

A Guide to Property Values

Annual analysis of property sales data from
Valuer-General Victoria January – December 2020



Valuer-General Victoria



Environment,
Land, Water
and Planning

OFFICIAL

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We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



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Purpose

The figures shown in this guide provide a summary of sales activity in Victoria for the 2020 calendar year. The guide is produced annually using data from Valuer-General Victoria and includes every property sale in the state. Figures cover median prices by suburb for houses, units and vacant land; details of commercial, industrial and primary production sales; a summary of sales activity for every local government area; and statewide, metropolitan and country summaries.

This guide presents factual data relating to property sales received throughout Victoria during the 2020 calendar year. Due to the extended settlement period for off-the-plan sales, many 2020 sales are yet to be received. The report provides time series data for residential property, summary statistics for each of the 79 local government areas and yearly medians by suburb from 2010–2020. This guide also provides some preliminary statistics for 2021 based on sales evidence available at the time of publication.

The information contained in this guide has been obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of acquiring any real estate in Victoria.

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

Considerable care has been taken to ensure the accuracy and quality of information and the computer programs used to derive these tables and charts. However, the Department of Environment, Land, Water and Planning accepts no responsibility for the accuracy of the results obtained and people using this information are strongly advised to seek confirmation of any statistical information.

Report highlights

In 2020, data shows that Victoria's average residential, commercial and primary production property prices decreased while average industrial prices increased. The total number of sales increased for residential and primary production and decreased for commercial and industrial. The total value of sales showed increases for residential, industrial and primary production and a decrease for commercial.

The total value of sales of all property increased by 7.6 per cent from \$111.9 billion in 2019 to an estimated \$120.5 billion in 2020.

The total number of sales increased by 11.1 per cent from 150,088 to an estimated 166,728, reflecting an increase of 6.2 per cent in residential sales.

The median house price for the whole of Victoria increased by 2.5 per cent to \$625,000, while the median house price for metropolitan Melbourne increased by 4 per cent to \$750,000. The median house price in country Victoria increased by 7.8 per cent to \$415,000.

The Valuer-General's report shows that the state's median house price increased by 49 per cent in the 10 years from 2010.

Market overview from Robert Marsh, Victorian Valuer-General

In general terms, while showing some variation across the different sectors, the total number of sales increased for residential and primary production property types and decreased in the commercial and industrial sector. The total value of sales increased for residential, industrial and primary production properties for the period of January – December 2020. Median and average property prices showed increases in residential, industrial and primary production markets, while the commercial market experienced decreases in the average prices and the total value of sales.

The total value of sales of all property in Victoria increased by 7.6 per cent from \$111.9 billion in 2019 to an estimated \$120.5 billion in 2020. The total number of sales increased by 11.1 per cent from 150,088 to an estimated 166,728, reflecting an increase of 6.2 per cent in the number of residential sales. It should be noted that there is an estimated five per cent of all property and 15 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off-the-plan sales.

The median house price in Victoria's residential property market increased by 2.5 per cent to \$625,000 in 2020. It decreased by 0.1 per cent in 2019 (\$610,000) and increased by 2.5 per cent in 2018 (\$610,500).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 49 per cent – from \$420,000 to \$625,000 – between 2010 and 2020.

Growth in house prices in country Victoria (regional cities and towns) in 2020 was higher than metropolitan Melbourne, with country Victoria median house sale prices increasing 7.8 per cent compared to the 4 per cent increase in the metropolitan median.

Unit/apartment median prices in metropolitan Melbourne increased by 3.1 per cent, compared with 8.3 per cent for unit/apartment prices in country Victoria.

Overall, recorded commercial and industrial property sales saw a 20 per cent decrease in their total value, from \$15.97 billion in 2019 to an estimated \$12.79 billion in 2020. The total number of recorded sales for these sectors showed a decrease of 21.7 per cent.

The total value of recorded primary production property sales increased by 5.5 per cent from \$3.23

billion to \$3.46 billion. The total number of recorded sales increased by 7.4 per cent.

Analysis of 2020 sales data reveals many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

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, location or building construction.

Changes in the sub-market groups may have occurred due to:

- a new supply entering the market, which influenced median prices
- new developments of lower or higher quality than is normal for a sub-market group
- a large new development in an area being completed during the year.

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2019 and 2020 figures be read in conjunction with the 2010 to 2020 figures.

There are many variations and exceptions to the overall trends. We encourage readers to compile their own lists and tables from the data provided in the guide and investigate local sub-market groups thoroughly and then draw their own conclusions on the movements of sales and numbers.



**Victorian
Valuer-
General,
Robert Marsh**

Market summary

Tables 1 and 2 show the change in the total number of sales and median house price in metropolitan Melbourne and country Victoria between 2019 and 2020.

While it can be noted that total volume has decreased in metropolitan Melbourne, the median house price has shown an increase. Conversely, country Victoria has shown an increase in sales volume as well as an increase median house price.

As in previous years, there were wide variations within these property groupings. In 2020, 16 out of 430 metropolitan suburbs showed median house sale price increases of more than 10 per cent and 5 suburbs showed decreases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2020 (at 14 May 2020) was 149,900, with an additional 11 per cent expected as the remaining 2020 notifications are received. It is estimated that total sales numbers for 2020 will be approximately 166,728.

In 2020 there were 149,900 sales recorded, which was a 0.1 per cent decrease in sales volume compared to a decrease of 11.5 per cent the previous year. Total value of sales increased by 7.6 per cent from \$111.9 billion in 2019 to an estimated \$120.5 billion in 2020.

It should be noted that there is an estimated five per cent of all property and 15 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off the plan sales. These adjustments are not expected to significantly alter the median or average prices listed in this guide.

In 2020 in metropolitan Melbourne, 107,334 sales totalling approximately \$94.06 billion are expected. This compares to 100,564 sales totalling \$90.02 billion in sales value in 2019. This represents a 6.7 per cent increase in sales numbers and a 4.5 per cent increase in sales value between 2019 and 2020.

In country Victoria, total sales volumes are expected to reach 59,394 in 2020, a 19.9 per cent increase from 49,524 in 2019. The total value is expected to increase by 20.6 per cent, from \$21.90 billion in 2019 to \$26.42 billion in 2020.

Commercial and industrial property

The figures in table 3 and 4 include an additional 5 per cent in the sales estimate to account for further 2020 notifications.

For the whole of Victoria, commercial sales volumes for 2020 decreased by 31 per cent and the total value of sales decreased by 33.8 per cent. Industrial sales volumes decreased by 9.3 per cent and the total value of industrial sales increased by 6.3 per cent.

Primary production property

Tables 5 and 6 take into account the estimated 5 per cent additional sales from 2020 still to be notified.

The total value of all primary production sales in Victoria increased by 5.5 per cent from \$3.28 billion in 2019 to an estimated \$3.46 billion in 2020. The total number of primary production sales increased 7.4 per cent from 3,164 in 2019 to an estimated 3,399 in 2020.

The total number of primary production property sales in metropolitan Melbourne decreased in 2020 by 6.9 per cent from 159 sales in 2019 to 148 expected sales in 2020. The number of sales in country Victoria showed an increase from 3,005 sales in 2019 to 3,251 expected sales in 2020 (8.2 per cent increase). The total value of primary production sales increased by 11.5 per cent in metropolitan Melbourne and 4.4 per cent in country Victoria.

Residential market in metropolitan Melbourne and regional Victoria

The figures in table 1 and 2 include an additional 5 per cent in the sales estimate to account for further 2020 notifications.

In percentage terms, the total value and total volume of residential sales in metropolitan Melbourne underperformed country Victoria. Country Victoria residential sales volumes increased 21.7 per cent compared to metropolitan Melbourne's 1.1 per cent decrease. The total value of country residential sales increased 28 per cent compared to metropolitan Melbourne's decrease of 1.5 per cent. In terms of median house prices, country Victoria increased 7.8

per cent and metropolitan Melbourne increased 4 per cent.

Median house sale prices increased for the majority of suburbs in the major regional cities of Bendigo, Geelong, Shepparton, Ballarat and Wodonga.

The country residential market can also be gauged by looking at large, medium, small and seaside towns across Victoria (see Table 8).

For the purpose of this report, large towns are defined as having more than 150 sales, medium towns 50–150 sales and small towns fewer than 50 sales. Seaside towns are defined as fronting Bass Strait; however, towns within Port Phillip Bay are excluded from this classification.

Median house prices increased by 9.1 per cent for large towns, 8.7 per cent for medium towns and 9.3 per cent for small towns. This compares to an increase of 4 per cent for metropolitan Melbourne. The statistics below for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns showed a 12.7 per cent median price increase, which is an 11.3 per cent increase from 2019.

Residential – metropolitan Melbourne

Residential median sale prices varied across Melbourne. The median sale price for Melbourne houses increased by 4 per cent from \$721,000 in 2019 to \$750,000 in 2020. Unit values increased by 3.1 per cent from \$574,070 in 2019 to \$591,750 in 2020 and vacant land values increased 0.8 per cent from \$312,500 to \$315,000.

Houses

The median sale price recorded for Melbourne houses in 2020 was \$750,000; however, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2019 and 2020.

The highest median price increases recorded were 44 per cent in Travancore, which increased from \$1,125,000 to \$1,617,500; 30 per cent in Mont Albert, which increased from \$1,690,000 to \$2,200,000; 30 per cent in St Andrews Beach, which increased from \$930,000 to \$1,207,500; and 29 per cent in Portsea, which increased from \$1,950,000 to \$2,515,000.

Thirty six of the 430 metropolitan suburbs with more than 10 sales for both 2019 and 2020 recorded an increase in the 15–25 per cent range.

Thirty six out of 430 metropolitan suburbs with more than 10 sales for both 2019 and 2020 showed a decrease in median price. The biggest reductions in median prices were recorded in East Melbourne, down 31 per cent from \$3,413,500 to \$2,350,000; Princes Hill, down 21 per cent from \$2,035,000 to \$1,600,000; and St Kilda, down 19 per cent from \$1,600,000 to \$1,296,500.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2020 were Toorak at \$5,200,000, Deepdene at \$3,150,000, Brighton at \$3,065,000, Malvern at \$2,748,000, Canterbury at \$2,700,000, Middle Park at \$2,652,500, St Kilda West at \$2,630,000, Armadale at \$2,575,000, Portsea at \$2,515,000 and Hawthorn at \$2,492,500.

The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2020 were Melton at \$390,000, Melton South at \$425,000, Millgrove at \$425,000, Kurunjang at \$431,000, Frankston North at \$450,000, Dallas at \$466,000, Rockbank at \$466,000, Melton West at \$470,000, Coolaroo at \$477,000, and Wyndham Vale at \$485,000.

Units

The median sale price recorded for Melbourne's units in 2020 was \$591,750, an increase of 3.1 per cent on the 2019 figure of \$574,070.

The highest median price increases recorded in 2020 included Albion, up 72 per cent from 261,000 to 449,000; Caulfield East, up 55 per cent from \$350,000 to \$541,000; Ivanhoe East, up 46 per cent from \$588,500 to \$861,000; Vermont South, up 35 per cent from \$705,000 to \$951,000.

Suburbs that recorded the highest fall in median unit sale prices from 2019 to 2020 included Seddon, down 27 per cent from \$675,000 to \$495,000; Cremorne, down 24 per cent from \$740,000 to \$559,000 and Canterbury, down 22 per cent from \$1,205,000 to \$943,000.

Vacant residential land

Melbourne's median sale price for vacant residential land rose 0.8 per cent from \$312,500 in 2019 to \$315,000 in 2020.

Large increases were recorded in Narre Warren South, up 42 per cent from \$300,000 to \$424,500; Deanside, up 32 per cent from \$241,000 to \$317,000; Dromana, up 32 per cent from \$405,000 to \$535,000; and Epping, up 31 per cent from \$240,000 to \$313,500.

Twenty four of 72 metropolitan suburbs with more than 10 sales for both 2019 and 2020 showed median price increases between 5 per cent and 20 per cent. Examples include Craigieburn by 19 per cent, from \$279,000 to \$333,000; Weir Views by 16 per cent, from \$209,000 to \$243,000; Sunshine North by 15 per cent, from \$433,000 to \$499,500; Mernda by 13 per cent, from \$290,000 to \$328,000; and Keysborough by 12 per cent, from \$542,000 to \$606,500.

Twelve suburbs with more than 10 sales for both 2019 and 2020 showed reductions in median price. Examples include Cranbourne West by 23 per cent, from \$238,500 to \$183,500; Rockbank by 10 per cent from \$270,000 to \$242,000; and Thornhill Park by 10 per cent, from \$275,000 to \$248,000.

Residential – country Victoria

Country Victoria has shown significant growth in the residential housing sector for the 10 years to 2020, with median house prices continuing to rise.

The median sale price of housing across country Victoria increased 54 per cent, from \$270,000 in 2010 to \$415,000 in 2020. Units rose 38 per cent, from \$236,250 in 2010 to \$325,000 in 2020.

From 2019 to 2020 the median sale price of houses in country Victoria increased from \$385,000 to \$415,000, an increase of 7.8 per cent. This compares to an increase of 4 per cent in metropolitan Melbourne for the same period.

Houses

The following data refers to country suburbs with 10 or more sales for both 2019 and 2020.

Timboon recorded the largest increase, up 59 per cent from \$260,000 to \$412,500; Nyah West, up 52 per cent from \$85,000 to \$129,000; Newington, up 50 per cent from \$490,000 to \$735,000; and Chiltern, up 44 per cent from \$223,500 to \$321,000.

The biggest falls were recorded in Kaniva, down 32 per cent from \$169,500 to \$115,000; Edenhope, down 16 per cent from \$169,500 to \$143,000; Wahgunyah, down 13 per cent from \$355,000 to \$309,500; and Coleraine, down 12 per cent from \$144,000 to \$127,000.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2020 were Lake Wendouree at \$1,000,000, Newtown (Greater Geelong) at \$945,000, Geelong at \$902,000, Macedon at \$883,000, and Wandana Heights at \$827,000.

The 10 towns in country Victoria with the lowest median house sale prices in 2020 were Rainbow at \$82,000, Sea Lake at \$106,500, Kaniva at \$115,000, Ouyen at \$121,000, Coleraine at \$127,000, Birchip at \$127,500, Nyah West at \$129,000, Wycheproof at \$131,000, Murtoa at \$136,500 and Warracknabeal at \$140,000.

Units

The median sale price of units in country Victoria increased by 8.3 per cent from \$300,000 in 2019 to \$325,000. However, there were wide variations across the state.

Vacant residential land

The median sale price for vacant residential land in country Victoria increased 15.2 per cent from \$171,000 to \$197,000 between 2019 and 2020. However, there were wide variations in movements across Victoria.

Table 1: House sales – metropolitan Melbourne

Year	Total number of sales	Median sale price
2019	50,937	\$721,000
2020	46,767	\$750,000
% change 2019-20	-8.2%	4%

Table 2: House sales – country Victoria

Year	Total number of sales	Median sale price
2019	24,630	\$385,000
2020	27,757	\$415,000
% change 2019-20	12.7%	7.8%

Table 3: Commercial and industrial sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2019	5,602	\$14,103,329,150	\$2,517,553
2020	4,073	\$11,334,140,246	\$2,782,784
% change 2019-20	-27.3%	-19.6%	10.5%

Table 4: Commercial and industrial sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2019	1,870	\$1,870,047,586	\$1,000,025
2020	1,776	\$1,451,797,143	\$817,661
% change 2019-20	-5.1%	-22.4%	-18.2%

Table 5: Primary production sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2019	159	\$508,115,670	\$3,195,696
2020	148	\$566,718,095	\$3,827,883
% change 2019-20	-6.9%	11.5%	19.8%

Table 6: Primary production sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2019	3,005	\$2,771,292,200	\$922,227
2020	3,251	\$2,893,832,608	\$890,191
% change 2019-20	8.2%	4.4%	-3.5%

Table 7: Regional cities – median house price movement 2019 to 2020

Regional cities	No. suburbs included in the regional cities	Quartile	2019 to 2020 median % price movement	Examples of % price movement in each category
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	90	Upper	12.7	East Geelong 30, Bendigo 19, Golden Point 18, Kennington 14, Newtown 14
		Median	8.9	Strathdale 13, Kangaroo Flat 12, Wendouree 10, Portarlington 9, Sebastopol 8, Alfredton 6
		Lower	6.2	Kialla 5, Hamlyn Heights 4, Ballarat North 2, St Leonards 1, East Bendigo -3

Table 8: Country towns – median house price movement 2019 to 2020

Category	No. of towns	Quartile	2019 to 2020 median % price movement	Examples of % price movement in each category
Large towns (more than 150 house sales)	24	Upper	12.1	Hamilton 21, Moe 19, Warrnambool 12
		Median	9.1	Morwell 12, Wangaratta 10, Drouin 7
		Lower	6.7	Sale 6, Traralgon 4, Horsham -3
Medium towns (50–150 house sales)	50	Upper	15.3	Red Cliffs 24, Bright 21, Myrtleford 18, Daylesford 16
		Median	8.7	Leongatha 14, Gisborne 11, Wallan 7, Castlemaine 5
		Lower	4.7	Wonthaggi 4, Woodend 1, Numurkah -5, Irymple -9
Small towns (fewer than 50 house sales)	112	Upper	16.7	Ironbark 44, Mortlake 34, Rutherglen 24, Heyfield 18, Foster 17
		Median	9.3	Wendouree West 16, Koroit 14, Yarram 8, Wy Yung 6, Rosedale 2
		Lower	1.4	Yarragon 1, St Arnaud -3, Beveridge -6, Wahgunyah -13, Edenhope -16
Seaside towns	43	Upper	18.3	Corinella 41, Sunderland Bay 27, Barwon Heads 22, Kalimna 20
		Median	12.7	Apollo Bay 18, Paynesville 15, Jan Juc 10, Point Lonsdale 6
		Lower	6.1	Surf Beach 5, Metung 2, Loch Sport 1, Seaspray -2

Explanatory notes

Statistical accuracy

Only statistics for suburbs with more than 10 sales in one of the past four years have been included in the analysis.

Symbols

^ Fewer than 10 sales in that year.

* Value was carried forward from the previous year due to zero sales in the represented year.

Limited sales recorded for 2020 may cause statistics for that year to be skewed. Similarly, small numbers of sales in rural areas in previous years can distort sales trends.

Block size

Some of the transaction data provided on the Notices of Acquisition is either incomplete or of insufficient detail for the calculation of the block size. This affects the calculation of both median block size and median price per unit area.

The median block size is calculated to be the area of the middle item when all the areas, which can be calculated, are arranged in ascending order of magnitude.

The value of price per unit area is determined by dividing each calculable area into its corresponding sale price. The median price per unit area will be the value of the middle item when all such calculations are arranged in ascending order of magnitude.

The value of the median price per unit area is given in dollars per square metre.

Compound growth per annum

This figure shows the nominal annual compound growth that has occurred over the period, expressed as a percentage. Actual increases may vary from year to year, but the annual compound growth smooths out these increases (or decreases) and indicates by how much a starting value would need to change each year to arrive at the end value.

Movements in the Consumer Price Index over the period have not been considered in these calculations.

Conversion factors

1 hectare = 10,000 square metres

1 hectare = 2.4798 acres

1 acre = 4,046.86 square metres

1 square metre = 10.7639 square feet.

Property classification

The Australian Valuation Property Classification Codes (AVPCC) has been used to produce this report.

The specific descriptions and abbreviations used are shown on page 11-30.

Those classifications marked (#) have been further defined and comprise:

Vacant Residential Site A – less than 2000 sq. metres

Vacant Residential Site B – 2000–3999 sq. metres

Vacant Residential Site C – 4000 sq. metres to 1 hectare

HA is an abbreviation for hectare

SM is an abbreviation for square metre.

Median sale price

The median sale price is the value of the middle item when all sale prices are arranged in ascending order of magnitude.

In some earlier editions of this publication the mean sale price was used to indicate the general level of sale prices. The median sale price was adopted in 1977 and recast back to 1974 to provide a more accurate indication.

It has been observed that the use of mean values has often led to disparities due to the wide divergence of prices within a municipality, particularly the influence of sales at a price much higher than the general level.

Mean sale price

The mean sale price represents the total of sale prices of all sales for the classification, divided by the total number of sales for the classification.

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2020 calendar year. In some cases, preliminary 2021 statistics are shown and are those sales recorded at the time of publication.

These sale statistics do not include transfers of title that relate to legacies and gifts.

Municipality and suburb township data

Categories

Houses based on a combination of Detached Home, Semi-Detached/Terrace Home/Row House, House and Flat/Studio.

Units based on a combination of Single Strata Unit/Villa Unit/Townhouse, Conjoined Strata Unit/Townhouse, Residential Company Share Unit (ground level), Residential Company Share Unit (within multi-storey development), Strata Unit or Flat, Residential Investment Flats, Individual Flat, Retirement Village Unit.

Vacant Res Land based on Vacant Res A and Vacant Res B.

Price index (base 2019 and 2015)

The price indices shown in the municipality tables relate the median price for 2020 to those of 2019 and 2015 respectively. For example, an index of 104.5 for 2019 indicates that the median price has increased by 4.5 per cent between 2019 and 2020.

The calculation of the index is based on the median sale price for residential, commercial and industrial categories, and median price per unit area for rural categories.

The calculation of an index when median sale price is used is contingent on there being sufficient sales of the same land use classification in the same local government area, for both the current and base years.

When indices are calculated on the median price per unit area basis, the same limit relates to the number of sales with calculable areas. Should these conditions not be met, the letters 'ND' (indicating insufficient data) are printed in the appropriate index column.

Suburb/township classification of sales

The report uses gazetted neighbourhoods and localities as its suburb base, and the boundaries are sourced from LASSI maps (Land and Survey Spatial Information maps). The property classification codes used in the guide are the Australian standards, known as Australian Valuation Property Classification codes, which are used throughout Australia.

Suburb/township statistics are more relevant when a particular socio-economic or cultural grouping is required. Data provided on this basis will provide a more reliable statistical guide for comparing specific areas than statistics based on a whole municipality.

Total of sale prices

This municipal total comprises the total selling price of all the sales recorded under 'Number of sales', as defined above.

The individual sale price for each property consists of the value of the real estate component and also includes any amount notified as being the value of chattels.

Property classification codes

Description	Abbreviation
Residential	
Residential Use Development Land	
Vacant Residential Home Site/Surveyed Lot < 2000sm	Vac Res A
Vacant Residential Home Site/Surveyed Lot < 4000sm	Vac Res B
Residential Rural/Rural Lifestyle < 1ha	Vac Res C
Residential Development Site	Res Dev Site
Vacant In globo Residential Subdivisional Land	
Vacant In globo Residential Subdivisional Land (Unspecified)	Vac Res Englobo Oth
Subdivisional Land (Multi Lot)	Sub Div (Multi Lot)
Subdivisional Land (In globo/Potential)	Sub Div (EnGlobo)
Vacant Residential Rural/Rural Lifestyle	Vac Res Rural Lstyle
Residential Airspace	Residential Airspace
Single Residential Accommodation	
Detached Dwelling	
Detached Dwelling (Unspecified)	Detached Home Unsp
Detached Dwelling (new)	Detached Home (new)
Detached Dwelling (existing)	Detached Home(exist)
Detached Dwelling Non Conforming Use- Commercial	Detached Home(Comm)
Detached Dwelling Non Conforming Use- Industrial	Detached Home (Ind)
Separate Dwelling and Curtilage	Sep House&Curtilage
Semi-Detached/Terrace/Row House	
Semi-detached/Terrace/Row House (Unspecified)	Semi-Detached Unspec
Semi-detached	Semi-Detached
Terrace	Terrace House
Row House	Row House
Half Pair or Duplex	Half Pair or Duplex
Granny Flat/Studio	Granny Flat/Studio
Dwelling and Dependant Unit	House & Flat/Studio
Shack/Hut/Donga	Shack/Hut/Donga
Cabin/Accommodation (rental/leased individual residential site)	Cabin/Accommodation
Residential Rural/Rural Lifestyle	Res/Rural Lstyle
Residential Land (with buildings that add no value)	Res Land (WithBuild)
Multiple Occupation (within residential development)	

Description	Abbreviation
Single Strata Unit/Villa Unit/Townhouse	
Single Strata Unit/Villa Unit/Townhouse (Unspecified)	Single Strata Unspec
Single Strata Unit	Single Strata Unit
Villa Unit	Villa Unit
Townhouse	Townhouse
OYO Subdivided Dwelling	OYO Sub Dwelling
OYO Subdivided Unit	OYO Sub Unit
OYO Unit	OYO Unit
Conjoined Strata Unit/Townhouse	
Conjoined Strata Unit/Townhouse (Unspecified)	Cojoin Strata Unsp
Half Pair or Duplex	Half Pair or Duplex
Conjoined Strata Unit	Conjoined StrataUnit
Townhouse	Townhouse
Residential Company Share Unit (ground level)	
Residential Company Share Unit (ground level) (Unspecified)	Res Co Sh Unit Unsp
OYO Company Share Unit	OYO Co Share Unit
OYO Stratum Flat	OYO Stratum Flat
OYO Stratum Unit	OYO Stratum Unit
OYO Company Share Flat	OYO Co Share Flat
OYO Cluster Unit	OYO Cluster Unit
Residential Company Share Unit (within multi-storey development)	Res Co Sh Unit HR
Strata unit or flat	
Strata Unit or Flat (Unspecified)	Strata unit/flat Uns
Strata Dwelling	Strata Dwelling
OYO Subdivided Flat	OYO Subdivided Flat
OYO Strata Flat	OYO Strata Flat
Individual Car Park	Individual Car Park
Individual Berth	Individual Berth
Individual Flat	Individual Flat
Common Land associated with a residential development	Common Land Unit Dev
Investment Residential	
Boarding House	Boarding House
Residential Investment Flats	Res Investment Flat

Description	Abbreviation
Short Term Holiday Accommodation	Short Term Hol Accom
Dormitory Accommodation/University Residential College	
Dormitory Accommodation/University Residential College (Unspecified)	Dorm Accom Unspec
Dormitory Accommodation	Dormitory Accom
University Residential College	Uni Res College
Retirement/Aged Care Accommodation/Special Accommodation	
Retirement Village Unit	Retire Village Unit
Retirement Village Complex	Retire Village Compl
Aged Care Complex	
Aged Care Complex (Unspecified)	Age Care/Nursing Uns
Aged Care Complex	Aged Care Complex
Nursing Home	Nursing Home
Special Accommodation	Special Accom Res
Disability Housing	Disability Housing
Ancillary Buildings	
Miscellaneous Improvements on Residential Land	
Miscellaneous Improvements on Residential Land (Unspecified)	ResLandWithImprovemt
Storage Area (on Residential Land)	Storage Area Res
Garage/Outbuilding (on Residential Land)	Garage/Outbuild Res
Miscellaneous Improvements on Residential Rural Land	
Misc Improvements on Residential Rural Land (Unspecified)	MisImpRuralLand Unsp
Storage Area (Rural)	Storage Area Rural
Garage/Outbuilding (Rural)	Garage/Outbuild Rur
Site Improvements (Rural)	Site Improves Rur
Commercial	
Commercial Use Development Land	
Commercial Development Site	Commerical Dev Site
Vacant In globo Commercial Land	Vac Englobo Land
Commercial Land (with buildings that add no value)	Com Land (Struct 0)
Commercial Airspace	Com Dev Airspace
Retail	
Retail Premises (single occupancy)	
Retail Premises (single occupancy) (Unspecified)	Retail Sgle Occ Unsp

Description	Abbreviation
Bank	Bank
Retail Store/Showroom	Retail Store/Showrm
Shop	Shop
Cafe	Café
Timber Yard/Trade Supplies	Timber Yard/Supplies
Display Yard	Display Yard
Convenience Store/Fast Food	Convenience/FastFood
Plant/Tree Nursery	Plant/Tree Nursery
Retail Premises (multiple occupancies)	
Retail Premises (multiple occupancies) (Unspecified)	Retail Mult Occ Unsp
Shop and Dwelling (single occupancy)	Shop & Dwelling
Office and Dwelling (single occupancy)	Office & Dwelling
Mixed Use Occupation	
Mixed Use Occupation (Unspecified)	Mixed Use Unspec
Office	Mixed Use Office
Shop (Mixed use)	Mixed Use Shop
Studio	Mixed Use Studio
Workroom	Mixed Use Workroom
Shopping Centre	
Shopping Centre (Unspecified)	Shopping Centre Unsp
Shopping Centre (Super Regional)	Shop Cnt SuperRegnal
Shopping Centre (Major Regional)	Shop Cnt MajorRegnal
Shopping Centre (Regional)	Shop Cnt Regional
Shopping Centre (Sub Regional)	Shop Cnt SubRegional
Shopping Centre (Neighbourhood)	Shop Cnt Neighbourhood
National Company Retail	
National Company Retail (Unspecified)	National Co Ret Unsp
Supermarket	Supermarket
Department/Discount Department Store	Dept/Discount Store
National Company Retail (Bulky Goods)	Nat Co Bulky Goods
Fuel Outlet/Garage/Service Station	Fuel Outlet/Garage
Multi-Purpose Fuel Outlet (fuel/food/groceries)	Multi Use FuelOutlet
Bottle Shop/Licensed Liquor Outlet	Bottle Shop/Licensed

Description	Abbreviation
Licensed Retail Premises	Licensed Ret Prem
Market Stall	Market Stall
Office	
Office Premises	
Office Premises (Unspecified)	Office Premises Uns
Office (Converted dwelling)	Office Cvrt Dwelling
Serviced Office	Serviced Office
Strata/Subdivided Office	Strata/Subdiv Office
Low Rise Office Building	LowRise Office Build
Multi-Level Office Building	
Multi-Level Office Building (Unspecified)	Multi-Lvl Offic Unsp
Medium rise (4 to 50 levels)	Office 4 to 50 Lvl
High Rise (50+ levels)	Office H/R 50+ Lvl
Special Purpose (built-in technology)	SpecialPurpose tech
Short Term Business and Tourist Accommodation	
Residential Hotel/Motel/Apartment Hotel Complex	
Residential Hotel/Motel/Apartment Hotel Complex (Unspecified)	Hotel/Motel Unspec
Residential Hotel	Residential Hotel
Motel	Motel
Apartment Hotel Complex	Apartment Hotel Comp
Tourist Resort Complex	Tourist Resort Compl
Hotel	Res Hotel
Private Hotel	Private Hotel
Residential Hotel/Motel/Apartment Hotel Units	Res Hotel/Motel Apar
Serviced Apartments/Holiday Units	
Serviced Apartments/Holiday Units (Unspecified)	Serv Apt/Unit Unsp
Holiday Units	Holiday Units
Serviced Apartments	Serviced Apartments
Bed and Breakfast	Bed and Breakfast
Tourist Park/Caravan Park/Camping Ground	Tourist Park/Caravan
Guest Lodge/Back Packers/Bunkhouse/Hostel	
Guest Lodge/Back Packers/Bunkhouse/Hostel (Unspecified)	Guest/BackPack Unspc
Guest Lodge	Guest Lodge

Description	Abbreviation
Back Packers/Hostel	Back Packers/ Hostel
Bunkhouse	Bunkhouse
Ski lodge/ Member facility	Ski lodge/Memb fac
Recreation Camp	Recreation Camp
Hospitality	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub (Unspecified)	Pub/Tavern/Club Unsp
Pub	Pub
Tavern	Tavern
Hotel	Hotel
Licensed Club	Licensed Club
Restaurant	Restaurant
Licensed Restaurant	Licensed Restaurant
Nightclub/Cabaret	Nightclub/Cabaret
Reception/Function Centre	Reception/Function
Hotel-Gaming	Hotel-Gaming
Club - Gaming - stand alone	Club-Gaming-Stand
Member Club Facility	Member Club Facility
Casino	Casino
National Company Restaurant	National Co Rest
Kiosk	Kiosk
Conference/Convention centre	ConferenceConvention
Entertainment – Cinema, Live Theatre and Amusements (non-sporting)	
Live Entertainment – Major Multi-Purpose Complex	Live Ent-Major Multi
Cinema Complex	Cinema Complex
Playhouse/Traditional Theatre	Playhouse/Theatre
Drive-In	Drive-In
Tourism Facilities/Infrastructure	
Large Theme Attraction/Park	Large Theme Park
Amusement Park	Amusement Parks etc.
Major Infrastructure Attractions, often associated with a major historic or feature natural location	Major Inf Attraction
Tourism Infrastructure – Local Attractions	Tourism Infrastruct

Description	Abbreviation
Personal Services	
Health Surgery	Health Surgery
Health Clinic	
Health Clinic (Unspecified)	Health Clinic Unsp
Diagnostic Centre/X-Ray	Diagnostic/X-ray
Medical Centre/Surgery	Medical/Surgery
Dental Clinic	Dental Clinic
Super Clinic	Super Clinic
Brothel	Brothel
Crematorium/Funeral Services	Crematorium/Funeral
Automatic Teller Machine	Automatic Teller
Veterinary Clinic	Veterinary Clinic
Vehicle Car Parking, Washing and Sales	
Ground Level Parking	Ground Level Parking
Multi-Storey Car Park	Multi-Storey CarPark
Individual Car Park Site	
Individual Car Park Site (Unspecified)	Indiv CarPark Unspe
Car park – Under Cover	CarPark – UnderCover
Car park – Open Air	CarPark – Open Air
Car Wash	Car Wash
Vehicle Sales Centre	Vehicle Sales Centre
Vehicle Rental Centre	Vehicle Rental Centre
Advertising or Public Information Screens	
Advertising Sign	
Advertising Sign (Unspecified)	Advertising Sign Uns
Self Standing Pole	Adv Self Stand Pole
Bridge Fixed	Adv Sign Bridge Fix
Roof Mounted	Adv Sign Roof Mount
Wall Fixed	Adv Sign Wall Fixed
Electronic Stadium/Street TV Relay Screen/Scoreboard	ElectronicScoreboard
Industrial	
Industrial Use Development Land	
Industrial Development Site	Ind Dev Site

Description	Abbreviation
Vacant Industrial In globo Land	Vac Englobo Land
Industrial Airspace	Ind Dev Airspace
Industrial Land (with buildings which add no value)	Ind Land Building \$0
Manufacturing	
General Purpose Factory	
General Purpose Factory (Unspecified)	Factory Unspec
Factory Unit	Factory Unit
Factory	Factory
Garage/Motor Vehicle Repairs	Garage/Motor Vehicle
Office/Factory	Office/Factory
Workshop	Workshop
Food Processing Factory	
Food Processing Factory (Unspecified)	Food ProcessingUnsp
Processing Plant	Processing Plant
Dairy	Food ProcessingDairy
Major Industrial Complex – Special Purpose Improvements	Major Ind Complex
Warehouse/Distribution/Storage	
General Purpose Warehouse	
General Purpose Warehouse (unspecified)	Warehouse Unspec
Warehouse	Warehouse
Warehouse/Office	Warehouse/Office
Warehouse/Factory	Warehouse/Factory
Warehouse/Showroom	Warehouse/Showroom
Depot	Storage Depot
Store	Warehouse Store
Open Area Storage	
Open Area Storage (Unspecified)	OpenStorageUnspec
Hardstand/Storage Yard	Hard/Storage Yard
Wrecking Yard	Wrecking Yard
Concrete Batching Plant	Concrete Batch Plant
Container storage	OpArea ContainerStor
Bulk Grain Storage (structures)	Bulk Grain (Stuct)
Bulk Grain Storage (earthen walls and flooring - pit bunker)	Bulk Grain Stor(Pit)

Description	Abbreviation
Bulk Liquid Storage Fuel Depot/Tank Farm	Bulk Liquid Depot
Coolstore/Coldstore	Coolstore/Coldstore
Works Depot	Works Depot
Noxious/Offensive/Dangerous Industry	
Tannery/Skins Depot and Drying	Tannery/Skins Depot
Abattoirs	Abattoirs
Stock sales yards	Stock Sales Yards
Rendering Plant	Rendering Plant
Oil Refinery	Oil Refinery
Petro-chemical Manufacturing	Petrochemical Man
Sawmill	Sawmill
Extractive industries	
Extractive industry site with permit or reserve not in use	
Sand	ExtInd Sand
Gravel/Stone	ExtInd Gravel/Stone
Manufacturing Materials	ExtInd Manufact Mat
Soil	ExtInd Soil
Coal	ExtInd Coal
Minerals/Ores	ExtInd Minerals/Ores
Precious Metals	ExtInPrecious Metals
Uranium	ExtInd Uranium
Quarry/Mine (open cut) – Exhausted (dry)	Quarry/Mine open dry
Quarry/Mine (open cut) – Exhausted (wet)	Quarry/Mine open wet
Quarry (in use)	
Sand	Quarry Sand
Gravel/Stone	Quarry Gravel/Stone
Manufacturing Materials	Quarry Manufact Mat
Soil	Quarry Soil
Mine (open cut)	
Black or Brown Coal	MineOpen Coal
Iron Ore	MineOpen Iron Ore
Bauxite	MineOpen Bauxite
Gold	MineOpen Gold

Description	Abbreviation
Metals (other than gold)	MineOpen Metals
Precious Stones	MineOpen PrecStones
Uranium	MineOpen Uranium
Non Metals (other than Uranium)	MineOpenNon Metals
Mine (deep shaft)	
Non-metals	MineDeepNon-metals
Black Coal	MineDeep Black Coal
Precious Stones	MineDeep PrecStones
Gold	MineDeep Gold
Metals (other than gold)	MineDeep Metals
Closed Mine Shaft	Closed Mine Shaft
Tailings Dumps	
Tailings Dump (minerals)	TailingsDump Mineral
Tailings Dump (non-minerals)	TailingDumpNoMineral
Well/Bore	
Oil	Well/Bore Oil
Gas	Well/Bore Gas
Water (mineral)	Well Water (mineral)
Water (stock and domestic)	Water (stock&dome)
Water (irrigation)	Water (irrigation)
Disused Bore/Well	Disused Bore/Well
Salt Pan (evaporative)	
Lake - Salt Extraction	Lake – Salt Ext
Man-Made Evaporative Basin	Man-made Evap Salt
Dredging Operations	
Dredging (minerals)	Dredging (minerals)
Dredging (non-minerals)	Dredging non-mineral
Other (Unspecified)	
Extractive less than 2 Metres	ExtractiveLess 2 Mts
Operating mine (Unspecified)	Operating mine unspe
Vacant Land mining (Unspecified)	VacantLand Mine unsp
Primary production	
Native Vegetation	

Description	Abbreviation
Vacant Land – Native Vegetation/Bushland	Native Bshland
Vacant Land – Native Vegetation/Bushland with Covenant/Agreement	NatBshland +Agreem
Agriculture Cropping	
General Cropping	
General Cropping (Unspecified)	GenCrop >20ha Unspec
Crop Production – Mixed/Other	Crop – Mixed Other
Crop Production – Other Grains/Oil Seeds	Crop– Other Grains
Crop Production – Wheat	Crop – Wheat
Crop Production – Fodder Crops	Crop – Fodder Crops
Specialised Cropping	Specialised Cropping
Livestock Grazing	
Domestic Livestock Grazing	DomsticLivestockGraz
Non-Native Animals	Non-Native Animals
Native Animals	Native Animals
Livestock Production – Sheep	Livestock - Sheep
Livestock Production – Beef Cattle	Livestock - Beef
Livestock Production – Dairy Cattle	Livestock - Dairy
Mixed Farming and Grazing	
Mixed farming and grazing	
Mixed farming and grazing (Unspecified)	MixedFarm&GrazUnsp
Mixed farming and grazing with infrastructure	MixedFarm + infrast
Mixed farming and grazing without infrastructure	MixedFarm no infrast
Livestock – special purpose fencing, pens, cages, yards or shedding, stables	
Cattle Feed Lot	Cattle Feed Lot
Poultry – Open Range	Poultry – Open Range
Poultry (egg production)	Poultry egg
Poultry (broiler production)	Poultry broiler
Horse Stud/Training Facilities/Stables	
Horse Stud/Training Facilities/Stables (Unspecified)	Horse Unspecified
Horse Stud	Horse Stud
Training Facilities	Horse Training Fac
Stables	Horse Stables
Piggery	Piggery

Description	Abbreviation
Kennel/Cattery	Kennel/Cattery
Horticulture Fruit and Vegetable Crops	
Market Garden – Vegetables	MarketGardenVeg <20h
Orchards, Groves and Plantations	Orchard Plantations
Horticulture – Special Purpose Structural Improvements	
Vineyard	Vineyard
Plant/Tree Nursery	Plant/Tree Nursery
Commercial Flower and Plant Growing – (outdoor)	Com Flower&Plant
Glasshouse Plant/Vegetable Production	Glasshouse Plant/Veg
Forestry – Commercial Timber Production	
Softwood Plantation	Softwood Plantation
Hardwood Plantation	Hardwood Plantation
Native Hardwood (standing timber)	Native Hardwood
Aquaculture	
Oyster Beds	Oyster Beds
Fish Farming – Sea Water Based	FishFarming–SeaWater
Yabby Farming	Yabby Farming
Aquaculture Breeding/Research Facilities/Fish Hatchery	Aquaculture Breeding
Infrastructure and utilities (industrial)	
Vacant	
Vacant Land	Utilities Vac Land
(Unspecified) – Transport, Storage, Utilities and Communication	Unsp–TranspStorUtil
Gas or Fuel	
Gas or Fuel Wells	Gas or Fuel Wells
Gas or Fuel Production/Refinery	GasFuel Prod/Refine
Gas or Fuel Storage	Gas or Fuel Storage
Gas or Fuel Transmission Pipeline (through easements, freehold and public land)	Gas Trans Pipeline
Gas or Fuel Distribution/Reticulation Pipelines (through easements, freehold and public land)	GasFuel Dist/Ret Pip
Electricity	
Electricity Power Generators – Fuel Powered(brown coal, black coal, natural steam, gas, oil, nuclear)	ElectPowerGenerator
Hydro Electricity Generation	Hydro ElectGenerat
Wind Farm Electricity Generation	WindFarmElectricity

Description	Abbreviation
Electricity Substation/Terminal	Electric Substation
Electricity Transmission Lines (through easements, freehold and public land)	Electric Trans Lines
Electricity Distribution/Reticulation Lines (through easements, freehold and public land)	ElectricDistribLines
Solar Electricity Generation	Solar Elect Generat
Waste Disposal, Treatment and Recycling	
Refuse Incinerator	Refuse Incinerator
Refuse Transfer Station	RefseTransferStation
Sanitary Land Fill	Sanitary Land Fill
Refuse Recycling	Refuse Recycling
Hazardous Materials/Toxic Storage Centre	Hazardous/ToxicStore
Toxic By-product Storage and Decontamination Site	ToxicByProductStore
Sewerage/Stormwater Treatment Plant Site	Sewerage/StormTreat
Sewerage/Stormwater Pump Stations	Sewerage/StormPump
Sewerage/Stormwater Pipelines (through easements, freehold and public land)	
Sewerage/Stormwater Pipelines (through easements, freehold and public land) (Unspecified)	Sewerage/StormUnsp
Public Utility – Drainage	PublicUtilityDrainag
Public Utility – Sewerage	PublicUtilitySewerag
Reserve for Drainage or Sewerage Purposes	Reserve for Drainage
Retarding Basin	Retarding Basin
Water Supply	
Water Catchment Area	Water Catchment Area
Water Catchment Dam/Reservoir	WaterCatchDamReser
Water Storage Dam/Reservoir (Non-Catchment)	WaterStorageDamRes
Water Treatment Plant	WaterTreatmentPlant
Water Storage Tanks, Pressure Control Towers and Pumping Stations	Water Storage Tanks
Major Water Conduits	Major Water Conduits
Water – Urban Distribution Network (through easements, freehold and public land)	WaterUrbanDistribut
Transport – Road Systems	
Freeways	Freeways
Main Highways (including national routes)	Main Highways
Secondary Roads	Secondary Roads
Suburban and Rural Roads	Suburban&Rural Road

Description	Abbreviation
Closed Roads	Closed Roads
Reserved Roads	ReservedRoads
Bus Maintenance Depot	BusMaintenanceDepot
Bus Interchange Centre/Bus Terminal	BusInterchangeCentre
Designated Bus/Taxi Stops/Stands/Shelters	DesignatedBus/Taxi
Weighbridge	Weighbridge
Transport – Rail and Tramway Systems	
Railway Line in use	Railway Line in use
Railway Switching and Marshalling Yards	Railway Switching
Railway Maintenance Facility	Railway Maintenance
Railway Passenger Terminal Facilities (including stations)	RailwayPassengerTerm
Railway Freight Terminal Facilities	Railway Freight Term
Tramway/Light Rail Right of Way and Associated Track Infrastructure	Tramway/Light Rail
Tramway Maintenance /Terminal Storage	Tramway Maintenance
Tram Stopping Facilities	TramStoppingFacility
Railway/Tramway Line Closed/Unused	Railway/TramClosed
Transport – Air	
Airfield (includes associated open space)	Airfield incOpenSpac
Airstrip	Airstrip
Airport Traffic Control Centre	AirportTrafficContro
Airport Hangar Building	Airport Hangar Build
Airport Terminal Building – Passengers	AirportTermPassenger
Airport Terminal Building – Freight	AirportTermFreight
Heliport	Heliport
Transport – Marine	
Port Channel	Port Channel
Port Dock / Berth	Port Dock/Berth
Port Wharf / Pier and Apron - Cargo	PortWharf/Pier Cargo
Wharf – Storage Sheds	Wharf – Storage Shed
Wharf – Passenger Terminal and Ferry Pier Facilities	Wharf–Passenger Term
Piers, Storages and Slipways	Piers/Storages/Slipw
Ramps and Jetties	Ramps and Jetties
Marinas and Yacht Clubs	Marinas & Yacht Club

Description	Abbreviation
Dockyard, Dry Dock and/or Ship Building Facility	Dockyard,Dry Dock
Lighthouse and Navigation Aids	Lighthouse&Navigate
Communications, including Print, Post, Telecommunications and Airwave Facilities	
Post Offices	Post Offices
Postal Exchange/Mail Sorting Centres	Postal Exchange/Mail
Post Boxes	Post Boxes
Telecommunication Buildings / Maintenance Depots	TelecomBuildings
Telecommunication Towers and Aerials	
Telecommunication Towers and Aerials (Unspecified)	TelecomTowers Unspec
Telecommunication Tower	Telecom Tower
Telecommunication Aerial	Telecom Aerial
Cable Lines, Conduits, Special Purpose Below Street Level Communication Line Tunnels – not sewers	Cable Lines,Conduit
Television/Radio Station - Purpose Built	TV/Radio Station
Printing Works/Press	Printing Works/Press
Telephone Exchange - Purpose Built	Phone Exchange
Community services	
Vacant or Disused Community Services Site	
Vacant Health Services Development Site	Vac Health Ser Site
Vacant Education and Research Development Site	Vac Edu & Res Site
Vacant Justice and Community Protection Development Site	Vac Justice&Com Site
Vacant Religious Purposes Development Site	Vac Religious Site
Vacant Community Services Development Site	Vac Com Service Site
Vacant Government Administration Development Site	Vac Gov Admin Site
Vacant Defence Services Development Site	Vac Defence Site
Cemetery	Cemetery
Health	
Public Hospital	Public Hospital
Private Hospital	Private Hospital
Welfare Centre	Welfare Centre
Community Health Centre	Community Health Cen
Centre for the Mentally Ill	Centre Mentaly ill
Day Care Centre for Children	Day Care Centre

Description	Abbreviation
Education and Research	
Early Childhood Development Centre – Kindergarten	
Early Childhood Development Centre – Kindergarten (Unspecified)	Child Centre Unsp
Early Childhood Development Centre	Early Childhood Cent
Kindergarten	Kindergarten
Pre-School	Pre-School
Child Welfare and Pre-School	Child Welfare&Pre
Government School	
Government School (Unspecified)	Gov School (Unsp)
Primary School	Gov Primary School
Secondary School/College	Gov Secondary School
Combined Primary/Secondary	Gov Combine Prim/Sec
Technical School	Gov Technical School
Playing Fields and sporting facilities	Gov Fields Sport Fac
School Camps	School Camps
Non Government School	
Non Government School (Unspecified)	NonGov School Unsp
Primary School	NonGov Primary
Secondary School/College	NonGov Secondary
Combined Primary/Secondary	NonGov Combined
Technical School	NonGovTech School
Playing Fields and sporting facilities	NonGov Fields Sport
Special Needs School	Special Needs School
University	University
Technical and Further Education	Technical&Further Ed
Research Institute – Public	Research Ins – Pub
Observatory	Observatory
Residential College/Quarters – Defence forces	Res College/Quarters
Justice and Community Protection	
Police Facility	Police Facility
Court Facility	Court Facility
Prison/Detention Centre/Goal Complex/Corrective Institution	Prison/Detention
Fire Station Facility	Fire Station

Description	Abbreviation
Ambulance Station Facility	Ambulance Station
Emergency Services Complex	Emergency Serv Comp
Community Protection and Services Training Facility	Community Protection
Religious	
Place of Worship	Place of Worship
Religious Hall	Religious Hall
Religious Residence	Religious Residence
Religious Study Centre	Religious Study Cent
Community Service and Sporting Clubrooms and Halls	
Halls and Service Clubrooms	Halls&Service Rooms
Rural and Community Camps	Rural&Comm Camps
Community Facility	Community Facility
Government Administration	
Parliament House	Parliament House
Government House	Government House
Local Government	Local Government
Civic Buildings	Civic Buildings
Defence Services/Military Base	
Army Barracks/Administration Base	Army Barracks/Admin
Army Maintenance Depots	Army Maintenance Dep
Army Field Camps and Firing Ranges	Army Field Camps&FR
Naval Base/Administration Base	Naval Base/Admin
Naval Specialised Facilities – Ground Based	Naval Spec-Grnd Base
Naval Specialised Facilities – Water Based	Naval Spec-Wter Base
Air Force Base/Administration	Air Force Base/Admin
Airstrip and Specialised Facilities	Airstrip&Specialised
Munitions Storage Facility	Munitions Storage
Other Community service facilities	
Public Conveniences	Public Conveniences
(Unspecified) – Public, Education and Health Improved	Public,Ed,Health Imp
(Unspecified) – Public, Education and Health vacant	Public,Ed,Health Vac
Animal Shelter	Animal Shelter
Sport, Heritage and Culture	

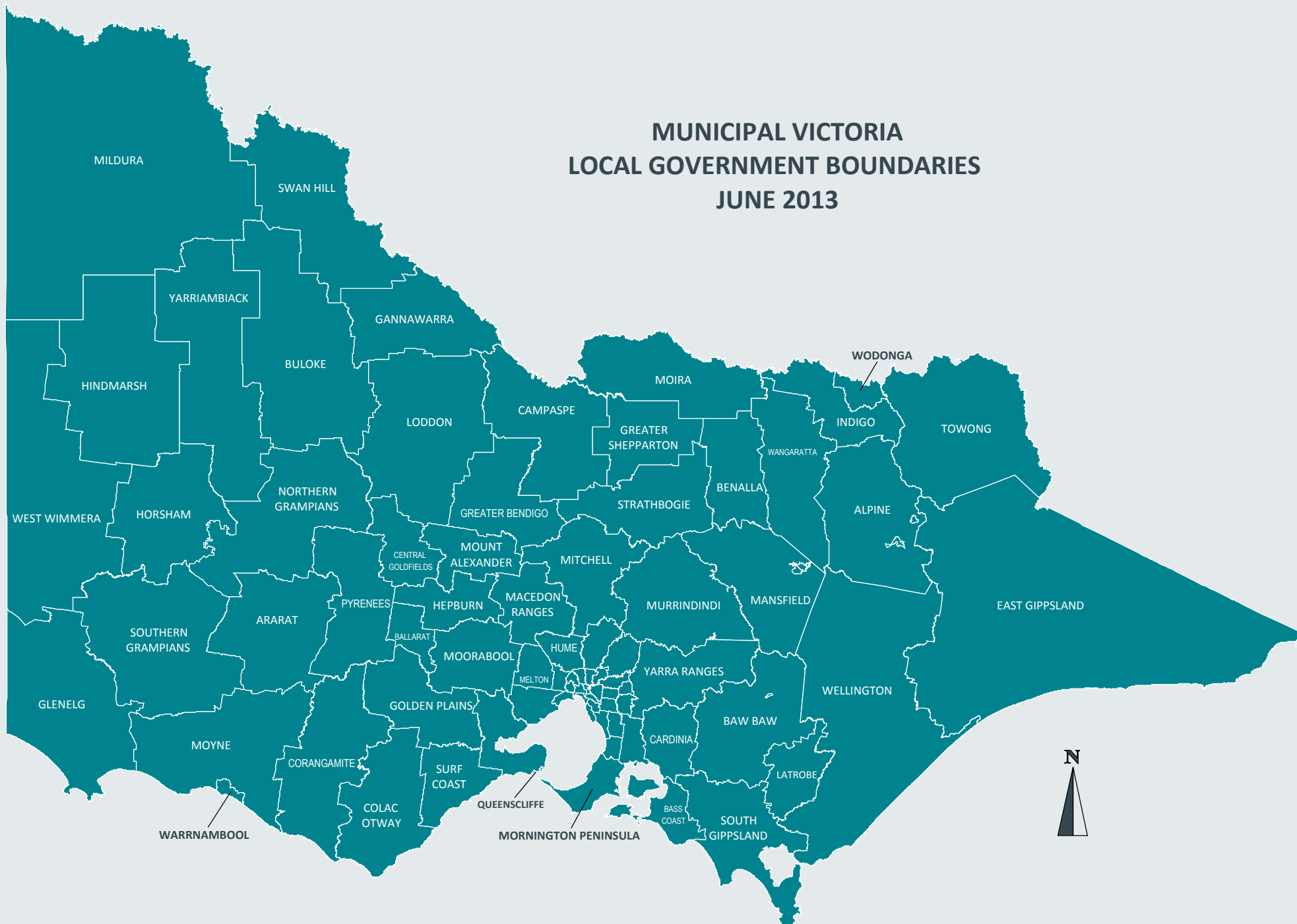
Description	Abbreviation
Vacant Land	
Vacant Site - Sporting Use	Vac Site – Sporting
Vacant Site - Heritage Application	Vac Site – Heritage
Vacant Site - Cultural Use	Vac Site – Cultural
State/Regional Sports Complex	
Major Sports Complex	MajorSportsComplex
Major Indoor Sports Complex	Major Indoor Sports
Outdoor/Indoor Sports Complex - non major	OutdoorSport Complex
Outdoor Sports - Extended Areas/Cross Country	OutdoorSportCountry
Aquatic Complex	Aquatic Complex
Water Sports – Outdoor	WaterSport–Outdoor
Motor Racing Tracks/Speedways	Motor Racing Tracks
Racecourse/Tracks	Racecourse/Tracks
Ski Fields	Ski Fields - Comm
Local Sporting Facilities	
Indoor Sports Centre	
Indoor Sports Centre (Unspecified)	IndoorSportCent Unsp
Squash Courts	Squash Courts
Gymnasium/Health Club	Gymnasium/Health
Indoor Sports Complex	Indoor Sport Complex
Bowling Alley	Bowling Alley
Outdoor Sports Grounds town or suburban facilities	
Outdoor Sports Grounds town or suburban facilities (Unspecified)	OutdoorSportGrndUnsp
Tennis Club	Tennis Club
Bowling Club	Bowling Club
Outdoor Park and Facilities	Outdoor Park and Fac
Outdoor Sports – Extended Areas/Cross Country	Outdoor–CrossCountry
Swimming Pools/Aquatic Centres	SwimmingPool/Aqua
Water Sports – Outdoor	WaterSport–Outdoor
Motor Race Tracks/Speedways	Motor Race Speedway
Aero Club Facility	Aero Club Facility
Ski Fields	Ski Fields
Equestrian Centre	Equestrian Centre

Description	Abbreviation
Bike Track/Walking Trails	Bike Tk/Walking Tk
National/State Cultural Heritage Centres	
Library/Archives	National Library
Museum/Art Gallery	National Museum
Cultural Heritage Centre	National Culture
Wildlife Zoo	NationalWildlifeZoo
Aquarium	National Aquarium
Botanical Gardens	Nat BotanicalGdns
Monument/Memorial	Nat Monum/Memorial
Culture, recreation and sport	Culture,Rec&Sport
Local Cultural Heritage Sites, Memorials and Monuments	
Library/Archives	LocalLibrary/Archive
Museum/Art Gallery	Local Museum/Gallery
Cultural Heritage Centre	Local CulturalCentre
Wildlife Zoo/Park/Aquarium	Local Wildlife Zoo
Parks and Gardens	Local Parks&Gardens
Monument/Memorial	Local Monum/Memorial
Local Recreation – Other	
Bathing Boxes	Bathing Boxes
Boat Sheds	Boat Sheds
National parks, conservation areas, forest reserves and natural water reserves	
Reserved Land	
Vacant Land (future reserve etc.)	VacLnd FutureReserve
Nature Reserve	
Nature Reserve	Nature Reserve
Wilderness Area	
World Heritage Area	World Heritage Area
Local Wilderness Area	LocalWilderness Area
National Park (Land and Marine)	
National Park - Land	National Park – Land
National Park - Marine	National Park–Marine
Natural Monument/Feature	
Natural Monument - Land	Nat Monument–Land

Description	Abbreviation
Natural Monument - Marine	Nat Monument-Marine
Natural Forests and Forest Reserves	
Forest Reserves - Public	ForestRes–Public
Forest Reserves - Private	Forest Res–Private
Conservation Area	
Conservation Area - Public	Conservation–Public
Conservation Area - Private	Conservation–Private
Protected Landscape/Seascape	
Protected Landscape - Public	PrtcLdscapePublic
Protected Landscape - Private	PrtcLdscapePrivate
Protected Seascape - Public	PrtcSeascapePublic
Protected Landscape - Private	PrtcSeascapePrivate
Wetlands	
River Reserve (fresh water)	RiverRes(freshWater)
Creek Reserve (fresh water)	CreekRes(freshWater)
River Reserve (salt water)	RiverRes (saltWater)
Creek Reserve (salt water)	CreekRes (saltWater)
Floodway Reserve	Floodway Reserve
Fresh Water Lake Reserve	Fresh Water Lake Res
Salt Water Lake Reserve	Salt Water Lake Res
Inland Low Lying Tidal Estuary Wetlands Reserve	InlandTidal Wetlands
Seabed - Open Sea/Ocean/Bays	Seabed–OpenSea/Ocean
Game/Fauna Reserves	
Game Reserve – Public	Game Res – Public
Game Reserve – Private	Game Res – Private

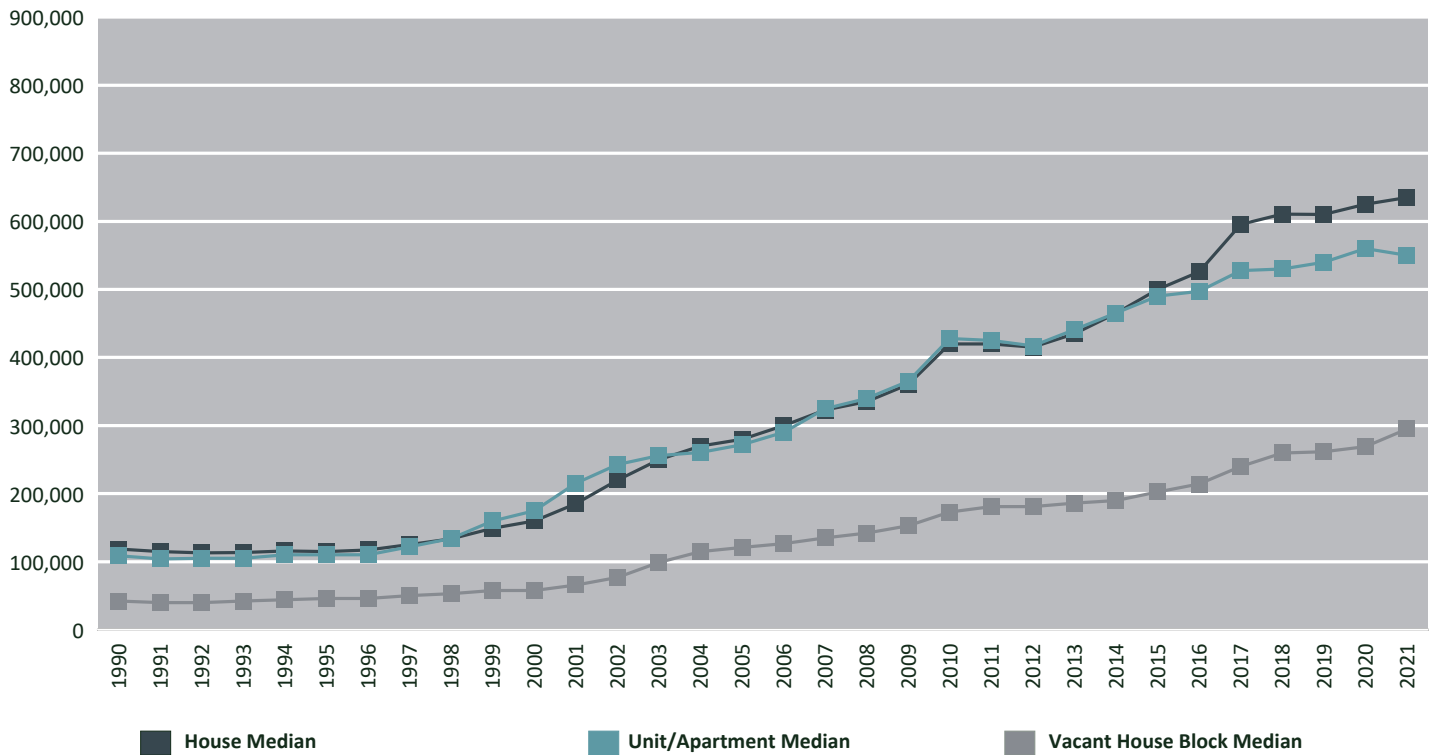


**MUNICIPAL VICTORIA
LOCAL GOVERNMENT BOUNDARIES
JUNE 2013**



Victoria

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	53,313	118,500	140,293	17,348	109,000	132,423	18,556	42,000	48,005
1991	53,917	115,000	134,872	15,993	104,000	124,615	17,391	40,000	45,578
1992	57,327	113,000	132,492	17,535	105,000	127,752	19,560	40,000	46,065
1993	61,337	113,500	133,684	20,597	105,000	130,819	20,746	42,000	48,646
1994	64,957	116,000	140,463	23,402	110,000	137,521	21,020	44,000	52,304
1995	60,632	115,000	140,589	19,316	110,000	136,467	17,153	46,000	59,126
1996	63,362	117,250	143,145	22,361	110,000	139,718	16,094	46,000	55,970
1997	76,580	125,000	158,496	30,706	121,875	153,416	22,092	50,000	61,438
1998	72,859	133,500	169,560	28,921	134,000	165,847	22,267	53,000	64,068
1999	77,208	148,925	191,222	33,883	160,000	199,725	28,011	57,500	66,880
2000	81,147	160,000	203,778	33,816	175,000	216,708	22,270	57,910	62,647
2001	94,480	185,000	234,974	41,835	215,000	253,943	35,458	65,858	72,979
2002	90,885	220,000	270,866	37,147	243,000	284,636	34,150	77,000	83,077
2003	88,778	250,000	308,349	35,303	256,000	302,404	34,389	99,000	107,294
2004	78,345	270,000	328,180	30,366	260,629	308,204	21,931	114,750	119,639
2005	81,025	280,000	348,446	33,421	272,000	320,745	21,281	121,000	126,758
2006	78,148	300,000	381,696	35,197	290,000	351,380	22,427	126,500	136,063
2007	92,770	322,800	433,342	47,412	325,000	392,750	28,562	135,000	142,933
2008	73,512	335,000	436,677	36,311	340,000	390,314	22,786	142,000	147,314
2009	84,821	360,200	460,158	46,568	365,000	414,824	32,889	153,000	156,130
2010	78,060	420,000	540,127	44,913	428,000	485,525	30,215	173,000	180,567
2011	69,609	420,000	537,743	38,791	425,000	481,578	21,070	181,000	192,105
2012	67,895	415,000	525,670	38,498	416,944	468,494	17,698	181,000	190,426
2013	77,899	435,000	566,871	47,353	441,000	497,995	21,176	186,000	197,990
2014	83,874	465,000	618,148	55,599	465,400	521,453	24,560	190,000	203,761
2015	91,192	500,000	685,524	58,236	490,000	560,887	29,103	202,400	215,932
2016	87,625	526,000	713,510	51,474	497,000	584,247	35,737	214,000	224,555
2017	91,074	595,650	779,006	52,068	527,800	620,393	42,412	240,000	251,555
2018	78,937	610,500	780,167	38,552	530,000	610,479	30,143	259,900	269,992
2019	75,567	610,000	774,201	34,271	540,000	616,722	20,962	261,500	274,575
2020	70,975	625,000	790,208	29,770	560,000	630,527	29,943	269,000	281,766
2021	15,393	635,000	774,069	7,587	550,000	614,631	4,324	295,000	317,516

Statistics for 2021 are based on a small number of sales and are preliminary only.

VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
<i>Commercial</i>				(\$/SM)	(SM)			(SM)	(\$/SM)
Amusement Parks etc.	1	2333333	2333333	NA	NA	ND	ND	NA	NA
Bank	7	2142385	2000000	5167.96	387.00	133.33<	415.11<	536.86	3990.61
Bed and Breakfast	6	1089166	992500	144.07	11675.00	83.40<	151.76<	18042.67	60.37
Brothel	1	1100000	1100000	3985.51	276.00	122.22<	125.14<	276.00	3985.51
Café	16	730093	447500	3608.25	194.00	63.25<	80.56<	626.46	1274.37
Car Wash	2	2255000	2255000	1234.81	1960.00	ND	149.59<	1960.00	1150.51
CarPark – UnderCover	40	18287	15000	11.26	1999.00	20.83<	19.35<	1999.00	7.77
Com Land (Struct 0)	28	2183644	1070000	1122.82	528.00	74.56<	124.06<	4254.29	513.28
Convenience/FastFood	2	285500	285500	1924.36	442.00	5.09<	4.60<	442.00	645.93
Crematorium/Funeral	3	4951666	3080000	6339.71	1463.00	ND	222.22<	1506.67	3286.50
Dental Clinic	3	805000	550000	2601.96	613.00	69.80<	33.33<	714.33	1126.92
Dev Site	224	1569134	425069	363.58	1075.00	49.77<	42.51<	3226.79	518.16
Diagnostic/X-ray	1	1585000	1585000	NA	NA	ND	ND	NA	NA
Fuel Outlet/Garage	54	4020405	3172973	190.39	2101.00	97.74<	417.50<	2566.02	1419.65
Ground Level Parking	10	231090	123775	16.28	2998.00	3.00<	5.26<	2435.22	100.69
Guest Lodge	1	850000	850000	5.31	160000.00	ND	20.33<	160000.00	5.31
Guest/BackPack Unsp	3	23653000	34980000	86799.01	403.00	ND	5435.90<	506.67	46683.55
Health Clinic Unsp	100	1513800	990000	1934.41	691.00	105.88<	102.06<	996.55	1265.31
Health Surgery	13	1354673	717500	1733.14	675.00	89.69<	109.13<	819.50	1702.84
Holiday Units	4	1023000	1033500	1963.35	764.00	1781.90<	759.93<	2010.67	584.38
Hotel	16	802437	762500	481.33	2241.50	100.99<	79.68<	3995.06	200.86
Hotel/Motel Unsp	29	1295709	750000	176.18	2851.00	100.00<	66.67<	4570.19	277.43
Indiv CarPark Unspe	24	41550	33300	24.46	1993.00	66.60<	66.93<	1981.50	17.57
Licensed Restaurant	5	1068000	850000	3571.95	443.50	11.58<	ND	618.00	1982.20
Licensed Ret Prem	3	5630000	1000000	677.97	1475.00	ND	53.48<	1444.00	3898.89
Live Ent-Major Multi	1	2986500	2986500	2346.03	1273.00	47.33<	32.34<	1273.00	2346.03
LowRise Office Build	17	4758508	2612500	7956.86	765.00	39.58<	42.83<	736.00	7757.62
Market Stall	1	521168	521168	335.59	1553.00	ND	ND	1553.00	335.59
Medical/Surgery	14	3273707	667500	446.25	986.00	54.55<	86.69<	1393.15	2494.72
Member Club Facility	3	1295000	1375000	2717.39	506.00	ND	182.60<	616.67	2100.00
Mixed Use Office	9	1429116	572000	761.10	551.50	110.00<	127.11<	567.17	2498.40
Mixed Use Shop	4	454143	280287	440.14	636.00	50.96<	55.50<	745.75	608.98
Mixed Use Unspec	163	945538	570000	835.39	513.00	75.20<	96.74<	4991.76	194.24
Motel	8	12006562	840000	302.99	5205.00	88.89<	97.56<	12739.88	942.44
Multi Use FuelOutlet	6	2160306	919920	297.00	1000.00	116.82<	21.75<	1326.80	808.24
Multi-Lvl Offic Unsp	18	107322781	64801200	76172.42	1941.50	218.11<	162.61<	2293.75	34570.13
National Co Rest	2	1545000	1545000	4333.52	637.00	27.11<	50.16<	637.00	2425.43
National Co Ret Unsp	12	8432083	3985000	1104.68	1815.00	175.47<	125.54<	4401.89	1820.81
Nightclub/Cabaret	1	11650000	11650000	18973.94	614.00	ND	ND	614.00	18973.94
Office & Dwelling	4	1455000	1315000	9726.56	256.00	131.50<	86.97<	574.67	2920.53
Office Cvrt Dwelling	4	853750	452500	2547.23	550.00	ND	85.34<	535.00	1595.79
Office H/R 50+ Lvl	3	72945576	8690000	26073.41	7734.00	21.46<	3.91<	7734.00	26073.41
Office Premises Uns	536	1257752	546150	1098.10	683.00	93.19<	80.26<	3058.01	416.10
Pub	6	6259999	4400000	12343.38	453.00	80.00<	195.56<	958.67	6529.90
Pub/Tavern/Club Unsp	40	2225312	1440000	281.20	1330.00	147.13<	124.14<	2962.38	780.90
Reception/Function	1	2160000	2160000	6708.07	322.00	ND	86.40<	322.00	6708.07
Recreation Camp	1	600000	600000	1.92	312500.00	ND	ND	312500.00	1.92
Res Hotel	1	5775000	5775000	24163.18	239.00	962.50<	262.50<	239.00	24163.18
Restaurant	15	2925965	1400000	7363.19	307.00	122.81<	158.64<	6023507.00	0.53
Retail Mult Occ Unsp	130	1979544	862500	6451.61	279.00	70.41<	101.47<	2097.39	988.04
Retail Sgle Occ Unsp	865	1122090	575000	5758.81	369.00	79.31<	88.46<	1396.95	758.15
Retail Store/Showrm	12	3574389	1370000	3762.16	766.50	91.33<	155.68<	4203.80	955.15
Serv Apt/Unit Unsp	65	580416	412000	400.38	1524.00	84.77<	145.84<	12138.05	63.44
Serviced Apartments	4	448750	467500	NA	NA	80.60<	58.44<	NA	NA
Serviced Office	2	143200	143200	61.30	2336.00	ND	20.46<	2336.00	61.30
Shop	88	799714	632500	2790.26	267.00	84.33<	126.50<	1135.08	760.62
Shop & Dwelling	19	859715	770000	1535.49	337.00	53.13<	118.46<	483.11	1774.91
Shop Cnt MajorRegnal	1	47447400	47447400	24854.58	1909.00	77.78<	ND	1909.00	24854.58
Shopping Centre Unsp	10	26705561	30157805	1115.13	23850.00	370.72<	363.35<	22149.00	1186.61
SpecialPurpose tech	2	1050000	1050000	1785.71	588.00	ND	ND	588.00	1785.71
Strata/Subdiv Office	85	321496	247500	22.40	4353.00	206.25<	80.49<	4692.29	63.74
Super Clinic	1	51741425	51741425	5732.49	9026.00	ND	ND	9026.00	5732.49
Supermarket	2	8635500	8635500	1394.33	5896.00	123.81<	92.36<	5896.00	1464.64
Timber Yard/Supplies	2	34500500	34500500	1699.92	14652.00	1066.58<	958.35<	14652.00	2354.66
Tourist Park/Caravan	11	4103386	1900000	168.89	25900.00	184.47<	165.22<	105132.90	42.82
Tourist Resort Compl	1	1570000	1570000	78.15	20090.00	ND	697.78<	20090.00	78.15
Vehicle Rental Centr	1	3168000	3168000	823.07	3849.00	ND	ND	3849.00	823.07
Vehicle Sales Centre	21	5003965	1588400	370.66	1517.00	54.15<	63.54<	2538.89	2029.05
Veterinary Clinic	14	759034	518500	495.96	1042.00	64.81<	75.14<	1185.42	573.04

VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Community Services						(\$/SM)	(SM)	(SM)	(\$/SM)
Ambulance Station	1	1950000	1950000	1718.06	1135.00	147.73<	ND	1135.00	1718.06
Child Centre Unsp	5	3042000	1700000	826.45	1573.00	73.89<	193.18<	1854.00	1640.78
Community Facility	2	689250	689250	685.24	1005.50	5.22<	66.69<	1005.50	685.48
Community Health Cen	4	3783125	718750	330.47	1165.00	ND	29.67<	1130.67	4272.55
Day Care Centre	24	3468597	3186050	2178.03	1992.00	109.11<	144.82<	1995.50	1738.21
Fire Station	1	825000	825000	NA	NA	445.95<	455.93<	NA	NA
Gov School (Unsp)	2	551650	551650	8.09	88420.00	12.38<	2.60<	88420.00	8.09
Halls&Service Rooms	5	492040	147500	1445.09	692.00	173.22<	20.92<	935.00	526.25
NonGov School Unsp	2	3060000	3060000	1204.48	5512.00	61.82<	14.64<	5512.00	555.15
Place of Worship	22	2530090	460000	973.24	2055.00	46.58<	157.01<	4076.24	639.85
Public,Ed,Health Imp	2	462500	462500	636.43	736.50	ND	84.09<	736.50	627.97
Religious Hall	2	1001000	1001000	473.28	2517.50	ND	21.04<	2517.50	397.62
Religious Residence	2	522500	522500	428.36	1617.00	ND	27.94<	1617.00	323.13
Religious Study Cent	1	3828888	3828888	8470.99	452.00	ND	ND	452.00	8470.99
Rural&Comm Camps	2	732500	732500	11.15	397300.00	ND	228.91<	397300.00	1.84
School Camps	1	1600000	1600000	7.56	211582.00	140.35<	231.88<	211582.00	7.56
Technical&Further Ed	1	2854500	2854500	874.00	3266.00	162.44<	ND	3266.00	874.00
Vac Edu & Res Site	4	4847500	4425000	193.54	24165.00	51.57<	68.30<	35437.00	136.79
Vac Gov Admin Site	1	24090000	24090000	69.22	348000.00	1672.92<	ND	348000.00	69.22
Vac Religious Site	1	121000	121000	35.59	3400.00	37.93<	ND	3400.00	35.59
Extractive Industry						(\$/SM)	(SM)	(SM)	(\$/SM)
ExtInd Gravel/Stone	1	4961258	4961258	8.49	584600.00	ND	ND	584600.00	8.49
ExtInd Manufact Mat	1	150000	150000	44.12	3400.00	ND	ND	3400.00	44.12
Quarry Gravel/Stone	1	385000	385000	3.64	105800.00	83.70<	14.55<	105800.00	3.64
Quarry Manufact Mat	1	1500000	1500000	0.57	2634000.00	769.90<	ND	2634000.00	0.57
Industrial						(\$/SM)	(SM)	(SM)	(\$/SM)
Abattoirs	3	29229666	339000	3.43	72800.00	ND	112.07<	90633.33	322.50
Bulk Grain (Stuct)	6	936991	483000	88.19	15938.00	138.00<	59.18<	23064.50	40.62
Concrete Batch Plant	1	350000	350000	76.29	4588.00	ND	ND	4588.00	76.29
Coolstore/Coldstore	1	49000000	49000000	1424.42	34400.00	1849.06<	7747.04<	34400.00	1424.42
Factory	53	777346	500000	2184.12	929.50	75.76<	101.01<	1170.83	857.82
Factory Unit	92	573656	468600	2472.30	204.00	124.96<	119.24<	1083.39	600.50
Factory Unsp	1059	1493441	550000	476.95	629.00	97.35<	100.00<	3178.44	542.22
Food ProcessingUnsp	14	20171988	745000	748.88	955.00	39.63<	25.08<	10138.50	716.46
Garage/Motor Vehicle	6	1312023	1525000	1789.96	619.00	117.53<	133.33<	701.17	1871.20
Hard/Storage Yard	1	100000	100000	54.64	1830.00	ND	ND	1830.00	54.64
Ind Dev Site	482	1289162	467365	213.60	2024.00	82.45<	90.21<	8130.13	159.31
Ind Land Building \$0	16	1007195	454750	203.52	1210.00	39.54<	103.35<	4696.00	214.48
Major Ind Complex	1	20020000	20020000	302.37	66210.00	178.34<	10.31<	66210.00	302.37
Office/Factory	71	8154004	1085000	1305.00	1341.00	143.49<	150.96<	3479.19	3067.46
OpenStorageUnspec	18	1333084	344740	53.94	4160.00	245.32<	72.20<	6441.40	234.66
Processing Plant	1	3000000	3000000	688.71	4356.00	ND	ND	4356.00	688.71
Rendering Plant	1	85000	85000	25.00	3400.00	ND	25.76<	3400.00	25.00
Sawmill	4	463800	257500	14.94	17100.00	14.71<	104.02<	27772.50	16.70
Storage Depot	5	3198600	80000	216.56	1570.00	ND	5.00<	8907.40	359.09
Vac Englobo Land	4	7625916	50075000	933.68	75300.00	672.98<	8337.50<	112125.00	680.10
Warehouse	5	4942449	1200000	248.69	4021.00	115.25<	184.62<	7158.60	690.42
Warehouse Store	17	462140	203000	2365.59	93.00	113.20<	3.10<	1523.00	366.28
Warehouse Unspec	812	1921072	550000	3417.86	907.00	84.82<	74.83<	6006.63	370.82
Warehouse/Factory	36	1532922	852500	1012.14	1013.00	163.94<	203.97<	2634.39	596.28
Warehouse/Office	37	5890991	850000	82.86	1750.00	22.67<	66.61<	12462.19	472.71
Warehouse/Showroom	11	1448090	720000	158.75	4000.00	5.91<	96.13<	6940.50	206.40
Workshop	11	262072	210000	247.06	850.00	8.94<	25.12<	1010.45	259.36
Infrastruc&Utilities						(\$/SM)	(SM)	(SM)	(\$/SM)
Airport Hangar Build	2	222250	222250	458.48	473.50	ND	ND	473.50	469.38
Closed Roads	61	34056	20900	213.89	45.00	218.53<	232.22<	642.74	38.46
Gas or Fuel Storage	1	7920000	7920000	22.06	359000.00	ND	ND	359000.00	22.06
Phone Exchange	1	465000	465000	46.50	10000.00	ND	ND	10000.00	46.50
Port Dock/Berth	2	147500	147500	595.71	237.00	84.29<	ND	237.00	622.36
Post Offices	4	292500	307500	315.93	1177.50	55.91<	114.95<	1397.50	209.30
Railway Line in use	1	385000	385000	36.58	10524.00	ND	712.96<	10524.00	36.58
Refuse Recycling	1	693532	693532	35.75	19400.00	ND	ND	19400.00	35.75
Sewerage/StormUnsp	2	12180	12180	163.45	120.00	ND	42.59<	120.00	101.50
Suburban&Rural Road	2	372500	372500	555.32	11349.50	ND	659.29<	11349.50	32.82
Telecom Tower	1	1000	1000	16.67	60.00	ND	0.08<	60.00	16.67
TelecomTowers Unspec	3	381700	133100	1331.00	100.00	ND	ND	2835.67	134.61
TV/Radio Station	1	535000	535000	153.47	3486.00	ND	ND	3486.00	153.47
Unsp-TranspStorUtil	2	68337	68337	3194.58	25.00	273.35<	ND	25.00	2733.50
Utilities Vac Land	1	250000	250000	4464.29	56.00	127.30<	112.61<	56.00	4464.29
Water Storage Tanks	1	300000	300000	500.00	600.00	ND	ND	600.00	500.00
National Parks, etc						(\$/SM)	(SM)	(SM)	(\$/SM)
Conservation-Private	3	40666	47000	0.62	76000.00	88.18<	715.59<	66533.33	0.61
Nature Reserve	6	193381	77325	66.83	6691.50	32.22<	306.97<	5865.00	32.97
PrtcLdscapePublic	1	2850000	2850000	407.90	6987.00	ND	ND	6987.00	407.90
Seabed-OpenSea/Ocean	1	27500	27500	0.40	68100.00	ND	ND	68100.00	0.40
VacLnd FutureReserve	3	405783	4000	304.33	3976.00	0.11<	80.97<	2887.33	140.54

VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	4	317250	302500	1.18	353896.50	60.23<	7.12<	443675.50	0.72
Crop – Fodder Crops	16	595267	587500	0.94	437550.00	ND	54.84<	591836.50	1.01
Crop – Other Grains	1	775868	775868	1.34	580000.00	ND	ND	580000.00	1.34
DomsticLivestockGraz	462	695775	483333	0.66	400000.00	100.38<	96.67<	702928.58	0.99
GenCrop >20ha Unspec	447	998683	600000	0.56	896291.00	104.17<	153.85<	1636829.34	0.61
Glasshouse Plant/Veg	4	518750	460000	14.30	59250.00	ND	ND	87333.25	5.94
Hardwood Plantation	8	459318	387816	0.61	691000.00	63.16<	59.66<	641337.50	0.72
Horse Unspecified	24	2664229	1600000	6.53	222200.00	135.31<	152.38<	379390.00	7.19
Kennel/Cattery	3	666000	690000	3.52	198764.00	98.57<	32.86<	182458.67	3.65
Livestock – Beef	286	1055855	687000	0.31	408966.00	91.60<	143.13<	769963.61	1.37
Livestock – Dairy	269	931513	780000	1.38	608700.00	91.76<	127.35<	821352.36	1.13
Livestock – Sheep	132	836837	500000	0.83	560168.50	74.96<	105.82<	861071.63	0.98
MarketGardenVeg <20h	16	855732	395000	22.05	109850.00	46.47<	95.18<	198767.38	4.31
MixedFarm + infrast	278	1153705	767500	1.63	460400.00	101.66<	88.65<	718627.21	1.61
MixedFarm no infrast	127	1020559	591397	1.95	486719.50	107.53<	192.14<	769804.25	1.33
MixedFarm&GrazUnsp	866	1106133	601250	1.44	473100.00	105.48<	132.87<	949882.61	1.17
NatBshland +Agreem	1	210000	210000	0.13	1570100.00	129.63<	ND	1570100.00	0.13
Native Animals	2	1209347	1209347	3.17	3126618.50	ND	100.78<	3126618.50	0.39
Native Bshland	73	416096	210000	2.88	169517.00	77.78<	71.19<	482467.50	0.73
Native Hardwood	26	338929	262500	0.44	365400.00	190.22<	92.11<	1395053.23	0.24
Orchard Plantations	51	2422392	590000	3.89	166900.00	101.72<	129.67<	413611.29	5.86
Piggery	3	547333	520000	0.50	1050000.00	104.00<	87.39<	967886.67	0.57
Plant/Tree Nursery	15	939418	760000	27.77	118496.50	129.91<	76.00<	189601.64	4.82
Poultry – Open Range	3	604566	721000	3.26	221300.00	ND	63.25<	178383.33	3.39
Poultry broiler	6	4435939	3928304	5.16	837430.00	180.20<	231.08<	759056.67	5.84
Poultry egg	1	1040000	1040000	42.89	24247.00	86.67<	ND	24247.00	42.89
Softwood Plantation	18	513261	372500	0.98	560350.00	149.00<	111.88<	1112185.61	0.46
Specialised Cropping	10	1329998	622896	8.30	545950.00	50.85<	105.07<	1091230.00	1.22
Vineyard	85	1489258	630000	16.22	101100.00	126.00<	172.60<	265840.05	5.60

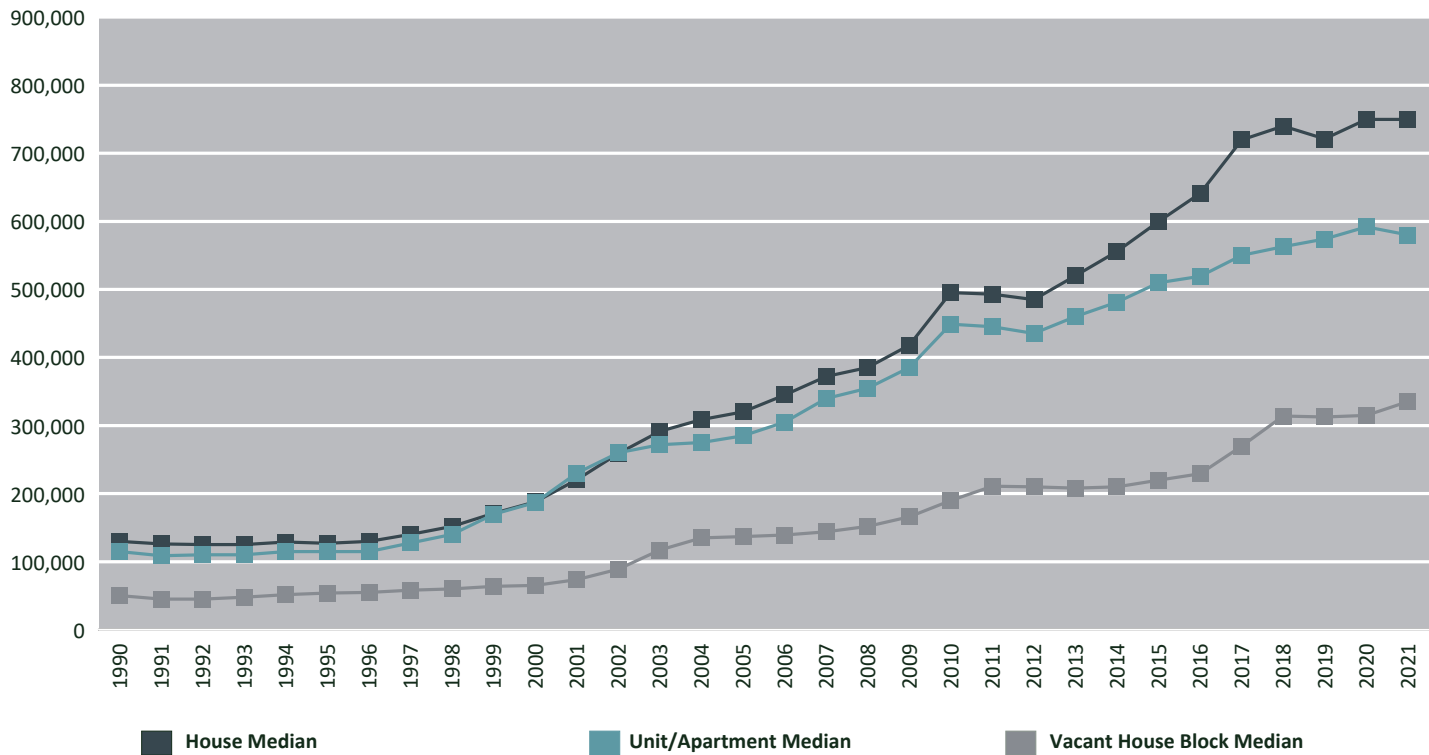
VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	11	5013548	3080000	1205.48	2555.00	41.62<	77.00<	2684.00	2183.17
Boarding House	21	1395261	950000	8295.63	663.00	56.72<	112.76<	900.00	1550.29
Cabin/Accommodation	1	145000	145000	NA	NA	51.79<	ND	NA	NA
Cojoin Strata Unsp	591	878013	658000	NA	NA	106.13<	128.70<	NA	NA
Conjoined StrataUnit	235	525353	530000	NA	NA	122.40<	145.21<	NA	NA
Detached Home (Ind)	16	344250	290000	365.72	772.50	78.38<	ND	836.63	411.47
Detached Home (New)	212	986228	560000	1101.89	530.00	96.55<	124.46<	581.68	1695.41
Detached Home Unsp	62736	799258	630000	462.52	627.00	103.28<	121.15<	697.15	1144.39
Detached Home(Comm)	55	418527	312000	363.09	661.00	42.36<	68.57<	787.64	531.37
Detached Home(exist)	6085	568587	450140	483.70	736.00	84.93<	95.77<	925.11	614.32
Garage/Outbuild Res	8	185375	202500	248.33	887.50	ND	101.25<	3482.75	53.23
Garage/Outbuild Rur	6	279166	218750	9.36	4895.00	218.75<	229.06<	42805.83	6.52
Granny Flat/Studio	9	769222	830000	397.62	1094.00	494.05<	741.07<	1389.80	253.71
Half Pair or Duplex	52	893538	894000	2865.28	360.00	120.89<	144.19<	397.65	2322.67
House & Flat/Studio	5	414000	360000	577.14	875.00	48.65<	72.00<	789.00	583.02
Individual Berth	20	188662	172000	2741.38	58.00	91.01<	110.97<	65.16	2922.65
Individual Car Park	274	55669	39000	167.20	2199.00	120.00<	82.54<	2199.00	17.06
Individual Flat	40	671668	605000	NA	NA	157.14<	132.97<	NA	NA
MisImpRuralLand Unsp	150	366474	230000	7.80	35389.00	126.03<	122.02<	61882.29	5.92
Nursing Home	2	10440000	10440000	3160.96	3329.50	ND	ND	3329.50	3135.61
OYO Cluster Unit	2	916250	916250	NA	NA	ND	149.29<	NA	NA
OYO Strata Flat	667	524546	500000	NA	NA	94.55<	102.88<	NA	NA
OYO Stratum Flat	11	610363	630000	NA	NA	193.85<	131.52<	NA	NA
OYO Sub Dwelling	110	762449	732500	NA	NA	121.58<	92.28<	NA	NA
OYO Sub Unit	1252	596896	530000	NA	NA	97.25<	119.10<	NA	NA
OYO Subdivided Flat	1002	629455	531500	NA	NA	123.03<	96.81<	NA	NA
OYO Unit	77	917834	886500	NA	NA	186.63<	123.13<	NA	NA
Res Co Sh Unit HR	15	575350	530000	NA	NA	93.81<	138.74<	NA	NA
Res Co Sh Unit Unsp	18	772367	745000	NA	NA	116.41<	161.96<	NA	NA
Res Dev Site	183	1162702	320000	502.30	579.50	77.48<	25.60<	7601.95	132.68
Res Investment Flat	159	868970	620000	1909.18	345.00	52.99<	76.54<	917.43	959.92
Res Land (WithBuild)	832	1115993	947500	815.46	791.00	73.11<	118.44<	1330.85	849.00
Res/Rural Lstyle	6079	859348	685000	37.64	17004.00	107.87<	132.30<	40560.05	21.14
ResLandWithImprovemt	141	237134	115000	1195.36	1105.00	191.67<	493.56<	8886.42	31.44
Retire Village Compl	3	7329715	8823000	NA	NA	98.03<	123.40<	NA	NA
Retire Village Unit	281	423666	393000	2229.73	37.00	89.32<	126.77<	37.00	2229.73
Row House	19	892447	763000	4519.01	171.00	193.16<	104.06<	157.14	4640.23
Semi-detached	14	698428	437500	6592.74	248.00	50.29<	95.52<	280.78	3105.26
Semi-detached Unspec	1801	1157277	1050000	2253.89	193.00	159.09<	145.93<	250.31	4906.50
Sep House&Curtilage	8	1548375	1471500	750.00	1000.00	84.09<	201.02<	943.00	1479.62
Shack/Hut/Donga	3	178333	165000	112.47	1467.00	100.61<	ND	1927.00	92.54
Short Term Hol Accom	72	710488	600000	1437.99	661.00	106.19<	148.15<	8474.98	89.39
Single Strata Unit	213	449490	427000	NA	NA	80.57<	124.67<	NA	NA
Single Strata Unsp	14084	621129	565000	NA	NA	106.60<	118.95<	NA	NA
Site Improves Rur	2	24915	24915	158.13	176.00	ND	ND	176.00	158.13
Special Accom Res	1	515000	515000	734.66	701.00	ND	ND	701.00	734.66
Storage Area Res	42	142664	15500	7.71	2469.00	155.00<	129.17<	7026.71	1.54
Storage Area Rural	1	200000	200000	164.74	1214.00	1210.73<	500.00<	1214.00	164.74
Strata Dwelling	26	615417	541250	NA	NA	86.88<	63.23<	NA	NA
Strata Unit/Flat Uns	9786	637812	559000	5513.70	131.00	102.57<	109.61<	344.50	1427.43
Sub Div (EnGlobo)	9	3503891	3900000	61.67	120000.00	118.18<	141.82<	148800.00	23.55
Sub Div (Multi Lot)	15	3071745	2350000	414.83	5665.00	106.82<	95.92<	42955.20	71.51
Terrace House	56	2130023	1740000	16455.56	225.00	69.32<	183.16<	221.12	9769.93
Townhouse	894	754352	660500	3995.94	346.50	98.29<	154.68<	346.50	3852.81
Vac Res A	29121	281114	270000	719.54	454.50	101.89<	133.00<	528.43	536.69
Vac Res B	822	304889	215000	48.41	2272.50	114.73<	134.42<	2524.40	120.78
Vac Res Englobo Oth	57	5870680	1536334	22.69	40000.00	67.90<	53.67<	122573.95	47.90
Vac Res Rural Lstyle	2144	326059	222500	13.69	12200.00	103.49<	130.12<	33601.82	9.68
Villa Unit	342	517497	507500	NA	NA	104.64<	132.33<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	4	678500	700000	507.61	1576.00	33.64<	42.68<	1661.00	457.56
Major Indoor Sports	1	23375000	23375000	5652.96	4135.00	ND	ND	4135.00	5652.96
Motor Racing Tracks	2	18215000	18215000	2.22	4587071.00	ND	ND	4587071.00	3.97
National Museum	1	5300000	5300000	14402.17	368.00	ND	202.68<	368.00	14402.17
SwimmingPool/Aqua	1	800000	800000	746.97	1071.00	ND	20.00<	1071.00	746.97
Vac Site – Sporting	2	812500	812500	1738.18	692.00	26.31<	50.78<	692.00	1174.13
Municipality totals									
Commercial Total			2,802			Commercial Total Prices		\$6,597,670,629	
Community Services Total			85			Community Services Total Prices		\$240,409,230	
Extractive Industry Total			4			Extractive Industry Total Prices		\$6,996,258	
Industrial Total			2,768			Industrial Total Prices		\$5,579,412,599	
Infrastruc&Utilities Total			86			Infrastruc&Utilities Total Prices		\$16,587,623	
National Parks, etc Total			14			National Parks, etc Total Prices		\$5,377,140	
Primary Production Total			3,237			Primary Production Total Prices		\$3,295,762,574	
Residential Total			140,893			Residential Total Prices		\$91,140,570,895	
Sport/Hrtge/Cultural Total			11			Sport/Hrtge/Cultural Total Prices		\$70,244,000	
All Sales Total			149,900			All Sales Total		\$106,953,030,945	

Melbourne Metropolitan Area

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	38,010	130,000	161,623	14,791	115,000	140,105	10,675	50,000	59,759
1991	39,340	126,000	152,790	13,724	109,000	130,534	11,364	45,000	52,915
1992	41,212	125,000	150,106	15,130	110,000	133,910	12,924	45,000	52,976
1993	44,033	125,000	150,787	18,012	110,175	136,961	13,539	48,000	56,262
1994	47,021	129,000	158,943	20,649	115,000	143,916	13,663	51,750	61,648
1995	44,190	127,225	158,147	17,116	115,000	142,447	11,327	54,000	69,228
1996	46,576	130,000	161,100	20,080	115,000	144,437	10,859	55,000	63,954
1997	57,412	140,000	178,951	27,872	127,500	159,939	15,690	58,000	69,850
1998	53,695	152,000	194,251	26,022	140,000	173,873	15,568	60,000	74,124
1999	56,654	171,000	220,985	30,745	169,500	209,400	20,477	64,000	76,122
2000	57,239	188,000	240,798	30,127	187,000	228,988	15,155	65,000	72,304
2001	66,690	220,500	277,957	37,099	230,000	270,465	23,542	73,500	84,910
2002	62,934	259,000	320,076	32,439	260,000	305,000	21,447	89,000	98,765
2003	61,369	291,500	361,587	30,650	272,000	320,850	22,177	117,000	126,084
2004	53,796	308,869	381,610	26,103	275,000	324,949	12,998	135,000	144,947
2005	56,845	320,000	399,924	29,135	285,000	335,812	13,332	137,000	146,848
2006	55,171	345,000	439,676	30,862	305,000	368,461	14,768	139,000	153,139
2007	66,461	372,000	503,390	42,262	340,000	411,140	20,424	143,900	155,663
2008	52,126	385,000	510,269	32,105	355,000	409,935	16,159	152,000	162,374
2009	60,063	418,100	540,086	41,048	385,000	437,861	22,633	166,000	174,721
2010	55,457	495,500	636,432	40,137	449,000	511,306	19,564	190,000	206,154
2011	48,929	493,000	633,442	34,548	445,000	506,073	12,329	210,753	227,244
2012	47,569	485,000	618,256	34,256	435,500	493,845	10,219	210,000	226,859
2013	55,220	520,000	668,710	42,982	460,000	521,123	13,507	207,900	227,284
2014	60,825	556,000	726,534	51,203	481,500	542,280	16,198	210,000	232,764
2015	66,580	600,000	811,766	53,795	510,000	583,640	20,566	219,800	240,795
2016	61,877	641,000	861,359	46,972	519,300	611,213	26,120	229,000	245,303
2017	63,192	720,000	953,129	46,957	550,000	651,796	28,080	270,000	287,181
2018	51,404	740,000	978,656	33,756	563,000	650,560	16,397	314,000	333,683
2019	50,937	721,000	942,280	30,077	574,070	655,233	11,343	312,500	338,637
2020	44,540	750,000	980,521	25,732	591,750	671,440	15,951	315,000	335,944
2021	9,196	750,000	954,675	6,572	580,000	647,414	2,221	335,000	380,901

Statistics for 2021 are based on a small number of sales and are preliminary only.

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	6	2392000	2050000	5304.19	386.50	ND	45.90<	459.67	5203.77
Bed and Breakfast	2	1205000	1205000	144.07	11675.00	94.14<	69.86<	11675.00	103.21
Brothel	1	1100000	1100000	3985.51	276.00	122.22<	125.14<	276.00	3985.51
Café	10	960350	767500	4986.96	230.00	76.75<	138.16<	799.00	1252.05
Car Wash	1	2710000	2710000	1693.75	1600.00	ND	105.65<	1600.00	1693.75
CarPark – UnderCover	40	18287	15000	7.50	1999.00	20.83<	19.35<	1999.00	7.77
Com Land (Struct 0)	25	2400081	1150000	1635.11	581.00	49.20<	78.84<	4625.72	518.86
Crematorium/Funeral	3	4951666	3080000	6339.71	1463.00	ND	147.76<	1506.67	3286.50
Dental Clinic	1	1595000	1595000	2601.96	613.00	202.41<	96.67<	613.00	2601.96
Dev Site	122	2383309	592536	357.18	1126.00	59.85<	41.12<	2813.68	876.93
Diagnostic/X-ray	1	1585000	1585000	NA	NA	ND	ND	NA	NA
Fuel Outlet/Garage	29	5737133	4029800	1901.65	2405.50	78.32<	135.00<	2931.96	1771.72
Ground Level Parking	6	92683	79500	34.51	4160.00	0.77<	1.79<	3419.00	26.45
Guest/BackPack Unsp	2	34980000	34980000	148760.95	284.50	ND	1488.51<	284.50	122952.55
Health Clinic Unsp	74	1384072	1080000	1934.41	691.00	86.40<	108.00<	1022.27	1385.81
Health Surgery	7	2146500	1600000	1733.14	675.00	147.30<	171.58<	952.50	2477.78
Holiday Units	1	567000	567000	NA	NA	ND	416.91<	NA	NA
Hotel	2	1672500	1672500	191.42	10210.50	ND	46.46<	10210.50	163.80
Hotel/Motel Unsp	3	4873333	3520000	5130.16	2658.00	118.12<	46.65<	2658.00	2088.04
Indiv CarPark Unspe	24	41550	33300	23.08	1993.00	66.60<	66.93<	1981.50	17.57
Licensed Restaurant	1	2000000	2000000	5524.86	362.00	27.25<	ND	362.00	5524.86
Licensed Ret Prem	2	7945000	7945000	4241.93	1428.50	ND	202.42<	1428.50	5561.78
LowRise Office Build	14	5205509	2645564	7956.86	765.00	40.08<	33.76<	788.56	7792.82
Market Stall	1	521168	521168	335.59	1553.00	ND	ND	1553.00	335.59
Medical/Surgery	10	4394690	987452	491.15	1028.00	80.70<	93.16<	1606.33	2994.87
Member Club Facility	3	1295000	1375000	2717.39	506.00	ND	29.26<	616.67	2100.00
Mixed Use Office	6	1570966	745400	722.12	529.00	143.35<	140.15<	604.67	2792.61
Mixed Use Shop	1	1001000	1001000	609.25	1643.00	182.00<	170.09<	1643.00	609.25
Mixed Use Unspec	99	1082373	675000	1580.46	348.00	74.92<	84.38<	7615.52	154.63
Motel	1	88600000	88600000	120054.20	738.00	ND	2812.70<	738.00	120054.20
Multi Use FuelOutlet	4	3059959	1869920	1258.74	715.00	135.99<	44.21<	1056.33	1464.13
Multi-Lvl Offic Unsp	18	107322781	64801200	76172.42	1941.50	218.11<	162.61<	2293.75	34570.13
National Co Rest	1	590000	590000	6555.56	90.00	10.35<	19.16<	90.00	6555.56
National Co Ret Unsp	6	13954666	5735000	782.05	5460.00	47.54<	172.59<	9473.00	1923.99
Nightclub/Cabaret	1	11650000	11650000	18973.94	614.00	ND	ND	614.00	18973.94
Office & Dwelling	3	1706666	1845000	8553.28	253.00	ND	123.58<	253.00	8567.19
Office Cvrt Dwelling	1	2200000	2200000	4112.15	535.00	ND	325.93<	535.00	4112.15
Office H/R 50+ Lvl	3	72945576	8690000	26073.41	7734.00	21.46<	3.91<	7734.00	26073.41
Office Premises Uns	432	1392416	567050	901.76	719.00	94.51<	74.12<	3742.96	387.35
Pub	6	6259999	4400000	12343.38	453.00	80.00<	195.56<	958.67	6529.90
Pub/Tavern/Club Unsp	24	3013125	1877500	4610.66	488.00	117.27<	81.45<	2251.33	1457.23
Reception/Function	1	2160000	2160000	6708.07	322.00	ND	86.40<	322.00	6708.07
Res Hotel	1	5775000	5775000	24163.18	239.00	962.50<	ND	239.00	24163.18
Restaurant	12	3514208	1767500	9462.20	265.00	151.07<	155.04<	7830378.70	0.51
Retail Mult Occ Unsp	95	2378023	1025000	6368.88	267.00	68.98<	107.89<	2439.83	1026.55
Retail Sgle Occ Unsp	488	1526510	840000	6634.30	309.00	93.33<	97.90<	1760.49	837.19
Retail Store/Showrm	10	4148617	3195291	5811.65	875.50	118.13<	203.77<	5092.50	951.06
Serv Apt/Unit Unsp	50	579975	413500	227.70	1177.00	86.15<	146.37<	5392.54	121.66
Serviced Apartments	3	565000	525000	NA	NA	88.61<	65.63<	NA	NA
Serviced Office	2	143200	143200	61.30	2336.00	ND	ND	2336.00	61.30
Shop	74	875435	687703	6938.33	227.00	88.74<	101.59<	1218.70	773.69
Shop & Dwelling	15	936040	810000	3468.95	244.00	55.48<	88.52<	377.00	2489.69
Shop Cnt MajorRegnal	1	47447400	47447400	24854.58	1909.00	77.78<	ND	1909.00	24854.58
Shopping Centre Unsp	7	38063658	33130000	933.82	35700.00	1349.49<	334.65<	32625.00	1204.72
Strata/Subdiv Office	85	321496	247500	52.84	4353.00	206.25<	77.34<	4692.29	63.74
Super Clinic	1	51741425	51741425	5732.49	9026.00	ND	ND	9026.00	5732.49
Supermarket	1	1851000	1851000	1301.69	1422.00	18.42<	19.48<	1422.00	1301.69
Timber Yard/Supplies	1	68000000	68000000	2402.83	28300.00	1061.03<	1888.89<	28300.00	2402.83
Tourist Park/Caravan	2	5439625	5439625	517.46	16429.00	ND	339.98<	16429.00	331.10
Vehicle Rental Centr	1	3168000	3168000	823.07	3849.00	ND	ND	3849.00	823.07
Vehicle Sales Centre	14	7135883	3667845	1042.87	2148.00	102.83<	84.32<	3081.67	2506.72
Veterinary Clinic	6	1173933	1225000	561.80	1068.00	108.41<	137.64<	989.80	1049.42
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	1950000	1950000	1718.06	1135.00	147.73<	ND	1135.00	1718.06
Child Centre Unsp	3	3303333	1700000	826.45	1573.00	103.20<	193.18<	1652.00	1999.60
Community Facility	2	689250	689250	685.24	1005.50	5.22<	49.52<	1005.50	685.48
Community Health Cen	1	13310001	13310001	17913.86	743.00	ND	549.49<	743.00	17913.86
Day Care Centre	20	3873680	3568750	3391.02	1942.00	226.16<	195.55<	1909.55	2028.58
Halls&Service Rooms	1	1096750	1096750	1096.75	1000.00	111.06<	30.89<	1000.00	1096.75
NonGov School Unsp	1	4070000	4070000	407.00	10000.00	41.11<	19.47<	10000.00	407.00
Place of Worship	7	7347742	2915000	1037.62	3201.50	194.33<	159.64<	6648.17	1267.12
Religious Study Cent	1	3828888	3828888	8470.99	452.00	ND	ND	452.00	8470.99
Rural&Comm Camps	1	860000	860000	21.50	40000.00	ND	ND	40000.00	21.50
Vac Edu & Res Site	2	4425000	4425000	937.16	46709.00	51.57<	68.30<	46709.00	94.74
Vac Gov Admin Site	1	24090000	24090000	69.22	348000.00	ND	ND	348000.00	69.22

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	87100000	87100000	1265.99	68800.00	ND	24992.83<	68800.00	1265.99
Coolstore/Coldstore	1	49000000	49000000	1424.42	34400.00	1225.00<	4949.49<	34400.00	1424.42
Factory	45	854607	550000	693.48	721.00	78.67<	107.58<	1029.87	1157.97
Factory Unit	87	596217	473153	2423.08	202.00	122.74<	104.97<	1033.71	648.73
Factory Unsp	814	1740068	605000	1388.66	518.50	101.11<	100.83<	2984.75	697.29
Food ProcessingUnsp	5	14311514	1017500	1087.07	936.00	41.61<	34.26<	20139.40	710.62
Garage/Motor Vehicle	4	1831535	1765000	4732.95	524.00	130.74<	184.31<	676.25	2708.37
Ind Dev Site	269	2000376	825000	445.82	1835.50	90.11<	125.73<	8102.43	245.69
Ind Land Building S0	13	1160817	660127	302.11	1324.00	27.79<	109.10<	2180.54	532.35
Major Ind Complex	1	20020000	20020000	302.37	66210.00	125.61<	10.31<	66210.00	302.37
Office/Factory	71	8154004	1085000	1305.00	1341.00	143.49<	158.54<	3479.19	3067.46
OpenStorageUnspec	7	2471549	403480	2536.23	3564.50	293.44<	62.50<	2975.25	1342.61
Processing Plant	1	3000000	3000000	688.71	4356.00	ND	ND	4356.00	688.71
Storage Depot	1	15462000	15462000	403.43	38326.00	ND	515.40<	38326.00	403.43
Vac Englobo Land	4	76255916	50075000	933.68	75300.00	672.98<	558.70<	112125.00	680.10
Warehouse	4	5928062	1452500	758.69	4717.50	139.50<	182.83<	7943.00	746.33
Warehouse Store	11	136590	95000	2886.02	30.50	10.82<	1.45<	53.63	2627.04
Warehouse Unspec	596	2380811	650000	1193.61	606.50	81.56<	83.33<	6340.47	440.69
Warehouse/Factory	34	1568094	852500	1008.81	867.50	163.16<	203.97<	2054.08	788.56
Warehouse/Office	33	6510172	1040000	1243.51	1464.00	27.73<	80.81<	12823.76	507.66
Warehouse/Showroom	8	1768750	772500	137.50	4000.00	6.34<	65.19<	7528.60	209.20
Workshop	2	388500	388500	2325.41	143.50	14.52<	46.47<	143.50	2707.32
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	49	28667	20350	245.88	41.00	203.50<	226.11<	106.67	202.62
Gas or Fuel Storage	1	7920000	7920000	22.06	359000.00	ND	ND	359000.00	22.06
Post Offices	1	400000	400000	329.76	1213.00	72.73<	ND	1213.00	329.76
Railway Line in use	1	385000	385000	36.58	10524.00	ND	ND	10524.00	36.58
Sewerage/StormUnsp	1	9361	9361	253.00	37.00	ND	32.73<	37.00	253.00
Suburban&Rural Road	1	460000	460000	1097.85	419.00	ND	575.00<	419.00	1097.85
TelecomTowers Unspec	1	990000	990000	33000.00	30.00	ND	ND	30.00	33000.00
Unsp-TranspStorUtil	2	68337	68337	3194.58	25.00	155.31<	ND	25.00	2733.50
Utilities Vac Land	1	250000	250000	4464.29	56.00	35.71<	113.64<	56.00	4464.29
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	2	210420	210420	23.93	8554.00	ND	765.16<	8554.00	24.60
PrtcLdsapePublic	1	2850000	2850000	407.90	6987.00	ND	ND	6987.00	407.90
VacLnd FutureReserve	1	1210000	1210000	304.33	3976.00	51.16<	9307.69<	3976.00	304.33
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	15	3627808	2000000	3.72	154576.00	181.82<	86.96<	364635.20	9.95
GenCrop >20ha Unspec	9	2433333	2600000	23.53	170000.00	208.00<	ND	241034.22	10.10
Horse Unspecified	13	4238076	3500000	13.82	208032.00	125.00<	99.29<	192800.00	23.28
Livestock – Beef	7	3129116	2749999	13.54	203800.00	129.53<	159.42<	191106.00	17.29
Livestock – Dairy	2	2141000	2141000	2.26	1024650.00	71.85<	103.13<	1024650.00	2.09
MarketGardenVeg <20h	2	2512500	2512500	36.67	63095.00	146.72<	152.27<	63095.00	39.82
MixedFarm + infrast	3	12544350	11633050	32.32	742600.00	237.41<	366.40<	686570.33	18.27
MixedFarm no infrast	1	24420000	24420000	75.51	323400.00	ND	1436.47<	323400.00	75.51
MixedFarm&GrazUnsp	57	3536263	1250000	1.23	320920.00	85.47<	101.21<	387026.98	9.14
Native Bshland	4	1950000	907500	25.89	40370.00	10.61<	15.79<	63123.33	10.30
Orchard Plantations	4	3231250	3187500	21.42	146500.00	113.84<	245.19<	182034.00	17.75
Plant/Tree Nursery	7	1376071	1000000	57.34	25875.50	38.46<	81.30<	34452.17	40.31
Poultry broiler	2	4919512	4919512	8.74	590290.00	225.67<	163.98<	590290.00	8.33
Poultry egg	1	1040000	1040000	42.89	24247.00	ND	ND	24247.00	42.89
Vineyard	14	5160857	3112500	40.11	137863.50	80.32<	188.64<	198960.14	25.94

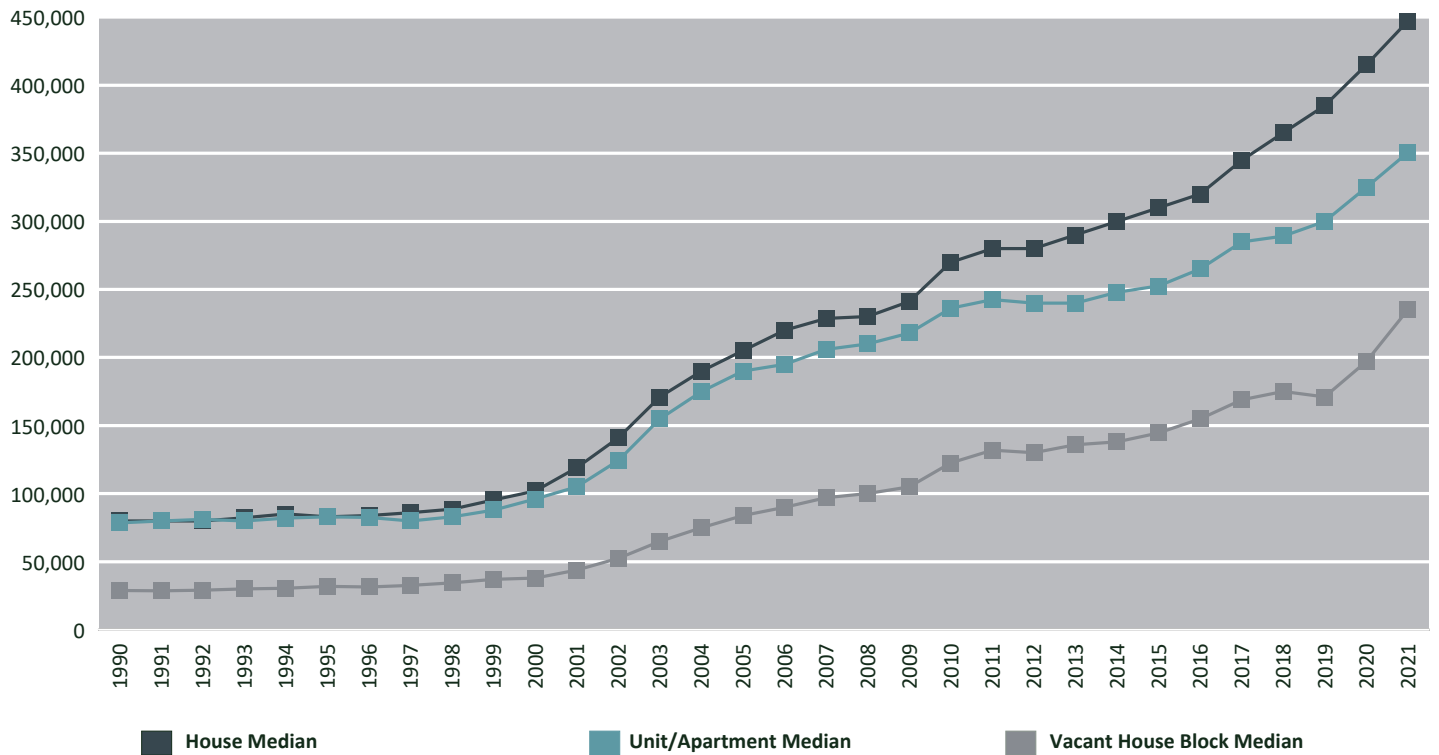
MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	10	5319903	4444000	2155.30	2928.00	60.05<	100.09<	2739.38	2317.44
Boarding House	14	1621964	966500	4864.25	663.00	57.70<	70.29<	623.57	2601.09
Cojoin Strata Unsp	545	924836	718000	NA	NA	112.07<	134.46<	NA	NA
Conjoined StrataUnit	208	556806	547000	NA	NA	125.75<	147.74<	NA	NA
Detached Home (Ind)	2	850000	850000	2210.42	480.00	216.37<	ND	480.00	1770.83
Detached Home (New)	117	1369964	640000	3224.40	459.00	110.34<	133.33<	471.11	2915.99
Detached Home Unsp	40802	967855	735000	6437.07	588.00	101.94<	120.00<	630.58	1534.86
Detached Home(Comm)	1	2100000	2100000	13291.14	158.00	197.18<	461.54<	158.00	13291.14
Detached Home(exist)	1875	974745	860000	1033.61	595.00	104.88<	146.51<	722.09	1352.51
Granny Flat/Studio	3	1322666	920000	1290.23	696.00	ND	ND	696.00	1290.23
Half Pair or Duplex	40	1055637	1030750	5031.46	299.00	139.48<	158.58<	359.40	2979.22
Individual Berth	20	188662	172000	2844.83	58.00	91.01<	110.97<	65.16	2922.65
Individual Car Park	264	56390	39000	167.20	2199.00	125.81<	82.54<	2199.00	17.06
Individual Flat	32	796320	702500	NA	NA	182.47<	103.69<	NA	NA
MisImpRuralLand Unsp	14	1503035	985000	21.80	45000.00	84.55<	83.62<	51184.14	29.37
Nursing Home	2	10440000	10440000	3160.96	3329.50	ND	ND	3329.50	3135.61
OYO Cluster Unit	2	916250	916250	NA	NA	ND	149.29<	NA	NA
OYO Strata Flat	667	524546	500000	NA	NA	94.55<	102.88<	NA	NA
OYO Stratum Flat	11	610363	630000	NA	NA	115.07<	131.52<	NA	NA
OYO Sub Dwelling	92	852814	790000	NA	NA	112.62<	97.94<	NA	NA
OYO Sub Unit	1117	633189	558000	NA	NA	85.95<	120.32<	NA	NA
OYO Subdivided Flat	1002	629455	531500	NA	NA	123.03<	96.81<	NA	NA
OYO Unit	76	927030	900750	NA	NA	132.95<	125.10<	NA	NA
Res Co Sh Unit HR	14	583660	540000	NA	NA	95.58<	141.36<	NA	NA
Res Co Sh Unit Unsp	16	839350	760000	NA	NA	108.57<	165.22<	NA	NA
Res Dev Site	100	1568623	387500	638.18	550.00	87.67<	30.48<	4084.70	315.87
Res Investment Flat	88	1204792	722500	1921.82	307.00	43.46<	45.80<	709.62	1411.11
Res Land (WithBuild)	800	1145975	957500	897.44	780.00	73.65<	117.48<	1205.14	964.65
Res/Rural Lstyle	1378	1516412	1260500	120.39	10030.00	105.48<	145.72<	25966.50	58.28
ResLandWithImprovemt	43	280541	40000	1195.36	1105.00	20.89<	266.67<	1693.10	342.32
Retire Village Compl	2	9644572	9644572	NA	NA	ND	124.85<	NA	NA
Retire Village Unit	241	457709	439950	NA	NA	92.62<	122.21<	NA	NA
Row House	18	917027	768500	4497.08	171.00	194.56<	104.81<	157.14	4640.23
Semi-detached	7	1039571	1050000	6118.95	217.00	113.06<	191.26<	237.83	4759.64
Semi-detached Unspec	1632	1234692	1148000	4444.44	189.00	164.00<	156.19<	239.95	5292.14
Sep House&Curtilage	3	2470000	2620000	1378008.75	1000.50	141.43<	447.86<	1000.50	2393.80
Single Strata Unit	211	450352	429000	NA	NA	72.47<	124.35<	NA	NA
Single Strata Unsp	11384	681296	612500	NA	NA	105.60<	122.50<	NA	NA
Site Improves Rur	1	27830	27830	158.13	176.00	ND	ND	176.00	158.13
Special Accommm Res	1	515000	515000	734.66	701.00	ND	ND	701.00	734.66
Storage Area Res	41	143875	15000	7.71	2469.00	150.00<	125.00<	7026.71	1.54
Strata Dwelling	25	634834	542500	NA	NA	85.20<	63.38<	NA	NA
Strata Unit/Flat Uns	8872	663413	576000	5513.70	131.00	102.86<	110.77<	344.50	1427.43
Sub Div (EnGlobo)	4	5930000	6210000	54.17	120000.00	180.00<	197.12<	166442.50	35.63
Sub Div (Multi Lot)	12	3734932	3499090	407.88	8182.50	159.05<	127.24<	49296.33	75.76
Terrace House	52	2250601	1844900	9790.09	212.00	73.50<	191.98<	213.02	10793.58
Townhouse	822	782150	680000	3995.94	346.50	96.32<	141.67<	346.50	3852.81
Vac Res A	15857	332420	314000	920.63	400.00	100.64<	143.38<	420.29	800.84
Vac Res B	94	930455	715000	410.79	2515.50	130.00<	210.29<	2617.98	355.41
Vac Res Englobo Oth	22	11626281	4249415	101.41	48811.00	86.11<	119.70<	131921.45	88.13
Vac Res Rural Lstyle	212	959386	780000	94.94	9792.50	97.50<	167.89<	26449.49	35.88
Villa Unit	336	520474	510000	NA	NA	94.01<	132.73<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	2	517000	517000	1759.53	341.00	20.68<	30.06<	341.00	1759.53
Major Indoor Sports	1	23375000	23375000	5652.96	4135.00	ND	ND	4135.00	5652.96
National Museum	1	5300000	5300000	14402.17	368.00	ND	202.68<	368.00	14402.17
SwimmingPool/Aqua	1	800000	800000	746.97	1071.00	ND	20.00<	1071.00	746.97
Vac Site – Sporting	2	812500	812500	1738.18	692.00	14.00<	50.78<	692.00	1174.13
Municipality totals									
Commercial Total			1,867			Commercial Total Prices			\$5,852,502,176
Community Services Total			41			Community Services Total Prices			\$198,251,939
Industrial Total			2,012			Industrial Total Prices			\$4,941,917,106
Infrastruc&Utilities Total			58			Infrastruc&Utilities Total Prices			\$11,955,766
National Parks, etc Total			4			National Parks, etc Total Prices			\$4,480,840
Primary Production Total			141			Primary Production Total Prices			\$539,731,519
Residential Total			89,204			Residential Total Prices			\$70,214,475,163
Sport/Hrtge/Cultural Total			7			Sport/Hrtge/Cultural Total Prices			\$32,134,000
All Sales Total			93,334			All Sales Total			\$81,795,448,509

Country Victoria

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	15,303	80,000	87,314	2,557	78,500	87,987	7,881	28,750	32,085
1991	14,577	80,000	86,514	2,269	80,000	88,815	6,027	28,500	31,743
1992	16,115	80,000	87,447	2,405	81,000	89,014	6,636	29,000	32,606
1993	17,304	82,275	90,162	2,585	80,000	88,023	7,207	30,000	34,339
1994	17,936	85,000	92,015	2,753	82,000	89,551	7,357	30,500	34,951
1995	16,442	83,000	93,403	2,200	83,000	89,939	5,826	32,000	39,486
1996	16,786	84,000	93,325	2,281	82,500	98,172	5,235	31,500	39,409
1997	19,168	86,000	97,232	2,834	80,000	89,260	6,402	32,500	40,822
1998	19,164	88,500	100,377	2,899	83,000	93,811	6,699	34,500	40,700
1999	20,554	95,500	109,185	3,138	88,000	104,934	7,534	37,000	41,760
2000	23,908	102,000	115,148	3,689	96,000	116,426	7,115	38,000	42,077
2001	27,790	119,000	131,825	4,736	105,000	124,516	11,916	43,725	49,409
2002	27,951	141,000	160,066	4,708	124,500	144,323	12,703	52,500	56,591
2003	27,409	171,000	189,148	4,653	155,000	180,902	12,212	65,000	73,170
2004	24,549	190,000	211,095	4,263	175,000	205,671	8,933	75,000	82,816
2005	24,180	205,000	227,425	4,286	190,000	218,321	7,949	84,000	93,063
2006	22,977	220,000	242,478	4,335	195,000	229,779	7,659	90,000	103,138
2007	26,309	228,750	256,388	5,150	206,000	241,835	8,138	97,000	110,984
2008	21,386	230,000	257,303	4,206	210,000	240,539	6,627	100,000	110,592
2009	24,758	241,000	266,254	5,520	218,000	243,513	10,256	105,000	115,104
2010	22,603	270,000	303,841	4,776	236,250	268,861	10,651	122,500	133,567
2011	20,680	280,000	311,319	4,243	242,500	282,132	8,741	132,000	142,541
2012	20,326	280,000	308,989	4,242	240,000	263,779	7,479	130,000	140,646
2013	22,679	290,000	318,908	4,371	240,000	270,571	7,669	136,000	146,395
2014	23,049	300,000	332,124	4,396	248,000	278,862	8,362	138,000	147,580
2015	24,612	310,000	344,016	4,441	252,500	285,265	8,537	144,530	156,037
2016	25,748	320,000	358,204	4,502	265,000	302,897	9,617	155,000	168,201
2017	27,882	345,000	384,373	5,111	285,000	331,881	14,332	169,000	181,753
2018	27,533	365,000	409,590	4,796	289,250	328,379	13,746	175,000	194,017
2019	24,630	385,000	426,598	4,194	300,000	340,541	9,619	171,000	199,032
2020	26,435	415,000	469,552	4,038	325,000	369,812	13,992	197,000	220,003
2021	6,197	447,000	506,061	1,015	350,550	402,364	2,103	235,000	250,574

Statistics for 2021 are based on a small number of sales and are preliminary only.

COUNTRY VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Amusement Parks etc.	1	2333333	2333333	NA	NA	ND	ND	NA	NA
Bank	1	644698	644698	644.70	1000.00	42.98<	238.78<	1000.00	644.70
Bed and Breakfast	4	1031250	967500	555.79	10503.00	87.95<	201.56<	21226.50	48.58
Café	6	346333	336500	1914.32	150.50	105.98<	ND	238.25	1442.81
Car Wash	1	1800000	1800000	775.86	2320.00	ND	400.00<	2320.00	775.86
Com Land (Struct 0)	3	380000	290000	610.53	475.00	65.91<	41.43<	1159.00	327.87
Convenience/FastFood	2	285500	285500	1924.36	442.00	ND	ND	442.00	645.93
Dental Clinic	2	410000	410000	520.22	765.00	ND	ND	765.00	535.95
Dev Site	102	595317	300000	220.00	1000.00	53.57<	64.17<	3753.87	175.07
Fuel Outlet/Garage	25	2029000	700000	234.47	1706.00	57.14<	161.73<	2185.44	928.42
Ground Level Parking	4	438700	515500	858.66	712.00	28.96<	117.16<	1205.50	363.92
Guest Lodge	1	850000	850000	5.31	160000.00	ND	20.33<	160000.00	5.31
Guest/BackPack Unsp	1	999000	999000	1050.47	951.00	ND	162.64<	951.00	1050.47
Health Clinic Unsp	26	1883025	590000	1141.63	708.50	105.40<	87.73<	914.73	836.82
Health Surgery	6	430875	473250	688.16	702.50	80.72<	91.89<	686.50	627.64
Holiday Units	3	1175000	1500000	1963.35	764.00	2586.21<	ND	2010.67	584.38
Hotel	14	678142	730000	254.62	2117.50	96.69<	146.00<	3107.14	218.25
Hotel/Motel Unsp	26	882906	632500	176.18	2851.00	96.23<	69.70<	4729.54	192.63
Licensed Restaurant	4	835000	735000	1619.05	525.00	ND	ND	703.33	1374.41
Licensed Ret Prem	1	1000000	1000000	677.97	1475.00	ND	217.39<	1475.00	677.97
Live Ent-Major Multi	1	2986500	2986500	2346.03	1273.00	ND	ND	1273.00	2346.03
LowRise Office Build	3	2672500	750000	20781.51	499.50	ND	37.88<	499.50	7507.51
Medical/Surgery	4	471250	507500	396.98	910.00	ND	94.29<	913.50	515.87
Mixed Use Office	3	1145416	572000	800.09	574.00	ND	127.11<	529.67	2162.52
Mixed Use Shop	3	271858	255575	438.90	581.00	ND	60.85<	446.67	608.64
Mixed Use Unspec	64	733871	470000	575.48	770.00	103.30<	117.50<	1960.86	371.96
Motel	7	1064642	800000	397.64	6570.00	84.66<	94.12<	14454.43	73.66
Multi Use FuelOutlet	2	361000	361000	234.71	1732.50	70.78<	8.85<	1732.50	208.37
National Co Rest	1	2500000	2500000	2111.49	1184.00	ND	ND	1184.00	2111.49
National Co Ret Unsp	6	2909500	2213500	1375.03	1643.50	97.47<	201.23<	1866.33	1558.94
Office & Dwelling	1	700000	700000	574.71	1218.00	70.00<	9.33<	1218.00	574.71
Office Cvrt Dwelling	3	405000	350000	982.30	565.00	ND	69.93<	535.00	757.01
Office Premises Uns	104	698379	479250	1153.08	601.00	87.14<	101.43<	1042.54	719.81
Pub/Tavern/Club Unsp	16	1043593	387000	85.32	2759.50	67.89<	76.63<	3895.63	267.89
Recreation Camp	1	600000	600000	1.92	312500.00	ND	ND	312500.00	1.92
Restaurant	3	572996	451000	1580.76	556.00	138.77<	107.38<	601.33	952.88
Retail Mult Occ Unsp	35	897957	300000	636.36	550.00	45.63<	93.75<	1247.17	800.96
Retail Sgle Occ Unsp	377	598596	350000	140.70	430.00	83.73<	96.15<	995.37	603.73
Retail Store/Showrm	2	703250	703250	1137.97	649.00	213.11<	163.93<	649.00	1083.59
Serv Apt/Unit Unsp	15	581884	320000	88.40	2432.00	39.02<	133.33<	24665.43	39.80
Serviced Apartments	1	100000	100000	NA	NA	23.53<	ND	NA	NA
Shop	14	399477	285000	805.58	366.00	57.74<	108.88<	691.90	638.56
Shop & Dwelling	4	573500	582500	612.98	915.50	1059.19<	161.81<	854.50	671.15
Shopping Centre Unsp	3	203333	203000	269.74	1197.00	1.46<	3.01<	1197.00	199.67
SpecialPurpose tech	2	1050000	1050000	1785.71	588.00	ND	ND	588.00	1785.71
Supermarket	1	15420000	15420000	1486.98	10370.00	395.38<	480.37<	10370.00	1486.98
Timber Yard/Supplies	1	1001000	1001000	997.01	1004.00	1654.55<	ND	1004.00	997.01
Tourist Park/Caravan	9	3806444	1410000	278.16	35450.00	136.89<	187.13<	127308.88	33.52
Tourist Resort Compl	1	1570000	1570000	78.15	20090.00	ND	697.78<	20090.00	78.15
Vehicle Sales Centre	7	740129	562291	1679.39	1048.00	79.76<	89.25<	1608.43	460.16
Veterinary Clinic	8	447860	374150	430.12	1016.00	51.97<	54.22<	1325.14	318.88
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	2	2650000	2650000	784.72	2157.00	72.85<	315.48<	2157.00	1228.56
Community Health Cen	3	607500	640000	433.94	1324.50	ND	ND	1324.50	446.39
Day Care Centre	4	1443187	1462500	400.16	2524.50	33.82<	50.87<	2425.25	595.07
Fire Station	1	825000	825000	NA	NA	687.50<	455.93<	NA	NA
Gov School (Unsp)	2	551650	551650	8.09	88420.00	36.34<	ND	88420.00	8.09
Halls&Service Rooms	4	340862	134250	861.17	612.00	335.63<	107.40<	918.75	371.01
NonGov School Unsp	1	2050000	2050000	2001.95	1024.00	49.04<	ND	1024.00	2001.95
Place of Worship	15	281852	141000	60.00	2000.00	55.29<	116.53<	3047.47	92.49
Public,Ed,Health Imp	2	462500	462500	636.43	736.50	ND	84.09<	736.50	627.97
Religious Hall	2	1001000	1001000	473.28	2517.50	ND	ND	2517.50	397.62
Religious Residence	2	522500	522500	428.36	1617.00	ND	ND	1617.00	323.13
Rural&Comm Camps	1	605000	605000	0.80	754600.00	ND	189.06<	754600.00	0.80
School Camps	1	1600000	1600000	7.56	211582.00	140.35<	231.88<	211582.00	7.56
Technical&Further Ed	1	2854500	2854500	874.00	3266.00	105.92<	ND	3266.00	874.00
Vac Edu & Res Site	2	5270000	5270000	193.54	24165.00	ND	ND	24165.00	218.08
Vac Religious Site	1	121000	121000	35.59	3400.00	ND	ND	3400.00	35.59
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
ExtInd Gravel/Stone	1	4961258	4961258	8.49	584600.00	ND	ND	584600.00	8.49
ExtInd Manufact Mat	1	150000	150000	44.12	3400.00	ND	ND	3400.00	44.12
Quarry Gravel/Stone	1	385000	385000	3.64	105800.00	83.70<	ND	105800.00	3.64
Quarry Manufact Mat	1	1500000	1500000	0.57	2634000.00	769.90<	ND	2634000.00	0.57

COUNTRY VICTORIA

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	2	294500	294500	3.02	101550.00	ND	125.32<	101550.00	2.90
Bulk Grain (Stuct)	6	936991	483000	88.19	15938.00	138.00<	59.18<	23064.50	40.62
Concrete Batch Plant	1	350000	350000	76.29	4588.00	ND	ND	4588.00	76.29
Factory	8	342750	375000	602.35	1021.00	89.82<	94.94<	1634.00	236.23
Factory Unit	5	181100	159500	62.24	2375.00	69.35<	47.43<	2375.00	54.63
Factory Unsp	245	674034	396000	388.24	1105.00	92.09<	117.64<	3728.28	189.82
Food ProcessingUnsp	9	23427808	500000	410.68	974.00	39.65<	ND	2995.00	744.48
Garage/Motor Vehicle	2	273000	273000	387.58	751.00	177.27<	18.83<	751.00	363.52
Hard/Storage Yard	1	100000	100000	54.64	1830.00	ND	ND	1830.00	54.64
Ind Dev Site	213	390962	260000	51.52	2264.00	91.79<	132.32<	8165.63	49.49
Ind Land Building \$0	3	341500	420000	104.93	1096.00	252.63<	262.50<	15596.33	21.90
OpenStorageUnspec	11	608607	286000	455.17	4394.00	114.40<	79.09<	7701.82	79.02
Rendering Plant	1	85000	85000	25.00	3400.00	ND	25.76<	3400.00	25.00
Sawmill	4	463800	257500	14.94	17100.00	ND	104.02<	27772.50	16.70
Storage Depot	4	132750	70500	145.21	1326.50	ND	35.25<	1552.75	85.49
Warehouse	1	1000000	1000000	248.69	4021.00	ND	222.22<	4021.00	248.69
Warehouse Store	6	1058980	960000	166.95	4672.00	535.33<	ND	3874.00	316.21
Warehouse Unspec	216	652533	403250	259.57	1541.00	95.22<	79.70<	5119.04	140.74
Warehouse/Factory	2	935000	935000	125.15	10178.50	2125.00<	ND	10178.50	91.86
Warehouse/Office	4	782750	480500	97.41	3197.00	ND	52.63<	9479.25	82.58
Warehouse/Showroom	3	593000	594000	180.00	4000.00	ND	148.50<	4000.00	180.00
Workshop	9	233977	210000	389.90	931.00	17.50<	ND	1203.11	194.48
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	2	222250	222250	458.48	473.50	ND	ND	473.50	469.38
Closed Roads	12	56060	26225	6.98	6271.50	1135.28<	794.70<	6271.50	9.14
Phone Exchange	1	465000	465000	46.50	10000.00	ND	ND	10000.00	46.50
Port Dock/Berth	2	147500	147500	595.71	237.00	ND	ND	237.00	622.36
Post Offices	3	256666	270000	302.10	1142.00	ND	100.93<	1459.00	175.92
Refuse Recycling	1	693532	693532	35.75	19400.00	ND	ND	19400.00	35.75
Sewerage/StormUnsp	1	15000	15000	73.89	203.00	ND	ND	203.00	73.89
Suburban&Rural Road	1	285000	285000	12.79	22280.00	ND	863.64<	22280.00	12.79
Telecom Tower	1	1000	1000	16.67	60.00	ND	ND	60.00	16.67
TelecomTowers Unspec	2	77550	77550	666.81	4238.50	ND	ND	4238.50	18.30
TV/Radio Station	1	535000	535000	153.47	3486.00	ND	ND	3486.00	153.47
Water Storage Tanks	1	300000	300000	500.00	600.00	ND	ND	600.00	500.00
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation-Private	3	40666	47000	0.62	76000.00	47.00<	ND	66533.33	0.61
Nature Reserve	4	184862	8525	57.69	4369.00	3.55<	33.84<	4520.50	40.89
Seabed-OpenSea/Ocean	1	27500	27500	0.40	68100.00	ND	ND	68100.00	0.40
VacLnd FutureReserve	2	3675	3675	4.89	2343.00	0.08<	74.39<	2343.00	1.57
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	4	317250	302500	1.18	353896.50	60.23<	7.12<	443675.50	0.72
Crop – Fodder Crops	16	595267	587500	0.94	437550.00	ND	54.84<	591836.50	1.01
Crop – Other Grains	1	775868	775868	1.34	580000.00	ND	ND	580000.00	1.34
DomsticLivestockGraz	447	597384	465000	1.36	402000.00	99.77<	104.49<	714461.31	0.84
GenCrop >20ha Unspec	438	969204	600000	0.42	966810.50	107.14<	153.85<	1666043.66	0.59
Glasshouse Plant/Veg	4	518750	460000	14.30	59250.00	ND	ND	87333.25	5.94
Hardwood Plantation	8	459318	387816	0.61	691000.00	63.16<	59.66<	641337.50	0.72
Horse Unspecified	11	804227	660000	4.07	300000.00	67.35<	137.50<	582942.73	1.38
Kennel/Cattery	3	666000	690000	3.52	198764.00	98.57<	ND	182458.67	3.65
Livestock – Beef	279	1003837	680000	0.49	410932.00	100.00<	152.81<	782412.16	1.28
Livestock – Dairy	267	922453	780000	1.38	608700.00	92.49<	130.00<	819829.54	1.13
Livestock – Sheep	132	836837	500000	0.83	560168.50	74.96<	106.38<	861071.63	0.98
MarketGardenVeg <20h	14	619051	355000	5.73	111600.00	93.42<	157.78<	218149.14	2.84
MixedFarm + infrast	275	1029444	765000	3.50	452000.00	109.29<	88.95<	718978.20	1.44
MixedFarm no infrast	126	834849	590698	2.46	487039.00	107.40<	196.90<	773375.48	1.09
MixedFarm&GrazUnsp	809	934912	580000	1.38	485350.00	110.48<	134.88<	989687.54	0.95
NatBshland +Agreem	1	210000	210000	0.13	1570100.00	129.63<	ND	1570100.00	0.13
Native Animals	2	1209347	1209347	3.17	3126618.50	ND	100.78<	3126618.50	0.39
Native Bshland	69	327174	210000	0.16	190370.00	116.67<	1500.00<	501821.85	0.67
Native Hardwood	26	338929	262500	0.44	365400.00	190.22<	92.11<	1395053.23	0.24
Orchard Plantations	47	2353553	500000	3.15	174600.00	118.34<	124.22<	433320.00	5.43
Piggery	3	547333	520000	0.50	1050000.00	104.00<	87.39<	967886.67	0.57
Plant/Tree Nursery	8	557346	527500	1.12	282750.00	121.97<	52.75<	305963.75	1.82
Poultry – Open Range	3	604566	721000	3.26	221300.00	ND	ND	178383.33	3.39
Poultry broiler	4	4194152	3928304	5.16	837430.00	98.21<	293.16<	843440.00	4.97
Softwood Plantation	18	513261	372500	0.98	560350.00	149.00<	116.28<	1112185.61	0.46
Specialised Cropping	10	1329998	622896	8.30	545950.00	50.85<	105.07<	1091230.00	1.22
Vineyard	71	765281	410000	5.71	96607.00	84.54<	136.67<	279027.63	2.74

