



Victorian Property Sales Report

 December 2024 Quarter



Department
of Transport
and Planning



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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 0.7 per cent from \$745,000 to \$750,000 in the December 2024 quarter, having decreased by 1.3 per cent in the previous quarter (June 2024 to September 2024). For the 12 months from December 2023 to December 2024, the median house price in Victoria decreased by 3.8 per cent from \$780,000 to \$750,000.

The median price of units in Victoria decreased by 0.2 per cent from \$596,000 to \$595,000 in the December 2024 quarter, having decreased by 1.5 per cent in the previous quarter. The median price of units in Victoria for the December 2024 quarter was lower than the median price of houses. For the 12 months from December 2023 to December 2024, the median unit price decreased by 3.3 per cent from \$615,000 to \$595,000.

The metropolitan Melbourne median house price increased by 3.3 per cent to \$862,500 in the December 2024 quarter and the median unit price decreased by 0.3 per cent to \$610,000. For the 12 months to December 2024, median sales prices in metropolitan Melbourne decreased by 2.5 per cent for houses and decreased by 3.2 per cent for units.

In the December 2024 quarter, the median house price in country Victoria showed no change, remaining at \$565,000 and units decreased by 1.2 per cent to \$415,000. Over the 12 months to December 2024, median sale prices in country Victoria decreased by 3.4 per cent for houses and units decreased by 2.4 per cent.

Of the 743 listed Victorian locations, 232 had median house price increases for the December 2024 quarter compared to 217 in the September 2024 quarter. Five localities recorded no change, 219 showed a decrease and 233 had insufficient sales.

The maximum number of house sales for the quarter was 390 in Tarneit and there were 34

locations with 100 or more sales in the December 2024 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 2024 indicates that the median house sale price increased by 0.7 per cent from \$745,000 to \$750,000. Metropolitan house prices increased by 3.3 per cent from 835,000 to \$862,500 and country Victoria house prices showed no change remaining at \$565,000.

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 2024. 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 2024 and 98 per cent for the September quarter of 2024 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 2024 quarter is 23,663.

Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the December 2024 quarter will be approximately 25,444. This is a 15.8 per cent increase from the number of sales in the September 2024 quarter and a 19.1 per cent increase on the same quarter the previous year (December 2023).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$835,000 in the September quarter to \$862,500 in the December 2024 quarter. This follows a decrease of 2.9 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 more suburbs showed an increase in median house price in the December 2024 quarter compared to the September 2024 quarter (158 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 116 suburbs for the September quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 85 shifted from showing a median price increase for the September 2024 quarter to a median price decrease for the December 2024 quarter. For example, Officer increased by 3 per cent in the September 2024 quarter, while it decreased by 2.3 per cent in the December 2024 quarter. This compares to 108 metropolitan suburbs shifting from an increase in the June 2024 quarter to a decrease in the September 2024 quarter.

Conversely, 125 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2024 quarter to a median price increase in the December 2024

quarter. This compares to 76 metropolitan suburbs shifting from a decrease in the June 2024 quarter to an increase in the September 2024 quarter.

Sixty-three metropolitan suburbs with 10 or more sales showed decreases for both the September 2024 and December 2024 quarters. Significant examples include Hawthorn and Maribyrnong. This compares to 78 metropolitan suburbs in the June 2024 and September 2024 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Toorak, which had 37 sales and increased by 76.6 per cent (\$3,960,000 to \$6,993,800).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in South

Yarra, which had 32 sales and increased by 58.7 per cent to \$2,520,000.

For the quarter, Patterson Lakes had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 16 house sales and its median house price decreased by 24.5 per cent, from \$1,474,000 to \$1,112,500.

Caulfield experienced the second highest median price decrease in metropolitan Melbourne. It had 11 sales and its median price decreased by 18.6 per cent from \$2,335,000 to \$1,900,000.

Melton’s median price of \$473,500 was the lowest for metropolitan suburbs in the December 2024 quarter. It had 44 sales and its median price increased by 1.8 per cent from the September 2024 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023– Dec 2024	% Change Sep 2024– Dec 2024
Ascot Vale	1,300,500	1,220,000	1,327,500	2.1	8.8
Bentleigh	1,690,000	1,690,800	1,670,000	-1.2	-1.2
Bentleigh East	1,420,000	1,480,000	1,465,000	3.2	-1.0
Brighton	3,180,000	3,320,000	3,020,000	-5.0	-9.0
Brunswick	1,274,000	1,229,500	1,312,500	3.0	6.8
Caulfield South	1,900,000	1,800,000	1,758,000	-7.5	-2.3
Elwood	2,110,000	1,925,000	2,065,000	-2.1	7.3
Footscray	937,500	937,500	1,000,000	6.7	6.7
Hawthorn	3,575,000	2,770,000	2,410,000	-32.6	-13.0
Kensington	1,010,000	1,014,000	1,050,000	4.0	3.6
Malvern	2,365,000	3,356,000	3,140,000	32.8	-6.4
Northcote	1,600,000	1,616,000	1,575,000	-1.6	-2.5
Preston	1,180,000	1,170,000	1,185,000	0.4	1.3
Richmond	1,308,000	1,462,000	1,316,000	0.6	-10.0

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
South Melbourne	1,695,000	1,325,000	1,500,000	-11.5	13.2
South Yarra	2,409,000	1,587,500	2,520,000	4.6	58.7
Toorak	7,125,000	3,960,000	6,993,800	-1.8	76.6
Williamstown	1,687,500	1,500,000	1,600,000	-5.2	6.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024– Dec 2024
Balwyn	2,879,000	2,715,000	2,600,000	-9.7	-4.2
Blackburn	1,562,000	1,479,000	1,562,500	0.0	5.6
Box Hill North	1,249,300	1,211,500	1,283,000	2.7	5.9
Box Hill South	1,400,000	1,402,000	1,300,000	-7.1	-7.3
Burwood East	1,253,500	1,280,000	1,277,000	1.9	-0.2
Camberwell	2,700,000	2,451,000	2,515,000	-6.9	2.6
Glen Iris	2,496,000	2,262,500	2,300,000	-7.9	1.7
Oakleigh South	1,233,000	1,200,000	1,072,500	-13.0	-10.6
Surrey Hills	2,409,000	2,300,000	2,196,500	-8.8	-4.5

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024– Dec 2024
Altona	1,127,500	1,180,000	1,150,000	2.0	-2.5
Braybrook	765,000	725,000	775,000	1.3	6.9
Deer Park	628,000	660,000	657,500	4.7	-0.4
Keilor Downs	806,000	780,000	800,000	-0.7	2.6
Keilor East	1,005,100	1,020,000	1,095,000	8.9	7.4
St Albans	647,000	660,000	652,000	0.8	-1.2
Sunshine North	748,000	777,500	722,500	-3.4	-7.1
Sunshine West	723,000	675,500	690,000	-4.6	2.1

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

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Burnside Heights	700,000	849,000	720,000	2.9	-15.2
Caroline Springs	742,500	727,000	735,000	-1.0	1.1
Hoppers Crossing	615,000	605,500	620,000	0.8	2.4
Point Cook	770,000	782,000	765,500	-0.6	-2.1
Sydenham	751,500	685,000	699,100	-7.0	2.1
Tarneit	650,000	650,000	655,600	0.9	0.9
Taylors Hill	941,000	850,000	855,000	-9.1	0.6
Werribee	611,000	620,000	605,000	-1.0	-2.4

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

Suburb	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Bayswater	909,000	880,800	886,000	-2.5	0.6
Bayswater North	830,000	907,000	900,000	8.4	-0.8
Boronia	838,000	840,000	825,500	-1.5	-1.7
Ferntree Gully	892,000	865,600	894,300	0.3	3.3
Heathmont	940,000	1,035,000	1,010,000	7.4	-2.4
Wantirna	1,180,000	1,095,000	1,050,500	-11.0	-4.1
Wheelers Hill	1,600,000	1,397,000	1,400,000	-12.5	0.2

Country Victoria

Country Victoria’s median house price showed no change remaining at \$565,000 in the December 2024 quarter. Over the 12 months to December 2024, the median house price in country Victoria decreased by 3.4 per cent from \$585,000 to \$565,000.

The number of country Victoria house sales for the December 2024 quarter is expected to be 7,563, which is 25.4 per cent more than the December 2023 quarter.

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

Bendigo median house prices decreased by 15.1 per cent, having increased by 22 per cent in the previous quarter. Mildura increased by 7.1 per cent for the December 2024 quarter, having increased by 6 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter’s report. It shows that six of the 12 large towns had increases in median house prices in the December 2024 quarter compared to the

September 2024 quarter which showed increases in four of the 12 towns. For the 12 months from the December 2023 to December 2024 quarter, there were increases in five of the 12 towns.

Bairnsdale increased by 9.3 per cent for the December 2024 quarter, having decreased by 7 per cent in the previous quarter. Wangaratta increased by 3.1 per cent and Sale decreased by 5.9 per cent in the December 2024 quarter, having increased by 5 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 2024 to December 2024 quarters. Anglesea decreased by 13 per cent for this quarter, having increased by 16 per cent during the previous quarter. Cowes West’s median house price decreased by 7.5 per cent for the December 2024 quarter, having increased by 7 per cent in the previous quarter. Venus Bay increased by 6.8 per cent for the December 2024 quarter, having decreased by 11 per cent for September 2024.

Regional cities

Suburbs in regional cities	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Ballarat Central	655,000	530,000	590,000	-9.9	11.3
Bendigo	600,000	730,000	620,000	3.3	-15.1
Geelong West	940,000	811,300	859,000	-8.6	5.9
Horsham	373,500	387,500	382,000	2.3	-1.4
Mildura	451,500	455,000	487,500	8.0	7.1
Shepparton	450,700	450,000	470,000	4.3	4.4
Warrnambool	616,000	583,000	575,000	-6.7	-1.4
Wodonga	559,000	550,000	552,500	-1.2	0.5

Large towns

Suburbs in large towns	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Bairnsdale	437,000	430,000	470,000	7.6	9.3
Castlemaine	720,000	720,000	710,000	-1.4	-1.4
Colac	498,000	452,800	457,500	-8.1	1.0
Echuca	586,000	556,300	550,000	-6.1	-1.1
Hamilton	369,500	404,000	395,500	7.0	-2.1
Moe	367,000	369,000	350,000	-4.6	-5.1
Morwell	340,000	337,000	343,000	0.9	1.8
Sale	517,000	505,000	475,000	-8.1	-5.9
Swan Hill	438,800	450,000	486,000	10.8	8.0
Traralgon	515,000	504,000	506,200	-1.7	0.4
Wangaratta	522,500	516,300	532,000	1.8	3.1
Yarrawonga	670,000	642,500	615,000	-8.2	-4.3

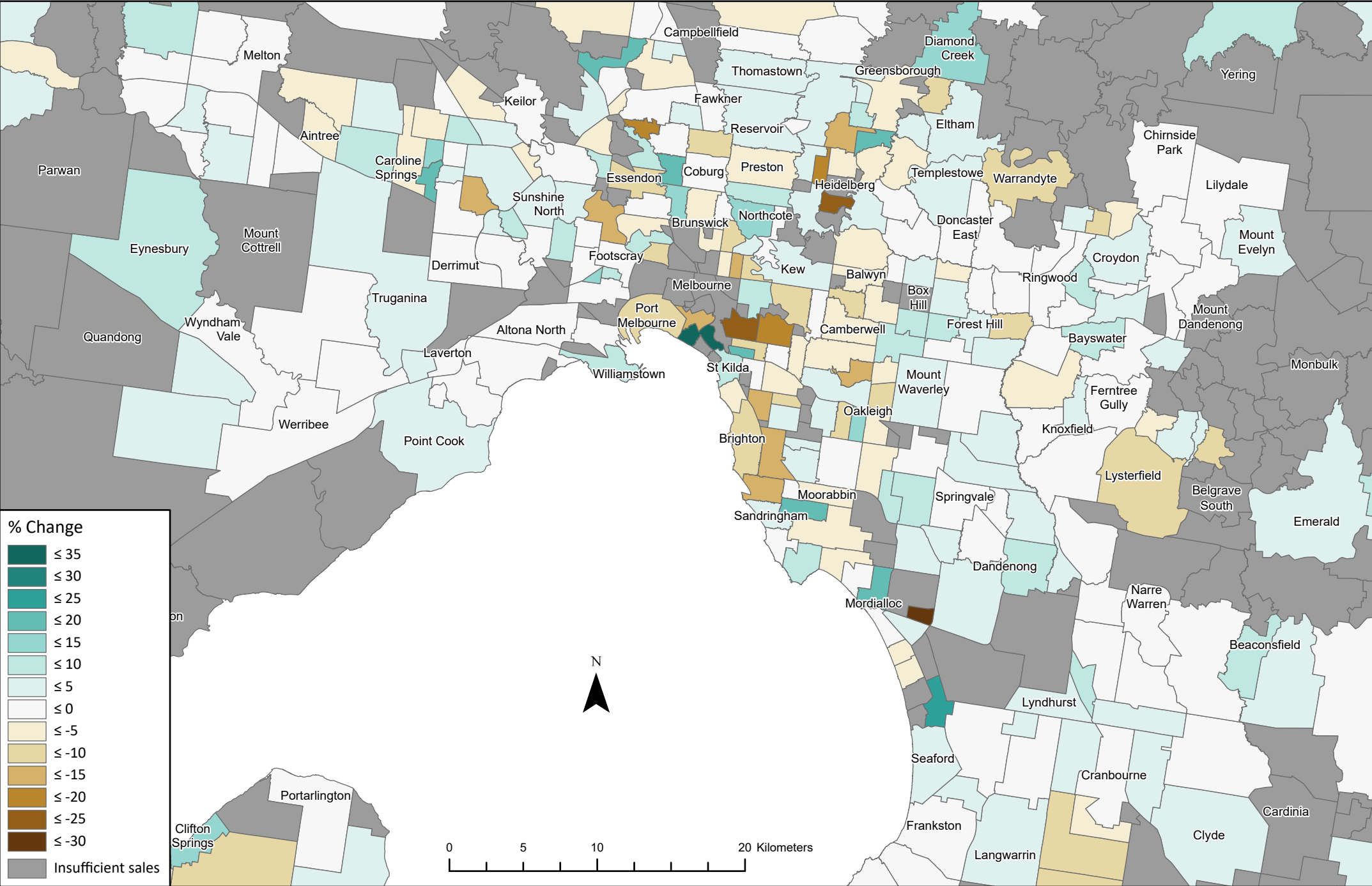
Seaside towns

Suburbs in seaside towns	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Anglesea	1,482,500	1,650,000	1,435,000	-3.2	-13.0
Cowes West	770,000	735,000	680,000	-11.7	-7.5
Inverloch	975,000	840,000	891,000	-8.6	6.1
Lakes Entrance	481,000	515,000	420,000	-12.7	-18.4
Ocean Grove	985,000	917,000	982,500	-0.3	7.1
Portland	457,500	425,000	390,000	-14.8	-8.2
St Leonards	750,000	740,000	715,000	-4.7	-3.4
Torquay	1,206,000	1,117,500	1,195,000	-0.9	6.9

Suburbs in seaside towns	December quarter 2023 \$	September quarter 2024 \$	December quarter 2024 \$	% Change Dec 2023- Dec 2024	% Change Sep 2024- Dec 2024
Venus Bay	600,000	466,000	497,500	-17.1	6.8

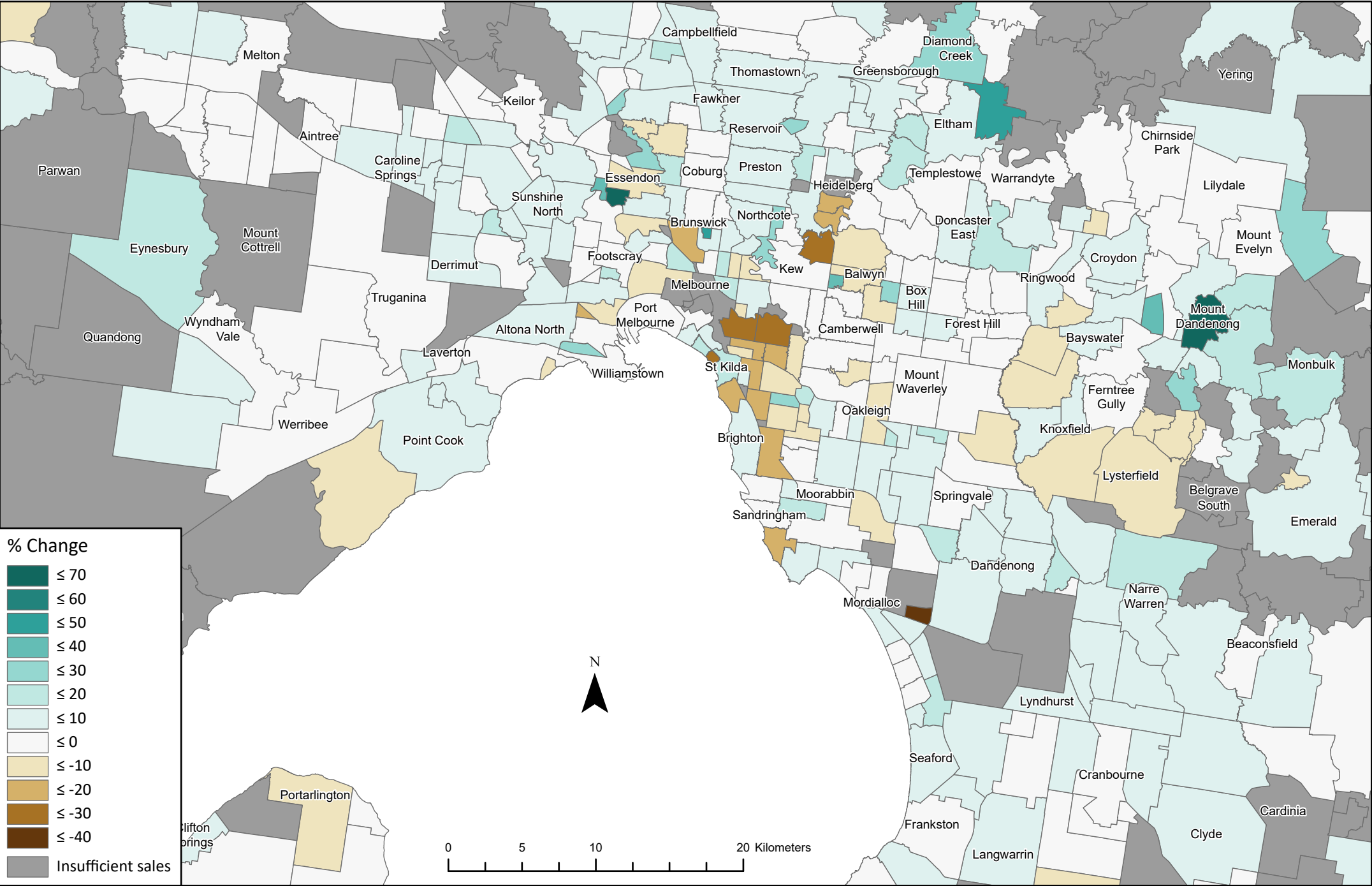
Metropolitan Melbourne houses - quarterly change in median prices

September quarter 2024 to December quarter 2024



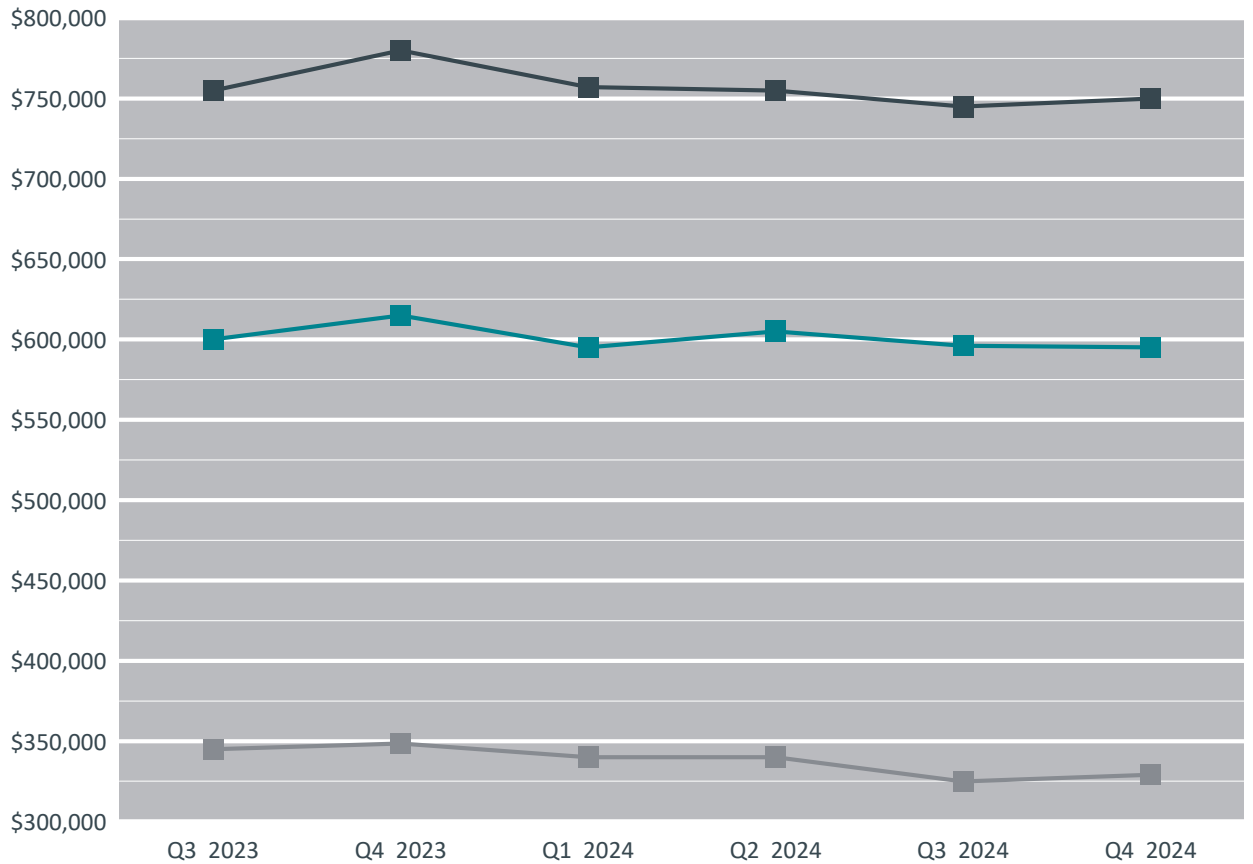
Metropolitan Melbourne houses - yearly change in median prices

