6	2.6
DANDENONG NORTH	497500	520000	505000	517500	570000	25	84	14.6	10.1
DARLEY	438000 [^]	432500 [^]	275000 [^]	410000 [^]	383000 [^]	6	30	-12.6	-6.6
DAYLESFORD	704500 [^]	475000 [^]	590000 [^]	725000 [^]	580000 [^]	3	12	-17.7	-20.0
DEANSIDE	531500 [*]	531500 [*]	560800 [^]	538300 [^]	558000 [^]	9	13	NA	3.7
DEEPPENE	1545000 [^]	1000000 [^]	1353700 [^]	617000 [^]	1004000 [^]	5	15	-35.0	62.7
DEER PARK	489000	460000 [^]	470000	497500	475000	20	53	-2.9	-4.5
DIAMOND CREEK	681300 [^]	797500 [^]	745000	852500	747500 [^]	6	41	9.7	-12.3
DINGLEY VILLAGE	743400	730000 [^]	769300 [^]	860000 [^]	701000	13	37	-5.7	-18.5
DINNER PLAIN	625000 [^]	545000 [^]	610000 [^]	555000 [^]	1250000 [^]	1	9	100.0	125.2
DOCKLANDS	630000	600000	610000	570000	567500	124	488	-9.9	-0.4
DONCASTER	680000	615000	635000	628900	697500	98	381	2.6	10.9
DONCASTER EAST	660000	740000	984000	887500	760000	72	295	15.2	-14.4
DONVALE	855000	1012500	937500	1068000	815000	15	65	-4.7	-23.7
DOREEN	570000 [^]	498000 [^]	635000 [^]	534000 [^]	555000	15	32	-2.6	3.9
DOVETON	500000 [^]	513500	530000	520000	510000	28	86	2.0	-1.9
DROMANA	1407000 [^]	740000 [^]	820000	737500 [^]	790000	13	40	-43.9	7.1
DROUIN	440000	449000 [^]	457000 [^]	457000	440000	16	45	0.0	-3.7
DRYSDALE	540000 [^]	478000 [^]	574000 [^]	485500 [^]	550000 [^]	7	26	1.9	13.3
EAGLEHAWK	400000 [^]	480000 [^]	377500 [^]	426500 [^]	400000 [^]	5	16	0.0	-6.2

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MEDIAN UNIT PRICES

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
EAGLEMONT	922000^	680000^	1350000^	620000^	1692500^	2	15	83.6	173.0
EAST BENDIGO	455000^	490000^	445000^	320000^	413800^	6	11	-9.1	29.3
EAST GEELONG	480000^	440000^	560000^	517500^	355000^	1	5	-26.0	-31.4
EAST MELBOURNE	807500	850000	685500	595000	700000	31	90	-13.3	17.6
ECHUCA	370000^	330000^	404000	342500	400000	11	52	8.1	16.8
EDITHVALE	820000	830000	785000	893000	852000	29	83	3.9	-4.6
ELSTERNWICK	660000	834000	675000	585000	635000	53	172	-3.8	8.5
ELTHAM	812500	788300	727500	710000	695000	33	94	-14.5	-2.1
ELTHAM NORTH	801300^	775500^	805000^	900000^	807500^	2	11	0.8	-10.3
ELWOOD	637500	625000	713500	650000	696300	124	343	9.2	7.1
ENDEAVOUR HILLS	627500^	670000^	665000^	575000	687000^	9	34	9.5	19.5
EPPING	487000	480000	500500	477500	454800	30	93	-6.6	-4.8
ESSENDON	615000	510000	573800	532500	570000	81	312	-7.3	7.0
ESSENDON NORTH	485000	498000	386000	387500	403000	29	93	-16.9	4.0
ESSENDON WEST	842500^	473500^	473500*	600000^	790000^	6	9	-6.2	31.7
EUMEMMERRING	466000^	533500^	500300^	485000^	502500^	6	19	7.8	3.6
FAIRFIELD	585000	569000	675000	420000	550000	26	78	-6.0	31.0
FAWKNER	560000	600000	596000	631000	555000	35	90	-0.9	-12.0
FERNTREE GULLY	716000	644300	690000	715000	672500	40	146	-6.1	-5.9
FISHERMANS BEND	845000	959300	952500	850000	966000	33	112	14.3	13.6
FITZROY	765500	801300	770000	820000	815000	38	135	6.5	-0.6
FITZROY NORTH	700000	660000	643800	632000	882500	34	112	26.1	39.6
FLEMINGTON	464500	365000	350000	410000	407500	28	93	-12.3	-0.6
FLORA HILL	470000^	500000^	475000^	325000	435000^	6	27	-7.4	33.8
FOOTSCRAY	502500	525000	528700	527500	510000	113	448	1.5	-3.3
FOREST HILL	800000	470600^	875000	860000	863000	21	66	7.9	0.3
FOSTER	342500^	274000^	520000^	340000^	340000*	0	9	NA	NA
FRANKSTON	535600	477500	506000	486000	519000	112	402	-3.1	6.8
FRANKSTON NORTH	320000^	503100^	490000^	570000^	515000^	3	15	60.9	-9.6
FRANKSTON SOUTH	710000	691000	747500	740000	791300	10	57	11.4	6.9
GARDENVALE	570000^	275000^	285000^	1055000^	270500^	2	14	-52.5	-74.4
GEELONG	660000	750000	780000	690000	700000	17	75	6.1	1.4
GEELONG WEST	428000	542500	495000	580000^	700000^	9	41	63.6	20.7
GISBORNE	680000^	445000^	620000^	535000	600000^	9	27	-11.8	12.1