COUNTRY VICTORIA

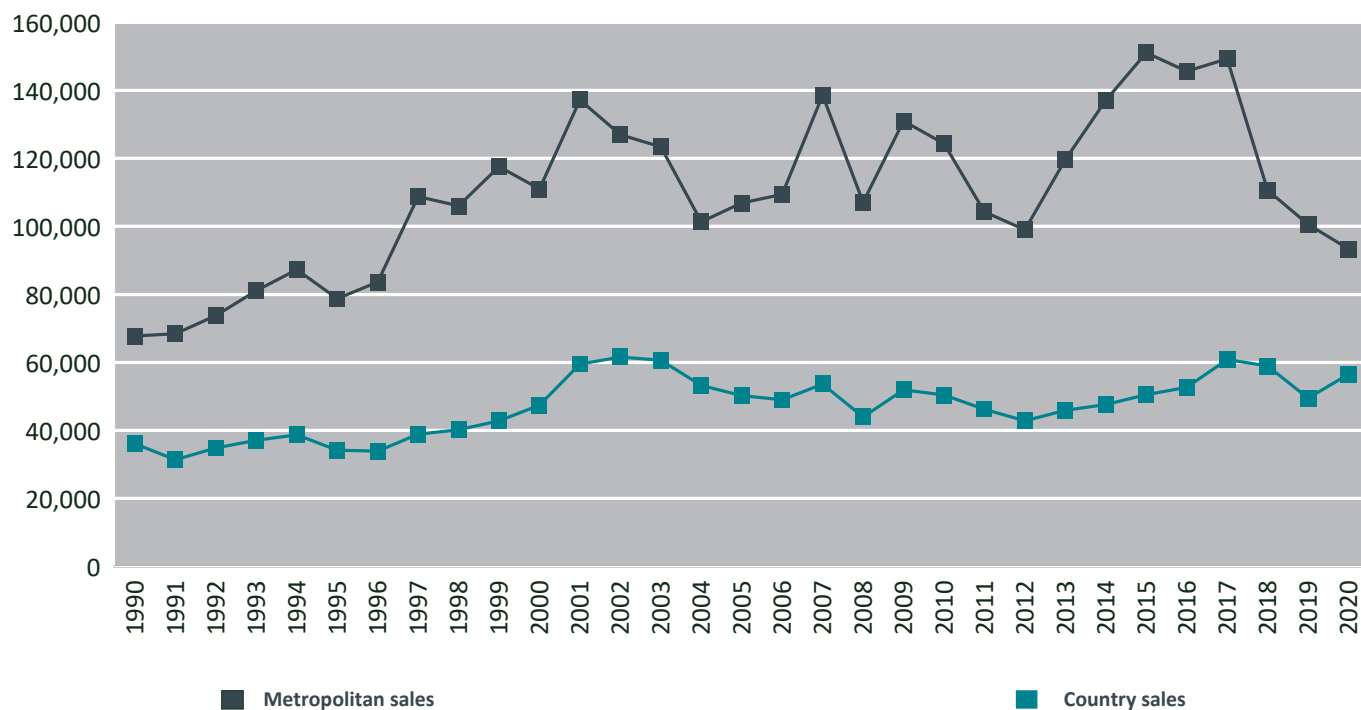
Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	1950000	1950000	870.15	2241.00	ND	260.00<	2241.00	870.15
Boarding House	7	941857	800000	1203.01	665.00	ND	197.04<	1452.86	648.28
Cabin/Accommodation	1	145000	145000	NA	NA	51.79<	ND	NA	NA
Cojoin Strata Unsp	46	323271	256250	NA	NA	67.52<	89.91<	NA	NA
Conjoined StrataUnit	27	283049	275000	NA	NA	95.32<	125.57<	NA	NA
Detached Home (Ind)	14	272000	270000	404.50	809.50	245.45<	ND	887.57	306.45
Detached Home (New)	95	513626	469000	784.81	640.00	99.79<	130.28<	715.09	725.20
Detached Home Unsp	21934	485630	429000	868.35	695.00	111.43<	140.66<	819.64	591.65
Detached Home(Comm)	54	387388	312000	478.28	667.50	76.47<	ND	799.30	484.66
Detached Home(exist)	4210	387696	363000	638.50	800.00	100.83<	117.10<	1015.21	381.31
Garage/Outbuild Res	8	185375	202500	248.33	887.50	ND	135.91<	3482.75	53.23
Garage/Outbuild Rur	6	279166	218750	9.36	4895.00	218.75<	229.06<	42805.83	6.52
Granny Flat/Studio	6	492500	300000	226.42	1697.00	178.57<	267.86<	1563.25	138.33
Half Pair or Duplex	12	353208	328250	277.78	522.00	44.36<	96.83<	561.57	521.88
House & Flat/Studio	5	414000	360000	577.14	875.00	48.65<	83.97<	789.00	583.02
Individual Car Park	10	36650	26250	NA	NA	21.88<	54.87<	NA	NA
Individual Flat	8	173062	147500	NA	NA	ND	52.68<	NA	NA
MisimpRuralLand Unsp	136	249475	217500	7.80	35389.00	140.32<	142.62<	62983.57	3.96
OYO Sub Dwelling	18	300583	307500	NA	NA	86.62<	125.51<	NA	NA
OYO Sub Unit	135	296607	290000	NA	NA	143.21<	116.00<	NA	NA
OYO Unit	1	219000	219000	NA	NA	62.57<	ND	NA	NA
Res Co Sh Unit HR	1	459000	459000	NA	NA	ND	ND	NA	NA
Res Co Sh Unit Unsp	2	236500	236500	NA	NA	64.09<	ND	NA	NA
Res Dev Site	83	673641	263000	354.74	599.00	103.75<	28.93<	11719.71	57.94
Res Investment Flat	71	452740	425000	807.58	712.00	68.83<	126.87<	1394.18	433.08
Res Land (WithBuild)	32	366456	312500	87.89	1024.00	584.11<	141.40<	4246.71	87.82
Res/Rural Lstyle	4701	666744	595000	28.76	19818.50	110.19<	141.67<	44810.27	14.88
ResLandWithImprovemt	98	218088	138750	319.40	1116.50	231.25<	185.00<	10354.44	21.06
Retire Village Compl	1	2700000	2700000	NA	NA	30.00<	120.00<	NA	NA
Retire Village Unit	40	218562	237500	2229.73	37.00	84.82<	287.88<	37.00	2229.73
Row House	1	450000	450000	NA	NA	ND	ND	NA	NA
Semi-detached	7	357285	375000	1032.93	334.00	88.24<	140.19<	366.67	959.09
Semi-detached Unspec	169	409692	350000	319.45	296.50	91.86<	104.17<	435.68	1107.32
Sep House&Curtilage	5	995400	750000	2275.00	1000.00	48.17<	100.27<	920.00	1081.96
Shack/Hut/Donga	3	178333	165000	112.47	1467.00	100.61<	ND	1927.00	92.54
Short Term Hol Accom	72	710488	600000	1437.99	661.00	125.00<	133.33<	8474.98	89.39
Single Strata Unit	2	358500	358500	NA	NA	108.97<	112.03<	NA	NA
Single Strata Unsp	2700	367448	325000	NA	NA	111.40<	127.45<	NA	NA
Site Improves Rur	1	22000	22000	NA	NA	ND	ND	NA	NA
Storage Area Res	1	93000	93000	NA	NA	ND	35.43<	NA	NA
Storage Area Rural	1	200000	200000	164.74	1214.00	1210.73<	ND	1214.00	164.74
Strata Dwelling	1	130000	130000	NA	NA	52.00<	ND	NA	NA
Strata Unit/Flat Uns	914	389312	334750	NA	NA	105.35<	129.25<	NA	NA
Sub Div (EnGlobo)	5	1563004	1050000	14.67	81800.00	35.00<	50.00<	134686.00	11.60
Sub Div (Multi Lot)	3	418999	95000	28.71	3309.00	8.26<	13.97<	17590.67	23.82
Terrace House	4	562500	557500	1858.41	269.00	ND	245.05<	314.25	1789.98
Townhouse	72	436994	383500	NA	NA	109.57<	153.40<	NA	NA
Vac Res A	13264	219777	197500	173.01	604.00	116.18<	136.21<	659.14	333.10
Vac Res B	728	224115	192000	92.83	2249.50	109.09<	137.19<	2512.32	89.21
Vac Res Englobo Oth	35	2252874	907500	20.83	39600.00	62.09<	78.57<	116698.37	19.31
Vac Res Rural Lstyle	1932	256564	200000	16.15	13000.00	105.26<	133.33<	34378.92	7.49
Villa Unit	6	350767	370000	NA	NA	114.73<	108.82<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	2	840000	840000	397.32	2321.00	130.39<	102.44<	2321.00	361.91
Motor Racing Tracks	2	18215000	18215000	2.22	4587071.00	ND	ND	4587071.00	3.97

Municipality totals

Commercial Total	935	Commercial Total Prices	\$745,168,453
Community Services Total	44	Community Services Total Prices	\$42,157,291
Extractive Industry Total	4	Extractive Industry Total Prices	\$6,996,258
Industrial Total	756	Industrial Total Prices	\$637,495,493
Infrastruc&Utilities Total	28	Infrastruc&Utilities Total Prices	\$4,631,857
National Parks, etc Total	10	National Parks, etc Total Prices	\$896,300
Primary Production Total	3,096	Primary Production Total Prices	\$2,756,031,055
Residential Total	51,689	Residential Total Prices	\$20,926,095,732
Sport/Hrtge/Cultural Total	4	Sport/Hrtge/Cultural Total Prices	\$38,110,000
All Sales Total	56,566	All Sales Total	\$25,157,582,439

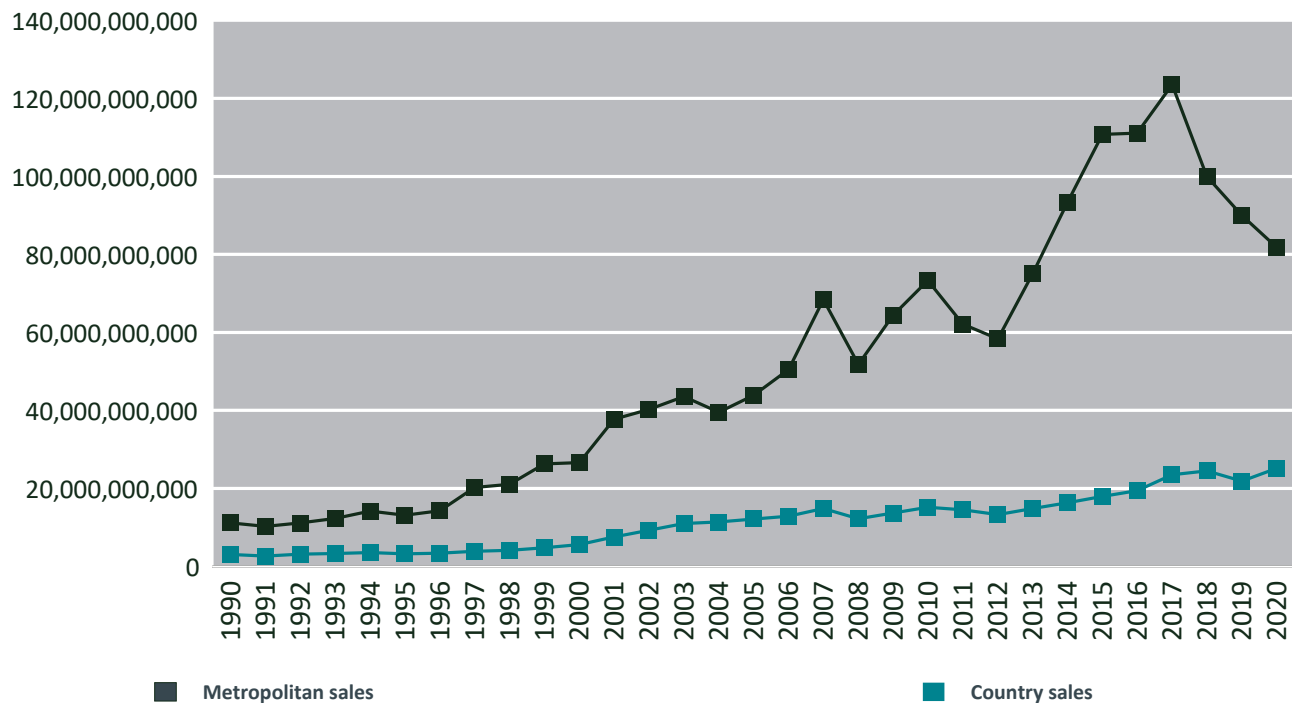
Number of Sales



Number of Sales

Year	Metropolitan	Country
1990	67,741	36,107
1991	68,472	31,381
1992	73,809	34,860
1993	81,133	37,137
1994	87,238	38,710
1995	78,745	34,217
1996	83,593	33,893
1997	108,795	38,938
1998	106,014	40,239
1999	117,536	42,859
2000	110,986	47,411
2001	137,186	59,519
2002	126,915	61,622
2003	123,406	60,629
2004	101,382	53,200
2005	106,874	50,241
2006	109,372	49,019
2007	138,594	53,642
2008	107,106	43,983
2009	130,951	51,929
2010	124,342	50,398
2011	104,284	46,208
2012	98,995	42,813
2013	119,680	45,935
2014	137,102	47,657
2015	151,032	50,481
2016	145,569	52,714
2017	149,290	60,866
2018	110,605	58,948
2019	100,564	49,524
2020	93,334	56,566

Total Value of Sales

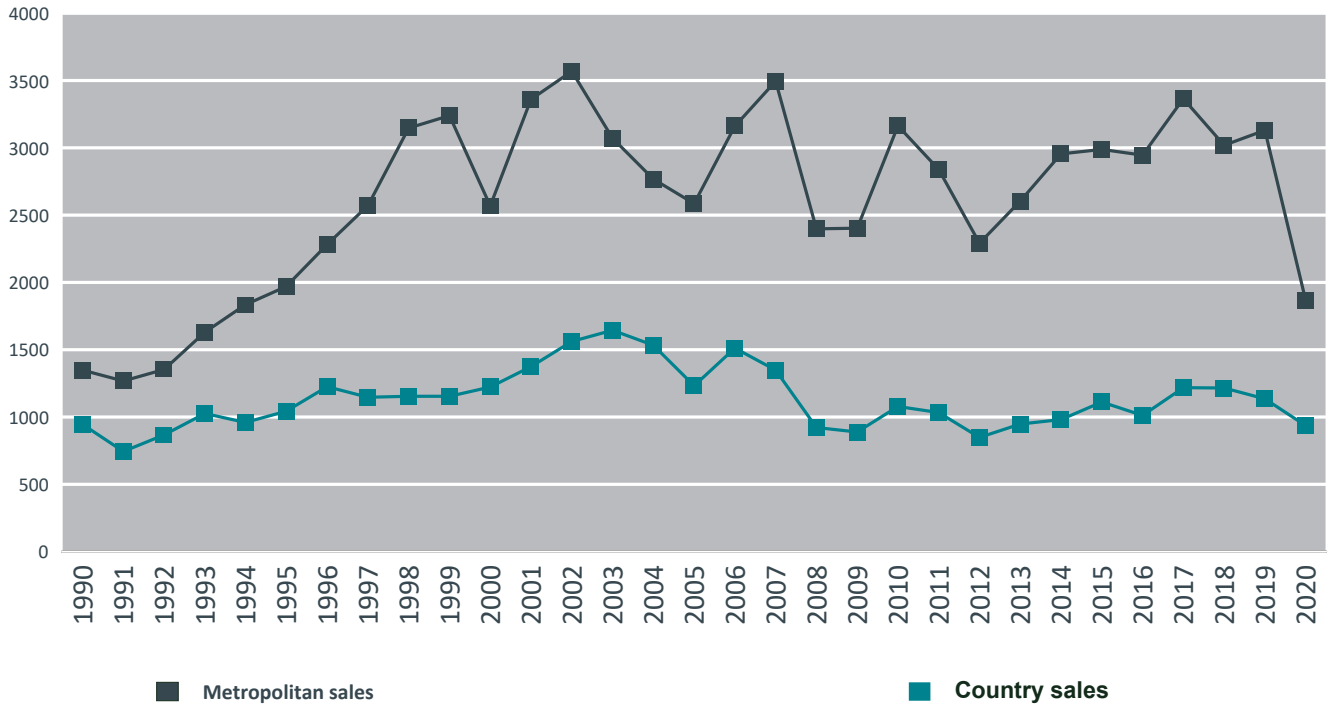


Total Price

Year	Metropolitan	Country
1990	\$11,214,845,044	\$3,053,998,931
1991	\$10,299,600,328	\$2,677,382,088
1992	\$11,160,296,010	\$3,143,473,953
1993	\$12,320,309,167	\$3,318,558,424
1994	\$14,194,546,997	\$3,538,177,505
1995	\$13,115,050,440	\$3,259,746,211
1996	\$14,322,147,585	\$3,406,020,314
1997	\$20,262,175,101	\$3,881,883,254
1998	\$21,081,301,541	\$4,117,958,339
1999	\$26,300,039,785	\$4,836,867,089
2000	\$26,638,291,152	\$5,601,181,779
2001	\$37,783,159,727	\$7,548,554,059
2002	\$40,283,536,735	\$9,296,202,274
2003	\$43,535,649,953	\$11,038,168,359
2004	\$39,589,314,095	\$11,388,117,202
2005	\$43,862,470,954	\$12,199,045,578
2006	\$50,526,082,013	\$12,890,902,043
2007	\$68,410,634,188	\$14,853,559,891
2008	\$51,823,057,411	\$12,272,885,295
2009	\$64,405,015,134	\$13,680,070,456
2010	\$73,295,128,321	\$15,147,206,373
2011	\$62,124,658,969	\$14,569,226,451
2012	\$58,381,576,768	\$13,301,191,122
2013	\$75,001,673,233	\$14,879,523,494
2014	\$93,259,091,053	\$16,311,507,662
2015	\$110,769,839,962	\$17,991,934,903
2016	\$111,077,223,212	\$19,437,334,660
2017	\$123,485,169,167	\$23,508,452,235
2018	\$99,963,187,173	\$24,527,361,952
2019	\$90,021,353,366	\$21,903,767,012
2020	\$81,795,448,509	\$25,157,582,439

Metropolitan and Country Victoria-Commercial

Number of Sales

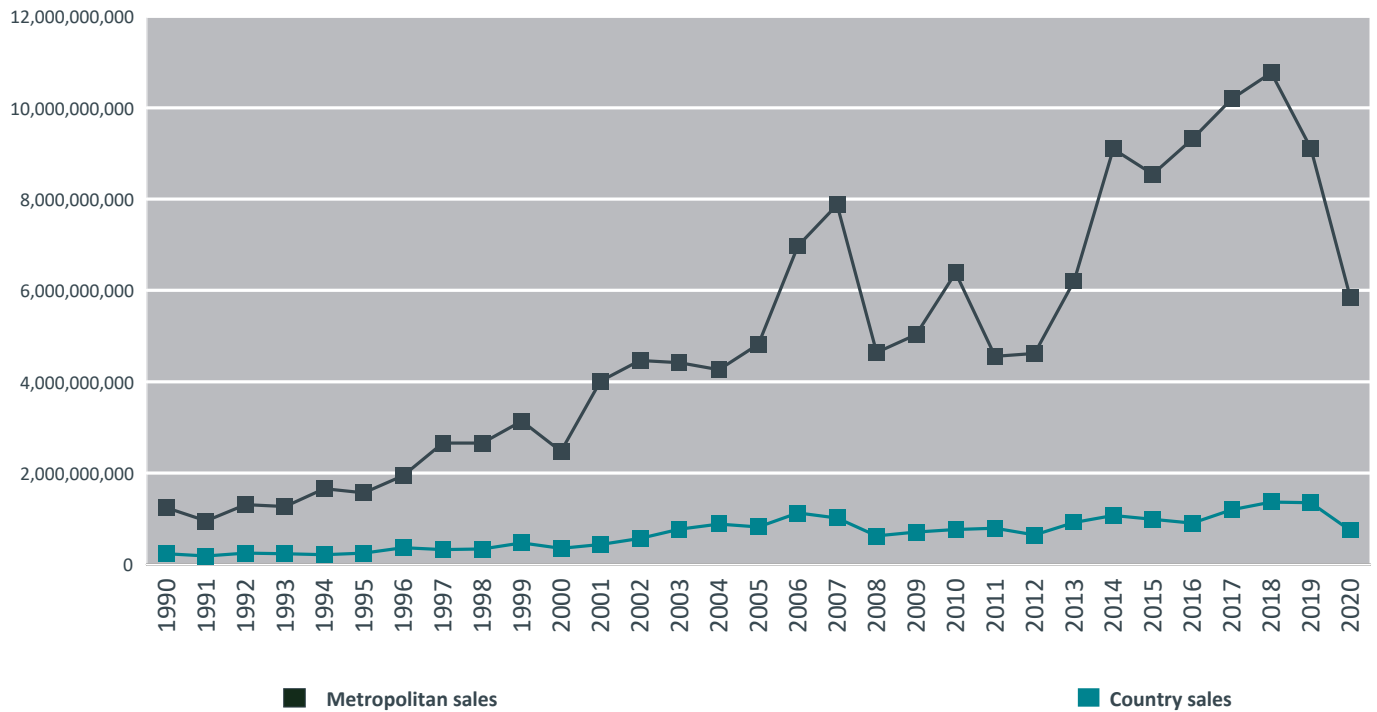


Number of Sales

Year	Metropolitan	Country
1990	1,347	945
1991	1,268	743
1992	1,353	867
1993	1,630	1,026
1994	1,834	960
1995	1,970	1,042
1996	2,282	1,224
1997	2,572	1,147
1998	3,148	1,154
1999	3,240	1,154
2000	2,569	1,223
2001	3,361	1,375
2002	3,569	1,561
2003	3,071	1,645
2004	2,768	1,534
2005	2,586	1,233
2006	3,162	1,511
2007	3,495	1,347
2008	2,398	922
2009	2,402	888
2010	3,163	1,079
2011	2,839	1,034
2012	2,291	847
2013	2,604	947
2014	2,956	980
2015	2,988	1,112
2016	2,946	1,012
2017	3,365	1,217
2018	3,019	1,215
2019	3,130	1,136
2020	1,867	935

Metropolitan and Country Victoria-Commercial

Total Value of Sales

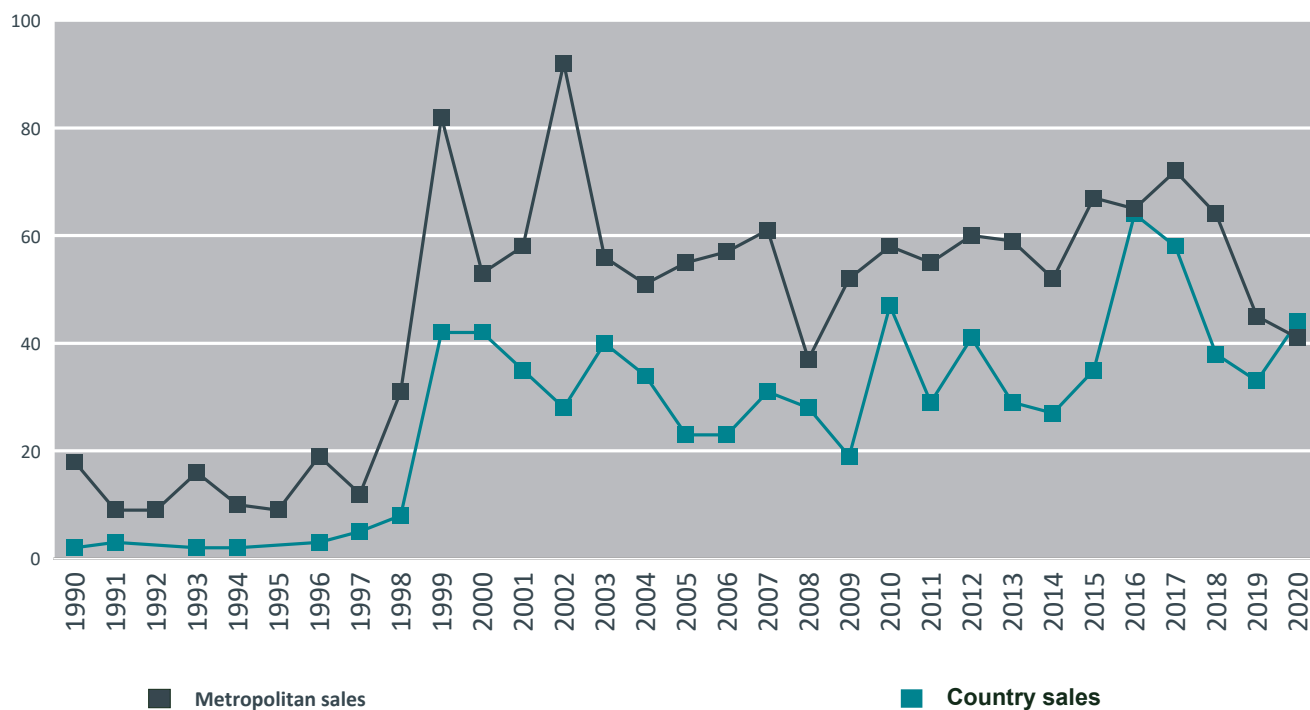


Total Price

Year	Metropolitan	Country
1990	\$1,243,565,366	\$232,373,733
1991	\$954,299,167	\$185,210,796
1992	\$1,312,701,042	\$247,262,473
1993	\$1,268,359,593	\$236,470,563
1994	\$1,658,945,542	\$214,248,691
1995	\$1,565,724,880	\$248,481,522
1996	\$1,942,799,009	\$366,185,244
1997	\$2,655,198,841	\$329,167,592
1998	\$2,655,555,947	\$339,776,712
1999	\$3,138,064,354	\$473,900,903
2000	\$2,478,220,113	\$355,823,087
2001	\$4,010,915,381	\$436,089,611
2002	\$4,469,799,507	\$573,618,303
2003	\$4,416,249,257	\$775,503,497
2004	\$4,262,057,196	\$885,645,369
2005	\$4,824,468,836	\$824,802,217
2006	\$6,973,267,772	\$1,128,773,008
2007	\$7,871,080,274	\$1,019,486,751
2008	\$4,642,546,303	\$623,974,976
2009	\$5,034,530,841	\$707,534,663
2010	\$6,386,324,667	\$763,238,886
2011	\$4,554,045,879	\$791,404,495
2012	\$4,619,180,635	\$645,552,120
2013	\$6,205,292,596	\$919,687,016
2014	\$9,098,289,660	\$1,075,806,450
2015	\$8,547,096,722	\$990,683,195
2016	\$9,313,986,943	\$903,535,598
2017	\$10,192,632,954	\$1,196,746,781
2018	\$10,768,113,326	\$1,368,737,108
2019	\$9,114,137,779	\$1,350,621,353
2020	\$5,852,502,176	\$745,168,453

Metropolitan and Country Victoria-Community Services

Number of Sales

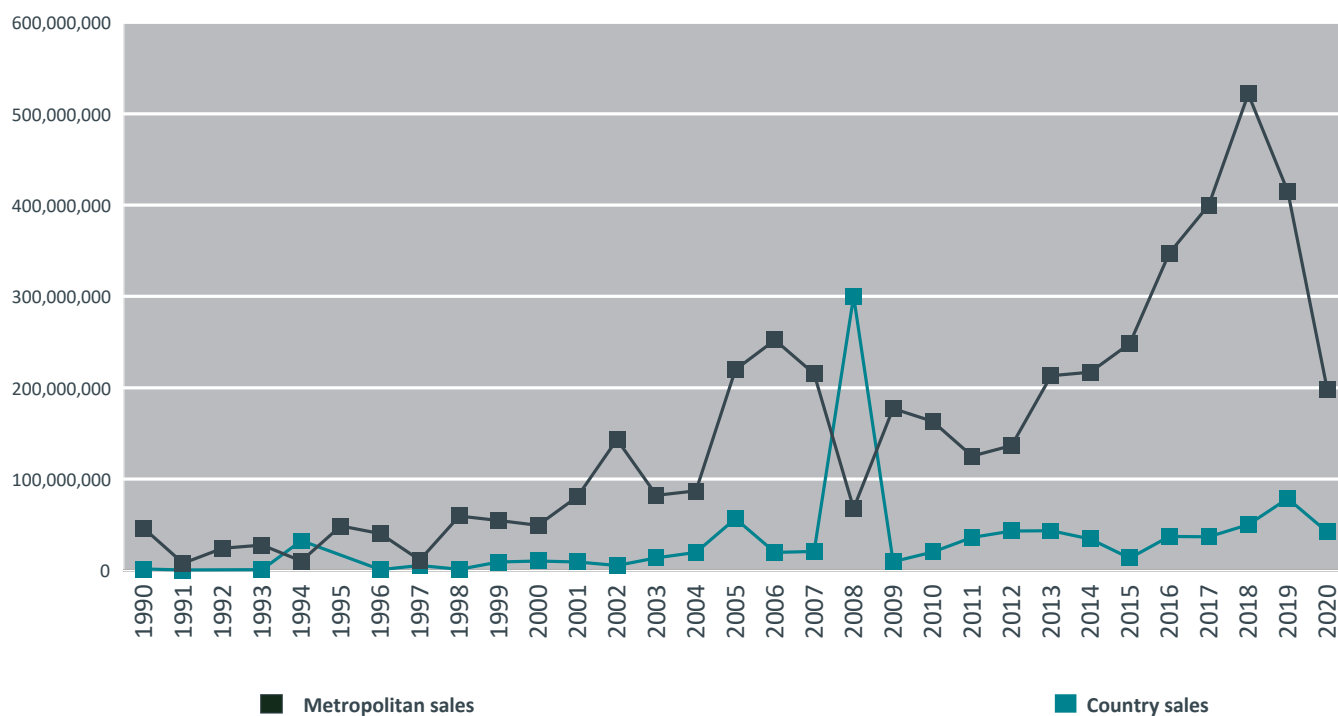


Number of Sales

Year	Metropolitan	Country
1990	18	2
1991	9	3
1992	9	3
1993	16	2
1994	10	2
1995	9	2
1996	19	3
1997	12	5
1998	31	8
1999	82	42
2000	53	42
2001	58	35
2002	92	28
2003	56	40
2004	51	34
2005	55	23
2006	57	23
2007	61	31
2008	37	28
2009	52	19
2010	58	47
2011	55	29
2012	60	41
2013	59	29
2014	52	27
2015	67	35
2016	65	64
2017	72	58
2018	64	38
2019	45	33
2020	41	44

Metropolitan and Country Victoria-Community Services

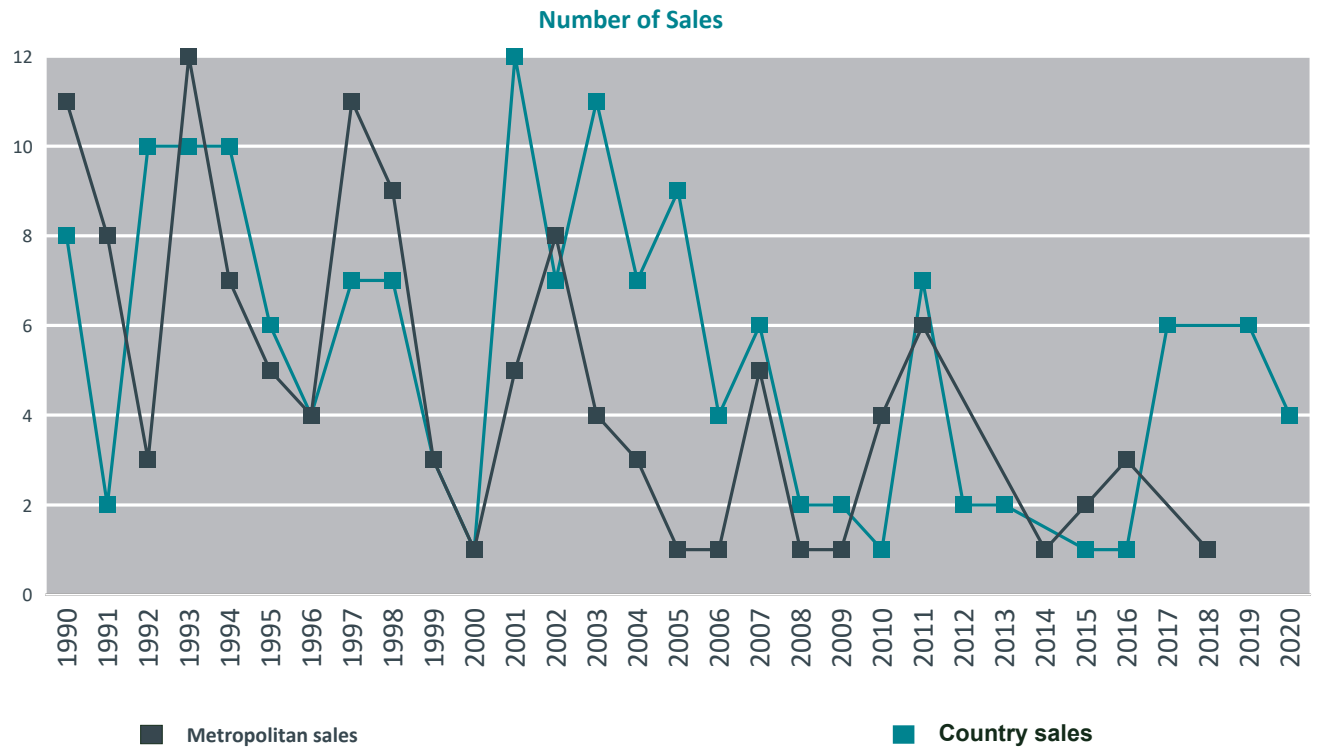
Total Value of Sales



Total Price

Year	Metropolitan	Country
1990	\$46,155,698	\$1,592,000
1991	\$7,768,800	\$572,000
1992	\$24,500,200	
1993	\$27,797,721	\$980,000
1994	\$10,193,525	\$32,729,800
1995	\$48,650,497	
1996	\$40,281,750	\$911,000
1997	\$11,251,000	\$5,588,996
1998	\$59,652,682	\$1,373,500
1999	\$54,670,989	\$9,169,620
2000	\$49,371,288	\$10,412,171
2001	\$80,993,348	\$9,422,150
2002	\$143,546,209	\$5,468,205
2003	\$82,345,642	\$13,908,000
2004	\$87,055,536	\$19,900,910
2005	\$219,784,692	\$56,647,157
2006	\$252,468,593	\$19,789,765
2007	\$215,416,023	\$20,751,330
2008	\$67,961,366	\$300,037,054
2009	\$177,143,423	\$9,855,499
2010	\$163,365,128	\$20,283,579
2011	\$125,174,356	\$36,262,580
2012	\$136,626,137	\$43,317,910
2013	\$213,358,318	\$43,523,000
2014	\$216,883,622	\$34,512,340
2015	\$248,298,623	\$13,644,034
2016	\$347,229,005	\$37,211,407
2017	\$399,812,020	\$37,046,779
2018	\$521,493,740	\$50,070,349
2019	\$414,959,185	\$78,781,925
2020	\$198,251,939	\$42,157,291

Metropolitan and Country Victoria-Extractive Industry

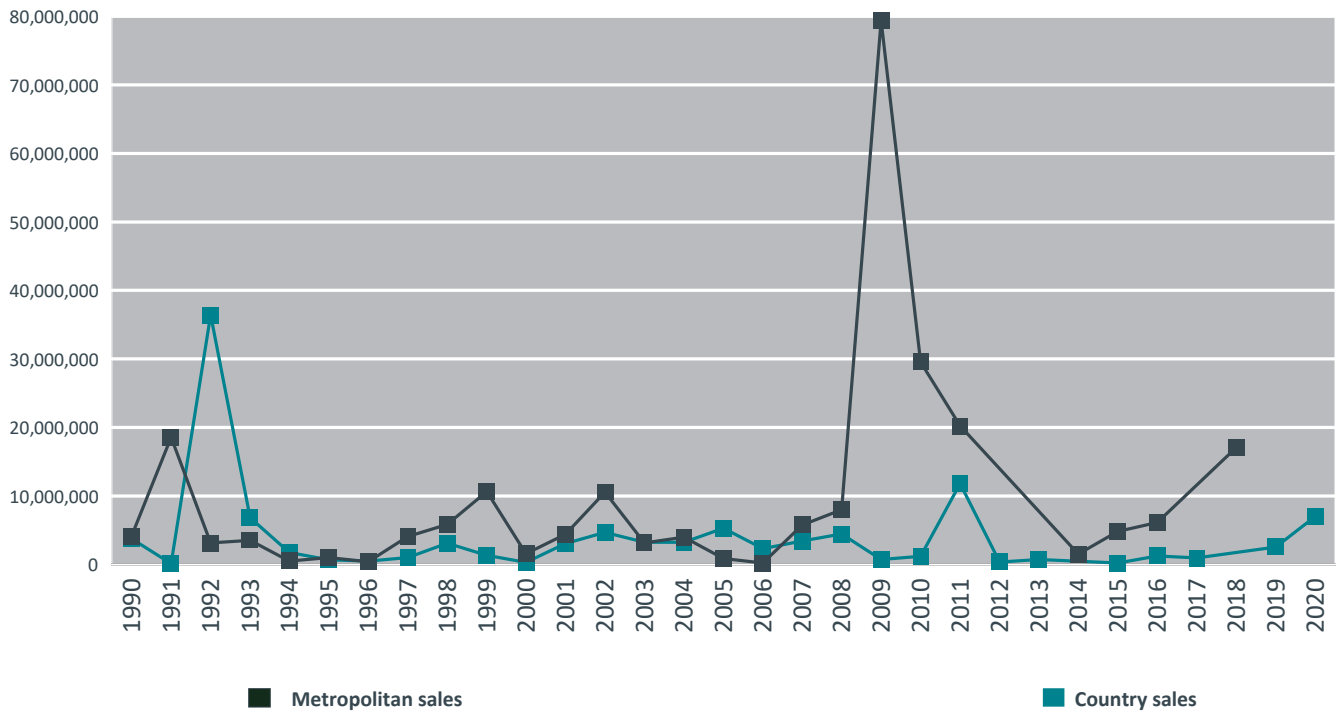


Number of Sales

Year	Metropolitan	Country
1990	11	8
1991	8	2
1992	3	10
1993	12	10
1994	7	10
1995	5	6
1996	4	4
1997	11	7
1998	9	7
1999	3	3
2000	1	1
2001	5	12
2002	8	7
2003	4	11
2004	3	7
2005	1	9
2006	1	4
2007	5	6
2008	1	2
2009	1	2
2010	4	1
2011	6	7
2012		2
2013		2
2014	1	
2015	2	1
2016	3	1
2017		6
2018	1	
2019		6
2020		4

Metropolitan and Country Victoria-Extractive Industry

Total Value of Sales

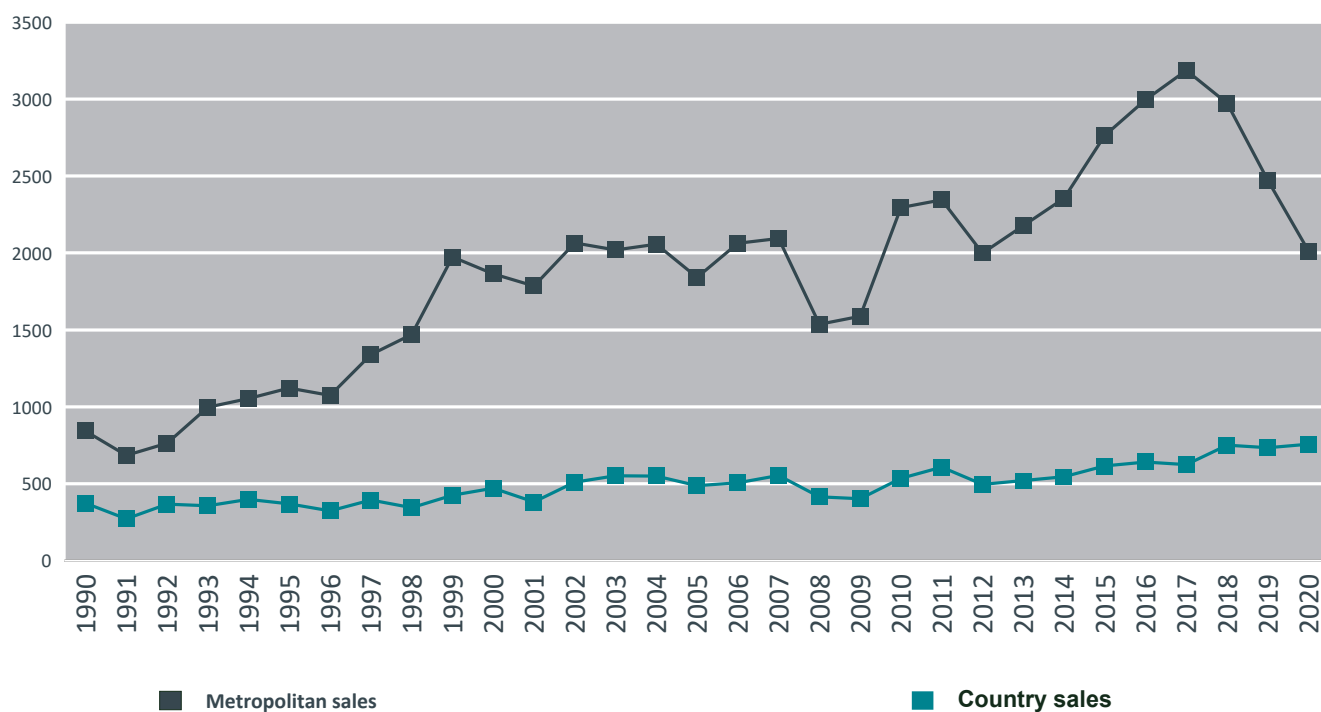


Total Price

Year	Metropolitan	Country
1990	\$4,170,400	\$3,771,575
1991	\$18,574,000	\$110,000
1992	\$3,140,000	\$36,418,501
1993	\$3,526,500	\$6,805,076
1994	\$504,300	\$1,760,804
1995	\$1,027,625	\$693,500
1996	\$394,500	\$476,855
1997	\$4,071,000	\$1,001,666
1998	\$5,867,412	\$3,095,629
1999	\$10,624,000	\$1,348,500
2000	\$1,550,000	\$296,526
2001	\$4,418,000	\$3,045,000
2002	\$10,552,255	\$4,671,000
2003	\$3,155,000	\$3,258,000
2004	\$3,976,000	\$3,250,000
2005	\$880,000	\$5,284,000
2006	\$212,000	\$2,325,000
2007	\$5,776,200	\$3,417,986
2008	\$8,000,000	\$4,452,000
2009	\$79,420,000	\$710,000
2010	\$29,564,000	\$1,200,000
2011	\$20,230,000	\$11,814,000
2012	\$1,500,000	\$377,000
2013	\$4,845,500	\$735,000
2014	\$1,500,000	\$196,900
2015	\$4,845,500	\$196,900
2016	\$6,109,228	\$1,250,000
2017	\$17,050,000	\$944,154
2018	\$17,050,000	\$2,550,956
2019	\$17,050,000	\$2,550,956
2020	\$17,050,000	\$6,996,258

Metropolitan and Country Victoria-Industrial

Number of Sales

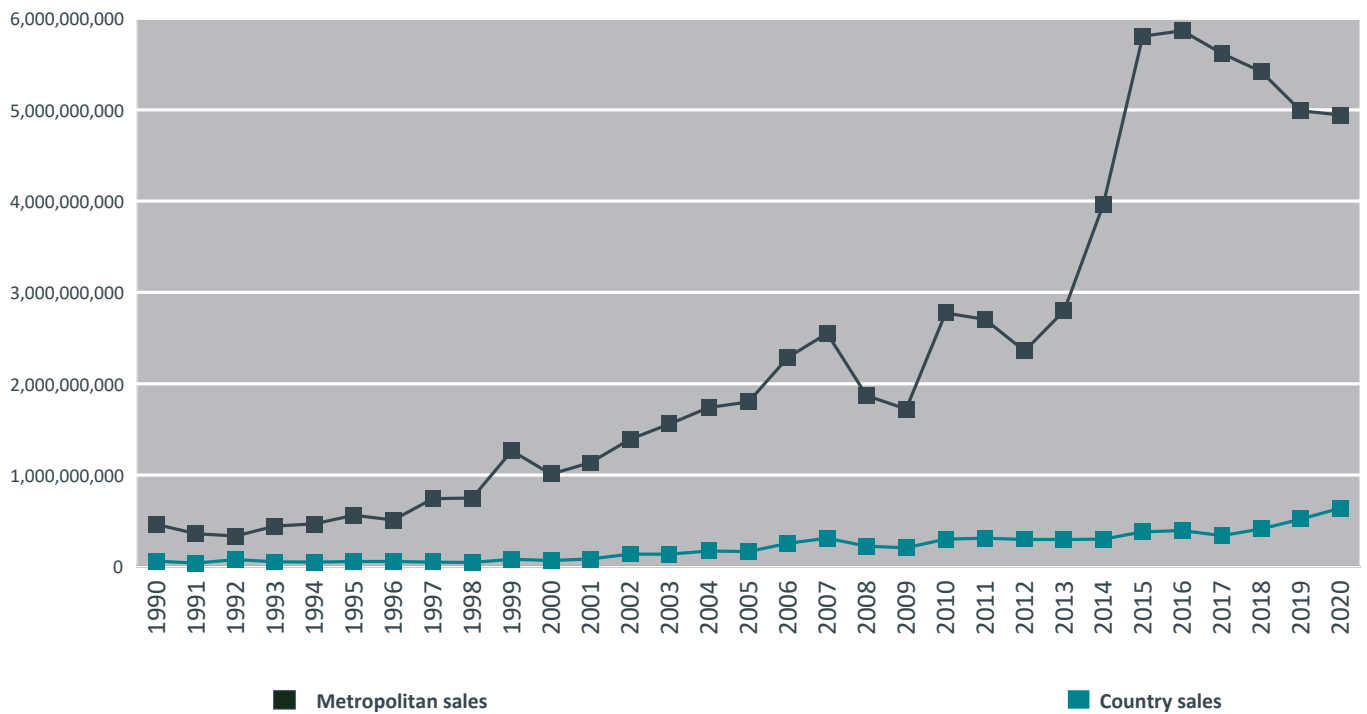


Number of Sales

Year	Metropolitan	Country
1990	842	373
1991	683	272
1992	763	367
1993	998	357
1994	1,053	397
1995	1,121	368
1996	1,073	324
1997	1,340	393
1998	1,471	343
1999	1,974	425
2000	1,865	471
2001	1,786	380
2002	2,065	509
2003	2,020	552
2004	2,056	550
2005	1,841	486
2006	2,064	505
2007	2,094	553
2008	1,536	414
2009	1,588	401
2010	2,295	535
2011	2,346	607
2012	1,999	495
2013	2,178	520
2014	2,355	545
2015	2,765	615
2016	2,996	641
2017	3,187	623
2018	2,974	750
2019	2,472	734
2020	2,012	756

Metropolitan and Country Victoria-Industrial

Total Value of Sales

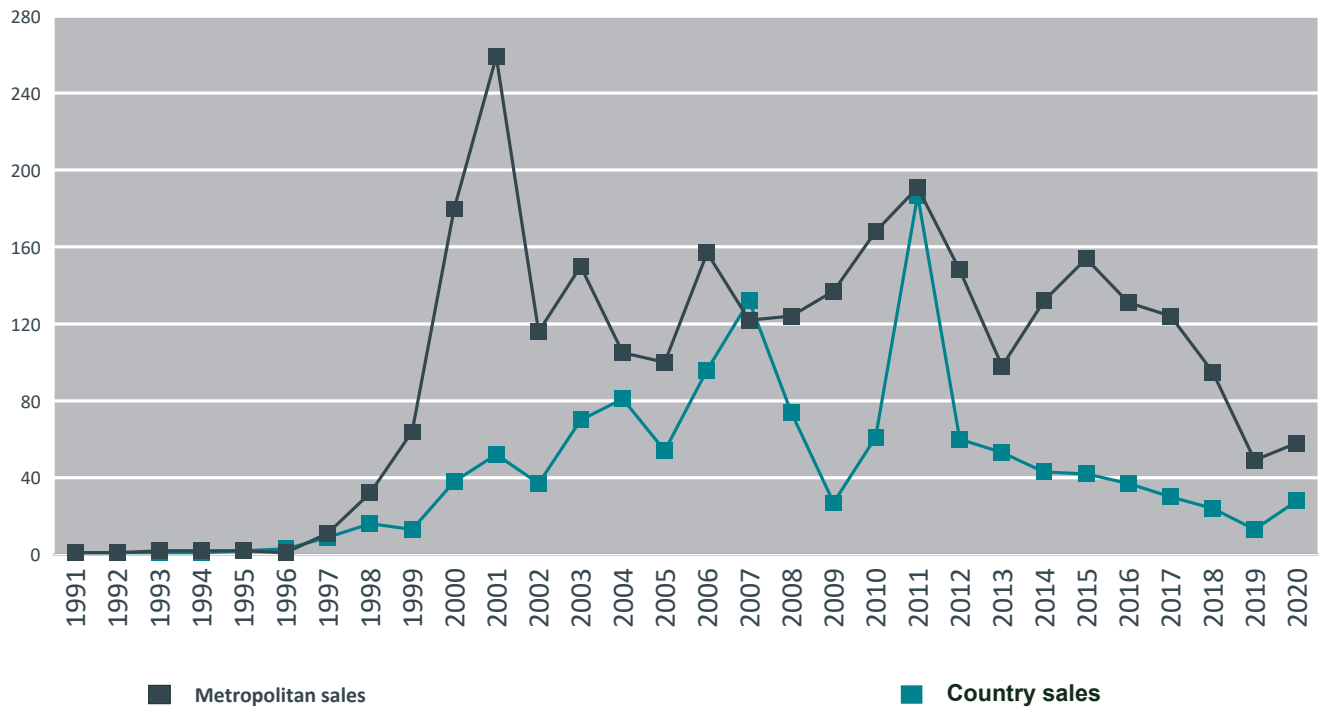


Total Price

Year	Metropolitan	Country
1990	\$460,800,205	\$56,676,155
1991	\$359,285,892	\$36,086,035
1992	\$333,490,018	\$74,819,014
1993	\$441,755,701	\$51,360,352
1994	\$465,347,838	\$47,025,397
1995	\$560,678,680	\$56,559,973
1996	\$508,430,981	\$55,665,972
1997	\$742,724,864	\$49,305,408
1998	\$748,222,750	\$45,471,396
1999	\$1,267,062,731	\$78,373,782
2000	\$1,013,115,018	\$64,600,538
2001	\$1,136,973,078	\$81,375,466
2002	\$1,392,282,500	\$135,269,361
2003	\$1,561,081,957	\$133,986,347
2004	\$1,740,058,000	\$170,410,405
2005	\$1,800,789,396	\$163,477,619
2006	\$2,289,797,193	\$253,404,328
2007	\$2,549,748,332	\$309,262,276
2008	\$1,869,523,166	\$222,087,050
2009	\$1,722,778,188	\$203,928,214
2010	\$2,775,638,676	\$300,114,571
2011	\$2,706,311,660	\$310,137,795
2012	\$2,359,213,579	\$295,833,100
2013	\$2,798,143,592	\$294,715,437
2014	\$3,960,874,534	\$297,532,361
2015	\$5,803,034,655	\$379,022,798
2016	\$5,862,689,439	\$394,985,579
2017	\$5,615,389,581	\$336,119,258
2018	\$5,416,731,123	\$412,089,538
2019	\$4,989,191,371	\$519,426,233
2020	\$4,941,917,106	\$637,495,493

Metropolitan and Country Victoria-Infrastruc&Utilities

Number of Sales

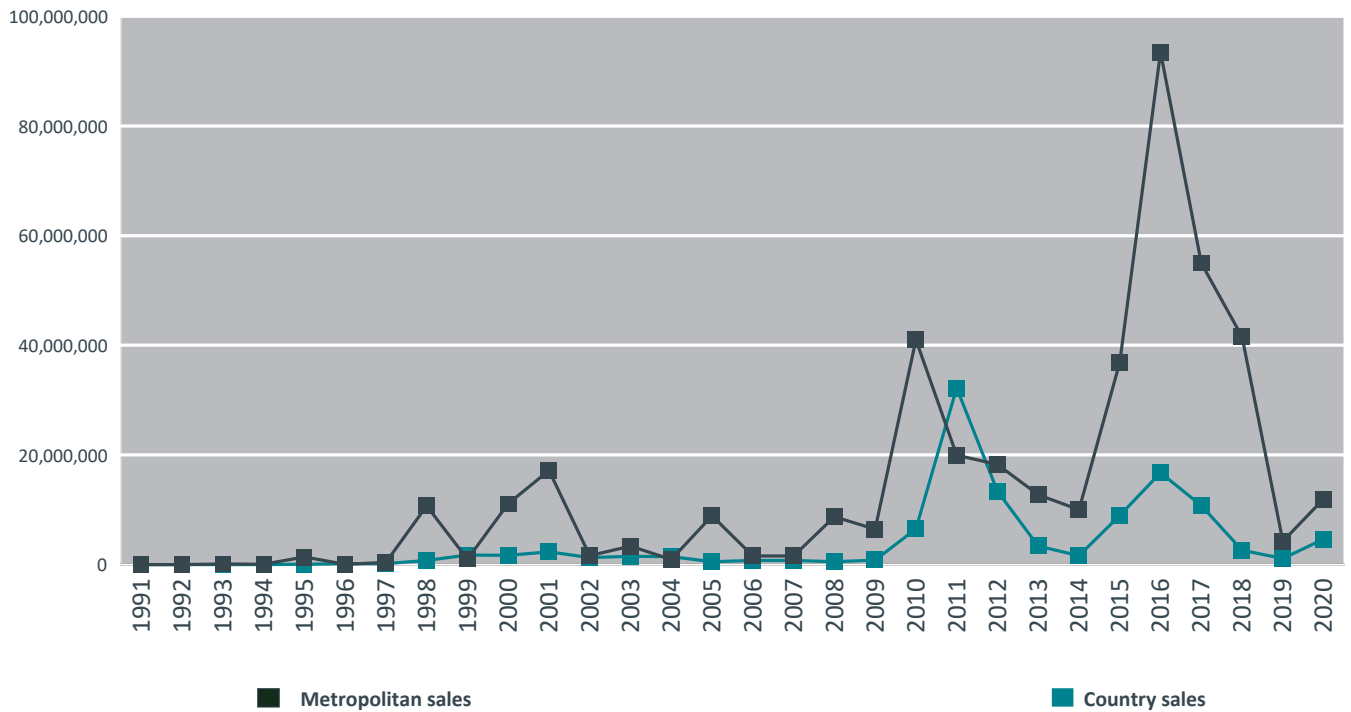


Number of Sales

Year	Metropolitan	Country
1991	1	1
1992	1	1
1993	2	1
1994	2	1
1995	2	2
1996	1	3
1997	11	9
1998	32	16
1999	64	13
2000	180	38
2001	259	52
2002	116	37
2003	150	70
2004	105	81
2005	100	54
2006	157	96
2007	122	132
2008	124	74
2009	137	27
2010	168	61
2011	191	187
2012	148	60
2013	98	53
2014	132	43
2015	154	42
2016	131	37
2017	124	30
2018	95	24
2019	49	13
2020	58	28

Metropolitan and Country Victoria-Infrastruc&Utilities

Total Value of Sales

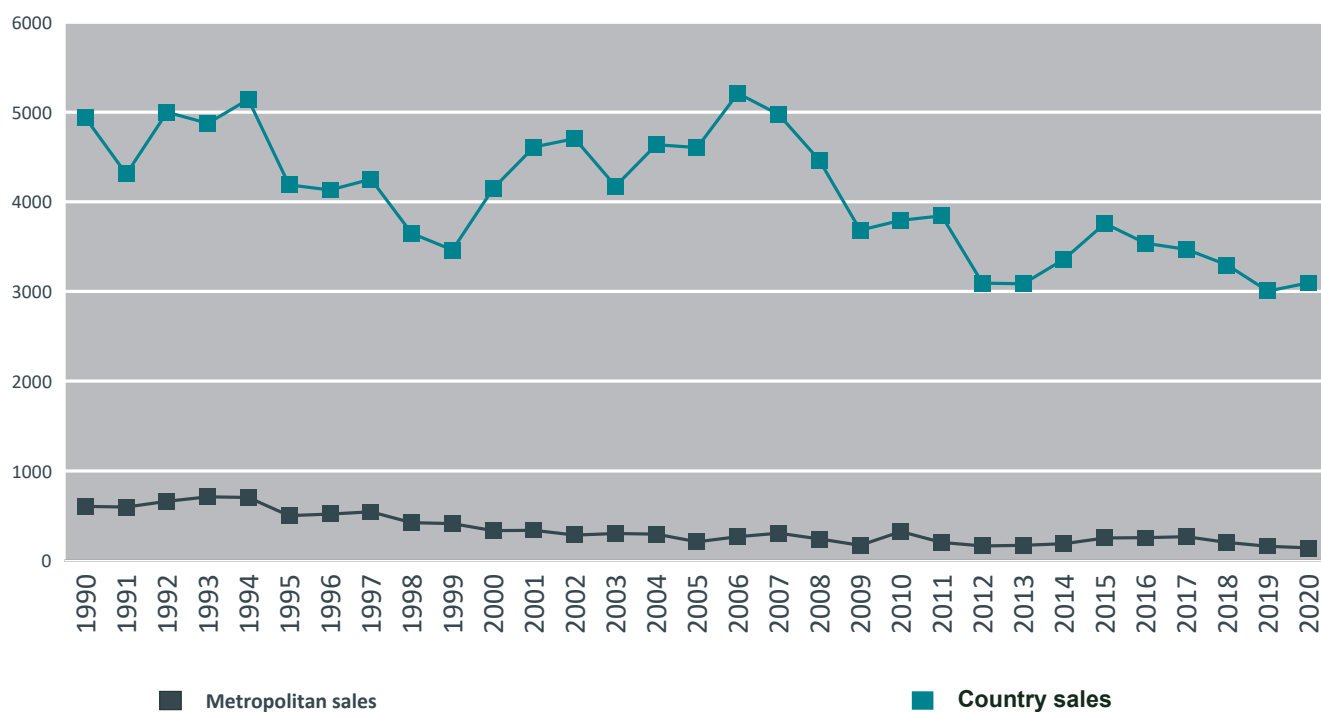


Total Price

Year	Metropolitan	Country
1991	\$1,925	\$447
1992	\$25	\$1,000
1993	\$100,000	\$6,500
1994	\$22,250	\$7,680
1995	\$1,375,000	\$11,900
1996	\$12,775	\$158,652
1997	\$412,250	\$176,640
1998	\$10,697,246	\$723,280
1999	\$971,935	\$1,724,250
2000	\$11,094,561	\$1,696,931
2001	\$17,134,401	\$2,291,549
2002	\$1,588,810	\$1,284,919
2003	\$3,336,328	\$1,477,530
2004	\$930,175	\$1,420,776
2005	\$8,896,020	\$522,088
2006	\$1,581,040	\$713,050
2007	\$1,579,832	\$766,971
2008	\$8,697,066	\$519,223
2009	\$6,432,576	\$823,471
2010	\$41,016,996	\$6,506,683
2011	\$19,923,102	\$32,190,924
2012	\$18,231,319	\$13,342,440
2013	\$12,699,508	\$3,381,654
2014	\$10,011,375	\$1,623,097
2015	\$36,863,771	\$8,930,680
2016	\$93,468,498	\$16,720,909
2017	\$54,971,901	\$10,755,097
2018	\$41,542,061	\$2,576,893
2019	\$4,238,647	\$1,068,159
2020	\$11,955,766	\$4,631,857

Metropolitan and Country Victoria-Primary Production

Number of Sales

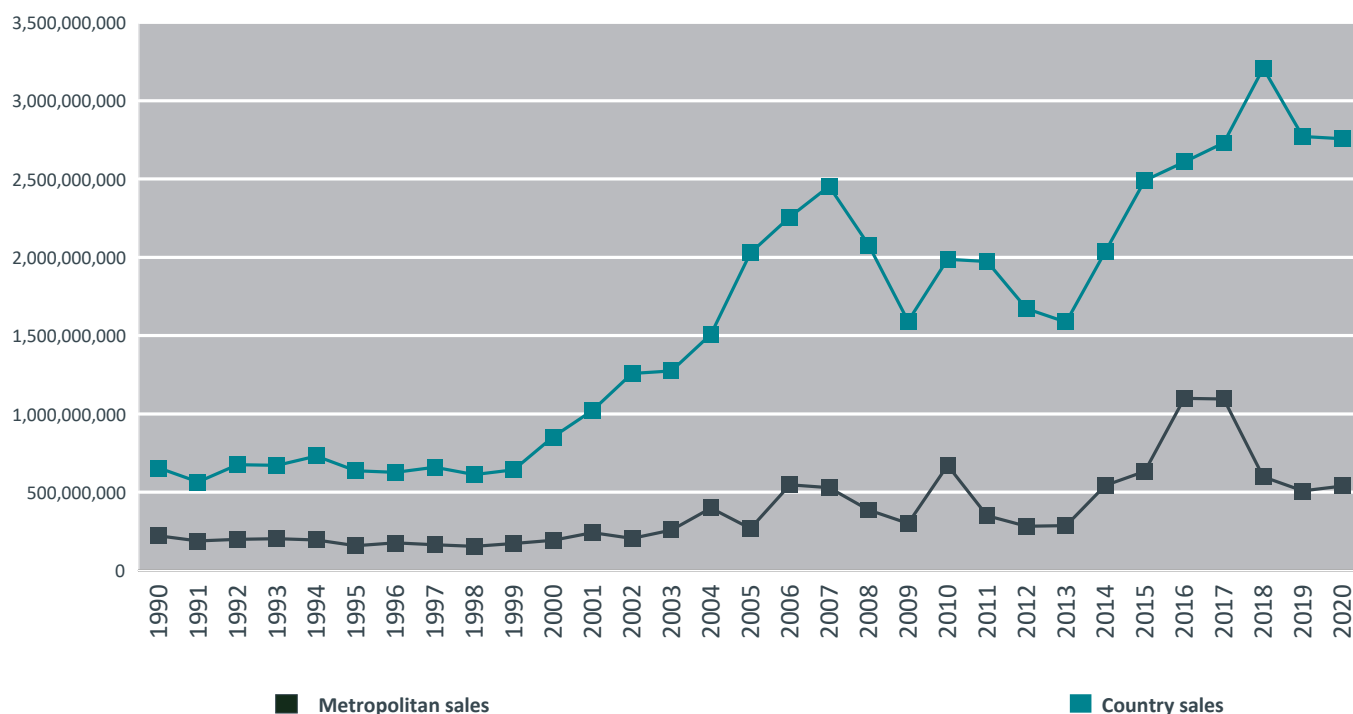


Number of Sales

Year	Metropolitan	Country
1990	603	4,936
1991	595	4,310
1992	661	4,998
1993	711	4,875
1994	704	5,141
1995	502	4,189
1996	520	4,131
1997	543	4,250
1998	421	3,648
1999	413	3,461
2000	333	4,149
2001	337	4,610
2002	285	4,704
2003	303	4,175
2004	293	4,636
2005	210	4,602
2006	267	5,209
2007	304	4,975
2008	240	4,460
2009	171	3,682
2010	322	3,792
2011	202	3,844
2012	164	3,091
2013	169	3,086
2014	187	3,359
2015	252	3,759
2016	255	3,536
2017	267	3,471
2018	203	3,295
2019	159	3,005
2020	141	3,096

Metropolitan and Country Victoria-Primary Production

Total Value of Sales

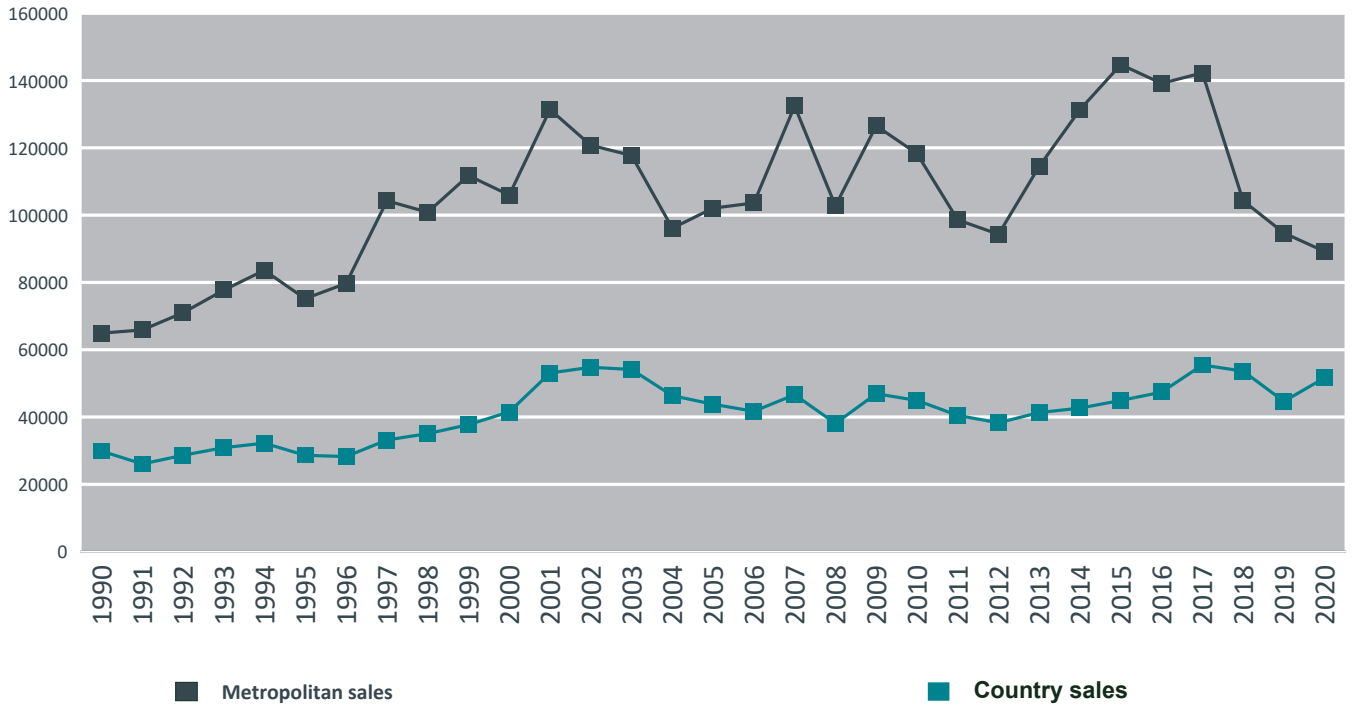


Total Price

Year	Metropolitan	Country
1990	\$221,374,261	\$654,914,039
1991	\$188,682,713	\$565,357,366
1992	\$198,224,443	\$674,587,241
1993	\$203,625,261	\$671,973,853
1994	\$195,128,127	\$731,108,826
1995	\$158,066,182	\$637,199,779
1996	\$176,006,779	\$626,899,038
1997	\$163,536,736	\$658,976,109
1998	\$154,797,848	\$612,630,734
1999	\$172,822,773	\$642,404,200
2000	\$193,073,026	\$852,608,429
2001	\$242,437,606	\$1,022,259,739
2002	\$205,330,695	\$1,258,081,464
2003	\$258,577,613	\$1,275,195,385
2004	\$399,191,866	\$1,507,863,534
2005	\$268,619,305	\$2,028,219,137
2006	\$546,961,814	\$2,257,422,425
2007	\$529,816,509	\$2,454,166,866
2008	\$386,275,743	\$2,077,924,624
2009	\$301,673,217	\$1,592,045,823
2010	\$670,716,323	\$1,987,288,895
2011	\$350,558,850	\$1,973,474,413
2012	\$281,711,161	\$1,670,440,369
2013	\$286,447,280	\$1,586,400,410
2014	\$542,871,296	\$2,035,553,025
2015	\$633,543,053	\$2,490,764,878
2016	\$1,098,252,671	\$2,608,476,273
2017	\$1,095,311,437	\$2,730,449,633
2018	\$597,771,939	\$3,207,183,917
2019	\$508,115,670	\$2,771,292,200
2020	\$539,731,519	\$2,756,031,055

Metropolitan and Country Victoria-Residential

Number of Sales

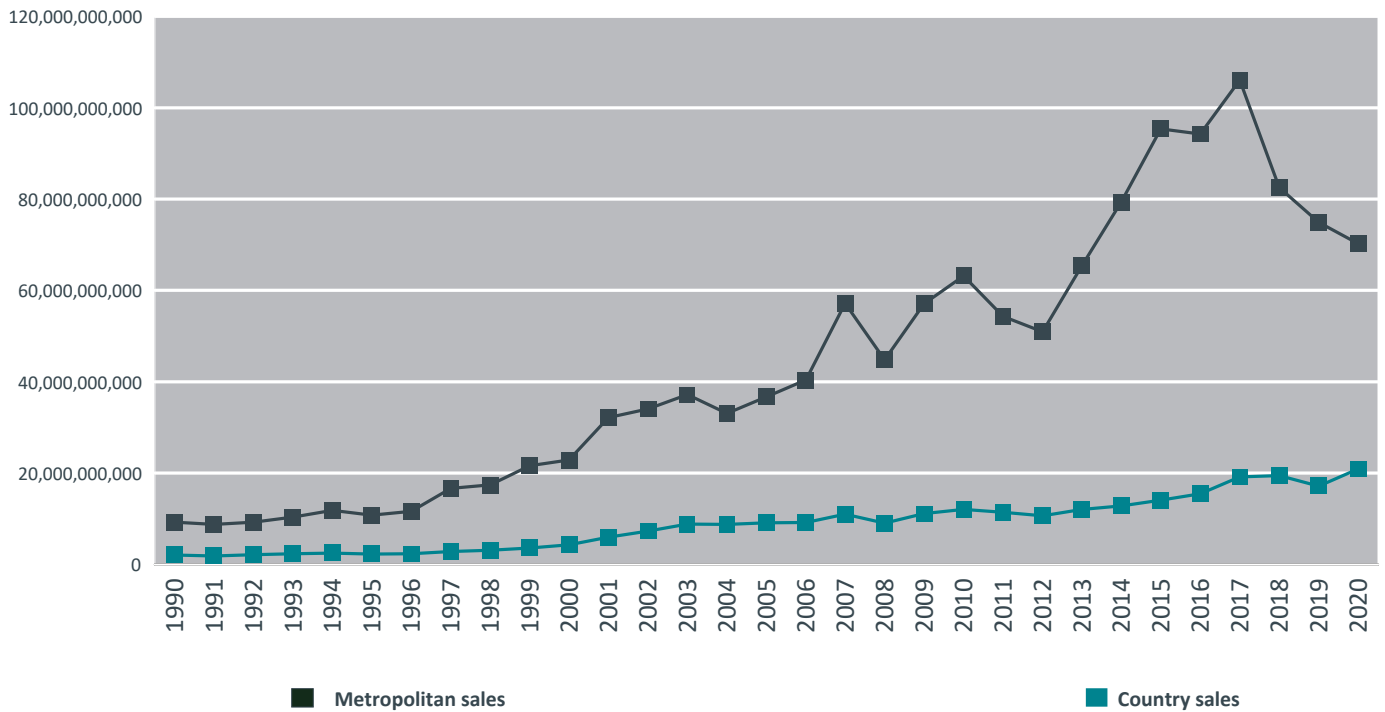


Number of Sales

Year	Metropolitan	Country
1990	64,920	29,843
1991	65,907	26,049
1992	71,019	28,617
1993	77,764	30,866
1994	83,628	32,198
1995	75,136	28,609
1996	79,692	28,203
1997	104,300	33,125
1998	100,870	35,051
1999	111,741	37,750
2000	105,966	41,465
2001	131,355	53,039
2002	120,760	54,761
2003	117,783	54,126
2004	96,082	46,344
2005	102,062	43,823
2006	103,649	41,662
2007	132,479	46,590
2008	102,766	38,080
2009	126,592	46,900
2010	118,303	44,870
2011	98,624	40,482
2012	94,315	38,267
2013	114,554	41,284
2014	131,394	42,667
2015	144,762	44,898
2016	139,128	47,401
2017	142,254	55,446
2018	104,235	53,618
2019	94,695	44,586
2020	89,204	51,689

Metropolitan and Country Victoria-Residential

Total Value of Sales

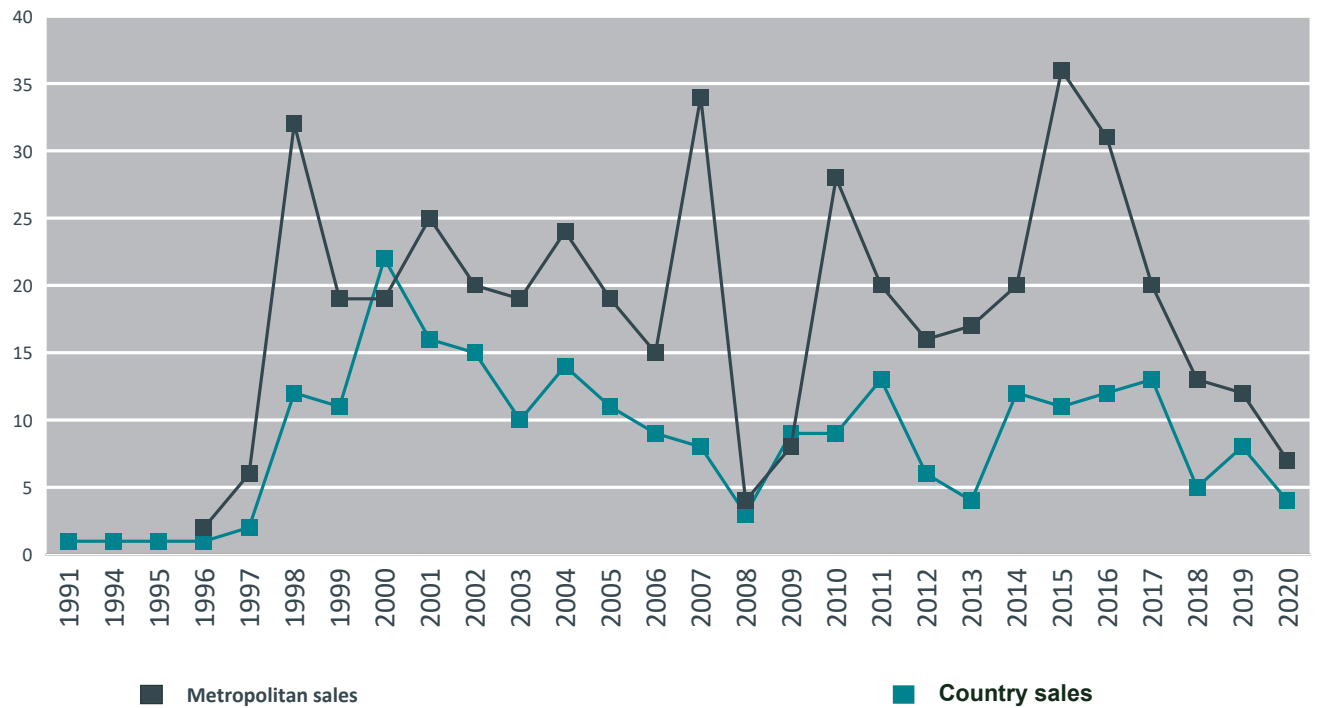


Total Price

Year	Metropolitan	Country
1990	\$9,238,779,114	\$2,104,671,429
1991	\$8,770,826,831	\$1,889,725,444
1992	\$9,288,240,282	\$2,110,385,724
1993	\$10,375,144,391	\$2,350,962,080
1994	\$11,864,405,415	\$2,511,196,307
1995	\$10,779,527,576	\$2,316,596,537
1996	\$11,649,771,791	\$2,355,573,553
1997	\$16,679,335,638	\$2,836,026,843
1998	\$17,421,977,411	\$3,113,234,488
1999	\$21,634,988,143	\$3,627,376,296
2000	\$22,870,696,942	\$4,310,336,157
2001	\$32,158,797,118	\$5,990,684,211
2002	\$34,052,502,071	\$7,313,237,674
2003	\$37,194,120,201	\$8,829,529,100
2004	\$33,045,872,412	\$8,792,929,510
2005	\$36,691,432,505	\$9,115,420,360
2006	\$40,388,393,451	\$9,204,150,467
2007	\$57,146,688,026	\$11,042,448,560
2008	\$44,831,053,767	\$9,039,230,368
2009	\$57,061,266,139	\$11,151,581,636
2010	\$63,171,631,631	\$12,061,566,630
2011	\$54,315,462,272	\$11,404,488,578
2012	\$50,917,815,303	\$10,630,049,350
2013	\$65,446,601,179	\$12,025,588,664
2014	\$79,347,599,388	\$12,850,188,824
2015	\$95,381,483,476	\$14,093,727,850
2016	\$94,240,053,685	\$15,464,676,677
2017	\$106,008,977,720	\$19,180,138,533
2018	\$82,514,621,791	\$19,485,442,145
2019	\$74,866,471,014	\$17,162,445,482
2020	\$70,214,475,163	\$20,926,095,732