December quarter 2023 to December quarter 2024



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

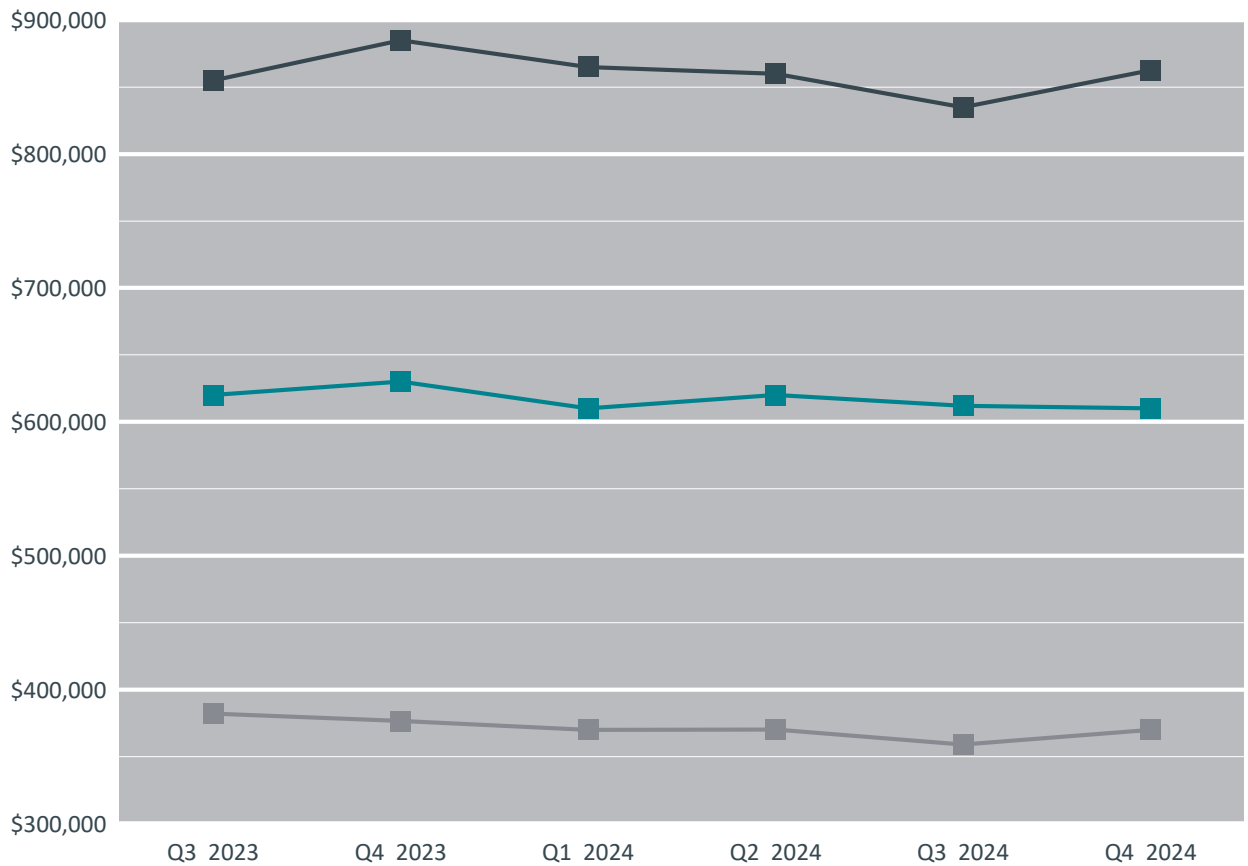


Vacant House Block Median

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 2023	19,788	755,000	0.0	11,190	600,000	0.0	3,359	345,000	0.0
Oct-Dec 2023	21,369	780,000	3.3	11,754	615,000	2.5	3,354	348,500	1.0
Jan-Mar 2024	19,685	757,000	-2.9	10,916	595,000	-3.3	3,226	340,000	-2.4
Apr-Jun 2024	22,191	755,000	-0.3	12,466	605,000	1.7	3,812	340,000	0.0
Jul-Sep 2024	21,537	745,000	-1.3	11,933	596,000	-1.5	3,701	325,000	-4.4
Oct-Dec 2024	23,663	750,000	0.7	12,131	595,000	-0.2	3,243	329,000	1.2

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

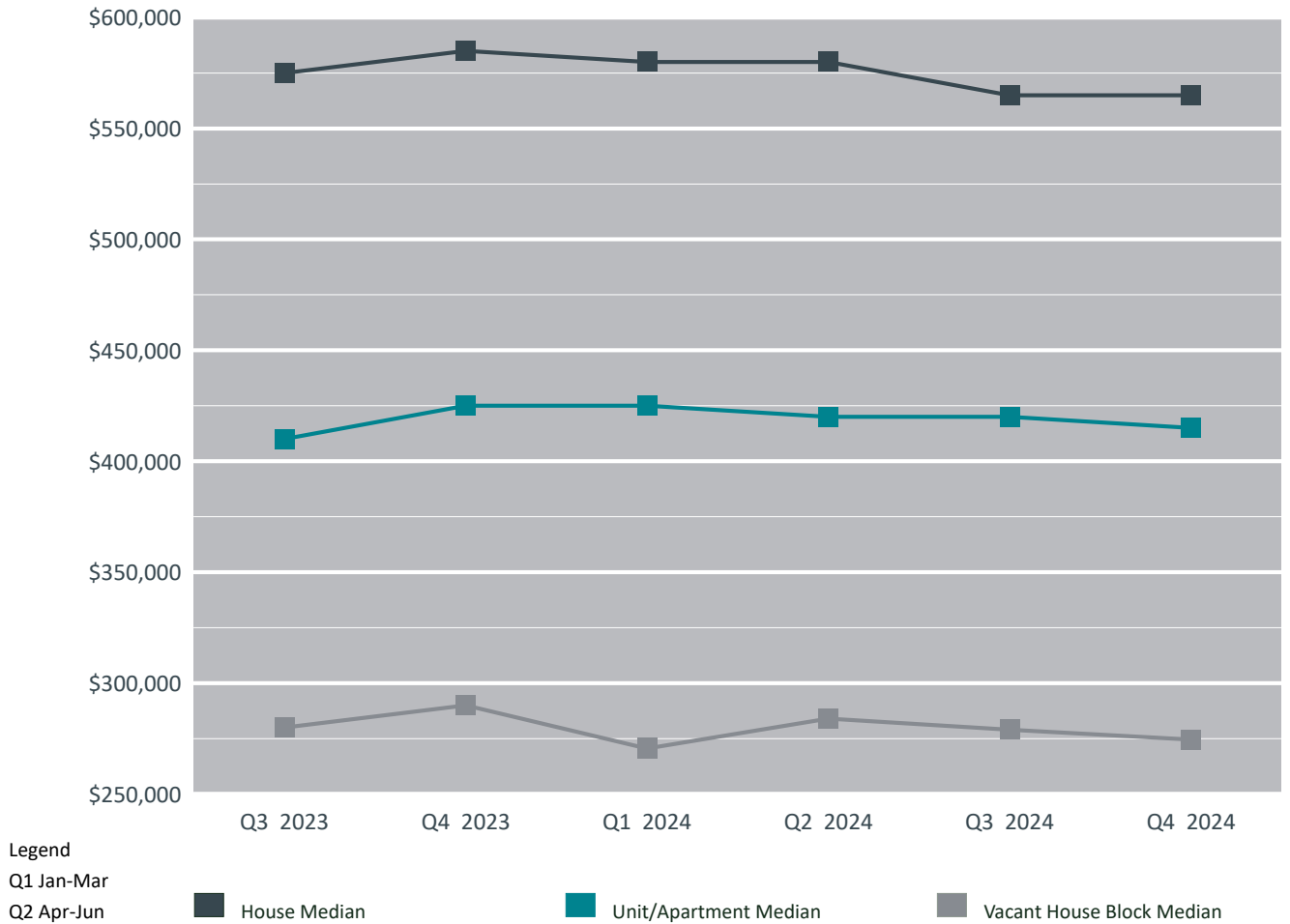


Vacant House Block Median

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	2023	14,101	855,000	0.0	10,279	620,000	0.0	2,194	382,000	0.0
Oct-Dec	2023	15,339	885,000	3.5	10,854	630,000	1.6	2,238	376,500	-1.4
Jan-Mar	2024	13,716	865,000	-2.3	9,953	610,000	-3.2	2,084	370,000	-1.7
Apr-Jun	2024	15,774	860,000	-0.6	11,512	620,000	1.6	2,482	370,300	0.1
Jul-Sep	2024	15,274	835,000	-2.9	10,859	612,000	-1.3	2,469	359,000	-3.0
Oct-Dec	2024	16,629	862,500	3.3	11,023	610,000	-0.3	1,933	370,000	3.1

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2023	5,687	575,000	0.0	911	410,000	0.0	1,165	280,000	0.0
Oct-Dec 2023	6,030	585,000	1.7	900	425,000	3.7	1,116	290,000	3.6
Jan-Mar 2024	5,969	580,000	-0.9	963	425,000	0.0	1,142	270,500	-6.7
Apr-Jun 2024	6,417	580,000	0.0	954	420,000	-1.2	1,330	284,000	5.0
Jul-Sep 2024	6,263	565,000	-2.6	1,074	420,000	0.0	1,232	279,000	-1.8
Oct-Dec 2024	7,034	565,000	0.0	1,108	415,000	-1.2	1,310	274,500	-1.6

MEDIAN HOUSE PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
ABBOTSFORD	1283800	1202500	1275000	1147500	1240000	27	74	-3.4	8.1
ABERFELDIE	1565000	2050000	1725000^	2487500^	1735000	13	47	10.9	-30.3
AINTREE	732500	740000	782500	738600	690000	48	169	-5.8	-6.6
AIREYS INLET	1587500	1605000^	1330000^	1450000^	1649000^	6	16	3.9	13.7
AIRPORT WEST	975000	1000000	983800	900800	895000	29	114	-8.2	-0.6
ALBANVALE	638000^	625000	605500	620000	612000	17	67	-4.1	-1.3
ALBERT PARK	2360000	2245000	1860000	2450000	2200000	39	124	-6.8	-10.2
ALBION	765000^	715000^	737500	780000	705000^	6	41	-7.8	-9.6
ALEXANDRA	471000	560000	532500^	525000^	489000	21	49	3.8	-6.9
ALFREDTON	660000	621000	630000	590000	587000	98	277	-11.1	-0.5
ALLANSFORD	725000^	365000^	550000^	497000^	555000^	6	11	-23.4	11.7
ALPHINGTON	1900000	2400000	2070000	2185000^	2080000	13	47	9.5	-4.8
ALTONA	1127500	1035500	1181000	1180000	1150000	36	138	2.0	-2.5
ALTONA EAST	846000^	1000000^	1095000	1100000^	1035000	10	38	22.3	-5.9
ALTONA MEADOWS	735000	700000	708500	690000	760000	23	109	3.4	10.1
ALTONA NORTH	867500	915000	935500	930000	919000	27	148	5.9	-1.2
ANGLESEA	1482500	1825000	1422500	1650000	1435000	18	57	-3.2	-13.0
APOLLO BAY	998800^	850000^	1042500	905000^	890000^	6	29	-10.9	-1.7
ARARAT	385000	345000	375000	390000	395000	54	166	2.6	1.3
ARDEER	605000	700000^	675100	700000	677500	11	39	12.0	-3.2
ARMADALE	2585000	2700000	2125000	2317500	2287500	24	91	-11.5	-1.3
ARMSTRONG CREEK	670000	675000	653800	665000	650000	122	460	-3.0	-2.3
ASCOT (GREATER BENDIGO)	622000^	562800^	566500	610000^	660000	12	42	6.1	8.2
ASCOT VALE	1300500	1382000	1265000	1220000	1327500	46	168	2.1	8.8
ASHBURTON	2310000	1880000	2126000	1845000	1820000	27	105	-21.2	-1.4
ASHWOOD	1483000	1670000^	1555000	1470000	1365000	26	68	-8.0	-7.1
ASPENDALE	1447500	1385000	1325000	1327500	1201000	28	97	-17.0	-9.5
ASPENDALE GARDENS	1075000	1150000^	1227000	1180500	1247500	22	60	16.0	5.7
ATTWOOD	1077500	930000^	1057800	815000^	785000^	2	21	-27.1	-3.7
AVENEL	585000^	467500^	617500^	512000^	486000^	3	14	-16.9	-5.1
AVOCA	400000^	335000^	415000^	375000^	363800^	4	18	-9.1	-3.0
AVONDALE HEIGHTS	915000	980000	986500	1000000	965000	43	165	5.5	-3.5
BACCHUS MARSH	632500	617500	633200	600000	575000	47	160	-9.1	-4.2

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MEDIAN HOUSE PRICES
Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%) Oct-Dec 2023 to Oct-Dec 2024Jul-Sep 2024 to Oct-Dec 2024	
BADGER CREEK	685000^	690000^	740000^	620000^	617500^	4	18	-9.9	-0.4
BAIRNSDALE	437000	387500	460000	430000	470000	43	163	7.6	9.3
BALACLAVA	1432500	1596300^	1435000	1307500^	1255000	11	40	-12.4	-4.0
BALCOMBE	1670000	2100000	1482500	1675000	1575000	30	118	-5.7	-6.0
BALLAN	630000	670000	650000	597500	580000	19	51	-7.9	-2.9
BALLARAT CENTRAL	655000	650000	530000	530000	590000	28	113	-9.9	11.3
BALLARAT EAST	492500	485000	480000	462500	456000	41	142	-7.4	-1.4
BALLARAT NORTH	571800	555000	496300	525000	565000	25	72	-1.2	7.6
BALNARRING	1275000^	1310000	1320000^	1160000^	1332500^	9	36	4.5	14.9
BALNARRING BEACH	1737500^	1650000^	1178000^	1525000^	1875000^	8	13	7.9	23.0
BALWYN	2879000	3122400	2980000	2715000	2600000	37	163	-9.7	-4.2
BALWYN NORTH	2374000	2430000	2338000	2150000	2335000	64	295	-1.6	8.6
BANDIANA	582000^	732000^	600000^	595000^	620000^	7	24	6.5	4.2
BANNOCKBURN	752500	710000	718500	745500	705000	17	62	-6.3	-5.4
BARANDUDA	620000	637500	649000^	617500	680000	15	56	9.7	10.1
BARWON HEADS	1825000	1840000	1250000	1603500	1505000	17	58	-17.5	-6.1
BAXTER	646300^	755000^	706000^	705000^	726300	18	38	12.4	3.0
BAYSWATER	909000	800000	836500	880800	886000	39	102	-2.5	0.6
BAYSWATER NORTH	830000	840000	890000	907000	900000	25	80	8.4	-0.8
BEACONSFIELD	1035000	882000	950000	1020000	1095000	28	95	5.8	7.4
BEAUFORT	488000^	400000	372500^	355000	350000^	7	39	-28.3	-1.4
BEAUMARIS	2177500	2000000	1990000	2100000	2119500	48	176	-2.7	0.9
BEEAC	380000^	687500^	687500*	380000^	380000*	0	2	NA	NA
BEECHWORTH	740500^	780000^	782500^	865000^	634800^	6	29	-14.3	-26.6
BELGRAVE	821000	790000	861000	760000	800000	26	76	-2.6	5.3
BELGRAVE HEIGHTS	847500^	777500^	1155000^	1100000^	921000^	6	15	8.7	-16.3
BELL PARK	630000	632500	620000	610000	628500	22	89	-0.2	3.0
BELL POST HILL	611500	685000	670000	652500	670000	21	84	9.6	2.7
BELLFIELD (BANYULE)	950000^	897500^	955000^	1130000^	928000^	7	26	-2.3	-17.9
BELMONT	670000	695000	682500	720000	715000	81	268	6.7	-0.7
BENALLA	432500	450000	453800	425500	440000	55	194	1.7	3.4
BENDIGO	600000	530000	600000	730000	620000	42	115	3.3	-15.1
BENTLEIGH	1690000	1727500	1610000	1690800	1670000	39	152	-1.2	-1.2

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MEDIAN HOUSE PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
BENTLEIGH EAST	1420000	1540000	1514000	1480000	1465000	107	376	3.2	-1.0
BERWICK	890000	867500	865000	860000	897500	200	880	0.8	4.4
BEVERIDGE	660500	683500	680000	645000	642500	65	227	-2.7	-0.4
BIRCHIP	191500^	160000^	180000^	150000^	390000^	3	16	103.7	160.0
BIRREGURRA	705000^	627500^	700000^	645000^	860000^	5	13	22.0	33.3
BITTERN	902500^	880000^	830000	819500^	770000	11	38	-14.7	-6.0
BLACK HILL	565000	510000^	660000^	617500^	650000	11	32	15.0	5.3
BLACK ROCK	2295000	3000000	2310000	2250000	2670000	17	71	16.3	18.7
BLACKBURN	1562000	1805000	1450000	1479000	1562500	32	102	0.0	5.6
BLACKBURN NORTH	1249300	1272500	1332000	1211500	1283000	28	102	2.7	5.9
BLACKBURN SOUTH	1400000	1375000	1326000	1402000	1300000	29	131	-7.1	-7.3
BLAIRGOWRIE	1541500	1625000	1340000	1195000	1500000	27	126	-2.7	25.5
BLIND BIGHT	695000^	850000^	700000^	715000^	660000	11	26	-5.0	-7.7
BONBEACH	1227500	970000	1037500	1085000^	1022000	17	47	-16.7	-5.8
BONNIE BROOK	689000	670000	703800	651500	639900	35	128	-7.1	-1.8
BONNIE DOON	720000^	740000^	785000^	675000^	487500^	2	8	-32.3	-27.8
BONSHAW	560000^	545000	500000	519800^	508500^	8	35	-9.2	-2.2
BOORT	225000^	291300^	370000^	259500^	259500*	0	13	NA	NA
BORONIA	838000	860000	850000	840000	825500	52	200	-1.5	-1.7
BOTANIC RIDGE	915000	817500	935000	845000	927500	50	150	1.4	9.8
BOX HILL	1758000	1740000	1680000^	1810000^	1550000	11	37	-11.8	-14.4
BOX HILL NORTH	1415500	1400000	1340000	1339500	1303000	35	123	-7.9	-2.7
BOX HILL SOUTH	1541000	1485000	1472500	1610000	1550000	29	109	0.6	-3.7
BRAYBROOK	765000	728000	670000	725000	775000	23	88	1.3	6.9
BREAKWATER	550000^	590000^	445000^	515000^	515000^	5	18	-6.4	0.0
BRIAR HILL	1001000^	997000^	1085000^	950000^	889000	10	33	-11.2	-6.4
BRIGHT	1125000^	1112500	901000^	1037500^	1320000^	9	34	17.3	27.2
BRIGHTON	3180000	3957500	3770000	3320000	3020000	65	250	-5.0	-9.0
BRIGHTON EAST	2250000	2500000	2350000	2036000	2192500	54	205	-2.6	7.7
BROADFORD	571300	511000	525000	545000	512500	14	76	-10.3	-6.0
BROADMEADOWS	592500	541000	600000	575000	600000	39	159	1.3	4.3
BROOKFIELD	562000	575000	553300	530000	540000	55	241	-3.9	1.9
BROOKLYN	1040000^	757500^	870000^	710000^	932500^	5	21	-10.3	31.3