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GLEN HUNTLY	426000	620000	675000	640000	520000	31	98	22.1	-18.8
GLEN IRIS	670000	648500	792500	760000	700000	67	266	4.5	-7.9
GLEN WAVERLEY	791500	813000	750000	825500	830000	67	239	4.9	0.5
GLENROY	560000	555500	581000	590000	585000	81	326	4.5	-0.8
GOLDEN SQUARE	389000^	375000^	417500	450000^	388800^	8	35	-0.1	-13.6
GOWANBRAE	710000^	647300^	740000^	717000^	725000^	3	13	2.1	1.1
GREENSBOROUGH	653000	680000	707500	739500	756800	16	93	15.9	2.3
GREENVALE	445000^	442500^	600000^	621000^	560000^	7	18	25.8	-9.8
GROVEDALE	460000	505000^	505000^	484000^	492500	10	24	7.1	1.8
HADFIELD	562500	505000	600000	585000	650000	17	76	15.6	11.1
HALLAM	550000	570000	580000	550000	550000	15	52	0.0	0.0
HAMILTON	345000^	303500^	611000^	348000^	482500^	2	7	39.9	38.6
HAMLYN HEIGHTS	340000^	417500^	435000	520000^	550000^	7	40	61.8	5.8
HAMPTON	1125000	845000	849000	1054500	970000	33	117	-13.8	-8.0
HAMPTON EAST	772500^	785000	856300	880000	926000	12	50	19.9	5.2
HAMPTON PARK	559000	495500	562500	520000	527500	18	61	-5.6	1.4
HARKNESS	425000^	442500^	442500^	397500^	430000^	5	23	1.2	8.2
HASTINGS	602500	496500	600000	565000	495000	16	80	-17.8	-12.4
HASTINGS WEST	-	-	749000^	749000*	477000^	1	8	0.0	NA
HAWTHORN	585000	562500	558000	585000	620000	154	519	6.0	6.0
HAWTHORN EAST	719500	587000	673500	595000	640000	65	279	-11.0	7.6
HEALESVILLE	535000^	650000^	607500^	600000^	628500^	8	30	17.5	4.8
HEATHERTON	620000^	415000^	537500^	325000^	485500^	4	14	-21.7	49.4
HEATHMONT	776000^	747500^	900000	735000	861300	22	62	11.0	17.2
HEIDELBERG	641500	678800	700000	837000	615000	30	92	-4.1	-26.5
HEIDELBERG HEIGHTS	769300	755000	746500	740000	725000	31	110	-5.8	-2.0
HEIDELBERG WEST	645000	660000	765000	532000	620000	25	84	-3.9	16.5
HERNE HILL	360000^	345000^	365000^	482500^	422500^	9	28	17.4	-12.4
HIGHETT	635000	785000	650000	760000	695000	42	159	9.4	-8.6
HIGHTON	555000	510000	557500	515000	532500	22	82	-4.1	3.4
HILLSIDE (MELTON)	534000^	534000*	551000^	525000^	557500^	6	17	4.4	6.2
HOPPERS CROSSING	418000	455000	455000	450000	440000	17	67	5.3	-2.2
HORSHAM	305500	262500^	349000	342500	279000^	5	34	-8.7	-18.5
HUGHESDALE	704000	745000	818000	745000	820000	31	88	16.5	10.1

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HUNTINGDALE	410000^	530000^	305000 ^	749000^	515000^	4	14	25.6	-31.2
INVERLOCH	665000^	865000^	865000 ^	980000^	735000^	2	12	10.5	-25.0
IVANHOE	650000	709000	870000	701500	815000	57	186	25.4	16.2
IVANHOE EAST	695000	716000^	1312000 ^	1025000^	1250000	13	36	79.9	22.0
JACANA	480000^	452500^	482500 ^	524500^	410000^	3	25	-14.6	-21.8
JOLIMONT	2000000^	800000^	1050000	1250000^	852500	12	40	-57.4	-31.8
JUNCTION VILLAGE	330000^	445000^	370000 ^	380000^	367500^	2	17	11.4	-3.3
KANGAROO FLAT	410000^	414800^	432500 ^	460000^	390000^	9	22	-4.9	-15.2
KEILOR DOWNS	617800^	517500^	535000 ^	615000^	600300^	4	14	-2.8	-2.4
KEILOR EAST	755000^	581000^	796000 ^	690000^	844800	10	28	11.9	22.4
KENNINGTON	456000^	408800^	385000 ^	370000^	475000	11	32	4.2	28.4
KENSINGTON	417500	465000	535000	505000	492500	30	119	18.0	-2.5
KEW	842500	787500	905000	835000	730000	79	279	-13.4	-12.6
KEW EAST	980000^	1750000^	1575000 ^	1059400^	920500^	2	13	-6.1	-13.1
KEW NORTH	997000	760000	742500 ^	1367500^	775000^	5	29	-22.3	-43.3
KEYSBOROUGH	620000^	650000^	623000 ^	650000^	685500	16	43	10.6	5.5
KILMORE	347000^	387500^	400000 ^	402500^	396300^	6	25	14.2	-1.6
KILSYTH	660000	675000	657500	698500	691000	30	104	4.7	-1.1
KINGSBURY	375500^	405000^	495000 ^	440000	660500^	6	32	75.9	50.1
KINGSVILLE	390000	557500^	435000	290000	367500	10	40	-5.8	26.7
KNOXFIELD	695000^	748000^	853000	760000	812500	12	46	16.9	6.9
KOO WEE RUP	-	425000^	462500 ^	480000^	530000^	5	12	0.0	10.4
KOOYONG	1155000^	1155000*	942500 ^	932500^	1527500^	4	10	32.3	63.8
KURUNJANG	470000^	391000^	375000 ^	420000^	428000^	4	10	-8.9	1.9
KYABRAM	335000^	400000^	367500 ^	354000^	367500^	8	24	9.7	3.8
LAKE WENDOUREE	810000^	532500^	412000 ^	655000^	525000^	5	19	-35.2	-19.8
LALOR	541300	560000	491000	522000	525000	17	64	-3.0	0.6
LANGWARRIN	585000	560000	580000	617500	630000	31	136	7.7	2.0
LARA	515000^	479500^	445000 ^	525000^	440000^	3	11	-14.6	-16.2
LARA LAKE	450000^	500000^	495000 ^	505000^	460000^	5	15	2.2	-8.9
LAVERTON	472000	570000^	585000 ^	507500	510000	13	39	8.1	0.5
LAVERTON SOUTH	480000^	445000^	510000	545000	515000^	9	39	7.3	-5.5
LEONGATHA	397500^	430000^	467500 ^	419000^	413000^	3	14	3.9	-1.4
LEOPOLD	592000^	537500^	487000 ^	530000^	450000^	9	26	-24.0	-15.1