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Number of Sales

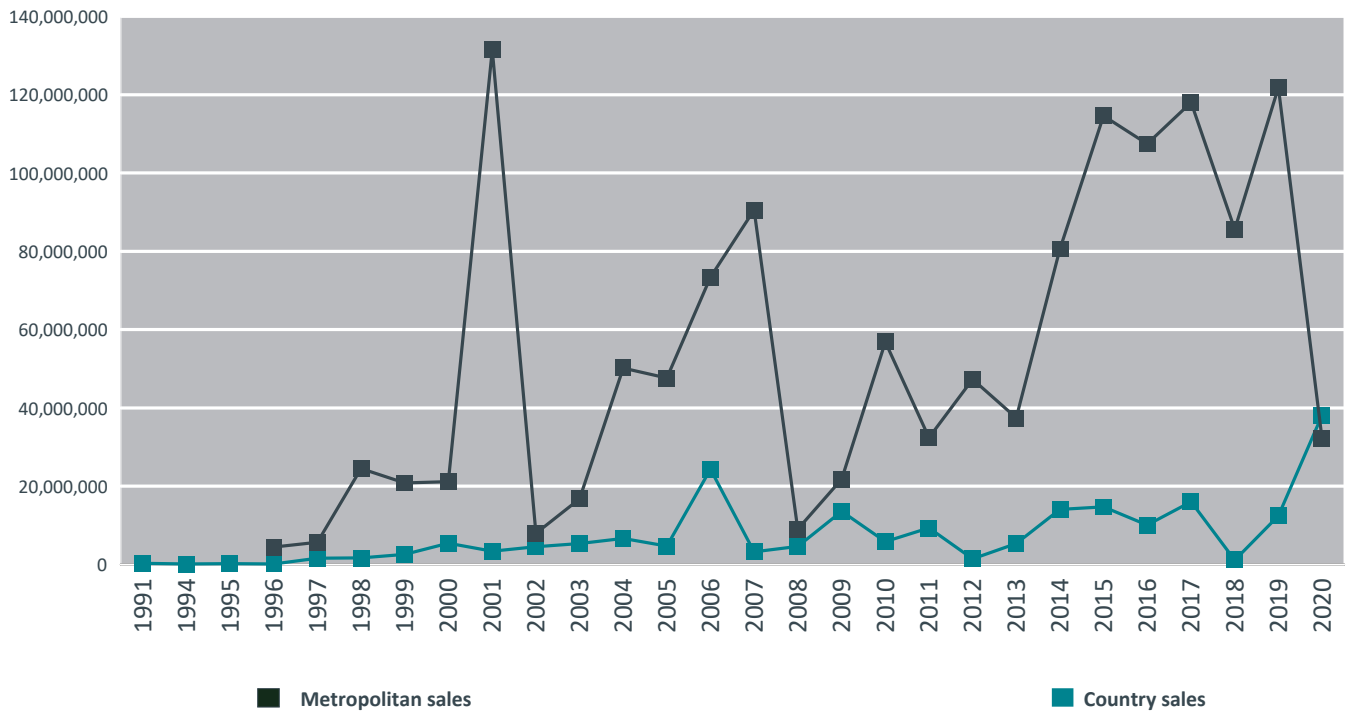


Number of Sales

Year	Metropolitan	Country
1991		1
1994		1
1995		1
1996	2	1
1997	6	2
1998	32	12
1999	19	11
2000	19	22
2001	25	16
2002	20	15
2003	19	10
2004	24	14
2005	19	11
2006	15	9
2007	34	8
2008	4	3
2009	8	9
2010	28	9
2011	20	13
2012	16	6
2013	17	4
2014	20	12
2015	36	11
2016	31	12
2017	20	13
2018	13	5
2019	12	8
2020	7	4

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Total Value of Sales



Total Price

Year	Metropolitan	Country
1991		\$320,000
1994		\$100,000
1995		\$203,000
1996	\$4,450,000	\$150,000
1997	\$5,644,772	\$1,640,000
1998	\$24,530,245	\$1,652,600
1999	\$20,834,860	\$2,569,538
2000	\$21,170,204	\$5,407,940
2001	\$131,490,795	\$3,386,333
2002	\$7,934,688	\$4,571,348
2003	\$16,783,955	\$5,310,500
2004	\$50,172,910	\$6,696,698
2005	\$47,600,200	\$4,673,000
2006	\$73,400,150	\$24,324,000
2007	\$90,528,992	\$3,259,151
2008	\$9,000,000	\$4,660,000
2009	\$21,770,750	\$13,589,750
2010	\$56,847,800	\$5,812,729
2011	\$32,402,850	\$9,337,860
2012	\$47,334,174	\$1,475,500
2013	\$37,425,760	\$5,364,545
2014	\$80,544,200	\$14,039,071
2015	\$114,580,025	\$14,721,500
2016	\$107,416,925	\$10,061,919
2017	\$117,998,754	\$16,041,000
2018	\$85,626,693	\$1,130,502
2019	\$121,868,100	\$12,466,704
2020	\$32,134,000	\$38,110,000

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
ABBOTSFORD	736000	730000	714000	792500	862500	925000	1187500	1280000	1192500	1050000	1205000	1375000	15	64	5.1
ABERFELDIE	1046500	994000	852500	947500	1045000	1207500	1300000	1471000	1500000	1390000	1620000	1700000 [^]	17	55	4.5
AINTREE	-	-	-	-	-	590000 [^]	607500	571000	568500	593000	685000	717500	16	NA	NA
AIREYS INLET	606000	680000	634000	664000	625500	680000	715000	737500	869000	985000	1125000	1522000 [^]	14	86	6.4
AIRPORT WEST	575000	557500	495000	532000	575000	635000	742000	845000	845000	795000	807500	889500	2	40	3.5
ALBANVALE	320000	317000	310000	313000	328000	345000	439000	526500	546000	512000	540000	579000	6	69	5.4
ALBERT PARK	1167500	1390000	1265000	1360000	1503000	1700000	1775000	2150000	2070000	1980000	1890000	2390000	-5	62	4.9
ALBION	440000	400000	379500	379000	432000	481000	593000	730000	755000	675000	727500	950000 [^]	8	65	5.2
ALEXANDRA	230000	255000	239000	261000	247500	285000	275000	291500	335000	325000	380000	402500	17	65	5.1
ALFREDTON	316000	333000	340000	361500	362000	340500	375000	412500	439000	480000	510000	585000	6	61	4.9
ALLANSFORD	250500 [^]	332000 [^]	257500 [^]	310000 [^]	242500	259000	275000 [^]	280000 [^]	245000	300000 [^]	362000	NA	21	45	3.8
ALPHINGTON	1000000	985000	1000000	1080000	1029000	1296500	1272500	1560000	1720000	1592500	1857500	2600000 [^]	17	86	6.4
ALTONA	628500	575000	570000	575000	646500	718000	825000	950000	932500	890000	927500	957500	4	48	4.0
ALTONA EAST	571000	523000	550000	561000	603000	650000	795000	885000	895000	855000	870000	910500 [^]	2	52	4.3
ALTONA MEADOWS	385000	395000	375000	390000	415000	440000	495000	625000	631500	617500	642500	640000	4	67	5.3
ALTONA NORTH	515000	520000	484000	510000	555000	645000	726000	828000	840000	790000	840000	865000	6	63	5.0
ANGLESEA	580000	600500	587500	550000	612500	635000	652500	788000	870000	910000	1070000	1200000	18	84	6.3
APOLLO BAY	442500	495000	432500	450000	457500	435000	480000	545000	555000	600000	710000	862500	18	60	4.8
ARARAT	174000	169000	165000	180000	200000	210000	204500	200000	199000	215000	244000	286000	13	40	3.4
ARDEER	382500	360000	342500	330000	360000	381500	517500	595000	629000	572000	615000	658000 [^]	8	61	4.9
ARMADALE	1800000	1615000	1500000	1675000	1750000	2172500	2367500	2300000	2341500	2495000	2575000	2197500	3	43	3.6
ARMSTRONG CREEK	-	205000 [^]	362500	467500	441500	440000	450000	471000	535000	535000	555000	597500	4	0	NA
ASCOT (GREATER BENDIGO)	330000	323500	350000	349500	344500	349000	370000	358000	380000	415500	467500	463000 [^]	13	42	3.5
ASCOT VALE	750000	735000	701500	735000	810000	885000	1010000	1180000	1197500	1088500	1275000	1175000	17	70	5.4
ASHBURTON	985000	890000	870000	1000000	1200000	1435000	1567500	1812500	1712500	1641500	1590000	1650000	-3	61	4.9
ASHWOOD	760000	749000	681000	775000	888000	1140000	1230000	1359000	1210000	1100000	1250000	1350000 [^]	14	64	5.1
ASPENDALE	637500	630000	610000	620000	690000	795500	891000	1125000	980000	994000	1115000	1150000	12	75	5.7
ASPENDALE GARDENS	581000	550000	552000	586500	632000	715000	775000	882500	935000	844000	970000	1070000 [^]	15	67	5.3
ATTWOOD	576000	592000	500000	540000	515000	620000	660000	742500	750000	767500	750000	880000 [^]	-2	30	2.7
AVENEL	268500	221500	230500	231000	302000	245000	250000	355000	349000	370000	450000	500000 [^]	22	68	5.3
AVOCA	144000	151000	181500	182500	180000	182500	165000	212500	220000	219500	280000	268000 [^]	28	94	6.9
AVONDALE HEIGHTS	576000	538000	536000	532500	560000	650000	750000	845500	830000	810000	840000	841000	4	46	3.8
AVONSLEIGH	321500	385500 [^]	345000 [^]	420000 [^]	355000	397500	501000	562000	540000 [^]	532500	615000 [^]	752000 [^]	15	91	6.7

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
BACCHUS MARSH	305000	330000	325000	335500	348000	355000	376000	415500	480000	500000	518000	555000	4	70	5.4
BADGER CREEK	295000	295000	295000	315000	325000	345000	379000	465000	500000	498000	550000	626500 [^]	10	86	6.4
BAIRNSDALE	230000	235000	231000	235000	244000	246500	255000	272500	279000	274000	290000	327000	6	26	2.3
BALACLAVA	916000	793500	717500	860500	942000	1100000	1242500	1385500	1196000	1350000	1395000	1272500 [^]	3	52	4.3
BALCOMBE	655000	718500	686000	712500	737000	871000	950000	1100000	1240000	1125000	1300000	1458000	16	98	7.1
BALLAN	260000	310000	305000	352000	330000	359000	370000	417000	462000	450000	500000	640000	11	92	6.8
BALLARAT CENTRAL	280000	320000	313500	322000	327500	353000	385000	430000	447500	515000	560000	652500	9	100	7.2
BALLARAT EAST	225500	245000	255000	265000	265000	275000	295000	310000	340000	360000	398000	430000	11	77	5.9
BALLARAT NORTH	272000	275000	280000	296000	312000	315000	339500	346500	389000	415000	423000	542500	2	56	4.5
BALNARRING	480000	472500	501500	525000	544000	595000	670000	815000	814500	825000	938500	1125000 [^]	14	96	6.9
BALNARRING BEACH	787500	630000	660000	750000	700000	887500	904000	890000	1115000	1275000 [^]	1210000	1248500 [^]	-5	54	4.4
BALWYN	1450000	1363000	1295000	1530000	1780000	2210000	2180000	2340000	2420000	2392500	2260000	2450000	-6	56	4.5
BALWYN NORTH	1141000	1100000	997500	1240000	1452000	1850000	1800000	1950000	1810000	1722500	1875000	2080000	9	64	5.1
BANNOCKBURN	342500	378000	351500	370000	405000	393000	382000	430000	487500	530000	555000	635000	5	62	4.9
BARANDUDA	353000	340000	340000	345000	330000	323000	350000	350000	403500	395000	425000	435000 [^]	8	20	1.9
BARNAWARTHA	169000 [^]	220000 [^]	222000	245000	220000 [^]	305000 [^]	245000	312000 [^]	280000	312000	345000	359000 [^]	11	104	7.4
BARWON HEADS	615500	607500	632500	742500	715000	775000	842500	916000	965000	1016500	1240000	1525500	22	101	7.3
BAXTER	317000	320000	315000	330500	325000	340000	403000	530000	542500	530000	567500	565000 [^]	7	79	6.0
BAYSWATER	453500	447500	426500	458500	525000	632500	693000	800500	753000	720000	746500	818000	4	65	5.1
BAYSWATER NORTH	450000	436000	426500	468500	490000	580000	628000	737500	713000	695000	730000	800500	5	62	5.0
BEACONSFIELD	460000	505000	511500	486500	525000	559000	585000	694500	730000	685000	717500	862500	5	56	4.5
BEACONSFIELD UPPER	472000	437500	535000	470000	507500	602500	630000	725500	903500	787500	818000	NA	4	73	5.6
BEAUFORT	174500	142500	186000	186000	220000	205000	237500	220000	225000	242500	322000	320000 [^]	33	85	6.3
BEAUMARIS	1107500	1050000	997000	1074000	1129500	1345000	1455000	1611000	1674000	1587500	1705000	1725000	7	54	4.4
BEECHWORTH	310500	320000	304500	295000	295000	332000	345000	399000	400000	478500	490000	530000	2	58	4.7
BELGRAVE	380000	375000	390000	410000	426000	482500	545000	620000	676000	636000	680000	717000	7	79	6.0
BELGRAVE HEIGHTS	425000	382000	399000	430000	480000	590500	624000	687500	701500	685000	737500	740000 [^]	8	74	5.7
BELGRAVE SOUTH	490000	475000	447500	548000	541000	555500	565000	689000	782500 [^]	665500	845000	660000 [^]	27	72	5.6
BELL PARK	290000	315000	290500	314000	323500	340000	360000	400000	452500	482000	497500	568000	3	72	5.5
BELL POST HILL	310000	320000	328000	328000	333500	344500	355000	435000	487000	475000	507000	540000	7	63	5.0
BELLFIELD (BANYULE)	575000	550500	510000	516000	582500	700000	778000	897000	882500	790000	800000	843000 [^]	1	39	3.4
BELMONT	338000	345000	350000	360000	362000	395000	430000	500000	545000	545000	605000	710500	11	79	6.0
BENALLA	220000	225000	216500	228000	235500	222500	231500	250000	284000	290000	302000	351500	4	37	3.2

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
BENDIGO	295000	290000	335000	340000	376500	372000	400000	400000	400000	420000	499000	510000	19	69	5.4
BENTLEIGH	910000	882000	820000	900000	1050000	1245000	1380000	1470000	1394000	1380000	1505000	1541500	9	65	5.2
BENTLEIGH EAST	760000	720000	680000	750000	850000	1000500	1115000	1256000	1205000	1200000	1252500	1373500	4	65	5.1
BERWICK	450000	440000	451000	453000	487500	535000	583000	670000	690500	671000	701500	770000	5	56	4.5
BEVERIDGE	522500 [^]	416500 [^]	412500	396000	351500	400000	430000	495000	540000	590000	552000	616000	-6	6	0.6
BIRCHIP	67500	77000	87500	120000	90000 [^]	121500	55000	100000	100000	108500	127500	110000 [^]	18	89	6.6
BIRREGURRA	230000 [^]	260000	260000	255000	337500	302500	345000	382500	412500	463000	467000	891000 [^]	1	103	7.3
BITTERN	352000	365000	382500	402000	390000	382500	464000	526500	650000	577500	630000	610000 [^]	9	79	6.0
BLACK HILL	263500	292000	265000	283500	321500	300000	315000	370000	405000	492500	491000	595000 [^]	0	86	6.4
BLACK ROCK	1390000	1237500	1175000	1225000	1400000	1545000	1745000	2017500	2029000	1777500	1867500	2450000 [^]	5	34	3.0
BLACKBURN	850000	786000	750000	860500	936000	1200500	1241000	1410000	1370500	1305000	1404000	1481000	8	65	5.1
BLACKBURN NORTH	659000	617500	609000	692000	790000	921500	1040000	1140500	1038000	1017500	1080000	1302000	6	64	5.1
BLACKBURN SOUTH	670000	636500	632000	697500	780000	920500	1050000	1200000	1063500	1034000	1101000	1232000	6	64	5.1
BLACKWOOD	260000	263000	245000	310000	266000	260000	291000	403000	326500	372500 [^]	477500	600000 [^]	28	84	6.3
BLAIRGOWRIE	625000	600000	580000	609000	627500	621500	770000	883000	990500	921500	1143500	1400000	24	83	6.2
BLIND BIGHT	337500	358000	319000	362500	343000	401000	440000	514000	546000	552500	565000	605000 [^]	2	67	5.3
BONBEACH	585000	555000	535000	580000	635000	700000	778000	882500	910000	855000	901500	871500	5	54	4.4
BONNIE DOON	210000	215000	262500	250000	275000	290000	290000	315000	417500	410000	372500	480000 [^]	-9	77	5.9
BONSHAW	-	-	-	-	309000 [^]	309000 [*]	322500 [^]	235000 [^]	400000 [^]	379000	435000	510000 [^]	15	NA	NA
BOOLARRA	178000	209000	190000	196500	260000 [^]	212500	202500	255000 [^]	250000 [^]	247500	255000 [^]	310000 [^]	3	43	3.7
BOORT	157000	164000 [^]	107000	157500	162500	130000 [^]	200500	215000	180000	185000	165000	235000 [^]	-11	5	0.5
BORONIA	450000	440000	430000	459500	500500	592500	648500	735000	742500	684000	715000	780000	5	59	4.7
BOTANIC RIDGE	520000	475000	500000	492000	519000	565000	600000	690000	730000	700000	730000	802500	4	40	3.5
BOX HILL	874000	975000	852000	855000	1067000	1350000	1360500	1752500	1700000	1536500	1470000	1570000	-4	68	5.3
BOX HILL NORTH	726000	678000	648500	746000	856500	1060000	1146000	1321000	1188000	1200000	1180000	1276000	-2	63	5.0
BOX HILL SOUTH	823000	770000	715000	785000	910000	1153000	1255000	1409000	1285500	1177500	1255000	1252000 [^]	7	52	4.3
BRAYBROOK	460000	443000	396000	424000	479500	550000	629000	665000	728500	645000	679500	707500	5	48	4.0
BREAKWATER	250000	252500	242500	255000	251500	267500	277500	335000	385000	405000	410000 [^]	456500 [^]	1	64	5.1
BRIAGOLONG	205000 [^]	225000	215000 [^]	226000 [^]	200000 [^]	215000	265000 [^]	257000 [^]	264000 [^]	315000	270000	411500 [^]	-14	32	2.8
BRIAR HILL	580000	545500	540000	572500	633000	680000	721500	833000	880000	823500	881500	911000 [^]	7	52	4.3
BRIGHT	311500	335000	340000	325000	349000	392500	429500	495000	590000	580000	700000	819000	21	125	8.4
BRIGHTON	1810000	1730000	1789500	1802500	1940000	2302500	2740000	3050000	2888000	2662500	3065000	2842500	15	69	5.4
BRIGHTON EAST	1255000	1100000	1075000	1230000	1300000	1600000	1750000	1900000	1890000	1700000	1950000	1978500	15	55	4.5

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
BROADFORD	248500	260000	268500	291000	267000	270000	287500	330000	396500	417500	452500	510000	8	82	6.2
BROADMEADOWS	384000	357000	320000	325000	345000	370000	416500	546000	575000	526000	555000	550000	6	44	3.7
BROOKFIELD	333500	341000	332000	330000	350500	340000	360000	425000	491500	445000	500000	495000	12	50	4.1
BROOKLYN	486500	485000	470000	491500	540000	602000	700500	834000	695000	672500	670000	820000 [^]	0	38	3.3
BROWN HILL	261000	258500	300000	310000	281500	270000	338000	350000	405000	449000	487500	586500	9	87	6.4
BRUNSWICK	710000	670000	673000	750000	815000	860500	946000	1200000	1095000	1036500	1100000	1257000	6	55	4.5
BRUNSWICK EAST	700000	700000	713000	767000	819500	888000	998000	1150000	1170000	1011500	1290000	1535000 [^]	28	84	6.3
BRUNSWICK WEST	728000	701500	685000	745000	790000	866500	1005000	1155000	1160000	1061500	1180000	1245500	11	62	5.0
BRUTHEN	226000 [^]	204000	175000 [^]	198000 [^]	182500 [^]	205000 [^]	207000 [^]	229500 [^]	261000	229000	345000	282500 [^]	51	53	4.3
BULLEEN	728000	722500	707000	780000	861000	1095000	1170000	1300000	1230000	1105000	1178500	1100000	7	62	4.9
BUNDALONG	390000	500000	385000	337500	336500 [^]	372500	425000	373000	462000	515000 [^]	712500	652500 [^]	38	83	6.2
BUNDOORA	500000	490000	485000	530000	553500	600500	651000	753000	730000	730000	744000	810000	2	49	4.1
BUNINYONG	322500	307500	376500	349000	385000	364500	381000	470000	467500	475000	587500	673500	24	82	6.2
BUNYIP	292500	340000	342500	332500	325000	420000	357500	437500	550000	500500	540000	555000	8	85	6.3
BURNSIDE	395000	410000	385000	390000	401000	415000	518500	572500	605000	605000	660000	635000 [^]	9	67	5.3
BURNSIDE HEIGHTS	405000	405000	420000	427000	442500	460000	522000	590000	633000	591000	655000	686000 [^]	11	62	4.9
BURWOOD	778000	799000	765000	780000	921000	1190000	1219000	1357000	1320000	1165500	1277500	1392500	10	64	5.1
BURWOOD EAST	678000	630000	617000	685500	782000	982500	1021000	1126500	1048000	1020000	1050000	1170000	3	55	4.5
CAIRNLEA	463000	478500	440000	480000	545000	540000	608500	710000	734000	752500	807500	735000	7	74	5.7
CALIFORNIA GULLY	209500	240000	255000	252500	262000	256500	255000	250000	275000	287000	320000	367000	11	53	4.3
CAMBERWELL	1345000	1322000	1300000	1382000	1655000	1912500	2090000	2300000	2155000	2085000	2060000	2136000	-1	53	4.4
CAMPBELLFIELD	385000	360000	330000	330000	338000	374500	420000	507000	550000	533000	537500	550000 [^]	1	40	3.4
CAMPBELLS CREEK	316000	340000	343500	382000	345000	387500	426500	380000	460500	500000	540000	623500 [^]	8	71	5.5
CAMPERDOWN	185000	180000	183500	220000	186000	218000	217500	240000	235000	280000	295000	304000	5	59	4.8
CANADIAN	302500	298000	290500	322500	297000	345000	339000	334500	373000	375000	426000	458000	14	41	3.5
CANTERBURY	1827500	1730000	1790000	1950000	2100000	2523000	2620000	3140000	2536500	2902500	2700000	2830000	-7	48	4.0
CAPE PATERSON	332500	420000	348000	337000	332000	350000	358000	407500	442000	540000	635500	668000	18	91	6.7
CAPE SCHANCK	545000	477500 [^]	655000	620000	557500	660000	667500	972500	845000 [^]	940000	1095500	760000 [^]	17	101	7.2
CAPEL SOUND	355000	375000	330000	350000	366000	390000	445000	542500	550000	520000	580000	684000	12	63	5.0
CARISBROOK	202000	134500 [^]	192500	218500	238500	200000	200000	245000	232500	300000	301500	269500 [^]	0	49	4.1
CARLTON	900000	1055000	860500	1002500	1020000	830000	1050000	1470000	1600000	1308000	1415000	1220000 [^]	8	57	4.6
CARLTON NORTH	930000	833000	940000	890500	1095000	1177500	1360000	1628000	1445000	1555000	1500000	1500000	-4	61	4.9
CARNEGIE	880000	905500	845000	865000	1007500	1300000	1348500	1509000	1445000	1313500	1420000	1548000 [^]	8	61	4.9

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
CAROLINE SPRINGS	407500	420000	427500	435000	460000	480000	530000	611000	620000	620000	650000	670000	5	60	4.8
CARRUM	500000	492500	499000	510000	536000	611000	750000	835500	860000	770000	830000	880000	8	66	5.2
CARRUM DOWNS	330000	345000	334000	330000	346000	370000	430000	525000	575000	537000	576000	629000	7	75	5.7
CASTERTON	117500	106500	110000	97500	99000	100000	126500	142000	132500	150000	161500	170000	8	37	3.2
CASTLEMAINE	300000	322500	338000	372500	369500	380000	410000	435000	499000	520000	545000	658500	5	82	6.2
CAULFIELD	1180000	1150000	1085000	1172500	1322000	1650000	1715000	1914000	1701000	1762500	1811000	1610000 [^]	3	53	4.4
CAULFIELD EAST	866000	760000 [^]	750000	845000	1168000	1167500	1300000	1500000	1322500	1375000 [^]	1418000	1752500 [^]	3	64	5.1
CAULFIELD NORTH	1420000	1350000	1330000	1415000	1480000	1875000	2181000	2285000	1960000	2112000	2286000	2100000 [^]	8	61	4.9
CAULFIELD SOUTH	1007500	930000	890000	1050000	1200000	1375000	1517500	1690000	1600000	1494500	1750000	1625000	17	74	5.7
CHADSTONE	670500	625000	595000	719000	823500	925000	1017500	1131000	1050000	958000	1105000	1048000 [^]	15	65	5.1
CHARLEMONT	560000 [^]	560000 [*]	560000 [*]	560000 [*]	560000 [*]	560000 [*]	560000 [*]	157000 [^]	455000	465000	530000	525000 [^]	14	-5	-0.5
CHARLTON	125000	117000	123000	120000	131000	179500	160000	136000	150000	147000	149500	162000	2	20	1.8
CHELSEA	585500	525000	545000	577500	580000	730000	890000	914000	905000	856500	965000	988000	13	65	5.1
CHELSEA HEIGHTS	445000	454000	440000	465000	513000	598000	641000	750000	778000	750000	802000	940000 [^]	7	80	6.1
CHELTENHAM	696000	644000	635500	695000	775000	866000	940500	1171000	1105000	1035000	1160000	1232500	12	67	5.2
CHELTENHAM EAST	630000	580000	545000	600000	670000	770000	867500	982500	940000	940000	1001000	1115000 [^]	6	59	4.7
CHELTENHAM NORTH	651000	581500	570000	584000	662000	750000	900000	1025000	925000	913000	922500	999500 [^]	1	42	3.5
CHEWTON	258000	255000	230500	312500	296000	369000	403500 [^]	320000	435000	439500	605000	803000 [^]	38	134	8.9
CHILTERN	189000	202000	208000	171500	187500	220000	250000	238500	260000	223500	321000	295000 [^]	44	70	5.5
CHIRNSIDE PARK	449500	464000	435500	450000	490500	542500	627000	735000	700000	680500	770500	805000	13	71	5.5
CHURCHILL	172000	170000	176500	182000	178500	172500	182000	175000	180000	185000	226000	289000	22	31	2.8
CLARINDA	530000	530000	475500	525000	606500	682500	751000	866000	802500	815000	854000	1029000 [^]	5	61	4.9
CLAYTON	650500	617000	572500	645000	750000	976000	1010500	1250000	1255000	1150000	1050000	1070000 [^]	-9	61	4.9
CLAYTON NORTH	745500	619500	649000	630000	850000	1075000	1100000	1234500	1330000	1377500	1235000	1075000 [^]	-10	66	5.2
CLAYTON SOUTH	550500	511000	470500	522500	580000	690000	755000	850000	850000	832000	830000	832000	0	51	4.2
CLIFTON HILL	825000	780000	801500	865000	965000	1085000	1220000	1390000	1360000	1348000	1375000	1266000 [^]	2	67	5.2
CLIFTON SPRINGS	318000	340000	325000	336000	342000	345000	365000	419000	472000	485000	518500	570000	7	63	5.0
CLUNES	187500	199000	196500	219000	237500	245000	255000	263000	354000	320000	357500	450000 [^]	12	91	6.7
CLYDE	361500 [^]	515000 [^]	272500	397000	406000	397000	435000	430000	505000	548000	576500	599500	5	59	4.8
CLYDE NORTH	-	300000	395000	409000	380000	410000	491000	550000	595000	571500	610000	652000	7	0	NA
COBBLEBANK	-	-	400000	335500	323000 [^]	318000 [^]	328000 [^]	374000	455500	480500	510000	516000	6	NA	NA
COBDEN	220000	200000	186500	162500	145000	178500	177000	263000	225000	237000	271000	315000 [^]	14	23	2.1
COBRAM	212000	207500	221500	218000	230000	236000	265000	255000	255000	272500	300000	335000	10	42	3.5

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
COBURG	640000	611000	594000	633000	710000	778000	876000	1000000	969000	935500	1095000	1057500	17	71	5.5
COBURG EAST	544000	510000	466500	560000	597500	675000	762500	861000	841500	825000	975000	987500	18	79	6.0
COBURG NORTH	533000	540000	489500	538500	600000	665000	780000	821000	814000	805000	912500	921000 [^]	13	71	5.5
COCKATOO	312000	325000	333500	355000	365000	385500	430000	539500	591000	580000	610000	620000	5	96	6.9
COHUNA	137000	170000	140000	139000	175000	175000	157500	180000	177500	204000	232500	230000	14	70	5.4
COLAC	213000	215000	225000	226500	235000	246500	259500	282500	320000	315000	350000	385000	11	64	5.1
COLDSTREAM	395000	377500	368000	385000	405000	441000	521000	597500	660000	635000	648000	670000 [^]	2	64	5.1
COLERAINE	95000	124000	109500	118000	95000	96000	90000	133000	114000	144000	127000	143500 [^]	-12	34	2.9
COLLINGWOOD	751500	697500	734000	741000	775000	914000	920000	1205000	1110000	1060000	1158000	1313000 [^]	9	54	4.4
COOLAROO	315000	304000	278000	290000	290000	302500	340000	451000	480000	441000	477000	490000 [^]	8	51	4.2
COONANS HILL	690000	630000	613500	655000	732000	743000	870000	963000	927000	902500	1055000	1275000 [^]	17	53	4.3
COONGULLA	163000 [^]	250000 [^]	156000 [^]	150000 [^]	205000 [^]	189000 [^]	185000 [^]	192000 [^]	242000	335000	285000 [^]	314500 [^]	-15	75	5.7
CORINELLA	325000	282500	290000	330000	270000	370000	325000	391000	450000	357500	505000	575000	41	55	4.5
CORIO	225000	225000	230000	230000	242000	240000	250000	305000	370000	351500	390000	415500	11	73	5.7
CORONET BAY	245000	261500	222500	251000	249000	240000	266000	325500	345000	370000	407500	438000 [^]	10	66	5.2
CORRYONG	128000	155000	152500	166500	135000	160000	164000	180000	162500	236000	226500	157500 [^]	-4	77	5.9
COWES	400000	384500	380000	385000	357500	412500	400000	440000	541000	560000	587500	699000	5	47	3.9
COWES WEST	318500	351000	345000	320000	350000	329000	353500	390000	485500	508000	545000	635000	7	71	5.5
CRAIGIEBURN	365000	360000	350000	360000	362000	390000	425000	502500	547000	525000	567500	573000	8	55	4.5
CRANBOURNE	327000	325000	313000	315000	331500	360000	406000	510000	540000	500000	520000	575000	4	59	4.7
CRANBOURNE EAST	353000	368000	370000	390000	410000	437000	460000	535000	574500	567500	583000	620000	3	65	5.1
CRANBOURNE NORTH	355000	362000	370000	370000	375000	410000	455000	541000	600000	570000	589000	646500	3	66	5.2
CRANBOURNE SOUTH	-	-	-	-	455000 [^]	685000 [^]	685000 [*]	600000 [^]	425000 [^]	632500 [^]	634000	620000 [^]	0	NA	NA
CRANBOURNE WEST	310000	319000	320000	330000	335000	350000	410000	510500	540000	515000	550000	585000	7	77	5.9
CREMORNE	835000	735000	701000	821000	886500	1030000	1072000	1230000	1420000	1290000	1305000	1695000 [^]	1	56	4.6
CRESWICK	214000	223000	245000	245000	270000	265000	292500	311500	324000	350000	387500	427500	11	81	6.1
CRIB POINT	347500	330000	350000	355000	339000	350000	402000	502500	555000	527500	580000	581000 [^]	10	67	5.3
CROYDON	465000	465000	450000	470000	525000	605000	695000	810000	792500	735000	787500	815000	7	69	5.4
CROYDON HILLS	549500	532000	538000	571500	606000	697000	730000	875000	877500	835000	920000	902000 [^]	10	67	5.3
CROYDON NORTH	527500	505500	520000	540500	600000	702500	790500	872000	840000	827500	860500	962000	4	63	5.0
CROYDON SOUTH	455000	435500	436500	442000	530000	600000	655000	800000	757500	715500	740000	828000	3	63	5.0
CURLEWIS	-	153000 [^]	439500	387000	382500	387000	406500	430000	495000	560000	570000	570000	2	0	NA
DALLAS	320000	305000	276500	280000	295000	321500	345000	430000	490000	451500	466000	500000	3	46	3.8

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
DALYSTON	271000	281500	210000	245000	260000 [^]	257000 [^]	255000	273500	305000	373000	423000	435500	13	56	4.6
DANDENONG	430000	400500	400000	405000	439000	485000	555500	619000	640000	601000	625000	680000	4	45	3.8
DANDENONG NORTH	400000	395000	370000	390000	415500	481000	551000	633500	640000	606500	640000	684000	6	60	4.8
DARLEY	330000	325000	340500	330500	360000	377500	371500	430000	505000	520000	505000	569500	-3	53	4.3
DAYLESFORD	372500	351500	384500	385000	401500	442500	464000	502000	552500	590000	682500	775000	16	83	6.2
DEANSIDE	-	-	-	-	-	-	-	340000 [^]	352500 [^]	352500 [*]	352500	695000 [^]	NA	NA	NA
DEEPDENE	1930000	2046500	1875000	1981000	2215000	2750000	2600000	2862500	2692500	2836000	3150000	4500000 [^]	11	63	5.0
DEER PARK	355000	357000	345000	348000	365000	390000	441000	552500	580000	550000	580000	620000	5	63	5.0
DELACOMBE	263000	278500	285000	280000	292000	290000	319000	325000	360000	390000	415000	480000	6	58	4.7
DELAHEY	365000	370000	360000	372500	370000	400000	458000	545000	575000	530000	575000	570000	8	58	4.6
DENNINGTON	329000	349000	323500	320000	315000	345000	342500	345000	355000	360000	392500	420000 [^]	9	19	1.8
DERRIMUT	395000	418000	410000	417000	435000	466000	530000	635000	615000	649000	658000	661000	1	67	5.2
DIAMOND CREEK	515000	515000	490000	513000	550000	580000	646500	755000	782500	750500	802000	915000	7	56	4.5
DIGGERS REST	266500	285000	279000	280000	325000	325000	360000	440500	500000	515000	560000	510000	9	110	7.7
DIMBOOLA	85500	107500	90000	89000	90500	109500	116000	122500	130000	120000	154000	177500 [^]	28	80	6.1
DINGLEY VILLAGE	553000	540000	515000	553500	607000	690000	775500	887000	840500	810000	930000	972000	15	68	5.3
DINNER PLAIN	475000 [^]	450000	410000	390000	309000	359000	400000	412500	510000	520000	572000	630000 [^]	10	20	1.9
DONALD	135000	165000	104000	140000	120000	125000	145000	122000	145000	136000	140000	151500 [^]	3	4	0.4
DONCASTER	795000	770000	720000	850000	999000	1176000	1297500	1366500	1320000	1260000	1280000	1372000	2	61	4.9
DONCASTER EAST	750000	720000	682000	789000	894500	1113500	1230000	1360000	1222000	1198000	1250000	1295000	4	67	5.2
DONNYBROOK	-	-	-	-	-	-	-	-	530000 [^]	540000 [^]	627500	575000	16	NA	NA
DONVALE	715000	712500	681000	735000	840000	964000	970000	1201000	1182500	1140000	1192500	1174000	5	67	5.2
DOREEN	430000	460000	450000	415000	430000	440000	470500	550000	601000	598000	625000	667500	5	45	3.8
DOVETON	330000	322000	290000	302000	310500	348000	405000	490000	542500	470000	498000	520000	6	51	4.2
DROMANA	446500	455000	451000	462000	492000	552000	583000	690000	785500	715000	760000	800000	6	70	5.5
DROUIN	275500	289000	290000	300000	311000	320000	347000	390000	455000	440000	470000	525000	7	71	5.5
DRYSDALE	355000	425000	360000	385000	405000	410000	409000	436500	510000	572500	585000	647000	2	65	5.1
DUNKELD	180000 [^]	245000 [^]	179000 [^]	210000 [^]	177500 [^]	191500	207500	210000 [^]	297500 [^]	225000	280000	NA	24	56	4.5
DUNOLLY	120000	145000	159000	182500	170000	167500	180000	179000	206500	234500	209500	270000 [^]	-11	75	5.7
EAGLE POINT	236000	301500	237000	227000	281500	335000	267500	250000	304500	360000	372000	399500 [^]	3	58	4.7
EAGLEHAWK	226000	240000	260000	264000	274000	283000	270000	295000	315000	321500	360000	380000	12	59	4.8
EAGLEMONT	1330000	1500000	1343500	1340000	1522500	1730000	1895500	1963000	1955000	1799000	1970000	1920000 [^]	10	48	4.0
EAST BAIRNSDALE	195000	176500	190000	226000	160000	202500	212500	222000	225000	235000	313500	277000 [^]	33	61	4.9

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
EAST BENDIGO	262500	267000	295000	285000	330000	300000	303500	335000	318000	390000	380000	333500 [^]	-3	45	3.8
EAST GEELONG	400000	400000	395000	450000	427000	440000	512500	600000	637000	625000	815000	735000 [^]	30	104	7.4
EAST MELBOURNE	1621000	1737500	2480000	1790000	1850000	2750000	3655000	3585000	2675000	3413500	2350000	3950000 [^]	-31	45	3.8
EAST WARBURTON	285000	332500	282500	289500	275000	305000	369000	392500	428500	458000	509000 [^]	593500 [^]	11	79	6.0
EASTWOOD	330000	334000	332000	335000	342000	335000	357500	380000	385000	410000	415000	450000	1	26	2.3
ECHUCA	271000	278000	270000	285000	285000	300000	310000	320000	365000	370000	411000	457000	11	52	4.3
EDENHOPE	132500	100000 [^]	106000	160000	130000	115000	144500	160000	147000	169500	143000	202500 [^]	-16	8	0.8
EDITHVALE	616000	590000	625000	615000	670000	766000	930000	1058500	1047500	954000	1005000	1166000	5	63	5.0
EILDON	190000	180000	185000	210000	205000	208500	210000	225000	258000	251500	285000	380000 [^]	13	50	4.1
ELLIMINYT	335000	260000	323000	332000	313000	318000	364000	366500	385000	445000	465000	522500 [^]	4	39	3.3
ELMORE	182500	188000	160000	184000	176000	200000	220000	162000	227500	235000	235000	255000 [^]	0	29	2.6
ELSTERNWICK	1240000	1200000	1155000	1365000	1315000	1621000	1723500	2087500	1970000	1825000	2101500	2046500	15	69	5.4
ELTHAM	614000	625000	590500	631500	670000	750000	820000	930000	942500	925000	1000000	1066500	8	63	5.0
ELTHAM NORTH	621000	627000	580500	622000	680000	758000	850500	900000	930500	930000	1050000	1100000	13	69	5.4
ELWOOD	1350000	1150000	1287500	1350000	1412500	1631000	1830000	1900000	2140000	1950000	2050000	2137000	5	52	4.3
EMERALD	433500	415000	410500	440000	449500	502000	545000	660500	730000	660000	730000	820000	11	68	5.3
ENDEAVOUR HILLS	400000	400000	390000	400000	432000	496500	550000	630500	651000	620000	671000	734000	8	68	5.3
EPPING	380000	385000	365000	366500	386500	400000	455000	556000	600000	546000	576500	585500	6	52	4.3
EPSOM	275000	325000	315000	322500	342500	340000	340000	352000	357000	371500	431000	468500	16	57	4.6
ESSENDON	952000	895000	920000	870000	942000	1228000	1365000	1402000	1682000	1448500	1485000	1485000	3	56	4.5
ESSENDON NORTH	850000	875500	686000	725000	840000	808000	875000	1100000	1092500	1100000	1108000	1075500 [^]	1	30	2.7
ESSENDON WEST	745000	742500	720000	720000	785000	920000	962500	1296000	1221000	1180000	1287500	1245000 [^]	9	73	5.6
EUMEMMERRING	378000	350000	327500	353000	365000	408500	450500	517500	622000	540000	550000	667500 [^]	2	46	3.8
EUREKA	245000	257500	237000 [^]	243500 [^]	259000	247500	275000	251500	315500	360000	412500	393000 [^]	15	68	5.3
EUROA	167000	185000	215000	208000	230000	235500	265000	239000	270000	309000	360000	386500	17	116	8.0
EYNESBURY	295000	360000	400000	390500	390000	403500	459000	484000	550000	555000	600000	605000	8	103	7.4
FAIRFIELD	810000	800000	825000	915000	945000	1111500	1303000	1496000	1316000	1295000	1395500	1430000 [^]	8	72	5.6
FAIRHAVEN	866000	715000	990000	785000	955000	897500	1052500	880000	1020000	1395000	1478000	1910000 [^]	6	71	5.5
FAWKNER	460000	439000	406500	410000	444000	510000	587500	705000	720000	665000	710000	772000	7	54	4.4
FERNTREE GULLY	449000	430500	429500	451000	505000	599000	660000	749000	732500	692000	750000	801000	8	67	5.3
FERNY CREEK	580000	525000	456000	497500	492500	621000	750000	798000	830000	800000	908000	1200000 [^]	13	57	4.6
FINGAL	515000 [^]	700000	600000	677500	730000	857500	840000	1000000	1350000	1240000	1312500	1602500 [^]	6	155	9.8
FITZROY	805500	880000	918500	945000	1130000	1297500	1600000	1625000	1450000	1400000	1397500	1390000 [^]	0	73	5.7

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
FITZROY NORTH	900000	855000	868000	976000	1014000	1188000	1279000	1450000	1475000	1385000	1595000	1360000	15	77	5.9
FIVEWAYS	318500	290000	343500	355000	315000	380000	417500	525000	542500	485000	528500	635000 [^]	9	66	5.2
FLEMINGTON	670000	655000	652000	735500	730000	830000	918000	1100000	926500	1000000	1035000	1000000	4	54	4.4
FLINDERS	760000	822000	710000	765000	808000	839000	1225000	1525000	1697500	1670000	2085000	1825000 [^]	25	174	10.6
FLORA HILL	266000	285000	309000	310000	323500	321000	325000	335000	352500	370000	392500	405000	6	48	4.0
FLOWERDALE	180000 [^]	286500 [^]	250000 [^]	292500 [^]	170000 [^]	255000 [^]	237500	310000	390000	287500 [^]	400000	355000 [^]	39	122	8.3
FOOTSCRAY	574000	568000	568000	600000	645000	690500	775000	882000	899000	812000	880000	842000	8	53	4.4
FOREST HILL	620000	560000	565000	650500	721000	892000	933500	1060000	935000	900000	986000	1062000	10	59	4.7
FOSTER	265000	265000	269500	298000	315000	325000	315000	320000	335000	330000	387500	367500 [^]	17	46	3.9
FRANKSTON	367000	357000	340000	350000	372000	426000	474000	600000	605000	581000	621500	660000	7	69	5.4
FRANKSTON NORTH	280000	277000	245000	255000	269000	297000	352000	470000	502000	423000	450000	530000	6	61	4.9
FRANKSTON SOUTH	530000	533500	510000	535000	560000	620000	690000	815500	855000	817500	860000	834000	5	62	5.0
FRASER RISE	-	-	634500	455000	490000	465000	483000	540000	615000	595000	625000	640000	5	NA	NA
FYANSFORD	-	425000 [^]	310000 [^]	386500 [^]	478000 [^]	688000 [^]	592500 [^]	610000	650000	660000 [^]	800500	750000 [^]	21	0	NA
GARDEN CITY	1062500	912500	965000	1055000	1055000	1320000	1440000	1650000	1507500	1375000	1602500	2672500 [^]	17	51	4.2
GARDENVALE	1200000 [^]	1133000	956000 [^]	1150000 [^]	1180000 [^]	1348000 [^]	1857500 [^]	1880000 [^]	1830000	1740000	1900000 [^]	NA	9	58	4.7
GARFIELD	342500	345000	335000	405000	355000	370000	405000	414500	540000	518000	590000	530000 [^]	14	72	5.6
GEELONG	465000	475000	463000	500000	512000	607500	590000	735000	750000	720000	902000	905000	25	94	6.9
GEELONG WEST	385000	405000	410000	440000	469000	490000	543500	650000	713000	675000	749000	825000	11	95	6.9
GEMBROOK	340000	385000	349000	344000	400000	440000	525000	565000	610000	650000	680000	710000 [^]	5	100	7.2
GISBORNE	399000	430000	429500	496000	510000	550000	635000	655000	770000	730000	810000	870000	11	103	7.3
GLADSTONE PARK	426500	385000	380000	392500	400000	460000	525000	645000	630000	636500	640000	700000	1	50	4.1
GLEN HUNTLY	919000	805000	792500	977500	1135000	1350000	1330000	1415000	1225000	1380000	1295000	904500 [^]	-6	41	3.5
GLEN IRIS	1320000	1200000	1200000	1310000	1500000	1800000	1935000	2025000	1927500	1961000	2125000	2135000	8	61	4.9
GLEN WAVERLEY	735000	718000	720000	815000	960000	1212500	1221000	1337500	1300000	1285500	1295000	1400000	1	76	5.8
GLENROWAN	286000	290000 [^]	246000	230000	239000 [^]	225000 [^]	272500	300000	265000 [^]	372500	375000	NA	1	31	2.7
GLENROY	508500	457500	437500	454000	500000	560000	600000	730000	725000	700000	740000	790000	6	46	3.8
GOLDEN BEACH	150000	229000	206000	169500	172500	180000	212500	209500	225500	220000	260000	297500	18	73	5.7
GOLDEN POINT (BALLARAT)	250000	258000	250000	265000	265000	259000	295000	305000	347500	370000	437500	445000 [^]	18	75	5.8
GOLDEN SQUARE	262000	270000	285000	295000	305000	306000	315000	320000	334000	340000	375000	456000	10	43	3.7
GORDON	270000 [^]	300000 [^]	229500	278500	303000 [^]	290000	330000 [^]	404000	402500 [^]	495000	618000 [^]	750000 [^]	25	129	8.6
GOUGHS BAY	193000	180000	220000	257500	247500	265000	235000	257500	345500	299500 [^]	360000	389000 [^]	20	87	6.4
GOWANBRAE	535000	555500	467500	616500	557500	573000	619000	790000	727500	700500	690500	847500 [^]	-1	29	2.6

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
GRANTVILLE	260000	235000	245000	215000	255000	250000	272500	339500	402500	397500	440000	500000 [^]	11	69	5.4
GREEN LAKE	230000 [^]	247500	250000	262500	254500	281500 [^]	305000	280000	270000	290000	360000	354000 [^]	24	56	4.6
GREENSBOROUGH	530000	519000	491000	534000	574000	635000	717000	830000	815000	798000	850000	870500	7	60	4.8
GREENVALE	517500	545000	537000	550000	539500	500000	510000	650000	720000	715000	718500	748500	0	39	3.3
GROVEDALE	335000	345000	340000	352000	362000	370000	400000	432000	495000	505000	550000	590500	9	64	5.1
HADFIELD	530000	486000	430000	461500	500000	550000	624500	740500	741500	730000	745000	782500	2	41	3.5
HALLAM	365000	360000	360000	362500	380000	424000	458500	580000	630000	550000	600000	665000	9	64	5.1
HALLS GAP	257500	255000	233500	184500	224500	245000	272500	280000	355000	320000	350000	437000 [^]	9	36	3.1
HAMILTON	203500	217500	189000	192500	200000	200000	217000	190000	225000	209500	252500	318500	21	24	2.2
HAMLIN HEIGHTS	345000	348000	339500	363500	366500	382500	415000	500000	545000	540000	561000	662500	4	63	5.0
HAMPTON	1295000	1282500	1200000	1270000	1340000	1650000	1800000	2022500	1905000	1900000	2000000	2225000	5	54	4.4
HAMPTON EAST	813000	747500	732500	770000	862500	1020000	1200000	1340000	1230000	1211500	1290500	1395000	7	59	4.7
HAMPTON PARK	333000	335000	320000	330000	337500	370000	410000	505000	550000	502000	539000	598000	7	62	4.9
HARCOURT	350000 [^]	268000 [^]	287500 [^]	309000 [^]	358000	295000 [^]	377500	385000	375000 [^]	420000 [^]	527500	465000 [^]	26	51	4.2
HARKNESS	310000	336500	329000	330000	340000	350000	360000	419500	485000	475000	490000	514500	3	58	4.7
HASTINGS	355000	350000	347000	345000	368000	365000	400000	507500	519500	506000	562000	606000	11	58	4.7
HASTINGS WEST	265000	272000	282500	280000	277000	289500	338000	425000	480000	430000	487500	475000	13	84	6.3
HAWTHORN	1430000	1330000	1405000	1575000	1606500	1916500	2245000	2650000	2506500	2200000	2492500	2750000 [^]	13	74	5.7
HAWTHORN EAST	1400000	1250500	1300000	1247500	1554000	1850000	1890000	2350000	2221500	2137500	2297500	2135500	7	64	5.1
HEALESVILLE	361500	380000	380000	385500	400000	447500	457000	550000	601000	580000	600000	655000	3	66	5.2
HEATHCOTE	217000	200000	220000	227500	260000	240000	268500	275000	310000	335000	372500	375000	11	72	5.6
HEATHERTON	625000	632000	630000	630000	712000	771000	845000	981000	935000	965000	973000	1065500	1	56	4.5
HEATHMONT	539500	509000	525000	589000	638000	760000	789000	925000	932000	871000	930000	1035500	7	72	5.6
HEIDELBERG	815000	770000	750000	772500	840500	1060000	1150000	1280000	1114000	1107500	1300000	1220000 [^]	17	60	4.8
HEIDELBERG HEIGHTS	560000	537500	500000	536500	564500	676500	750000	846000	820000	780000	800000	939500 [^]	3	43	3.6
HEIDELBERG WEST	475000	420000	400000	425500	461000	580000	630000	730500	700000	671500	713000	700000 [^]	6	50	4.1
HEPBURN	317000	310000	275000 [^]	291000 [^]	330000	395000	375000	440000	425000	452500	535000	610000 [^]	18	69	5.4
HEPBURN SPRINGS	298000	308000	310000	340000	350000	380000	414000	515000	490000	595000	570000	670000 [^]	-4	91	6.7
HERNE HILL	321000	325000	321000	350000	357000	368500	402000	490000	550000	534000	600000	650000	12	87	6.5
HEYFIELD	155000	175000	171500	200000	180000	182500	195000	178500	206500	195000	230000	285000	18	48	4.0
HEYWOOD	172000	167500	153000	142000	150000	173000	160000	164000	166000	178000	185000	236000	4	8	0.7
HIGHETT	760000	711000	682500	750000	850000	992500	1175000	1318500	1275000	1234000	1312500	1303500	6	73	5.6
HIGHTON	437000	450000	460000	477500	510000	505000	555000	622500	681000	690000	742500	842500	8	70	5.4

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
HILLSIDE (MELTON)	420000	415000	425000	430000	440000	470000	525500	620000	645000	642000	680000	695000	6	62	4.9
HOPETOUN	63000	55500 [^]	81000 [^]	88000 [^]	95500	75000	80000	92000	86000	66000 [^]	150000	144500 [^]	127	138	9.1
HOPPERS CROSSING	327500	328000	312500	321500	340000	365500	415000	516000	552000	526500	550000	545000	5	68	5.3
HORSHAM	187000	210000	220000	215000	215000	240000	245000	262500	255000	269000	260000	329500	-3	39	3.4
HUGHESDALE	838000	740000	741500	820000	856000	1165000	1222500	1407000	1260000	1150500	1250000	1320000 [^]	9	49	4.1
HUNTINGDALE	642500	610000	590000	659000	728000	835000	924500	1132000	1010000	914000	1067500	1286000 [^]	17	66	5.2
HUNTLY	269500 [^]	250000 [^]	215000 [^]	337500 [^]	325000	355000	340000	335000	357500	367500	388000	460000	6	44	3.7
HURSTBRIDGE	491000	457500	445000	482000	482000	547500	614500	714000	731000	700000	775000	875000 [^]	11	58	4.7
INDENTED HEAD	360000	347000	430000	390000	385000	382500	395000	455000	575500	606000	590000	665000 [^]	-3	64	5.1
INGLEWOOD	170000 [^]	208500	186500 [^]	160000 [^]	145000	200000 [^]	152500	182500 [^]	180000	185000	212000	317500 [^]	15	25	2.2
INVERLOCH	422500	450000	420000	431000	440000	425000	442500	495000	598000	590000	665000	805000	13	57	4.6
INVERMAY PARK	337500	363500	370000	378000	387000	405000	377500	391000	465000	475000	485000	667500 [^]	2	44	3.7
IRONBARK	232000	287000	280000	277000	280000	292500	365000	280000	320000	304000	438500	468000 [^]	44	89	6.6
IRYMPLE	213500	228000	215000	248000	228500	268000	255000	291000	310000	386500	352000	423500	-9	65	5.1
IVANHOE	1032500	980000	907500	1100000	1203000	1125000	1400000	1515000	1600000	1580000	1630000	1665000	3	58	4.7
IVANHOE EAST	1415000	1300000	1200000	1310000	1513000	1542500	1764500	1975000	1914000	1775000	2055000	2502500 [^]	16	45	3.8
JACANA	391000	345000	310500	334000	342500	375000	423000	571500	555000	512500	555000	570000 [^]	8	42	3.6
JACKASS FLAT	275000 [^]	255000 [^]	357500	287500	360000	350500	345500	299000	310000	331500	401000	441000	21	46	3.8
JAN JUC	542500	587500	570000	555000	595000	615000	716000	850000	905000	870000	961000	1465000 [^]	10	77	5.9
JEERALANG NORTH	152000 [^]	129000 [^]	159500 [^]	145500 [^]	187500	175000 [^]	140000	248000 [^]	170000	235000	241000	262000 [^]	3	59	4.7
JEPARIT	66000 [^]	101500	59000	80500	63000	89000	124000 [^]	66500	77000	81000	110000	105000 [^]	36	67	5.3
JUNCTION VILLAGE	314500 [^]	287500	300000	312000	320000	370000	389000	436000	509000	483500	515000 [^]	625000 [^]	7	64	5.1
JUNORTOUN	420000	425000	465000	490000	508500 [^]	417500	490000	512500	506500	530000	599000	655000 [^]	13	43	3.6
KALIMNA	265000	312500	268000	230000	285000	300000	270000	276500	326500	292500	350000	330000	20	32	2.8
KALKALLO	215000 [^]	375000 [^]	272500 [^]	450000 [^]	450000 [*]	180000 [^]	432500 [^]	529500	548000	538000	555000	590000	3	158	9.9
KALLISTA	450000	482000	452500	425000	465000	523000	567500	676000	737500	700000	707500	785000 [^]	1	57	4.6
KALORAMA	440000	440000	420000	442500	451000	496000	533000	670000	686500	645000	697500	851500 [^]	8	59	4.7
KANGAROO FLAT	252000	270000	284500	292500	300000	303000	300000	310000	325000	340000	380000	381500	12	51	4.2
KANGAROO GROUND SOUTH	679500	606500	631000	615000	655000	650000	670000	853500	930000	815500	970000	1066500 [^]	19	43	3.6
KANIVA	94000	90000	87000	75000	87500	100000	120000	157500	164000	169500	115000	168000 [^]	-32	22	2.0
KEALBA	385500	372500	375000	370000	390000	400000	470000	595000	612000	596000	600000	640000 [^]	1	56	4.5
KEILOR	603000	570000	592500	572500	633000	703000	805000	845000	815000	836500	880000	790000 [^]	5	46	3.9
KEILOR DOWNS	423000	405000	400000	403500	429000	496500	562000	670000	666000	630000	662000	731500	5	56	4.6

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
KEILOR EAST	580000	587500	527500	560000	599000	651000	720000	843000	830000	835000	841000	908500	1	45	3.8
KEILOR LODGE	460000	520000	480000	490000	500000	555500	607500	760000	715000 ^	740000	757500^	838000 ^	2	65	5.1
KEILOR PARK	514500	501000	480000	455000	512500	565000	650000	741000	770000	704000	735000	809000^	4	43	3.6
KENNINGTON	295000	306000	300000	351500	345000	334000	355000	372000	383500	373500	426500	490000	14	45	3.8
KENSINGTON	675500	650000	650000	690000	730000	822000	908000	1019000	1020000	978000	1103500	990000	13	63	5.0
KERANG	147500	150000	150000	152000	145000	152000	167000	160000	177000	170000	197000	235000	16	34	2.9
KEW	1650000	1650000	1500000	1751000	1950000	2080000	2207500	2320000	2380000	2345000	2210000	2819500	-6	34	3.0
KEW EAST	1085000	1056000	1005000	1210000	1314000	1600000	1655000	1876000 ^	1800000	1837000	1785000^	1770000^	-3	65	5.1
KEW NORTH	1174000	1071000	995500	1260000	1301000	1665000	1805000	1880000	1767500	1833000	1805000	2136000 ^	-2	54	4.4
KEYSBOROUGH	417500	430000	425000	435000	456500	559500	650000	730000	756000	740000	765500	815000	3	83	6.2
KIALLA	335000	360000	318500	360000	365000	367500	374000	390000	418000	450000	473500	502500	5	41	3.5
KILCUNDA	350000^	330000^	350000^	375000^	320000^	400000	480000	504000	496000	533000^	670000	677000^	26	91	6.7
KILLARA (WODONGA)	-	-	116500^	351000^	346000	360000	425000	400000	420000	453500	447500	469000^	-1	NA	NA
KILMORE	327500	325000	312000	327500	319000	336500	333000	387500	440000	435000	475000	513500	9	45	3.8
KILSYTH	432500	430000	415000	435000	460000	548500	620000	699000	685500	645000	680000	700000	5	57	4.6
KILSYTH SOUTH	515500	520000	501000	542500	575000	676000	738000	845000	826000	780500	865000	880000^	11	68	5.3
KINGLAKE	280000^	306500	310000	330000	318000	340000	346000	458000	480000	555000	600000	650000^	8	114	7.9
KINGS PARK	340000	330000	324000	315000	325000	355000	415000	532500	550000	510000	550000	570500	8	62	4.9
KINGSBURY	519000	475000	437500	470000	502500	560000	610000	731000	730000	660000	732500	790000^	11	41	3.5
KINGSVILLE	630000	599500	597500	635000	703500	785000	925000	1020000	990000	1010000	988500	1177500^	-2	57	4.6
KNOXFIELD	471000	480000	465000	500000	580000	681000	740000	870000	815000	760000	810000	884500	7	72	5.6
KOO WEE RUP	297000	334500	320000	315000	335000	345000	400000	450000	508500	550000	535000	599000	-3	80	6.1
KOONDROOK	239500	150000^	165000	147500	155000	198500	165000	247500	268000	212500	234500	277500^	10	-2	-0.2
KOORYONG	2150500	1510500^	1820000^	1417500^	2900000^	3400000	2762500	3950000^	2630000^	3585000^	3625000	NA	1	69	5.4
KOROIT	236000	266000	290000	275000	300000	296000	294000	325000	349000	345000	395000	625000^	14	67	5.3
KORUMBURRA	234000	237500	240000	236000	222500	262500	257500	292000	317500	319500	379000	485000	19	62	4.9
KURUNJANG	288000	300000	281000	287000	280000	289500	310000	370000	435000	420000	431000	440000	3	50	4.1
KYABRAM	209500	200000	217500	237000	235000	240000	234000	239000	261000	263000	280000	290000	6	34	3.0
KYNETON	330000	370000	370000	369000	400000	425500	455000	495000	550000	595000	614000	655000	3	86	6.4
LAKE BOGA	187000	212500	200000	200000	143500	245000	222500	182500	232500	239000	230000	222500^	-4	23	2.1
LAKE GARDENS	387000	400500	385000	445000	445000	461000	485000	461500	575000	552500	624000	635000^	13	61	4.9
LAKE TYERS BEACH	286000	285000	274000	270000	354000	330000	268500	362500	300000	357500	375000	479000^	5	31	2.7
LAKE WENDOUREE	550000	627500	545000	634000	650000	685000	700000	790000	775000	850000	1000000	860000	18	82	6.2

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	Growth 10-20 PA (%)
LAKES ENTRANCE	256500	300000	251500	269500	254000	255500	280000	281500	328000	300000	350000	380000	17	3.2
LALOR	387000	380000	360500	365000	385000	445000	499500	625500	623500	590000	623500	670000	6	4.9
LANCEFIELD	281000	321000	315000	377500	362000	360000	360000	415000	456000	500000	540000	562500	8	6.8
LANG LANG	260000	310000	277500	285000	295000	316500	355000	390000	475000	495000	540000	555000 [^]	9	7.6
LANGWARRIN	395000	387500	375000	385000	420000	450000	503000	600000	642500	617000	660000	697500	7	5.3
LARA	325000	327500	335000	350000	340000	348000	355000	430000	515000	495000	535000	698500 [^]	8	5.1
LARA LAKE	340000	355000	355000	363500	398000	375000	395000	450500	525000	535500	575000	600000	7	5.4
LAUNCHING PLACE	355000	343500	340000	330000	337500	366000	435000	490000	531000	554000	572500	694000 [^]	3	4.9
LAVERTON	352000	340000	320000	325000	358000	377500	429000	535000	579000	529000	560000	575000	6	4.8
LAVERTON SOUTH	410000	400000	390500	391500	422500	450000	528500	610500	646000	622500	647500	674000	4	4.7
LEITCHVILLE	112500 [^]	67500 [^]	145000 [^]	98000 [^]	67500 [^]	100000 [^]	126500 [^]	100000 [^]	109500 [^]	106000 [^]	123500	197500 [^]	17	0.9
LENEVA	394000	362000	382000	361500	372500 [^]	370500	376000 [^]	397500	387500	426000	477500	552500 [^]	12	1.9
LEONGATHA	285000	282500	289000	300000	295500	305000	305000	320000	360000	368500	420000	457500	14	4.0
LEOPOLD	346000	340000	350000	360000	366500	365000	407000	447000	500500	510000	535000	568500	5	4.5
LILYDALE	438500	456000	420000	469000	480000	534000	633500	710500	706500	676000	720000	820000	7	5.1
LINTON	152500	168500 [^]	187500 [^]	163500 [^]	208000 [^]	152000	202500 [^]	255000 [^]	236500 [^]	256500	337500 [^]	NA	32	8.3
LISMORE	110000	145000	132500	110000	109000	115000 [^]	141500	155000 [^]	132500 [^]	144500	220000 [^]	180000 [^]	53	7.2
LOCH SPORT	170000	165000	165000	166000	153500	145000	178000	182000	230000	244000	247000	300500	1	3.8
LONG GULLY	210000	220000	220000	230000	255000	244000	240000	256000	269000	280000	299500	344000	7	3.6
LONGWARRY	262500	275000	286500	289500	297500	307000	334000	377000	403000	406000	427500	480500 [^]	5	5.0
LORNE	800000	840000	800000	840000	815000	895000	765000	1150000	1275000	1295000	1460000	1650000 [^]	13	6.2
LOVELY BANKS	365000	385500	402000	360500	406500	388500	470000 [^]	460000	525000	570000 [^]	563500	630000 [^]	-1	4.4
LOWER PLENTY	650000	587500	615000	680500	675000	770000	900000	980000	1055000	950000	905000	961000 [^]	-5	3.4
LUCAS	-	-	292500	348000	355000	389000	345000	349500	395000	431000	465000	540000	8	NA
LUCKNOW	234000	247500	200000 [^]	235000 [^]	229000	230000	244500	261500	280000	275000	314500	302500 [^]	14	3.0
LYNBROOK	412000	424500	415000	430000	460000	500000	542500	595000	640000	623000	660000	680000	6	4.8
LYNDHURST	435000	440500	450000	465000	482500	550000	585000	625000	695000	665500	701500	810000	5	4.9
LYSTERFIELD	640000	642500	643500	681500	670000	780000	857500	995500	976500	956500	1009500	839500 [^]	6	4.7
MACEDON	473000	434500	525000	490000	460000	532500	585000	696000	815000	800000	883000	907500 [^]	10	6.4
MACLEOD	645000	600000	555000	647500	705000	755000	868000	950000	922500	922500	970000	1125000	5	4.2
MADDINGLEY	292500	300000	308000	316500	320000	332500	346000	395000	442000	460000	520000	555000	13	5.9
MAFFRA	230500	230000	235000	229000	215000	230000	258000	251500	261500	255000	315000	320000	24	3.2
MAIDEN GULLY	385000	408500	422500	440000	415000	430000	477000	471000	495500	514000	585000	582500 [^]	14	4.3

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	Growth 10-20 (%)	PA 10-20 (%)
MAIDSTONE	563500	540000	499000	535000	587500	630000	695000	825000	798500	790000	780000	791000 [^]	-1	38	3.3
MALDON	280000	267500	272500	315000	325000	339000	395000	426500	420000	510000	545000	546500	7	95	6.9
MALLACOOTA	300000	263000	267500	285000	285000	288500	322500	345000	280000	406500	407500	510000	0	36	3.1
MALMSBURY	314000	300000	332500	292500	317500	397500	344000	447000	462000	475000	470000 [^]	695000 [^]	-1	50	4.1
MALVERN	1741500	1542500	1550000	1508500	1946000	2230000	2328500	2750000	2661000	2570000	2748000	2317500	7	58	4.7
MALVERN EAST	1188000	1120000	1039000	1200000	1380000	1610000	1729000	1824000	1900000	1789000	1865000	1795000	4	57	4.6
MANIFOLD HEIGHTS	401000	449000	425000	532500	489000	489500	620000	721500	785500	715000	815000	820000 [^]	14	103	7.3
MANOR LAKES	348500	360000	345000	340500	360000	385000	417500	490000	526000	533000	570000	570500	7	64	5.1
MANSFIELD	280000	301500	315000	364000	347000	367500	359000	385000	430000	450000	510000	555000	13	82	6.2
MARIBYRNONG	705000	645000	646000	714000	750500	837500	940000	1056000	1028500	961500	935000	1030000	-3	33	2.9
MARONG	257500 [^]	285000 [^]	312500 [^]	310000 [^]	345000	364000	330000 [^]	348000	365000	420000	465000	395000 [^]	11	81	6.1
MARSHALL	367500	322500	365000	360000	382500	377000	400000	430000	468000	486500	510000	535000 [^]	5	39	3.3
MARYBOROUGH	160000	180000	184000	194000	200000	192500	206500	194000	229500	236000	267000	315000	13	67	5.3
MARYSVILLE	340000 [^]	395500 [^]	145000 [^]	180000 [^]	125000	320000 [^]	332500 [^]	383000	477500	462500	465000	670000 [^]	1	37	3.2
MCCRAE	560000	623000	555000	530000	535000	597500	689000	775000	847500	795000	952500	1142500	20	70	5.5
MCKENZIE HILL	350000 [^]	394000 [^]	465000 [^]	397000 [^]	140000 [^]	429500 [^]	475000 [^]	471500	495000	536500	544500	625000 [^]	1	56	4.5
MCKINNON	970000	925000	944000	1025000	1220000	1500000	1657500	1720000	1555000	1516000	1680000	1740500 [^]	11	73	5.6
MCLOUGHLINS BEACH	149000 [^]	152500 [^]	151500 [^]	145500 [^]	169500 [^]	145000 [^]	180000 [^]	110000 [^]	191000 [^]	210000 [^]	205000	215000 [^]	-2	38	3.2
MEADOW HEIGHTS	345000	321500	315000	317000	322500	350500	370000	451000	510000	474000	499000	540500	5	45	3.8
MEENIYAN	180000 [^]	230000	216500 [^]	199000 [^]	223500 [^]	242500 [^]	270000 [^]	244500	292500 [^]	424500 [^]	349500	NA	-18	94	6.9
MELTON	250000	256000	250000	245000	240000	255000	280500	368500	415000	385000	390000	410000	1	56	4.5
MELTON SOUTH	248500	247000	230000	230000	238000	260000	276000	377000	417000	390000	425000	435000	9	71	5.5
MELTON WEST	285000	300000	283000	285500	290000	295000	330000	409000	453000	428000	470000	487500	10	65	5.1
MENTONE	680000	692500	665000	705000	810000	950000	982500	1097500	1080000	1031000	1051000	974500	2	55	4.5
MERBEIN	161000	157000	142500	140500	167000	180000	170000	183500	180000	210000	200000	205000 [^]	-5	24	2.2
MERINDA PARK	300000	307500	285000	310000	310000	345000	385000	471500	523000	476000	527500	562500	11	76	5.8
MERNDA	390000	397000	374500	375000	370000	410000	430000	525500	573500	552000	570500	612000	3	46	3.9
MERRIJIG (MANSFIELD)	287500	342500	272500 [^]	332500 [^]	390000 [^]	292500 [^]	344000 [^]	420000	461000	422500	619000 [^]	NA	47	115	8.0
METUNG	302000	267500	350000	337500	287500	299000	360000	347500	371500	440000	450000	407500	2	49	4.1
MICKLEHAM	-	-	- [^]	213000 [^]	168000	385000	437000	500000	520000	525000	569000	595000	8	NA	NA
MIDDLE PARK	1512500	1345000	1420500	1587500	2125000	2317000	2238500	2370000	2685000	2775000	2652500	3675000 [^]	-4	75	5.8
MILDURA	220000	222000	225000	225500	245000	252000	260000	264000	281500	310000	336000	350000	8	53	4.3
MILL PARK	420000	410000	405000	408000	430500	480000	560000	668500	657000	653000	690000	717500	6	64	5.1