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MEDIAN HOUSE PRICES

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
BROWN HILL	815000	652500	525000	570000	705000	18	80	-13.5	23.7
BRUNSWICK	1274000	1380000	1300000	1229500	1312500	74	277	3.0	6.8
BRUNSWICK EAST	1480000	1350000	1376500	1300000	1500000	31	103	1.4	15.4
BRUNSWICK WEST	1446000	1300000	1337500	1400000	1325000	31	100	-8.4	-5.4
BULLEEN	1450000	1305000	1335000	1354500	1293000	36	127	-10.8	-4.5
BUNDALONG	968000^	830000^	720000^	750000^	750000*	0	8	NA	NA
BUNDOORA	870000	858000	900000	923500	849400	88	288	-2.4	-8.0
BUNINYONG	687500	675000	740000	632500^	781500	14	52	13.7	23.6
BUNYIP	890000^	705000	705000	700000	700800	10	47	-21.3	0.1
BURNLEY	1915000^	1110000^	1488000^	1488000*	1318000^	2	8	-31.2	NA
BURNSIDE	698500	730500	690000	788000	747500	16	55	7.0	-5.1
BURNSIDE HEIGHTS	700000	730000	749000	849000	720000	17	69	2.9	-15.2
BURWOOD	1549000	1400000	1320000	1402500	1378000	39	153	-11.0	-1.7
BURWOOD EAST	1253500	1276500	1311000	1280000	1277000	34	130	1.9	-0.2
CAIRNLEA	930000	1090000	1027500	860000	842000	15	56	-9.5	-2.1
CALIFORNIA GULLY	482000	503000	461000	425000	453800	28	81	-5.9	6.8
CAMBERWELL	2700000	2840000	2580000	2451000	2515000	57	241	-6.9	2.6
CAMPBELLFIELD	617500	653500^	594000^	610000^	598000^	6	29	-3.2	-2.0
CAMPBELLS CREEK	745000^	640000^	641000	697500^	692500^	8	36	-7.0	-0.7
CAMPERDOWN	420000	441500	353000	500000	455000	13	66	8.3	-9.0
CANADIAN	597000	450000	505000	500000	482500	22	84	-19.2	-3.5
CANTERBURY	3555000	2935000	3450000	3115000	3300000	37	112	-7.2	5.9
CAPE PATERSON	745000^	830000^	1085000^	1000000^	775000^	9	28	4.0	-22.5
CAPEL SOUND	720000	722500	665000	687500	750000	23	86	4.2	9.1
CARISBROOK	422500^	407500^	665000^	530000^	615000^	5	12	45.6	16.0
CARLTON	1410000	1589500	1421000	1545000^	1175000	14	45	-16.7	-23.9
CARLTON NORTH	1462500	1475000	1590000	1457500	1700000	23	83	16.2	16.6
CARNEGIE	1600000	1732500^	1707500	1820000	1640000	25	86	2.5	-9.9
CAROLINE SPRINGS	742500	745000	766000	727000	735000	83	299	-1.0	1.1
CARRUM	1125000	1047000^	1230000^	1016000^	1016000	13	31	-9.7	0.0
CARRUM DOWNS	715000	720000	720000	711000	715000	87	305	0.0	0.6
CASTERTON	290000^	250000^	298600^	250000^	395000^	7	27	36.2	58.0
CASTLEMAINE	720000	765000	757500	720000	710000	33	118	-1.4	-1.4

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CAULFIELD	2250000^	2250000*	2385000	2335000	1900000	13	34	-15.6	-18.6
CAULFIELD EAST	1735000^	1690000^	1510000^	1775000^	1760000^	5	14	1.4	-0.8
CAULFIELD NORTH	2585000	2555000	2750000	2270000	2050000	23	107	-20.7	-9.7
CAULFIELD SOUTH	1900000	1806000	1840000	1800000	1758000	34	117	-7.5	-2.3
CHADSTONE	1230000	1275000	1290000	1156000	1100900	19	78	-10.5	-4.8
CHARLEMONT	599000	597500	606800	635000	635000	29	117	6.0	0.0
CHARLTON	275000^	299000^	505000^	285000^	275000^	5	19	0.0	-3.5
CHELSEA	1100000	1366300	1180000	1095000	1267000	25	70	15.2	15.7
CHELSEA HEIGHTS	895500	945000	950000	957500^	872500	14	54	-2.6	-8.9
CHELTENHAM	1300000	1410000	1392500	1263000	1307000	45	174	0.5	3.5
CHELTENHAM EAST	1165000	1150000	1112500	1081300	1155000	16	64	-0.9	6.8
CHELTENHAM NORTH	946500	1135000^	1030000	960000	1185000	17	61	25.2	23.4
CHILTERN	412500^	415000^	500000^	435000^	462000^	7	21	12.0	6.2
CHIRNSIDE PARK	900000	955000	888000	855000	897500	54	186	-0.3	5.0
CHUM CREEK	870000^	890000^	802500^	845000^	761000^	1	10	-12.5	-9.9
CHURCHILL	345000	340000	355000	380000	335000	23	81	-2.9	-11.8
CLARINDA	995000	1025000^	955500^	1015000	1050000	21	46	5.5	3.4
CLAYTON	1162500	1188900	1169000	1150000	1166300	20	83	0.3	1.4
CLAYTON NORTH	1186300^	1190000^	1528000^	1285000^	1395300^	6	26	17.6	8.6
CLAYTON SOUTH	945000	973500	935000	1015000	1072200	16	66	13.5	5.6
CLEMATIS	865000^	865000*	817000^	890000^	760000^	1	9	-12.1	-14.6
CLIFTON HILL	1820000	1525000	1721000	1555000	1433000	24	72	-21.3	-7.8
CLIFTON SPRINGS	647500	740000	655000	721000	652600	53	147	0.8	-9.5
CLUNES	575000^	410000^	515000^	492500^	510000^	9	33	-11.3	3.6
CLYDE	691500	690000	682000	700000	690000	109	418	-0.2	-1.4
CLYDE NORTH	720000	725000	730000	734300	710000	219	863	-1.4	-3.3
COBBLEBANK	610000	605000	667500	636000	600000	11	82	-1.6	-5.7
COBDEN	380000	350000	365000^	300000^	347500^	4	25	-8.6	15.8
COBRAM	492500	390000	454300	411300	420000	19	69	-14.7	2.1
COBURG	1281500	1160000	1150000	1150000	1140000	95	295	-11.0	-0.9
COBURG EAST	1220000	950000	1130000	1005000	1153000	14	76	-5.5	14.7
COBURG NORTH	1109500	1067000	1110000	990000	1050000	23	78	-5.4	6.1
COCKATOO	770000	811000	672500	720000	735000	21	60	-4.5	2.1

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COHUNA	350000^	341000	340000	262500^	400000	11	38	14.3	52.4
COLAC	498000	452500	481000	452800	457500	46	170	-8.1	1.0
COLDSTREAM	770000^	826500^	793000^	922000^	820000^	7	18	6.5	-11.1
COLERAINE	180000^	245000^	270000^	265000^	262500^	6	18	45.8	-0.9
COLLINGWOOD	1087500	1101000^	1320000	1100000	1167500	23	70	7.4	6.1
CONNEWARRE	2300000^	2035000^	2500000^	1270000^	1900000^	1	8	-17.4	49.6
COOLAROO	542500	525000	559400	542000	557500	10	48	2.8	2.9
COONANS HILL	1150000^	1545000^	1155000^	1175000^	1207500	12	31	5.0	2.8
CORINELLA	860000^	595000^	715000	585000^	750000^	6	28	-12.8	28.2
CORIO	487800	480000	495000	483500	495000	76	279	1.5	2.4
CORONET BAY	494000^	580000	510000	485000^	445000^	8	45	-9.9	-8.2
CORRYONG	320000^	380000^	351500^	290000^	255000^	6	18	-20.3	-12.1
COWES	784000	697500	875500^	832500^	898500^	4	31	14.6	7.9
COWES WEST	770000	770000	687500	735000	680000	25	125	-11.7	-7.5
CRAIGIEBURN	650000	660000	658000	650000	665000	278	966	2.3	2.3
CRANBOURNE	662000	650000	669000	647500	677000	90	359	2.3	4.6
CRANBOURNE EAST	710000	729300	715000	720000	710000	98	401	0.0	-1.4
CRANBOURNE NORTH	697500	745000	720000	737500	730000	89	338	4.7	-1.0
CRANBOURNE SOUTH	650000	669500	822500	723500	830000	17	61	27.7	14.7
CRANBOURNE WEST	672500	677500	665000	690000	695000	77	339	3.3	0.7
CREMORNE	1166500^	1640000^	1550000	1168500^	1141500^	8	30	-2.1	-2.3
CRESWICK	524500	484300^	517500	535000	515000	12	47	-1.8	-3.7
CRIB POINT	715000	765000^	680000	750000	750000	13	47	4.9	0.0
CROYDON	950000	968000	900000	925000	884800	92	323	-6.9	-4.3
CROYDON HILLS	1196000	1200000	1237500	1060500	1215000	23	58	1.6	14.6
CROYDON NORTH	1000000	1165000	1115000	987000	1035000	25	91	3.5	4.9
CROYDON SOUTH	943000	950500	900000	885000	925000	11	59	-1.9	4.5
CURLEWIS	767500	650000	672500	630000	625000	25	83	-18.6	-0.8
DALLAS	525000	525000	545000	563000	574000	30	94	9.3	2.0
DALYSTON	483000^	512500^	574500^	540000^	515000^	3	19	6.6	-4.6
DANDENONG	705000	681200	707000	750000	710000	49	150	0.7	-5.3
DANDENONG NORTH	750000	742000	750000	760000	790000	65	237	5.3	3.9
DARLEY	693500	622500	615000	645000	647000	36	139	-6.7	0.3

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DAYLESFORD	869000	870000	910000	880000	750000	15	66	-13.7	-14.8
DEANSIDE	672500	640000	650000	695000	665000	59	220	-1.1	-4.3
DEEPDENE	2750000^	3356000^	3500000^	4066900^	3249500	14	36	18.2	-20.1
DEER PARK	628000	640500	675500	660000	657500	66	236	4.7	-0.4
DELACOMBE	539500	535000	550000	525000	511000	32	103	-5.3	-2.7
DELAHEY	682000	640000	637000	691000	625000	32	90	-8.4	-9.6
DENNINGTON	627500^	600000^	625000^	610000^	576300^	4	25	-8.2	-5.5
Derrimut	754500	826000	750000	718500	750000	25	81	-0.6	4.4
DIAMOND CREEK	1005000	1120500	1060000	1168000	1026000	37	148	2.1	-12.2
DIGGERS REST	660000	663000	670000	650000	635000	45	159	-3.8	-2.3
DIMBOOLA	260000^	430000^	245000	260000	269000	17	49	3.5	3.5
DINGLEY VILLAGE	1069500	1150000	1070000	1120500	1145000	33	108	7.1	2.2
DONALD	158000^	230000^	280000^	280000^	245000	12	29	55.1	-12.5
DONCASTER	1487500	1559000	1550000	1471000	1415000	84	272	-4.9	-3.8
DONCASTER EAST	1594500	1612500	1660000	1672500	1535000	107	364	-3.7	-8.2
DONNYBROOK	647500	660000	650000	660000	645000	99	447	-0.4	-2.3
DONVALE	1567500	1295000	1642000	1524000	1509000	32	102	-3.7	-1.0
DOREEN	736000	750000	750000	761000	760000	131	472	3.3	-0.1
DOVETON	617500	595000	600000	610000	600000	43	142	-2.8	-1.6
DROMANA	1020000	950000	1050000	1020000	925000	33	125	-9.3	-9.3
DROUIN	602000	630000	600000	598500	610000	68	324	1.3	1.9
DRYSDALE	820000	652500	765000	676500	793500	12	72	-3.2	17.3
DUNOLLY	485000^	315000^	347500^	322500^	347500^	2	12	-28.4	7.8
EAGLE POINT	438000^	675000^	614500^	379800^	537500^	6	22	22.7	41.5
EAGLEHAWK	432500	526800	474300	512000	514800	40	115	19.0	0.5
EAGLEMONT	2200000	2025000	2980000	2100000	2106000	11	51	-4.3	0.3
EAST BAIRNSDALE	325000^	406000^	357500^	340000^	435000^	5	20	33.8	27.9
EAST BENDIGO	450000^	615000^	578000^	670000^	530000	14	36	17.8	-20.9
EAST GEELONG	762500	803500	835000	696000	820000	10	48	7.5	17.8
EAST MELBOURNE	3750000^	4260000^	3750000^	3550000^	2500000^	5	14	-33.3	-29.6
EAST WARBURTON	532000^	650000^	522500^	560000^	580000^	2	7	9.0	3.6
EASTWOOD	560800	595000^	587500^	658500^	581000	22	47	3.6	-11.8
ECHUCA	586000	572500	584000	556300	550000	58	204	-6.1	-1.1

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MEDIAN HOUSE PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
EDENHOPE	205000^	320000^	195100^	230000^	365000^	8	18	78.0	58.7
EDITHVALE	1345000	1320000	1361500	1276300	1291000	25	73	-4.0	1.2
EILDON	520000^	453800^	377500^	407500^	432500^	6	16	-16.8	6.1
ELLIMINYT	675000^	510000^	650000	587500	470000^	9	39	-30.4	-20.0
ELMORE	349000^	322500^	305000^	490000^	342500^	4	12	-1.9	-30.1
ELSTERNWICK	2015000	2285000^	2170000	1810000	1945000	18	74	-3.5	7.5
ELTHAM	1239800	1327000	1180500	1241000	1173500	54	192	-5.3	-5.4
ELTHAM NORTH	1264500	1215000	1350000	1190000	1300000	15	76	2.8	9.2
ELWOOD	2110000	2400000	2055000	1925000	2065000	24	102	-2.1	7.3
EMERALD	750000	950000	899000	910000	877500	24	70	17.0	-3.6
ENDEAVOUR HILLS	804000	805000	821000	823000	809500	64	237	0.7	-1.6
EPPING	669000	690500	691000	654000	690000	103	396	3.1	5.5
EPSOM	590000	608300	587000	560000	602500	28	80	2.1	7.6
ESSENDON	1755000	1753800	1900000	1610000	1620000	63	209	-7.7	0.6
ESSENDON NORTH	1645000^	1362500	1180000	1350000^	1212000^	9	34	-26.3	-10.2
ESSENDON WEST	1160000^	1429000	1810000^	1675000^	1700000^	3	23	46.6	1.5
EUMEMMERRING	645000	670000^	625000	669000^	677500^	4	30	5.0	1.3
EUREKA	525000^	457500^	587800^	392300^	380000^	5	11	-27.6	-3.1
EUROA	520000	566000	577000	485000	565000	17	57	8.7	16.5
EYNESBURY	730000	675000	695000	742500	750000	19	83	2.7	1.0
FAIRFIELD	1685000	1626000	1640000	1575000	1562500	18	55	-7.3	-0.8
FAIRHAVEN	2950000^	1880000^	2100000^	1912500^	1900000^	5	12	-35.6	-0.7
FAWKNER	800000	780000	780500	753500	786000	53	173	-1.8	4.3
FERNTREE GULLY	892000	912000	870000	865600	894300	78	309	0.3	3.3
FERNY CREEK	1222500^	1157500^	882500^	1027500^	1020000^	5	19	-16.6	-0.7
FINGAL	1702500^	1650000^	1650000*	1800000^	1787500^	6	10	5.0	-0.7
FITZROY	1555000	1815500	1762500	1657500	1820000	21	75	17.0	9.8
FITZROY NORTH	1850000	1827500	1595000	1435000	1460000	41	131	-21.1	1.7
FIVEWAYS	670000^	892500^	1055000^	1055000*	771800^	3	9	15.2	NA
FLEMINGTON	999500	1115000	985000	1060000	1060000	21	76	6.1	0.0
FLINDERS	3150000^	2500000^	2375000^	1921000^	3270000^	3	17	3.8	70.2
FLORA HILL	500000	530500	527500	557500	527300	28	91	5.5	-5.4
FOOTSCRAY	937500	965000	960000	937500	1000000	41	152	6.7	6.7

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
FOREST HILL	1325000	1095000	1185000	1210000	1250000	39	127	-5.7	3.3
FOSTER	750000^	687500^	552500^	580000^	450000^	7	24	-40.0	-22.4
FRANKSTON	745700	745000	750000	717500	757000	143	524	1.5	5.5
FRANKSTON NORTH	577500	590500	597600	601500	595000	43	147	3.0	-1.1
FRANKSTON SOUTH	1350000	1100000	1187500	1155000	1119300	80	289	-17.1	-3.1
FRASER RISE	700000	735000	700000	710000	687800	90	358	-1.8	-3.1
FYANSFORD	780000^	975000^	912500^	918000^	1120000^	8	26	43.6	22.0
GARDEN CITY	1798300^	1630000^	1560500^	1425000^	1845000^	3	14	2.6	29.5
GARFIELD	690000^	540000^	750000^	690000^	750000^	5	26	8.7	8.7
GEELONG	1000000	992500	905000^	890000	820000	17	47	-18.0	-7.9
GEELONG WEST	940000	870000	880000	811300	859000	32	137	-8.6	5.9
GEMBROOK	777500^	900000^	865000^	1155000^	838000^	6	20	7.8	-27.4
GISBORNE	1012500	932000	980000	920000	836300	38	143	-17.4	-9.1
GLADSTONE PARK	740000	705000	715000	710000	747500	38	118	1.0	5.3
GLEN HUNTLY	1735500^	1535000^	1530000^	1811000^	1480000^	5	13	-14.7	-18.3
GLEN IRIS	2496000	2437500	2360000	2262500	2300000	71	239	-7.9	1.7
GLEN WAVERLEY	1637300	1721000	1689500	1650000	1611500	128	475	-1.6	-2.3
GLENROY	813500	829500	830000	802000	832500	64	227	2.3	3.8
GOLDEN BEACH	260000^	395000^	455000^	440000^	295000^	2	19	13.5	-33.0
GOLDEN POINT (BALLARAT)	580000^	444000	610000^	490000	423500	12	50	-27.0	-13.6
GOLDEN SQUARE	505000	497800	520000	565000	545000	52	177	7.9	-3.5
GORDON	707500^	670000^	599000^	600000^	635000^	2	7	-10.2	5.8
GOWANBRAE	920000^	970000^	1085000^	1025000	1110000^	7	27	20.7	8.3
GRANTVILLE	562500^	600000^	590000	540000^	600000^	5	29	6.7	11.1
GREEN LAKE	400000^	507500^	450000^	376500^	420000^	5	14	5.0	11.6
GREENSBOROUGH	1067500	1025000	1090000	1005500	973000	56	236	-8.9	-3.2
GREENVALE	871300	872500	920000	850000	805000	111	361	-7.6	-5.3
GROVEDALE	650000	651000	682500	655000	667500	71	236	2.7	1.9
HADFIELD	850000	886000	838500	852000	850000	22	96	0.0	-0.2
HALLAM	740000	737500	755000	750000	767500	24	123	3.7	2.3
HALLS GAP	470000^	630000^	611000^	609000^	582500^	2	10	23.9	-4.4
HAMILTON	369500	362500	356500	404000	395500	38	164	7.0	-2.1
HAMLYN HEIGHTS	748000	655000	722500	637500	692500	27	112	-7.4	8.6

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
HAMPTON	2490000	2760000	2670000	2247500	2450000	39	163	-1.6	9.0
HAMPTON EAST	1455000	1390000	1470000	1442500	1415000	17	83	-2.7	-1.9
HAMPTON PARK	650000	680000	675000	665000	679000	84	345	4.5	2.1
HARKNESS	550000	575000	547500	580000	550000	70	256	0.0	-5.2
HASTINGS	690000	672500	670000	685000	670000	25	105	-2.9	-2.2
HASTINGS WEST	620000	610000	650000^	603000^	635000	13	36	2.4	5.3
HAWTHORN	3575000	2994500	3232500	2770000	2410000	43	165	-32.6	-13.0
HAWTHORN EAST	2565000	2530000	2585000	2652400	2597500	36	126	1.3	-2.1
HEALESVILLE	740000	820000	767500	767500	794000	24	109	7.3	3.5
HEATHCOTE	575000	440000^	491500^	590000^	510000	10	32	-11.3	-13.6
HEATHERTON	1200000^	1100000^	1300000^	1100000^	1185000^	4	25	-1.3	7.7
HEATHMONT	940000	1060000	1080000	1035000	1010000	30	99	7.4	-2.4
HEIDELBERG	1429000	1522500	1387000^	812000^	1320000	15	35	-7.6	62.6
HEIDELBERG HEIGHTS	1050000	995000	1172500	910000	835000	21	79	-20.5	-8.2
HEIDELBERG WEST	760000	800000	765000	800000	805500	18	81	6.0	0.7
HEPBURN	600000^	760000^	601000^	753500^	680000^	1	12	13.3	-9.8
HEPBURN SPRINGS	1492500^	1070000^	622500^	750000^	963000^	6	14	-35.5	28.4
HERNE HILL	732000	650000^	695500	705000^	686500	17	51	-6.2	-2.6
HEYFIELD	452500^	300000^	325000	365000^	370000^	8	31	-18.2	1.4
HEYWOOD	345000^	440000^	340000	275000^	330000^	9	34	-4.3	20.0
HIGHETT	1455000	1530000	1452000	1689000	1428000	36	120	-1.9	-15.5
HIGHTON	912000	860000	890000	816000	880000	91	298	-3.5	7.8
HILLSIDE (MELTON)	777500	757500	885500	726000	800000	47	182	2.9	10.2
HOPETOUN	174900^	205000^	185000^	310000^	285000^	2	14	63.0	-8.1
HOPPERS CROSSING	615000	625000	634000	605500	620000	154	568	0.8	2.4
HORSHAM	373500	377000	395000	387500	382000	101	328	2.3	-1.4
HUGHESDALE	1424500	1705000	1300000	1466000	1270000	14	52	-10.8	-13.4
HUNTINGDALE	1175000^	1340000^	1250500^	1174000^	1307000^	7	19	11.2	11.3
HUNTLY	550000	570000	577500	555000	580000	17	89	5.5	4.5
HURSTBRIDGE	932500	1002600^	890200	875000	1062500^	8	35	13.9	21.4
INDENTED HEAD	792500^	897500	1037500^	795000^	675000^	6	28	-14.8	-15.1
INGLEWOOD	340000^	475000^	315000^	322500^	190000^	1	15	-44.1	-41.1
INVERLOCH	975000	896000	782500	840000	891000	22	116	-8.6	6.1