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MEDIAN UNIT PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
LILYDALE	557400	592500	615500	606500	625000	30	113	12.1	3.1
LONG GULLY	382000^	325000^	392500 ^	340000^	282500^	4	9	-26.0	-16.9
LORNE	700000^	1275000^	1595000 ^	975000^	1275000^	9	18	82.1	30.8
LOWER PLENTY	674000	510000^	679500 ^	715000^	610000	11	30	-9.5	-14.7
MACLEOD	780000^	615000^	723500	775000	856000	25	81	9.7	10.5
MAFFRA	350000^	359000^	317500 ^	318300^	420000^	1	9	20.0	32.0
MAIDSTONE	567500	505000	520000	608800	672500	31	122	18.5	10.5
MALVERN	750000	815500	784500	715000	715000	26	105	-4.7	0.0
MALVERN EAST	813800	590000	637500	540000	641000	57	207	-21.2	18.7
MANSFIELD	410000^	630000^	487500 ^	600000^	563500^	2	16	37.4	-6.1
MARIBYRNONG	602500	527500	485000	536800	495000	60	194	-17.8	-7.8
MARSHALL	490000^	575000^	575000 *	492000^	492000*	0	9	NA	NA
MARYBOROUGH	295000^	277500^	313500 ^	349000^	320000^	5	15	8.5	-8.3
MCCRAE	1060000^	980000^	747500 ^	895000^	780300^	4	20	-26.4	-12.8
MCKINNON	740000	922900	810000	845000	842000	23	60	13.8	-0.4
MEADOW HEIGHTS	430000	427500^	461500 ^	438300	470000	13	36	9.3	7.2
MELBOURNE	536500	510000	525400	546700	571300	582	2,444	6.5	4.5
MELTON	377000^	360000^	380000	360000^	370000^	9	34	-1.9	2.8
MELTON SOUTH	357000	381000	410000 ^	372500	350000	20	51	-2.0	-6.0
MENTONE	617500	618000	722500	690000	638500	56	195	3.4	-7.5
MERNDA	505000^	485000	505000 ^	415000^	410000^	5	29	-18.8	-1.2
MICKLEHAM	578000^	540000^	540000 *	552500^	620000^	5	12	7.3	12.2
MIDDLE PARK	1215000	997500^	818800 ^	700000^	690000	10	23	-43.2	-1.4
MILDURA	280000	320000	310000	320000	315000	29	124	12.5	-1.6
MILL PARK	540000	422500	410000	527000	450000	19	69	-16.7	-14.6
MITCHAM	800000	785000	900000	816300	786000	50	166	-1.8	-3.7
MOE	227500^	261000^	237500	260000	236500	12	45	4.0	-9.0
MONT ALBERT	701000	850000^	710000 ^	760000	775000	24	56	10.6	2.0
MONT ALBERT NORTH	907000^	1267500^	1135000 ^	1420000	1270000	17	42	40.0	-10.6
MONTMORENCY	876000	660000	831500	733500	899500	24	73	2.7	22.6
MOONEE PONDS	560000	475000	570000	490000	535000	66	257	-4.5	9.2
MOORABBIN	640000	630000	670000	730000	661500	18	60	3.4	-9.4
MOOROOLBARK	660000	626300	626500	695000	658000	22	97	-0.3	-5.3
MOOROOPNA	337000^	205000^	270000 ^	304000^	307500^	3	17	-8.8	1.2

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
MORDIALLOC	630000	660000	705000	690000	785000	28	125	24.6	13.8
MORNINGTON	730000	870000	806800	846500	750000	59	230	2.7	-11.4
MORWELL	295000^	220000	245000 ^	253000^	280000	12	39	-5.1	10.7
MOUNT CLEAR	460000^	399000	485000 ^	366500^	376000^	5	27	-18.3	2.6
MOUNT ELIZA	860500^	832000^	715000	720000	777500	10	47	-9.6	8.0
MOUNT EVELYN	590000^	560000^	657000 ^	778400^	605000^	3	11	2.5	-22.3
MOUNT MARTHA	430000^	807500^	804000 ^	687500^	849000^	8	23	97.4	23.5
MOUNT PLEASANT	400000^	421500^	404900 ^	380000^	528000^	2	7	32.0	38.9
MOUNT WAVERLEY	1033500	992500	1166000	1040500	1027500	62	189	-0.6	-1.2
MULGRAVE	794000	671300^	840000	782000^	733800	14	45	-7.6	-6.2
MURRUMBEENA	537500	510000	585000	507500	645000	49	153	20.0	27.1
NARRE WARREN	530000	516000	515000	570000	583400	12	64	10.1	2.4
NEWCOMB	470000^	480000^	535000	452500^	515000^	7	29	9.6	13.8
NEWPORT	647500	837500	715000	761000	832500	20	80	28.6	9.4
NEWTOWN (GREATER GEELON	597500	500000^	680000	562500	569700	21	58	-4.7	1.3
NIDDRIE	760000^	511000^	505000 ^	510000^	735000	15	30	-3.3	44.1
NOBLE PARK	539000	531500	520000	550000	530000	89	288	-1.7	-3.6
NOBLE PARK NORTH	593500^	457500^	615000 ^	547600^	572500^	4	13	-3.5	4.5
NORLANE	440000^	375000	450000 ^	455000^	390000^	5	28	-11.4	-14.3
NORTH BENDIGO	392500^	426300^	425000 ^	330000^	371300^	6	24	-5.4	12.5
NORTH GEELONG	335000^	285000^	430000 ^	453500^	370000^	1	10	10.4	-18.4
NORTH MELBOURNE	595000	578500	485000	544000	548800	60	233	-7.8	0.9
NORTHCOTE	567000	625000	647500	550000	640000	67	184	12.9	16.4
NOTTING HILL	441500	390000	368000	407500	422800	10	60	-4.2	3.7
NUMURKAH	261000^	302500^	262500 ^	280000^	245000^	9	26	-6.1	-12.5
NUNAWADING	515000	847500	695000	715000	730000	28	116	41.7	2.1
OAK PARK	442000	600000	635000	607500	614000	39	122	38.9	1.1
OAKLEIGH	505000	580000	560000	550000	471000	32	108	-6.7	-14.4
OAKLEIGH EAST	855500	847500^	930000 ^	967500	971000^	9	39	13.5	0.4
OAKLEIGH SOUTH	652800	764000^	730000	920000	865000	15	53	32.5	-6.0
OCEAN GROVE	790000	867500	818000	935000^	1075000	11	49	36.1	15.0
OFFICER	582500^	565000^	534700 ^	560000^	529000^	7	28	-9.2	-5.5
ORMOND	537500	609500	720000	550000	570000	30	112	6.0	3.6
OSBORNE	720000	800000	827500 ^	887500^	795000^	9	34	10.4	-10.4