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
MILLGROVE	234000	235000	235000	245000	260000	275000	293500	343000	411000	415000	425000	479000	2	82	6.1
MINERS REST	320000	339000	325000	330000	327500	335000	334000	370000	400000	427500	440000	441500	3	38	3.2
MINYIP	85000	82500	81000	73500	95000	93000	82500	94000 [^]	81000	114500	75000	95000 [^]	-34	-12	-1.2
MIRBOO NORTH	244000	257000	252000	265000	250000	262000	275000	264000	307500	327500	375000	408000	15	54	4.4
MITCHAM	635000	595000	584500	650000	730000	885500	941000	1070000	1000000	942000	1065000	1205000	13	68	5.3
MITCHELL PARK	257000	247500	270000	267000	267500	260000	259000 [^]	263000	304500	313000	330000	355000 [^]	5	28	2.5
MOE	150000	165000	165000	155000	170000	162500	173000	175000	200000	210000	250000	277000	19	67	5.2
MONBULK	420000	392500	380000	395000	425000	471500	521500	608000	650000	630000	650000	775500	3	55	4.5
MONT ALBERT	1310000	1310000	1177500	1316000	1490000	1863000	1921000	2100000	1990000	1690000	2200000	1988000 [^]	30	68	5.3
MONT ALBERT NORTH	965000	850500	780000	995000	1100000	1400000	1490000	1565000	1460000	1380000	1400000	1350000 [^]	1	45	3.8
MONTMORENCY	580000	560000	561000	570000	614000	732000	780500	890000	926000	856000	916500	910000	7	58	4.7
MONTROSE	440000	435000	426000	445000	476500	559000	625000	700500	737500	707500	728000	762500	3	65	5.2
MOONEE PONDS	852500	780500	775000	830500	920000	1006000	1110500	1310000	1360000	1300000	1290000	1411000	-1	51	4.2
MOORABBIN	710000	657000	631000	682000	768000	855000	980000	1160000	1130000	1065000	1075000	1219500 [^]	1	51	4.2
MOOROOLBARK	445000	435000	425000	440000	465000	558500	620000	726000	720000	670000	720500	750000	8	62	4.9
MOORoopna	222000	215000	217500	207500	215000	230000	215500	225000	230000	247500	265000	267500	7	19	1.8
MORDIALLOC	650000	660000	642500	680000	755000	850000	933000	1120000	1046500	1017500	1045000	1088000 [^]	3	61	4.9
MORNINGTON	512000	525000	501500	525000	558000	641000	745000	800000	850000	807000	890000	950000	10	74	5.7
MORTLAKE	150000	146000	152000	129500	152500	120000	152000	170000	165000	164000	220000	273000	34	47	3.9
MORWELL	152500	158500	150500	160000	150000	150000	153000	170000	167000	179000	200500	225000	12	32	2.8
MOUNT BEAUTY	195000	173000	140000	180000	200000	189500	183000	258000	267500	294000	317000	418000 [^]	8	63	5.0
MOUNT CLEAR	265000	287000	305000	286000	288000	322500	345000	345000	379000	396500	413000	515000	4	56	4.5
MOUNT DANDENONG	476000	447500	476500	450000	610000	612500	641000	847000	647500	690000	791000	803500 [^]	15	66	5.2
MOUNT DUNEED	267000 [^]	190000 [^]	480000 [^]	286000 [^]	532000 [^]	545000	425000	500000	555000	557000	595000	594500	7	123	8.3
MOUNT ELIZA	732000	725000	680000	750000	777500	832000	950000	1137500	1222500	1180000	1301500	1560000	10	78	5.9
MOUNT EVELYN	390500	400000	393000	406000	428500	493500	551000	640000	671500	636000	710000	741000	12	82	6.2
MOUNT HELEN	311000	355000	325000	344000	368000	342000	355000	376000	420000	417000	470000	700000 [^]	13	51	4.2
MOUNT MACEDON	520000	512500	543000	662500	600000	635000	750000	665000	859000	775000	1043000	610000 [^]	35	101	7.2
MOUNT MARTHA	705500	690000	715500	727500	745000	785000	965000	1050000	1202500	1262500	1400500	1777500	11	99	7.1
MOUNT PLEASANT	239000	248500	259000	276500	269500	293500	297500	293000	350000	377500	412500	410000 [^]	9	73	5.6
MOUNT WAVERLEY	806000	745000	733000	820000	950000	1268000	1265000	1416000	1320000	1270000	1296500	1440000	2	61	4.9
MULGRAVE	550000	531000	533000	577500	627000	765500	786000	900500	860000	840000	834500	930000	-1	52	4.3
MURCHISON	175000	165000 [^]	183000	186000	155000	165000	187000	254500	225000	244500	291500	425000 [^]	19	67	5.2

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
MURRUMBEENA	835000	822000	785000	870000	982500	1204000	1286000	1420000	1350000	1243000	1410500	1512500	13	69	5.4
MURTOA	85000	133000	108500	95000	110000	91000	97500	115000	110000	119000	136500	128000 [^]	15	61	4.9
MYRTLEFORD	179000	219000	220000	220000	245000	242000	270500	265000	295000	325000	382500	425000	18	114	7.9
NAGAMBIE	351500	248000	255000	312500	378000	360500	336000	330000	385000	414000	460000	530000 [^]	11	31	2.7
NARRE WARREN	368500	365000	356000	370000	386000	430000	486500	590000	614000	589000	610000	644500	4	66	5.2
NARRE WARREN NORTH	690000	726500	660000	685000	822500	773000	900000	1108000	1180000	1100000	1167500	1275000 [^]	6	69	5.4
NARRE WARREN SOUTH	405000	405000	405000	410000	440000	476000	530000	620000	636500	625000	660000	700000	6	63	5.0
NATHALIA	155000	150000	205000	165000	190500	178000	185000	232500	210000	229000	250000	313500	9	61	4.9
NEERIM SOUTH	240000	260000 [^]	265000	340000	336500	280000	330000	320000	406500	413000	487000	537500 [^]	18	103	7.3
NELSON	266500 [^]	240000 [^]	205000	224000	203500 [^]	257500 [^]	220000 [^]	249500 [^]	255000	247500	210000 [^]	270000 [^]	-15	-21	-2.4
NERRINA	381000	387000	467500	455000	482500 [^]	522500	517500	570000	575000	617500	635000	602500 [^]	3	67	5.2
NEW GISBORNE	465000	492000	475000	500000	510000	498000	545000	625000	757500	695000	721500	732500 [^]	4	55	4.5
NEWBOROUGH	192500	187000	213500	213000	215000	220000	224500	220000	250000	255000	290000	350000	14	51	4.2
NEWCOMB	280000	275000	275000	280000	292000	290500	310000	375000	453500	435000	476000	510000	9	70	5.5
NEWINGTON	290500	290000	300000	320000	341000	345000	372500	422500	465000	490000	735000	742500 [^]	50	153	9.7
NEWLANDS ARM	300000	332000 [^]	325000	320000	302000	332500 [^]	380000	380000	367500	443000	470000	619000 [^]	6	57	4.6
NEWPORT	655000	680000	630000	695000	740000	825000	950000	1080000	1059000	1055000	1100000	1150000	4	68	5.3
NEWSTEAD	237500 [^]	243000 [^]	252000	300000	297500	365000	362000	420000	318500 [^]	436000	470000	475000 [^]	8	98	7.1
NEWTOWN (GREATER)	559500	533000	527500	570000	620000	642500	712500	780000	843000	832000	945000	925000	14	69	5.4
NHILL	101500	107000	110000	110000	125000	128000	140000	126500	149000	137000	158500	135000	16	56	4.6
NICHOLS POINT	217500 [^]	311500	232000	316500	304000 [^]	370000 [^]	396000	346000 [^]	470000 [^]	430000	475000 [^]	540000 [^]	10	118	8.1
NIDDRIE	740000	742500	666000	700000	747500	832500	910000	1095000	1070000	1070000	975000	1000000 [^]	-9	32	2.8
NOBLE PARK	415000	410000	382000	400000	440000	510000	600000	680000	680000	625500	674000	731000	8	62	5.0
NOBLE PARK NORTH	415000	395000	370000	383000	420000	491500	563000	640000	660000	610000	655500	710000	7	58	4.7
NORLANE	190500	203000	206500	202500	215000	216000	236500	290000	355000	350000	372000	417500	6	95	6.9
NORTH BENDIGO	218000	230000	267000	271000	280000	286000	279000	302000	310000	325000	375000	392500	15	72	5.6
NORTH GEELONG	304000	292500	286500	277000	301000	335000	338500	422000	495000	500000	551000	650000	10	81	6.1
NORTH MELBOURNE	805000	750000	775000	802500	832000	926000	1200000	1390000	1182500	1352500	1135000	1300500 [^]	-16	41	3.5
NORTH WONTHAGGI	285000	284000	256000	230000	268500	274500	259500	294000	369000	389000	417000	446000	7	46	3.9
NORTHCOTE	822000	780000	786000	818000	935000	1008500	1190000	1325000	1345000	1303500	1413000	1459500	8	72	5.6
NOTTING HILL	563000	525500	547000	566500	660000	780000	872500	993000	957500	880000	940000 [^]	850000 [^]	7	67	5.3
NUMURKAH	178000	190500	200500	195000	215000	219000	195000	219000	225000	250000	238000	315000	-5	34	2.9
NUNAWADING	641000	585000	591500	637500	721500	880000	970000	1090000	986000	951000	1039000	1000000	9	62	5.0

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
NYAH WEST	97500 [^]	70000 [^]	116500	94000	107500	146500 [^]	130000 [^]	133500	136000	85000	129000	150000 [^]	52	32	2.8
NYORA	237500 [^]	216500 [^]	225000 [^]	222500 [^]	265000	245000 [^]	300000	260000 [^]	340000	370000	530000	710000 [^]	43	123	8.4
OAK PARK	641000	590000	540000	576500	626000	660000	822500	853500	878500	840000	903000	960000 [^]	8	41	3.5
OAKLEIGH	741000	700000	645000	753500	801500	1002000	1050000	1210000	1250000	1101000	1200000	1696000 [^]	9	62	4.9
OAKLEIGH EAST	675000	640000	610000	672000	820000	995000	983000	1195000	992500	950000	986000	1000000 [^]	4	46	3.9
OAKLEIGH SOUTH	630000	615000	590000	603000	700000	830000	890000	1030000	960000	910500	980000	1129000	8	56	4.5
OCEAN GROVE	427500	479000	465000	459000	515000	516500	555000	637000	691000	695000	782000	862500	13	83	6.2
OFFICER	385000	396000	429000	342000	339000	375000	440000	480000	548000	545500	590000	635000	8	53	4.4
OFFICER SOUTH	-	-	-	-	-	-	-	283000 [^]	569500 [^]	714000	770000 [^]	535000 [^]	8	NA	NA
OLINDA	452500	520000	445000	496000	520000	553500	620000	705000	760000	746500	757500	1050000 [^]	1	67	5.3
OME0	179000 [^]	162500 [^]	170000 [^]	210000 [^]	190000 [^]	212500 [^]	150000 [^]	183000 [^]	183500 [^]	250000 [^]	238000	270000 [^]	-5	33	2.9
ORBOST	181000	151500	150000	156000	150000	145000	162500	159000	165000	185500	220000	232500	19	22	2.0
ORMOND	970000	912500	857500	997500	1187500	1300000	1550000	1604500	1600000	1475000	1590000	1647000	8	64	5.1
OSBORNE	469000	488500	507500	530000	540500	580000	640000	735000	757000	777500	851500	925000	9	82	6.1
OUYEN	103000	110000	116500	75000	77500	105500	130000	130000	93000	99000	121000	123000 [^]	22	17	1.6
PAKENHAM	335000	340000	335000	335000	350000	367000	400000	470000	520000	486000	526000	575000	8	57	4.6
PARADISE BEACH	152500	159500	212500	163500	178000 [^]	188500	200000	180000	199000	200000	248000	301000 [^]	24	63	5.0
PARK ORCHARDS	945000	942500	953000	952500	1103000	1225000	1335000	1450000	1480000	1510000	1515000	1800500 [^]	0	60	4.8
PARKDALE	755000	755500	677000	760000	860000	965000	1100000	1300000	1245000	1157500	1200000	1365000	4	59	4.7
PARKVILLE	1335000	1100000	1360000	1200000	1525000	1360500	2130000	2375000	2430000	1480000	1725000 [^]	1546000 [^]	17	29	2.6
PASCOE VALE	609000	575000	540000	580000	655000	720000	805000	891000	901000	855000	930000	1000000	9	53	4.3
PASCOE VALE SOUTH	655000	612500	627500	645500	701000	745000	840000	975000	955000	950000	1006000	1212500 [^]	6	54	4.4
PATTERSON GARDENS	582500	605000	610000	620000	672000	739000	812000	885000	890000	920000	970000	1145000 [^]	5	67	5.2
PATTERSON LAKES	621000	625000	730000	645000	734000	787500	810000	1021500	1025000	925000	1100000	1317000	19	77	5.9
PAYNESVILLE	290000	323500	290000	283000	300000	302500	308000	335000	353000	340000	392500	399000	15	35	3.1
PEARCEDALE	390000	405000	425000	385000	445000	470000	534000	607000	660000	660000	665000	720000	1	71	5.5
PETERBOROUGH	291500	410000 [^]	333000 [^]	287500 [^]	307500	296500 [^]	340000 [^]	315000	450000 [^]	419000	550000	632500 [^]	31	89	6.6
PIONEER BAY	235000	197500	235000	200000	220000 [^]	240000	216000	271500	308000	310000	355000	319000 [^]	15	51	4.2
PLENTY	900000	730000	770000	773000	750000	915500	935000	1145000	1350000	1301000	1202500	1520000 [^]	-8	34	2.9
POINT COOK	435000	445000	435000	450000	445000	465000	505000	590000	630000	640000	667000	710000	4	53	4.4
POINT LONSDALE	695000	670000	700000	700000	707500	655000	641000	780000	840000	827500	880000	1000000	6	27	2.4
POREPUNKAH	320000 [^]	276000	285000	347000	280000	323000	330000	447000	464500	530000	610000	769500 [^]	15	91	6.7
PORT ALBERT	250000 [^]	180000 [^]	235000 [^]	262500 [^]	190000 [^]	197500 [^]	218500	270000	240000	250000 [^]	315000	358000 [^]	26	26	2.3

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
PORT FAIRY	392000	380000	410000	400000	425000	447500	473500	500000	651000	625000	663000	755000	6	69	5.4
PORT FRANKLIN	216000 [^]	205000 [^]	232000 [^]	190000 [^]	173500 [^]	277500 [^]	207500 [^]	280000 [^]	257000 [^]	302500	304500 [^]	150000 [^]	1	41	3.5
PORT MELBOURNE	1017500	915000	960000	995000	917500	1252500	1380000	1485000	1488000	1400000	1525000	1455000	9	50	4.1
PORT WELSHPOOL	205000	195000 [^]	266000 [^]	201500 [^]	244000 [^]	200000 [^]	380000 [^]	247500 [^]	295000	315000	310000	452500 [^]	-2	51	4.2
PORTARLINGTON	380000	425000	389000	390000	414500	409000	460000	515000	640000	625000	680000	752500	9	79	6.0
PORTLAND	220000	236500	227500	235000	210000	220000	220000	230000	234500	267000	295000	315000	10	34	3.0
PORTLAND NORTH	115000 [^]	215000 [^]	226500 [^]	300000 [^]	248000 [^]	330000	340000 [^]	360000	367500	276000	507000 [^]	589500 [^]	84	341	16.0
PORTSEA	1387500	1625000	1398000	1195000	1305000	1800000	1701000	1925000	2180000	1950000	2515000	2585000	29	81	6.1
PRAHRAN	940000	955000	932500	990000	1175000	1350000	1430000	1525000	1578000	1520000	1632500	1560000	7	74	5.7
PRESTON	615000	602000	580000	632500	690000	791000	882000	996000	980000	940000	1026000	1082500	9	67	5.3
PRINCES HILL	1027500	967500	928500	1216500	1210000	1280000	1555000	1767500	1650000	2035000	1600000	1970000 [^]	-21	56	4.5
PYRAMID HILL	122500 [^]	91000	100000	112500	117000 [^]	112500 [^]	112500	112500 [^]	100000	120000	117500	121500 [^]	-2	-4	-0.4
QUARRY HILL	295500	292500	300000	385000	355000	377500	349000	362000	407500	395000	430000	470000 [^]	9	46	3.8
QUEENSCLIFF	680000	590000	697500	630000	695000	700000	795000	763000	950000	950000	990000	1655000 [^]	4	46	3.8
RAINBOW	70000	71500 [^]	69000	62000	77000 [^]	68000	59500	82500 [^]	99000	75000	82000	105000 [^]	9	17	1.6
RAYMOND ISLAND	277500	262500	310000	297500	280000	285000	330000	289500	360000	300000	416500	405000 [^]	39	50	4.1
RED CLIFFS	160000	170000	157000	163000	155500	175000	165000	223500	211500	217500	270000	272500	24	69	5.4
REDAN	230000	227500	237000	250000	245000	247000	255000	287500	330000	357000	386500	426500	8	68	5.3
RESEARCH	614500	657000	622500	605500	685000	686000	825500	950000	915000	937500	1179000	1067500 [^]	26	92	6.7
RESERVOIR	520000	500000	468500	510000	541000	615000	710000	812500	790000	754000	805000	832500	7	55	4.5
RHYLL	410000	415000	400000	393000	482000	402000	460000	527500	657500	565000	579000	1132500 [^]	2	41	3.5
RICHMOND	875500	825000	823000	900000	961000	1150000	1265000	1302500	1311000	1260000	1353500	1330000	7	55	4.5
RIDDELLS CREEK	387500	449000	380000	450000	417500	456500	500000	580000	675000	710000	680000	728500 [^]	-4	76	5.8
RINGWOOD	553500	506000	503500	551000	660000	777500	837500	910500	896500	803000	900000	950000	12	63	5.0
RINGWOOD EAST	530500	520000	490000	547000	612000	750000	806000	901000	881000	809000	861000	955000	6	62	5.0
RINGWOOD NORTH	580000	569000	564000	631000	662000	783500	844000	960500	920000	871000	957500	1075000	10	65	5.1
RIPPLESIDE	654000	510000 [^]	414000	585000	530000	640000	739000	725000	750000	825000	874000	694000 [^]	6	34	2.9
ROBINVALE	145000	136000	176000	150000	160000	184500	170000	197000	220000	231500	235000	300000 [^]	2	62	4.9
ROCHESTER	155000	185000	210000	189500	215000	235000	239000	242500	236000	255000	237000	270000	-7	53	4.3
ROCKBANK	237000	251000 [^]	262000 [^]	309000 [^]	280000	300000 [^]	347000	455000	500000	497000	466000	565000	-6	97	7.0
ROMSEY	350000	360000	367500	387500	396000	420000	428000	470000	550000	580500	632500	714000	9	81	6.1
ROSANNA	706000	725000	652500	717500	781500	905000	980000	1175000	1100000	1042500	1125000	1356500 [^]	8	59	4.8
ROSEBUD	355000	360000	350000	367000	365000	389000	445000	536000	590000	550000	590000	642500	7	66	5.2

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
ROSEBUD SOUTH	419500	460000	450000	425000	500000	514500	545000	647500	711500	697000	782500	820000	12	87	6.4
ROSEDALE	185000	189000 [^]	208500	215000	215000	197000	230000	255000	280000	247000	252000	335000	2	36	3.1
ROWVILLE	540000	527500	530000	570000	617500	710000	778000	867000	840000	820000	840000	887500	2	56	4.5
ROXBURGH PARK	371000	360000	355000	365000	385000	400000	435000	515000	546000	543000	574000	569500	6	55	4.5
RUPANYUP	129000 [^]	100000 [^]	127000 [^]	75000 [^]	105000	53500 [^]	75000 [^]	63500	87000 [^]	100500 [^]	90000	114500 [^]	-10	-30	-3.5
RUSHWORTH	156500	155000	190000	161000	158000	177000	200000	192500	198000	205000	226000	332500 [^]	10	44	3.7
RUTHERGLEN	175000	207000	235000	232000	195000	230000	255000	262000	270000	282500	350000	365000 [^]	24	100	7.2
RYE	436000	440000	422000	425000	460000	488000	550000	658000	705000	690000	792000	954500	15	82	6.2
SAFETY BEACH	497500	553000	551000	515000	516500	595000	665000	780000	825000	793500	885000	945000	12	78	5.9
SAILORS GULLY	213500	265000 [^]	257500	253000	262500 [^]	235000	225000	232000 [^]	290000	280000 [^]	275000	294000 [^]	-2	29	2.6
SALE	276500	291500	274500	290000	300000	298000	295500	300000	309500	325000	345000	365000	6	25	2.2
SAN REMO	445000	411000	402500	410000	407000	420000	460000	497000	515000	554500	597500	755000	8	34	3.0
SANCTUARY LAKES	465000	475000	512500	480000	485000	570000	503000	629000	627500	625000	651000	681000	4	40	3.4
SANDHURST	460000	504500	510000	545000	549000	617500	678500	730000	837500	812500	780000	860000	-4	70	5.4
SANDRINGHAM	1200000	1202500	1175000	1210000	1305000	1490000	1760000	1870000	1850000	1650000	1831500	1890000	11	53	4.3
SANDY POINT	338000	375000	355000	352500	380000	370000	359000	407500	410000	410000	515000	760000 [^]	26	52	4.3
SASSAFRAS	507000	497500	397500	632500	556000	562000	653500	775500	750000	805000	770000	825000 [^]	-4	52	4.3
SAWMILL SETTLEMENT	221500 [^]	199000 [^]	207000 [^]	259000 [^]	205500 [^]	233000 [^]	350000 [^]	270000 [^]	285000 [^]	441000 [^]	400000	540000 [^]	-9	81	6.1
SCORESBY	488000	472000	480000	509000	570000	661000	700000	878500	835000	767000	785000	880000	2	61	4.9
SEA LAKE	62500	112000	65000	80000	75000	95000	75000	70000	110000	100000	106500	155000 [^]	7	70	5.5
SEABROOK	415000	407500	403500	422500	402500	456000	509000	635000	672500	626500	652500	670000	4	57	4.6
SEAFORD	412500	415000	392500	419000	450000	475000	580500	700000	695000	655000	694000	810000	6	68	5.3
SEAHOLME	565000	630000	600000	641000	670000	802500	872500	1157500	1015000	1020000	935000	1380000 [^]	-8	66	5.2
SEASPRAY	239000	165000 [^]	192500	152000	164000	240000 [^]	175000	215000	210000	265000	260000	280000 [^]	-2	9	0.9
SEBASTOPOL	226000	228000	239000	242000	235500	244500	247500	256000	289500	315000	341000	374000	8	51	4.2
SEDDON	645500	620500	670000	675000	730000	830000	934500	982500	1018500	960000	1100000	1050000	15	70	5.5
SELBY	407000	421500	410000	420000	420000	469500	527500	600000	637500	601500	720000	889000 [^]	20	77	5.9
SEVILLE	387500	380000	380000	400000	397500	450000	511500	611500	634500	620000	626000	710000 [^]	1	61	4.9
SEVILLE EAST	342500 [^]	364500	342500 [^]	339500 [^]	350000	395000	440000	482500	551500	580000	600000 [^]	545000 [^]	3	75	5.8
SEYMOUR	215000	190000	220000	220000	213000	225000	242500	277000	295000	300000	324000	381000	8	51	4.2
SHEPPARTON	251000	242500	240000	247000	243000	250000	265000	261000	275000	282000	310000	339500	10	24	2.1
SHEPPARTON NORTH	360000 [^]	330500 [^]	284000 [^]	346000 [^]	375000 [^]	348000 [^]	361000	347000	334000	393000	379000	362500 [^]	-4	5	0.5
SHOREHAM	581000	585000	618000	607000	620000 [^]	903000	868500	970000 [^]	1160000	1400000 [^]	1077000	1850000 [^]	-23	85	6.4

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
SILVERLEAVES	497500	500000	505000	508000	460500	484000	446500	515000	721000	618500	770000	857000 [^]	24	55	4.5
SKENES CREEK	500000 [^]	370000	532500 [^]	465000 [^]	435000	491500 [^]	520000	517000	580000	667500	807500 [^]	735000 [^]	21	62	4.9
SKIPTON	152000	160000 [^]	149000	155000	117500 [^]	137000 [^]	169000	187500	159500	200000	219500	224500 [^]	10	44	3.7
SKYE	375000	385000	390000	395000	413000	430000	479000	570000	611000	597500	610000	691000	2	63	5.0
SMITHS BEACH	442500	380000	430000	372500	390000	455000	470000	458500	589000	624500	695000	800000 [^]	11	57	4.6
SMYTHESDALE	210000 [^]	259000 [^]	207500 [^]	260000 [^]	207500 [^]	225000 [^]	250000 [^]	315000 [^]	290000 [^]	342500	475000	NA	39	126	8.5
SOLDIERS HILL	265000	278000	292500	283000	341000	310000	374000	423500	447500	480000	560000	425000	17	111	7.8
SOMERS	615000	615000	692500	657500	755000	696500	755500	820000	888500	950000	960000	1547000	1	56	4.6
SOMERVILLE	370000	375000	360000	385000	395000	425000	465000	580000	615000	600000	637500	730000	6	72	5.6
SORRENTO	850000	905000	730000	770000	795000	859000	1130000	1300000	1380000	1470000	1650000	1725000	12	94	6.9
SOUTH DUDLEY	235500	230000 [^]	216500 [^]	192000 [^]	200500	221500	256000 [^]	233500	270000	339000 [^]	330000	419500 [^]	-3	40	3.4
SOUTH GEELONG	420000	382500	430000	420500	470000	425000	495000	650000	676000	702500	835000 [^]	1120000 [^]	19	99	7.1
SOUTH KINGSVILLE	650000	620000	610000	619500	671000	742000	903000	980000	1000000	859000	991000	1080000 [^]	15	52	4.3
SOUTH MELBOURNE	960000	925000	930000	1030000	1200000	1310000	1595000	1532500	1465000	1355000	1580000	1400000 [^]	17	65	5.1
SOUTH MORANG	411000	410000	420000	415000	420000	450000	502000	610500	634000	625500	640000	667000	2	56	4.5
SOUTH YARRA	1375000	1125000	1238000	1352500	1450000	1700000	1890000	2035000	1851000	1850000	1977500	1500000	7	44	3.7
SPOTSWOOD	635000	602500	655000	680000	640000	795000	917500	1027500	1080000	950000	1000000	1088500 [^]	5	57	4.6
SPRING GULLY	294000	320000	340000	345000	350000	350000	350000	390000	400000	386500	440000	495000	14	50	4.1
SPRINGVALE	490000	470000	448000	451500	530000	629500	685000	750000	786000	743000	778000	860000	5	59	4.7
SPRINGVALE SOUTH	450500	420000	408000	430000	475000	562000	630000	720000	720000	679000	725000	770000	7	61	4.9
ST ALBANS	385000	387000	348000	350000	373500	428000	500000	610000	626500	591000	600000	630000	2	56	4.5
ST ALBANS PARK	298000	310000	307500	335000	330000	329000	331000	379000	450000	422000	455000	502500	8	53	4.3
ST ANDREWS BEACH	495000	550000	714000	480000	495000	560000	695000	855000	902500	930000	1207500	1350000 [^]	30	144	9.3
ST ARNAUD	131000	125000	123000	140000	145000	141000	142500	145000	145000	175000	170000	207500	-3	30	2.6
ST HELENA	562000	570000	550500	612500	623000	711000	800000	893500	910000	905000	930000	972000 [^]	3	65	5.2
ST KILDA	930000	860000	861000	892000	1225000	1164000	1305000	1551000	1755000	1600000	1296500	1380500 [^]	-19	39	3.4
ST KILDA EAST	1041000	962500	993000	1050500	1037500	1382500	1677500	1460000	1620000	1560500	1640000	1485000	5	58	4.7
ST KILDA WEST	1925000	1700000	1262500	1142500	2235000	2013000	1797000	2380000	1942500	2465000	2630000	1560000 [^]	7	37	3.2
ST LEONARDS	350000	389000	363000	350000	357000	375000	421500	469000	571500	562500	570000	650000	1	63	5.0
STANHOPE	160000 [^]	152000 [^]	175000 [^]	150000 [^]	131000	152500 [^]	147000 [^]	181000	161500	187500 [^]	196000	254500 [^]	5	23	2.1
STAWELL	155000	147000	167000	162500	172500	177000	177000	188000	190000	189000	225500	261000	19	45	3.8
STRATFORD	207500	242500	267500	230000	261500	260500	272500	265000	258000	316500	320000	338000 [^]	1	54	4.4
STRATHDALE	331000	369500	361000	392500	380000	410500	445000	380000	420000	451000	508500	605000	13	54	4.4

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
STRATHFIELDSAYE	357000	370000	359000	377000	397500	408000	425000	455000	444000	476500	535000	571500	12	50	4.1
STRATHMERTON	165000 [^]	107500	164500 [^]	166000 [^]	172500	190000	182500	140000	187500	195000	198000 [^]	265000 [^]	2	20	1.8
STRATHMORE	870000	820000	800000	827500	865000	997500	1140000	1230000	1357500	1322500	1346500	1350000	2	55	4.5
STRATHMORE HEIGHTS	598500	700000 [^]	605000	621000	640000	700000	808000	970000 [^]	885000	800000	835000	1060000 [^]	4	40	3.4
STRATHULLOH	-	-	191000 [^]	350000 [^]	440000 [^]	425000 [^]	430000 [^]	359000	425000	507500	527500	556000 [^]	4	NA	NA
STUDFIELD	525000	470000	480500	532500	617500	785000	853000	957500	906000	811000	836000	1051000 [^]	3	59	4.8
SUNBURY	343000	360000	350000	355000	360000	370000	395000	492000	545000	533500	570000	625000	7	66	5.2
SUNDERLAND BAY	315000	280000	265000	324500	333000	287000	360000	357500	455000	413500	525000	695000 [^]	27	67	5.2
SUNNYCLIFFS	120000 [^]	70000 [^]	200000 [^]	195000 [^]	294000	185000	220000	228000	218000	229500 [^]	230000	330000 [^]	0	92	6.7
SUNSET STRIP	286000	286500	286500	301500	310000	301500	340000	345000	390000	460000	511000	545000 [^]	11	79	6.0
SUNSHINE	458000	430000	400000	435000	483500	530500	675000	765000	735000	720000	755500	770000	5	65	5.1
SUNSHINE NORTH	425000	420000	395000	400000	425500	495000	560000	651000	663000	638000	655000	800000	3	54	4.4
SUNSHINE WEST	400000	391500	375000	384500	395000	450000	520000	639500	635000	635000	655500	722500	3	64	5.1
SURF BEACH	332000	350000	350000	375000	360000	355000	414000	425000	480000	525000	549000	690000 [^]	5	65	5.2
SURREY HILLS	1204000	1212000	1121500	1323000	1450000	1750000	1800500	2170000	1900000	1890000	1844500	1967500	-2	53	4.4
SWAN HILL	230000	225000	225000	225000	230000	248000	262500	252000	267000	285000	319500	347000	12	39	3.3
SWAN REACH	170000 [^]	253000 [^]	334000 [^]	230000 [^]	276000 [^]	331000 [^]	455000 [^]	350000 [^]	370000 [^]	450000 [^]	417500	472500 [^]	-7	146	9.4
SYDENHAM	399000	420500	415000	425000	415000	440000	505000	590000	620000	599500	637500	600000	6	60	4.8
SYNDAL	880500	850000	778000	950500	1160000	1505000	1410000	1585000	1530000	1524500	1570000	1373000 [^]	3	78	6.0
TALLANGATTA	186000	175000	185000	154000	200000	233000	216000	275000	245000	257500	280000	272500 [^]	9	51	4.2
TARNEIT	360000	369000	356000	370000	395000	400000	445000	515000	569500	555000	570000	580000	3	58	4.7
TATURA	220000	215000	229500	230000	237500	233000	228000	262000	250000	276500	301500	345000	9	37	3.2
TAWONGA SOUTH	216000 [^]	230000	255000	219500	235000	257500	298000	254000	310000	422500	380000	455000 [^]	-10	76	5.8
TAYLORS HILL	425000	420000	480000	487500	510000	530000	600000	686000	723000	702000	754000	760000	7	77	5.9
TAYLORS LAKES	467500	500000	477500	490000	510000	561500	635000	720000	763500	750000	777500	788500 [^]	4	66	5.2
TECOMA	400000	427500	412000	415000	478000	510000	601500	709000	700000	662500	742500	740000 [^]	12	86	6.4
TEMPLESTOWE	805000	804000	811000	865000	951500	1180000	1260000	1415000	1308000	1281500	1371500	1393000	7	70	5.5
TEMPLESTOWE LOWER	730000	711500	670000	750000	830000	1060000	1105500	1302000	1150000	1080000	1191000	1290000 [^]	10	63	5.0
TERANG	179000	160000	155000	161500	195000	206500	150000	188500	194000	188500	230000	294000	22	29	2.6
THE BASIN	430000	400000	410000	430000	463500	550000	595000	610000	682500	695000	739000	810000 [^]	6	72	5.6
THE HONEYSUCKLES	177500 [^]	236000 [^]	215000 [^]	214000 [^]	190000 [^]	160000 [^]	237000 [^]	265000 [^]	290000	336000 [^]	315000	444000 [^]	-6	77	5.9
THE PATCH	444500	470000	417500	393500	486500	505000	570500	665000	730000	755000	760000	740000 [^]	1	71	5.5
THOMASTOWN	418000	400000	365000	390000	420000	436000	493000	653000	637000	593500	622000	650000	5	49	4.1

Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
THOMSON (GREATER)	270000	281500	273500	282000	290000	290000	308500	365000	411000	400500	435000	426000 [^]	9	61	4.9
THORNBURY	720000	690000	715500	729000	840000	918000	1079500	1225000	1137500	1150000	1250000	1300000	9	74	5.7
THORNHILL PARK	-	-	-	-	-	-	720000 [^]	447000 [^]	530000	535000	550000	612500	3	NA	NA
TIMBOON	187000	211500	212500	184000	210000	240000 [^]	215000	220000	247000	260000	412500	380000 [^]	59	121	8.2
TONGALA	158500	154000	175000	185000	179000	165000	204000	200000	275000	234500	235000	207000 [^]	0	48	4.0
TOONGABBIE	260000	230000 [^]	212500	234000	261500	235000 [^]	315000 [^]	286500	280500	270000 [^]	309500	447500 [^]	15	19	1.8
TOORA	175000	220000	210000	171500	155000 [^]	230000	195000 [^]	190000	241500	275000	300000	323500 [^]	9	71	5.5
TOORADIN	420000	365000	380000	420000	480000	471000	411000	599000	702000	700000	755000	672500 [^]	8	80	6.0
TOORAK	2590000	2617500	2775000	2875000	3391000	3987500	4900000	5100000	4700000	4550000	5200000	5800000	14	101	7.2
TOOTGAROOK	370000	373500	390000	387000	402500	405000	460000	591000	600500	586000	675000	748000	15	82	6.2
TORQUAY	533000	565000	565000	580000	580000	620000	665000	720000	807500	816500	870000	1000000	7	63	5.0
TRAFALGAR	248500	271500	285000	283000	311000	310000	312500	333500	375000	396500	435000	400000	10	75	5.8
TRARALGON	257000	270000	260000	269000	275000	273000	268000	288500	298000	326500	340000	368500	4	32	2.8
TRARALGON EAST	388000	405000	402500	435000	440000	432500	445000	455000	425000	470000	501500	685000 [^]	7	29	2.6
TRAVANCORE	673000 [^]	672000 [^]	810000	905000	848000	1100000 [^]	1305000	1415000 [^]	1475000	1125000	1617500	1550000 [^]	44	140	9.2
TRENTHAM	300000	287000	331500	407500	340000	422500	455000	475000	603000	614000	620000	770000 [^]	1	107	7.5
TRUGANINA	345000	357000	341500	360000	390000	391000	430000	519500	574000	575000	580000	600000	1	68	5.3
TULLAMARINE	440000	420000	393500	395000	412000	472500	530000	655000	665500	612000	628000	700000 [^]	3	43	3.6
TYABB	347000	350500	372500	370500	366000	395000	430000	510500	548000	586500	600000	600000 [^]	2	73	5.6
UPPER FERNTREE GULLY	427500	400000	410000	435000	500000	515000	582000	685000	700000	642500	735000	737000	14	72	5.6
UPWEY	415000	415000	422500	425000	476000	515000	585000	680000	710000	702500	760500	822500	8	83	6.2
VENTNOR	380000	365000	363500	370000	377500	423500	420000	465000	490000	540000	619500	655000 [^]	15	63	5.0
VENUS BAY	239000	265500	238500	242500	237000	236000	258000	262500	307500	330000	375000	478000	14	57	4.6
VERMONT	610000	552500	571000	610000	725000	855000	900000	1065000	980000	937000	1000000	1000000 [^]	7	64	5.1
VERMONT SOUTH	694500	674000	654500	722500	815000	1000000	1082500	1200500	1150000	1165000	1200000	1300000	3	73	5.6
VIEWBANK	631500	604500	589000	630000	725000	829500	920000	1000000	933000	920000	985000	1099000	7	56	4.5
VIOLET TOWN	172500	170000	204500	215000	199500	200000	238500	217000	242500	287500	328500	290000 [^]	14	90	6.7
WAHGUNYAH	245000	190000	244000	190000	213500	267000	290000	270000	240000	355000	309500	365000 [^]	-13	26	2.4
WALKERVILLE	235000	229500	280000	279000	230000 [^]	247000 [^]	283500 [^]	275000	266500	334500 [^]	350000	449000 [^]	5	49	4.1
WALLAN	330000	350000	335000	341500	356500	362000	375000	425000	490000	480000	512500	550000	7	55	4.5
WALLAN EAST	292500	305000	317000	310000	306000	309500	352500	410000	489000	450000	480000	555000	7	64	5.1
WANDANA HEIGHTS	540000	592500	557500	540000	582000	590000	592500	645000	700000	766500	827000	925000 [^]	8	53	4.4
WANDIN NORTH	411000	380500	379000	407500	439500	480000	496500	665000	665000	630000	715000	702000 [^]	13	74	5.7

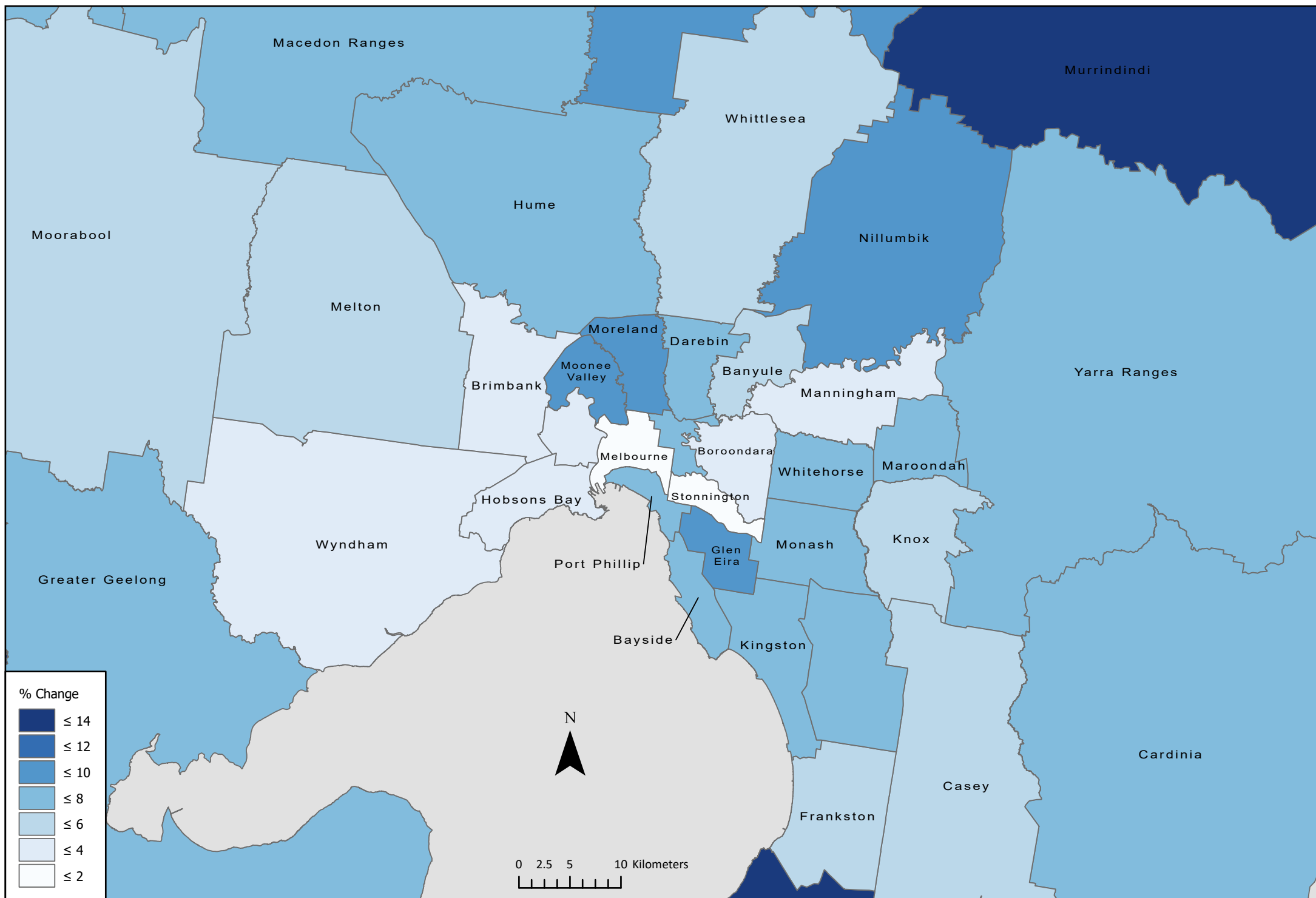
Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
WANGARATTA	241000	240000	240000	240000	255000	272000	270500	270000	320000	319000	350000	383000	10	45	3.8
WANTIRNA	545000	528000	515000	576000	667500	764000	801000	953000	915000	860000	910500	1020000	6	67	5.3
WANTIRNA SOUTH	575000	582000	542500	579000	676500	829000	875000	1005000	1000000	988500	1014000	1078000	3	76	5.8
WARBURTON	300000	315000	300000	310000	315000	325000	366000	418000	495000	512500	543000	590000 [^]	6	81	6.1
WARNEET	332500	295000	284000	337000	355000	395000 [^]	390000	485000	534000	512500	600000	580000 [^]	17	80	6.1
WARRACKNABEAL	88000	115000	105000	107500	110000	110000	123500	113000	112500	118000	140000	182500	19	59	4.8
WARRAGUL	280000	295000	300000	315000	320000	342000	340000	364000	448000	460000	498000	540000	8	78	5.9
WARRANTYTE	635000	657000	620000	640000	760000	829000	890000	1042500	1110000	994000	992000	1018000 [^]	0	56	4.6
WARRANWOOD	633500	632500	654000	603000	665000	790000	865000	943500	1010000	935000	963500	1050000 [^]	3	52	4.3
WARRNAMBOOL	320000	320000	316500	325000	323000	330000	320000	330000	350000	370000	415000	450000	12	30	2.6
WATERWAYS	604000	688000	682000	667000	845000	902000	1050000	1127500	1110000	1270000	1397500	1560500 [^]	10	131	8.8
WATSONIA	505000	500000	462000	505000	555000	607500	698000	835000	795000	736000	790000	805000 [^]	7	56	4.6
WATSONIA NORTH	529000	470500	462000	510000	572500	635000	702500	790000	770000	726500	795000	1070000 [^]	9	50	4.2
WATTLE GLEN	490000	569500	527000	475000	500500	569000	580000	620000 [^]	810000	778500	810000	826000 [^]	4	65	5.2
WAURN PONDS	435000	421000	452500	446500	470000	480000	501000	530000	621500	641500	671000	718000 [^]	5	54	4.4
WEDDERBURN	140000	123000	122500	154000	137500	110000 [^]	150000	155000	130000	138500	150000	155000 [^]	8	7	0.7
WEIR VIEWS	-	-	407000	327500	388000	389000	418000	440000	470000	465000	497500	530000	7	NA	NA
WENDOUREE	230000	235000	236500	243000	247000	250000	252500	267500	326000	335000	370000	416500	10	61	4.9
WENDOUREE WEST	186000	166000	167500	200000	165000	207500	185000	200000	245000	259000	300000	326000 [^]	16	61	4.9
WERRIBEE	308500	315000	300000	309000	315000	335000	403000	470000	510000	505000	523000	531000	4	70	5.4
WERRIBEE SOUTH	399000	436000	440000	538000	585000	680000	540000	650000	735000	744500	650000	810000 [^]	-13	63	5.0
WEST FOOTSCRAY	558500	525000	532500	553000	637500	697000	798000	887500	875000	785000	835000	930000	6	50	4.1
WEST MELBOURNE	816000	885000	720000	905000	916000	1005000	1104500	1350000	1370000	1017500	1215000	1310000 [^]	19	49	4.1
WEST WODONGA	283000	275000	267500	272500	296000	306000	308500	321000	322000	342500	370000	407000	8	31	2.7
WESTALL	510000	490000	475500	513500	550000	610000	696000	780000	800000	741000	739000	760000	0	45	3.8
WESTGARTH	891500	951000	840000	920000	1100000	1300000	1500000	1383000	1707500	1492500	1566000	1725000 [^]	5	76	5.8
WESTMEADOWS	410000	397500	377500	386500	419000	470000	500000	566000	620000	620000	610500	660000	-2	49	4.1
WHEELERS HILL	686500	650000	669000	740000	805000	999000	1050000	1160000	1118500	1010000	1172000	1331000	16	71	5.5
WHITE HILLS	253500	265000	275000	280000	306000	297500	305000	300000	313500	330000	350000	400000	6	38	3.3
WHITTINGTON	245000	265000	252000	259000	262000	280000	265000	316500	395000	377500	404000	436000	7	65	5.1
WHITTLESEA	345000	372500	365000	375000	375000	400000	448500	469500	577500	580000	610000	615000	5	77	5.9
WILLIAMS LANDING	367500	371000	450000	470000	450000	510000	530000	600000	685000	657000	685000	680000	4	86	6.4
WILLIAMSTOWN	884000	900000	901000	920000	970000	1120000	1282500	1440000	1415000	1350000	1370000	1402500	1	55	4.5

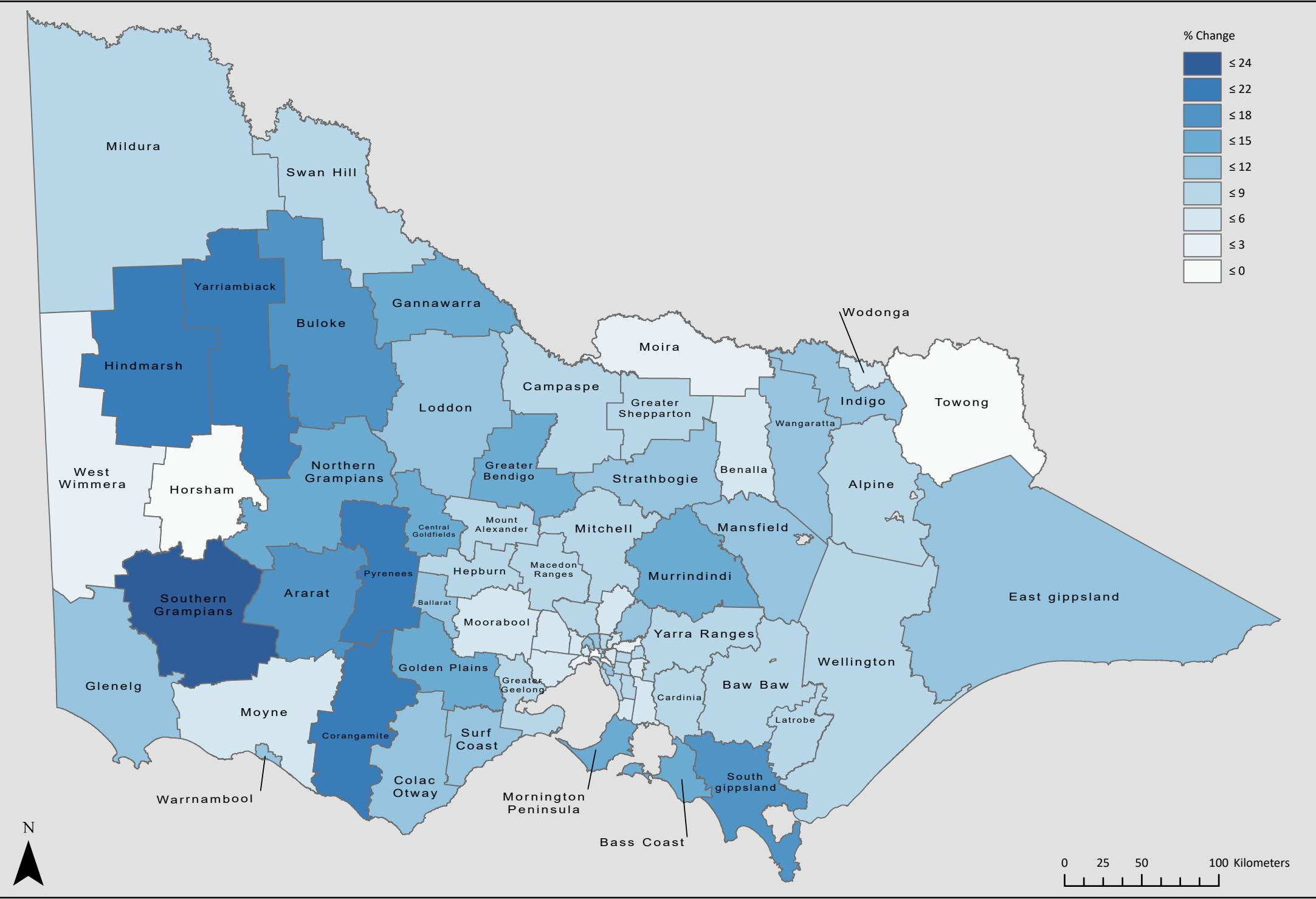
Median House Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
WILLIAMSTOWN NORTH	680000	839000	680000	768000	803500	862500	1135500	1024000	860000	950000	897500	1300000 [^]	-6	32	2.8
WIMBLEDON HEIGHTS	299000	259000 [^]	290000	271500	310000	291500	299000	334000	410000	386500	435000	505000 [^]	13	46	3.8
WINCHELSEA	235000	260000	268500	287000	287500	262000	267000	357000	391000	430000	480000	517000	12	104	7.4
WINDSOR	900000	824000	818000	835000	956500	1094000	1505000	1420000	1422500	1350000	1350000	1805000 [^]	0	50	4.1
WINTER VALLEY	325000	329000	353500	344500	360000	365000	362500	375000	405000	435000	470000	525000 [^]	8	45	3.8
WODONGA	262000	279500	255500	282500	295000	295000	315000	341500	350000	331000	348000	395000	5	33	2.9
WOLLERT	425000 [^]	450000	410000	400000	395000	432000	460000	520500	550000	575000	583000	592000	1	37	3.2
WONGA PARK	620000	672500	622500	674500	673500	735000	801000	962500	1150000	1111000	1075000	888000 [^]	-3	73	5.7
WONTHAGGI	275000	261500	229000	225000	251000	262000	265000	289000	339000	375000	390000	489000	4	42	3.6
WOODEND	480000	475000	430000	470000	460000	482500	460000	560000	665000	747500	752500	726500	1	57	4.6
WOOLAMAI WATERS	340000	350000	350000	349000	381500	340000	375000	418000	469500	495500	565000	625000	14	66	5.2
WOORI YALLOCK	300000	312000	315000	330000	317000	358000	391500	480000	520000	510000	552000	550000 [^]	8	84	6.3
WURRUK	175500 [^]	216500 [^]	235000 [^]	285000 [^]	222000 [^]	230000	259500 [^]	235000 [^]	310000 [^]	210000 [^]	267000	405000 [^]	27	52	4.3
WY YUNG	289000	288500	325000	285000	285000	290000	333500	328000	315000	349500	369500	639000 [^]	6	28	2.5
WYCHEPROOF	86000 [^]	86000	96500 [^]	95000 [^]	103000	100000	82500	100000 [^]	124500	141500	131000	205000 [^]	-7	52	4.3
WYNDHAM VALE	296000	290000	286500	288000	306000	325000	365000	435500	480000	465000	485000	515000	4	64	5.1
YACKANDANDAH	289500	290000 [^]	272500	327500	318000 [^]	300000	392500	446000	472500	497500	440000	712500 [^]	-12	52	4.3
YALLAMBIE	507000	506000	471000	532500	580000	665000	713500	781000	810000	792500	832500	900000 [^]	5	64	5.1
YALLOURN NORTH	145000	139000	161000	135000	149500	153000	165500	180000	172000	191000	205500	224000 [^]	8	42	3.5
YARRA GLEN	415000	425000	395000	420000	460000	530000	540000	620000	670000	670000	724000	650000 [^]	8	74	5.7
YARRA JUNCTION	352500	365000	397000	406500	357500	417500	422500	535000	562500	582500	595000	601500 [^]	2	69	5.4
YARRAGON	206000	255000	266000	258000	297000	284000	300000	280000	390000	410000	414000	447500 [^]	1	101	7.2
YARRAM	166000	195500	215000	190000	202500	245000	230000	225000	218000	240000	260000	343000	8	57	4.6
YARRAVILLE	647000	607000	613000	696000	710000	810000	900500	1000000	1045000	974000	1038500	1017500	7	61	4.8
YARRAWONGA	297000	270000	300000	302500	297000	300500	320000	324500	345000	375000	451000	539500	20	52	4.3
YEA	240000	270000	255000	260000	255000	260000	305000	386500	392500	441000	422500	515000 [^]	-4	76	5.8
YINNAR	280500 [^]	208000 [^]	221500 [^]	220000 [^]	240000 [^]	182500	230000	270000	245000	255000	292500	465000 [^]	15	4	0.4

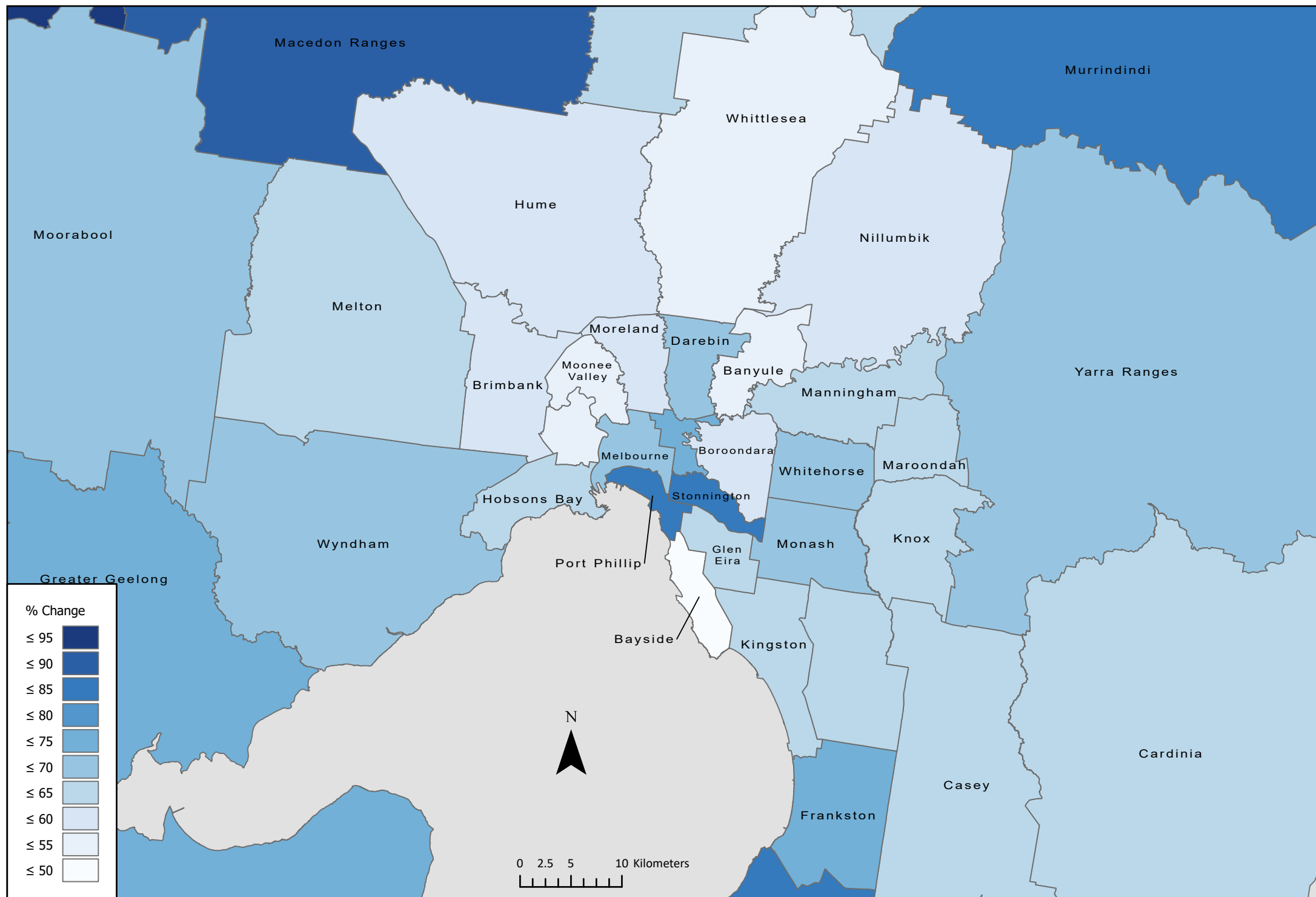
Municipality - 1 Year Change in Median House Price (Metro)



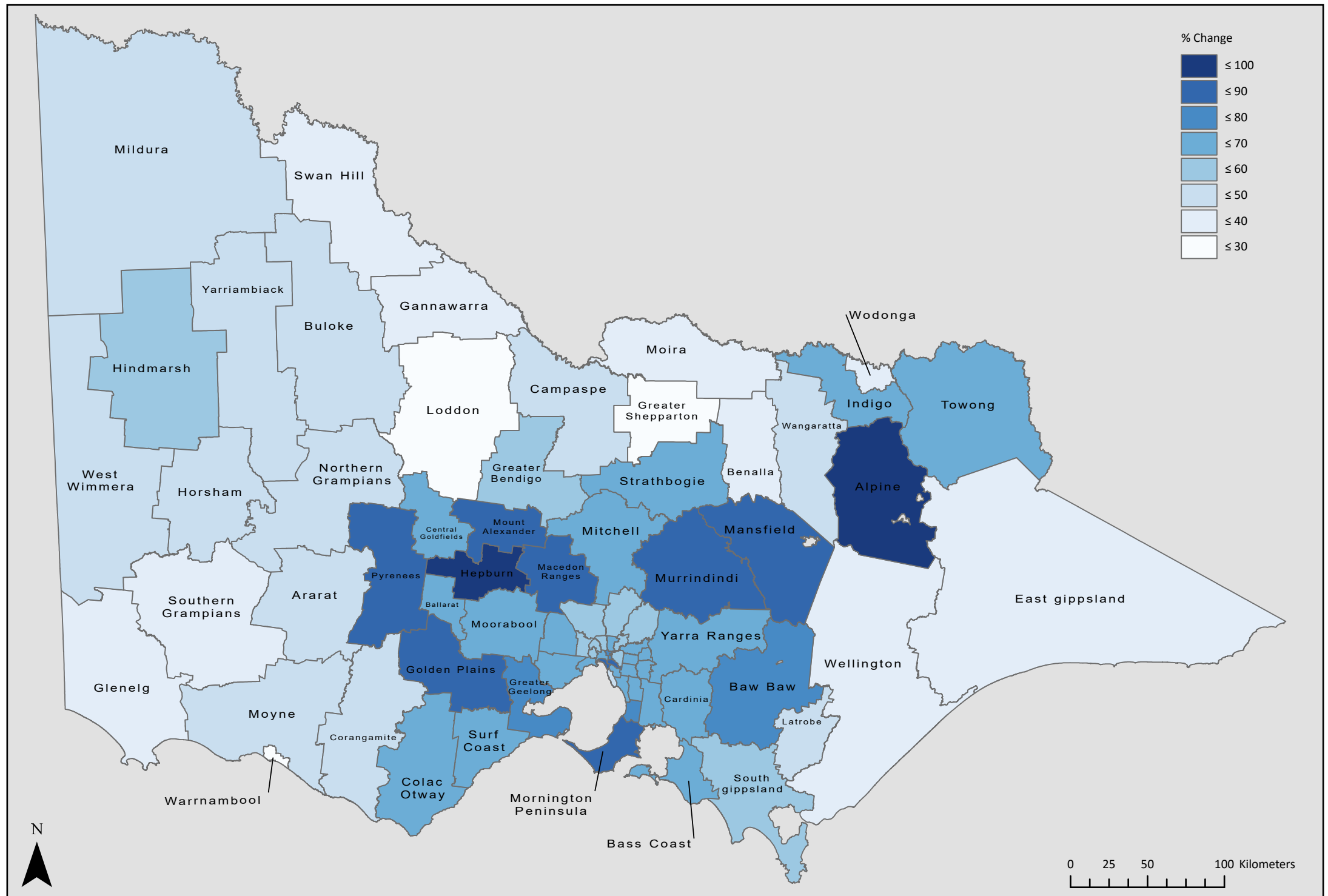
Municipality - 1 Year Change in Median House Price (Non-Metro)



Municipality - 10 Year Change in Median House Price (Metro)



Municipality - 10 Year Change in Median House Price (Non-Metro)



Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
ABBOTSFORD	501500	521000	555000	545000	575000	530000	600000	598000	562000	543500	601000	552000	11	20	1.8
ABERFELDIE	500000	587500	511500	550000	490000	555000	510000	820000	760000	950000	547500	485000 ^	-42	10	0.9
AIRPORT WEST	425500	442500	442500	474000	460000	470000	535000	590000	605500	608000	626500	652500	3	47	4.0
ALBERT PARK	790000	727000	851000	657500	863000	850000	850000	662500	1300000	870000	875000	563500 ^	1	11	1.0
ALBION	265000	241500	226000	229000	298000	213500	246500	301000	360000	261000	449000	432500	72	69	5.4
ALFREDTON	220000	258000	308000	197500	233500	254000	285000	290000	240500	285000	350000	350000 ^	23	59	4.8
ALPHINGTON	487000	685000	469000	522000	695500	582500	817000	697000	673500	685000	677500	676000	-1	39	3.4
ALTONA	420000	440000	412500	485000	465000	550000	620000	632500	660000	625000	640000	720000	2	52	4.3
ALTONA EAST	334500	460000	512000 ^	470000	500000	545000	567500	601000	675500	645000	637500	765000 ^	-1	91	6.7
ALTONA MEADOWS	330000	347000	306500	327500	320000	353500	365000	440500	457500	472500	475000	462000 ^	1	44	3.7
ALTONA NORTH	460500	480000	465000	450000	471000	530000	532000	635000	650000	640000	640000	728000	0	39	3.4
APOLLO BAY	385000	340000	350000	390000	332500	375000 ^	415000	415000	375000	533000	470000	640000 ^	-12	22	2.0
ARARAT	126000	240000	250000	172000	185000 ^	170000	191500	133500	209000	207000	200000	208000 ^	-3	59	4.7
ARDEER	325000 ^	315000	329500	295000	318000	350000	380000	472500	491000	531000	539000	597500 ^	2	66	5.2
ARMADALE	540000	540000	547500	570000	605000	840000	779000	785000	660000	670000	682500	825000	2	26	2.4
ASCOT VALE	498000	495500	438000	470000	500000	522500	502500	564500	525000	517500	610000	640000	18	22	2.0
ASHBURTON	576000	735000	655000	675000	734000	1015000	1200000	1215000	922500	1144500	1241500	758000 ^	8	116	8.0
ASHWOOD	495000	540000	540000	614500	627000	701500	811000	880000	874000	872000	950500	860500	9	92	6.7
ASPENDALE	515000	467500	479500	475000	570000	604000	685000	900000	800000	690500	780000	740000	13	51	4.2
AVONDALE HEIGHTS	420000	495000	420000	462000	468000	447500	534000	582500	550000	628000	665000	710000	6	58	4.7
BACCHUS MARSH	250000	260500	275000	255000	295000	279000	287000	305000	298500	393000	337500	420000 ^	-14	35	3.0
BAIRNSDALE	193500	215000	192500	186500	212000	216000	211500	225000	215000	214500	247000	283000 ^	15	28	2.5
BALACLAVA	477500	450000	475500	470000	460000	494000	596500	590000	588500	604000	620000	619000	3	30	2.6
BALLAN	217000	283000 ^	306500 ^	330000 ^	283000 ^	315000 ^	320000	340000 ^	389500	337000	384500	385000 ^	14	77	5.9
BALLARAT CENTRAL	212000	216000	220500	236500	246500	267000	275500	255000	278000	260500	377500	485000 ^	45	78	5.9
BALLARAT EAST	213500	231500	247000	215000	251500	267000	230000	272500	282500	288500	322000	362500	12	51	4.2
BALLARAT NORTH	241000	230000	212500	229500	245000	241000	228000	226500	259000	275000	275000	370000 ^	0	14	1.3
BALWYN	652500	605500	545000	600500	595000	820000	667000	799000	685000	868500	820000	850000	-6	26	2.3
BALWYN NORTH	675000	665000	605500	772500	735000	972500	991500	950000	996000	1030000	975000	930000	-5	44	3.7
BARWON HEADS	510000	575000	635000	590000	625000	617500	626000	750000	665000	936000	950000	1387500 ^	1	86	6.4
BAYSWATER	385000	380000	363000	360000	387000	450000	460000	570000	585000	585000	602500	607500	3	56	4.6
BAYSWATER NORTH	332000	326000	320000	322500	354000	409000	444500	520000	525000	480000	542500	621000	13	63	5.0
BEACONSFIELD	330000	304000	322000	417500	355500	400500	398000	463000	460000	453000	490000	581500 ^	8	48	4.0
BEAUMARIS	690000	725000	757500	760000	769000	896500	1018500	940000	900000	880000	1089000	1158500	24	58	4.7
BELL PARK	289500	272500	291000	310000	297500	293000	316000	343000	392000	397500	420000	358500 ^	6	45	3.8
BELLFIELD (BANYULE)	498500 ^	462500 ^	500000 ^	507500	516000	527500 ^	477500	614500	665000	655000	687500	890000 ^	5	38	3.3
BELMONT	275000	280500	269500	295000	298000	310000	300000	356000	388500	415500	462500	480000	11	68	5.3
BENALLA	180000	170000	176000	167500	180000	186000	181500	185000	185000	209500	207000	221000 ^	-1	15	1.4

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
BENDIGO	290500	260000	234500	279500	308500	282500	285000	281500	310000	272500	427500	440000 ^	57	47	3.9
BENTLEIGH	602000	568500	521000	575000	590000	570000	615000	650000	676000	677000	665000	670000	-2	10	1.0
BENTLEIGH EAST	581000	565000	501000	605500	633000	677500	666000	600000	730000	722000	872000	794000	21	50	4.1
BERWICK	347500	365000	360000	350000	380000	425000	427000	491000	515000	525000	575000	589000	10	65	5.2
BITTERN	350000	330000 ^	344500 ^	330000	302500	355000	340000	433000	497500	450000	505000	620000 ^	12	44	3.7
BLACK HILL	255000 ^	280500	222000	254500	255000	245000 ^	186500 ^	285000	260000	282500 ^	333500	220000 ^	18	31	2.7
BLACK ROCK	668500	632500	630000	704000	700000	820000	880000	945000	1150000	950000	937500	1130000 ^	-1	40	3.4
BLACKBURN	495500	485000	515000	489000	523000	591000	595000	628000	650000	574500	718000	642500	25	45	3.8
BLACKBURN NORTH	537500	520000	476000	526000	600000	715500	715000	785000	700000	767000	766000	770000 ^	0	43	3.6
BLACKBURN SOUTH	540500	519500	494000	597000	592000	648500	767000	722500	660000	760500	781000	510000	3	44	3.7
BONBEACH	384000	415000	369000	442500	457000	464000	537500	600000	619000	541000	621000	640000	15	62	4.9
BORONIA	371000	364000	365000	380000	410000	432500	485000	572500	590500	568500	580000	604500	2	56	4.6
BOX HILL	445000	410000	425000	458000	485000	495000	605000	560000	500000	545000	490000	514000	-10	10	1.0
BOX HILL NORTH	550000	592000	487000	557000	631500	752000	825000	858500	752500	871500	845000	811000	-3	54	4.4
BOX HILL SOUTH	563000	508000	531000	572500	648000	752000	779000	850000	726000	713000	826000	880000 ^	16	47	3.9
BRAYBROOK	372000	365000	350000	352500	430000	441000	460000	514500	566500	562500	590000	595000	5	59	4.7
BRIAR HILL	461500	501500	445500	453000	483500	575000	641000	670000	667000	635000	662500	720000 ^	4	44	3.7
BRIGHT	253500	240000	210000	209500	244000	260000	273000	349000	342500	450000	465000	608000	3	83	6.3
BRIGHTON	765000	790000	798000	740000	700000	845000	994000	977500	1160000	1110000	1074500	985000	-3	40	3.5
BRIGHTON EAST	692500	700000	657500	687500	800000	962000	922500	965000	940000	990000	999000	1070000	1	44	3.7
BROADMEADOWS	337000	325000	290000	280000	300000	300000	330000	368000	420000	395000	420000	445000	6	25	2.2
BROOKLYN	376000	377500	379000	398500	423000	447000	480000	550000	605000	570000	620000	650000 ^	9	65	5.1
BROWN HILL	225000	242500	260000	251000	242500	249000	247500	255500	285000	297500	312000	324500 ^	5	39	3.3
BRUNSWICK	440000	438500	430000	470000	480000	495000	500000	500000	510000	560000	552500	580000	-1	26	2.3
BRUNSWICK EAST	480000	437500	450000	510000	493000	521000	518500	573500	540000	520000	522000	512500	0	9	0.8
BRUNSWICK WEST	410500	383000	417000	395000	409000	420000	469000	479500	467000	499000	537500	550000	8	31	2.7
BULLEEN	523500	585000	489000	607500	629000	722500	773500	787000	746000	675000	750500	557500	11	43	3.7
BUNDOORA	375000	425000	390000	441000	406000	410000	400000	432500	438500	400000	452000	409500	13	21	1.9
BUNYIP	246500	337000 ^	262500 ^	335000 ^	260000	270000 ^	327500	310000	250000	397500 ^	440000	460000 ^	11	78	6.0
BURWOOD	531000	490500	535000	542500	590000	596000	660000	740000	710500	735000	785000	757500	7	48	4.0
BURWOOD EAST	518000	428000	492000	572500	530000	600000	600000	842500	555000	587000	500000	488500 ^	-15	-3	-0.4
CAIRNLEA	375000 ^	415000 ^	372500 ^	400000 ^	380000 ^	429000	392500	403000	429500	432500	395000 ^	439000 ^	-9	5	0.5
CALIFORNIA GULLY	189000	171000	180000	250000	210000 ^	246000 ^	193500	225000	265000 ^	197000	290000 ^	556000 ^	47	53	4.4
CAMBERWELL	630000	664500	595000	570000	695000	730000	729000	854000	942500	825000	803500	875000	-3	28	2.5
CANADIAN	237000	235000	256000	250000	265000	270000	250000	279000	271000	308000	310000	396000 ^	1	31	2.7
CANTERBURY	650000	785000	620000	745000	1050000	1201000	986000	913000	975000	1205000	943000	1180000 ^	-22	45	3.8
CAPEL SOUND	297500	315000	310000	305000	346000	400000	405000	500000	479000	540000	525000	540000 ^	-3	76	5.8
CARLTON	309000	479000	465000	410000	445000	543000	530500	421500	429000	417500	340000	370000	-19	10	1.0