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
INVERMAY PARK	692500	536500^	505000^	560500^	610000	11	24	-11.9	8.8
IRONBARK	547500^	520000^	387500^	478800^	495000^	9	21	-9.6	3.4
IRYMPLE	515200	585000	560000	552500	570000	30	96	10.6	3.2
IVANHOE	1725000	1865000	1765000	1800000	2020000	26	97	17.1	12.2
IVANHOE EAST	1755000^	2412500	2600000	2397500^	2430000	14	42	38.5	1.4
JACANA	568800	589500^	587500	587500^	625000	11	36	9.9	6.4
JACKASS FLAT	521500^	572500	550000	530000	531000	17	62	1.8	0.2
JAN JUC	1287500	1320000^	1250000	1252500^	1250000	14	42	-2.9	-0.2
JEERALANG NORTH	518000^	392500^	410000^	415000^	367500^	6	24	-29.1	-11.4
JEPARIT	213000^	140000^	130000^	148500^	311500^	4	16	46.2	109.8
JUNCTION VILLAGE	650000^	710000^	780000^	665000^	652500^	6	25	0.4	-1.9
JUNORTOUN	832500^	690000^	825000^	920000	787500^	4	21	-5.4	-14.4
KALIMNA	435000^	575000^	580000^	358800^	387500^	4	16	-10.9	8.0
KALKALLO	629500	610000	640000	640000	650000	72	287	3.3	1.6
KALLISTA	780000^	780000*	830000^	875000^	797500^	2	10	2.2	-8.9
KALORAMA	825000^	842500^	985300^	985000^	777500^	4	16	-5.8	-21.1
KANGAROO FLAT	508000	540000	547500	515000	531800	52	197	4.7	3.3
KANGAROO GROUND SOUTH	1100000^	1030500^	1100000^	1230000^	1238500^	6	18	12.6	0.7
KANIVA	188000^	132500^	285000^	280000^	256500^	2	12	36.4	-8.4
KEALBA	647500	715000^	700000	657500	705300	16	50	8.9	7.3
KEILOR	1260000	1156000	1187500	1130000	1005000	16	72	-20.2	-11.1
KEILOR DOWNS	806000	702800	774000	780000	800000	25	92	-0.7	2.6
KEILOR EAST	1005100	1052500	1057500	1020000	1095000	62	211	8.9	7.4
KEILOR LODGE	986000^	1100000^	958800^	821000^	941000^	5	16	-4.6	14.6
KEILOR PARK	801000	905000^	851000^	782000^	826800	16	39	3.2	5.7
KENNINGTON	610000	562500	593000	500000	587500	30	91	-3.7	17.5
KENSINGTON	1010000	1102500	1181500	1014000	1050000	44	138	4.0	3.6
KERANG	311000	282500	447500	300000	317500	16	69	2.1	5.8
KEW	2745500	3202500	2820000	2810000	2625000	79	238	-4.4	-6.6
KEW EAST	2100200^	2888000^	2955000^	1500000^	1872500^	2	6	-10.8	24.8
KEW NORTH	2350000	2230000	2310000	2100000	2197500	12	69	-6.5	4.6
KEYSBOROUGH	929500	945000	905000	949400	930000	97	304	0.1	-2.0
KIALLA	667500	670000	660000	655000	675000	42	135	1.1	3.1

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
KILLARA (WODONGA)	652500^	630000	632500	762500^	670000^	8	40	2.7	-12.1
KILMORE	600000	600000	612500	615000	630000	39	168	5.0	2.4
KILSYTH	827500	815000	808500	782500	870000	29	126	5.1	11.2
KILSYTH SOUTH	1020000^	1072500^	1225000^	1253000^	1048300	12	32	2.8	-16.3
KINGLAKE	761000^	805000^	587500^	737500	831000^	6	22	9.2	12.7
KINGS PARK	600000	630500	620000	600000	616000	19	86	2.7	2.7
KINGSBURY	820000	758000^	870000^	848300	880000^	6	24	7.3	3.7
KINGSVILLE	1262000	1077500	1125000	1247500	1050000^	9	44	-16.8	-15.8
KNOXFIELD	1042000	1000000	940000	950000	873500	22	85	-16.2	-8.1
KOO WEE RUP	715000	670000	645000	674000	667500	20	74	-6.6	-1.0
KOONDROOK	545000^	325000^	512500^	355000^	355000*	0	13	NA	NA
KOROIT	595000^	575000	614600^	600000^	475000^	6	34	-20.2	-20.8
KORUMBURRA	585000	535000	570000	525000	546300	20	79	-6.6	4.0
KURUNJANG	535000	505000	529500	520000	530000	53	197	-0.9	1.9
KYABRAM	455000	430000	495000	480000	450000	34	101	-1.1	-6.3
KYNETON	750000	725000	847000	770400	745000	31	97	-0.7	-3.3
LAKE BOGA	468000^	837000^	220000^	875000^	615000^	3	15	31.4	-29.7
LAKE GARDENS	705000^	686500^	751400	690000^	747500	10	31	6.0	8.3
LAKE TYERS BEACH	525000^	552500	552500*	601500^	597500^	4	18	13.8	-0.7
LAKE WENDOUREE	1112500	1450000	1310000^	900000^	1850000^	7	34	66.3	105.6
LAKES ENTRANCE	481000	597500	565000	515000	420000	25	79	-12.7	-18.4
LALOR	700000	706000	700000	686800	697500	68	286	-0.4	1.6
LANCEFIELD	615000^	662500	560000^	670000^	715000^	9	39	16.3	6.7
LANG LANG	691300	737500	707500	680000	720000	15	69	4.2	5.9
LANGWARRIN	840000	861000	832500	872000	877500	82	277	4.5	0.6
LARA	692000	690000	675000	685000	652500	44	161	-5.7	-4.7
LARA LAKE	750000	685000	696000	670000	643500	46	178	-14.2	-4.0
LAUNCHING PLACE	650000^	675000^	680000^	698800^	730000^	3	24	12.3	4.5
LAVERTON	620000	590000	595000	590000	570000	22	100	-8.1	-3.4
LAVERTON SOUTH	752000	800000	750000	745000	712500	32	113	-5.3	-4.4
LENEVA	647500^	650000	770000^	675000	710000^	8	41	9.7	5.2
LEONGATHA	585000	598800	520000	525000	590000	30	91	0.9	12.4
LEOPOLD	700000	680000	665000	635000	667500	62	261	-4.6	5.1

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LILYDALE	1012500	960000	869000	850000	897500	43	181	-11.4	5.6
LISMORE	260000^	273800^	273800*	285000^	262500^	6	9	1.0	-7.9
LOCH SPORT	349000	380000	341500	460000^	350000	14	45	0.3	-23.9
LONG GULLY	455000^	445000	450000	410500	473500	13	62	4.1	15.3
LONGWARRY	572500	590000	560000	600800	570000^	9	50	-0.4	-5.1
LORNE	2710000^	2000000^	2000000^	1545000^	1735000	15	34	-36.0	12.3
LOVELY BANKS	690000^	727500^	770000^	690000^	775000^	7	24	12.3	12.3
LOWER PLENTY	1320300	1264000^	1455000^	1350000^	1150000^	8	29	-12.9	-14.8
LUCAS	647500	627500	619000	645000	639300	38	143	-1.3	-0.9
LUCKNOW	470000^	579500^	592000^	487500^	545000^	6	26	16.0	11.8
LYNBROOK	715200	858500	730000	775000	851000	26	92	19.0	9.8
LYNDHURST	965000	862000	900300	875000	973000	24	114	0.8	11.2
LYSTERFIELD	1262600	1300000	1340000	1215000	1455000	22	75	15.2	19.8
MACEDON	1000000^	1000000^	1010000^	1512500^	770000^	5	19	-23.0	-49.1
MACLEOD	1150000	1190000	1285000	1020000	1225000	19	90	6.5	20.1
MADDINGLEY	620000	621300	610000	637500	617500	33	125	-0.4	-3.1
MAFFRA	415000	455000	401000	430000	443500	22	97	6.9	3.1
MAIDEN GULLY	830000	785000	830000	776500	710000	15	53	-14.5	-8.6
MAIDSTONE	829000	875000	875000	850000	807500	26	86	-2.6	-5.0
MALDON	747500^	757500^	745000^	657500^	827500^	8	26	10.7	25.9
MALLACOOTA	210000^	767500^	700000^	470000^	410000^	5	12	95.2	-12.8
MALMSBURY	965000^	661000^	600000^	775000^	920000^	3	16	-4.7	18.7
MALVERN	2365000	3265000	3415000	3356000	3140000	37	136	32.8	-6.4
MALVERN EAST	2587500	2107500	2142500	2050000	2040000	69	234	-21.2	-0.5
MAMBOURIN	640000	620500	632500	637500	609000	31	99	-4.8	-4.5
MANIFOLD HEIGHTS	928500^	920000^	1316000	1352500^	892500^	8	33	-3.9	-34.0
MANOR LAKES	660000	625000	641000	657500	632000	69	268	-4.2	-3.9
MANSFIELD	900000^	750000	740000	800000	745000	15	58	-17.2	-6.9
MARIBYRNONG	1100000	1250000	1437500	1220000	1100000	19	87	0.0	-9.8
MARONG	610000^	675000	660000^	705000^	640000	23	51	4.9	-9.2
MARSHALL	550000^	630000^	665000^	575000^	605000	11	32	10.0	5.2
MARYBOROUGH	372500	401500	387000	415000	350000	33	161	-6.0	-15.7
MCCRAE	1325000	1400000	1500000	1175000	1250000	15	68	-5.7	6.4

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MEDIAN HOUSE PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
MCKENZIE HILL	715000^	850000^	840000^	815000^	787500^	4	15	10.1	-3.4
MCKINNON	2100000	2050000^	1810000	1850000	1755000	14	48	-16.4	-5.1
MEADOW HEIGHTS	570000	577500	597500	581500	620000	45	151	8.8	6.6
MELTON	489400	465000	486300	465000	473500	51	180	-3.3	1.8
MELTON SOUTH	515000	466500	512500	517500	525000	85	290	1.9	1.4
MELTON WEST	520000	510000	525000	520000	544000	39	170	4.6	4.6
MENTONE	1415000	1346300	1370000	1300000	1250000	39	132	-11.7	-3.8
MERBEIN	295000	340000^	310000	302000	452500	14	50	53.4	49.8
MERINDA PARK	645000^	640000	654500	650000^	665000^	8	38	3.1	2.3
MERNDA	683000	699000	720000	700000	690600	124	421	1.1	-1.3
METUNG	857500^	1050000^	675000^	641000^	770000^	6	27	-10.2	20.1
MICKLEHAM	681000	690000	670000	680000	665000	175	684	-2.3	-2.2
MIDDLE PARK	2642500	2513500	3150000	2550000^	2175500	28	62	-17.7	-14.7
MILDURA	451500	465000	430000	455000	487500	226	737	8.0	7.1
MILL PARK	787000	775000	780000	759300	800300	106	357	1.7	5.4
MILLGROVE	581500^	592500	625000^	593800^	570000^	7	32	-2.0	-4.0
MINERS REST	572500	590000	612500	607800	542500	16	65	-5.2	-10.7
MINYIP	92000^	185000^	169500^	182500^	153500^	4	18	66.8	-15.9
MIRBOO NORTH	542500^	500000^	420000^	580000^	482000^	4	22	-11.2	-16.9
MITCHAM	1220000	1213500	1175500	1142500	1181000	49	161	-3.2	3.4
MOE	367000	358500	375000	369000	350000	42	195	-4.6	-5.1
MONBULK	835000^	781500^	937500	805500^	770000	13	37	-7.8	-4.4
MONT ALBERT	2996700	2332000^	2745000	2495000^	2360000	16	48	-21.2	-5.4
MONT ALBERT NORTH	1660000	1498500^	1651900	1580000	1565000	21	60	-5.7	-0.9
MONTMORENCY	1070000	1205000	1161500	1217500	1100000	38	103	2.8	-9.7
MONTROSE	878500	862000	945000	914000	875000	18	84	-0.4	-4.3
MOONEE PONDS	1620000	1545000	1580000	1585000	1445000	40	140	-10.8	-8.8
MOORABBIN	1320000	1342500	1340000	1250000	1255000	13	82	-4.9	0.4
MOOROOLBARK	823300	846000	880000	842300	845000	88	310	2.6	0.3
MOOROOPNA	347000	410000	380000	400000	415000	37	156	19.6	3.8
MORDIALLOC	1224800	1350000^	1262500	1453500	1380000	15	72	12.7	-5.1
MORNINGTON	1175000	1160000	1100000	980000	1130000	85	313	-3.8	15.3
MORTLAKE	300000^	405000^	297500^	364000^	325000	12	30	8.3	-10.7

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MEDIAN HOUSE PRICES

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
MORWELL	340000	322000	331500	337000	343000	117	380	0.9	1.8
MOUNT BEAUTY	531500^	575000^	600000^	572500^	600000^	3	20	12.9	4.8
MOUNT CLEAR	477500	560000	500000	547500	473800	18	64	-0.8	-13.5
MOUNT DANDENONG	1007500^	865000^	782500^	1220000^	852500^	2	16	-15.4	-30.1
MOUNT DUNEED	730000	705000	705000	688500	724000	58	234	-0.8	5.2
MOUNT ELIZA	1722500	1459000	1635000	1600000	1531000	69	264	-11.1	-4.3
MOUNT EVELYN	830000	840000	817500	822500	800000	31	138	-3.6	-2.7
MOUNT HELEN	555000	760000^	633500	620000	640000^	9	38	15.3	3.2
MOUNT MARTHA	1700000	2025000	2100000	1530000	1920000	25	95	12.9	25.5
MOUNT PLEASANT	470000	465000^	467500	522500^	455000	17	38	-3.2	-12.9
MOUNT WAVERLEY	1550500	1670000	1565000	1580000	1621500	112	385	4.6	2.6
MULGRAVE	1077000	975000	1050000	1086000	1063000	67	260	-1.3	-2.1
MURRUMBEENA	1670000	1885000^	1790000	1535000	1677500	20	57	0.4	9.3
MURTOA	331000*	262000^	280000^	190000^	350000^	5	17	NA	84.2
MYRTLEFORD	550000^	595000	540000	580000	500000	14	58	-9.1	-13.8
NAGAMBIE	620000	600500	635000^	505000^	660000^	7	33	6.5	30.7
NAR NAR GOON NORTH	-	735000^	955000^	699000^	685000^	3	12	0.0	-2.0
NARRE WARREN	720000	740000	750000	745000	770000	85	361	6.9	3.4
NARRE WARREN NORTH	1730000	1605000	1692500	1715000^	1665000	16	53	-3.8	-2.9
NARRE WARREN SOUTH	870000	800000	845000	825000	799000	97	394	-8.2	-3.2
NATHALIA	390000^	382500^	428800^	445000^	350000^	3	24	-10.3	-21.3
NEERIM SOUTH	555000^	617500^	680000^	570000^	740000^	3	15	33.3	29.8
NERRINA	665000^	770000^	942500^	733000^	540000^	5	13	-18.8	-26.3
NEW GISBORNE	745000^	1025000^	735000^	755000^	860000^	7	24	15.4	13.9
NEWBOROUGH	450000	410000	437500	405000	444500	40	146	-1.2	9.8
NEWCOMB	597300	608000	555800	553500	564000	21	78	-5.6	1.9
NEWINGTON	690000	600000	555000	750000^	747500	14	38	8.3	-0.3
NEWLANDS ARM	675000^	937500^	572500^	540000^	450000^	3	13	-33.3	-16.7
NEWPORT	1215000	1250000	1307500	1300000	1275000	61	174	4.9	-1.9
NEWTOWN (GREATER GEELONG)	1367500	1295000	1260000	1177500	1117500	33	127	-18.3	-5.1
NHILL	199000	279000	320000	220000	252000	10	49	26.6	14.5
NICHOLS POINT	517500^	880000^	731000^	652500^	910000^	5	13	75.8	39.5
NIDDRIE	1188800	1260000	1165000	1191500	1295000	25	97	8.9	8.7

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NOBLE PARK	755000	785000	785000	753000	762500	56	196	1.0	1.3
NOBLE PARK NORTH	758300	765000	800000	765000	770000	35	83	1.5	0.7
NORLANE	452500	479000	433800	463500	465000	55	158	2.8	0.3
NORTH BENDIGO	530000	479500	552000	415000	535000	21	72	0.9	28.9
NORTH GEELONG	616300^	620000	710000	647000	610000	11	51	-1.0	-5.7
NORTH MELBOURNE	1155000	1221900	1190000	1742000^	1272500	36	73	10.2	-27.0
NORTH WONTHAGGI	558000	578200	545500	535000	580000	27	79	3.9	8.4
NORTHCOTE	1600000	1737500	1530000	1616000	1575000	76	228	-1.6	-2.5
NOTTING HILL	1144000^	1121000^	997500^	1294700^	1250000^	5	16	9.3	-3.5
NUMURKAH	367500	350000^	402500	422500	399000	23	68	8.6	-5.6
NUNAWADING	1231500	1210200	1240000	1200000	1040000	32	128	-15.6	-13.3
NYAH	219000^	545500^	214500^	345000^	265000^	6	12	21.0	-23.2
OAK PARK	1245300^	1200000	1230000	1007500	1100000	10	42	-11.7	9.2
OAKLEIGH	1320000	1455000	1340500	1250000	1300000	23	75	-1.5	4.0
OAKLEIGH EAST	1095000^	1255000^	1110000	1215000^	1110000	16	34	1.4	-8.6
OAKLEIGH SOUTH	1233000	1252800	1271000	1200000	1072500	32	98	-13.0	-10.6
OCEAN GROVE	985000	970000	992500	917000	982500	76	299	-0.3	7.1
OFFICER	750000	711500	712000	730000	713000	106	467	-4.9	-2.3
OFFICER SOUTH	809500^	780000	660500^	826000^	755000^	7	30	-6.7	-8.6
OLINDA	996000^	975000^	1065000^	895000^	996000^	6	26	0.0	11.3
ORBOST	325000	357000^	278500	395000^	367500	10	41	13.1	-7.0
ORMOND	1866000	1855500	1991000^	1630500^	1929000	18	48	3.4	18.3
OSBORNE	950000	952600	931300	924500	967000	25	94	1.8	4.6
UYEN	208500^	195000^	240000^	270000^	310000^	7	21	48.7	14.8
PAKENHAM	650000	661000	670500	640000	655000	236	976	0.8	2.3
PARADISE BEACH	375000^	245000^	460000^	320000^	320000*	0	14	NA	NA
PARK ORCHARDS	1760000^	1910000^	2405000^	1932000	1820000^	7	28	3.4	-5.8
PARKDALE	1390500	1700000	1505000	1450000	1475000	33	127	6.1	1.7
PARKVILLE	3120000^	1575000^	1642000^	1982500^	1893500^	8	23	-39.3	-4.5
PASCOE VALE	965000	1040000	1050000	1000000	1090000	46	167	13.0	9.0
PASCOE VALE SOUTH	1105000	1295000	1050000	1230000	1255000	30	90	13.6	2.0
PATTERSON GARDENS	1237500^	1450000^	1265000^	1026000^	1205000^	5	18	-2.6	17.4
PATTERSON LAKES	1550000	1578500	1230000	1474000	1112500	18	74	-28.2	-24.5

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Oct-Dec 2023 to Oct-Dec 2024