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
PAKENHAM	480000	475300	475000	475000	490000	42	171	2.1	3.2
PARKDALE	695000	735000	791500	814500	724000	36	104	4.2	-11.1
PARKVILLE	519000	549900	485000	655000	506000	17	66	-2.5	-22.7
PASCOE VALE	640000	630000	605000	625000	628500	90	303	-1.8	0.6
PASCOE VALE SOUTH	605000^	320000^	535000	615000^	701000	13	39	15.9	14.0
PATTERSON LAKES	595000^	725000	735500	718000^	670000	13	48	12.6	-6.7
PAYNESVILLE	375000^	375000*	780000^	371500^	371500*	0	7	NA	NA
POINT COOK	505000	570000	560000	507500	583000	25	80	15.4	14.9
PORT MELBOURNE	740000	674000	742500	695000	787500	90	290	6.4	13.3
PORTARLINGTON	685000^	660000^	630000^	712500^	617500^	2	18	-9.9	-13.3
PORTLAND	390000^	340000^	368000^	195000^	380000^	5	16	-2.6	94.9
PRAHRAN	638000	440000	487500	550000	565000	77	284	-11.4	2.7
PRESTON	530000	522500	573000	640000	511000	118	386	-3.6	-20.2
PRINCES HILL	495000^	717500^	452500^	715000^	415000^	1	7	-16.2	-42.0
QUARRY HILL	386000^	430000^	357500^	342500^	400000^	3	10	3.6	16.8
REDAN	384000	385000^	369000^	361000^	424000^	5	18	10.4	17.5
RESERVOIR	613000	630000	637500	611300	602000	167	528	-1.8	-1.5
RICHMOND	555000	560000	590000	600000	640000	145	490	15.3	6.7
RINGWOOD	565000	615000	618000	619000	639300	66	278	13.1	3.3
RINGWOOD EAST	720000	720000	740000	685000	742500	29	98	3.1	8.4
RINGWOOD NORTH	1600000^	920000^	994000^	1580000^	820000^	3	20	-48.8	-48.1
RIPPONLEA	636000^	464800^	460000^	622500	607000	10	31	-4.6	-2.5
ROMSEY	502500^	530000^	600000^	445000^	495000^	4	11	-1.5	11.2
ROSANNA	802500	957500	857500	865000	847500	14	57	5.6	-2.0
ROSEBUD	712500	728000	677500	735000	645000	23	81	-9.5	-12.2
ROSEBUD SOUTH	770000^	770000*	682000^	775000^	749000^	5	15	-2.7	-3.4
ROWVILLE	650000	640000	687500	725000	749000	25	82	15.2	3.3
ROXBURGH PARK	443000^	477500^	407500^	460000	528500^	8	31	19.3	14.9
RYE	611300^	679500^	1080000^	660300^	677500^	4	13	10.8	2.6
SAFETY BEACH	889900	860000	800000	930000^	815000	14	50	-8.4	-12.4
SALE	357500	325000	209000^	335000	360000	13	51	0.7	7.5
SAN REMO	557000^	622000^	632500^	550000^	377500^	2	10	-32.2	-31.4
SANCTUARY LAKES	650000	542500^	515000^	522500	690000^	8	31	6.2	32.1
SANDRINGHAM	695000	690000	937500	682500	682500	34	155	-1.8	0.0

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
SCORESBY	681000 [^]	625000 [^]	730000 [^]	640000 [^]	695500	10	25	2.1	8.7
SEAFORD	715000	626500	606500	650000	618000	43	157	-13.6	-4.9
SEAHOLME	400000 [*]	298000 [^]	980000 [^]	980000 [*]	838000 [^]	5	7	NA	NA
SEBASTOPOL	355000	355000	350000	350000	342500	22	84	-3.5	-2.1
SEDDON	493000 [^]	514000 [^]	694500 [^]	302500	452500 [^]	8	24	-8.2	49.6
SEYMOUR	400000 [^]	240000 [^]	343000 [^]	259000 [^]	402500 [^]	4	14	0.6	55.4
SHEPPARTON	356000	315000	289500	340000	342500	10	60	-3.8	0.7
SKYE	555000 [^]	531300 [^]	618000 [^]	547500 [^]	540000 [^]	5	24	-2.7	-1.4
SOMERVILLE	545000 [^]	602500	560000 [^]	567500	617500 [^]	8	42	13.3	8.8
SOUTH KINGSVILLE	1000000 [^]	847500 [^]	787500 [^]	700000 [^]	685000	10	31	-31.5	-2.1
SOUTH MELBOURNE	579000	594000	636100	650000	693000	79	365	19.7	6.6
SOUTH MORANG	502400	512500	472800	501000	550000	19	72	9.5	9.8
SOUTH YARRA	583700	611500	597000	580000	574000	225	812	-1.7	-1.0
SOUTHBANK	575000	580000	593000	612000	620000	262	1,056	7.8	1.3
SPRING GULLY	362000	350000 [^]	293500 [^]	495000 [^]	375000 [^]	7	22	3.6	-24.2
SPRINGVALE	610000	520000	585000	625000	584000	29	114	-4.3	-6.6
SPRINGVALE SOUTH	552000 [^]	530000 [^]	625000	695000	630000	15	55	14.1	-9.4
ST ALBANS	474000	452500	494000	500000	470000	46	166	-0.8	-6.0
ST ALBANS PARK	660000 [^]	442500 [^]	385000 [^]	630000 [^]	385000 [^]	2	10	-41.7	-38.9
ST KILDA	540000	502700	515000	525000	570000	173	567	5.6	8.6
ST KILDA EAST	495500	530000	685000	613500	602000	74	224	21.5	-1.9
ST KILDA WEST	581000	500000	557500	455000	570000	21	73	-1.9	25.3
ST LEONARDS	600000 [^]	735000 [^]	735000 [*]	620000 [^]	415000 [^]	1	5	-30.8	-33.1
STAWELL	199000 [^]	215000 [^]	190000 [^]	173800 [^]	237500 [^]	2	13	19.3	36.7
STRATHDALE	490300 [^]	480000 [^]	525000 [^]	420000 [^]	460000 [^]	3	18	-6.2	9.5
STRATHMORE	820000 [^]	760000	785000	853500 [^]	550000 [^]	7	40	-32.9	-35.6
STUDFIELD	747500 [^]	727900 [^]	1205000 [^]	1010000 [^]	740000	14	25	-1.0	-26.7
SUNBURY	477500	460000	505000	475600	470000	38	118	-1.6	-1.2
SUNSHINE	318500	710000	636000	555000 [^]	475000	13	66	49.1	-14.4
SUNSHINE NORTH	600000 [^]	490000	693000	647500	582500 [^]	9	48	-2.9	-10.0
SUNSHINE WEST	555000	495000	630000	586000	550000	21	64	-0.9	-6.1
SURREY HILLS	1020000	815000	826500	914000	950000	39	136	-6.9	3.9
SWAN HILL	310000	265000 [^]	330000 [^]	333800 [^]	422500 [^]	8	29	36.3	26.6
SYDENHAM	447500	480000	453000	460000	490000	21	90	9.5	6.5