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
CARLTON NORTH	547000	519000	467000	505000	605000	560000	545000	652500	715000	579000	680000	791000 ^	17	24	2.2
CARNEGIE	480000	460500	441000	460500	535000	540000	570500	591000	570000	635000	638000	609500	0	33	2.9
CAROLINE SPRINGS	370000	401000	385000	367000	410000	395000	395000	422500	462500	465000	468000	480000	1	26	2.4
CARRUM	440000	427500	420000	435000	458500	521000	542500	636500	670000	617500	663000	753000	7	51	4.2
CARRUM DOWNS	300000	310000	310000	310000	302500	319000	345000	388000	430000	433000	460000	481500	6	53	4.4
CASTLEMAINE	257500	244000	315000	311500	260000	317500	327500	332500	396500	420000	410500	500000 ^	-2	59	4.8
CAULFIELD	570000	595000	565000	550000	629000	622000	722500	726000	890000	760000	793000	765500	4	39	3.4
CAULFIELD EAST	530000	395000	375000	417000	237000	530000	322500	470000	303000	350000	541000	580000 ^	55	2	0.2
CAULFIELD NORTH	550000	520000	528500	542000	549000	620000	585000	580000	685000	610500	718500	712500	18	31	2.7
CAULFIELD SOUTH	640000	633000	580000	580000	700000	750000	755000	762500	780000	707000	950000	698000	34	48	4.0
CHADSTONE	550000	512000	543500	580000	485000	515500	675000	752500	689000	781000	783500	613500	0	42	3.6
CHELSEA	417500	380000	390000	404000	425000	482500	525000	600000	610000	600000	635000	670000	6	52	4.3
CHELSEA HEIGHTS	375000 ^	392000	295000	364000	329500	423500	495000	599000	585000	605000	645000	730000 ^	7	72	5.6
CHELTENHAM	450000	450000	420000	467500	480000	508000	510000	620000	535000	587000	600000	655000	2	33	2.9
CHELTENHAM EAST	425000	426500	426000	457000	433000	506000	640500	655000	565000	590000	662500	774000 ^	12	56	4.5
CHELTENHAM NORTH	437500	425000	380000	385000	408000	525000	550500	580000	588000	620000	681000	723000 ^	10	56	4.5
CHIRNSIDE PARK	423000	337000	329000	390000	497000	464000	476500	495000	532500	598000	625000	647500 ^	5	48	4.0
CLARINDA	437500	447500	380000	440000	420000	540500	515000	666000	710000	678000	721000	725000 ^	6	65	5.1
CLAYTON	406000	407500	415000	432000	522500	590000	540000	550000	580500	628000	609000	648000	-3	50	4.1
CLAYTON NORTH	327500	236500	520000	465000	465000	530000	629500	709000	622000	600000	627000	580000 ^	5	91	6.7
CLAYTON SOUTH	415000	400000	386000	440000	460000	557500	475000	467500	505000	509500	650000	475000 ^	28	57	4.6
CLIFTON HILL	404000	630000	440000	600000	566500	575000	736500	679000	749000	607500	732500	735000 ^	21	81	6.1
CLYDE NORTH	-	195500	210000	219000	405500 ^	211000 ^	372000	385000	460500	498000	487500 ^	NA	-2	0	NA
COBRAM	169000 ^	154500	184000	176000	185000	170000	195000	185000	180000	215000	199000	235000 ^	-7	18	1.6
COBURG	420000	410500	415000	427000	454000	480000	487000	500000	550000	546000	530000	560000	-3	26	2.4
COBURG EAST	380000	407500	430000	415000	540000	530000	515000	575000	575000	631000	615500	754500 ^	-2	62	4.9
COBURG NORTH	422500	424000	432500	424000	412000	498500	525500	535000	600000	572000	641000	735000 ^	12	52	4.3
COLAC	239500	208000	240000	240000	208500	203000	269500	225000	250000	312500	309000	370000 ^	-1	29	2.6
COLLINGWOOD	547500	550000	538500	485000	585000	544500	540000	610000	567500	595500	655000	600000	10	20	1.8
CONNEWARRE	382500 ^	594000	380000	310000	452000 ^	550000	570000 ^	588000	295000 ^	420000 ^	320000	597500 ^	-24	-16	-1.8
CORIO	215000	202500	175500	270000	235000	206500	215000	255000	298500	310000	312500	342000 ^	1	45	3.8
COWES	291000	339000	183000	309500	328000	305000	283500	305000	310000	346000	332500	393000	-4	14	1.3
COWES WEST	332500	301000	330000	315000	345000	337000	350000	394000	429500	443000	430000	465000 ^	-3	29	2.6
CRAIGIEBURN	297500	320000	303000	311000	335000	339500	349000	367000	393500	380000	385000	420000	1	29	2.6
CRANBOURNE	247500	259000	246000	260000	265000	281500	285000	358500	400000	365000	390000	400000	7	58	4.7
CRANBOURNE EAST	310000	300000	355000	340000	345000	379000	379000	418500	440000	427500 ^	415000	380000 ^	-3	34	3.0
CRANBOURNE WEST	278000 ^	270000	235000	253500	306500	316000	379000	405000	390000	385000	440000	412500 ^	14	58	4.7
CREMORNE	625000	649500	613000	695000	599500	680000	590000	760000	752500	740000	559000	626000	-24	-11	-1.1

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
CRIB POINT	280000	280000	300000	306000	272500	305000	290000	340000	415000	405000	421000	420000 ^	4	50	4.2
CROYDON	374000	376000	365000	390000	409000	449000	500000	561000	580000	567500	600000	642500	6	60	4.8
CROYDON NORTH	385000	380000	385000	390000	411000	482500	524500	615000	623000	610000	645500	721500 ^	6	68	5.3
CROYDON SOUTH	452000	392000	390000	406000	450000	540500	560000	652500	695500	654000	695000	775000 ^	6	54	4.4
DALLAS	303000	255500	236000 ^	305000 ^	220500 ^	280000	268000	350000	372500	429000	390000	430000 ^	-9	29	2.6
DANDENONG	289000	309500	292500	302500	307000	320000	335000	362500	363000	340000	377500	366000	11	31	2.7
DANDENONG NORTH	308500	315000	311500	328000	325500	350000	407500	455000	477500	430000	466000	461000	8	51	4.2
DARLEY	276000	277500	200000	294000 ^	307000	278500	273000	318500	311000	310000	315000	230000 ^	2	14	1.3
DAYLESFORD	238000	285000	313500	295000	315000	325000	351000	385000	417500 ^	535000	505000 ^	430000 ^	-6	112	7.8
DEEPDENE	645000	586000 ^	653000 ^	875000 ^	690500	810000	960500	1290000	1042500	1060000	1349000 ^	1190000 ^	27	109	7.7
DEER PARK	306000	320000	300000	305000	322000	315000	345000	415000	447500	460000	460000	480000 ^	0	50	4.2
DELAHEY	312500	317000	305000	306500	325000	346000	360000	375000 ^	415000 ^	400000	427500 ^	448500 ^	7	37	3.2
DIAMOND CREEK	383000	400000	412500	444000	475000	500000	585000	594500	601000	670000	650000	615000 ^	-3	70	5.4
DINGLEY VILLAGE	445000	417500	388500	445000	474500	505000	550000	580000	640000	600000	635000	694500 ^	6	43	3.6
DINNER PLAIN	302500 ^	205000 ^	241000 ^	230000 ^	205000 ^	225000 ^	370000	270000 ^	358000 ^	310000 ^	342500	382500 ^	10	13	1.2
DOCKLANDS	585000	580000	543000	590000	559500	645000	635000	560000	590000	606000	580000	564000	-4	-1	-0.1
DONCASTER	527000	517500	511000	577000	549000	577000	572500	600000	589000	629000	599000	642500	-5	14	1.3
DONCASTER EAST	550000	536000	541000	592500	597500	650000	658000	651000	640000	798000	691000	720000	-13	26	2.3
DONVALE	501000	493000	505000	535000	567500	655000	650000	742500	685000	752000	755000	661500 ^	0	51	4.2
DOREEN	210000	369500	195000	305000 ^	204000	135500	379000	365500	442500	430000 ^	425000	485000 ^	-1	102	7.3
DOVETON	314000	302500	280000	286000	310000	315000	320000	380000	445500	400000	415000	450000	4	32	2.8
DRAMANA	349000	390000	422000	450000	467500	400000	525000	521000	680000	582500	620000	740000 ^	6	78	5.9
DROUIN	220000	234500	181500	235000	240000	247500	250500	285000	330000	334000	337000	369000 ^	1	53	4.4
DRYSDALE	269500	250000	262500	269000	290000	303000	325000	309000	382500	392500	406500	410000 ^	4	51	4.2
EAGLEHAWK	207000	225000	218000	230000	235000	237500 ^	220000	228000	219000	242000	269000	257500 ^	11	30	2.7
EAGLEMONT	571000	602500	777500	645000	650000	807500	725000	758000	1265000	785000	743000	736000 ^	-5	30	2.7
EAST BENDIGO	223000	235000	145000	284000	270500 ^	270000	325000 ^	337000	322000	331000	315000	361000 ^	-5	41	3.5
EAST GEELONG	230000	265000	295000	300000	312000	325000	369000	313000	385000	425500	410000 ^	720000 ^	-4	78	6.0
EAST MELBOURNE	610000	515000	514000	612500	597500	700000	1280000	745000	750000	615000	710000	867000	15	16	1.5
ECHUCA	214500	225000	245500	220000	246000	255000	278000	283000	278000	272500	285000	341500	5	33	2.9
EDITHVALE	465000	478000	450000	475000	472500	482000	565000	700000	709000	705000	717000	695500	2	54	4.4
ELSTERNWICK	516000	506000	490000	535000	563000	558000	595000	711000	637500	601500	700000	611000	16	36	3.1
ELTHAM	458000	468000	450000	470000	493000	549000	562000	687500	661500	650000	723000	715000	11	58	4.7
ELTHAM NORTH	501000 ^	483500 ^	525000 ^	396000 ^	475000	704000 ^	760000	675000 ^	630000 ^	709500 ^	810000	882500 ^	14	62	4.9
ELWOOD	580000	536500	525000	560000	588000	615500	629500	667500	665000	680000	650000	641000	-4	12	1.1
ENDEAVOUR HILLS	360000	330000	330000	342500	345000	405500	396000	457000	620000	497500	594000	486000	19	65	5.1
EPPING	313500	311500	294500	308500	310500	344000	349000	375000	370000	400000	410000	418500	3	31	2.7
EPSOM	261000 ^	239500 ^	260000 ^	115500	275000 ^	260000 ^	272500 ^	275000	291000	305000	320000 ^	NA	5	23	2.1

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
ESSENDON	450500	446000	430000	462000	469000	511000	530000	535000	498500	540000	587500	548000	9	30	2.7
ESSENDON NORTH	435000	479000	465000	425000	485000	435000	480000	470000	400000	425000	485000	375000	14	11	1.1
EUMEMMERRING	315000	305000	280500	295500	295500	325000	341000	492500	414000	430000	431000	440000 ^	0	37	3.2
EUROA	150000 ^	180000 ^	183000	190000	167500 ^	194000 ^	201500	235000	220000	239000	205000	NA	-14	37	3.2
FAIRFIELD	377500	394000	395000	435000	489500	464000	600000	621500	509000	505000	600000	540000	19	59	4.7
FAWKNER	357500	348000	378000	344000	345000	370000	400000	473000	506000	475000	511000	540000	8	43	3.6
FERNTREE GULLY	365500	361000	372000	380000	405000	430000	510000	555000	599500	540000	590000	605000	9	62	4.9
FISHERMANS BEND	855000	850000	776500	822000	881000	914500	920000	934000	971500	891500	911500	1161000	2	7	0.6
FITZROY	595000	560000	538000	572500	601500	685000	680000	704000	754000	742000	760000	850000	2	28	2.5
FITZROY NORTH	609000	515000	525000	569500	550000	608500	610000	581500	640000	640000	652500	453000	2	7	0.7
FLEMINGTON	392500	382000	387500	363000	437000	437500	415000	436000	440500	407500	432500	456000	6	10	1.0
FLORA HILL	216000	225000	222000	272000	261500	225000	240000	250000	247500	244500	356000	412000 ^	46	65	5.1
FOOTSCRAY	382500	343500	385000	396500	408000	460000	439000	460000	440000	415000	457500	485000	10	20	1.8
FOREST HILL	477500	430500	440000	560000	590000	465000	637500	707500	700500	735000	753500	765000	3	58	4.7
FOSTER	140000 ^	237000 ^	237500 ^	298000 ^	275500	248000	260000 ^	200000 ^	200000	175000	280000 ^	NA	60	100	7.2
FRANKSTON	287000	285000	275000	285000	300000	321000	334500	399000	440000	413500	435000	420000	5	52	4.2
FRANKSTON SOUTH	405000	420000	407500	405000	425000	430000	477000	550000	665000	612500	685500	706500	12	69	5.4
GARDENVALE	347500	325000	352000	481500	491000	315000	345000	560000	307500	641500	790000 ^	329000 ^	23	127	8.6
GEELONG	455500	491000	473000	486500	495000	473500	470000	550000	550000	513000	625000	502500	22	37	3.2
GEELONG WEST	240000	297000	317000	265000	340000	338500	381500	380000	392500	434000	451000	629000	4	88	6.5
GISBORNE	335000	345000	327500	355000	375000	435000	447500	450000	503500	510000	555000	644000	9	66	5.2
GLEN HUNTLY	483000	469000	435000	507500	412500	545000	572500	560000	602500	527000	600000	516000	14	24	2.2
GLEN IRIS	594000	560500	500000	540000	560000	590000	645000	779000	730000	695000	736000	635000	6	24	2.2
GLEN WAVERLEY	500000	470000	510000	600500	649000	651000	700000	838500	867000	832500	780000	696000	-6	56	4.5
GLENROY	387500	400000	380000	379500	400000	415000	446000	501000	520000	530000	575000	579000	8	48	4.0
GOLDEN POINT (BALLARAT)	195000 ^	221500	257500	245000	256000	250000	232000	315000	310000	329000	327500	304500 ^	0	68	5.3
GOLDEN SQUARE	222500	240000	253000	273000	270000	245000	250000	272000	250000	267000	285000	320000	7	28	2.5
GOWANBRAE	495000 ^	447500 ^	438000 ^	421000 ^	421000 *	482500 ^	590000 ^	632500 ^	650000 ^	634000 ^	595000	NA	-6	20	1.9
GREENSBOROUGH	426500	412000	440000	430000	446000	490500	520000	622500	626000	633000	637500	623000	1	49	4.1
GROVEDALE	260500	270000	286000	280000	245000	275000	302500	330000	359000	399000	435500	524500 ^	9	67	5.3
HADFIELD	376000	375000	350000	360000	350000	383000	432000	535000	575500	495000	559000	595000	13	49	4.0
HALLAM	325500	320000	345000	330000	306500	350000	365000	410000	449500	422000	500000	480000	18	54	4.4
HAMILTON	227000	220000	184500	148500	200000 ^	207000	195000	175000	168000	187500	190000	227000 ^	1	-16	-1.8
HAMLIN HEIGHTS	247500	317500	274000	320000	295500	306500	326500	370000	436000	472500	492500	447500 ^	4	99	7.1
HAMPTON	690000	560000	599500	680000	650000	750000	802000	878000	880000	792500	900000	930000	14	30	2.7
HAMPTON EAST	520000	495000	537000	584000	593500	643500	627500	600500	653000	595000	791500	786000 ^	33	52	4.3
HAMPTON PARK	282000	291500	278500	280000	285000	339000	340000	390500	425000	400000	445000	485000	11	58	4.7
HARKNESS	255000	275000	260000	260000	265000	245000	270000	331500	365000	348500	335000	380000	-4	31	2.8

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
HASTINGS	290000	330000	303500	275000	285000	295000	320000	340000	450000	390000	429000	519000	10	48	4.0
HAWTHORN	479000	478500	450000	482500	553000	579000	566000	600000	568500	540000	590000	561000	9	23	2.1
HAWTHORN EAST	665000	550000	529500	510000	541000	570000	655000	642000	630000	647000	685000	625000	6	3	0.3
HEALESVILLE	305000	310000	350000	332500	369500	360000	407500	435500	450000	475000	520000	485000 ^	9	70	5.5
HEATHCOTE	160000 ^	160000 *	247500	195000 ^	165000 ^	175000 ^	237500 ^	205000 ^	235000 ^	295000 ^	261500	290000 ^	-11	63	5.0
HEATHMONT	395000	432000	405000	460500	491500	550000	634500	656500	679000	630500	661000	695500	5	67	5.3
HEIDELBERG	490000	475000	479000	543500	515000	522500	550000	575000	565500	640000	626500	630000	-2	28	2.5
HEIDELBERG HEIGHTS	456000	440000	425000	450000	462000	541000	536000	655000	665500	630000	716500	713000	14	57	4.6
HEIDELBERG WEST	400500	370000	345000	397000	386500	437500	470000	532500	580500	580000	600000	665000	3	50	4.1
HERNE HILL	180000	186000	207500	211000	223500	213000	226000	260000	277500	290000	312000	371000 ^	8	73	5.7
HIGHETT	500000	503000	500000	520000	545000	580000	569000	565000	574000	675000	650000	716500	-4	30	2.7
HIGHTON	286000	302500	297500	297500	295000	340000	357500	337500	390000	412500	435000	415000 ^	5	52	4.3
HILLSIDE (MELTON)	326500	320000	338000	320000	314000	345000	386000	436500	482000	460000	482500	485500 ^	5	48	4.0
HOPPERS CROSSING	275000	272500	257500	253000	290000	290000	305000	370000	387500	402500	420000	395500	4	53	4.3
HORSHAM	200000	198000	186500	175000	185000	212500	227500	259500	255000	220000	240000	291500 ^	9	20	1.8
HUGHESDALE	505500	475000	472000	512000	505000	605000	587500	620000	661500	624500	637500	705000	2	26	2.3
HUNTINGDALE	413500	371000 ^	540000 ^	461000	395000	498500	372500	432500	422500	661000 ^	690000	668000 ^	4	67	5.3
INVERLOCH	395000	402000	305000	319000	351000	317000	365000	360000	487500	512500	470000	519000 ^	-8	19	1.8
IRYMPLE	154000 ^	100000 ^	65000	162500	157500 ^	230000 ^	165000 ^	207500	197500	157500	354000 ^	235000 ^	125	130	8.7
IVANHOE	560000	588000	531500	580000	544000	615000	597500	726000	685000	630000	695000	682000	10	24	2.2
IVANHOE EAST	565000	460000	712000	567500	562000	640000	755000	639500	695000	588500	861000	878000 ^	46	52	4.3
JACANA	344000 ^	295000 ^	285000	310000 ^	320000 ^	330000	310000	421000	430000 ^	413000	427000	485000 ^	3	24	2.2
JOLIMONT	695000	684000	716000	712500	700000	755000	1602000	922000	1125000	992000	1250000	1860500 ^	26	80	6.0
JUNCTION VILLAGE	240000	272500 ^	262500 ^	230000	263500	247000	260000	310000	275000	285000 ^	265000	246000 ^	-7	10	1.0
KANGAROO FLAT	184000	226500	204500	226500	227500	240500	237500	213500	237500	240000	300000	310000	25	63	5.0
KEILOR	418500 ^	412500 ^	400000 ^	410000 ^	400000 ^	629000	660000	760000 ^	570000 ^	627500 ^	677500	NA	8	62	4.9
KEILOR DOWNS	295000	375000	329000	317000	340000	380500	382000	521500	550500	466000	480000	530000 ^	3	63	5.0
KEILOR EAST	432000	443000	507000	540000	485000	580000	488000	684000	645000	642000	687500	595000 ^	7	59	4.8
KENNINGTON	222000	218500	235000	235000	160000	77500	207500	315000	290000	267500	342500	310000	28	54	4.4
KENSINGTON	475000	430000	418000	439000	430000	477500	459000	500000	510000	519000	531000	513000	2	12	1.1
KERANG	170500 ^	153500 ^	173000 ^	187500 ^	180000 ^	187000 ^	157500 ^	220000 ^	180500 ^	225000 ^	179000	278000 ^	-20	5	0.5
KEW	638000	615000	599000	598500	648500	680000	797500	750000	753500	799500	827500	781500	4	30	2.6
KEW NORTH	535000	656500	641000	675000	792500	636000	629000	1205000	850000	862000	735500	755000 ^	-15	37	3.2
KEYSBOROUGH	367500	366500	355000	379500	439000	511000	490000	562500	580000	590000	630000	663500 ^	7	71	5.5
KILMORE	244500	252500	248000	237000	230000	255000	275000	275000	315000	335000	319000 ^	395000	-5	31	2.7
KILSYTH	355000	380000	345000	367500	400000	425000	492500	547500	569000	570000	620000	607000	9	75	5.7
KINGSBURY	425000	427500	377000	370500	357500	400000	450000	485000	511000	547500	565000	562500 ^	3	33	2.9
KINGSVILLE	350000	330500	386500	320000	322500	400000	407000	404000	438500	415000	535000	565000 ^	29	53	4.3

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
KNOXFIELD	449000	411000	460000	446000	498000	562000	593500	625000	647500	625000	675500	704500	8	51	4.2
KOO WEE RUP	241500	220000 ^	241000	228000	230000	270000	277500	361500	372500	415000 ^	372500	395000 ^	-10	54	4.4
KORUMBURRA	215000	231500	259500 ^	254500	215000	198000	210000	221500	259000	319000	306000	342500 ^	-4	42	3.6
KURUNJIANG	258000	235000	255000	255500	268500	261000	250000	309000	360000	372000	347500 ^	363000 ^	-7	35	3.0
KYABRAM	167500	190000	199000	175000	195000	160000	199000	220000	227000	205000	217500	185000 ^	6	30	2.6
KYNETON	235000	254500	268000	285000	297500	325000	360500	389000	408000	417500	425000	573000 ^	2	81	6.1
LAKE WENDOUREE	340000	350000	350000	330000	376500	305000	313000	362500	442500	427500	445000	455000	4	31	2.7
LAKES ENTRANCE	224500	215500	225000	228500	238000	250000	252500	265000	257000	265000	300000	289000 ^	13	34	2.9
LALOR	300000	321000	312000	310000	315000	327000	375500	440500	442500	445000	483500	525000	9	61	4.9
LANGWARRIN	292500	310000	301000	307500	310000	316500	356000	435000	460000	451000	480000	520000	6	64	5.1
LARA	258000	274500	275000	263000	265000	300000	294000	320000	353000	377500 ^	380000	NA	1	47	3.9
LARA LAKE	229500	280000	266000	252000	314000	285000	267000	312500	355000	379000	380000 ^	375000 ^	0	66	5.2
LAVERTON	295500	305000	342500	297500	321500	374000	415000	414500	448500	510000	506500	559500	-1	71	5.5
LAVERTON SOUTH	328500	357500	320000	320000	338500	361000	370000	437000	480000	475000	465000	506000 ^	-2	42	3.5
LEONGATHA	220000	275000	235000	270000	265000	292500	276000	267500	265000	247500	320000	280000 ^	29	45	3.8
LEOPOLD	275000	285000	261000	285000	290000	285000	308000	308500	360000	391500	408500	441000 ^	4	49	4.0
LILYDALE	347000	370000	359000	345500	366500	400000	440000	464000	525500	500000	515000	540000	3	48	4.0
LONG GULLY	190000 ^	225000 ^	211500	204000	223000	230000	239000	233000 ^	250000	255000	295000	275000 ^	16	55	4.5
LORNE	600000	550000	597500	550000	554000	755000	593000	567500	777500	815000	775000	600000 ^	-5	29	2.6
LOVELY BANKS	249000 ^	264000 ^	260000 ^	270000	278000	280000 ^	210000 ^	265000	270500	280000 ^	335000	350500	20	35	3.0
LOWER PLENTY	425000	389500	385000	420000	441500	491500	567000	560000	517500	552500	665000	525000	20	56	4.6
LYNDHURST	300000 ^	228500 ^	228500 *	378000 ^	380000	336500	384000	488000 ^	475000 ^	485000 ^	525000	465000 ^	8	75	5.8
MACLEOD	470000	433000	414500	337500	483000	554000	543500	651500	634000	642000	675000	886500 ^	5	44	3.7
MAFFRA	184000	194500 ^	177000 ^	217500 ^	201000 ^	214000	227000 ^	225000 ^	205000 ^	220000	222000	209500 ^	1	21	1.9
MAIDSTONE	427000	398000	435000	420000	435000	482500	500000	600000	600000	580000	635000	669000	9	49	4.1
MALVERN	545000	545000	725000	620000	773000	668500	649000	748500	810000	730000	745000	805000	2	37	3.2
MALVERN EAST	402500	511500	445000	499000	525000	590000	659500	640000	640000	638000	658000	704500	3	63	5.0
MANIFOLD HEIGHTS	255000	270000	306500	275000	280000	287000	262000	335000	360000	339000	429500	458000 ^	27	68	5.4
MANSFIELD	238500	246000	296000	258000	279000	275000	200000	247500	334000	340000	385000	425000 ^	13	61	4.9
MARIBYRNONG	496000	443500	434500	480000	460000	459000	459500	486000	465000	510000	505000	522000	-1	2	0.2
MARYBOROUGH	163000	190000	185000	200000	178500	193500	219000	215000	227500	208000	240000	280000 ^	15	47	3.9
MCCRAE	428500	650000	500000	502500	436000	490000	607500	682000	690000	700000	580000	580000 ^	-17	35	3.1
MCKINNON	719000	605000	591500	555000	600000	687000	661500	744500	762500	760000	902000	975000	19	25	2.3
MEADOW HEIGHTS	300000	295000	275000	270000	268000	285000	300000	350000	400000	376500	412000	415500 ^	9	37	3.2
MELBOURNE	455000	465000	488000	497500	524000	572000	572500	570000	540000	530000	549000	482000	4	21	1.9
MELTON	230000	245000	230000	224500	249000	225000	230000	274500	317000	314000	320000	349000	2	39	3.4
MELTON SOUTH	230500	235000	228000	192000	212000	221500	230000	280000	320000	299500	300000	320000	0	30	2.7
MELTON WEST	261000	249500	287000 ^	275000 ^	262500 ^	257500	275000	350000	385000	362000	397000 ^	435000 ^	10	52	4.3

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
MENTONE	499500	445000	466000	482500	485000	475000	550000	558000	570000	600000	645000	570000	8	29	2.6
MERENDA	285000	295000	285000	310000	329000	315000	317500	375000	390000	385500	400000	372000 ^	4	40	3.5
METUNG	232000	350000 ^	375000 ^	380000 ^	315000	311000 ^	225000 ^	212500	265000	292500	412000 ^	149000 ^	41	78	5.9
MIDDLE PARK	629000	605000	530000	660000	670000	780000	752000	780000	702500	735000	862500	1347500 ^	17	37	3.2
MILDURA	167500	159500	149000	155000	164500	163000	182000	190000	225000	217500	214000	240000	-2	28	2.5
MILL PARK	340000	355000	328000	340000	357000	382500	395000	440000	455500	444500	440000	486500	-1	29	2.6
MITCHAM	457000	494000	476000	491500	550000	641000	677500	677500	665000	697000	762000	762500	9	67	5.2
MOE	129000	123000	135000	135500	170000	126000	137000	135000	133500	163000	145000	147500	-11	12	1.2
MONT ALBERT	546000	540000	567000	617500	600000	637500	727000	725000	737000	707000	749500	713500 ^	6	37	3.2
MONT ALBERT NORTH	615500	725000	645000	778000	832500	870000	935000	1015000	1094000	888000	1050000	894500 ^	18	71	5.5
MONTMORENCY	469000	480000	454500	463000	490500	552500	628000	711000	690500	685000	784000	750000	14	67	5.3
MOONEE PONDS	481000	476500	435000	475000	475000	463500	529500	530000	535000	482000	515000	517500	7	7	0.7
MOORABBIN	515000	471500	480000	495000	480000	484000	570000	650000	578000	683000	630000	490000 ^	-8	22	2.0
MOOROOLBARK	372500	371500	360000	370000	381000	410500	495000	596500	569000	567500	596000	633000	5	60	4.8
MOOROOPNA	139000	187000	169000	163000	157500	165000	167000	161500	164000	175000	185000	207500 ^	6	33	2.9
MORDIALLOC	440000	452000	430000	430000	455000	538500	545000	585000	644000	617500	600000	670000	-3	36	3.2
MORNINGTON	390000	426000	410000	440000	462500	485000	587000	596000	670000	650000	682500	725000	5	75	5.8
MORWELL	130500	144000	150000	160000	145000	180000	155000	165000	150000	175500	177500	225000 ^	1	36	3.1
MOUNT CLEAR	225000	225000	276500	240500	256500	215000	227500	263000	270000	275500	345000	313000 ^	25	54	4.4
MOUNT ELIZA	400000	395000	375000	445000	475000	445000	500000	590000	535000	591500	640000	626000 ^	8	60	4.8
MOUNT EVELYN	355000	345000	370000	387500	423000	435500	438500	677000 ^	645000	550500	625000 ^	543000 ^	14	76	5.8
MOUNT MARTHA	425000	338000	430000	365000	446500	510000	550000	631500	570000	650000	630000	830500 ^	-3	48	4.0
MOUNT PLEASANT	230000 ^	249000	195000	263500	235000 ^	264500 ^	255000 ^	266500	275000	230000	290000	400000 ^	26	26	2.3
MOUNT WAVERLEY	605000	613000	567500	656500	720000	800000	851000	930000	904500	960000	980000	1104500	2	62	4.9
MULGRAVE	515500	564000	478000	496000	500000	600000	614500	665000	750000	748500	766500	735500	2	49	4.0
MURRUMBEENA	437000	526500	500000	503000	525000	523000	530000	580000	600000	550000	596500	627500	8	36	3.2
NAGAMBIE	267500	262000 ^	232500	282000 ^	279000	320000	262500	270000 ^	340000	360000	398000 ^	389500 ^	11	49	4.1
NARRE WARREN	287000	290000	305000	299000	295000	319000	350000	420000	447500	426500	450000	490000 ^	6	57	4.6
NEWBOROUGH	191500	135000	150500	171000	65000	156000	161500	135500	165000	203500	238000	239000 ^	17	24	2.2
NEWCOMB	239000	257500	265000	268500	276500	280000	250000	298000	355000	350000	392500	390000 ^	12	64	5.1
NEWPORT	525000	515000	505000	495000	575000	620500	652500	730000	663000	730000	705000	806000	-3	34	3.0
NEWTOWN (GREATER GEELONG)	312500	352500	340000	329000	337500	368000	420000	420500	392500	553500	470000	582500	-15	50	4.2
NIDDRIE	539000	471000	470000	500000	457000	545000	617500	646000	672500	660000	682500	710000	3	27	2.4
NOBLE PARK	319000	305000	315000	322000	322500	352000	390000	450000	480000	460000	475000	477500	3	49	4.1
NOBLE PARK NORTH	345000	350000	318000	350000	305000	381000 ^	392500	477000	502000	507500 ^	453500	455000 ^	-11	31	2.8
NORLANE	224000	215500	218000	213500	221500	215000	225000	268000	290000	310000	330000	350000 ^	6	47	4.0
NORTH BENDIGO	205000	115000	219000	228000	222500	264500	240000	270500	269500	260000	275000	295000 ^	6	34	3.0
NORTH GEELONG	268500	295000	294000	178500	256000	277000	215000 ^	313500	321500 ^	396500	390000 ^	227500 ^	-2	45	3.8

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
NORTH MELBOURNE	375000	397500	420000	485500	529000	526500	550000	575000	568500	491000	580000	536000	18	55	4.5
NORTH WONTHAGGI	210000	235000 ^	254000 ^	233500 ^	207000 ^	219000 ^	230000	267000	290000 ^	328000	317500 ^	349000 ^	-3	51	4.2
NORTHCOTE	440000	480000	442000	509000	530000	500000	530000	508000	566500	585500	642000	619000	10	46	3.9
NOTTING HILL	253500	315500	367500	409000	409000	400000	327000	338500	320000	396000	357500	410000	-10	41	3.5
NUMURKAH	174000	159500	180000	170000	150000 ^	205000	160000	152500	190000	175000	171500	185000 ^	-2	-1	-0.1
NUNAWADING	462500	445000	421000	441000	480500	593500	652500	722500	599000	590000	715000	845500	21	55	4.5
OAK PARK	450000	456000	425000	470000	470000	517000	525000	578000	630000	658000	655000	607500	0	46	3.8
OAKLEIGH	433000	420000	423500	426000	460000	487000	544000	550000	600000	624000	585000	596500	-6	35	3.1
OAKLEIGH EAST	499000	540000	537000	570000	615000	680000	730000	810000	795000	824000	805000	845000	-2	61	4.9
OAKLEIGH SOUTH	529000	493000	380000	482500	506000	535000	663000	767000	772500	695000	819500	800000 ^	18	55	4.5
OCEAN GROVE	390000	392500	400000	390000	410000	435000	491500	537500	605000	622500	640000	724000	3	64	5.1
OFFICER	335000 ^	370000 ^	185000	160000	348000	362000	369000	387000	449000	421500	518000	485500 ^	23	55	4.4
ORMOND	468500	532500	492000	505000	498500	485000	562000	577000	572500	599000	650000	583000	9	39	3.3
OSBORNE	369000	390000	425500	452500	460000	500000	530000	561500	647500	640000	600000	640000	-6	63	5.0
PAKENHAM	265000	272000	270000	272500	279500	290000	310000	359000	400000	370000	400000	397000	8	51	4.2
PARKDALE	477500	430500	489000	468500	499000	548500	617500	650000	690000	673000	754000	680000	12	58	4.7
PARKVILLE	545000	515000	510000	520000	505000	526000	526000	549500	500000	456500	527000	525000	16	-3	-0.3
PASCOE VALE	445500	435000	430500	445000	464000	478000	505000	580000	620000	610000	624000	650000	2	40	3.4
PASCOE VALE SOUTH	495000	465000	457500	460000	440000	495000	543000	620000	630000	600000	530000	494000 ^	-12	7	0.7
PATTERSON LAKES	378000	409000	380000	391000	417500	475000	470000	551000	625000	586500	595000	527500	1	57	4.6
PAYNESVILLE	250000	259000	210000	236500	236500	233000	266000	272500	272500	275000	289000	307500 ^	5	16	1.5
POINT COOK	315000	319500	315000	326000	327500	355000	375000	452500	474000	455000	461000	455000	1	46	3.9
POINT LONSDALE	475000	386500	366000	386500	413500	475000	610000	557500	675000	595500	525000	805000 ^	-12	10	1.0
PORT FAIRY	315000 ^	377500	340000 ^	460000	377500	331000	395000	590000	447500	522500	597500	1042500 ^	14	90	6.6
PORT MELBOURNE	609000	605000	627000	690000	745000	670000	678000	700500	687000	730000	725000	777500	-1	19	1.8
PORTARLINGTON	292000	341000	299500	305000	295000	340000	359000	407500	537000	494000	520000	630000 ^	5	78	5.9
PORTLAND	205000	222500	215500	155000	225000	210000	150000	180000	171500	189500	190000	205000	0	-7	-0.8
PRAHRAN	480000	485000	461000	515000	550000	530000	595000	585000	542000	585000	555000	460000	-5	16	1.5
PRESTON	430000	432000	393000	425000	440000	450000	455000	450000	500000	500000	536000	630000	7	25	2.2
QUARRY HILL	220000 ^	207500 ^	226000 ^	267500 ^	170500 ^	282000 ^	225000 ^	226500 ^	266000 ^	283500	300000 ^	400000 ^	6	36	3.1
QUEENSCLIFF	497500	500000	475000 ^	460000 ^	455500 ^	550000	535000	435000	565000 ^	567500 ^	668000	NA	18	34	3.0
REDAN	187000	209500	209000	171500	217500	218000	209500	230000	250000	255000	290000	323500 ^	14	55	4.5
RESEARCH	445000 ^	425000 ^	439500 ^	546500	512000	578500 ^	630000 ^	605000 ^	652500 ^	710000	887000 ^	777500 ^	25	99	7.1
RESERVOIR	361000	365000	355000	370000	381000	390000	430000	534500	566500	560500	578500	610000	3	60	4.8
RICHMOND	510000	540000	540000	555500	539000	551000	550000	581500	595000	575000	560000	638000	-3	10	0.9
RIDDELLS CREEK	275000	350000 ^	340000	325000 ^	350000 ^	326500 ^	380000 ^	386500	400000	490000	526500	522500 ^	7	91	6.7
RINGWOOD	387500	385000	385000	410000	445000	475000	495000	558000	549500	535000	599500	555000	12	55	4.5
RINGWOOD EAST	400500	390000	380000	392500	440000	535000	542000	660000	632000	626500	630000	653000	1	57	4.6

Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
RINGWOOD NORTH	441500	511000	442500	435000	600000	600000	733000	652500	827500	738500	820000	748500 ^	11	86	6.4
RIPPONLEA	430000	405000	435000	427000	430000	482500	470000	612000	568000	525500	515000	547500 ^	-2	20	1.8
ROMSEY	245000 ^	275000	275000	317500 ^	319000	315500	330500	288000	350000	425000	437500	434500 ^	3	79	6.0
ROSANNA	502500	508000	494500	541000	480000	620000	646000	745000	749000	685000	787500	640000	15	57	4.6
ROSEBUD	335500	340000	330000	330000	370000	380000	432000	502000	532500	526000	579000	625000	10	73	5.6
ROSEBUD SOUTH	385000 ^	371500 ^	393000	432500	445000	453500	475000	520500	585000	520000 ^	585000	814000 ^	13	52	4.3
ROWVILLE	415000	400000	390000	393000	390000	420000	456500	460000	587500	580000	640000	595000	10	54	4.4
ROXBURGH PARK	335000	357000	266000	300500	314000	324000	321000	398000	390000	401000	400000	545000 ^	0	19	1.8
RYE	297500	327500	430500	320000	425000	370000	420000	490000	550000	480000	630000	756500 ^	31	112	7.8
SAFETY BEACH	436000	430000	375000	439000	435500	312000	453500	668000	662500	645000	700000	715000	9	61	4.8
SALE	195000	195000	231000	195000	205000	220000	221000	282500	207500	210000	235000	255000	12	21	1.9
SAN REMO	315000	385000	437000 ^	341000 ^	330000 ^	255000	294000	351000	360000	228000 ^	380000	816000 ^	67	21	1.9
SANCTUARY LAKES	424000	370000	332500 ^	370000	380000	382000	380500	429000	420000	532500	547500	525000 ^	3	29	2.6
SANDRINGHAM	595000	495000	458000	554000	535000	573500	721000	728500	660000	760000	647000	710000	-15	9	0.8
SCORESBY	355000 ^	380000 ^	436500	388000 ^	455000	546500	550000	630000	610000	570000	600000 ^	650000 ^	5	69	5.4
SEAFORD	320000	336000	336000	350000	350000	360000	420000	466500	506500	497500	558500	524000	12	75	5.7
SEBASTOPOL	205000	201000	192500	221500	210000	215000	212000	218000	236000	235000	277500	278500	18	35	3.1
SEDDON	377500	430000	430000	400000	430500	483000	522500	495000	740000	675000	495000	495000 ^	-27	31	2.7
SEYMOUR	146000	181500 ^	180000	158000	175000	179500	190000	163000	195000	195000	251000	362500 ^	29	72	5.6
SHEPPARTON	197500	205000	221500	205000	214000	215000	210000	225000	195000	254000	229000	260000	-10	16	1.5
SKYE	315000	332000	261000	318000	354000	320000	339000	410000	468000	445000	513000	505000 ^	15	63	5.0
SOLDIERS HILL	246000	177500 ^	250000	193500	275000 ^	255000	295000	284000	417000	322500	355000 ^	NA	10	44	3.7
SOMERVILLE	275000	307500	295000	347500	329000	320000	350000	403500	475000	453500	490000	507500	8	78	5.9
SORRENTO	755000 ^	867500	900000 ^	1050000	1050000 ^	940000 ^	770000	1300000 ^	1040000	890000 ^	1100000	740000 ^	24	46	3.8
SOUTH KINGSVILLE	380000	432000	404000	484500	435500	413500	574000	630000	762500	656500	685000	806000 ^	4	80	6.1
SOUTH MELBOURNE	545000	510000	515000	516000	567500	585000	591500	603000	612000	579000	590500	622000	2	8	0.8
SOUTH MORANG	350000	346500	350000	330000	337500	360000	365000	423000	450500	407000	475000	430000 ^	17	36	3.1
SOUTH YARRA	555000	505000	535000	565000	567000	613000	655500	617500	597000	605000	625000	580000	3	13	1.2
SOUTHBANK	562500	575000	540000	570500	550000	580000	600000	580000	585000	605000	580000	550000	-4	3	0.3
SPOTSWOOD	489000 ^	480000	359000	485000	488500	410500	535000	646000	670000 ^	650000	697000 ^	770000 ^	7	43	3.6
SPRING GULLY	150000	206500	242500	197500	235000	210000	220000	306500	282500	280000	335000	265000 ^	20	123	8.4
SPRINGVALE	385000	345000	350000	365000	415000	420000	450000	470000	540000	512500	595000	481500	16	55	4.4
SPRINGVALE SOUTH	337500	316500	306500	329500	353000	398000	412000	454000	525000	470000	470000	610000 ^	0	39	3.4
ST ALBANS	308000	312000	298500	295000	296000	325000	340000	385000	440000	430000	460000	462500	7	49	4.1
ST ALBANS PARK	245000	255000	247500	263000	239500	252500	261500	280000	327500	377500	335000	360000 ^	-11	37	3.2
ST KILDA	480000	480000	462000	480000	491000	515000	520000	538000	530000	529000	557500	538000	5	16	1.5
ST KILDA EAST	481000	470000	486000	475000	500000	548000	535000	577500	565500	594500	597500	590000	1	24	2.2
ST KILDA WEST	479000	470000	529000	467000	495000	536500	545000	600000	511000	595000	635000	580000	7	33	2.9

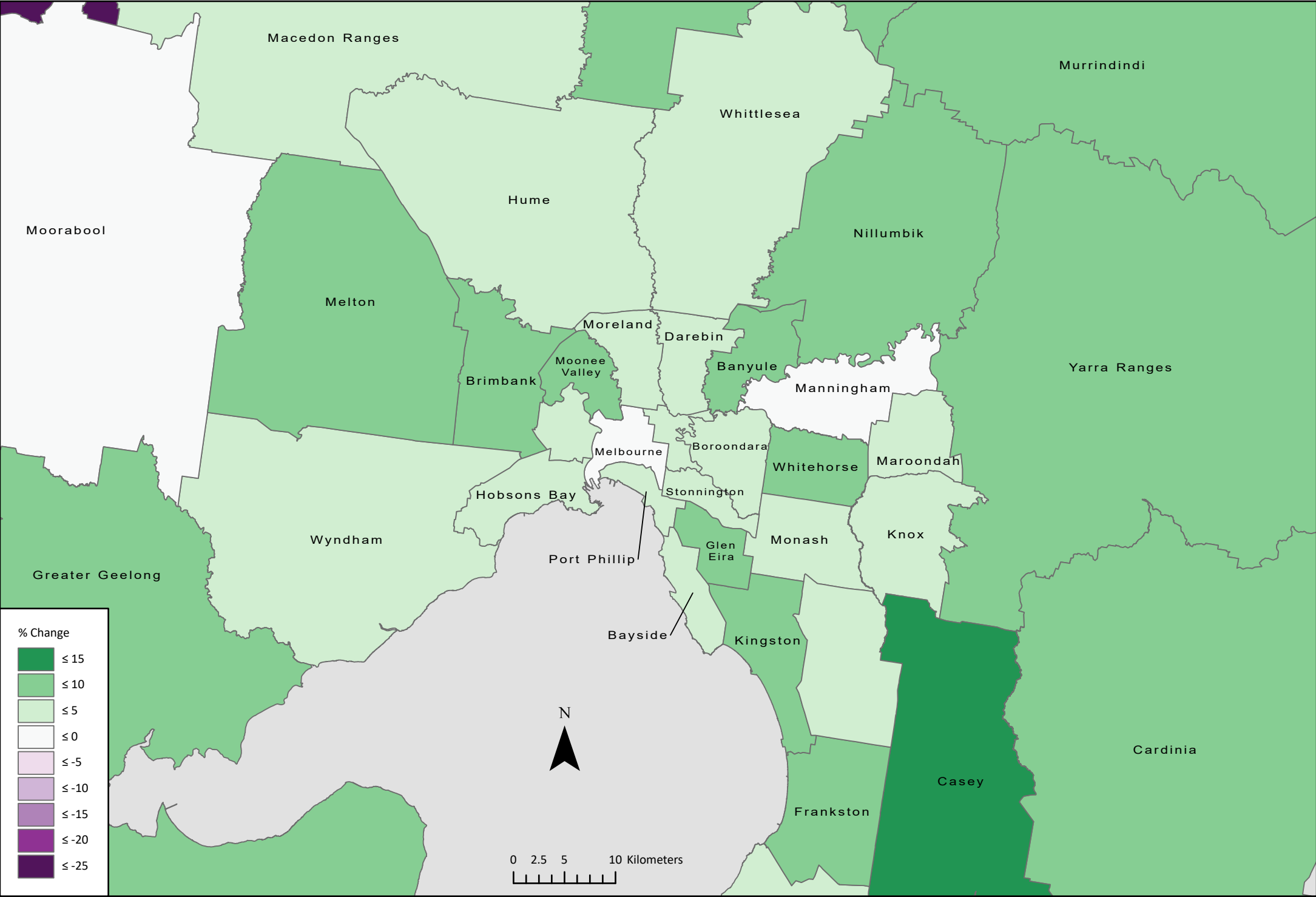
Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
ST LEONARDS	231000	238000	295000	280000	320000	382500	325000	356000	345000	419000	435000	471500 ^	4	88	6.5
STAWELL	93500	168500 ^	122500	127000 ^	148000 ^	160000	115000 ^	163500 ^	132500 ^	221500	145000	274500 ^	-34	55	4.5
STRATHDALE	241000	245000	260500	225000	262000	252500	239500	270000	260000	253000	295000	555000 ^	17	22	2.0
STRATHMORE	565000	570500	524000	533500	620000	519500	559000	695000	704000	731000	765000	880000 ^	5	35	3.1
STUDFIELD	470000	470000	455000	455000	584500	550000	650000	720000	675000 ^	721000	643000	595000 ^	-11	37	3.2
SUNBURY	300000	310000	315000	307000	316000	320000	358000	375000	415000	395000	432500	423000	9	44	3.7
SUNSHINE	255000	310000	342500	330000	370000	375000	385000	412500	335000	390000	407500	560000 ^	4	60	4.8
SUNSHINE NORTH	315000	345000	288500	330000	345000	355000	415000	450000	510000	514500	540000	547000 ^	5	71	5.5
SUNSHINE WEST	358500	345000	343500	342000	350000	357500	387500	439000	464000	480000	515500	566000	7	44	3.7
SURREY HILLS	616500	583500	600000	650000	625000	695000	735000	857500	770000	755500	815000	920000	8	32	2.8
SWAN HILL	200000	190000	190000	185000	185000	189000	230000	222500	212000	245000	242500	305000 ^	-1	21	1.9
SYDENHAM	295000	305500	314000	300000	295000	307500	342500	371000	426000	416000	423000	432500	2	43	3.7
SYNDAL	483000	512500	516500	659000	662500	855000	700000	820500	812500	950000	1010000	850000	6	109	7.7
TARNEIT	272500	260000	288000	295000	299000	300000	320500	377500	403000	388000	431000	420000	11	58	4.7
TATURA	208000 ^	205000 ^	162000	166500	165000	197500 ^	184500	180000 ^	195000	221500	203000 ^	253000 ^	-8	-2	-0.2
TAYLORS HILL	341000 ^	290000	320000 ^	251000	326000	374000	361000	473000	492000 ^	445000 ^	521500	486500 ^	17	53	4.3
TEMPLESTOWE	605500	540000	585500	586500	670500	732000	720000	770000	845000	740000	737500	850000 ^	0	22	2.0
TEMPLESTOWE LOWER	530000	540000	532500	555000	567500	700000	699000	880000	810000	777000	860000	865000	11	62	5.0
THOMASTOWN	327500	325000	307500	309000	300000	314000	340000	438000	449000	455000	474000	486500	4	45	3.8
THORBURY	390500	396500	390000	428500	459500	507500	519000	572000	565000	595000	615000	625000	3	57	4.6
TOORAK	746500	740000	808000	787500	820500	1000000	1305000	1200500	1027500	1085500	990000	842500	-9	33	2.9
TORQUAY	420000	470000	442500	439000	452500	472000	485000	599000	660000	620000	640000	760500	3	52	4.3
TRAFALGAR	237000	240000 ^	265000 ^	252000 ^	257500 ^	235000 ^	250000 ^	275000 ^	297500	310000	400000 ^	450000 ^	29	69	5.4
TRARALGON	200000	229000	206000	195000	250000	209000	225000	205000	213500	215000	219000	295000	2	10	0.9
TRAVANCORE	495000	500000	505000	429000	430000	352000	363000	352500	348500	350000	345500	371500	-1	-30	-3.5
TRUGANINA	298000	310000	277000	250000	282000	325000	334000	408000	430000	415000	418500	455000 ^	1	40	3.4
TULLAMARINE	355500	327000	340000	330000	339000	362500	399500	472500	486000	480000	505000	592500	5	42	3.6
TYABB	235000	285000	304500	300000	335000	308000	320000	389000	428000	443500	500000	610000 ^	13	113	7.8
VERMONT	507000	497000	482500	530000	617500	677500	680000	741500	757500	725000	740000	840000 ^	2	46	3.9
VERMONT SOUTH	610000	530000	530000 ^	583000	600000	838000	699000	595000	778000	705000	951000	650000 ^	35	56	4.5
VIEWBANK	494500	426500	405000	451000	475000	557500	510000	655000	580000	636500	682000 ^	585000 ^	7	38	3.3
WALLAN	255000	250000	250000	246000	265000	263000	277000	325000	330000 ^	360000	380000	390000 ^	6	49	4.1
WALLAN EAST	280000	280000	275000	267000	251000	245000	277000 ^	322000	376500	358000	365000	357500 ^	2	30	2.7
WANGARATTA	182500	187000	150500	175000	214000	210000	202000	190000	202500	229500	241000	285000	5	32	2.8
WANTIRNA	460500	420000	416000	413000	460000	557500	575000	615000	667500	640000	692500	622000 ^	8	50	4.2
WANTIRNA SOUTH	370000	375000	385000	425000	462000	485000	501500	510000	535000	495000	535000	386000 ^	8	45	3.8
WARRAGUL	230000	244000	235000	243000	250000	242500	263000	290000	312500	300000	327000	337000 ^	9	42	3.6
WARRNAMBOOL	259000	255000	256500	258000	258500	255000	252500	257000	252000	280000	306000	340000	9	18	1.7

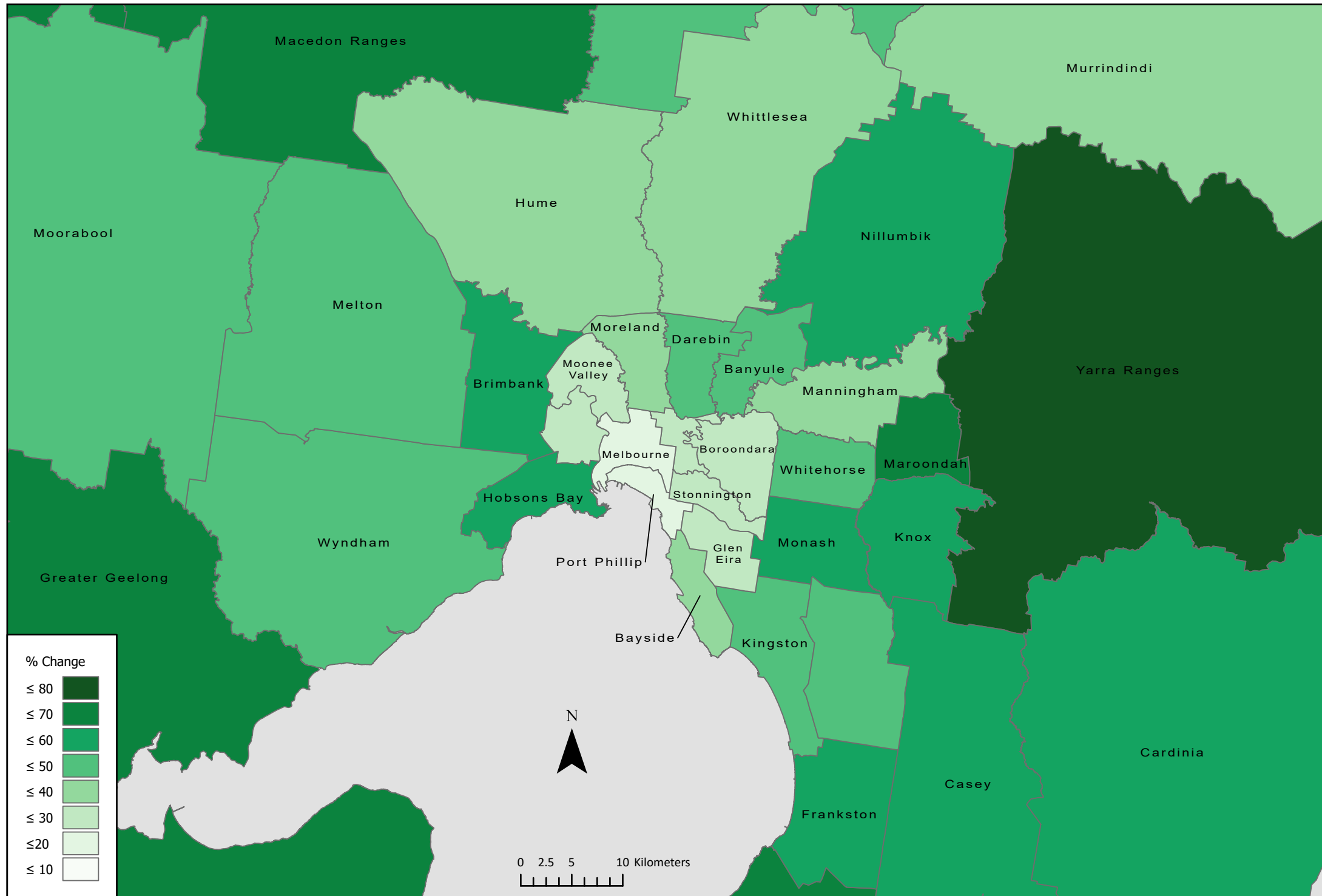
Median Unit/Apartment Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10-20 (%)
WATSONIA	407500	426000	424000	434000	455500	521000	549500	570000	525000	515000	687000	640000 ^	33	69	5.4
WENDOUREE	190000	210000	230000	213000	240000	209000	240000	232500	225000	270000	248500	326000 ^	-8	31	2.7
WERRIBEE	257000	273000	250000	250000	261500	287500	305000	360000	390000	380000	380000	397500	0	48	4.0
WERRIBEE SOUTH	469000	529000 ^	425000 ^	461000 ^	568000	589000	489000	495000	420000	467500	575000	434000 ^	23	23	2.1
WEST FOOTSCRAY	300000	363000	370000	387500	410000	440000	429500	500000	439000	505000	600000	498000	19	100	7.2
WEST MELBOURNE	519000	481000	442500	445000	470000	540500	527500	585000	610000	604000	640000	590500	6	23	2.1
WEST WODONGA	198500	190000	186000	190000	195000	198000	205000	208000	215000	235000	220000	271000	-6	11	1.0
WESTALL	387500	390000	370000	367500	465000	530000	426500	590000	570000	600000	580000	671000	-3	50	4.1
WESTGARTH	447000	470000	465000	550000	480000	502000	485000	574000	545000	550000	550000	819000 ^	0	23	2.1
WESTMEADOWS	415000	367500	375000	385000	379000	399500	410000	455000	521000	511000	516500	541000	1	24	2.2
WHEELERS HILL	591500	465000	481000	665000	525500	632500	753500	845000	826000	803000	811000	780000 ^	1	37	3.2
WHITE HILLS	270000	170000 ^	95000	260000 ^	191500 ^	210000	295000	260000 ^	319500	255000	338500	270000 ^	33	25	2.3
WHITTINGTON	212000	200000	223500	211000	289000	218500	209000	225000	330500	299000	345000	289500 ^	15	63	5.0
WHITTLESEA	235000	270000	262500	285000	280000 ^	281000	295000	337500	407500	330000 ^	412500	325000 ^	25	76	5.8
WILLIAMS LANDING	290000 ^	333000 ^	296500 ^	287500	350000 ^	375000	359000	389000	439000	402500 ^	425000	NA	6	47	3.9
WILLIAMSTOWN	450000	449000	457500	540000	570000	563000	615000	715000	665000	600000	670000	667500	12	49	4.1
WILLIAMSTOWN NORTH	483500	345000 ^	414000	535000	545000	489500	548000	531500	577000	740000	700000	565000 ^	-5	45	3.8
WINDSOR	418500	480500	465000	530000	490000	505000	556000	600000	535500	490000	592500	520000	21	42	3.5
WODONGA	180000	190000	177000	184000	198000	188500	206000	240000	233500	224000	212500	242000	-5	18	1.7
WOLLERT	197500 ^	228000	209500	334000	339000	339000	387500	425000	406000	405000	421000	438500 ^	4	113	7.9
WONTHAGGI	275000	241000	260000	237500	233000	215000	255000	260000	305000	320000	346500	400000 ^	8	26	2.3
WOODEND	297500	315000	315000	437500 ^	337500	422000 ^	430000	560000	470000	520000	603000	650000 ^	16	103	7.3
WYNDHAM VALE	256000	275000	275000	250000	255000	240000	211000	254500	371000	378000	410000	371500 ^	8	60	4.8
YARRA JUNCTION	235000	360000 ^	264000	308500	345000	320000	374000	440000	470000	461500	467500 ^	550000 ^	1	99	7.1
YARRAVILLE	492000	468000	509500	480000	525000	550000	555000	550000	565000	654000	640000	688000	-2	30	2.7
YARRAWONGA	230000	238000	245000	214000	213500	228000	232500	236000	248000	275000	285000	339000	4	24	2.2

Municipality - 1 Year Change in Median Unit Price (Metro)



Municipality - 10 Year Change in Median Unit Price (Metro)



Median Vacant House Block Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
AINTREE	208000 [^]	-	-	-	-	197500	228000	280000	311500	325000	355000	510500 [^]	9	71	5.5
ALEXANDRA	77000 [^]	90000	93500	89000	85000	95000 [^]	88000 [^]	90000 [^]	89000 [^]	160000	150000	126000 [^]	-6	95	6.9
ALFREDTON	125000	145000	190000	170000	161000	180000	183500	152000	155000	170000	200000	220000	18	60	4.8
ANGLESEA	290000 [^]	380000 [^]	264000 [^]	317500 [^]	387500	420000	380000	448000	550000	675000 [^]	595000	1120000 [^]	-12	105	7.5
APOLLO BAY	197500	221000	197000	190000	185000 [^]	190000	182500	185000	225000	245000	280000	315000 [^]	14	42	3.6
ARARAT	78000	70000 [^]	80000	70000	85000	83500	50000	97500 [^]	99500	87000 [^]	80000	80000 [^]	-8	3	0.3
ARMSTRONG CREEK	180000	182000	176000	169000	167500	172000	175000	197500	247000	266500	267000	279000	0	48	4.0
ASCOT (GREATER BENDIGO)	86500	99000	104000	104500	152500 [^]	147500	148000	147500	139000	155000	166000 [^]	NA	7	92	6.7
ASCOT VALE	466500 [^]	513000	472500	475000	595000	832500 [^]	832500 [*]	832500	1590500 [^]	252500	604000 [^]	800000 [^]	139	29	2.6
AVENEL	92500 [^]	87000 [^]	77500	86500	105000 [^]	80000 [^]	105000	95500	100000	100000 [^]	212500	200000 [^]	113	130	8.7
AXEDALE	73000 [^]	70000 [^]	87000 [^]	90000 [^]	90000 [*]	88000 [^]	169000 [^]	187500 [^]	157000 [^]	158500	185000 [^]	225000 [^]	17	154	9.8
BACCHUS MARSH	115000	136000	155000	135000	150000	152000	148000	165000	215000	225000	250000	300000	11	117	8.1
BAGSHOT	-	-	-	-	-	-	-	-	116000 [^]	112500	116000	156500 [^]	3	0	NA
BAIRNSDALE	99000	95500	91500	98000	95000	100000	112000	110000	118000	117500	125000	165000 [^]	6	27	2.4
BALLAN	99500	133500	120000	122500	115000	133000	135000	140000	180000	220000	239000	229000 [^]	9	140	9.2
BALLARAT NORTH	121000 [^]	147500 [^]	150000 [^]	237500 [^]	184500 [^]	180000	180000 [^]	155000	165000 [^]	212500 [^]	278000	NA	31	129	8.7
BANNOCKBURN	125000	140000	139500	150000	149000	146000	155000	165000	215500	279000	267000	380000 [^]	-4	114	7.9
BARANDUDA	120000	104500 [^]	118000	115000	116500	130000	125000	129000	136500	145000	140000	134000	-3	17	1.6
BEACONSFIELD	280000	289500	248500 [^]	188500	165500	191000	205000	263000	277500	291000 [^]	327500	355500 [^]	13	17	1.6
BEAUFORT	55000 [^]	49000 [^]	48000	48000	53000	51500 [^]	52000	59000	56000	75000 [^]	82500	NA	10	50	4.1
BEECHWORTH	134500	134500	128000	130000	115000	115500	123000	130000	145000	175000	222500	304500 [^]	27	65	5.2
BELLBRAE	322500 [^]	-	-	350000 [^]	350000 [*]	335000 [^]	415000	491500 [^]	652500 [^]	600000 [^]	640000	NA	7	98	7.1
BELMONT	152500	180000 [^]	160000 [^]	140000 [^]	160000	180000 [^]	129500	450000 [^]	220000 [^]	261500	312000	100000 [^]	19	105	7.4
BENALLA	86000	81000	88000	95000	88000	104000	100000	96500	113000	129500	142500	174000 [^]	10	66	5.2
BERWICK	248500	286500	295000	255000	255000	289000	331000	385000	455000	430000	428000	474000	0	72	5.6
BEVERIDGE	175000	195000	173500	156000	166000	182000	192000	255000	308000	304000	265000	287000	-13	51	4.2
BIRREGURRA	106500 [^]	116000 [^]	133500 [^]	127500 [^]	142000 [^]	109500	121500 [^]	160000 [^]	197500 [^]	221500 [^]	275000	365000 [^]	24	158	9.9
BLAIRGOWRIE	335000 [^]	360000 [^]	351500	352000	367500	375000	505000	530000	655000	577500	735500	550000 [^]	27	120	8.2
BONBEACH	325500	165500 [^]	320000 [^]	320000 [*]	387500 [^]	10000 [^]	10000 [*]	935000 [^]	935000 [*]	502000 [*]	500000	990000 [^]	0	54	4.4
BONNIE BROOK	-	-	196500 [^]	196500	196500	196500	196500	350500	344000	315000	311500	340000	-1	0	NA
BONSHAW	-	-	-	-	110500 [^]	126000	129000	123000	132000	155000	193000	245000 [^]	24	0	NA
BOTANIC RIDGE	228000	261000	257000	261500	245500	230000	254500	338000	382000	355000	381500	569000	7	67	5.3
BRIGHT	140000	125000	140000	139500	185000	177500	209000	229000	270000	287500	355000	300000 [^]	23	154	9.8
BROADFORD	86000	89500	107000	112000	117500	130000	125000	140000	147500	195000	239000	245000 [^]	23	179	10.8
BROOKFIELD	123500	149500	150000	139500	130000	142000	150000	162000	218000	237500	273500	284000 [^]	15	121	8.3
BROWN HILL	142500	140000	160000	135000	152500	162500	180000	190000	182500	185000	209500	265000 [^]	13	47	3.9
BUNDALONG	110000	86500 [^]	96000 [^]	95000	87000	102500	124000	138500	242000	160000	185000 [^]	295000 [^]	16	68	5.3
BUNINYONG	138000	145000	177000	196000	195000	190000	192500	225000	240000	275000	321500 [^]	347000 [^]	17	133	8.8

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
BUNYIP	138000 [^]	173000 [^]	187000 [^]	176500 [^]	171500 [^]	154000	180000	241500	275000	280000	340000	392500 [^]	21	146	9.4
BURNSIDE	240000 [^]	275000 [^]	260000 [^]	295000	282500	302500	307500	416000	487000	454500	456000	421000 [^]	0	90	6.6
CALIFORNIA GULLY	71500	86000	86000 [^]	120000 [^]	119000	110000 [^]	109500 [^]	125000 [^]	145000 [^]	164000 [^]	119000	NA	-27	67	5.2
CAMPBELLS CREEK	89500	88000	119000 [^]	126500	115000	119000	130000	135000	154500	202500	170000	397000 [^]	-16	90	6.6
CAMPERDOWN	93500 [^]	90000 [^]	93000 [^]	95000 [^]	95000 [^]	70000 [^]	82500	74500	85000	95000	113500 [^]	NA	19	21	2.0
CANADIAN	134500	142000	140000	145000	162500	140000 [^]	109500	125000 [^]	145000	160000	165000	165000 [^]	3	23	2.1
CAPE PATERSON	240000	232500 [^]	210500 [^]	215000	238500 [^]	224000	220000	280000	250000	250000	280000	345000 [^]	12	17	1.6
CARDIGAN	-	205000 [^]	205000 [*]	170000 [^]	205000	210000	220000	220000	210000	277500	340000	NA	23	0	NA
CARISBROOK	43500 [^]	53500 [^]	53500 [*]	63000 [^]	60000 [^]	59000 [^]	142500 [^]	56500 [^]	65000 [^]	52500 [^]	71500	15000 [^]	36	65	5.1
CARRUM DOWNS	180500	207000	207500	206000	209000	225000	235000	300500	371000	377500	408000	NA	8	126	8.5
CASTLEMAINE	124000	120000	139500	139000	130000	130000	150000	181000	190000	267500	225000	232000 [^]	-16	82	6.2
CHARLEMONT	-	149000 [^]	149000 [*]	50000 [^]	50000 [*]	145000	161000	176500	214000	228000	250000	278000	10	0	NA
CHEWTON	90000 [^]	125000 [^]	107500 [^]	123000 [^]	130000	105000 [^]	158500 [^]	127500	154000 [^]	179500 [^]	165000	NA	-8	83	6.2
CHIRNSIDE PARK	188000	172500	257000	281500	289500	315500	408000	472000	520000	405000	424000	589000 [^]	5	125	8.5
CHURCHILL	88000	104000 [^]	110000 [^]	120000 [^]	122500 [^]	124000 [^]	144000 [^]	151500	139500	105000 [^]	105000	108000 [^]	0	19	1.8
CLIFTON SPRINGS	155000	182500	175000	169000	165000	175000	177000	182000	210000	280000	285000	266500	2	84	6.3
CLUNES	45000	55000	64500	76500 [^]	79000	61000	83500 [^]	81500	120000 [^]	96500	150000 [^]	155000 [^]	56	233	12.8
CLYDE	215000	213000	200000	195000	186000	208000	221000	277000	325000	310000	320000	357500	3	49	4.1
CLYDE NORTH	201000	220000	210000	204000	220000	230000	243000	300000	337500	314000	324000	370000	3	61	4.9
COBBLEBANK	-	152000 [^]	155000	136500	140000	140000	161000	187000	183000	250000	255000	185000	2	0	NA
COBRAM	87500	82500	70000	86000	75000	78000	80500	81500	100500	104500	118000	187500 [^]	13	35	3.0
COHUNA	52500 [^]	92500 [^]	62000 [^]	111500 [^]	63000 [^]	84000 [^]	97500 [^]	119000 [^]	120000 [^]	160000	88000	87000 [^]	-45	68	5.3
COLAC	95000	93500	92000	99000	99000	99000	97000	110000	150000	147500	150000	157000 [^]	2	58	4.7
CONNEWARRE	350000	390000	395000 [^]	395000 [^]	370000	380000	377500	415000	480000	545000	595000	685000 [^]	9	70	5.4
CORINELLA	142000	172500	174000 [^]	165000 [^]	150000 [^]	149000	143000	145000	185000	200000	230000	255000	15	62	4.9
CORIO	140000	192500 [^]	188000	194000 [^]	126500 [^]	170000 [^]	152000 [^]	148000	174000	217500	220000	NA	1	57	4.6
CORONET BAY	120000	120000	120000 [^]	104000 [^]	139000 [^]	133500 [^]	135000	149000	200000	210000	275000	325000 [^]	31	129	8.6
COWES WEST	146000	159000	145000	133500	140000	140000	145000	163000	236000	240000	256000	321500	7	75	5.8
CRAIGIEBURN	180000	195000	190000	195000	208000	230000	248000	303500	344000	279000	333000	349500	19	85	6.3
CRANBOURNE	190000	196000	177000	178000	180000	214000	210500	325000	382000	346000	317000	413000 [^]	-8	67	5.3
CRANBOURNE EAST	198000	199000	209500	196000	202000	211000	232000	295000	345000	295000	295000	344000	0	49	4.1
CRANBOURNE NORTH	197000	224000	202000	205000	225000	249000	269000	284000	300000	367000	380000	300000 [^]	4	93	6.8
CRANBOURNE SOUTH	-	-	-	-	224000 [^]	224000 [*]	224000 [*]	224000	290000	325000	355500	275500	9	0	NA
CRANBOURNE WEST	199500	210000	205000	198500	208000	221000	236000	292000	295000	238500	183500	372000 [^]	-23	-8	-0.8
CRESWICK	105000 [^]	90500 [^]	100000	80000	70000	109500	125500	110000	125000	135000	155000	256000 [^]	15	48	4.0
CROYDON	319000	247000	252000	245000	316000	425000	357500	400000 [^]	350000	326000	380000 [^]	635000 [^]	17	19	1.8
CURLEWIS	149000	155000	155000	159000	160000	157000	165000	180000	210000	249000	315000	337000	27	111	7.8
DALYSTON	114000	119000	125000	129000	107500	89500	89000	109000	122000	139000	169000	220000 [^]	22	48	4.0