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PAYNESVILLE	490000	470000	545000	535000	482500	24	102	-1.5	-9.8
PEARCEDALE	745000^	895000^	935000	805000	950000^	9	40	27.5	18.0
PENSHURST	245000^	265000^	265000*	332500^	480000^	1	8	95.9	44.4
PETERBOROUGH	715000^	550000^	550000*	955000^	782500^	6	14	9.4	-18.1
PIONEER BAY	700000^	605000^	525000^	588800^	517000^	1	17	-26.1	-12.2
PLENTY	1765000^	1525000^	1697500^	1480000^	1610000^	4	10	-8.8	8.8
POINT COOK	770000	810000	770000	782000	765500	202	756	-0.6	-2.1
POINT LONSDALE	1220000	1250000	1158500	1225000	1150000	21	72	-5.7	-6.1
POREPUNKAH	995000^	740000^	820000^	1250000^	843000^	6	15	-15.3	-32.6
PORT FAIRY	875000^	1200000	788500	830000^	865000^	8	40	-1.1	4.2
PORT MELBOURNE	1850000	1600000	1726000	1475000	1587500	34	131	-14.2	7.6
PORTARLINGTON	970000	1020000	878500	863800	787500	10	69	-18.8	-8.8
PORTLAND	457500	400000	440000	425000	390000	49	184	-14.8	-8.2
PORTSEA	3250000	3800000	2830000^	2775000^	3330000^	7	29	2.5	20.0
PRAHRAN	2107500	1731000	1505000	1313000	1710000	37	128	-18.9	30.2
PRESTON	1180000	1160000	1266500	1170000	1185000	77	310	0.4	1.3
PRINCES HILL	2025000^	2350000^	1577500	1787500^	1740000	11	34	-14.1	-2.7
QUARRY HILL	601000	757500	612500	652500	595000	14	44	-1.0	-8.8
QUEENSCLIFF	1565000^	1300000^	1250000^	1265000^	1710000^	5	19	9.3	35.2
RAINBOW	240000^	235000^	225000^	160000^	209500^	6	15	-12.7	30.9
RAWSON	330000*	371000^	371000*	380000^	330000^	5	10	NA	-13.2
RAYMOND ISLAND	540000^	505000^	380000^	430000^	512500^	6	19	-5.1	19.2
RED CLIFFS	337500	400000	340000	395000	410000	21	76	21.5	3.8
REDAN	540000	432000	472500	425000	445000	27	68	-17.6	4.7
RESEARCH	1342500^	1107000^	1900000^	1450000^	1185000^	5	15	-11.7	-18.3
RESERVOIR	895000	918500	910000	902500	890000	157	522	-0.6	-1.4
RICHMOND	1308000	1470000	1360000	1462000	1316000	83	309	0.6	-10.0
RIDDELLS CREEK	940000^	900000	795000^	800000^	1000000^	9	35	6.4	25.0
RINGWOOD	1000000	1067800	1042000	1018000	1040000	45	169	4.0	2.2
RINGWOOD EAST	970500	1250000	975000	1065000	982500	32	101	1.2	-7.7
RINGWOOD NORTH	1320000	1313800	1230000	1185000	1190000	37	124	-9.8	0.4
RIPPLESIDE	1110000^	1205000^	1055000^	1185000^	1050000^	1	9	-5.4	-11.4
RIPPONLEA	1065000*	1495000^	2010000^	2325000^	1128800^	2	12	NA	-51.5

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ROBINVALE	350000^	400000	385000	381500^	408500^	4	33	16.7	7.1
ROCHESTER	270000	490000^	220000	220000	300000^	9	41	11.1	36.4
ROCKBANK	600000	635000	636300	639300	622500	62	227	3.8	-2.6
ROMSEY	770000	750000	705100	825000	790000	14	60	2.6	-4.2
ROSANNA	1312500	1316000	1510000	1377500	1325000	28	103	1.0	-3.8
ROSEBUD	720000	710000	732500	730000	730000	53	209	1.4	0.0
ROSEBUD SOUTH	966000	940000	1095000	850000	950000	20	73	-1.7	11.8
ROSEDALE	520000^	585000^	565000^	420000	434000	11	30	-16.5	3.3
ROWVILLE	1098000	1130000	1054100	1016000	1060000	89	325	-3.5	4.3
ROXBURGH PARK	642500	675000	671500	650000	662500	74	280	3.1	1.9
RUSHWORTH	369000^	405000^	296300^	437500^	340000^	4	15	-7.9	-22.3
RUTHERGLEN	490000^	482000^	545000	555000^	592000	13	43	20.8	6.7
RYE	1141000	1130000	1082500	1000000	865000	87	302	-24.2	-13.5
SAFETY BEACH	1285000	1250000	1200000	1185000	1165000	25	94	-9.3	-1.7
SALE	517000	479000	482500	505000	475000	72	253	-8.1	-5.9
SAN REMO	890000^	940000^	989500^	900000^	840000^	8	28	-5.6	-6.7
SANCTUARY LAKES	748000	758000	723000	751000	732500	134	491	-2.1	-2.5
SANDHURST	1085500	992500	997000	1016800	965000	27	106	-11.1	-5.1
SANDRINGHAM	2150000	2020000	2030000	2102500	2210000	28	100	2.8	5.1
SASSAFRAS	860000^	1150000^	860000^	915000^	1012500^	4	15	17.7	10.7
SCORESBY	990000	938300	965500	965000	986500	18	65	-0.4	2.2
SEA LAKE	258500^	142500^	290000^	162000^	191100^	4	18	-26.1	17.9
SEABROOK	735000	765000	770000^	749500	770000	17	68	4.8	2.7
SEAFORD	865000	850000	845000	853500	805000	59	205	-6.9	-5.7
SEAHOLME	1525000^	1485500^	1260000^	1245000^	1300000^	5	29	-14.8	4.4
SEBASTOPOL	451500	425000	401000	420000	420000	66	226	-7.0	0.0
SEDDON	1050000	1100000	1100000	1192500	1053800	14	79	0.4	-11.6
SELBY	480000^	900000^	657000^	945000^	790000^	6	13	64.6	-16.4
SEVILLE	817500^	871500^	851000^	773800^	900000^	5	23	10.1	16.3
SEYMOUR	480000	450000	426300	485000	400000	27	105	-16.7	-17.5
SHEPPARTON	450700	480000	446800	450000	470000	186	580	4.3	4.4
SHEPPARTON NORTH	665500^	599000^	860000	625000^	735000^	9	32	10.4	17.6
SHOREHAM	2262500^	1770000^	1770000*	1770000*	2175000^	2	7	-3.9	NA

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SKYE	747800	753300	800000	778800	775000	31	110	3.6	-0.5
SMYTHES CREEK	600000^	515000^	540000^	539000	520000^	9	32	-13.3	-3.5
SMYTHESDALE	750000^	505000^	511800^	525000^	515000^	1	9	-31.3	-1.9
SOLDIERS HILL	537500	570000	660000	585000	600000	16	74	11.6	2.6
SOMERS	1550000^	1143800	1345000^	1427500^	1420000	10	35	-8.4	-0.5
SOMERVILLE	802500	880000	782000	871300	765000	36	132	-4.7	-12.2
SORRENTO	2145000	2380000	2050000	1850000	1820000	31	107	-15.2	-1.6
SOUTH GEELONG	902500^	952500^	867500^	867500*	890000^	5	16	-1.4	NA
SOUTH KINGSVILLE	865000^	1027500^	1065000^	1175000^	1050000	11	31	21.4	-10.6
SOUTH MELBOURNE	1695000	1725000	1616300	1325000	1500000	25	92	-11.5	13.2
SOUTH MORANG	742500	772500	743000	720000	758000	83	354	2.1	5.3
SOUTH YARRA	2409000	2325000	2203800	1587500	2520000	35	125	4.6	58.7
SPOTSWOOD	1105000	1200000^	1120000	1032000^	1207800^	8	39	9.3	17.0
SPRING GULLY	797500^	665000^	632500	590000	715000	10	43	-10.3	21.2
SPRINGVALE	886500	860000	855000	828000	870000	29	106	-1.9	5.1
SPRINGVALE SOUTH	800000	830000	846000	882500	841000	19	69	5.1	-4.7
ST ALBANS	647000	650000	650000	660000	652000	87	351	0.8	-1.2
ST ALBANS PARK	565000	562500	600000^	575000	602500	18	63	6.6	4.8
ST ANDREWS BEACH	1620000^	3500000^	1450000^	1670500^	1187500^	9	17	-26.7	-28.9
ST ARNAUD	285200	242000^	242500	330000	225000^	9	45	-21.1	-31.8
ST HELENA	1200000^	1176000^	1230000^	1087500^	1193300	10	33	-0.6	9.7
ST KILDA	1600000	1506500	1435000	1570000	1550000	25	84	-3.1	-1.3
ST KILDA EAST	1598000	2110000	1560000	1650000	1580000	21	78	-1.1	-4.2
ST KILDA WEST	2475000	4085500^	1445000^	1910000^	3700000^	3	16	49.5	93.7
ST LEONARDS	750000	725000	705000	740000	715000	36	144	-4.7	-3.4
STANHOPE	385000^	410000^	337500^	314000^	405000^	1	12	5.2	29.0
STAWELL	289000	310000	315000	305000	330000	27	122	14.2	8.2
STRATFORD	475000	492000^	450000	525000	500300	20	47	5.3	-4.7
STRATHDALE	635000	597500	680000	625000	614700	28	95	-3.2	-1.6
STRATHFIELDSAYE	677500	690000	633500	693000	730000	32	110	7.7	5.3
STRATHMERTON	-	330000^	330000^	469300^	469300*	0	10	NA	NA
STRATHMORE	1395000	1431000	1535000	1697500	1592500	30	111	14.2	-6.2
STRATHMORE HEIGHTS	940000^	1050000^	910000^	910000*	747500^	2	10	-20.5	NA

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MEDIAN HOUSE PRICES

Oct-Dec 2023 to Oct-Dec 2024

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
STRATHTULLOH	612500	629000	639000	654000	615000	51	205	0.4	-6.0
STUDFIELD	943500	953000^	1085000^	1027500	1177500	14	37	24.8	14.6
SUNBURY	650000	650000	670000	680000	660000	237	873	1.5	-2.9
SUNDERLAND BAY	685000^	575000^	640000^	625000^	625000*	0	11	NA	NA
SUNNYCLIFFS	325000^	322300^	232000^	290500^	395000^	6	16	21.5	36.0
SUNSET STRIP	700000^	640000^	665000^	687500^	633000^	3	13	-9.6	-7.9
SUNSHINE	805000	840000	815000	800000	824000	35	107	2.4	3.0
SUNSHINE NORTH	748000	725000	742000	777500	722500	28	101	-3.4	-7.1
SUNSHINE WEST	723000	685000	680000	675500	690000	67	208	-4.6	2.1
SURF BEACH	817500^	802500^	705000^	728000^	912500^	4	16	11.6	25.3
SURREY HILLS	2409000	2350000	2280000	2300000	2196500	34	170	-8.8	-4.5
SWAN HILL	438800	497000	480000	450000	486000	50	202	10.8	8.0
SYDENHAM	751500	757000	702500	685000	699100	32	94	-7.0	2.1
SYNDAL	1725000	1775000	2110000	1950500	2235000	19	57	29.6	14.6
TALLANGATTA	509500^	445000^	500000^	460000^	460000^	5	18	-9.7	0.0
TANGAMBALANGA	649500^	795000^	672000^	672500^	659500^	4	20	1.5	-1.9
TARNEIT	650000	655000	645800	650000	655600	425	1,615	0.9	0.9
TATURA	447500	440000	510000	400000	440000	19	65	-1.7	10.0
TAWONGA SOUTH	383100^	720000^	630000^	596500^	573000^	3	18	49.6	-3.9
TAYLORS HILL	941000	889500	918000	850000	855000	29	129	-9.1	0.6
TAYLORS LAKES	933800	945000	988500	935000	870000	35	132	-6.8	-7.0
TECOMA	826000	910000	815000^	835000	1015000^	6	34	22.9	21.6
TEMPLESTOWE	1782800	1625000	1575000	1631500	1702000	33	139	-4.5	4.3
TEMPLESTOWE LOWER	1370500	1440000	1385000	1350000	1310000	51	170	-4.4	-3.0
TERANG	330000^	440000^	382500	450000^	385000^	5	33	16.7	-14.4
THE BASIN	853000	917500	870000	885000	915000	13	61	7.3	3.4
THOMASTOWN	696000	739000	720000	728800	702300	66	238	0.9	-3.6
THOMSON (GREATER GEELONG)	525000^	515000^	557300	558000^	500000	11	41	-4.8	-10.4
THORNBURY	1420000	1460000	1417500	1500000	1290000	51	175	-9.2	-14.0
THORNHILL PARK	606500	607000	595000	580000	579500	52	227	-4.5	-0.1
TIMBOON	425000^	534500^	545000^	430000^	420000^	3	14	-1.2	-2.3
TONGALA	470000^	415000^	493800^	443000^	450000^	7	21	-4.3	1.6
TOONGABBIE	660000^	625000^	638000^	548800^	690000^	1	10	4.5	25.7

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
TOORADIN	947500^	910000^	800000^	915000^	820000^	3	15	-13.5	-10.4
TOORAK	7125000	7695000	6000000	3960000	6993800	28	107	-1.8	76.6
TOOTGAROOK	945000	865000	1110000	790000	845000	24	87	-10.6	7.0
TORQUAY	1206000	1290000	1210000	1117500	1195000	97	312	-0.9	6.9
TRAFALGAR	550000	580000	590000	527500	570000	17	73	3.6	8.1
TRARALGON	515000	540000	487000	504000	506200	147	543	-1.7	0.4
TRARALGON EAST	727500^	1322500^	850000^	700000^	945000^	2	10	29.9	35.0
TRENTHAM	1060000^	1287500	782500^	857500	970000^	3	29	-8.5	13.1
TRUGANINA	645000	650000	640500	648000	665000	219	865	3.1	2.6
TULLAMARINE	730000	700000	724500	741500	765000	19	74	4.8	3.2
TUNGAMAH	370000^	250000^	170000^	273000^	273000*	0	8	NA	NA
TYABB	825000^	785000^	845000^	725000	730000	11	37	-11.5	0.7
UNDERBOOL	75000*	165800^	147500^	147500*	68000^	1	9	NA	NA
UPPER FERNTREE GULLY	890000	835000^	844200^	797500	875000	19	48	-1.7	9.7
UPWEY	960000	940000	842500	855100	820000	31	100	-14.6	-4.1
VENTNOR	771000^	865000^	880000	830000	890000	11	35	15.4	7.2
VENUS BAY	600000	620000	522900	466000	497500	18	65	-17.1	6.8
VERMONT	1205000	1242000	1334000	1200000	1290000	45	125	7.1	7.5
VERMONT SOUTH	1523000	1561000	1480000	1465500	1450000	45	132	-4.8	-1.1
VIEWBANK	1220000	1225000	1218000	1140000	1226300	24	92	0.5	7.6
VIOLET TOWN	520000^	555000^	360000^	540000^	595000^	3	13	14.4	10.2
WAHGUNYAH	310000^	520000^	519500^	645000^	540000^	5	13	74.2	-16.3
WALLAN	620000	605000	655000	630000	593500	50	184	-4.3	-5.8
WALLAN EAST	610000	595000	601000	635000	627000	27	132	2.8	-1.3
WANDANA HEIGHTS	1090000^	860000^	930000^	876300^	930000	13	33	-14.7	6.1
WANDIN NORTH	765000^	880000^	950000^	847000^	960000^	7	25	25.5	13.3
WANGARATTA	522500	547500	525000	516300	532000	106	337	1.8	3.1
WANTIRNA	1180000	1084000	1090000	1095000	1050500	34	151	-11.0	-4.1
WANTIRNA SOUTH	1355000	1288000	1260000	1300000	1210000	51	192	-10.7	-6.9
WARBURTON	616300	592500	608500	700000^	621000	11	40	0.8	-11.3
WARRACKNABEAL	218500	247000	180000^	199500	194500	14	58	-11.0	-2.5
WARRAGUL	651300	630000	640000	650000	625000	99	395	-4.0	-3.8
WARRANDYTE	1215000	1550000^	1465500	1360000	1200000	19	49	-1.2	-11.8

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WARRANWOOD	1270000^	1231800	1380000	1280000	1310000	22	66	3.1	2.3
WARRNAMBOOL	616000	565000	602500	583000	575000	139	478	-6.7	-1.4
WATERWAYS	1680000^	1688000^	1573500	1475500^	975000^	4	25	-42.0	-33.9
WATSONIA	963500	1005000^	900800	980000	1045000	22	62	8.5	6.6
WATSONIA NORTH	920300	975000^	920800	897500^	924000	12	35	0.4	3.0
WATTLE GLEN	877500^	1232000^	1085000^	1050000^	795500^	2	13	-9.3	-24.2
WAURN PONDS	845000	790000^	760000	792900	755000	18	64	-10.7	-4.8
WEDDERBURN	305000^	212500^	305000^	349000^	215000^	3	14	-29.5	-38.4
WEIR VIEWS	575000	575000	565000	568300	560000	51	182	-2.6	-1.5
WENDOUREE	452500	435000	440000	435000	455000	49	177	0.6	4.6
WENDOUREE WEST	377500^	325000	362500^	357500	390000	17	50	3.3	9.1
WERRIBEE	611000	611300	628300	620000	605000	267	979	-1.0	-2.4
WERRIBEE SOUTH	955000^	900000	931000^	812500^	796000^	4	20	-16.6	-2.0
WEST FOOTSCRAY	912500	908000	1020000	925000	888000	23	111	-2.7	-4.0
WEST MELBOURNE	1215000^	1500000^	1231000^	1299000^	995000^	6	15	-18.1	-23.4
WEST WODONGA	515000	565000	549000	545000	547000	65	230	6.2	0.4
WESTALL	861600	895500	887500	880000	937000	15	58	8.8	6.5
WESTGARTH	1670000	1725000	1862500	1700000^	1527500	12	49	-8.5	-10.1
WESTMEADOWS	700000	662500	765500	650000	760000	16	61	8.6	16.9
WHEELERS HILL	1600000	1528000	1390500	1397000	1400000	57	220	-12.5	0.2
WHITE HILLS	547000	546000	485000	522500	580000	15	64	6.0	11.0
WHITTINGTON	500000^	535000	507500	528300	522500	10	54	4.5	-1.1
WHITTLESEA	710500	670000	742500	675000	700000	19	76	-1.5	3.7
WILLIAMS LANDING	740000	801000	800000	781500	790000	44	172	6.8	1.1
WILLIAMSTOWN	1687500	1640000	1600000	1500000	1600000	49	174	-5.2	6.7
WILLIAMSTOWN NORTH	1000000^	1115000^	1410000^	1306000^	1235000^	5	11	23.5	-5.4
WIMBLEDON HEIGHTS	650000^	599000^	615000^	476000^	589000^	5	15	-9.4	23.7
WINCHELSEA	670000	740000^	740000	591000	602500	16	52	-10.1	1.9
WINDSOR	1650000	1455000	1635000	1260000	1455500	24	76	-11.8	15.5
WINTER VALLEY	590000	575000	537000	555000	550000	58	174	-6.8	-0.9
WODONGA	559000	525000	523000	550000	552500	102	367	-1.2	0.5
WOLLERT	705000	691500	690500	680000	695000	183	746	-1.4	2.2
WONGA PARK	1271000^	1450000	1224000^	1300000	1267500^	8	36	-0.3	-2.5

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WONTHAGGI	520000	580000	590000	515000	525000	19	95	1.0	1.9
WOODEND	1030000	857500	937500	967500	805000	10	61	-21.8	-16.8
WOOLAMAI WATERS	752500	795000	790000^	676300	753000^	9	43	0.1	11.3
WOORI YALLOCK	704200^	635000	642500	690000	675000^	7	53	-4.1	-2.2
WY YUNG	607500^	518500^	476300^	525000^	568000^	6	18	-6.5	8.2
WYNDHAM VALE	599900	589900	575500	590500	585000	131	515	-2.5	-0.9
YACKANDANDAH	770000^	580000^	747000^	820000^	742000^	1	9	-3.6	-9.5
YALLAMBIE	1066000^	1010000^	1025000	960000	1145000^	9	44	7.4	19.3
YALLOURN NORTH	310000^	299000^	273800^	340000	330000^	5	24	6.5	-2.9
YARRA GLEN	800000^	740000^	870000	820000^	874000^	5	28	9.3	6.6
YARRA JUNCTION	685000^	700000	715000^	767500	715000^	9	39	4.4	-6.8
YARRAGON	649000^	610000^	612500^	550000^	620000^	5	26	-4.5	12.7
YARRAM	347500	427500	375000	400000^	425000^	7	38	22.3	6.3
YARRAVILLE	1085000	1157800	1116000	1160000	1142500	71	244	5.3	-1.5
YARRAWONGA	670000	655000	652500	642500	615000	38	163	-8.2	-4.3
YEA	507500^	545000	550000^	575000^	507500	10	35	0.0	-11.7
YINNAR	560000^	480000^	445000^	468500^	575000^	3	18	2.7	22.7