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SYNDAL	1230000 [^]	1090000 [^]	1217500	1155000	1230000	11	51	0.0	6.5
TARNEIT	444000	460000	440000	485000	415000	20	70	-6.5	-14.4
TATURA	400000 [^]	410000 [^]	307500 [^]	377300 [^]	349400 [^]	4	11	-12.7	-7.4
TAYLORS HILL	515000 [^]	525000 [^]	550000 [^]	535000 [^]	505000 [^]	2	17	-1.9	-5.6
TAYLORS LAKES	590000 [^]	462500 [^]	462500 [*]	557500 [^]	725000 [^]	3	9	22.9	30.0
TEMPLESTOWE	922500	900000	849000	725000	865000	26	71	-6.2	19.3
TEMPLESTOWE LOWER	1017500	1010000	1100000	918000	886000	20	80	-12.9	-3.5
THOMASTOWN	520000	502000	478300	455800	458000	22	85	-11.9	0.5
THORNBURY	650000	701500	660000	605000	627500	61	200	-3.5	3.7
TOORAK	1180300	1295000	960500	1460000	833000	78	257	-29.4	-42.9
TORQUAY	807500 [^]	912500	895000 [^]	890000	922500	18	56	14.2	3.7
TRAFALGAR	375000 [^]	480000 [^]	460000 [^]	365000 [^]	420000 [^]	1	16	12.0	15.1
TRARALGON	304500	294000	332500	323000	335000	22	86	10.0	3.7
TRAVANCORE	363000	315000	340000	352000	367300	26	107	1.2	4.3
TRUGANINA	461000	422500 [^]	477500	482500	450000 [^]	9	44	-2.4	-6.7
TULLAMARINE	497000	536000	560000	512500	530000	27	79	6.6	3.4
TYABB	680000 [^]	680000 [^]	620000 [^]	677500 [^]	585000 [^]	2	14	-14.0	-13.7
VERMONT	880000 [^]	780000	1053700	975000	1070000	16	56	21.6	9.7
VERMONT SOUTH	842500 [^]	800000	718000 [^]	685000 [^]	600000 [^]	3	28	-28.8	-12.4
VIEWBANK	770000 [^]	775000 [^]	710000 [^]	761800 [^]	740000 [^]	6	24	-3.9	-2.9
WALLAN	433000 [^]	451000 [^]	417500 [^]	410000 [^]	440000 [^]	8	19	1.6	7.3
WALLAN EAST	460000 [^]	420000 [^]	468500 [^]	425000 [^]	432500 [^]	6	22	-6.0	1.8
WANGARATTA	347500	365000	390000	340000	311300 [^]	6	42	-10.4	-8.5
WANTIRNA	750000	649500 [^]	665000 [^]	773000	924000	15	42	23.2	19.5
WANTIRNA SOUTH	488000	450000	510000	447500	522500	18	72	7.1	16.8
WARRAGUL	385000	420000	457600	410000	447500	10	53	16.2	9.1
WARRNAMBOOL	447500	445000	425500	412000	425000	35	97	-5.0	3.2
WATSONIA	743000 [^]	699000 [^]	685000 [^]	759500	880000 [^]	3	23	18.4	15.9
WENDOUREE	396700	392300 [^]	371300 [^]	445000 [^]	385000	11	27	-2.9	-13.5
WERRIBEE	432000	420000	420000	440000	445000	33	160	3.0	1.1
WERRIBEE SOUTH	600000 [^]	460000 [^]	510000 [^]	407500 [^]	485000 [^]	3	21	-19.2	19.0
WEST FOOTSCRAY	580000	570000	535000	412900	497500	36	131	-14.2	20.5
WEST MELBOURNE	528200	622500	620000	689000	555000	76	351	5.1	-19.4
WEST WODONGA	345500 [^]	355000	365000	340000	383500	10	53	11.0	12.8

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WESTALL	682000	614000	495000	615000	577000	32	107	-15.4	-6.2
WESTGARTH	836200	628500	600000 ^	560000 ^	625000	12	38	-25.3	11.6
WESTMEADOWS	580000 ^	469500 ^	580000	645000 ^	523000	14	41	-9.8	-18.9
WHEELERS HILL	822000 ^	904000 ^	1108600 ^	991000 ^	814000 ^	6	28	-1.0	-17.9
WHITE HILLS	416300 ^	417500 ^	400000 ^	465000 ^	590000 ^	1	11	41.7	26.9
WHITTINGTON	392500 ^	405000 ^	372000 ^	355000 ^	410000 ^	9	31	4.5	15.5
WHITTLESEA	505000 ^	445000 ^	510000 ^	512500 ^	420000 ^	3	18	-16.8	-18.1
WILLIAMS LANDING	397500 ^	410000 ^	430000	342500 ^	400000 ^	3	26	0.6	16.8
WILLIAMSTOWN	650000	680000	702500	725000	778600	26	88	19.8	7.4
WILLIAMSTOWN NORTH	725000 ^	802500 ^	775000	785000 ^	785000 *	0	19	NA	NA
WINDSOR	505500	510000	475000	565500	530000	47	145	4.8	-6.3
WODONGA	294000	325000	342500	368000	356300	22	75	21.2	-3.2
WOLLERT	440000	446000	437500	427500	448000	11	54	1.8	4.8
WONTHAGGI	415000	420000 ^	483000 ^	410000 ^	392500 ^	2	17	-5.4	-4.3
WOODEND	701500 ^	695000 ^	1090000 ^	557500 ^	728000 ^	5	15	3.8	30.6
WYNDHAM VALE	428000 ^	462500 ^	447600	490000 ^	447500 ^	4	31	4.6	-8.7
YARRA JUNCTION	597500 ^	612500 ^	540000 ^	605000 ^	640000 ^	8	20	7.1	5.8
YARRAM	218100 ^	310000 ^	450000 ^	125000 ^	320000 ^	1	9	46.7	156.0
YARRAVILLE	708500	595000	656500	620000	585000	29	90	-17.4	-5.6
YARRAWONGA	439500 ^	331500 ^	487500	462500	470000 ^	7	34	6.9	1.6