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
DARLEY	130000	148000	154000	162000	152000	151500	182000	170000	270000	250000	260000	292500 [^]	4	100	7.2
DAYLESFORD	135000	150000	157000	155000	180000	150000	162500	170000	241000	226500	321500	387500	42	138	9.1
DEANSIDE	-	-	-	-	-	-	-	351000	347000	241000	317000	310000	32	0	NA
DELCOMBE	102500	115000	120000	120000	130000	135000	130000	137500	150000	169000	182000	183000 [^]	8	78	5.9
DENNINGTON	116500	118000	117500	120000	128500	123000 [^]	130000 [^]	125000	124000 [^]	130000	130000	NA	0	12	1.1
DIAMOND CREEK	198000	297500	129000	314000	345000	375000	400000	430000	433000	425000	440000	467500	4	122	8.3
DIGGERS REST	200000 [^]	140000	137000	178500	175000	181000	196500	217000	280000	284000	275000	148500 [^]	-3	38	3.2
DINNER PLAIN	149000 [^]	85000	98000 [^]	59000	60000 [^]	59500	63000 [^]	84000	90000	115000 [^]	130000	91000 [^]	13	-13	-1.4
DONCASTER	850000 [^]	270000 [^]	300000 [^]	112500 [^]	702500 [^]	795000	907500	1005000	1010000	1005000	1030000	950000 [^]	2	21	1.9
DONNYBROOK	-	-	-	-	182000 [^]	182000 [*]	182000	250000	300000	279500	293000	318000	5	0	NA
DOREEN	186500	201500	190000	180000	182000	199000	210000	245000	330000	310000	323500	380000	4	73	5.7
DROMANA	267500	293000	240000 [^]	283000	285000	294000	420000	475000	557500	405000	535000	687500 [^]	32	100	7.2
DROUIN	115000	130000	135000	130000	125000	125000	136500	165000	210000	205000	220000	275000	7	91	6.7
DRYSDALE	150000	165500	157000	170000	169500	164000	157000	180000	225000	290000	250000	285000	-14	67	5.2
EAGLE POINT	99000	112500 [^]	99000 [^]	132500	109000 [^]	223500	110000	108000	135000	133500	132500	140000	-1	34	3.0
EAGLEHAWK	78000	105000	112000	105500	109500	115000	108000	100000	100000	115000 [^]	119500	144000 [^]	4	53	4.4
EAST BAIRNSDALE	93000 [^]	83000 [^]	83000 [*]	76000 [^]	73500 [^]	70000 [^]	82500 [^]	82500 [^]	71000 [^]	71000 [*]	75000	NA	0	-19	-2.1
EAST BENDIGO	150000 [^]	135000 [^]	154000 [^]	125000 [^]	223000 [^]	200000 [^]	185000 [^]	236500 [^]	216000 [^]	203500 [^]	165000	155000 [^]	-19	10	1.0
EASTWOOD	112500	115500	116500	115000	121500	125000	111500	120000	128000	122000	139500	137000 [^]	14	24	2.2
ECHUCA	115000	122500	115500	140000	139000	140000	144500	150500	154000	150500	154500	210000 [^]	3	34	3.0
ELLIMINYT	102500	116500	110000	113000	127000	123000	135000	140000	150000	155000	192000	275000 [^]	24	87	6.5
ELMORE	82000 [^]	64000 [^]	71000 [^]	93000 [^]	92500 [^]	65000 [^]	75000 [^]	80000 [^]	87500 [^]	69000	82500	77500 [^]	20	1	0.1
EPPING	179000	192500	190000	193500	195000	220000	275000	245000	315000	240000	313500	407500 [^]	31	75	5.8
EPSOM	86500	101500	110000	116000	117500	125000	118000	116500	133000	135000	151000	230000 [^]	12	75	5.7
EUROA	70000	80000	84000	78000	80000	77500	93000	105000	105000 [^]	80000 [^]	105000	145000 [^]	31	50	4.1
EYNESBURY	151000	178000	163000	149000	143000	165000	180000	244000	288000	257500	273000	308000	6	81	6.1
FLINDERS	447500 [^]	1500000 [^]	817000 [^]	545000 [^]	477000	502000	597500 [^]	825000 [^]	1075000 [^]	811000 [^]	970000	NA	20	117	8.0
FLORA HILL	113000 [^]	122000	143500 [^]	190000 [^]	240000 [^]	181500 [^]	155000 [^]	225000 [^]	155000 [^]	185000	185000	207500 [^]	0	63	5.0
FOSTER	97000 [^]	89500 [^]	121000 [^]	125000	126000 [^]	132000 [^]	165000 [^]	140000	129500	127500	125000	122500 [^]	-2	29	2.6
FRANKSTON	240000 [^]	207500 [^]	155000 [^]	328000 [^]	319500 [^]	178000	275000 [^]	592500 [^]	570500 [^]	400000 [^]	530000	NA	33	121	8.2
FRASER RISE	-	245000	226000	223000	235000	257000	265000	295000	340000	310000	315000	340500	2	0	NA
FYANSFORD	285000 [^]	-	-	-	227000	240000	275000	258500	320000	385000	417500	395000 [^]	8	46	3.9
GISBORNE	197000	239000	230000	224000	227000	245000	286000	297500	410000	415000	410000	430000 [^]	-1	108	7.6
GOLDEN BEACH	55000	55000	44000	47000	40000	46000	47000	45000	50500	52000	55000	67000	6	0	NA
GOLDEN SQUARE	106000	116500	129000	148500	156500	178500	175000	173500	139500	161000	169000	176500	5	59	4.8
GRANTVILLE	130000	134000	126000	122500 [^]	115000 [^]	139000	135000	140000	175000	265000 [^]	202500	240000 [^]	-24	56	4.5
GREENVALE	274000	262000	244000	228000	248000	260000	292000	342000	415500	379000	399000	449000	5	46	3.8
GROVEDALE	185000	182000	195000	184000	189000	200000	195000	255000	329000 [^]	322500	310000	330000	-4	68	5.3

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
HALLS GAP	88500 [^]	110000 [^]	95000 [^]	84000 [^]	112000 [^]	125000 [^]	85000 [^]	84000	92000 [^]	93500 [^]	130000	NA	39	47	3.9
HAMILTON	81500	94500	83500	91000	87000	88000 [^]	98000	76500 [^]	91000	82000	100000	245000 [^]	22	23	2.1
HAMPTON PARK	157500	180000	177500	194000	210000	185500	199500	214500	512500 [^]	250000	265000	344000	6	68	5.3
HARCOURT	75000 [^]	99000 [^]	96500 [^]	98000 [^]	100000 [^]	135000 [^]	137000 [^]	144000	149500	173500	162500	188000 [^]	-6	117	8.0
HARKNESS	135000	160000	151000	141000	145000	144000	150000	176000	194000	231000	240000	260000	4	78	5.9
HASTINGS	192000	196000	245000	239000 [^]	210000	232500 [^]	249000	250000	268000	285000 [^]	315000	300000 [^]	11	64	5.1
HEALESVILLE	119500	155000	135000	211000 [^]	225500 [^]	190000	247500 [^]	310000	300000 [^]	332500	355000	320000 [^]	7	198	11.5
HEATHCOTE	80500 [^]	88500	87000 [^]	74500 [^]	118500 [^]	110000 [^]	105000 [^]	103500 [^]	85000	120000 [^]	120000	138000 [^]	0	49	4.1
HIGHTON	202000	215000	220000	220500	252500	250000	260000	260000	284000	300000	325000	325000	8	61	4.9
HORSHAM	85000	97000	91500	99500	108500	105000	102000	117000	112000	115000	124500	111500 [^]	8	46	3.9
HUNTLY	90000 [^]	87000 [^]	107000	111000	108500	115000	113000	115000	117000	130000	138000	235000	6	53	4.4
HUON CREEK	-	-	-	-	-	-	267500	265000	270000	293000	330000	330000	13	0	NA
INVERLOCH	187500	224000	199000	185000	200000	200000	205000	259000	262500	290000	320000	550000 [^]	10	71	5.5
INVERMAY PARK	173000 [^]	391500 [^]	391500	391500	187000 [^]	187000 [*]	187000 [*]	187000	201000 [^]	279500	257500	NA	-8	49	4.1
IRYMPLE	127500	135000 [^]	110000 [^]	130000 [^]	108000	115000	99500	115000	131500	138000	139000	145000 [^]	1	9	0.9
JACKASS FLAT	86000 [^]	97000	119000	118000	121000	128000	130000	133000	135000	138000	141000	NA	2	64	5.1
JUNCTION VILLAGE	140000 [^]	-	-	-	-	205000 [^]	205000 [*]	205000	205000	205000	325000	386500 [^]	0	132	8.8
JUNORTOUN	125000	139000	145000	154500	184500	207500	194500	195000	180000	195000	194000	295000 [^]	0	55	4.5
KALIMNA	74500	75000 [^]	78500 [^]	116500	80500 [^]	105500 [^]	93500	85000 [^]	135000 [^]	93000	105000	187500 [^]	13	41	3.5
KALKALLO	-	-	-	105500 [^]	176000	181000	202000	268000	325000	286500	292000	325000	2	0	NA
KANGAROO FLAT	93000	101500	106000	127000	130000	135500	140000	135000	139000	136000	170000	132500	25	83	6.2
KEILOR EAST	370000	390000	379000	417500	396500	470000	412500	407500 [^]	730000 [^]	665000 [^]	662500	NA	0	79	6.0
KEILOR PARK	930500 [^]	930500 [*]	472500 [^]	156000 [^]	156000 [*]	205000 [^]	100000 [^]	380000 [^]	286000 [^]	655000	597000 [^]	NA	-9	-36	-4.3
KERANG	52000	60000	50000 [^]	48000 [^]	42000	54500 [^]	48500 [^]	65000	65000	68000 [^]	52500	99000 [^]	-23	1	0.1
KEYSBOROUGH	337000	347000	355000	365000	377500	370000	553000	565000	553500	542000	606500	660000 [^]	12	80	6.0
KIALLA	117500	122000	118000	121500	124000	126000	130000	128000	131500	136000	150000	150000	10	28	2.5
KILCUNDA	270000 [^]	212000 [^]	221500 [^]	235000 [^]	157000 [^]	141000	180000	233500	245000	295000	295000	1025000 [^]	0	9	0.9
KILLARA (WODONGA)	102500 [^]	118000	117000	121000	129000	135000	137000	140000	145000	147000	150500	184000 [^]	2	47	3.9
KILMORE	100000	120000	110000	115000	110000	105000	112500	129500	219000	220000	240000	230000	9	140	9.1
KINGLAKE	110000	110000	110000	110000 [^]	120000 [^]	128500 [^]	135000	185000	145000	205000 [^]	225000	195000 [^]	10	105	7.4
KOO WEE RUP	145000	165000 [^]	165000	175000	173000	200000	225000	254000	299000	300000	320000	NA	7	121	8.2
KOONDROOK	37000 [^]	48000 [^]	48000 [^]	65000	57000 [^]	66500 [^]	71000 [^]	63500 [^]	58000	69000 [^]	80000	100500 [^]	16	116	8.0
KOROIT	80000 [^]	99500	98500	119000	101500	107500 [^]	114000	103500	108500	125000	135000	NA	8	69	5.4
KORONG VALE	70000 [^]	30000 [^]	30000 [*]	6500 [^]	9000 [^]	6000 [^]	10000 [^]	6500 [^]	9500 [^]	15000 [^]	20000	24000 [^]	33	-71	-11.8
KORUMBURRA	99500	100000	90000	115000	107000	110000	123000	129000	150000	180000	201000	212000 [^]	12	102	7.3
KURUNJANG	180000	215000	164500	145000	133500	130000	132500	150500	227500	250000	252000	265000	1	40	3.4
KYABRAM	94000	101000	97000	99000	98000	110000 [^]	115000	115000 [^]	114000	124000	124500	147500 [^]	0	32	2.8
KYNETON	111500	137000	166500	177000	170000	178500	195000	211000	230000	311500	329000	490000 [^]	6	195	11.4

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
LAKE BOGA	102000 [^]	73500 [^]	110000 [^]	73000 [^]	40000 [^]	45000 [^]	35000 [^]	42500 [^]	257000 [^]	67000 [^]	72000	69000 [^]	8	-29	-3.4
LAKE BUNGA	112500 [^]	107500 [^]	135000 [^]	130000 [^]	118500 [^]	121000 [^]	131000 [^]	115000 [^]	122500 [^]	117000	127000	250000 [^]	9	13	1.2
LAKE TYERS BEACH	125000 [^]	107500 [^]	105000 [^]	97500 [^]	135000 [^]	116000 [^]	106000 [^]	119000	150000 [^]	132000	182500	195000 [^]	38	46	3.9
LAKES ENTRANCE	107000	117500	94000	94500	89000	79500	98000	101000	96500	96000	125000	119000 [^]	30	17	1.6
LALOR	256500	268000	249000	255000	275000	282500	330000	405000 [^]	475000	495000	540000	542000 [^]	9	111	7.7
LANCEFIELD	97500	96500	115000	115000	138000	144000	128000	135000	205000	220000	215000	280000 [^]	-2	121	8.2
LANG LANG	139500	155000 [^]	165000 [^]	169500	150000	165000	160000	195000	266000	265000	270000	302500 [^]	2	93	6.8
LANGWARRIN	230000	253000	233500	227000	246000	250000	365500	297500	352000	407500	400000	317500 [^]	-2	74	5.7
LARA	157000	185000 [^]	170000 [^]	199000	190000 [^]	195000	194000	225000	365000 [^]	375000	342500	370000 [^]	-9	118	8.1
LARA LAKE	166000	171000	185000	186000	194000	190000	185500	193500	252000	275000	269000	345000 [^]	-2	62	4.9
LAVERTON SOUTH	205000 [^]	330000 [^]	305500 [^]	307500	395000 [^]	413000 [^]	439000	431000 [^]	525000 [^]	465000 [^]	505000	610000 [^]	9	146	9.4
LENEVA	115000	114500	109000	130000	130000	112500	148000	142500	135000	147500	150000	142500	2	30	2.7
LEONGATHA	110000	115500	145000 [^]	152000	142000	140500	152500	135000	165000	165000	201500	168000 [^]	22	83	6.2
LEOPOLD	156500	175000	171500	166000	165000	178000	179000	225000	243000	275000	265000	285000	-4	70	5.4
LETHBRIDGE	76000 [^]	135000 [^]	202500 [^]	150000 [^]	78500	88000 [^]	120000 [^]	120000 [*]	254500 [^]	293500	287500 [^]	NA	-2	278	14.2
LILYDALE	225000	245000	213500	225000	255000	290000	388000	352500	510000	470000	495000	595000 [^]	5	120	8.2
LINTON	34000 [^]	20000 [^]	39500 [^]	52000 [^]	42000 [^]	50500 [^]	179000 [^]	50000 [^]	56000 [^]	50000 [^]	60000	62500 [^]	20	77	5.9
LISMORE	25000 [^]	28000 [^]	36000 [^]	20000 [^]	24000 [^]	24500 [^]	19000 [^]	28000 [^]	25000 [^]	40000 [^]	35500	38500 [^]	-11	42	3.6
LOCH SPORT	52000	46500	50000	44000	48000	53000	40000	42500	48500	60000	55000	75000	-8	6	0.6
LONG GULLY	186000 [^]	159000 [^]	125000 [^]	86500 [^]	121500 [^]	125500 [^]	147500 [^]	100000	133500 [^]	133500 [^]	136000	NA	2	-27	-3.1
LONGWARRY	110000	130000	110000	115000 [^]	111000 [^]	123000 [^]	134000 [^]	160000	200000	227500 [^]	204000	100000 [^]	-10	85	6.4
LOVELY BANKS	149000	154500	266500 [^]	100000 [^]	227500 [^]	227500 [*]	227500 [*]	184500	259500	269500	280500	390000 [^]	4	88	6.5
LUCAS	-	127500	133500	130000	137000	129000	140000	145500	170000	190000	205000	265000	8	0	NA
LUCKNOW	75000 [^]	145000 [^]	88500 [^]	77500 [^]	77500 [*]	90000 [^]	81500 [^]	113000 [^]	112500	115000	115000	135000 [^]	0	53	4.4
LYNDHURST	232000	230000	230000	260000	340000	229000	307500	355000	440000	436000	455000	527500 [^]	4	96	7.0
MADDINGLEY	109000	131000	143000	153000	150000	156000	153000	174500	209000	235000	255000	306000 [^]	9	134	8.9
MAFFRA	100000	110000	110000	110000 [^]	112000	109000	111500	113000	109000	117000	115000	120000 [^]	-2	15	1.4
MAIDEN GULLY	106000	119000	130000	159000	158000	159500	171000	165000	159500	182500	189000	241000 [^]	4	79	6.0
MAIDSTONE	155000 [^]	225000 [^]	236000	277500	296000	296000	105000 [^]	748000 [^]	439500	414500	280000 [^]	NA	-32	81	6.1
MALDON	77000 [^]	86000 [^]	92500 [^]	90000 [^]	120000	126500 [^]	125000 [^]	125000	135000 [^]	149000	140500	170000 [^]	-6	82	6.2
MALLACOOTA	145000	160000 [^]	119000 [^]	92000 [^]	150000 [^]	180500 [^]	70500	150000	150000	124500	145000	125000	17	0	NA
MALMSBURY	92500	100000	107500	124500 [^]	136500	160500 [^]	155000	157000	190000 [^]	244000	260000	160000 [^]	7	181	10.9
MAMBOURIN	-	-	-	-	-	-	-	365000 [^]	299500	295000	295000	313500	0	0	NA
MANOR LAKES	150000	184500	184000	155000	165000	182500	201000	250500	300000	307500	303000	350000	-2	102	7.3
MANSFIELD	121000	145000	147000	167000	165000	160000	180000	172500	172500	172000	185000	230000 [^]	8	53	4.3
MARIBYRNONG	181500 [^]	257500 [^]	240500 [^]	240000	240000	238000 [^]	325000 [^]	798000 [^]	1057500 [^]	327500	500000 [^]	NA	53	176	10.7
MARONG	78000	90000	94000	103000	112000	113000 [^]	137500 [^]	128000	134000	137000	147000	208000 [^]	7	89	6.6
MARYBOROUGH	82000	68000	74000	82000	77000	76000	90000	85000	83000	99000	98000	90000 [^]	-1	20	1.8

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
MCCRAE	235000 [^]	320000 [^]	323500	347500 [^]	337000	385000	351500	520000 [^]	526500 [^]	492500 [^]	474500	750000 [^]	-4	102	7.3
MCKENZIE HILL	102500 [^]	129000 [^]	127500 [^]	125000	131500	129000	135000	132500	146000	158500	205000	235000 [^]	29	100	7.2
MELTON SOUTH	124500	163000	162000	135000	143500	150000	160000	194500	229000	230000	223000	250000	-3	79	6.0
MERNDA	187500	203000	199000	186000	190000	191000	217000	244000	304000	290000	328000	350000	13	75	5.7
METUNG	115000	110000	98500	74000	80500	65000	65000	126500	120000	112500	115000	149000	2	0	NA
MICKLEHAM	148000 [^]	148000 [*]	186500	168000	180000	187000	202000	258000	296000	285000	297000	369000	4	101	7.2
MILDURA	84000	81500	84500	89000	89000	95500	96000	108000	131000	135000	135000	185000	0	61	4.9
MINERS REST	97000	100000	126500	127500	123000	130000	132000	133000	136000	156000	201000	244000 [^]	29	107	7.6
MOE	90000	121000	110000	104000	98000	122000	129000	121500	124000	129000	147000	163000	14	64	5.1
MOOROOLBARK	220000	259000	200000	186500	255000	321000	325000	372500	397500	352000	366000	377000 [^]	4	66	5.2
MOOROPNA	93500	90000	80000	105000	106000	100000	106000	105000	105000	110000	118000	132500	7	26	2.4
MORNINGTON	286000	273500	280000	255000	345000	295000	434500	840000	829000	782500 [^]	814000	410000 [^]	4	185	11.0
MORWELL	90000	120000	106500	115000	106000	110000	96000	107000	119000	121000	115000	120000 [^]	-5	28	2.5
MOUNT CLEAR	104000	158000	159500	160500	168000	148000	140000	178000 [^]	145000	160000	159000	206000 [^]	-1	53	4.3
MOUNT COTTRELL	-	-	-	-	-	-	-	-	299000 [^]	275000 [^]	282500	283500	3	0	NA
MOUNT DUNEED	288000 [^]	288000 [*]	200000	199000	178000	187500	193500	219000	266000	275000	285000	305000	4	-1	-0.1
MOUNT ELIZA	485000	570000	510000	485000	470000	440000 [^]	561000 [^]	607500	735000 [^]	850000	845000	982500 [^]	-1	74	5.7
MOUNT HELEN	96000	118000	95000 [^]	100000 [^]	110000 [^]	99500	95000	105000	122000 [^]	155000 [^]	209500	191000 [^]	35	118	8.1
MOUNT MARTHA	450000	475000	410000	390000	420000	534500	670000	870000	1065000	802500	890000	NA	11	98	7.1
MOUNT PLEASANT	176500 [^]	149000 [^]	132500	145000 [^]	127500 [^]	137000 [^]	109000 [^]	100000 [^]	110000 [^]	126500	150000	137000 [^]	18	-15	-1.6
MYRTLEFORD	83500 [^]	86500 [^]	92500 [^]	87500	80000 [^]	95000	94000 [^]	128000	130000	145000	155000	219500 [^]	7	86	6.4
NAGAMBIE	100000	100000	110000	113500	112500	115000	120000	125000	125000	153000	185000	222500	21	85	6.3
NARRE WARREN	220000	220000	230000	245000	247500	234000	242500	340000	445000	439000 [^]	375500	NA	-14	71	5.5
NARRE WARREN SOUTH	273000	305000	300000	307500	279500	260000	301000	415000	450000	300000	424500	475500 [^]	42	55	4.5
NATHALIA	90000 [^]	57000 [^]	59000 [^]	60000 [^]	66000 [^]	79000 [^]	72000 [^]	62000 [^]	72500	97000 [^]	117000	95000 [^]	21	30	2.7
NEERIM SOUTH	106000 [^]	102500	118000 [^]	109000 [^]	110000 [^]	130000	116000 [^]	127500	142000	185000	205000	222500 [^]	11	93	6.8
NERRINA	125000	136000	156000 [^]	176000 [^]	177500 [^]	114000 [^]	170000 [^]	250000 [^]	200000 [^]	247500	251500	250000 [^]	2	101	7.2
NEW GISBORNE	151500 [^]	230000 [^]	262500 [^]	230000	374000 [^]	240000 [^]	235000 [^]	255000	265000	255000 [^]	342500	566000 [^]	34	126	8.5
NEWBOROUGH	95000	119000	142500	116000 [^]	115000 [^]	87500 [^]	103500 [^]	107500 [^]	122000	150000	159000	130000 [^]	6	67	5.3
NEWTOWN (GREATER GEELONG)	222500 [^]	259000 [^]	235000 [^]	226000 [^]	291500 [^]	380000 [^]	247000 [^]	267500 [^]	435500 [^]	460500 [^]	632500	880000 [^]	37	185	11.0
NICHOLSON	184000 [^]	-	-	-	-	126000 [^]	125000 [^]	125000 [^]	128500	136500	135000	160000 [^]	-1	-27	-3.0
NORTH BENDIGO	77000	100000 [^]	119000 [^]	95000	95000	116000 [^]	133000 [^]	115000 [^]	129500 [^]	145000	147500	140000 [^]	2	92	6.7
NORTH WONTHAGGI	147500	147500	137000	135000	135000	129000	126500	130000	155000	165000	205000	222500 [^]	24	39	3.3
NUMURKAH	75000	85000	77000	90000	84000 [^]	83000	85000 [^]	112000 [^]	97500	106500	105000	NA	-1	40	3.4
OCEAN GROVE	209000	186500	188000	199500	214500	219500	225000	244000	320000	350000	369500	387000	6	77	5.9
OFFICER	169000	180500	180000	183500	185000	211000	232500	273500	330500	330000	345000	379500	5	104	7.4
OFFICER SOUTH	-	-	-	-	-	-	258500	299000	330000	345000	351000	229000 [^]	2	0	NA
PAKENHAM	162000	170000	179000	173000	170000	187000	199000	232000	300000	295000	320000	318500	8	98	7.0

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Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
PARADISE BEACH	44000 [^]	47000 [^]	50000 [^]	39000 [^]	45000	47500	52500	50000	60000	52500	64000	65500	22	46	3.9
PAYNESVILLE	120000	110000	112500	124000	150000	141500	115000	145000	155000	131500	142500	192000 [^]	9	19	1.7
POINT COOK	229000	266000	250000	244500	255000	280000	305000	330000	439500	410000	413000	580000	1	80	6.1
POINT LONSDALE	237500	290500 [^]	235000	285000	232000	265000	251500	320000	367500	397000	468000	511000	18	97	7.0
PORT ALBERT	64500 [^]	76000 [^]	86500 [^]	120000 [^]	92500 [^]	106000 [^]	53000 [^]	98000 [^]	72500 [^]	89000 [^]	90000	148000 [^]	1	40	3.4
PORT FAIRY	147000	165000	160000	175000	215000	185000	220000	215000	235000	306500	340000	400000 [^]	11	131	8.7
PORT WELSHPOOL	90000 [^]	123000 [^]	110000 [^]	104000 [^]	110000 [^]	120000 [^]	125000 [^]	202500 [^]	110000 [^]	112500 [^]	150000	155000 [^]	33	67	5.2
PORTARLINGTON	200000	246500	217000	194000	179500	192000	180000	200000	250000	360000	305500	380000	-15	53	4.3
PORTLAND	72000	57000	80000	85000	91000	52000 [^]	82000 [^]	50000	76000	60000	67500	87500	13	-6	-0.6
PORTLAND NORTH	93000	100000 [^]	170000 [^]	81000 [^]	80000 [^]	80000 [^]	130000 [^]	70000 [^]	73000	95000	90000	115000 [^]	-5	-3	-0.3
RED CLIFFS	55000	61500	45000	60000	55000	68500	70000	75000	79000	82000	85000	99000 [^]	4	55	4.4
RIDDELLS CREEK	175000	170000 [^]	227500	189000	165000 [^]	247500	260000	277500	360000	433000 [^]	410000	385000 [^]	-5	134	8.9
ROCKBANK	140000 [^]	165000 [^]	115500 [^]	115500 [*]	265000 [^]	184500 [^]	208000	236000	255000	270000	242000	260000	-10	73	5.6
ROMSEY	126000	190000	196000 [^]	220000 [^]	179000	179000	186000	204000	257000	300000	325000	315000 [^]	8	158	9.9
ROSEBUD	160000	180000	187000	241000	220000 [^]	205000 [^]	340000	360000	310500	342500 [^]	325000	386500 [^]	-5	103	7.3
ROXBURGH PARK	224000	222000	212000	207500	231000	239000	263000	263500	277500	332500	372500	430000 [^]	12	66	5.2
RUTHERGLEN	65500 [^]	58500 [^]	78500 [^]	90000 [^]	97500 [^]	85000 [^]	165000 [^]	107500 [^]	115000	137500 [^]	160000	NA	16	144	9.3
RYE	230000	265000	270000	255000	232500	275000	282500	370000	450000	448000	420000	565000	-6	83	6.2
SAFETY BEACH	289000	327500	280000	192500	282500	305000	420500	447500	448500	430000	565000	510000 [^]	31	96	6.9
SALE	126500	134000	120000	115000	120000	125500	128000	137000	142000	135000	149000	173000 [^]	10	18	1.7
SAN REMO	183500	254500	270000 [^]	242500	255000	250000	249000	240000	270000	308000	289000	285000	-6	58	4.7
SANCTUARY LAKES	255000	280000	281500	278500	265000	289000	335000	355000	435000	420000	460000	520000	10	80	6.1
SEBASTOPOL	90000	90000	105000	105000	86500	105000	111000	115000	119500	135000	201000	140000 [^]	49	123	8.4
SEVILLE	230000 [^]	172500 [^]	179000 [^]	252500 [^]	218000	218000 [*]	218000 [*]	390000 [^]	505000 [^]	370000	420000	460000 [^]	14	83	6.2
SEYMOUR	43000 [^]	89500	98000	109000	105000 [^]	82000 [^]	112500 [^]	89500	140000	155000	170000	175000 [^]	10	295	14.7
SHEPPARTON	118000	111000	109000	107500	123000	127000	128000	124500	127500	130000	136000	142500 [^]	5	15	1.4
SHEPPARTON NORTH	115000	109000	110000	118000	117500	116000	115000	116000	165000	164000	191000	197500	16	66	5.2
SMYTHES CREEK	-	-	-	-	-	-	138000 [^]	127500	130000	141000	175000	171500	24	0	NA
SMYTHESDALE	53000 [^]	60000 [^]	60000 [^]	71000	85500 [^]	83000	81000	93000	101500 [^]	102500 [^]	125000	NA	22	136	9.0
SOMERVILLE	209000 [^]	184000 [^]	242500 [^]	342500 [^]	325000 [^]	278000	315000	325000	374000	440000	475000	520000 [^]	8	127	8.6
SORRENTO	512500 [^]	535000 [^]	250000 [^]	380000 [^]	655000 [^]	640000 [^]	700000	965000	965000 [^]	790000 [^]	930000	NA	18	81	6.1
SOUTH GEELONG	203500 [^]	319000 [^]	223000 [^]	320000 [^]	320000 [*]	235000 [^]	235000 [*]	235000	235000	269500	269500 [*]	NA	0	32	3.2
SOUTH MORANG	219000	220000	248000	240000	260000	270000	280000	274000	350000	345000	350000	334000	1	60	4.8
SPRING GULLY	121000	150000 [^]	147000 [^]	170000 [^]	162500 [^]	315000 [^]	194000 [^]	321500 [^]	199500	185000 [^]	191000	312500 [^]	3	58	4.7
ST ARNAUD	41000 [^]	55000 [^]	40000 [^]	21000 [^]	98500 [^]	91500 [^]	69000 [^]	48000 [^]	25000 [^]	42500 [^]	40500	94000 [^]	-5	-1	-0.1
ST LEONARDS	130000	196000	199500	190000	166500	181500	179000	165000	205000	226000	230000	268000	2	77	5.9
STRATFORD	84500	84000 [^]	81000 [^]	78000 [^]	83500	81000	81000	85000	83000	84500	90000	109000 [^]	7	7	0.6
STRATHDALE	148500	163000	181000	165000	212500	234000 [^]	239000	267500 [^]	242000	247000	215000	275000 [^]	-13	45	3.8

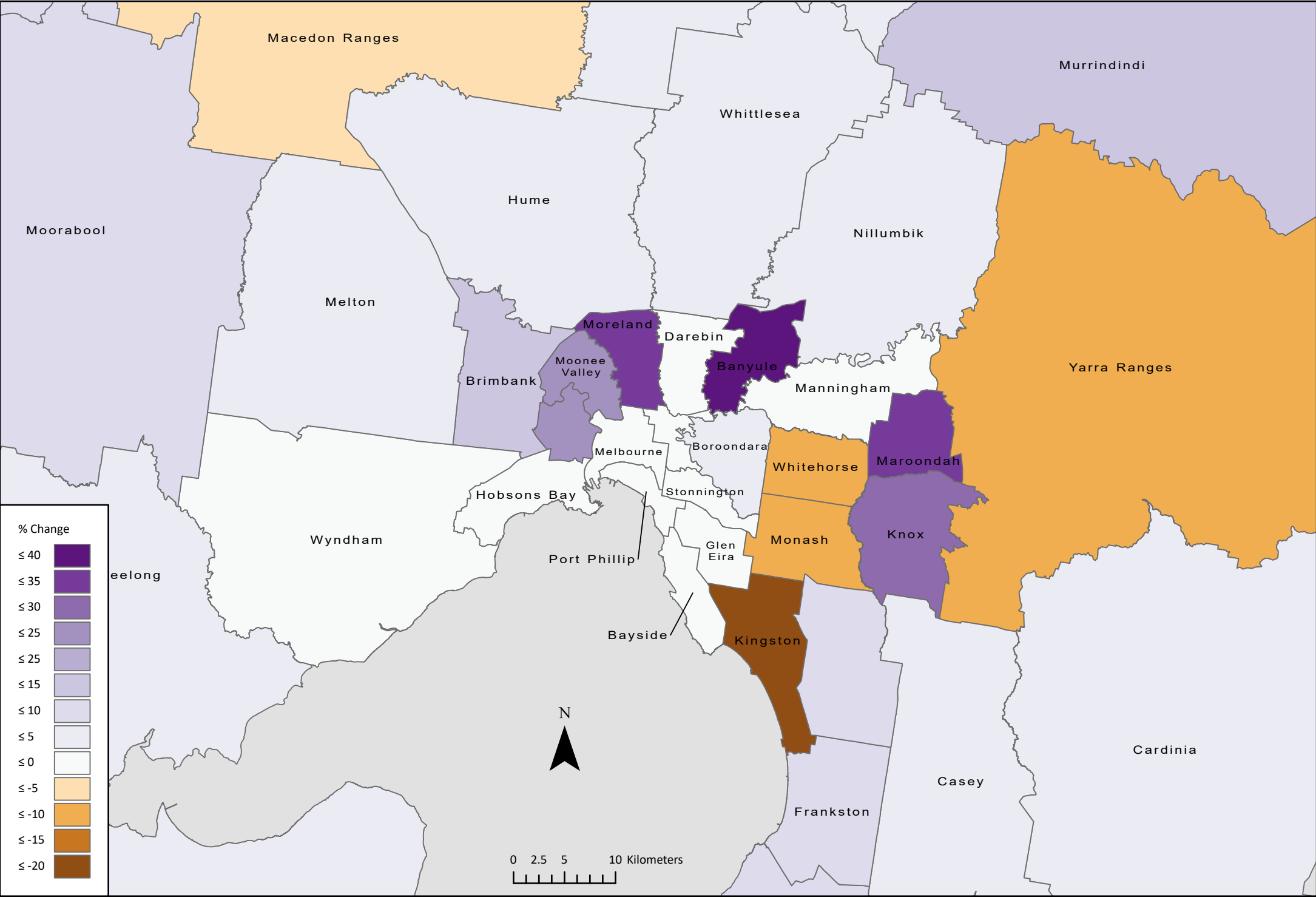
Median Vacant House Block Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
STRATHFIELDSAYE	112000	135000	146500	162000	172000	173500	173500	166500	168500	166000	179500	287000 [^]	8	60	4.8
STRATHTULLOH	-	135000 [^]	176000	153000	152500 [^]	161000	150000	230000	267000	267000	276000	280500	3	0	NA
SUNBURY	191000	200000	200500	210000	211000	215000	218000	235000	331000	302000	310000	375500	3	62	5.0
SUNSHINE NORTH	215500	221000	253000 [^]	247500	320000	280000	387500	385000	325000	433000	499500	570000 [^]	15	132	8.8
SWAN HILL	85000	70000	80000	79000	85000	88000	102500	109000	138000	115000	126500	159000 [^]	10	49	4.1
TANGAMBALANGA	-	40000 [^]	40000	40000	40000	40000	131000 [^]	123000	134000	135500	138000	140000 [^]	2	0	NA
TARNEIT	179000	200000	195000	187500	191000	210000	225000	274500	304000	302000	309000	312000	2	73	5.6
TATURA	89000	90000	88000	98000	96500	95000	105000	112500	125000	152500	166500	96000 [^]	9	87	6.5
TAWONGA SOUTH	157500 [^]	112500 [^]	115000 [^]	100000 [^]	111500	129500 [^]	87500 [^]	115000	180000	167500	226500	165000 [^]	35	44	3.7
TAYLORS LAKES	375000	350000	362500 [^]	370500 [^]	409500 [^]	415000 [^]	379000 [^]	622500 [^]	710000 [^]	412000	460000 [^]	670000 [^]	12	23	2.1
TEESDALE	282000 [^]	90000 [^]	90000	90000	195000 [^]	185000 [^]	185000 [*]	162000 [^]	259500	289000 [^]	287000	NA	-1	2	0.2
THE HONEYSUCKLES	72000 [^]	72000 [^]	65000 [^]	77000 [^]	70000 [^]	79000 [^]	77000 [^]	77000 [^]	69000	80000	96000 [^]	93000 [^]	20	33	2.9
THORNHILL PARK	-	-	-	-	-	193000	199000	243000	277000	275000	248000	272500	-10	0	NA
TONGALA	73500 [^]	75000 [^]	85000 [^]	86000 [^]	57500 [^]	85000 [^]	89000 [^]	103000 [^]	100000	102000 [^]	100000	145000 [^]	-2	36	3.1
TORQUAY	242000	285000	252000	240000	245000	250000	268000	295000	360000	420000	432000	453500	3	79	6.0
TRAFALGAR	110000	130000	130000	136000	140000	140000	147500	147000	195000 [^]	215000	225000	214000 [^]	5	105	7.4
TRARALGON	130000	161500	157000	145000	148500	152500	150000	143000	138000	150000	168000	189500	12	29	2.6
TRENTHAM	105000	128500	139000	140000	155500	167500	185000	210000	337500	348500	377500	425000 [^]	8	260	13.7
TRUGANINA	185000	215000	209000	206000	212000	229000	254500	282000	327500	337000	328500	343500	-3	78	5.9
VENUS BAY	95000	105000	93000	92500	83000	83500	90000	81000	94000	105500	120000	247000	14	26	2.4
WALDARA	-	-	-	-	160000 [^]	237000 [^]	237000 [*]	235500 [^]	240000 [^]	211500	242000	280000 [^]	14	0	NA
WALLAN	138000	164000	149000	155000	150000	150500	155000	192000	250000	237000	245000	283500	3	78	5.9
WALLAN EAST	136500	150000	158500	140500	136000	148000	154000	160000	253000	250000	250000	250000	0	83	6.2
WANDANA HEIGHTS	260000 [^]	315000 [^]	230000	230000	194500 [^]	221500 [^]	262500 [^]	310000	265000	300000	335000	414500 [^]	12	29	2.6
WANDIN NORTH	185000 [^]	235000 [^]	210000 [^]	240000 [^]	233500	280000 [^]	305000 [^]	480000 [^]	498500 [^]	352500 [^]	265000	NA	-25	43	3.7
WANGARATTA	117000	117500	111000	125500	125000	131000	132000	151000	162000	145000	149000	165000 [^]	3	27	2.4
WARBURTON	125000	91000	137500 [^]	105000	105000 [^]	86000	85500	130000	146000	192000 [^]	165000	270000 [^]	-14	32	2.8
WARRACKNABEAL	22500 [^]	34000 [^]	30000 [^]	23500 [^]	50000 [^]	25500 [^]	28500 [^]	24000 [^]	29000 [^]	25000	28000	33500 [^]	12	26	2.3
WARRAGUL	115000	145000	145000	148000	146000	143000	149000	170500	200000	215000	233000	275000	8	103	7.3
WARRANWOOD	400000 [^]	402500 [^]	356500 [^]	435000 [^]	451500 [^]	451500 [*]	700000 [^]	600000	780000 [^]	628000 [^]	615000	275000 [^]	-2	54	4.4
WARRNAMBOOL	133000	140000	142500	152000	145000	140000	150000	150000	150000	155000	160000	220000	3	20	1.9
WEIR VIEWS	117000	175000	155000	150000	142000	138000	139000	195000	215000	209000	243000	269000	16	108	7.6
WERRIBEE	167000	198000	196500	162000	186000	191500	208000	252000	298000	295000	295500	320000	0	77	5.9
WERRIBEE SOUTH	372000	434000 [^]	829000 [^]	701000	450000	345000	389000	388500	402000	372000	380000	447500 [^]	2	2	0.2
WEST BENDIGO	240000 [^]	84000 [^]	84000	84000	93500 [^]	93500 [*]	93500 [*]	116000 [^]	215000 [^]	149000 [^]	150000	NA	1	-38	-4.6
WEST WODONGA	115000	120000	115000	120500	113000	133000	130000	129000	136000	140000	140500	183500 [^]	0	22	2.0
WHITE HILLS	89000	125000	128000	90000 [^]	110500	135000	145000	157500	160500	155500	165000	186000	6	85	6.4
WHITTLESEA	160000	180000	174000	185000	205000	200000	179000	237500	502500 [^]	360000 [^]	287500	341500 [^]	-20	80	6.0

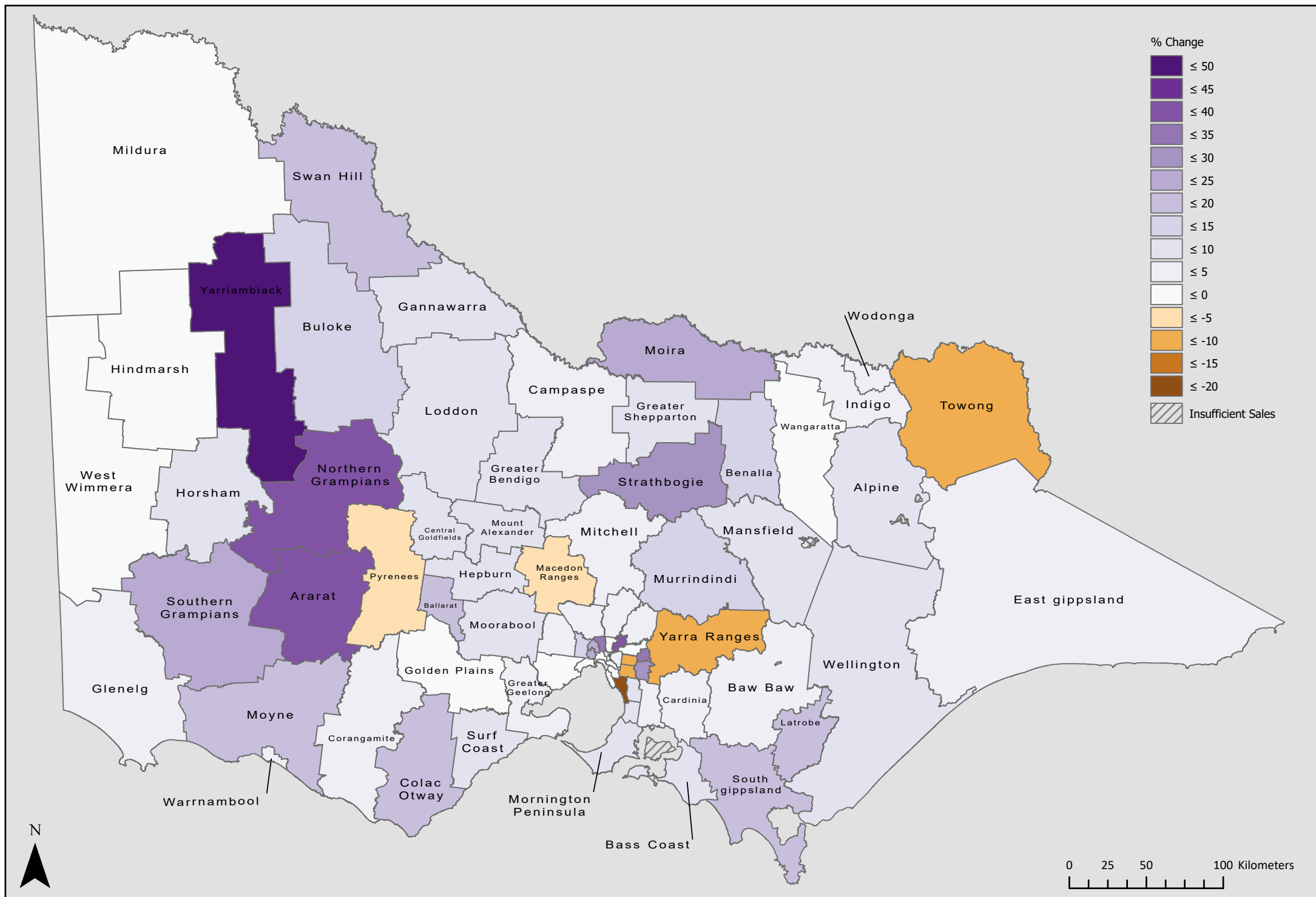
Median Vacant House Block Prices 2010 - 2021

Locality	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Prelim 2021	Change 19-20 (%)	10-20 (%)	Growth PA 10 - 20 (%)
WILLIAMS LANDING	244000	293000	299000	299000	324000	346000	380000	365000	335000	347500	430000	505000 [^]	24	76	5.8
WINCHELSEA	95000 [^]	113000	135000 [^]	135000	130000 [^]	127500	158000	168000	178000	195000	230000	250000 [^]	18	142	9.2
WINTER VALLEY	102000 [^]	127000	129000	125000	125000	122000	124000	130000	143000	158000	182500	197000	16	79	6.0
WODONGA	105000	108000	110000	117000	111000	124000	135000	141000	146000	153000	155000	198000 [^]	1	48	4.0
WOLLERT	210000	210000	207000	195000	197000	216500	233000	265000	325000	319500	328000	381500	3	56	4.6
WONTHAGGI	140500	147500	107000 [^]	120500	140000	132000	135000	140000	145000	160000	199500	240000 [^]	25	42	3.6
WOODEND	180000	208000	216000	203500	233000	230500	235000	280000	375500	450000	376000	480000 [^]	-16	109	7.6
WOOLAMAI WATERS	202000	224500	225000 [^]	279000 [^]	279000 [^]	237500	232500	260000	347500 [^]	355000	370500 [^]	572500 [^]	4	83	6.2
WY YUNG	112500 [^]	114500 [^]	118000 [^]	146500 [^]	149500 [^]	120000 [^]	120000 [*]	140500 [^]	130000 [^]	147000	140000	170000 [^]	-5	24	2.2
WYE RIVER	225000 [^]	190000 [^]	215000 [^]	360000 [^]	360000 [*]	218000 [^]	212500 [^]	218000	299500	452500 [^]	365000	405000 [^]	-19	62	5.0
WYNDHAM VALE	165000	178000	171000	169000	165000	174000	197000	224000	290500	271000	276500	280000	2	68	5.3
YARRA JUNCTION	150000	157500	174000	155000	170000	165000 [^]	190000 [^]	225000	272500 [^]	245000 [^]	260000	269000 [^]	6	73	5.7
YARRAGON	95000	125000	120000 [^]	130000 [^]	132500	130000	125000	150000	160000	205000	198000	NA	-3	108	7.6
YARRAWONGA	110000	98000	92500	96000	104500	110000	118500	130000	159000	155000	207000	225000	34	88	6.5
YEA	66500	94000 [^]	97500 [^]	130000 [^]	86500	120000	159000 [^]	149000	158500	227500 [^]	195500	217500 [^]	-14	195	11.4
YINNAR	70000	95000	85000 [^]	107500 [^]	83500 [^]	80500 [^]	94000 [^]	88000 [^]	97500	88500	95000	NA	7	36	3.1

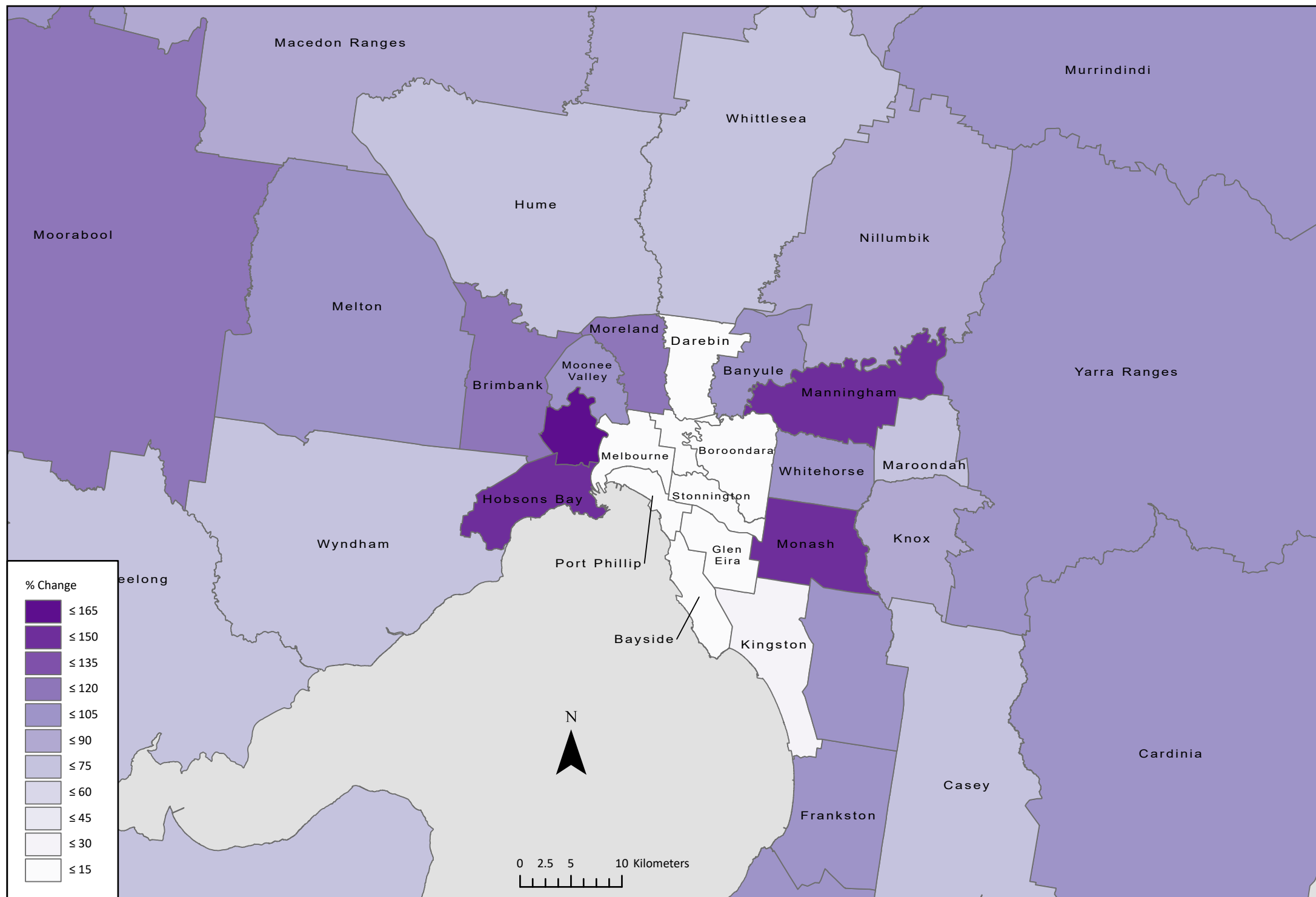
Municipality - 1 Year Change in Vacant Land Price (Metro)



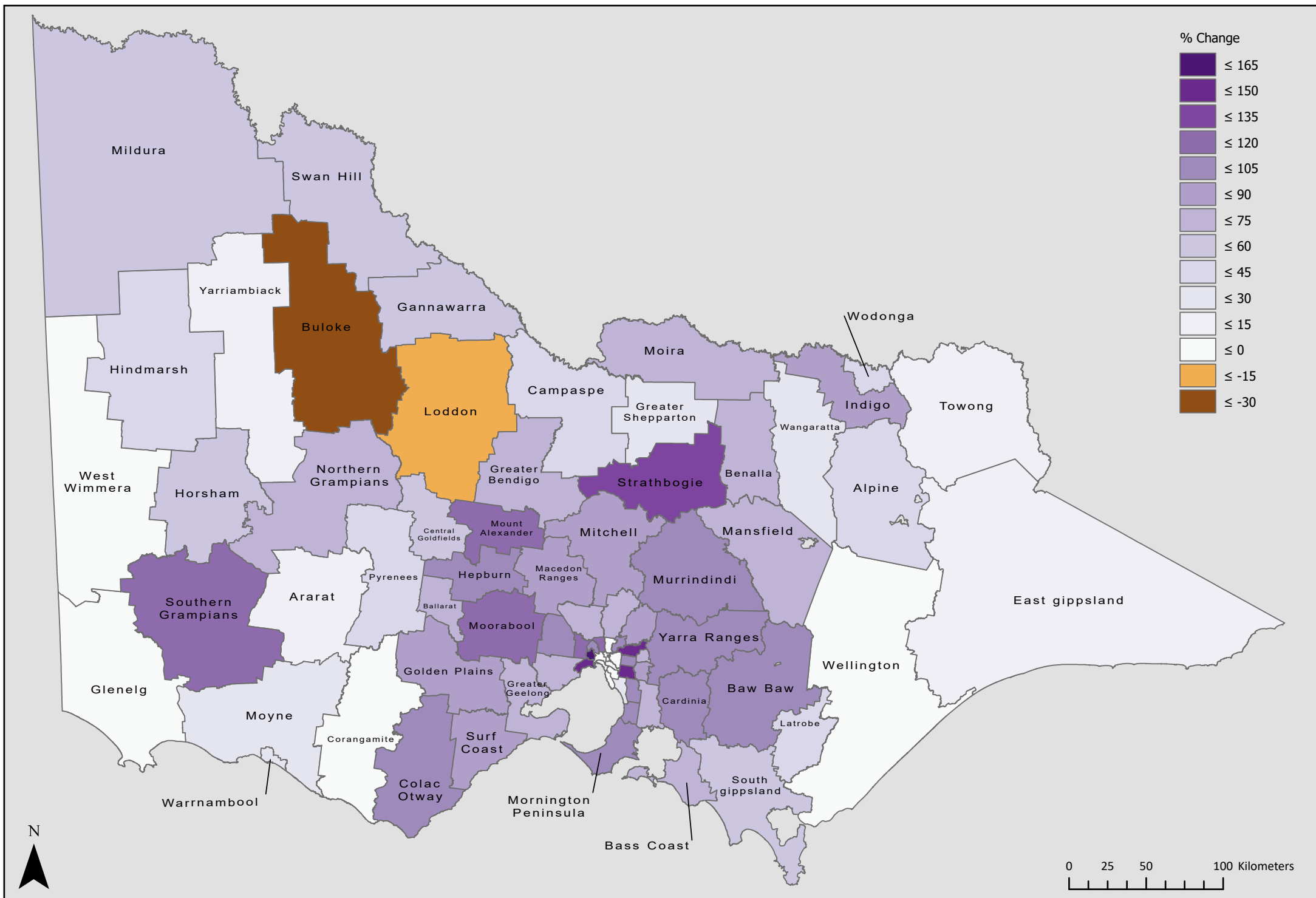
Municipality - 1 Year Change in Median Vacant Land Price (Non-Metro)



Municipality - 10 Year Change in Vacant Land Price (Metro)

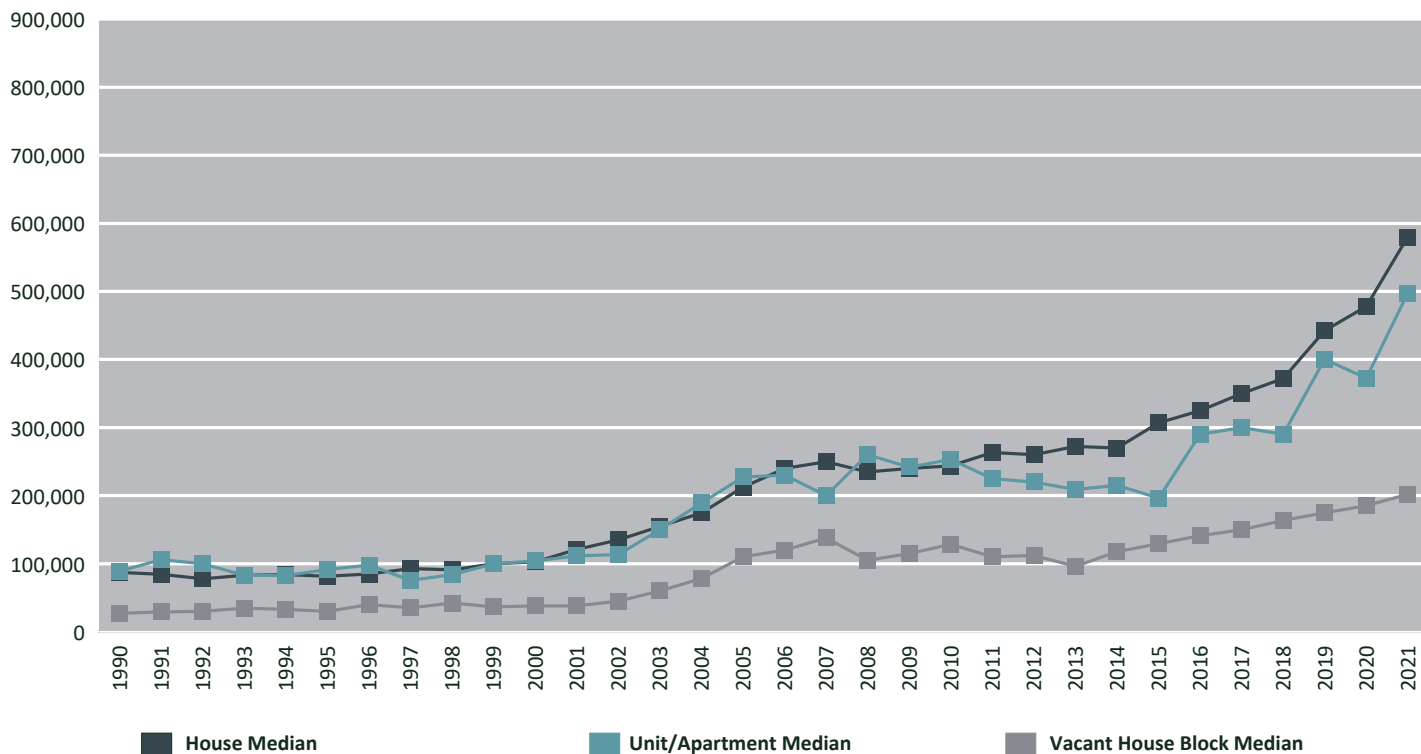


Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)



Alpine Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	125	87,000	93,338	35	89,000	95,946	89	27,000	34,015
1991	110	84,250	93,728	28	106,000	104,844	51	29,000	32,752
1992	87	78,000	89,478	33	100,000	99,204	59	30,000	34,372
1993	109	83,000	93,673	22	83,000	84,384	44	34,500	40,812
1994	142	84,000	94,228	23	82,500	83,961	55	33,000	37,935
1995	106	81,500	94,926	19	91,500	100,239	83	30,000	35,773
1996	163	85,000	101,134	45	98,000	513,244	77	40,000	58,349
1997	157	93,000	100,495	35	75,500	85,984	79	35,000	45,747
1998	140	91,000	103,845	52	83,900	109,489	66	42,105	52,204
1999	167	100,000	118,158	30	100,000	110,683	66	36,500	42,441
2000	192	102,750	118,279	44	104,000	111,545	83	38,000	47,936
2001	226	121,000	127,627	62	111,500	121,314	118	38,000	45,786
2002	240	135,000	150,479	68	113,250	119,704	141	45,000	49,738
2003	280	154,500	181,870	89	150,000	152,055	111	60,000	72,391
2004	215	175,000	193,221	56	189,500	190,079	74	78,500	74,515
2005	232	212,500	234,846	62	227,500	222,680	70	110,000	106,686
2006	222	240,000	261,349	60	230,000	268,861	72	120,000	127,890
2007	240	250,000	284,654	58	200,000	243,669	68	138,000	160,531
2008	135	235,000	257,562	32	260,000	265,696	35	105,000	119,595
2009	166	240,000	260,268	45	242,000	249,205	49	115,000	149,989
2010	90	243,500	279,688	26	253,000	259,288	35	128,500	120,850
2011	144	263,500	282,726	39	225,000	225,384	57	110,000	120,217
2012	162	260,000	283,762	43	220,000	221,162	49	112,000	112,310
2013	171	272,500	293,760	33	209,000	217,313	62	96,200	103,464
2014	185	270,000	294,889	51	215,000	218,437	69	117,500	131,173
2015	208	307,000	315,481	50	196,500	240,850	74	129,250	127,792
2016	233	325,000	351,412	51	290,000	293,745	84	141,000	145,598
2017	247	350,000	374,240	57	300,000	295,898	109	150,000	163,962
2018	218	372,000	408,328	64	290,000	285,791	106	163,500	171,440
2019	215	442,500	457,527	44	400,000	378,829	69	175,000	193,728
2020	240	478,000	521,859	54	372,500	384,133	93	185,000	210,794
2021	58	580,000	606,879	20	497,500	472,175	16	202,000	197,181

Statistics for 2021 are based on a small number of sales and are preliminary only.

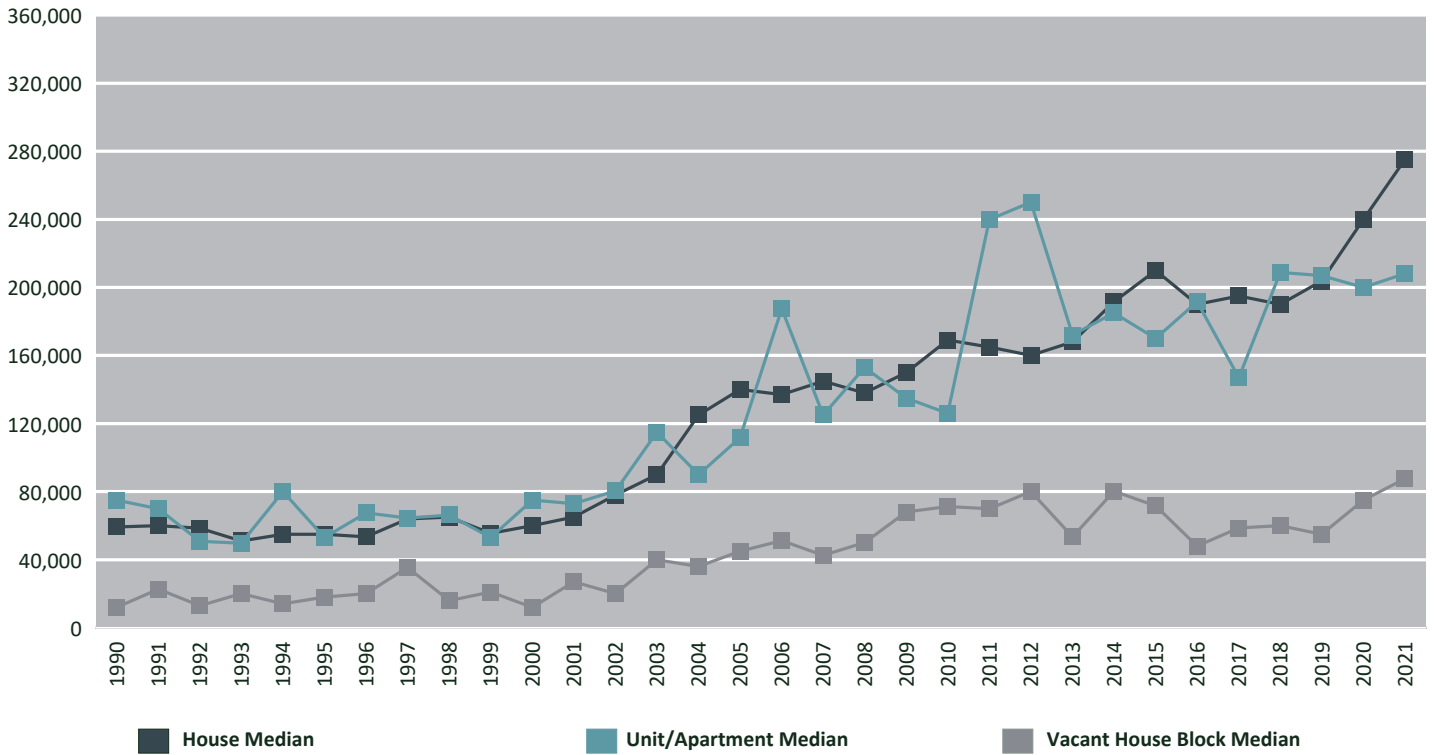
Alpine Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	600000	600000	229.89	2610.00	ND	ND	2610.00	229.89
Dev Site	4	352437	335000	167.64	1460.00	6.98<	ND	1647.00	218.53
Hotel	2	927000	927000	251.04	4351.00	71.31<	31.42<	4351.00	213.05
Licensed Restaurant	2	645000	645000	1619.05	525.00	ND	ND	525.00	1619.05
Office Premises Unsp	2	592500	592500	963.27	905.00	151.92<	ND	905.00	654.70
Pub/Tavern/Club Unsp	1	3400000	3400000	1388.32	2449.00	2125.00<	ND	2449.00	1388.32
Retail Sgle Occ Unsp	3	295333	231000	1363.64	110.00	142.15<	64.96<	105.67	2794.95
Serv Apt/Unit Unsp	1	1000000	1000000	1468.43	681.00	126.18<	178.57<	681.00	1468.43
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Hall	1	275000	275000	91.18	3016.00	ND	ND	3016.00	91.18
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	617500	715000	392.86	1820.00	190.67<	ND	1915.33	322.40
Ind Dev Site	1	198000	198000	94.96	2085.00	ND	ND	2085.00	94.96
Warehouse Unspec	1	3350000	3350000	732.08	4576.00	ND	ND	4576.00	732.08
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	604375	720000	1.38	389650.00	113.30<	ND	333443.75	1.81
GenCrop >20ha Unspec	3	903533	990600	5.90	167800.00	115.50<	ND	352595.67	2.56
Livestock – Beef	3	1330000	1310000	0.98	408900.00	177.63<	214.75<	655733.33	2.03
MixedFarm&GrazUnsp	5	694360	498800	0.61	818185.00	85.26<	122.40<	1314793.00	0.53
Native Bshland	1	379000	379000	0.46	826400.00	ND	ND	826400.00	0.46
Native Hardwood	1	140000	140000	1.14	122500.00	ND	ND	122500.00	1.14
Orchard Plantations	2	637500	637500	9.11	170150.00	92.39<	43.61<	170150.00	3.75
Specialised Cropping	1	373500	373500	1.30	287000.00	ND	ND	287000.00	1.30
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	4	313750	270000	NA	NA	65.85<	ND	NA	NA
Detached Home Unsp	60	508425	462500	366.88	785.00	105.23<	146.13<	999.24	524.21
Detached Home(exist)	180	526337	482500	484.69	784.00	97.47<	160.83<	1023.71	514.95
Individual Car Park	1	5000	5000	NA	NA	ND	ND	NA	NA
OYO Unit	1	219000	219000	NA	NA	ND	ND	NA	NA
Res Dev Site	1	295000	295000	276.74	1066.00	ND	ND	1066.00	276.74
Res/Rural Lstyle	54	635709	625000	47.63	17064.50	123.76<	152.44<	30949.69	20.54
Short Term Hol Accom	3	363333	385000	2772.48	127.00	ND	ND	127.00	2775.59
Single Strata Unsp	38	377452	345000	NA	NA	76.67<	153.33<	NA	NA
Strata Unit/Flat Uns	11	447818	448000	NA	NA	133.73<	244.14<	NA	NA
Vac Res A	78	193883	164500	196.13	772.50	94.00<	129.78<	763.42	250.60
Vac Res B	15	298733	285000	109.24	2609.00	172.73<	188.12<	2629.07	113.63
Vac Res Rural Lstyle	12	321958	326000	38.00	10862.50	105.16<	200.00<	45203.58	7.12
Municipality totals									
Commercial Total			16	Commercial Total Prices				\$11,624,750	
Community Services Total			1	Community Services Total Prices				\$275,000	
Industrial Total			5	Industrial Total Prices				\$5,400,500	
Primary Production Total			20	Primary Production Total Prices				\$14,757,400	
Residential Total			458	Residential Total Prices				\$205,175,177	
All Sales Total			500	All Sales Total				\$237,232,827	

Ararat Rural City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	118	59,250	64,852	29	75,000	73,110	31	12,000	14,814
1991	103	60,000	61,641	6	70,000^	74,208^	20	22,750	21,585
1992	99	58,500	63,935	16	50,900	78,004	13	13,000	16,846
1993	114	51,000	54,778	4	49,750^	51,375^	19	20,000	20,548
1994	119	55,000	58,724	9	80,000^	92,444^	15	14,000	12,639
1995	101	55,000	57,494	9	53,000^	56,777^	22	18,000	37,568
1996	112	53,500	69,558	6	67,500^	67,333^	23	20,000	23,389
1997	117	64,000	71,283	9	64,500^	59,833^	20	35,500	63,866
1998	111	65,000	75,434	8	66,250^	71,375^	23	16,000	22,114
1999	119	55,500	68,132	8	53,000^	56,250^	26	21,000	30,589
2000	179	60,000	75,256	5	75,000^	92,700^	18	12,000	17,572
2001	216	65,000	72,249	19	73,000	67,157	49	27,000	27,172
2002	231	78,000	85,250	18	80,500	92,950	49	20,000	30,545
2003	241	90,000	108,281	22	115,000	114,386	48	40,000	38,860
2004	191	125,000	125,960	17	90,000	90,968	41	36,000	33,554
2005	214	140,000	146,016	18	111,775	110,169	35	45,000	40,205
2006	153	137,000	148,871	8	187,500^	175,312^	32	51,250	51,806
2007	201	145,000	151,856	38	125,000	144,802	23	42,500	47,669
2008	137	138,000	149,113	19	153,000	155,381	23	50,000	52,804
2009	205	150,000	161,640	28	135,000	146,062	24	68,000	59,625
2010	187	169,000	179,064	27	126,000	139,827	24	71,250	68,375
2011	152	165,000	181,191	17	240,000	222,750	17	70,000	63,976
2012	139	160,000	172,991	11	250,000	225,454	19	80,000	68,002
2013	171	168,000	186,820	15	172,000	184,733	23	53,500	61,530
2014	156	191,500	200,452	9	185,000^	195,777^	18	80,250	74,833
2015	123	210,000	219,761	10	170,000	196,900	27	71,600	66,995
2016	166	190,000	203,307	12	191,500	216,575	19	48,000	52,503
2017	171	195,000	207,568	13	147,000	182,038	10	58,625	67,475
2018	209	190,000	210,758	22	208,840	203,440	25	60,000	70,024
2019	194	203,750	222,632	20	207,000	218,375	15	55,000	76,103
2020	190	240,000	249,547	21	200,000	220,452	44	75,000	79,871
2021	43	275,000	281,732	8	208,000^	190,875^	8	87,525 ^	97,881 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

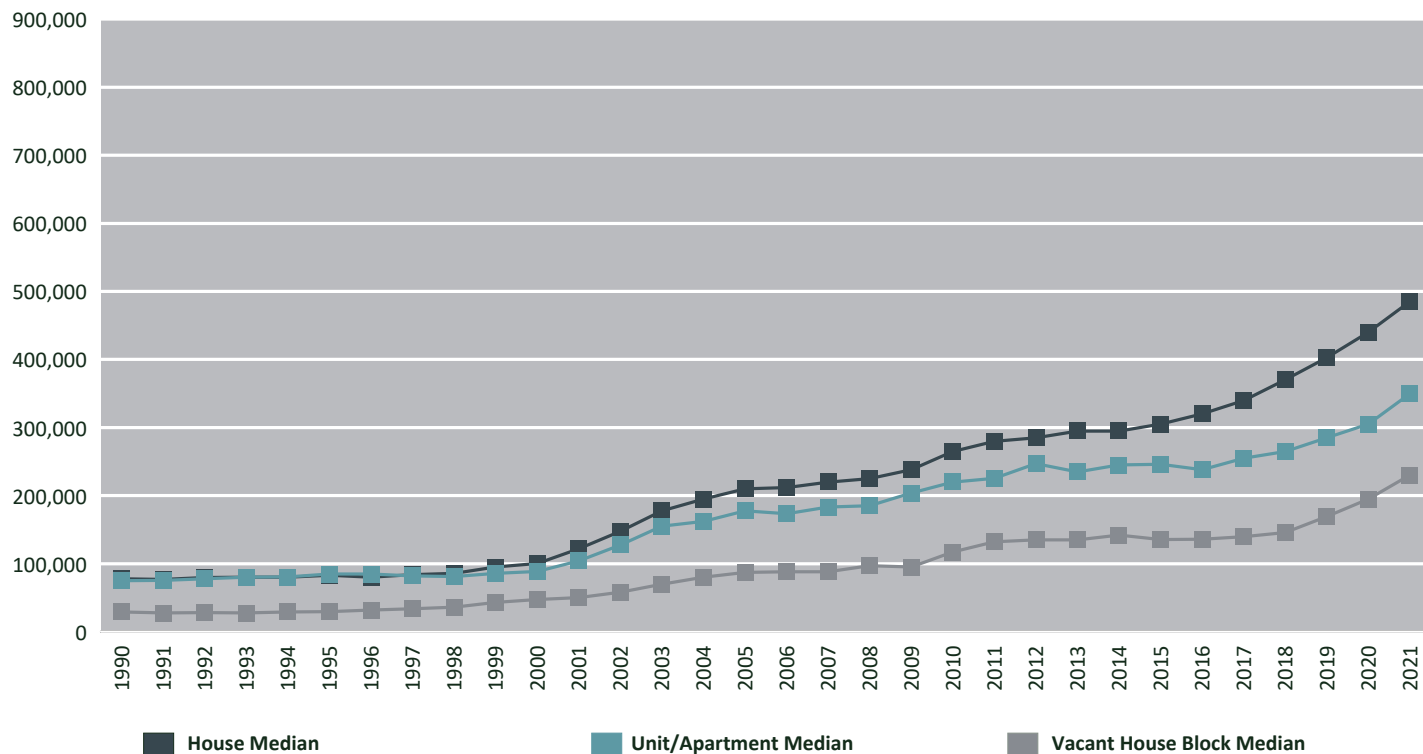
Ararat Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	101200	101200	28.73	3522.00	ND	ND	3522.00	28.73
Hotel/Motel Unsp	2	292500	292500	66.34	4606.00	83.57<	146.25<	4606.00	63.50
Retail Sgle Occ Unsp	11	301909	285000	695.12	410.00	137.35<	74.03<	3507.55	86.07
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	198000	198000	45.70	4333.00	259.67<	440.00<	4333.00	45.70
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	172500	165000	25.49	6474.00	82.50<	ND	5991.67	32.27
Ind Dev Site	3	92000	95000	3.62	3040.00	47.50<	7.31<	14781.67	6.22
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	516025	423051	0.93	233350.00	100.03<	ND	377137.00	1.37
GenCrop >20ha Unspec	9	1139242	758193	0.75	400639.00	136.50<	592.34<	739020.89	1.54
Livestock – Sheep	6	483964	447500	1.58	582318.00	64.36<	23.78<	639731.00	1.03
MixedFarm + infrast	6	1432500	685000	1.06	684000.00	ND	ND	1486016.67	0.96
MixedFarm no infrast	11	1259199	591397	0.71	828263.00	13.28<	52.72<	1386112.00	0.91
MixedFarm&GrazUnsp	3	273717	290000	0.31	581127.00	70.73<	68.49<	2000642.33	0.14
Softwood Plantation	1	1254740	1254740	0.62	2020000.00	ND	35.32<	2020000.00	0.62
Vineyard	1	305000	305000	3.29	92641.00	305.00<	ND	92641.00	3.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	186	248948	239000	285.35	841.50	119.50<	119.50<	930.05	267.93
Detached Home(exist)	2	288000	288000	111.44	2600.00	98.88<	137.14<	2600.00	110.77
MisImpRuralLand Unsp	2	163500	163500	17.85	14158.50	96.18<	163.50<	14158.50	11.55
Res/Rural Lstyle	41	387853	378000	36.59	13390.00	109.57<	148.24<	26439.56	14.67
Semi-detached Unspec	2	266820	266820	830.00	408.00	121.28<	ND	408.00	830.00
Single Strata Unsp	18	198861	190750	NA	NA	90.83<	105.97<	NA	NA
Strata Unit/Flat Uns	2	347500	347500	NA	NA	267.31<	ND	NA	NA
Vac Res A	38	76587	75000	135.64	693.00	127.12<	104.75<	722.78	106.21
Vac Res B	6	100666	78500	59.06	2099.50	148.82<	137.12<	2677.83	37.59
Vac Res Rural Lstyle	22	110129	112500	8.93	20875.00	112.50<	140.63<	34182.41	3.22
Villa Unit	1	355000	355000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			14	Commercial Total Prices				\$4,007,200	
Community Services Total			1	Community Services Total Prices				\$198,000	
Industrial Total			7	Industrial Total Prices				\$966,000	
Primary Production Total			41	Primary Production Total Prices				\$40,048,156	
Residential Total			320	Residential Total Prices				\$74,209,733	
All Sales Total			383	All Sales Total				\$119,429,089	

Ballarat City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,429	78,000	85,830	237	75,000	79,874	311	29,000	32,604
1991	1,310	77,000	86,454	234	75,300	81,408	294	27,500	30,303
1992	1,381	79,950	86,980	213	78,000	85,353	322	28,000	31,570
1993	1,550	80,000	90,677	237	80,000	85,170	369	27,500	32,826
1994	1,527	80,000	90,513	229	80,500	90,974	358	29,000	35,161
1995	1,410	82,875	92,235	217	85,000	90,941	268	29,750	39,428
1996	1,423	80,000	92,064	189	85,000	101,138	286	32,000	35,077
1997	1,586	84,000	95,455	263	82,000	89,280	325	34,000	39,541
1998	1,582	86,000	100,198	299	81,000	89,916	400	36,000	41,627
1999	1,629	95,000	112,492	246	85,750	104,119	398	43,000	45,024
2000	1,890	100,250	116,687	307	88,500	103,807	335	47,500	51,300
2001	2,160	122,000	135,118	391	104,000	121,899	731	50,000	53,720
2002	2,144	147,500	166,250	370	127,750	146,447	818	58,000	59,678
2003	2,188	177,750	195,161	417	155,000	169,718	881	70,000	75,800
2004	2,056	195,000	214,605	372	162,250	176,403	655	80,000	85,768
2005	1,960	210,000	230,893	332	177,750	187,169	584	87,000	96,922
2006	1,890	212,000	234,493	361	173,500	176,906	565	88,000	98,695
2007	1,981	220,000	244,673	428	183,250	188,933	705	88,000	96,555
2008	1,816	225,000	251,035	365	185,000	194,937	571	97,000	101,186
2009	2,201	238,000	261,822	582	203,750	208,004	848	95,000	105,748
2010	2,122	265,000	297,185	435	220,000	237,924	813	117,000	123,966
2011	2,071	280,000	309,973	440	225,500	239,311	706	132,000	140,671
2012	1,927	285,000	313,716	465	247,000	254,324	544	135,000	145,051
2013	2,085	295,000	325,935	412	234,925	245,379	673	135,000	148,962
2014	2,085	295,000	335,969	428	245,000	254,621	703	142,000	153,953
2015	2,122	305,000	334,881	408	246,000	248,620	666	135,500	152,776
2016	2,126	320,000	353,829	423	238,000	252,923	677	136,000	157,865
2017	2,448	340,000	374,368	514	255,000	269,412	940	139,700	156,350
2018	2,475	370,000	412,519	559	265,000	274,911	1,873	146,000	156,695
2019	2,140	402,750	447,230	420	285,000	295,193	1,392	169,000	177,626
2020	2,071	440,000	487,959	405	305,000	317,444	1,290	195,000	207,990
2021	441	485,000	539,213	110	349,500	360,924	110	230,000	242,648

Statistics for 2021 are based on a small number of sales and are preliminary only.