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ABBOTSFORD	499000	505000	512500	520000	519500	80	354	4.1	-0.1
ABERFELDIE	750000^	696500^	846000^	428200	832500^	6	28	11.0	94.4
AIRPORT WEST	630000	647500	677500	670000	719000	24	96	14.1	7.3
ALBERT PARK	1333500^	1227500^	1970000^	1212500^	657500^	8	24	-50.7	-45.8
ALBION	250000	437500	295500	330000	261000	22	67	4.4	-20.9
ALFREDTON	455000^	381000^	780000^	448000^	340000^	7	23	-25.3	-24.1
ALPHINGTON	850000	760000	770000	750000	855000	30	108	0.6	14.0
ALTONA	688000	718600	635000	660000	707500	39	167	2.8	7.2
ALTONA EAST	825000	727000^	820000^	750000^	680000^	6	22	-17.6	-9.3
ALTONA MEADOWS	585000^	542500^	593000^	505000^	580000^	9	24	-0.9	14.9
ALTONA NORTH	890000	708300	755000	720000	755500	14	79	-15.1	4.9
ARARAT	270300^	321000^	300000^	300000^	390000^	4	14	44.3	30.0
ARDEER	617500^	545000^	587500^	575000^	614000^	6	26	-0.6	6.8
ARMADALE	805000	768500	725000	620000	757500	56	211	-5.9	22.2
ASCOT VALE	555000	490000	538000	517500	502500	34	141	-9.5	-2.9
ASHBURTON	1600000^	1120900^	1260000	1457500^	1210000	11	36	-24.4	-17.0
ASHWOOD	1144000	1222000	1240000	1345000	784000	14	68	-31.5	-41.7
ASPENDALE	760000^	807500	1040000^	810000	800000	16	58	5.3	-1.2
AVONDALE HEIGHTS	680000^	637500^	703000	690000^	769000^	8	33	13.1	11.4
BACCHUS MARSH	430000^	435000^	465000^	345000^	450000^	7	27	4.7	30.4
BALACLAVA	547500	565000	505000	550000	607500	32	110	11.0	10.5
BALLAN	407500*	535000^	440000^	440000^	395000^	5	23	NA	-10.2
BALLARAT CENTRAL	367500^	285000^	370000^	469000^	418500^	7	27	13.9	-10.8
BALLARAT EAST	440000^	399000	413800^	350000^	345000^	9	32	-21.6	-1.4
BALLARAT NORTH	380000^	477500^	567000^	457500^	327500	10	25	-13.8	-28.4
BALWYN	1130000	890000	845000	800000	830300	42	140	-26.5	3.8
BALWYN NORTH	1150000	1250000	1120000	1249400	980500	24	87	-14.7	-21.5
BARWON HEADS	977500^	1030000^	920000^	1025000^	1365000^	4	16	39.6	33.2
BAYSWATER	585000	655000	675000	670000	722500	30	142	23.5	7.8
BAYSWATER NORTH	602500	750000	722000	650000	670000	46	136	11.2	3.1
BEACONSFIELD	545000^	625000^	533800^	715000^	582000^	7	25	6.8	-18.6
BEAUMARIS	1320000	1008500	1398000	1042500	1280000	18	61	-3.0	22.8
BELL PARK	520000^	500000^	525000^	485000^	555000^	5	25	6.7	14.4
BELL POST HILL	480000*	490000^	452500^	435500^	413500^	6	15	NA	-5.1

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BELLFIELD (BANYULE)	757500	970000^	688800^	686800^	620000^	7	18	-18.2	-9.7
BELMONT	620000	480000	526500	550000	546500	22	103	-11.9	-0.6
BENALLA	295000	297500^	295000^	332500	320000^	9	36	8.5	-3.8
BENDIGO	560000^	500000^	446300^	530000^	482500^	9	28	-13.8	-9.0
BENTLEIGH	805000	880000	841000	711300	795000	73	258	-1.2	11.8
BENTLEIGH EAST	1081000	966000	972500	930500	880000	69	254	-18.6	-5.4
BERWICK	640000	635000	675000	660000	650000	29	141	1.6	-1.5
BLACK HILL	385000^	450000^	212000^	420000^	337000^	6	12	-12.5	-19.8
BLACK ROCK	1148800	1245000	1555500	927500	1325500	20	60	15.4	42.9
BLACKBURN	781500	731000	688400	670000	765000	51	193	-2.1	14.2
BLACKBURN NORTH	925000^	1041500	1044500^	910000^	780800	10	38	-15.6	-14.2
BLACKBURN SOUTH	892500	795000^	717500	840000	700000	11	44	-21.6	-16.7
BONBEACH	705000	656500	721500	775000	648000	27	112	-8.1	-16.4
BORONIA	650000	650000	685000	671000	645100	64	277	-0.8	-3.9
BOX HILL	604000	590500	577000	590000	589000	126	514	-2.5	-0.2
BOX HILL NORTH	812500	906000	888000	926800	838000	27	106	3.1	-9.6
BOX HILL SOUTH	830000	905000	911500	851500	930500	20	79	12.1	9.3
BRAYBROOK	612500	645000	575000	627000	640000	17	77	4.5	2.1
BRIAR HILL	850000^	885000^	787500^	867000^	1050000^	9	35	23.5	21.1
BRIGHT	850000^	610000^	450000^	665000^	590000^	3	13	-30.6	-11.3
BRIGHTON	1445000	1442500	1383000	1089400	1387500	84	315	-4.0	27.4
BRIGHTON EAST	1215000	1197500	1442500	1175000	1200000	22	90	-1.2	2.1
BROADFORD	470000^	470000*	480000^	430000^	430000*	0	3	NA	NA
BROADMEADOWS	400000	443700	437500	447500	470000	35	138	17.5	5.0
BROOKLYN	647000^	644000	660000	704000^	650000	21	59	0.5	-7.7
BROWN HILL	380000	385000^	405000^	350000^	363800^	2	23	-4.3	3.9
BRUNSWICK	587500	557500	570000	570000	593000	118	469	0.9	4.0
BRUNSWICK EAST	550000	605000	550000	545000	532000	93	352	-3.3	-2.4
BRUNSWICK WEST	487500	446000	495000	450000	515000	104	356	5.6	14.4
BULLEEN	876700	1077500	790000	555000^	700000	18	45	-20.2	26.1
BUNDOORA	488000	452000	475600	471300	465000	67	237	-4.7	-1.3
BURWOOD	845000	612500	912800	764500	724500	51	225	-14.3	-5.2
BURWOOD EAST	658500	673000	568000^	876300	620000	15	68	-5.8	-29.2
CAIRNLEA	399000^	397500^	385000^	400000^	418000	16	34	4.8	4.5

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
CALIFORNIA GULLY	327500^	419000^	307000^	307000*	315500^	5	7	-3.7	NA
CAMBERWELL	1105500	960000	902500	930000	850500	54	230	-23.1	-8.6
CANADIAN	384500^	394500	390000	390000^	363700	16	47	-5.4	-6.8
CANTERBURY	1115000	1164000	1230000	875000	1220000	12	54	9.4	39.4
CAPEL SOUND	705500^	642500^	652500	550000^	602500	14	41	-14.6	9.5
CARLTON	350000	355000	412000	405000	460000	114	415	31.4	13.6
CARLTON NORTH	670000	689000^	1020000	678000	665000^	7	35	-0.7	-1.9
CARNEGIE	668700	600000	599800	607500	630000	107	436	-5.8	3.7
CAROLINE SPRINGS	515000	503000	532500	515000	495000	19	70	-3.9	-3.9
CARRUM	740500	726500	825500	745000	880000	21	74	18.8	18.1
CARRUM DOWNS	565000	570000	590000	590000	576300	36	165	2.0	-2.3
CASTLEMAINE	741300^	625000^	615000^	505000^	620000^	8	24	-16.4	22.8
CAULFIELD	680000	985000	913500	605100	965000	27	73	41.9	59.5
CAULFIELD EAST	517500^	1255000^	365000^	945000^	630000^	8	25	21.7	-33.3
CAULFIELD NORTH	810000	645000	734500	657500	641000	86	296	-20.9	-2.5
CAULFIELD SOUTH	1200000	1202500	1100000	809000	892500	52	187	-25.6	10.3
CHADSTONE	971800	826500	912000	630000	545000	30	118	-43.9	-13.5
CHELSEA	712500	638500	777500	635500	712000	37	145	-0.1	12.0
CHELSEA HEIGHTS	602500^	794500^	794500*	743500^	712500^	2	12	18.3	-4.2
CHELTENHAM	667500	705000	732500	665000	705000	57	251	5.6	6.0
CHELTENHAM EAST	766000^	715000^	603800^	630000^	630000^	4	17	-17.8	0.0
CHELTENHAM NORTH	815000	859000^	857500^	802000^	800000^	7	28	-1.8	-0.2
CHIRNSIDE PARK	710000	690000^	732500	701300	722500	10	38	1.8	3.0
CLARINDA	890800^	884000^	740000^	697500^	757500^	6	20	-15.0	8.6
CLAYTON	665000	755000	782000	753900	670000	75	243	0.8	-11.1
CLAYTON NORTH	780000	534000	505000	840000^	450000	15	47	-42.3	-46.4
CLAYTON SOUTH	550000	805000^	524000	715000	517500	22	54	-5.9	-27.6
CLIFTON HILL	805000	735000	540500	885000	880000	13	69	9.3	-0.6
CLIFTON SPRINGS	700000^	500000^	450000^	537500^	542500^	2	10	-22.5	0.9
CLYDE NORTH	552500^	552500^	590000^	472000	557000^	3	28	0.8	18.0
COBRAM	315000^	350000^	346500^	307500^	307500*	0	16	NA	NA
COBURG	605000	660000	590000	566000	670000	79	310	10.7	18.4
COBURG EAST	770000^	797500^	652500	660000	555000	13	51	-27.9	-15.9
COBURG NORTH	787500	668000	779000^	700000	635000^	7	44	-19.4	-9.3

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
COLAC	445000^	420000^	455000	380000	427000^	7	32	-4.0	12.4
COLLINGWOOD	700000	571500	663500	597000	570000	67	264	-18.6	-4.5
CORIO	375000^	390000^	343000^	352500^	388800^	8	21	3.7	10.3
COWES	644000^	540000^	700000^	415000^	1800000	10	29	179.5	333.7
COWES WEST	640000^	507800^	583300^	630000^	664500	10	27	3.8	5.5
CRAIGIEBURN	441500	426300	445000	450000	420000	65	237	-4.9	-6.7
CRANBOURNE	460000	492000	500000	477000	458000	25	89	-0.4	-4.0
CRANBOURNE EAST	517500^	450000^	505200^	522500^	510500^	4	21	-1.4	-2.3
CRANBOURNE NORTH	505500^	470000^	490000^	522500^	474200^	5	25	-6.2	-9.3
CRANBOURNE WEST	556000^	515000^	507000	508200	575000^	7	37	3.4	13.1
CREMORNE	587500	600000	652500	520000	531000^	7	43	-9.6	2.1
CRIB POINT	585000^	500000^	510500^	605000^	640000^	5	16	9.4	5.8
CROYDON	709000	708500	695000	725000	660000	98	356	-6.9	-9.0
CROYDON NORTH	752500	690200^	745000	790000	700000	20	54	-7.0	-11.4
CROYDON SOUTH	788500^	753500^	870000^	820400^	735000^	5	16	-6.8	-10.4
DALLAS	400000^	460000^	390000^	480000^	417500^	6	22	4.4	-13.0
DANDENONG	415000	385000	423300	396500	420000	142	522	1.2	5.9
DANDENONG NORTH	570000	530000	597500	575000	585000	21	77	2.6	1.7
DARLEY	383000^	400000^	440000^	413500^	433800^	4	26	13.2	4.9
DEANSIDE	558000^	555000^	495000^	495000*	590000^	1	6	5.7	NA
DEEPDENE	1004000^	842500^	1077000^	1625000^	1701000^	1	8	69.4	4.7
DEER PARK	475000	515000	520000	488300	512500	15	64	7.9	5.0
DELAHEY	500000^	573300^	485000^	512500^	468800^	4	13	-6.3	-8.5
DIAMOND CREEK	747500^	860000^	810000^	840000	810000	13	40	8.4	-3.6
DINGLEY VILLAGE	701000	847500	747500	768000^	732500	15	52	4.5	-4.6
DOCKLANDS	570000	600000	590000	607500	567500	138	572	-0.4	-6.6
DONCASTER	745000	595000	685000	632400	615000	89	356	-17.4	-2.7
DONCASTER EAST	760000	972500	780000	891500	788000	57	258	3.7	-11.6
DONVALE	815000	920500	850000	880000	872500^	9	61	7.1	-0.9
DOREEN	555000	457000^	542500^	538000^	480800^	2	22	-13.4	-10.6
DOVETON	513000	520000	540000	561500	551500	18	84	7.5	-1.8
DROMANA	817500	782500^	702500^	782500^	801300^	8	26	-2.0	2.4
DROUIN	440000	461500	445000	436800	475000	11	71	8.0	8.8
DRYSDALE	550000^	550000^	545000^	583500^	547500^	7	29	-0.5	-6.2

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
EAGLEHAWK	400000^	412800^	375000^	397500^	287500	12	28	-28.1	-27.7
EAGLEMONT	1692500^	1070000^	1015000^	801300^	1180000^	2	13	-30.3	47.3
EAST BENDIGO	413800^	413800*	446000^	468800^	486000^	5	11	17.5	3.7
EAST GEELONG	355000^	501000^	545000^	515000^	585000^	3	11	64.8	13.6
EAST MELBOURNE	700000	625000	707500	890000	690500	34	116	-1.4	-22.4
ECHUCA	400000	500000^	445000	472500	450000	11	43	12.5	-4.8
EDITHVALE	853500	855000	780000	807500	797500	20	82	-6.6	-1.2
ELSTERNWICK	635000	725000	730000	740000	627500	54	206	-1.2	-15.2
ELTHAM	708500	775000	820000	708000	787000	29	101	11.1	11.2
ELTHAM NORTH	807500^	917500^	846000^	815000^	840000^	1	10	4.0	3.1
ELWOOD	697500	630000	692500	608500	658000	107	391	-5.7	8.1
ENDEAVOUR HILLS	687000^	580000^	690000	590000	615000^	9	50	-10.5	4.2
EPPING	454800	490500	509000	481500	500000	33	129	10.0	3.8
ESSENDON	575000	547500	581000	490000	540000	83	318	-6.1	10.2
ESSENDON NORTH	403000	415000	385000	406500	370000	24	111	-8.2	-9.0
ESSENDON WEST	790000^	790000*	757500^	757500*	730000^	5	7	-7.6	NA
EUMEMMERRING	502500^	597500	580000	580000^	595000^	8	38	18.4	2.6
FAIRFIELD	550000	720000	470500	615000	600000	25	93	9.1	-2.4
FAWKNER	555000	610000	542500	533500	575000	25	108	3.6	7.8
FERNTREE GULLY	672500	677500	685000	665000	670000	45	178	-0.4	0.8
FISHERMANS BEND	1030000	765000	975000	895000	810000	29	87	-21.4	-9.5
FITZROY	830000	752200	760000	757000	798000	39	160	-3.9	5.4
FITZROY NORTH	882500	592500	739000	778000	647500	24	130	-26.6	-16.8
FLEMINGTON	415000	370000	375500	398000	389000	29	131	-6.3	-2.3
FLORA HILL	435000^	408800^	435000^	465000	417500	16	38	-4.0	-10.2
FOOTSCRAY	527000	589500	575000	465000	492500	102	498	-6.5	5.9
FOREST HILL	863000	815000	912800	786500	595000	13	64	-31.1	-24.3
FRANKSTON	518000	505000	537500	537500	517500	112	444	-0.1	-3.7
FRANKSTON NORTH	522500^	605500^	611000^	512500^	662000^	1	14	26.7	29.2
FRANKSTON SOUTH	790000	765000	762000	688000	710000^	9	52	-10.1	3.2
GARDENVALE	270500^	650000^	456300^	540000^	1425000^	4	22	426.8	163.9
GEELONG	700000	647500	625000	609000	599000	11	64	-14.4	-1.6
GEELONG WEST	700000^	541300	420000	550000	418800	18	56	-40.2	-23.9
GISBORNE	600000^	550000^	575000	595000^	486000^	4	27	-19.0	-18.3

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Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%) Oct-Dec 2023 to Oct-Dec 2024Jul-Sep 2024 to Oct-Dec 2024	
GLEN HUNTLY	520000	585000	675000	641300	595000	37	135	14.4	-7.2
GLEN IRIS	800000	737500	765000	735000	716500	74	349	-10.4	-2.5
GLEN WAVERLEY	820000	832500	870800	860000	917500	48	222	11.9	6.7
GLENROY	587500	597500	611300	553300	570000	97	357	-3.0	3.0
GOLDEN SQUARE	388800^	393800^	455000	435000	390000	11	41	0.3	-10.3
GOWANBRAE	725000^	725500^	670000^	750000^	667000^	1	14	-8.0	-11.1
GREENSBOROUGH	763000	700000	755000	705000	700000	37	107	-8.3	-0.7
GREENVALE	560000^	571000^	600000^	557500^	733000^	7	25	30.9	31.5
GROVEDALE	492500	498800	468800	490500	520000^	7	47	5.6	6.0
HADFIELD	650000	620000	575000	660000	631500	18	84	-2.8	-4.3
HALLAM	553000	550000	590000	541000	530000	15	54	-4.2	-2.0
HAMILTON	482500^	297900^	322500^	266500^	290000^	2	16	-39.9	8.8
HAMLYN HEIGHTS	550000^	526000^	579000^	485200	595000^	9	36	8.2	22.6
HAMPTON	1020000	908500	985000	910500	932500	30	159	-8.6	2.4
HAMPTON EAST	926000	735800	1040000	801500^	1131300^	8	44	22.2	41.1
HAMPTON PARK	527500	560000	560000	555000	574500	28	108	8.9	3.5
HARKNESS	430000^	360000	370000^	445000	421300^	8	37	-2.0	-5.3
HASTINGS	515000	505000	582500	510000	560000	18	90	8.7	9.8
HAWTHORN	620000	590000	563500	590000	575000	133	552	-7.3	-2.5
HAWTHORN EAST	630000	615000	615000	625500	620000	83	299	-1.6	-0.9
HEALESVILLE	650000	685000^	625000	690000^	645000	16	45	-0.8	-6.5
HEATHERTON	450000^	405000^	315000^	310000^	275000^	1	10	-38.9	-11.3
HEATHMONT	861300	735000	811000^	777500	683000	11	41	-20.7	-12.2
HEIDELBERG	615000	642000	635000	667500	650000	23	103	5.7	-2.6
HEIDELBERG HEIGHTS	740000	710000	750000	712000	747500	32	143	1.0	5.0
HEIDELBERG WEST	622500	563500	455000	597500	635000	33	116	2.0	6.3
HERNE HILL	422500^	347500^	357500^	400000^	340000	14	35	-19.5	-15.0
HIGHETT	645000	736500	658800	667300	655500	64	228	1.6	-1.8
HIGHTON	532500	520000	572500	490000	514300	26	90	-3.4	4.9
HILLSIDE (MELTON)	557500^	484000^	527500	555000^	557500^	4	32	0.0	0.5
HOPPERS CROSSING	440000	475000	454500	452500	430500	18	79	-2.2	-4.9
HORSHAM	282000^	399000	275000	288300	389500^	8	42	38.1	35.1
HUGHESDALE	820000	663500	755000	555000	841000	18	78	2.6	51.5
HUNTINGDALE	515000^	380000^	410000^	693000^	590000^	3	11	14.6	-14.9

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
INVERLOCH	735000^	843800^	676800^	650000^	560000^	3	20	-23.8	-13.8
IVANHOE	783000	662500	660000	752500	753000	54	261	-3.8	0.1
IVANHOE EAST	1370000	1300000	1271300	1290000^	1016500^	9	41	-25.8	-21.2
JACANA	410000^	455000^	488200^	445000^	480000^	7	26	17.1	7.9
JOLIMONT	852500	960000	1100000	850000	780000	13	58	-8.5	-8.2
KANGAROO FLAT	390000^	427500	400000^	409000	390000	12	40	0.0	-4.6
KEILOR	580000*	882500^	720000^	885000^	850000^	2	13	NA	-4.0
KEILOR DOWNS	600300^	587000^	600000^	620000^	622000	11	25	3.6	0.3
KEILOR EAST	829500	745000	780500^	688800	777500	12	48	-6.3	12.9
KENNINGTON	475000	410000	429000	330000	424300	22	62	-10.7	28.6
KENSINGTON	485000	520000	529000	530000	560000	45	132	15.5	5.7
KERANG	280000*	245000^	257500^	257500*	262500^	2	11	NA	NA
KEW	755000	885000	913000	885500	720000	91	356	-4.6	-18.7
KEW EAST	920500^	1510000^	1043500^	1043500*	751000^	3	10	-18.4	NA
KEW NORTH	775000^	862500^	665000	760300	943000	17	46	21.7	24.0
KEYSBOROUGH	685500	731300	677500	682500	730000	19	69	6.5	7.0
KILMORE	396300^	378500^	424500^	400000^	435000^	8	21	9.8	8.8
KILSYTH	692000	720000	682500	727500	702000	31	137	1.4	-3.5
KINGSBURY	660500^	593800	576500	485000	520000^	7	42	-21.3	7.2
KINGSVILLE	367500	407500	427000	546000^	390000	15	51	6.1	-28.6
KNOXFIELD	812500	777000^	835000	765000	815000	13	46	0.3	6.5
KOO WEE RUP	530000^	465000^	476300^	550000^	495000^	5	11	-6.6	-10.0
KOOYONG	1527500^	1850000^	900000^	760000^	735000^	3	16	-51.9	-3.3
KORUMBURRA	450000^	455000^	450000^	450000*	450000^	3	10	0.0	NA
KURUNJANG	428000^	450000^	374000^	374000*	415000^	6	13	-3.0	NA
KYABRAM	367500^	368800^	392500^	379000^	345000^	5	24	-6.1	-9.0
KYNETON	690000^	450000^	605000^	700000^	455000^	6	14	-34.1	-35.0
LAKE WENDOUREE	525000^	595000^	575000^	520000^	512500^	6	23	-2.4	-1.4
LAKES ENTRANCE	380000*	445000^	435000^	480000^	548800^	8	20	NA	14.3
LALOR	525000	530000	505000	565000	516000	30	89	-1.7	-8.7
LANGWARRIN	637500	605000	579100	555500	593000	44	172	-7.0	6.8
LARA	440000^	487500^	485000^	465800^	412500^	8	25	-6.3	-11.4
LARA LAKE	460000^	440000^	457500^	549000	475000^	8	28	3.3	-13.5
LAVERTON	510000	550000	576700	548800^	490000	15	49	-3.9	-10.7