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
AINTREE	480500	470000 [^]	475500 [^]	485000	491000	12	41	2.2	1.2
ALFREDTON	305000 [^]	320000 [^]	280000	299000 [^]	293000 [^]	7	33	-3.9	-2.0
ARARAT	143700	135000	176000 [^]	159500 [^]	242000 [^]	1	27	68.4	51.7
ARMSTRONG CREEK	320000	341500	334000	335000	316000	47	149	-1.3	-5.7
AVENEL	222500 [^]	290000 [^]	310000 [^]	287500 [^]	280000 [^]	5	11	25.8	-2.6
BACCHUS MARSH	325000 [^]	345000 [^]	350000 [^]	350000 [^]	280000 [^]	5	19	-13.8	-20.0
BALLARAT EAST	330000 [^]	302300 [^]	320000	335200 [^]	317500 [^]	4	21	-3.8	-5.3
BARANDUDA	225000	225000	205000	217500	225000 [^]	9	100	0.0	3.4
BEACONSFIELD	400700 [^]	400700 [*]	700000 [^]	262800 [^]	262800 [*]	0	3	NA	NA
BEEAC	95000 [^]	187500 [^]	149000 [^]	160000 [^]	149000 [^]	1	6	56.8	-6.9
BENALLA	172500 [^]	197500 [^]	187500	187500 [^]	187500 [^]	5	27	8.7	0.0
BERWICK	565000	570500	559000	491000	559000	35	135	-1.1	13.8
BEVERIDGE	308000	307500	319500	318000	330000	27	155	7.1	3.8
BLACKBURN	1615000 [^]	1760000 [^]	935000 [^]	935000 [*]	990000 [^]	1	7	-38.7	NA
BONNIE BROOK	334000 [^]	310000	360000 [^]	382000	358100	14	51	7.2	-6.3
BONSHAW	308500 [^]	308500 [*]	237000 [^]	277000 [^]	249500 [^]	4	15	-19.1	-9.9
BOTANIC RIDGE	516000 [^]	550000 [^]	560000 [^]	450000 [^]	452000	17	36	-12.4	0.4
BROADFORD	309500 [^]	280000 [^]	238000 [^]	259000 [^]	245000 [^]	7	13	-20.8	-5.4
BROOKFIELD	340000	323000	308000	272000 [^]	176300 [^]	9	71	-48.1	-35.2
BROWN HILL	360000 [^]	295000 [^]	381000 [^]	430000 [^]	305000 [^]	1	7	-15.3	-29.1
BURNSIDE	544000 [^]	584000	614000 [^]	472000	569000 [^]	4	32	4.6	20.6
CAMPBELLS CREEK	285000 [^]	275000 [^]	260000 [^]	285000 [^]	285000 [^]	3	13	0.0	0.0
CANADIAN	850000 [^]	250000 [^]	275000 [^]	275000 [*]	275000 [*]	0	9	NA	NA
CARDIGAN	592000 [^]	610000 [^]	625000 [^]	507500 [^]	585000 [^]	1	8	-1.2	15.3
CHARLEMONT	348000	323000	342000	300500 [^]	309000	12	50	-11.2	2.8
CLIFTON SPRINGS	-	540000 [^]	435000 [^]	445000 [^]	445000 [*]	0	10	NA	NA
CLYDE	358000	380500	380000	374500	366000	58	220	2.2	-2.3
CLYDE NORTH	423500	418500	441500	414000	422500	150	632	-0.2	2.1
COBBLEBANK	340000 [^]	241700	252200	252200 [*]	284400 [^]	6	40	-16.4	NA
COBRAM	200000 [^]	225000 [^]	176300 [^]	230000 [^]	230000 [^]	5	19	15.0	0.0
COLDSTREAM	450000 [^]	470000 [^]	420000 [^]	460000	460000	11	32	2.2	0.0
CORINELLA	400000 [^]	650000 [^]	420000 [^]	492500 [^]	530000 [^]	2	16	32.5	7.6
CORONET BAY	415000 [^]	365000 [^]	475000 [^]	367500 [^]	367500 [*]	0	6	NA	NA
COWES WEST	500000 [^]	480000 [^]	479000 [^]	479000 [*]	446300 [^]	6	12	-10.8	NA
CRAIGIEBURN	440000	435000 [^]	171100	492500 [^]	225000	19	66	-48.9	-54.3

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2022 to Oct-Dec 2023

Locality	Oct-Dec 2022	Jan-Mar 2023	Apr-Jun 2023	Jul-Sep 2023	Oct-Dec 2023	No. of Sales Oct-Dec 2023	No. of Sales 2023	Change (%)	
								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
CRANBOURNE	383000 [^]	508000	395000	290000	444000	21	88	15.9	53.1
CRANBOURNE EAST	287000	370000	372000	379000	399000	21	69	39.0	5.3
CRANBOURNE SOUTH	278800 [^]	220700 [^]	335000 [^]	325600 [^]	325600 [*]	0	8	NA	NA
CRANBOURNE WEST	512500	125700 [^]	374000 [^]	414500 [^]	467500 [^]	2	12	-8.8	12.8
DARLEY	510000 [^]	282500 [^]	307000 [^]	306500 [^]	325000 [^]	3	12	-36.3	6.0
DEANSIDE	345000	362000	338100	372500	405000	19	96	17.4	8.7
DELACOMBE	317500 [^]	317500 [*]	317500 [*]	350000 [^]	300000 [^]	3	7	-5.5	-14.3
DENNINGTON	245000 [*]	140000 [^]	140000 [*]	140000 [*]	140000 [*]	0	1	NA	NA
DIAMOND CREEK	605000 [^]	563800 [^]	495000 [^]	716000 [^]	550000 [^]	5	14	-9.1	-23.2
DIGGERS REST	320000	335000	310000	417000	295000	25	62	-7.8	-29.3
DINNER PLAIN	347500 [^]	347500 [*]	347500 [*]	270000 [^]	260000 [^]	1	6	-25.2	-3.7
DONNYBROOK	325000	314000	303800	280500	160000	33	177	-50.8	-43.0
DOREEN	331000 [^]	465000 [^]	477500 [^]	355000 [^]	420000 [^]	7	26	26.9	18.3
DROUIN	330000	325000	355000	275000	350000	19	57	6.1	27.3
EAGLE POINT	240000 [^]	265000 [^]	305000 [^]	325000 [^]	310000 [^]	3	14	29.2	-4.6
ECHUCA	345000 [^]	275000 [^]	275000 [^]	330000 [^]	330000 [*]	0	11	NA	NA
EYNESBURY	404000 [^]	325000 [^]	327500 [^]	308300 [^]	588500 [^]	6	16	45.7	90.9
FRASER RISE	382500	375000	379800	385000	395000	59	199	3.3	2.6
FYANSFORD	525000 [^]	538000 [^]	460000 [^]	480000 [^]	490000 [^]	3	16	-6.7	2.1
GISBORNE	502500	453300	520000	465500	415000 [^]	9	45	-17.4	-10.8
GLENGARRY	268000	296500 [^]	287000 [^]	289000 [^]	287000 [^]	5	21	7.1	-0.7
GOLDEN BEACH	155000 [^]	123500 [^]	160000 [^]	140000 [^]	116300 [^]	4	16	-25.0	-17.0
GOLDEN SQUARE	250000 [^]	248000 [^]	280000 [^]	355000 [^]	280000 [^]	2	9	12.0	-21.1
GREENVALE	445000	510000	433800	487500 [^]	426000	31	69	-4.3	-12.6
HARKNESS	311000 [^]	362500 [^]	282500 [^]	305000 [^]	310000	11	19	-0.3	1.6
HEALESVILLE	350000 [^]	350000 [*]	350000 [*]	470000 [^]	325000 [^]	2	5	-7.1	-30.9
HIGHTON	662000 [^]	380000 [^]	452500 [^]	520000 [^]	490000 [^]	3	21	-26.0	-5.8
HORSHAM	190000 [^]	170000 [^]	180000	256000 [^]	222500 [^]	6	33	17.1	-13.1
HUNTLY	257500	249500	219000	240000	255000 [^]	9	61	-1.0	6.3
HUON CREEK	450000 [^]	447500	435000 [^]	445000 [^]	665000 [^]	2	26	47.8	49.4
IRYMPLE	179000	179000 [^]	180500 [^]	174000 [^]	165500	22	45	-7.5	-4.9
JOHNSONVILLE	-	-	219000 [^]	240000 [^]	235000 [^]	5	8	0.0	-2.1
JUNCTION VILLAGE	420000 [^]	365000 [^]	420000	436500	430000 [^]	5	31	2.4	-1.5
KALKALLO	272000	337500	299500	335000	275500	30	209	1.3	-17.8
KANGAROO FLAT	250000 [^]	260000 [^]	202000 [^]	279000 [^]	450000 [^]	1	6	80.0	61.3