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Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
LAVERTON SOUTH	515000^	512000	560000 ^	551000^	497500^	8	34	-3.4	-9.7
LEONGATHA	506500^	385000^	485000 ^	487500^	420000^	7	19	-17.1	-13.8
LEOPOLD	450000^	500000^	535000 ^	507500^	462500^	8	25	2.8	-8.9
LILYDALE	625000	651600	619000	590000	605000	34	156	-3.2	2.5
LORNE	1275000^	1557500^	1230000 ^	2350000^	825000^	7	16	-35.3	-64.9
LOWER PLENTY	610000	590000^	767500	742500	683500^	6	38	12.0	-7.9
MACLEOD	847000	883000	830000	738500	749000	21	82	-11.6	1.4
MAIDSTONE	672500	615000	625000	633500	680000	27	115	1.1	7.3
MALVERN	733800	842000	575000	800000	685000	31	111	-6.6	-14.4
MALVERN EAST	643000	609000	580000	587000	650000	77	261	1.1	10.7
MANIFOLD HEIGHTS	360000^	587500^	500000 ^	315000^	365000^	3	15	1.4	15.9
MANSFIELD	615000^	510000^	585000 ^	600000^	380000^	3	14	-38.2	-36.7
MARIBYRNONG	495000	480000	450000	485000	510000	59	236	3.0	5.2
MARSHALL	492000*	465000^	503500 ^	490000^	437500^	2	10	NA	-10.7
MARYBOROUGH	320000^	295500^	350000 ^	332000^	270000^	9	28	-15.6	-18.7
MCCRAE	780300^	720000^	1050000 ^	775000^	880000^	4	18	12.8	13.5
MCKINNON	848500	795000	807500	921000	779000	20	99	-8.2	-15.4
MEADOW HEIGHTS	475000	447500	466000	490000	525000^	9	56	10.5	7.1
MELBOURNE	580000	578900	580000	580000	535000	650	2,785	-7.8	-7.8
MELTON	370500	399500^	379500	369000	380000^	9	41	2.6	3.0
MELTON SOUTH	350000	365000	405000	365000	370000	17	61	5.7	1.4
MELTON WEST	352500^	401300^	400000 ^	444000^	487500^	1	13	38.3	9.8
MENTONE	638500	665500	550000	600000	679000	59	218	6.3	13.2
MERINDA PARK	505000^	528600^	640000 ^	522500^	459000^	3	12	-9.1	-12.2
MERNDA	435000^	455000^	502500	541000^	517500	12	40	19.0	-4.3
MICKLEHAM	620000^	600000^	615000 ^	583000^	554900^	9	22	-10.5	-4.8
MIDDLE PARK	690000	765000^	1420000 ^	850000^	1060000^	7	28	53.6	24.7
MILDURA	315000	321500	319000	310000	325000	47	170	3.2	4.8
MILL PARK	450000	540300	473000	515000	539800	24	88	19.9	4.8
MITCHAM	813000	810000	925000	825000	762000	65	203	-6.3	-7.6
MOE	236500	272500	242500 ^	270000	207500	10	43	-12.3	-23.1
MONT ALBERT	775000	721000	786000	805000	836500^	8	60	7.9	3.9
MONT ALBERT NORTH	1270000	1342500^	1150000	1056100	1315000	11	42	3.5	24.5
MONTMORENCY	899500	825000	785800	907500	840000	29	95	-6.6	-7.4

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
MOONEE PONDS	540000	577000	547500	615000	558800	74	296	3.5	-9.1
MOORABBIN	661500	710000	602500	840000	750000	26	86	13.4	-10.7
MOOROOLBARK	658000	690000	710000	699000	640000	35	139	-2.7	-8.4
MOOROOPNA	307500^	330500^	270000 ^	295000^	340000	11	23	10.6	15.3
MORDIALLOC	800000	640000	758000	670000	670000	32	143	-16.3	0.0
MORNINGTON	752500	749500	790000	775000	800000	47	226	6.3	3.2
MORWELL	280000	250000	245000	300000^	262000	15	50	-6.4	-12.7
MOUNT CLEAR	376000^	410000^	366000 ^	410000^	350000^	9	26	-6.9	-14.6
MOUNT ELIZA	777500	830000	870000	860000	882500	16	49	13.5	2.6
MOUNT EVELYN	662500^	770100^	770000 ^	672000^	822500^	4	14	24.2	22.4
MOUNT MARTHA	849000^	430000^	682000 ^	605000^	891000^	7	25	4.9	47.3
MOUNT PLEASANT	528000^	420000^	360000 ^	382500^	400000^	4	14	-24.2	4.6
MOUNT WAVERLEY	1045300	1135000	1017500	1049000	1072500	60	218	2.6	2.2
MULGRAVE	733800	891000	787500	1025000^	843000	11	45	14.9	-17.8
MURRUMBEENA	645000	535000	595000	580000	750000	51	168	16.3	29.3
NARRE WARREN	598800	560000	545000	570000	564000	18	82	-5.8	-1.1
NEWCOMB	500000^	469000	419000 ^	479000^	485500^	8	33	-2.9	1.4
NEWPORT	832500	765000	825000	761600	723000	23	113	-13.2	-5.1
NEWTOWN (GREATER GEELON	569700	515000^	700000	567500	625000	15	53	9.7	10.1
NIDDRIE	737500	700000	725000	770000^	752500	17	51	2.0	-2.3
NOBLE PARK	532500	525000	565000	520000	539000	90	326	1.2	3.7
NOBLE PARK NORTH	572500^	564000^	620000 ^	630000^	612000^	3	13	6.9	-2.9
NORLANE	390000^	375000	390000 ^	402500^	400000	10	36	2.6	-0.6
NORTH BENDIGO	371300^	355000^	445000 ^	484500^	400000	16	38	7.7	-17.4
NORTH GEELONG	370000^	557000^	458300 ^	420000^	298000^	5	13	-19.5	-29.0
NORTH MELBOURNE	553000	573000	505000	501500	475000	86	343	-14.1	-5.3
NORTHCOTE	640000	603800	705000	615000	620000	49	218	-3.1	0.8
NOTTING HILL	422800	405000	430000	373800	432000	12	55	2.2	15.6
NUMURKAH	245000^	305000^	275000 ^	285000^	355000^	3	14	44.9	24.6
NUNAWADING	730000	650000	841000	827500	765000	17	86	4.8	-7.6
OAK PARK	614000	578500	735000	687500	644300	26	117	4.9	-6.3
OAKLEIGH	505000	524500	557500	604000	560000	30	133	10.9	-7.3
OAKLEIGH EAST	971000^	952000	860000	820000	712000^	7	52	-26.7	-13.2
OAKLEIGH SOUTH	865000	1000000^	827500	833000	712000	19	55	-17.7	-14.5

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
OCEAN GROVE	1075000	710000	695000	785000	580000^	9	45	-46.0	-26.1
OFFICER	529000^	540000	578000 ^	575000^	540000^	9	38	2.1	-6.1
ORMOND	570000	612500	585000	565000	610000	35	129	7.0	8.0
OSBORNE	795000^	730000	820000	800000^	767500	11	46	-3.5	-4.1
PAKENHAM	490000	485000	500000	477500	495000	52	206	1.0	3.7
PARKDALE	724000	677000	817500	728300	780000	38	113	7.7	7.1
PARKVILLE	501800	496300	550000	520000	560000	25	97	11.6	7.7
PASCOE VALE	628500	640000	645000	627500	640000	107	387	1.8	2.0
PASCOE VALE SOUTH	690500	695000	644000	685000	650000	16	60	-5.9	-5.1
PATTERSON LAKES	670000	668000	562500	692500	700000^	9	55	4.5	1.1
PAYNESVILLE	371500*	410000^	382000 ^	444000^	462500^	6	16	NA	4.2
PEARCEDALE	650000*	650000*	650000 *	650000^	762500^	2	8	NA	17.3
POINT COOK	583000	537500	550000	495000	543500	26	90	-6.8	9.8
PORT MELBOURNE	800000	749000	795000	762500	736300	80	308	-8.0	-3.4
PORTARLINGTON	617500^	632500^	800000	1112500^	575000^	4	22	-6.9	-48.3
PORTLAND	380000^	320000^	299000 ^	304000^	295000^	4	21	-22.4	-3.0
PRAHRAN	565000	520000	555000	472000	577500	82	349	2.2	22.4
PRESTON	511000	600000	649500	600000	590000	139	459	15.5	-1.7
QUARRY HILL	400000^	450000^	400000 ^	435800^	471000^	6	12	17.8	8.1
REDAN	424000^	385000^	327500 ^	350000	325000	11	34	-23.3	-7.1
RESERVOIR	608500	640000	622500	625000	640500	169	591	5.3	2.5
RICHMOND	640000	572000	597000	540000	572500	142	570	-10.5	6.0
RIDDELLS CREEK	450000^	533800^	600000 ^	642500^	570000^	3	19	26.7	-11.3
RINGWOOD	658500	636000	611400	646000	620000	97	323	-5.8	-4.0
RINGWOOD EAST	746000	730500	730000	753500	725000	36	124	-2.8	-3.8
RINGWOOD NORTH	820000^	710000^	1100000 ^	980000^	860000^	9	30	4.9	-12.2
RIPPLESIDE	-	750000^	1197500 ^	775000^	1050000^	1	13	0.0	35.5
RIPPONLEA	607000	735000^	622500 ^	355000^	630000^	2	18	3.8	77.5
ROCKBANK	550000^	502000^	537500 ^	590000^	470000^	5	12	-14.5	-20.3
ROMSEY	495000^	542500^	575000 ^	565000^	546000^	8	16	10.3	-3.4
ROSANNA	847500	840500	975000	894500	836000	15	66	-1.4	-6.5
ROSEBUD	649500	696000	686000	710000	680000	29	100	4.7	-4.2
ROSEBUD SOUTH	749000^	730000^	814000 ^	690000^	735000^	2	19	-1.9	6.5
ROWVILLE	742000	660000	737500	678500	737200	26	91	-0.6	8.7

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
ROXBURGH PARK	528500^	522500	462000	507500^	483000	20	49	-8.6	-4.8
RYE	677500^	801500^	745000^	637500^	907500^	4	15	33.9	42.4
SAFETY BEACH	800000	1045000	832500	1045000^	1075000	14	53	34.4	2.9
SALE	360000	345000	318000	360000	327000	15	62	-9.2	-9.2
SAN REMO	377500^	580000^	440000^	640000^	515000^	3	13	36.4	-19.5
SANCTUARY LAKES	690000^	600000	649500^	665000^	680000^	8	32	-1.4	2.3
SANDRINGHAM	685000	732500	880000	621000	800000	41	173	16.8	28.8
SCORESBY	700000	730000^	757300^	672500^	800000^	5	20	14.3	19.0
SEAFORD	619000	630000	640300	660000	625000	34	177	1.0	-5.3
SEAHOLME	838000^	348000^	596000^	596000*	638800^	2	7	-23.8	NA
SEBASTOPOL	345000	342800	325000	345000	355000	19	84	2.9	2.9
SEDDON	452500^	507500	451300	507000^	490000	11	38	8.3	-3.4
SEYMOUR	402500^	250000	465000^	400000^	545000^	4	18	35.4	36.3
SHEPPARTON	342500	357000	366000	389000	355000	21	68	3.6	-8.7
SKYE	540000^	560000^	600000^	630000^	557500^	4	18	3.2	-11.5
SOLDIERS HILL	340000^	352500^	375000^	340000^	380000^	3	14	11.8	11.8
SOMERVILLE	620000^	644000	652500	615000	640100	10	50	3.2	4.1
SOUTH KINGSVILLE	685000	675000^	820000	692500	770000^	7	44	12.4	11.2
SOUTH MELBOURNE	707500	650000	539500	600000	628000	75	305	-11.2	4.7
SOUTH MORANG	550000	549000	517500	555000	540000	21	85	-1.8	-2.7
SOUTH YARRA	591000	540000	535000	560000	592500	222	890	0.3	5.8
SOUTHBANK	618500	620000	600000	606000	575000	263	1,077	-7.0	-5.1
SPOTSWOOD	857500^	655000^	734500^	619000	755000^	5	33	-12.0	22.0
SPRING GULLY	375000^	283500^	335500^	457800	376000^	8	27	0.3	-17.9
SPRINGVALE	600000	700000	650000	600000	630000	22	118	5.0	5.0
SPRINGVALE SOUTH	630000	567000	670000	623000	705000^	8	56	11.9	13.2
ST ALBANS	470000	486300	515000	500000	495000	55	218	5.3	-1.0
ST ALBANS PARK	385000^	395000^	475000^	517500^	465000^	5	16	20.8	-10.1
ST HELENA	1005000^	1005000*	1012000^	672000^	672000*	0	2	NA	NA
ST KILDA	575000	480500	540000	523000	521500	182	674	-9.3	-0.3
ST KILDA EAST	602000	532800	580000	580000	567500	98	302	-5.7	-2.2
ST KILDA WEST	570000	566000^	590000	572500	503000	21	82	-11.8	-12.1
ST LEONARDS	415000^	632500^	566000^	310000^	850000^	2	13	104.8	174.2
STRATHDALE	483800^	415000^	352300^	442500^	365000^	4	22	-24.5	-17.5

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MEDIAN UNIT PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
STRATHFIELDSAYE	780000*	780000*	660000^	785000^	680000^	5	8	NA	-13.4
STRATHMORE	550000^	529500^	670000	760000	727000	16	51	32.2	-4.3
STUDFIELD	740000	691000^	702000^	754000^	706300^	4	21	-4.6	-6.3
SUNBURY	471000	525000	512500	497000	512500	30	124	8.8	3.1
SUNSHINE	475000	517500	407000	453000	400000	13	72	-15.8	-11.7
SUNSHINE NORTH	583800	607500	620000	540000	586000	13	63	0.4	8.5
SUNSHINE WEST	537500	612500	630000	560000	575000	22	72	7.0	2.7
SURREY HILLS	955000	1095500	875000	865000	855000	49	145	-10.5	-1.2
SWAN HILL	422500^	343500^	335000^	300000^	407500^	8	25	-3.6	35.8
SYDENHAM	490000	521000	500000	505000	487500	21	114	-0.5	-3.5
SYNDAL	1230000	1118000^	798000^	964500	1075000	10	34	-12.6	11.5
TARNEIT	415000	493800	495700	452800	460000	19	84	10.8	1.6
TAYLORS HILL	505000^	571000^	550800^	573500^	562500^	4	20	11.4	-1.9
TAYLORS LAKES	725000^	682500^	610000^	641000^	525000^	3	22	-27.6	-18.1
TEMPLESTOWE	865000	852500	980000	969500	830000	12	76	-4.0	-14.4
TEMPLESTOWE LOWER	900000	1040000	1137500	1075500	868800	24	76	-3.5	-19.2
THOMASTOWN	461000	491000	520000	526500	475300	26	103	3.1	-9.7
THOMSON (GREATER GEELONG)	570000^	465000^	387000^	370000^	585000^	1	9	2.6	58.1
THORNBURY	627500	580000	621000	515000	568500	74	241	-9.4	10.4
TOORAK	910500	1068000	1312500	838000	775000	77	291	-14.9	-7.5
TORQUAY	922500	1005000	838000	845000	902500	12	54	-2.2	6.8
TRAFALGAR	420000^	355000^	425000^	495000^	340000^	2	11	-19.0	-31.3
TRARALGON	335000	312000	357500	325000	320300	28	79	-4.4	-1.5
TRAVANCORE	367300	365000	389000	362000	365000	18	72	-0.6	0.8
TRUGANINA	492500	495000^	516500	490000	447000	10	40	-9.2	-8.8
TULLAMARINE	530000	530000	571000	562000	560000	28	87	5.7	-0.4
TYABB	585000^	515000^	585000^	560000^	660000^	3	13	12.8	17.9
VERMONT	1100000	988000	935500	939000	910000	11	64	-17.3	-3.1
VERMONT SOUTH	950000^	935000	968000	732500^	1078800^	9	39	13.6	47.3
VIEWBANK	740000^	567500^	699900	672400	705000^	9	36	-4.7	4.9
WALLAN	440000^	400000	450000^	416500	450000^	9	36	2.3	8.0
WALLAN EAST	432500^	440000^	425000^	470000^	450000^	5	15	4.0	-4.3
WANGARATTA	311300^	475000^	315000	355000	325000	19	62	4.4	-8.5
WANTIRNA	924000	777000^	645000	700000	710000^	8	38	-23.2	1.4

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WANTIRNA SOUTH	522500	475000	630000	506500	482500	14	59	-7.7	-4.7
WARRAGUL	447500	430000	485000 ^	450000	421500	10	45	-5.8	-6.3
WARRNAMBOOL	425000	432000	411300	428500	410000	25	108	-3.5	-4.3
WATSONIA	880000^	735000	812000	757500	816000	10	50	-7.3	7.7
WENDOUREE	385000	330000	367500	295000	252000	11	49	-34.5	-14.6
WERRIBEE	445000	435000	450000	422000	419000	49	202	-5.8	-0.7
WERRIBEE SOUTH	485000^	424500 ^	521000 ^	510000^	427500	12	32	-11.9	-16.2
WEST FOOTSCRAY	497500	363000	570000	598500	572500	36	153	15.1	-4.3
WEST MELBOURNE	552500	650500	595000	521000	520000	77	323	-5.9	-0.2
WEST WODONGA	383500	375500	367500	378500	369000	11	50	-3.8	-2.5
WESTALL	577000	682500	545000	615000	681000	35	118	18.0	10.7
WESTGARTH	625000	800000	772000	645000^	763000	15	49	22.1	18.3
WESTMEADOWS	523000	635000	565000 ^	560000^	596000	19	45	14.0	6.4
WHEELERS HILL	814000^	1225000 ^	1200000 ^	885400^	847500^	4	17	4.1	-4.3
WHITTINGTON	410000^	423300 ^	372500 ^	390000^	336300^	4	20	-18.0	-13.8
WHITTLESEA	420000^	485000^	430000 ^	498500^	537500^	4	23	28.0	7.8
WILLIAMS LANDING	400000^	332000^	420000	413500^	442000^	7	28	10.5	6.9
WILLIAMSTOWN	814600	620000	780000	630500	730000	26	124	-10.4	15.8
WILLIAMSTOWN NORTH	785000*	860000 ^	860000 ^	875000^	408000^	3	16	NA	-53.4
WINDSOR	550000	530000	585000	508500	555000	50	160	0.9	9.1
WODONGA	356300	337500	342800	372000	440000	28	94	23.5	18.3
WOLLERT	448000	450000	467500	471000	469300	12	77	4.7	-0.4
WONTHAGGI	392500^	492500^	432500 ^	400000^	412500^	8	29	5.1	3.1
WOODEND	728000^	730000^	731300 ^	599000^	572000^	3	14	-21.4	-4.5
WYNDHAM VALE	474900	497000	485000	489000^	465000	16	66	-2.1	-4.9
YARRA JUNCTION	660000^	410000 ^	620000 ^	570000^	570000*	0	13	NA	NA
YARRAVILLE	575000	655000	600000	637500	715000	36	130	24.3	12.2
YARRAWONGA	470000^	430000	459000 ^	515000	428000^	9	38	-8.9	-16.9

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
AINTREE	478800	437000	445600	403000	379000	13	67	-20.8	-6.0
ALFREDTON	293000^	265000^	282500^	250000^	237500^	6	19	-18.9	-5.0
APOLLO BAY	410000^	445000^	340000^	395000^	380000^	3	13	-7.3	-3.8
ARARAT	242000^	149000^	260000^	97300^	131400^	3	15	-45.7	35.1
ARMSTRONG CREEK	348500	365000	377500	375000	315000	71	246	-9.6	-16.0
AVENEL	280000^	280000*	320000^	330000^	255000^	1	5	-8.9	-22.7
BACCHUS MARSH	280000^	202500	375000^	300000^	223500	10	31	-20.2	-25.5
BAIRNSDALE	1250000^	192300^	162300^	192000^	179500^	5	13	-85.6	-6.5
BALCOMBE	1225000^	755000^	945000^	846900^	955500^	6	15	-22.0	12.8
BALLARAT EAST	317500^	380000^	400000^	352500^	290000^	4	16	-8.7	-17.7
BANNOCKBURN	345000^	350000^	354000^	362300^	334000^	4	18	-3.2	-7.8
BARANDUDA	225000^	190000	200000	227500	249500	10	62	10.9	9.7
BARNAWARTHA	110000*	110000*	245000^	255000^	235000^	1	12	NA	-7.8
BEACONSFIELD	262800*	262800*	492400^	429000^	506300^	7	13	NA	18.0
BEEAC	149000^	149000*	149000*	149000*	125000^	5	5	-16.1	NA
BENALLA	187500^	165000^	187500	175000	177500	24	61	-5.3	1.4
BERWICK	545000	532000	459500	476000	474000	62	239	-13.0	-0.4
BEVERIDGE	309500	305000	320000	313500	330000	35	188	6.6	5.3
BONNIE BROOK	358100	350300^	437000^	451000^	385000^	5	31	7.5	-14.6
BONSHAW	249500^	275000^	267500	275000^	250000	16	37	0.2	-9.1
BOTANIC RIDGE	451000	452000	478000	490000	496000	11	82	10.0	1.2
BROADFORD	245000^	250000^	275000^	272500^	265000^	8	28	8.2	-2.8
BROOKFIELD	177000	342000^	421500	305000^	280500^	7	33	58.5	-8.0
BURNSIDE	569000^	537000	576500	519000	570000^	3	44	0.2	9.8
CARDIGAN	552500^	505000^	510000^	547500	557500^	2	21	0.9	1.8
CHARLEMONT	313000	335000	340000	312000	308000	28	94	-1.6	-1.3
CLUNES	192500^	195000^	241300^	197500^	200000^	7	14	3.9	1.3
CLYDE	372000	340000	351000	380000	365500	66	292	-1.7	-3.8
CLYDE NORTH	429300	431000	417000	414000	433000	130	810	0.9	4.6
COBBLEBANK	284400^	307500^	312800^	312800*	1467100	13	20	415.9	NA
COBRAM	210000^	211300^	200000^	205000^	210000^	5	17	0.0	2.4
COLAC	257000^	265000^	294500^	290000^	260500^	8	20	1.4	-10.2
COLDSTREAM	460000	460000^	482500^	480000^	480000^	3	15	4.3	0.0
COWES WEST	446300^	560000^	432500^	410800^	432500^	6	14	-3.1	5.3
CRAIGIEBURN	242500	472500^	515000^	535000^	507500^	6	25	109.3	-5.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
CRANBOURNE	429000	450000^	534500^	397000^	515000^	2	23	20.0	29.7
CRANBOURNE EAST	376000	355000^	402000^	345000^	231400^	6	28	-38.5	-32.9
CRANBOURNE SOUTH	427500*	393400^	250500	303700^	285500^	2	20	NA	-6.0
CRANBOURNE WEST	527800^	470000^	413000^	392000	440000^	6	33	-16.6	12.2
CRESWICK	170000^	187500^	185000^	205000^	205000^	4	14	20.6	0.0
DARLEY	335000^	342500^	287500^	335000^	322500^	2	11	-3.7	-3.7
DAYLESFORD	395000^	350000^	355400^	23800^	350000^	4	20	-11.4	1,371.0
DEANSIDE	404000	350000	359000	375000	352500	54	235	-12.7	-6.0
DELACOMBE	300000^	265000^	337500^	266000^	237000^	5	11	-21.0	-10.9
DIAMOND CREEK	550000^	607500^	580000^	465000^	542000^	4	15	-1.5	16.6
DIGGERS REST	275000	301000	340000	291000	285600	25	119	3.9	-1.9
DINNER PLAIN	260000^	260000*	280000^	280000*	280000*	0	3	NA	NA
DONNYBROOK	267000	332500	330500	330000	378000	34	237	41.6	14.5
DOREEN	445000^	340000^	370000^	432500^	400000^	9	31	-10.1	-7.5
DROUIN	350000	362500	355000	330000	355000	26	75	1.4	7.6
EAGLE POINT	310000^	253800^	171000^	171000*	209000^	2	7	-32.6	NA
EAST BAIRNSDALE	-	98500^	158000^	145000^	135000^	5	13	0.0	-6.9
ECHUCA	392500^	520000^	290000^	287500^	292500^	4	15	-25.5	1.7
ELTHAM	940000*	425000^	425000*	610000^	610000*	0	6	NA	NA
EPPING	250000^	369500^	400300^	287500^	375000^	7	22	50.0	30.4
EPSOM	320000^	305000^	295000^	285000^	299000^	3	16	-6.6	4.9
EYNESBURY	587000^	350000^	605000^	385000^	361000^	2	14	-38.5	-6.2
FRANKSTON SOUTH	764000^	852500^	785000^	710000^	982300^	2	10	28.6	38.3
FRASER RISE	395000	368000	370000	280800	370000	99	359	-6.3	31.8
FYANSFORD	490000^	421500^	460000^	605000^	605000*	0	9	NA	NA
GISBORNE	455000	440000	457600	436000^	413300	22	65	-9.2	-5.2
GLENGARRY	287000^	279000^	290500^	280000^	280000^	1	16	-2.4	0.0
GOLDEN BEACH	116300^	110000^	105000^	100000^	165500^	6	20	42.4	65.5
GOLDEN SQUARE	280000^	260000^	240000^	220000^	290000^	1	12	3.6	31.8
GREENVALE	425000	335000	426500	400000	416000	31	166	-2.1	4.0
HAMPTON PARK	-	-	500000^	450000^	395000^	5	9	0.0	-12.2
HARKNESS	310000	265000^	262500^	335000^	330000^	3	19	6.5	-1.5
HIGHTON	490000^	430000^	330000^	500000^	385000^	9	20	-21.4	-23.0
HORSHAM	222500^	239500	205000	200300^	169000^	7	37	-24.0	-15.6
HUNTLY	285000	250500	256500	253400	256400	24	82	-10.0	1.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2023 to Oct-Dec 2024

Locality	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	Oct-Dec 2024	No. of Sales Oct-Dec 2024	No. of Sales 2024	Change (%)	
								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
HUON CREEK	665000 [^]	665000 [*]	665000 [*]	470000 [^]	470000 [*]	0	3	NA	NA
INVERLOCH	592500 [^]	542500 [^]	437500 [^]	417500 [^]	415000 [^]	3	15	-30.0	-0.6
INVERMAY PARK	394000 [^]	380000 [^]	365000 [^]	365000 [*]	400000 [^]	1	9	1.5	NA
IRYMPLE	166000	179000	172500 [^]	175000	169800 [^]	4	41	2.3	-3.0
JACKASS FLAT	275000 [^]	275000 [^]	297400	265000 [^]	266000 [^]	2	21	-3.3	0.4
JOHNSONVILLE	235000 [^]	235000 [^]	235000 [*]	235000 [*]	270000 [^]	2	5	14.9	NA
JUNCTION VILLAGE	430000 [^]	430000 [^]	405500 [^]	352400 [^]	400000 [^]	2	14	-7.0	13.5
KALKALLO	330500	338500	295000	317000	333000	63	254	0.8	5.0
KANGAROO FLAT	450000 [^]	202000 [^]	305000 [^]	275000 [^]	215000 [^]	3	10	-52.2	-21.8
KEILOR PARK	-	850000 [^]	850000 [^]	850000 [*]	850000 [*]	0	8	NA	NA
KEYSBOROUGH	1020000 [^]	1020000 [*]	725000 [^]	860000 [^]	912500 [^]	2	12	-10.5	6.1
KIALLA	280000 [^]	275000 [^]	265000	260000	258000	13	46	-7.9	-0.8
KILMORE	300500 [^]	335000 [^]	322400	300000 [^]	314900	13	40	4.8	5.0
KORUMBURRA	271300 [^]	255000 [^]	277300 [^]	287500 [^]	200000 [^]	1	9	-26.3	-30.4
KYABRAM	210000 [^]	203300 [^]	199000 [^]	195800 [^]	193000 [^]	5	19	-8.1	-1.4
LAKES ENTRANCE	243000 [^]	237500 [^]	208000 [^]	237500 [^]	182500 [^]	4	18	-24.9	-23.2
LALOR	-	-	495000 [^]	474000 [^]	474000 [*]	0	7	NA	NA
LARA	366000	365000	377000	372000	372000	34	128	1.6	0.0
LAVERTON SOUTH	552500 [^]	560000 [^]	560000 [*]	600000 [^]	600000 [*]	0	6	NA	NA
LENEVA	220000	215000	210000	210000	220000	68	199	0.0	4.8
LEONGATHA	342500 [^]	294000 [^]	395000 [^]	295000 [^]	310000 [^]	5	20	-9.5	5.1
LEOPOLD	353000 [^]	353000 [*]	329200 [^]	350000 [^]	277000 [^]	2	5	-21.5	-20.9
LILYDALE	645000 [^]	685000 [^]	670300 [^]	517500 [^]	775000 [^]	1	13	20.2	49.8
LOCH SPORT	130000	124000 [^]	115000 [^]	137500 [^]	335000 [^]	1	18	157.7	143.6
LUCAS	325000	312500	320000	310000	315000	17	69	-3.1	1.6
LUCKNOW	175000	185000	160000 [^]	185000	195000 [^]	7	39	11.4	5.4
LYNDHURST	650000 [^]	666500 [^]	529900 [^]	529900 [*]	850000 [^]	3	8	30.8	NA
MADDINGLEY	225000 [^]	320400 [^]	290000	315000	305000	16	52	35.6	-3.2
MAIDEN GULLY	395000 [^]	291000 [^]	463000 [^]	479000 [^]	305000	13	23	-22.8	-36.3
MAMBOURIN	360000	344000	326000	303000	345000	32	165	-4.2	13.9
MANOR LAKES	284000	350000	372200	376000	378000	18	140	33.1	0.5
MANSFIELD	357500 [^]	357500 [*]	427500 [^]	370000 [^]	357500 [^]	4	12	0.0	-3.4
MARONG	272000 [^]	278000 [^]	271000 [^]	269000 [^]	269000 [^]	7	28	-1.1	0.0
MARYBOROUGH	332500 [^]	100000 [^]	165000 [^]	137500 [^]	140000 [^]	6	18	-57.9	1.8
MELTON SOUTH	320000	312000	320000	297500	305000	15	85	-4.7	2.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2023 to Oct-Dec 2024

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
MERBEIN	130000 [^]	122500 [^]	112000 [^]	117500 [^]	130000 [^]	2	10	0.0	10.6
MERINDA PARK	435000 [*]	435000 [^]	380000 [^]	426300 [^]	445000 [^]	1	10	NA	4.4
MERNDA	390000	402000	425000	458000	419500	12	57	7.6	-8.4
METUNG	195000 [^]	250000 [^]	250000 [^]	199800	222100	10	31	13.9	11.2
MICKLEHAM	347000	387000	363000	394000	218800	145	559	-37.0	-44.5
MILDURA	185000 [^]	182000	187000	178000	185000	25	110	0.0	3.9
MOE	207000 [^]	235000 [^]	215000 [^]	198000 [^]	230000 [^]	7	25	11.1	16.2
MOOROOPNA	251000 [^]	195000 [^]	235000 [^]	245000 [^]	240000 [^]	4	14	-4.4	-2.0
MORNINGTON	887500 [^]	1032500 [^]	2930000 [^]	2930000 [*]	800000 [^]	3	7	-9.9	NA
MOUNT COTTRELL	264500 [^]	400000 [^]	400000 [*]	400000 [*]	308000	81	82	16.4	NA
MOUNT DUNEED	365000	419500	354900	316100	338400	43	138	-7.3	7.1
NAGAMBIE	260000 [^]	262500 [^]	250000 [^]	272500 [^]	247500 [^]	2	17	-4.8	-9.2
NAR NAR GOON	447000 [^]	435000 [^]	432000 [^]	428000 [^]	395000 [^]	5	14	-11.6	-7.7
NAR NAR GOON NORTH	316300 [^]	320000 [^]	303000 [^]	387000 [^]	312300 [^]	4	14	-1.3	-19.3
NARRE WARREN NORTH	1060000 [^]	950000 [^]	865000 [^]	599000 [^]	642000 [^]	2	18	-39.4	7.2
NARRE WARREN SOUTH	-	-	398100 [^]	620000 [^]	272100 [^]	1	9	0.0	-56.1
NEW GISBORNE	390000 [^]	512300 [^]	430000 [^]	435000 [^]	505000 [^]	2	15	29.5	16.1
NEWBOROUGH	255000 [^]	195500 [^]	275000 [^]	245000 [^]	190000 [^]	1	10	-25.5	-22.4
NORTH WONTHAGGI	231000 [^]	275000 [^]	206000 [^]	290000 [^]	241900 [^]	2	15	4.7	-16.6
NUMURKAH	185000 [^]	175000 [^]	189000 [^]	135000 [^]	150000 [^]	3	11	-18.9	11.1
OCEAN GROVE	490000	482000	485000	495000	485000	15	55	-1.0	-2.0
OFFICER	424000	420000	417000	452500	447000	86	260	5.4	-1.2
PAKENHAM	370000	372500	280000	407300	393000	18	75	6.2	-3.5
PARADISE BEACH	93800 [^]	135000 [^]	137500 [^]	87500 [^]	100000 [^]	1	9	6.7	14.3
PAYNESVILLE	270000 [^]	215000 [^]	208000 [^]	255000 [^]	168800 [^]	2	17	-37.5	-33.8
POINT COOK	585000 [^]	354800 [^]	409000 [^]	360600	325600	17	55	-44.3	-9.7
POINT LONSDALE	560000 [^]	807500 [^]	580000 [^]	720000 [^]	544000 [^]	6	15	-2.9	-24.4
PORTARLINGTON	600000 [^]	531300 [^]	770000 [^]	565000 [^]	410000 [^]	1	12	-31.7	-27.4
PORTLAND	187000 [^]	197000 [^]	210000 [^]	184500 [^]	182000 [^]	7	20	-2.7	-1.4
RED CLIFFS	132500 [^]	145000 [^]	125000 [^]	140000 [^]	145000 [^]	3	13	9.4	3.6
ROBINVALE	204000 [^]	204000 [*]	125000 [^]	145000 [^]	145000 [*]	0	2	NA	NA
ROCKBANK	335000	269000	300000	316000	320000	14	102	-4.5	1.3
ROMSEY	442500 [^]	370000 [^]	370000 [^]	370000 [^]	370000 [*]	0	10	NA	NA
ROWVILLE	746500 [^]	792500 [^]	776600 [^]	887000 [^]	767700 [^]	2	14	2.8	-13.4
RUPANYUP	52500 [^]	83300 [^]	83300 [*]	83300 [*]	83300 [*]	0	6	NA	NA

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Oct-Dec 2023 to Oct-Dec 2024

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
RYE	647000 [^]	690000 [^]	530000	595000 [^]	650000 [^]	5	26	0.5	9.2
SALE	250000 [^]	262000 [^]	280000 [^]	340000 [^]	261000 [^]	2	17	4.4	-23.2
SAN REMO	450000 [^]	718000 [^]	495000 [^]	530000 [^]	436800 [^]	4	19	-2.9	-17.6
SANCTUARY LAKES	360000 [^]	562000 [^]	525000 [^]	499100 [^]	628000 [^]	4	18	74.4	25.8
SEBASTOPOL	265000 [^]	242500 [^]	240000 [^]	367500 [^]	165000 [^]	4	13	-37.7	-55.1
SEYMOUR	220000 [^]	245000 [^]	253800 [^]	165000 [^]	270000 [^]	7	23	22.7	63.6
SHEPPARTON	230000	250000	275000	266300	270000	15	73	17.4	1.4
SHEPPARTON NORTH	300000 [^]	385000 [^]	335000	286000 [^]	300000 [^]	5	25	0.0	4.9
SKYE	565000 [^]	531000 [^]	552000	539500 [^]	578000 [^]	6	29	2.3	7.1
SMYTHESDALE	175000 [^]	177000 [^]	294500 [^]	294500 [*]	205000 [^]	3	6	17.1	NA
SOUTH MORANG	412500	352500 [^]	303700 [^]	274500	278800 [^]	5	42	-32.4	1.6
ST LEONARDS	415000 [^]	327000	320000 [^]	347500	400000 [^]	8	38	-3.6	15.1
STAWELL	145000 [^]	162000 [^]	162000 [*]	162000 [*]	162000 [*]	0	2	NA	NA
STRATFORD	184000 [^]	180000 [^]	190000 [^]	210000 [^]	214500 [^]	2	10	16.6	2.1
STRATHFIELDSAYE	322500	310000 [^]	295000	300000	295000	17	52	-8.5	-1.7
STRATHTULLOH	315000	298500	300000	295000	299000	15	62	-5.1	1.4
SUNBURY	358000	363000	335900	353900	345000	89	313	-3.6	-2.5
SUNSHINE NORTH	465000 [^]	567500 [^]	567500 [*]	501500 [^]	535000 [^]	5	9	15.1	6.7
SWAN HILL	185000 [^]	280000 [^]	200000	170000	200000 [^]	5	28	8.1	17.6
TANKERTON	23000 [^]	50000 [^]	20000 [^]	20000 [*]	20000 [*]	0	6	NA	NA
TARNEIT	354200	315600	337000	355000	360500	213	1,108	1.8	1.5
TATURA	270000 [^]	246500 [^]	229500 [^]	230000	205000	11	34	-24.1	-10.9
TEMPLESTOWE	830000 [^]	1230000 [^]	1230000 [*]	700000 [^]	700000 [*]	0	6	NA	NA
THOMASTOWN	379200 [^]	499500 [^]	517000 [^]	544000 [^]	527000 [^]	6	24	39.0	-3.1
THORNHILL PARK	200000	255000	250000	213600	359000	16	345	79.5	68.1
TORQUAY	855000 [^]	650000 [^]	662500 [^]	695000	546500 [^]	6	31	-36.1	-21.4
TRARALGON	294500	270000	284000	294000	294000	25	91	-0.2	0.0
TRUGANINA	358800	315000	347000	365800	347500	62	324	-3.1	-5.0
VENUS BAY	240000 [^]	235000 [^]	245000 [^]	175000 [^]	210000 [^]	4	17	-12.5	20.0
WALLAN	385000 [^]	287500 [^]	150000 [^]	290000 [^]	390000 [^]	7	26	1.3	34.5
WALLAN EAST	552500 [^]	310000 [^]	315000 [^]	115000	440000	10	36	-20.4	282.6
WANGARATTA	295400	281500	288600 [^]	283000	291900	22	55	-1.2	3.1
WARRAGUL	306500	315000	315000	308000	316700	43	140	3.3	2.8
WARRNAMBOOL	262500	270000	255000	260000	255000	30	111	-2.9	-1.9
WAURN PONDS	365000 [^]	541000 [^]	430000 [^]	445000 [^]	410000 [^]	4	17	12.3	-7.9

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								Oct-Dec 2023 to Oct-Dec 2024	Jul-Sep 2024 to Oct-Dec 2024
WEIR VIEWS	341000	295000	355000	258500	395000	20	62	15.8	52.8
WERRIBEE	338500	360000	338500	332000	340000	37	181	0.4	2.4
WEST WODONGA	447500 [^]	300000 [^]	255000 [^]	255000 [*]	317500	10	14	-29.1	NA
WILLIAMSTOWN	400000 [^]	400000 [*]	3820000 [^]	3820000 [*]	3820000 [*]	0	1	NA	NA
WINCHELSEA	308800 [^]	350000 [^]	395000 [^]	402500	310000 [^]	3	26	0.4	-23.0
WINTER VALLEY	272000	272000	260000	274500	252500	16	102	-7.2	-8.0
WODONGA	222500 [^]	230000	225000	240000	210000 [^]	7	51	-5.6	-12.5
WOLLERT	375000	342000	335200	365000	360000	93	494	-4.0	-1.4
WONTHAGGI	269000	270000 [^]	410000 [^]	230000	269000	10	35	0.0	17.0
WOODSTOCK	237500 [^]	237500 [*]	267500 [^]	293500 [^]	151000	22	26	-36.4	-48.5
WYNDHAM VALE	299000	285000	303500	322500	316500	36	203	5.9	-1.9
YARRA JUNCTION	320000 [^]	225000 [^]	330300 [^]	290000 [^]	392500 [^]	3	11	22.7	35.3
YARRAWONGA	250000	225000	229000	220000	265000	19	82	6.0	20.5

[^] 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



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