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
KEYSBOROUGH	1025000 [^]	992100 [^]	992100 *	992100 *	1020000 [^]	3	7	-0.5	NA
KIALLA	305000	280000	285000	281000	280000 [^]	7	49	-8.2	-0.4
KILMORE	325000	340000 [^]	290000 [^]	292500 [^]	300500 [^]	5	24	-7.5	2.7
KILSYTH	410000 [^]	640000 [^]	410000 [^]	410000 *	410000 *	0	6	NA	NA
KORUMBURRA	305500 [^]	305500 [^]	202500 [^]	230000 [^]	271300 [^]	2	10	-11.2	17.9
KYABRAM	142000 [^]	183300 [^]	195000 [^]	205000 [^]	206000 [^]	2	20	45.1	0.5
LAKES ENTRANCE	249000 [^]	220000 [^]	245000 [^]	220000 [^]	243000 [^]	2	17	-2.4	10.5
LANCEFIELD	252000 [^]	290000 [^]	290000 *	245000 [^]	355000 [^]	2	4	40.9	44.9
LARA	379500	379000	379500	351000	370500	18	98	-2.4	5.6
LARA LAKE	450000 [^]	715000 [^]	775000 [^]	548500 [^]	780000 [^]	1	10	73.3	42.2
LAVERTON SOUTH	485000 [^]	582500 [^]	505000 [^]	505000 *	550000 [^]	3	6	13.4	NA
LENEVA	222500	234100	225000	216400 [^]	220000	33	98	-1.1	1.7
LEONGATHA	215000 [^]	310000 [^]	352500 [^]	288300 [^]	356300 [^]	6	13	65.7	23.6
LEOPOLD	355000 [^]	353000 [^]	510000 [^]	375000 [^]	345000 [^]	3	9	-2.8	-8.0
LILYDALE	622000 [^]	605000	605000	675000 [^]	620000 [^]	6	36	-0.3	-8.1
LOCH SPORT	117500 [^]	140000 [^]	105000 [^]	131000	130000	11	39	10.6	-0.8
LUCAS	332500	306500	290000	325000	325000	19	79	-2.3	0.0
LUCKNOW	190000	160000 [^]	187500 [^]	175000	175000 [^]	9	42	-7.9	0.0
MADDINGLEY	328200 [^]	231000 [^]	287500 [^]	293000 [^]	215000 [^]	8	22	-34.5	-26.6
MAIDEN GULLY	373500 [^]	320000 [^]	330000 [^]	360000 [^]	395000 [^]	3	20	5.8	9.7
MAMBOURIN	325000	351000	330000	365000	359000	12	72	10.5	-1.6
MANOR LAKES	373000	421000	357000	406000	245000	22	74	-34.3	-39.7
MANSFIELD	300000 [^]	365000 [^]	350000 [^]	385000 [^]	355000 [^]	3	18	18.3	-7.8
MARONG	267000 [^]	267000 [^]	285000 [^]	272000 [^]	272000 [^]	4	21	1.9	0.0
MARYBOROUGH	124000 [^]	155000 [^]	157500 [^]	116500 [^]	332500 [^]	2	17	168.1	185.4
MCKENZIE HILL	287000 *	265000 [^]	265000 *	265000 *	265000 *	0	2	NA	NA
MELTON SOUTH	324000	320000	312500	310000	320000 [^]	9	75	-1.2	3.2
MERBEIN	120500 [^]	145000 [^]	149000 [^]	115000 [^]	130000 [^]	3	14	7.9	13.0
MERINDA PARK	435000 [^]	275000 [^]	275000 *	435000 [^]	435000 *	0	6	NA	NA
MERNDA	379000	391000	377500	391500	389000	20	62	2.6	-0.6
METUNG	210000 [^]	245000 [^]	275000 [^]	275000 [^]	195000 [^]	6	18	-7.1	-29.1
MICKLEHAM	365000	372000	357700	385000	405000	35	253	11.0	5.2
MILDURA	182500	205000	185000	185000	185000 [^]	7	65	1.4	0.0
MOE	215000	190000 [^]	250000 [^]	240000 [^]	207000 [^]	2	15	-3.7	-13.8
MOOROOPNA	192000 [^]	230000	195000 [^]	220000 [^]	251000 [^]	7	29	30.7	14.1

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
MORNINGTON	1070000 [^]	1350000 [^]	1350000 [*]	1312500 [^]	887500 [^]	2	10	-17.1	-32.4
MORWELL	207500 [^]	240000 [^]	216000 [^]	258000 [^]	224000 [^]	1	6	8.0	-13.2
MOUNT CLEAR	400000 [^]	289000 [^]	289000 [*]	270000 [^]	627000 [^]	1	4	56.8	132.2
MOUNT DUNEED	352300	362500	275500	306300	310000	25	91	-12.0	1.2
NAGAMBIE	306500 [^]	271500 [^]	260000 [^]	264000 [^]	260000 [^]	5	20	-15.2	-1.5
NAR NAR GOON NORTH	151200 [^]	151200 [*]	157200 [^]	155600 [^]	316300 [^]	6	16	109.2	103.2
NEERIM SOUTH	225000 [*]	320000 [^]	220000 [^]	195000 [^]	300000 [^]	1	5	NA	53.8
NEW GISBORNE	449100 [^]	495000 [^]	450000 [^]	455000 [^]	390000 [^]	2	15	-13.2	-14.3
NEWBOROUGH	247500 [^]	247000 [^]	225000 [^]	257000 [^]	298500 [^]	3	15	20.6	16.1
NUMURKAH	148500 [^]	100000 [^]	137500 [^]	172000 [^]	185000 [^]	6	13	24.6	7.6
OCEAN GROVE	409000	482500	423300	560000 [^]	480000	13	46	17.4	-14.3
OFFICER	395000	438500	472000	470500	425500	32	99	7.7	-9.6
OFFICER SOUTH	517500 [*]	492500 [^]	515000	544500 [^]	509000 [^]	3	22	NA	-6.5
PAKENHAM	402500	397500 [^]	387800	372500	370000	18	62	-8.1	-0.7
PAYNESVILLE	235000 [^]	257500 [^]	220000 [^]	240000	270000 [^]	7	27	14.9	12.5
POINT COOK	470000 [^]	470000 [^]	675000 [^]	755500 [^]	784000 [^]	4	15	66.8	3.8
POINT LONSDALE	770000 [^]	830000 [^]	680000 [^]	680000 [*]	560000 [^]	2	10	-27.3	NA
PORTLAND	225000 [^]	157500 [^]	181000 [^]	185000 [^]	168500 [^]	4	13	-25.1	-8.9
RED CLIFFS	127000 [^]	125000 [^]	135000 [^]	142000 [^]	132500 [^]	4	17	4.3	-6.7
RESERVOIR	16000 [^]	189900 [^]	14700 [^]	27000 [^]	791500 [^]	2	10	4,835.2	2,831.5
ROBINVALE	70000 [*]	70000 [*]	70000 [*]	110000 [^]	204000 [^]	2	7	NA	85.5
ROCKBANK	300000	261500	280500	311000	360000	13	77	20.0	15.8
ROMSEY	445000 [^]	380000 [^]	425000 [^]	445000 [^]	442500 [^]	1	10	-0.6	-0.6
ROWVILLE	676500 [^]	572900 [^]	772500 [^]	700500 [^]	720000 [^]	4	19	6.4	2.8
RYE	600000 [^]	532500 [^]	653000 [^]	542500 [^]	647000 [^]	3	14	7.8	19.3
SALE	222000 [^]	240000 [^]	240000 [^]	247500 [^]	251500 [^]	2	20	13.3	1.6
SAN REMO	546500 [^]	465000 [^]	495000 [^]	532500 [^]	450000 [^]	5	23	-17.7	-15.5
SANCTUARY LAKES	927500 [^]	600000 [^]	510000 [^]	620000 [^]	360000 [^]	1	13	-61.2	-41.9
SEBASTOPOL	262500 [^]	265000 [^]	192000 [^]	240000 [^]	265000 [^]	1	15	1.0	10.4
SEYMOUR	211000 [^]	225000 [^]	250000 [^]	217500 [^]	220000 [^]	6	24	4.3	1.1
SHEPPARTON	292500	270000	180000 [^]	245000	230000 [^]	9	35	-21.4	-6.1
SHEPPARTON NORTH	385000 [^]	387500 [^]	390000 [^]	370000 [^]	420000 [^]	3	11	9.1	13.5
SMYTHESDALE	250000 [*]	190000 [^]	155000 [^]	220000 [^]	175000 [^]	5	14	NA	-20.5
SOUTH MORANG	472700 [^]	1040000 [^]	560000 [^]	455000 [^]	445500 [^]	6	20	-5.8	-2.1
ST LEONARDS	404000 [^]	405000 [^]	397000 [^]	375000 [^]	415000 [^]	5	21	2.7	10.7

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								Oct-Dec 2022 to Oct-Dec 2023	Jul-Sep 2023 to Oct-Dec 2023
STRATFORD	197500 [^]	224800 [^]	187500 [^]	195000 [^]	184000 [^]	5	15	-6.8	-5.6
STRATHFIELDSAYE	335000	239000 [^]	310000	329000 [^]	322500 [^]	9	27	-3.7	-2.0
STRATHTULLOH	340500	213600	224200	285200	310000	13	67	-9.0	8.7
SUNBURY	353000	340500	346500	348900	387900	32	148	9.9	11.2
SUNSHINE NORTH	612500 [^]	546300 [^]	565000 [^]	535000 [^]	485000 [^]	8	22	-20.8	-9.3
SWAN HILL	190000 [^]	178500 [^]	181100 [^]	170000 [^]	178500 [^]	1	14	-6.1	5.0
TALLYGAROPNA	240000 [^]	240000 [*]	280000 [^]	260000 [^]	260000 [^]	1	4	8.3	0.0
TANKERTON	25000 [^]	31000 [^]	31000 [*]	31000 [*]	23000 [^]	1	2	-8.0	NA
TARNEIT	356400	371000	359000	354500	350000	149	497	-1.8	-1.3
TATURA	190000 [*]	159100 [^]	233500 [^]	233500 [*]	270000 [^]	5	15	NA	NA
TAYLORS LAKES	692500 [^]	507000 [^]	555000 [^]	703000 [^]	540000 [^]	1	6	-22.0	-23.2
THOMASTOWN	393500	379800 [^]	405000 [^]	520000 [^]	379200 [^]	1	9	-3.6	-27.1
THORNHILL PARK	308000	300000	287000 [^]	270000 [^]	200000	25	48	-35.1	-25.9
TORQUAY	627500 [^]	700000 [^]	710000 [^]	713300 [^]	950000 [^]	3	19	51.4	33.2
TRARALGON	281000	332500	315000	280000 [^]	294500	20	55	4.8	5.2
TRUGANINA	351000	386500	375600	380000	361000	47	249	2.8	-5.0
VENUS BAY	337500 [^]	277500 [^]	390000 [^]	250000 [^]	240000 [^]	5	11	-28.9	-4.0
WALDARA	390000 [^]	487500 [^]	390000 [^]	390000 [*]	390000 [*]	0	3	NA	NA
WALLAN	344500	340000 [^]	482500 [^]	340000 [^]	385000 [^]	2	17	11.8	13.2
WALLAN EAST	295000 [^]	322500 [^]	305000 [^]	295000 [^]	552500 [^]	8	21	87.3	87.3
WANGARATTA	237500 [^]	271500 [^]	297100	275000 [^]	267500 [^]	4	27	12.6	-2.7
WARRAGUL	347300	340000	370000	327500	306500	11	50	-11.7	-6.4
WARRNAMBOOL	282000	251000	292500	265000	262500	20	90	-6.9	-0.9
WEIR VIEWS	320000	286000	317500	291500	328000	18	70	2.5	12.5
WERRIBEE	323000	325500	356000	360000	345000	28	176	6.8	-4.2
WEST WODONGA	288800 [^]	350000 [^]	155000 [^]	292500 [^]	447500 [^]	2	14	55.0	53.0
WILLIAMS LANDING	360000 [^]	360000 [*]	360000 [*]	590000 [^]	590000 [*]	0	3	NA	NA
WINCHELSEA	405000 [*]	390000 [^]	352500 [^]	315000 [^]	308800 [^]	2	20	NA	-2.0
WINTER VALLEY	300000	305000	276000	307500	273500	28	97	-8.8	-11.1
WODONGA	280000 [^]	300000 [^]	220000	214500 [^]	222500 [^]	8	29	-20.5	3.7
WOLLERT	358000	384000	360500	352500	362500	62	350	1.3	2.8
WONTHAGGI	282500 [^]	280000 [^]	307000 [^]	268000 [^]	269000	15	37	-4.8	0.4
WYNDHAM VALE	297000	300000	265000	299000	300000	29	143	1.0	0.3
YARRAWONGA	245500 [^]	270000	241000	240000	255000	12	50	3.9	6.3

[^] means there were fewer than 10 sales for the quarter

^{*} means there were no sales for the quarter and the first non-zero figure is carried forward

NA means insufficient data was available to create the percentage change