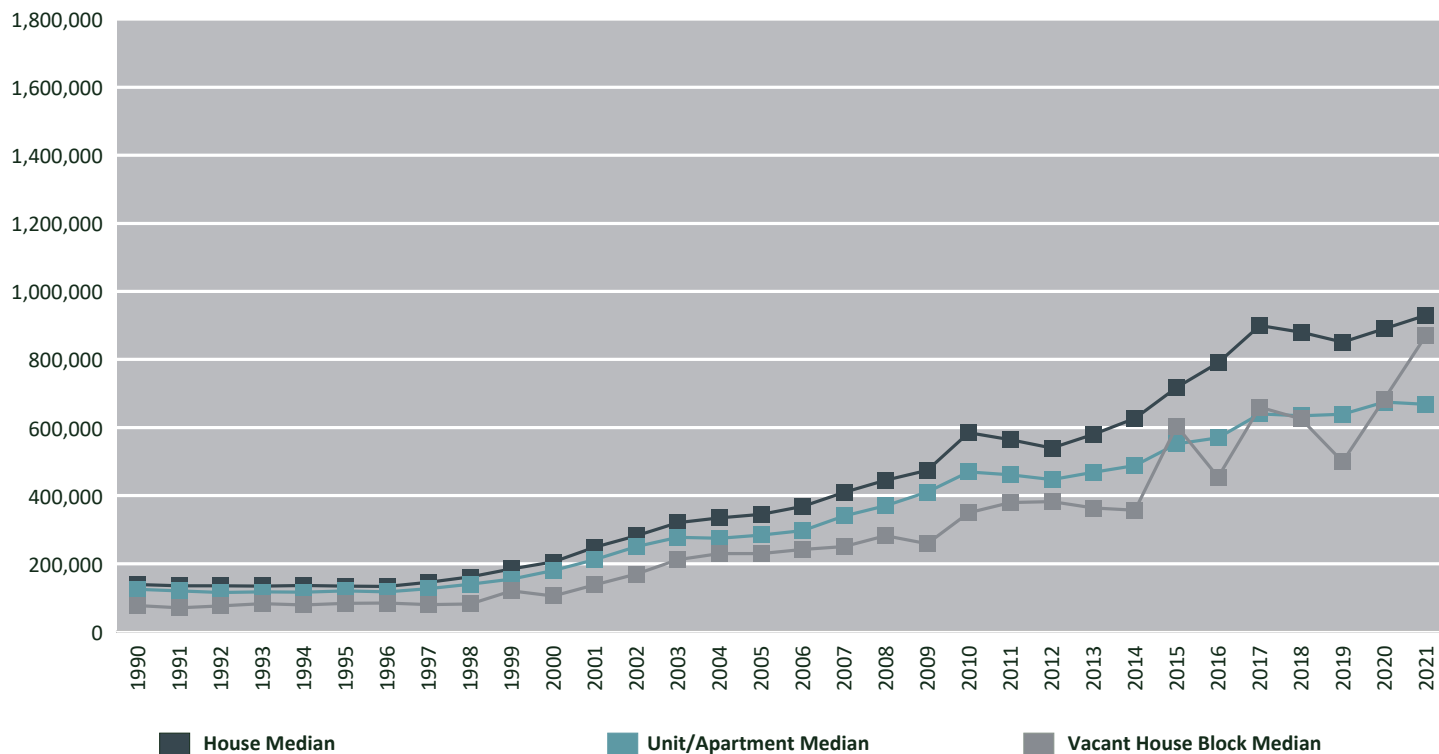
Ballarat City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	7	560328	540800	214.77	1178.00	24.36<	ND	7144.57	78.43
Fuel Outlet/Garage	2	4900000	4900000	74541.60	2298.50	146.13<	458.27<	2298.50	2131.83
Health Clinic Unsp	2	532625	532625	1934.94	442.00	38.51<	64.17<	442.00	1205.03
Hotel/Motel Unsp	2	1329090	1329090	300.75	4526.00	88.84<	ND	4526.00	293.66
Live Ent-Major Multi	1	2986500	2986500	2346.03	1273.00	ND	ND	1273.00	2346.03
LowRise Office Build	1	750000	750000	900.36	833.00	ND	39.01<	833.00	900.36
Mixed Use Unspec	5	928004	635000	1254.94	506.00	105.83<	103.67<	950.20	976.64
Office Premises Uns	9	1574788	1001000	2063.23	541.00	161.71<	182.66<	1083.13	1520.15
Retail Mult Occ Unsp	2	6423550	6423550	1059.15	11700.00	683.36<	589.32<	11700.00	1059.15
Retail Sgle Occ Unsp	22	1030795	523250	2165.84	404.00	86.91<	91.00<	2405.24	433.13
Veterinary Clinic	1	228087	228087	246.85	924.00	ND	ND	924.00	246.85
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	550000	550000	596.53	922.00	81.18<	ND	922.00	596.53
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	44	483033	429500	629.66	1153.00	130.35<	114.53<	2309.46	211.92
Ind Dev Site	19	607277	365000	112.55	3243.00	90.91<	161.15<	10018.47	60.62
OpenStorageUnspec	2	285450	285450	752.29	2276.00	87.97<	ND	2276.00	125.42
Warehouse Unspec	31	468534	426938	1284.50	250.50	124.56<	87.13<	4096.75	110.59
Workshop	1	210000	210000	247.06	850.00	ND	ND	850.00	247.06
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	3	1961550	1943700	10.17	299000.00	194.37<	539.92<	365371.67	5.37
Livestock – Dairy	1	500000	500000	0.80	623200.00	87.34<	ND	623200.00	0.80
Livestock – Sheep	6	1855739	1009848	17.62	304999.50	110.37<	ND	339615.67	5.46
MixedFarm + infrast	3	593333	640000	0.98	656300.00	50.20<	94.12<	560033.33	1.06
MixedFarm no infrast	3	846601	800000	3.40	485700.00	27.48<	222.22<	357833.33	2.37
MixedFarm&GrazUnsp	1	578780	578780	3.40	170000.00	ND	96.46<	170000.00	3.40
Native Bshland	1	1275000	1275000	66.89	19060.00	ND	ND	19060.00	66.89
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1025000	1025000	2641.75	388.00	ND	ND	388.00	2641.75
Detached Home (Ind)	2	245000	245000	280.19	882.50	ND	ND	882.50	277.62
Detached Home (New)	2	400750	400750	988.11	405.50	109.82<	123.31<	405.50	988.29
Detached Home Unsp	2048	488545	440000	624.00	625.00	109.13<	146.67<	690.04	708.50
Detached Home(Comm)	3	690000	300000	519.03	578.00	ND	ND	625.33	1103.41
Detached Home(exist)	5	580400	490000	414.88	2091.00	136.97<	160.66<	2029.50	297.12
Half Pair or Duplex	1	529500	529500	NA	NA	ND	ND	NA	NA
House & Flat/Studio	2	345000	345000	NA	NA	ND	ND	NA	NA
Res Dev Site	3	10257533	12000000	49.23	284900.00	ND	210.53<	215303.33	47.64
Res Investment Flat	4	356125	327875	807.58	712.00	26.23<	99.36<	712.00	807.58
Res Land (WithBuild)	2	522500	522500	581.71	1240.00	ND	ND	1240.00	421.37
Res/Rural Lstyle	89	905924	796000	127.12	20060.00	113.96<	164.12<	32384.72	27.97
Retire Village Unit	1	220000	220000	NA	NA	ND	120.88<	NA	NA
Semi-detached	1	390000	390000	748.56	521.00	ND	ND	521.00	748.56
Semi-detached Unspec	12	392570	382500	1886.79	212.00	123.39<	73.70<	276.67	1313.05
Single Strata Unsp	326	314793	307500	NA	NA	108.47<	123.00<	NA	NA
Strata Unit/Flat Uns	69	307517	300000	NA	NA	111.11<	124.71<	NA	NA
Townhouse	5	615800	295000	NA	NA	89.40<	122.92<	NA	NA
Vac Res A	1266	205485	195000	365.06	528.00	116.77<	144.44<	562.23	366.69
Vac Res B	24	340125	340000	156.80	2247.50	121.86<	178.95<	2573.88	132.15
Vac Res Englobo Oth	4	1614944	1673889	69.81	24050.00	114.53<	46.79<	23675.00	68.21
Vac Res Rural Lstyle	34	361663	300000	13.53	25483.00	73.17<	122.20<	33929.74	10.66
Municipality totals									
Commercial Total			54	Commercial Total Prices				\$75,748,037	
Community Services Total			1	Community Services Total Prices				\$550,000	
Industrial Total			97	Industrial Total Prices				\$48,097,227	
Primary Production Total			18	Primary Production Total Prices				\$23,692,670	
Residential Total			3,904	Residential Total Prices				\$1,542,223,630	
All Sales Total			4,074	All Sales Total				\$1,690,311,564	

Banyule City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,217	138,500	162,814	429	125,000	135,710	105	77,000	83,573
1991	1,389	135,000	155,666	416	120,000	140,101	101	70,000	73,302
1992	1,324	135,000	156,065	460	115,000	118,192	81	76,000	82,074
1993	1,405	134,500	152,532	479	117,000	126,837	164	82,500	86,332
1994	1,519	136,000	156,499	534	116,000	124,941	249	79,000	80,452
1995	1,400	133,750	158,410	472	120,000	125,445	200	83,250	84,765
1996	1,514	133,500	157,426	563	117,500	127,004	137	84,000	96,124
1997	1,775	145,000	171,242	775	127,000	135,346	166	80,000	86,403
1998	1,647	161,000	193,983	655	140,000	151,854	174	82,000	86,688
1999	1,690	185,000	224,717	753	155,000	169,579	97	120,000	146,160
2000	1,715	205,000	240,619	758	179,975	200,565	38	105,500	111,611
2001	1,955	248,500	292,114	1,026	212,000	231,656	142	138,250	132,707
2002	1,738	282,500	334,398	760	249,975	260,927	106	170,000	159,241
2003	1,689	320,500	371,013	692	277,750	294,753	101	211,500	212,669
2004	1,537	335,000	388,596	592	275,000	291,746	75	230,000	234,682
2005	1,540	345,000	407,201	696	284,500	312,846	77	230,000	219,053
2006	1,520	368,500	428,209	722	297,000	322,086	68	241,750	253,922
2007	1,738	410,000	490,189	1,011	340,500	364,187	96	250,000	240,287
2008	1,344	445,000	539,262	677	370,000	407,950	42	282,000	272,921
2009	1,481	474,388	577,492	857	410,500	438,470	38	258,476	245,468
2010	1,349	585,000	689,212	728	470,000	495,955	37	350,000	348,142
2011	1,282	564,100	675,652	670	461,300	496,233	33	380,000	367,324
2012	1,228	540,000	647,133	706	447,500	470,542	30	382,500	367,966
2013	1,421	580,000	689,614	888	468,500	502,692	30	363,500	355,706
2014	1,541	627,000	758,588	1,044	488,000	522,289	39	357,000	395,398
2015	1,691	718,000	851,457	1,135	552,000	586,313	25	604,480	509,364
2016	1,460	790,250	939,152	1,113	570,000	596,911	18	454,250	545,222
2017	1,398	900,000	1,071,089	1,129	640,000	683,632	26	660,000	591,273
2018	1,277	880,000	1,038,328	823	635,000	661,875	19	625,000	615,699
2019	1,244	851,200	994,304	770	639,000	668,796	26	500,000	666,464
2020	1,015	890,000	1,059,714	735	675,000	711,272	14	684,000	621,750
2021	177	930,000	1,065,051	156	668,500	710,447	1	870,000 ^	870,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

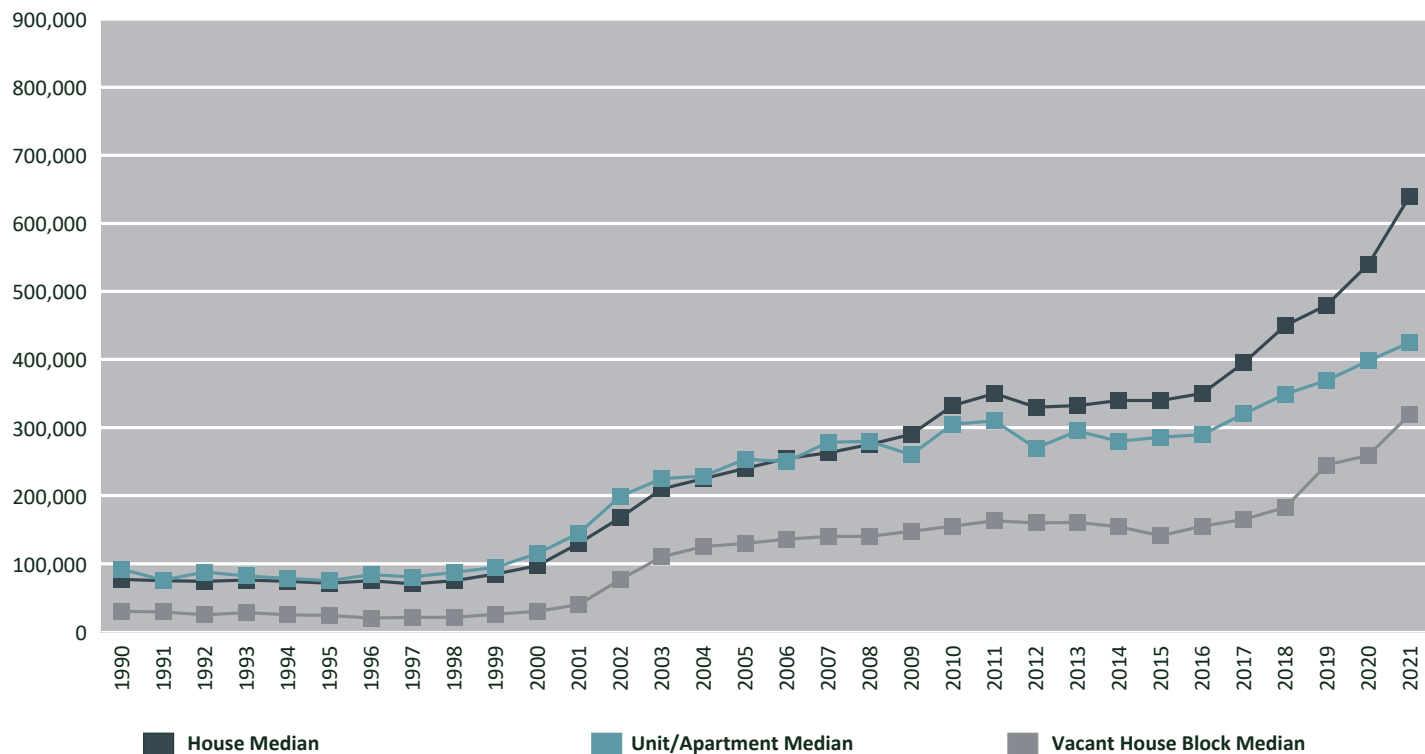
Banyule City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	2	3421000	3421000	5591.65	576.50	ND	ND	576.50	5934.08
Café	2	560000	560000	2593.60	230.00	ND	ND	230.00	2434.78
Health Clinic Unsp	4	1375000	1462500	2852.07	700.00	85.78<	304.69<	740.25	1857.48
Mixed Use Shop	1	1001000	1001000	609.25	1643.00	ND	ND	1643.00	609.25
Mixed Use Unspec	1	600000	600000	3076.92	195.00	95.47<	151.52<	195.00	3076.92
Office & Dwelling	1	785000	785000	NA	NA	ND	ND	NA	NA
Office Premises Unsp	1	16600000	16600000	1832.03	9061.00	1013.43<	4693.91<	9061.00	1832.03
Retail Sgle Occ Unsp	4	1417250	1397500	6790.73	215.50	258.80<	164.41<	234.50	6043.71
Retail Store/Showrm	1	1300000	1300000	NA	NA	ND	ND	NA	NA
Serv Apt/Unit Unsp	2	501500	501500	NA	NA	142.47<	139.31<	NA	NA
Shop	4	1376500	950000	5909.09	220.00	ND	107.65<	259.33	6305.91
Shop & Dwelling	3	739166	742500	4013.51	185.00	ND	172.67<	236.67	3123.24
Strata/Subdiv Office	5	361500	345000	495000.00	1.00	ND	ND	1.00	495000.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	5	733240	750200	4782.61	161.00	ND	118.14<	161.00	4782.61
Factory Unsp	7	683214	760000	1529.18	497.00	87.86<	120.63<	506.60	1273.59
Office/Factory	3	777833	698500	1594.69	527.00	ND	ND	527.00	1184.54
Warehouse/Office	1	473333	473333	409.46	1156.00	ND	ND	1156.00	409.46
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	42000	42000	385.32	109.00	273.70<	525.00<	109.00	385.32
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	3	696666	437500	NA	NA	67.83<	58.33<	NA	NA
Detached Home (New)	4	1394000	1132500	2637.66	648.50	ND	174.23<	636.75	2189.24
Detached Home Unsp	979	1064672	895000	1599.00	649.00	104.68<	122.60<	719.18	1493.19
Detached Home(exist)	2	2360000	2360000	1269.40	1834.50	376.10<	330.07<	1834.50	1286.45
Individual Car Park	1	6000	6000	NA	NA	ND	ND	NA	NA
OYO Strata Flat	2	786250	786250	NA	NA	ND	ND	NA	NA
OYO Sub Dwelling	5	873790	958950	NA	NA	124.14<	ND	NA	NA
OYO Sub Unit	15	686966	720000	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	10	512350	478250	NA	NA	82.10<	113.87<	NA	NA
Res Dev Site	3	2021666	710000	872.24	814.00	28.63<	37.96<	3261.00	619.95
Res Land (WithBuild)	4	1022337	923500	404094.46	307.50	76.96<	207.53<	338.50	3020.20
Res/Rural Lstyle	11	2805272	2800000	351.45	4453.00	100.00<	151.35<	6637.27	422.65
Retire Village Unit	1	568000	568000	NA	NA	105.19<	96.27<	NA	NA
Semi-detached Unspec	30	766652	751000	1586.76	570.00	129.48<	113.83<	505.13	1504.79
Single Strata Unsp	487	714066	682070	NA	NA	104.93<	124.01<	NA	NA
Strata Dwelling	2	924930	924930	NA	NA	144.41<	ND	NA	NA
Strata Unit/Flat Unsp	203	709573	653000	NA	NA	109.75<	117.88<	NA	NA
Townhouse	4	649500	630500	NA	NA	86.52<	115.05<	NA	NA
Vac Res A	13	615115	660000	1697.07	581.00	134.69<	108.42<	598.00	1054.96
Vac Res B	1	708000	708000	193.23	3664.00	67.43<	363.07<	3664.00	193.23
Vac Res Rural Lstyle	2	1874000	1874000	269.61	8439.00	162.25<	ND	8439.00	222.06
Villa Unit	3	838666	831000	NA	NA	126.87<	ND	NA	NA
Municipality totals									
Commercial Total			31	Commercial Total Prices				\$49,951,000	
Industrial Total			16	Industrial Total Prices				\$11,255,533	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$42,000	
Residential Total			1,785	Residential Total Prices				\$1,651,866,363	
All Sales Total			1,833	All Sales Total				\$1,713,114,896	

Bass Coast Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	530	77,000	86,333	57	92,000	93,890	483	30,000	36,297
1991	473	75,000	81,873	71	76,000	89,035	348	29,000	31,975
1992	506	74,000	83,421	51	87,750	83,638	323	25,000	29,072
1993	579	76,000	86,893	67	82,000	99,264	345	28,000	32,971
1994	604	74,000	81,986	78	78,250	92,201	375	25,000	33,551
1995	618	71,500	81,871	70	75,000	90,714	372	24,000	36,056
1996	680	75,000	83,273	61	84,000	97,254	379	20,000	27,301
1997	804	70,500	79,742	88	80,500	84,088	452	21,300	27,577
1998	842	75,000	85,010	89	87,000	96,096	440	21,000	30,844
1999	991	85,000	99,513	132	94,500	107,121	663	26,000	33,918
2000	1,283	97,000	113,643	161	115,000	130,149	830	30,000	36,369
2001	1,428	130,000	143,430	207	145,000	165,803	1,054	40,000	47,141
2002	1,324	168,000	194,212	200	199,000	221,787	786	77,000	79,151
2003	1,276	210,000	233,669	181	225,000	262,478	561	110,000	112,691
2004	1,040	225,000	245,217	160	228,500	261,528	320	125,000	126,422
2005	996	240,000	266,855	204	253,750	284,222	287	130,000	131,987
2006	988	254,500	283,123	209	250,000	282,427	369	136,000	142,461
2007	1,347	263,000	294,778	262	278,250	317,387	469	140,000	139,000
2008	1,011	275,000	312,504	197	280,000	307,224	286	140,000	146,705
2009	1,139	290,000	323,466	278	259,975	298,619	392	147,900	153,474
2010	1,081	332,500	369,084	238	305,000	325,619	608	155,000	165,278
2011	803	350,000	383,377	153	310,000	393,872	351	162,900	184,615
2012	780	330,000	352,094	179	270,000	306,069	258	160,000	178,164
2013	975	332,500	368,200	157	295,000	317,271	283	161,000	175,132
2014	1,001	340,000	372,235	139	280,000	319,734	240	154,450	170,733
2015	1,168	340,000	366,889	167	286,000	315,065	303	141,000	167,473
2016	1,353	350,000	378,916	232	289,500	320,782	447	155,000	175,986
2017	1,436	395,000	419,527	293	320,000	353,439	949	164,900	189,312
2018	1,149	450,000	486,248	209	349,000	371,987	857	183,000	204,383
2019	959	480,000	511,914	170	369,500	389,715	439	245,000	259,811
2020	1,151	540,000	583,429	166	398,000	440,118	739	259,000	280,452
2021	279	640,000	705,008	55	425,000	459,350	135	319,000	354,895

Statistics for 2021 are based on a small number of sales and are preliminary only.

Bass Coast Shire

Analysis of property sales for 2020

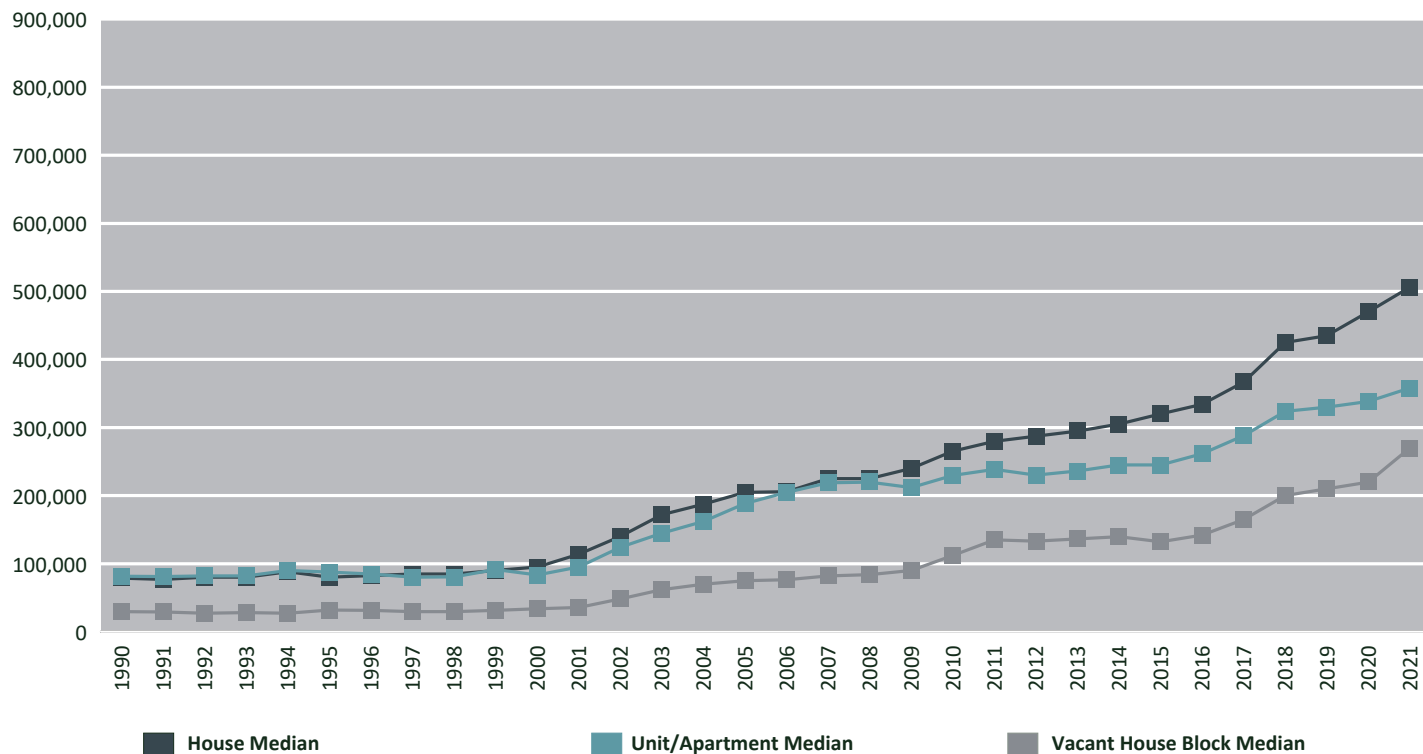
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	860000	860000	43.00	20000.00	ND	ND	20000.00	43.00
Dev Site	2	194000	194000	1317.20	186.00	12.13<	141.61<	186.00	1317.20
Health Clinic Unsp	1	3135000	3135000	NA	NA	861.26<	ND	NA	NA
Hotel	1	1480000	1480000	636.29	2326.00	196.03<	ND	2326.00	636.29
Office Premises Uns	2	410000	410000	3606.88	327.00	39.81<	104.79<	327.00	1253.82
Pub/Tavern/Club Unsp	3	1101833	790000	4411.76	544.00	111.42<	ND	583.67	1887.78
Retail Mult Occ Unsp	3	595333	550000	769.23	715.00	4.91<	20.37<	566.67	1050.59
Retail Sgle Occ Unsp	7	415542	290000	1516.43	375.50	55.77<	35.15<	407.83	1082.47
Serv Apt/Unit Unsp	1	320000	320000	NA	NA	9.01<	246.15<	NA	NA
Tourist Park/Caravan	2	13587500	13587500	665.86	26505.00	336.02<	ND	26505.00	512.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	176000	176000	NA	NA	ND	ND	NA	NA
Factory Unsp	13	334843	325000	1228.37	289.00	89.04<	48.44<	531.00	789.88
Ind Dev Site	4	476250	453750	519.36	1059.00	152.07<	ND	1073.00	480.74
Warehouse Unspec	2	353375	353375	2046.51	258.00	53.34<	206.35<	258.00	2046.51
Workshop	1	363000	363000	389.90	931.00	ND	ND	931.00	389.90
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	823333	865000	17.77	48690.00	80.24<	ND	181863.33	4.53
Glasshouse Plant/Veg	1	1020000	1020000	4.50	226786.00	ND	ND	226786.00	4.50
Horse Unspecified	1	1200000	1200000	1.75	684840.00	ND	ND	684840.00	1.75
Kennel/Cattery	1	690000	690000	2.10	328400.00	ND	ND	328400.00	2.10
Livestock – Beef	20	1632080	1051050	4.01	413150.00	118.76<	143.98<	496963.65	3.28
Livestock – Dairy	2	1200000	1200000	1.85	702077.50	85.71<	156.50<	702077.50	1.71
MixedFarm no infrast	1	2970000	2970000	32.71	90800.00	ND	571.15<	90800.00	32.71
MixedFarm&GrazUnsp	6	1015416	990000	2.35	367600.00	38.08<	150.00<	357861.33	2.84
Native Bshland	1	11000	11000	1.00	10994.00	ND	ND	10994.00	1.00
Plant/Tree Nursery	1	760000	760000	1.68	452900.00	163.44<	ND	452900.00	1.68
Vineyard	1	950000	950000	9.91	95861.00	ND	ND	95861.00	9.91
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	400750	400750	NA	NA	ND	ND	NA	NA
Detached Home (New)	14	705035	613750	1116.64	641.50	131.99<	232.92<	617.07	1142.55
Detached Home Unsp	1124	580020	537500	629.58	642.50	111.86<	159.26<	724.16	801.93
Detached Home(exist)	11	798545	565000	742.55	954.50	165.20<	159.15<	1263.90	662.55
Garage/Outbuild Res	1	28000	28000	1333.33	21.00	ND	ND	21.00	1333.33
Individual Car Park	2	26250	26250	NA	NA	44.87<	131.25<	NA	NA
MisImpRuralLand Unsp	4	525250	575500	44.70	15090.00	ND	ND	15079.50	34.83
OYO Sub Unit	2	455000	455000	NA	NA	284.38<	ND	NA	NA
Res Co Sh Unit Unsp	1	345000	345000	NA	NA	ND	ND	NA	NA
Res Dev Site	3	181666	175000	347.22	504.00	ND	14.74<	506.67	358.55
Res Investment Flat	2	609750	609750	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	2	520000	520000	603.79	861.00	ND	ND	861.00	603.95
Res/Rural Lstyle	77	979188	820000	38.00	20000.00	117.14<	162.38<	30704.62	31.89
ResLandWithImprovemt	3	355000	325000	481.28	935.00	ND	ND	984.67	360.53
Semi-detached Unspec	2	465000	465000	1910.42	267.50	86.11<	ND	267.50	1738.32
Single Strata Unsp	113	433227	400000	NA	NA	108.40<	130.72<	NA	NA
Strata Unit/Flat Uns	44	443215	352500	NA	NA	94.00<	124.78<	NA	NA
Townhouse	2	663750	663750	NA	NA	71.37<	240.48<	NA	NA
Vac Res A	700	277937	254900	366.16	594.00	106.21<	182.07<	615.73	458.74
Vac Res B	39	325589	289000	136.49	2088.00	96.33<	159.23<	2307.23	141.12
Vac Res Englobo Oth	2	2262500	2262500	123.48	18501.50	92.44<	ND	18501.50	122.29
Vac Res Rural Lstyle	25	597340	455000	72.50	10942.00	102.54<	149.18<	18591.04	32.58
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Motor Racing Tracks	1	36300000	36300000	4.17	8714142.00	ND	ND	8714142.00	4.17

Municipality totals

Commercial Total	23	Commercial Total Prices	\$42,178,300
Industrial Total	21	Industrial Total Prices	\$7,503,720
Primary Production Total	38	Primary Production Total Prices	\$51,205,100
Residential Total	2,175	Residential Total Prices	\$1,051,529,037
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$36,300,000
All Sales Total	2,258	All Sales Total	\$1,188,716,157

Baw Baw Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	340	79,000	82,841	44	81,750	96,346	219	29,750	34,816
1991	317	77,000	83,069	49	81,000	92,844	153	29,000	33,392
1992	345	80,000	84,464	51	82,000	90,939	185	27,000	28,198
1993	432	80,250	91,758	70	82,000	88,877	175	28,000	33,895
1994	431	88,000	94,648	56	90,000	114,504	246	27,000	29,499
1995	386	80,000	91,836	54	87,500	95,240	110	32,000	36,175
1996	379	82,500	93,762	48	85,000	99,020	105	31,500	45,243
1997	412	85,000	94,135	53	80,000	80,773	113	29,500	38,716
1998	427	85,000	94,864	58	80,500	84,089	118	29,500	37,345
1999	478	90,000	98,201	69	91,500	109,887	133	31,250	36,799
2000	538	95,000	103,377	66	83,250	85,957	139	34,000	42,299
2001	652	114,000	124,495	121	95,000	97,020	265	35,750	42,983
2002	587	140,000	150,881	83	124,000	125,248	335	48,500	52,751
2003	645	172,000	177,752	109	145,000	161,266	491	62,000	61,512
2004	563	187,500	199,531	85	162,000	179,011	548	70,000	71,126
2005	640	204,750	209,198	98	188,500	188,241	433	75,000	79,026
2006	568	206,000	216,677	97	205,000	225,855	295	76,500	90,769
2007	693	225,000	240,820	131	219,000	288,840	352	82,000	88,730
2008	664	225,000	230,452	104	220,000	227,317	471	84,000	88,770
2009	826	240,000	242,127	139	212,000	241,885	707	90,000	96,089
2010	759	265,468	277,616	148	229,577	252,023	888	112,250	117,911
2011	686	280,000	288,329	130	238,750	240,447	526	135,000	138,555
2012	662	287,500	299,861	93	230,000	232,024	402	133,250	136,445
2013	730	295,000	310,442	108	236,000	251,560	374	136,500	144,738
2014	752	305,000	314,509	151	245,000	255,040	391	139,500	136,273
2015	851	320,000	334,365	161	245,000	243,635	395	132,000	137,227
2016	935	334,000	343,442	160	261,750	266,787	413	142,000	148,892
2017	1,101	367,000	371,403	199	288,450	300,092	904	165,000	166,746
2018	988	425,000	436,328	152	323,950	338,177	774	200,000	201,024
2019	808	435,000	444,814	118	330,000	336,566	422	210,000	213,584
2020	862	470,000	491,783	124	338,475	330,867	786	220,000	241,201
2021	204	506,000	530,262	19	358,000	375,236	101	270,000	302,502

Statistics for 2021 are based on a small number of sales and are preliminary only.

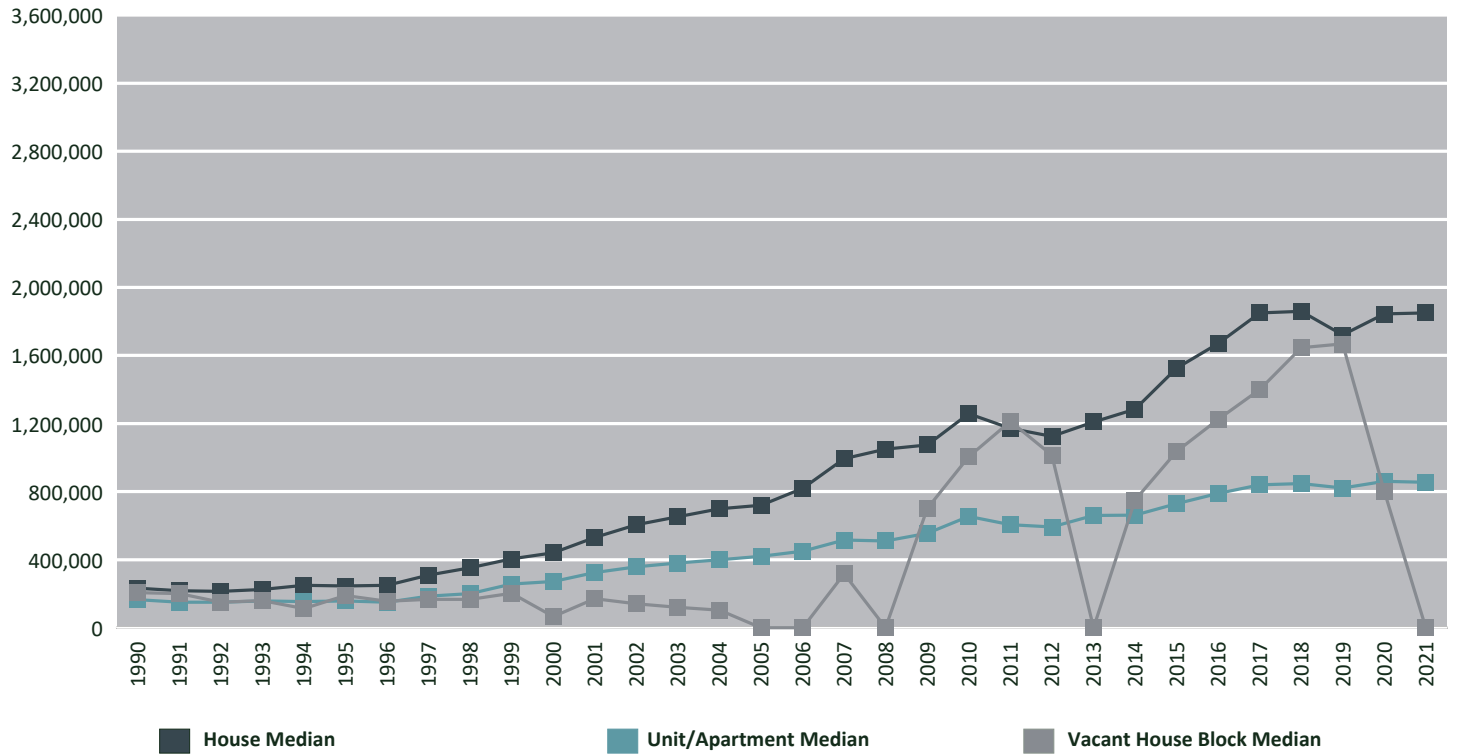
Baw Baw Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1630000	1630000	25.83	63100.00	ND	ND	63100.00	25.83
Café	1	475000	475000	4750.00	100.00	ND	ND	100.00	4750.00
Dev Site	5	490160	374000	352.96	910.50	24.29<	17.25<	1774.25	286.43
Ground Level Parking	1	550000	550000	838.41	656.00	ND	ND	656.00	838.41
Hotel/Motel Unsp	1	774999	774999	1823.53	425.00	133.05<	43.06<	425.00	1823.53
Licensed Restaurant	2	1025000	1025000	1555.26	792.50	ND	ND	792.50	1293.38
Office Premises Uns	3	417333	340000	1538.46	195.00	83.44<	86.90<	848.67	491.75
Retail Mult Occ Unsp	1	378000	378000	4344.83	87.00	80.43<	ND	87.00	4344.83
Retail Sgle Occ Unsp	9	593333	450000	1739.13	184.00	53.73<	97.40<	679.43	933.56
Tourist Park/Caravan	1	450000	450000	0.65	692600.00	ND	ND	692600.00	0.65
Tourist Resort Compl	1	1570000	1570000	78.15	20090.00	ND	ND	20090.00	78.15
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Fire Station	1	825000	825000	NA	NA	ND	ND	NA	NA
Place of Worship	1	140000	140000	73.53	1904.00	ND	ND	1904.00	73.53
Religious Residence	1	445000	445000	618.06	720.00	ND	ND	720.00	618.06
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	9	628966	490000	883.12	962.50	124.97<	155.31<	1391.75	482.82
Ind Dev Site	5	580499	495000	278.87	1775.00	83.85<	353.57<	2020.80	287.26
Ind Land Building \$0	1	489500	489500	652.67	750.00	ND	ND	750.00	652.67
Storage Depot	1	340000	340000	216.56	1570.00	ND	ND	1570.00	216.56
Warehouse Unspec	11	879938	450000	233.95	1838.00	62.50<	32.73<	3979.36	221.13
Warehouse/Showroom	1	720000	720000	180.00	4000.00	ND	ND	4000.00	180.00
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	110000	110000	12.76	8620.00	1100.00<	ND	8620.00	12.76
TV/Radio Station	1	535000	535000	153.47	3486.00	ND	ND	3486.00	153.47
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	863132	953125	1.64	364500.00	93.22<	98.51<	567202.25	1.52
Livestock – Beef	29	1289811	1000000	3.32	421800.00	112.99<	208.33<	533076.03	2.42
Livestock – Dairy	17	1545333	1500000	2.88	520737.00	125.00<	222.55<	543189.35	2.84
MixedFarm + infrast	2	1125000	1125000	5.63	196650.00	109.22<	ND	196650.00	5.72
MixedFarm&GrazUnsp	16	1399062	1135000	8.07	361850.00	141.88<	180.16<	398144.00	3.51
Native Bshland	2	30000	30000	0.05	647773.00	40.00<	ND	647773.00	0.05
Orchard Plantations	2	899400	899400	6.77	204200.00	ND	ND	204200.00	4.40
Poultry broiler	1	8300000	8300000	7.95	1043460.00	ND	ND	1043460.00	7.95
Softwood Plantation	1	530000	530000	1.22	433000.00	ND	ND	433000.00	1.22
Specialised Cropping	1	7227999	7227999	16.11	448600.00	ND	ND	448600.00	16.11
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	382500	382500	NA	NA	123.39<	ND	NA	NA
Detached Home (New)	7	417714	433000	1154.64	375.00	91.16<	129.06<	373.00	1165.77
Detached Home Unsp	845	489826	472000	550.34	745.00	108.51<	147.04<	860.38	565.97
Detached Home(exist)	9	774444	700000	337.05	3002.00	171.99<	218.75<	2660.13	286.41
Res Dev Site	5	220000	220000	346.69	649.00	105.77<	ND	650.00	338.46
Res/Rural Lstyle	207	809721	800000	43.00	10000.00	109.59<	163.27<	37148.45	21.79
ResLandWithImprovemt	1	95000	95000	88.04	1079.00	ND	ND	1079.00	88.04
Semi-detached Unspec	1	120000	120000	400.00	300.00	ND	ND	300.00	400.00
Sep House&Curtilage	2	703500	703500	5039.00	300.00	ND	92.08<	300.00	2345.00
Single Strata Unsp	89	333330	340000	NA	NA	102.47<	138.78<	NA	NA
Strata Unit/Flat Uns	34	322899	304500	NA	NA	92.27<	122.04<	NA	NA
Sub Div (EnGlobo)	1	960020	960020	79.74	12040.00	40.00<	ND	12040.00	79.74
Vac Res A	770	237461	220000	351.23	633.50	104.76<	167.62<	655.06	362.86
Vac Res B	16	421187	420000	214.09	2008.50	171.43<	262.50<	2281.19	184.64
Vac Res Rural Lstyle	56	430594	448000	89.02	5136.50	111.44<	192.69<	21254.73	20.26
Municipality totals									
Commercial Total			26	Commercial Total Prices			\$16,920,799		
Community Services Total			3	Community Services Total Prices			\$1,410,000		
Industrial Total			28	Industrial Total Prices			\$19,792,014		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$645,000		
Primary Production Total			79	Primary Production Total Prices			\$113,132,059		
Residential Total			2,044	Residential Total Prices			\$849,816,853		
All Sales Total			2,182	All Sales Total			\$1,001,716,725		

Bayside City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,077	232,500	288,389	445	165,000	192,338	14	205,750	330,756
1991	1,198	217,500	259,584	461	150,500	183,716	9	200,000 ^	197,185 ^
1992	1,134	214,000	259,197	396	150,000	174,354	27	150,000	180,070
1993	1,373	226,000	265,039	489	158,500	174,658	17	160,000	207,676
1994	1,462	250,000	293,252	708	154,175	183,814	54	112,250	155,333
1995	1,387	245,000	290,501	588	157,625	189,641	77	190,000	186,821
1996	1,483	250,000	300,624	645	151,000	179,686	79	155,000	180,077
1997	1,704	310,000	359,356	876	185,000	226,915	78	167,000	219,553
1998	1,533	352,500	433,066	714	200,750	250,865	51	166,166	206,563
1999	1,459	404,500	481,239	788	256,350	313,014	37	203,500	286,445
2000	1,514	441,500	529,576	808	271,250	320,710	9	66,000 ^	86,260 ^
2001	1,675	530,000	626,606	1,018	325,000	382,931	23	170,000	241,045
2002	1,463	605,000	703,626	834	358,500	427,593	11	141,666	154,042
2003	1,507	652,000	761,314	868	380,000	505,694	6	120,000 ^	145,666 ^
2004	1,290	699,000	830,479	795	400,000	501,694	3	103,125 ^	116,185 ^
2005	1,439	720,000	890,106	784	420,000	513,025	0	0 *	0 *
2006	1,501	820,000	1,019,432	902	450,000	570,642	0	0 *	0 *
2007	1,655	994,000	1,263,601	1,092	515,000	641,310	3	317,700 ^	745,900 ^
2008	1,171	1,050,000	1,292,204	798	510,000	652,502	0	0 *	0 *
2009	1,370	1,075,000	1,309,825	896	555,000	671,198	2	701,000 ^	701,000 ^
2010	1,252	1,257,250	1,489,569	913	655,000	789,388	2	1,005,000 ^	1,005,000 ^
2011	1,128	1,170,883	1,380,893	977	605,000	726,818	2	1,213,750 ^	1,213,750 ^
2012	1,097	1,125,000	1,363,237	1,096	591,900	697,065	2	1,013,500 ^	1,013,500 ^
2013	1,347	1,210,000	1,453,241	1,209	660,000	769,514	0	0 *	0 *
2014	1,561	1,285,000	1,546,902	1,484	661,300	766,193	3	749,750 ^	654,916 ^
2015	1,561	1,525,000	1,809,911	1,219	730,000	891,243	6	1,036,665 ^	1,120,535 ^
2016	1,418	1,670,000	1,998,822	1,150	790,000	951,183	11	1,225,000	1,565,716
2017	1,305	1,850,000	2,234,467	1,194	840,000	1,001,233	20	1,400,000	1,870,779
2018	1,151	1,860,000	2,279,040	833	846,857	1,006,695	11	1,645,000	1,861,318
2019	1,197	1,720,000	2,070,625	848	821,500	988,850	4	1,667,500 ^	1,601,250 ^
2020	997	1,844,000	2,209,022	688	861,375	1,027,592	12	800,000	979,416
2021	139	1,850,000	2,102,352	150	855,000	1,020,970	0	0 *	0 *

Statistics for 2021 are based on a small number of sales and are preliminary only.

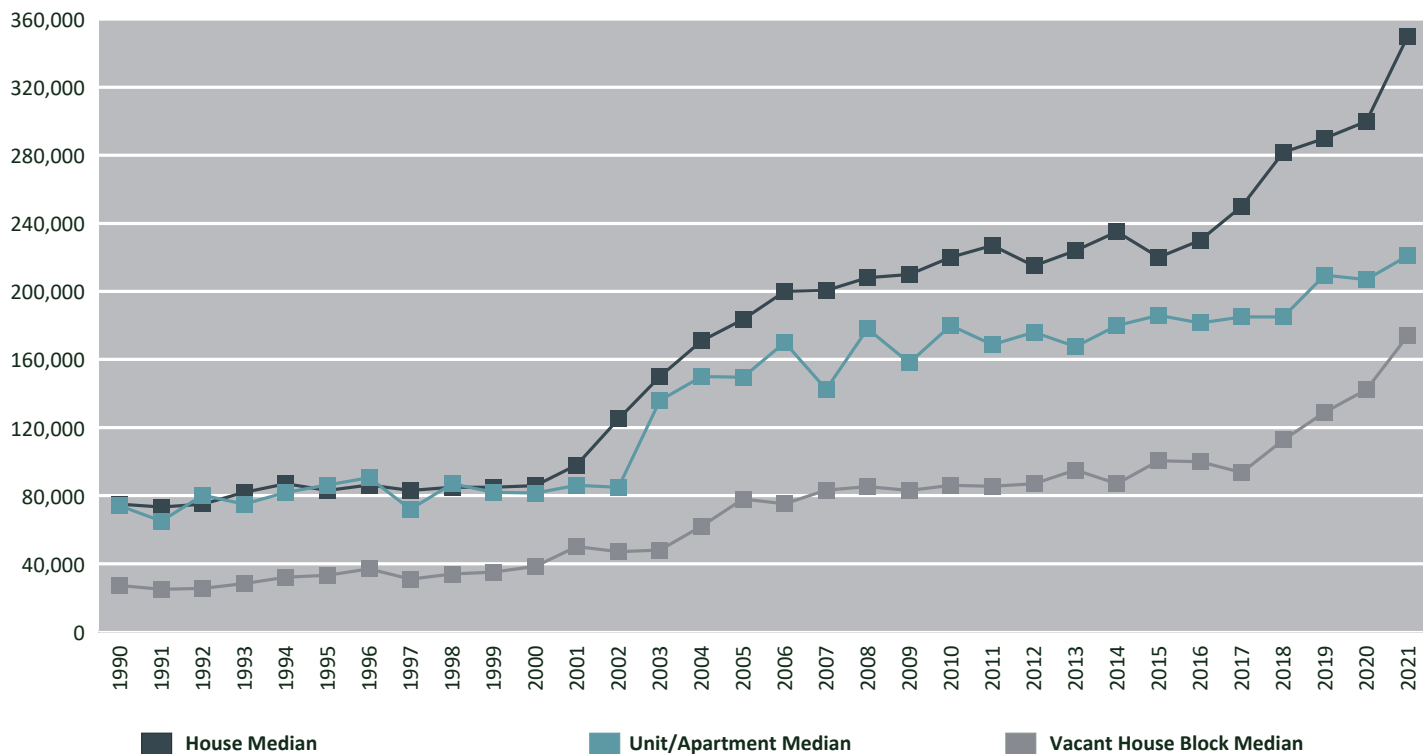
Bayside City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	2000000	2000000	5167.96	387.00	ND	ND	387.00	5167.96
Café	1	1147000	1147000	4986.96	230.00	143.38<	ND	230.00	4986.96
Com Land (Struct 0)	5	971016	835000	3738.27	206.00	28.11<	ND	220.00	4413.71
Crematorium/Funeral	1	2500000	2500000	3571.43	700.00	ND	ND	700.00	3571.43
Fuel Outlet/Garage	1	3000000	3000000	NA	NA	ND	ND	NA	NA
Health Clinic Unsp	4	1950000	1647337	9573.07	172.00	166.40<	48.88<	188.75	10331.13
Mixed Use Unspec	1	999999	999999	4878.04	205.00	69.69<	52.67<	205.00	4878.04
Office Premises Uns	20	829020	425050	3390.80	870.00	96.17<	70.26<	856.57	1255.34
Retail Sgle Occ Unsp	5	3873120	931600	4166.67	3816.00	102.94<	87.97<	3816.00	4166.67
Serv Apt/Unit Unsp	1	2285000	2285000	NA	NA	ND	ND	NA	NA
Shop	11	970938	750000	2354.73	232.50	96.77<	111.52<	803.13	1154.86
Vehicle Sales Centre	1	4398975	4398975	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	2712500	2712500	2556.46	1033.00	ND	ND	1033.00	2625.85
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	7	561000	590000	8421.05	76.00	90.77<	ND	87.80	6781.32
Factory Unsp	1	7000000	7000000	841.35	8320.00	739.96<	1787.42<	8320.00	841.35
Ind Land Building \$0	1	1390000	1390000	1586.76	876.00	ND	594.02<	876.00	1586.76
Warehouse Store	2	140250	140250	NA	NA	ND	ND	NA	NA
Warehouse Unspec	10	525721	558500	2796.05	304.00	398.01<	79.79<	4654.22	118.02
Warehouse/Showroom	1	480000	480000	32.25	14883.00	ND	ND	14883.00	32.25
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	68200	68200	NA	NA	100.81<	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	2040000	2040000	3502.21	582.50	ND	28.87<	582.50	3502.15
Cojoin Strata Unsp	18	1747611	1677500	NA	NA	207.59<	137.22<	NA	NA
Detached Home (New)	5	3986880	4670000	6672.00	825.00	373.60<	287.38<	837.60	4759.89
Detached Home Unsp	969	2204410	1844000	3875.40	618.00	106.28<	119.90<	607.97	3704.39
Detached Home(exist)	2	817500	817500	2254.26	838.50	68.99<	52.57<	838.50	974.96
Individual Car Park	4	15000	15000	NA	NA	142.86<	33.33<	NA	NA
Res Investment Flat	1	1607500	1607500	NA	NA	199.94<	48.78<	NA	NA
Res Land (WithBuild)	95	1570203	1290000	2265.50	652.00	80.63<	71.67<	631.91	2853.50
Res/Rural Lstyle	1	1915000	1915000	212.02	9032.00	170.22<	56.74<	9032.00	212.02
Retire Village Unit	14	634971	662369	NA	NA	92.64<	132.47<	NA	NA
Semi-detached Unspec	21	2131047	1800000	6321.84	348.00	157.89<	184.62<	477.65	4719.70
Single Strata Unsp	511	1022990	880000	NA	NA	104.14<	106.67<	NA	NA
Strata Unit/Flat Uns	143	982037	750000	NA	NA	95.54<	125.00<	NA	NA
Townhouse	1	1850000	1850000	5799.37	319.00	105.71<	223.09<	319.00	5799.37
Vac Res A	12	979416	800000	2377.18	631.00	47.98<	77.17<	524.33	2024.37
Municipality totals									
Commercial Total			52	Commercial Total Prices				\$75,612,382	
Community Services Total			2	Community Services Total Prices				\$5,425,000	
Industrial Total			22	Industrial Total Prices				\$18,334,710	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$136,400	
Residential Total			1,799	Residential Total Prices				\$3,076,355,861	
All Sales Total			1,877	All Sales Total				\$3,175,864,353	

Benalla Rural City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	133	75,000	84,158	36	74,000	69,502	35	27,200	26,430
1991	127	73,250	78,460	18	65,000	64,861	21	25,000	23,619
1992	156	75,085	82,485	22	80,250	79,668	35	25,500	30,927
1993	174	82,000	90,076	19	75,000	77,565	28	28,250	28,453
1994	165	87,000	94,532	22	82,000	86,951	46	32,000	29,103
1995	157	83,000	91,310	18	86,250	81,472	43	33,175	39,889
1996	150	86,250	95,720	10	90,500	87,550	39	37,000	48,253
1997	163	83,000	95,585	29	72,000	76,370	37	31,000	32,648
1998	136	85,000	94,412	27	87,000	87,888	29	34,000	51,175
1999	169	85,000	95,186	30	82,000	89,816	42	35,000	37,216
2000	198	85,875	99,280	32	81,500	81,796	37	38,500	45,016
2001	215	98,000	107,937	36	86,000	88,354	37	50,000	56,527
2002	268	125,000	128,326	59	85,000	92,791	70	47,000	57,870
2003	224	150,000	155,283	50	136,000	130,353	42	48,000	54,282
2004	208	171,000	179,537	29	150,000	158,810	33	62,000	57,281
2005	200	183,500	189,997	52	149,500	161,461	49	78,000	79,908
2006	181	200,000	211,091	35	170,000	154,557	32	75,250	79,609
2007	186	200,500	221,672	31	142,500	160,709	30	83,250	88,533
2008	159	208,000	210,971	27	178,000	168,500	22	85,250	89,836
2009	178	210,000	220,154	24	158,000	167,854	69	83,000	79,941
2010	137	220,000	230,193	33	180,000	200,651	37	86,000	85,702
2011	155	227,000	236,938	18	168,750	174,608	29	85,500	92,189
2012	131	215,000	238,492	37	176,000	176,855	21	87,000	91,476
2013	151	224,000	236,849	32	167,500	165,843	13	95,000	79,793
2014	165	235,000	251,148	31	180,000	175,962	34	87,000	89,554
2015	190	220,000	238,475	39	186,000	187,064	23	100,500	99,043
2016	220	230,000	247,343	26	181,500	179,307	33	100,000	103,606
2017	265	250,000	265,662	43	185,000	212,732	49	93,500	95,224
2018	236	281,750	292,200	61	185,000	193,184	44	112,750	115,388
2019	216	290,000	303,621	34	209,500	238,294	49	129,000	128,989
2020	224	300,000	317,611	31	207,000	209,346	48	142,250	156,697
2021	57	350,000	385,814	7	221,000^	229,857^	4	174,000 ^	266,750 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

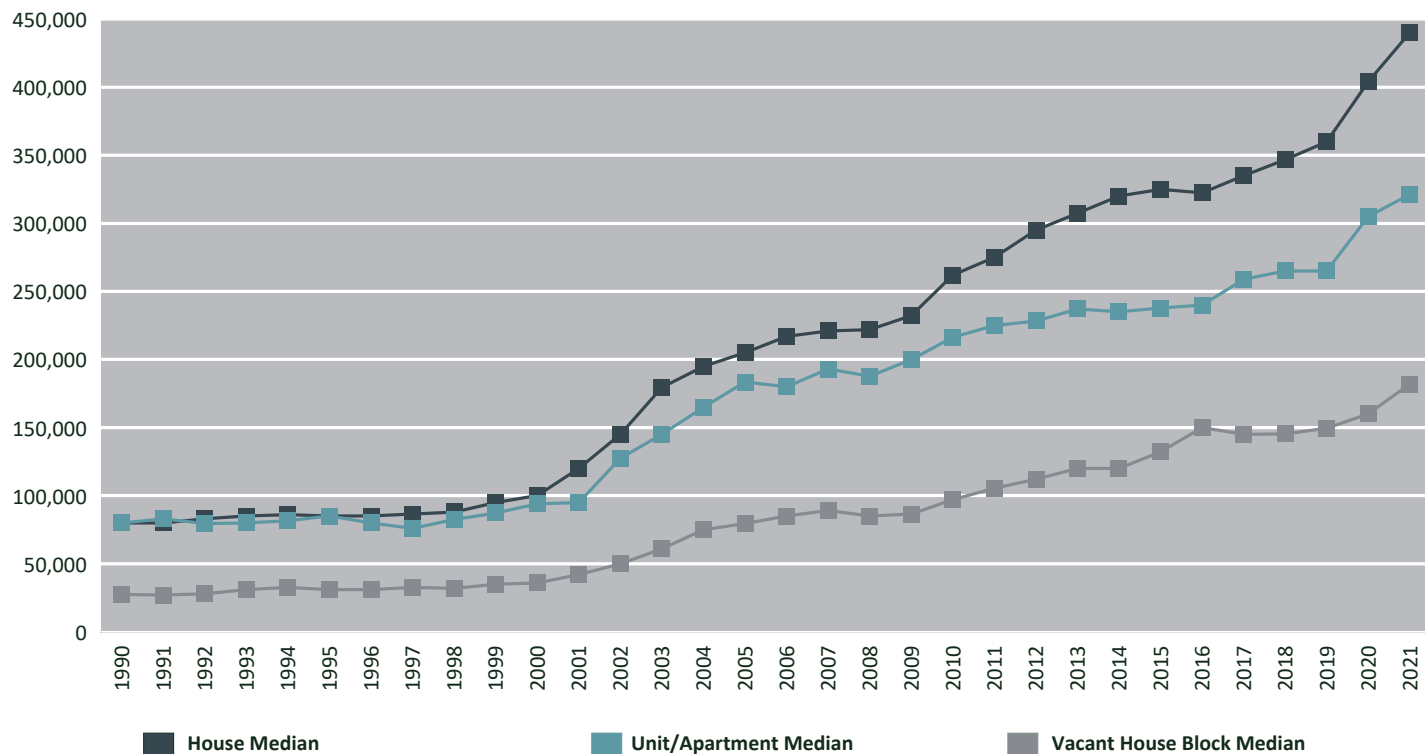
Benalla Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	133750	133750	14.78	3891.00	4.42<	ND	3891.00	14.78
Mixed Use Unspec	1	290000	290000	135.26	2144.00	ND	52.73<	2144.00	135.26
Pub/Tavern/Club Unsp	1	355000	355000	136.33	2604.00	ND	76.84<	2604.00	136.33
Retail Sgle Occ Unsp	6	330499	301500	431.30	694.50	86.14<	172.28<	1315.00	251.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	283233	292000	221.04	1321.00	ND	ND	1615.00	175.38
Ind Dev Site	1	160000	160000	39.54	4047.00	ND	ND	4047.00	39.54
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	491000	462000	0.81	591600.00	121.10<	ND	1005200.11	0.49
GenCrop >20ha Unspec	5	1116468	1400000	1.55	1290900.00	233.33<	161.15<	1193004.40	0.94
Livestock – Beef	10	661890	445000	0.55	660850.00	54.94<	134.85<	821216.40	0.81
Livestock – Sheep	2	624000	624000	1.34	557437.00	258.92<	41.35<	557437.00	1.34
MixedFarm&GrazUnsp	31	741268	490000	3.50	556500.00	79.03<	124.05<	925293.74	0.80
Vineyard	1	370000	370000	2.50	148000.00	ND	ND	148000.00	2.50
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	2	382500	382500	739.25	544.00	ND	ND	544.00	703.13
Detached Home Unsp	55	309409	285000	253.89	772.00	98.28<	151.19<	843.31	371.77
Detached Home(exist)	167	319536	301650	642.20	763.00	110.90<	134.67<	793.09	402.90
Res/Rural Lstyle	64	541476	540000	21.75	20315.00	118.03<	145.95<	98651.67	5.49
Single Strata Unsp	25	211110	210000	NA	NA	98.13<	98.71<	NA	NA
Strata Unit/Flat Uns	6	202000	183333	NA	NA	87.51<	96.49<	NA	NA
Vac Res A	45	160300	142500	93.97	713.00	110.04<	139.36<	720.51	224.60
Vac Res B	3	102666	78000	18.54	3237.00	165.96<	97.50<	3026.33	33.92
Vac Res Rural Lstyle	33	159454	170000	5.81	12900.00	103.34<	170.00<	37900.79	4.21
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$2,895,499	
Industrial Total			4	Industrial Total Prices				\$1,009,700	
Primary Production Total			58	Primary Production Total Prices				\$41,217,567	
Residential Total			400	Residential Total Prices				\$125,072,780	
All Sales Total			472	All Sales Total				\$170,195,546	

Greater Bendigo City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	1,133	80,000	88,541	227	80,000	85,578	413	27,500	32,300
1991	1,029	80,000	87,050	193	83,000	91,406	367	27,000	30,522
1992	1,268	82,900	89,851	195	79,500	81,444	485	28,000	32,241
1993	1,400	85,000	91,912	261	80,000	81,644	497	31,000	33,861
1994	1,295	86,000	94,314	204	81,500	89,154	467	32,500	37,146
1995	1,212	85,000	92,787	169	85,000	98,696	362	31,000	34,983
1996	1,224	85,000	91,482	172	80,000	85,294	323	31,000	35,787
1997	1,346	86,500	95,523	220	76,000	82,784	498	32,500	37,867
1998	1,302	88,000	97,349	238	82,500	89,114	443	32,000	35,060
1999	1,358	95,000	107,214	225	87,250	99,544	473	35,000	38,636
2000	1,613	100,000	110,598	285	94,000	107,221	397	36,000	39,120
2001	1,947	120,000	127,123	331	95,000	106,560	772	41,950	45,905
2002	1,932	145,000	158,363	317	127,500	131,785	782	50,000	52,652
2003	1,878	179,475	190,858	453	145,000	152,681	952	61,000	64,919
2004	1,775	195,000	207,797	264	165,000	171,597	610	74,950	79,354
2005	1,692	205,000	218,697	308	183,375	188,959	657	79,500	86,288
2006	1,649	217,000	229,628	299	180,000	187,515	592	85,000	96,620
2007	1,733	221,000	236,760	367	193,000	195,780	562	89,000	97,111
2008	1,549	222,000	237,073	260	187,750	197,656	423	85,000	91,838
2009	1,752	232,125	246,661	398	199,975	206,572	750	86,500	93,066
2010	1,645	262,000	280,788	334	216,250	225,540	723	97,000	106,729
2011	1,660	275,000	293,919	295	225,000	230,267	888	105,425	111,753
2012	1,654	295,000	312,724	366	228,300	223,120	851	112,000	118,827
2013	1,787	307,500	328,372	358	237,250	240,663	779	120,000	130,203
2014	1,700	320,000	341,437	335	235,000	253,431	751	120,000	132,375
2015	1,643	325,000	342,675	354	237,750	235,411	552	132,250	147,269
2016	1,785	322,500	353,611	340	240,000	252,906	481	150,000	154,528
2017	1,783	335,000	360,067	303	259,000	275,678	639	145,000	150,525
2018	1,963	346,800	378,824	362	265,000	276,390	766	145,250	155,201
2019	1,874	360,000	394,968	376	265,000	275,431	839	149,500	159,721
2020	1,846	404,164	432,756	326	305,000	324,729	1,127	160,000	171,725
2021	458	440,000	465,430	84	321,250	366,271	105	182,000	215,278

Statistics for 2021 are based on a small number of sales and are preliminary only.

Greater Bendigo City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	335000	335000	1284.17	364.00	ND	ND	364.00	920.33
Convenience/FastFood	2	285500	285500	1924.36	442.00	ND	ND	442.00	645.93
Dev Site	6	560750	357750	1056.38	1614.00	10.84<	62.42<	2131.00	290.90
Fuel Outlet/Garage	3	3080000	3000000	235.06	1021.00	135.48<	863.31<	1582.00	1946.90
Ground Level Parking	2	578000	578000	1040.70	584.00	ND	ND	584.00	989.73
Health Clinic Unsp	5	752500	632500	689.87	910.50	100.40<	147.09<	1372.25	570.23
Health Surgery	1	770000	770000	1734.23	444.00	ND	233.33<	444.00	1734.23
Hotel	1	820000	820000	728.89	1125.00	182.22<	ND	1125.00	728.89
Medical/Surgery	2	510000	510000	667.91	819.00	ND	29.89<	819.00	622.71
Mixed Use Shop	2	255287	255287	2098.68	324.50	ND	ND	324.50	786.71
Mixed Use Unspec	4	2226624	2053249	943.13	2173.50	272.86<	245.16<	2353.50	946.09
Motel	1	2612500	2612500	397.64	6570.00	237.50<	145.95<	6570.00	397.64
Office Cvt Dwelling	2	432500	432500	1007.82	432.50	ND	77.23<	432.50	1000.00
Office Premises Uns	8	529025	441100	969.31	814.50	79.48<	49.31<	855.25	618.56
Retail Mult Occ Unsp	2	3526600	3526600	1147.22	3399.00	320.60<	ND	3399.00	1037.54
Retail Sgle Occ Unsp	8	737312	735000	932.37	498.50	144.83<	230.41<	635.67	943.50
Retail Store/Showrm	1	675000	675000	866.50	779.00	ND	50.28<	779.00	866.50
Shop	6	660115	362750	787.82	509.00	ND	68.44<	947.20	767.78
Shopping Centre Unsp	3	203333	203000	269.74	1197.00	ND	3.01<	1197.00	199.67
Veterinary Clinic	1	311300	311300	587.36	530.00	43.24<	ND	530.00	587.36
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	94950	94950	628.81	151.00	ND	ND	151.00	628.81
NonGov School Unsp	1	2050000	2050000	2001.95	1024.00	ND	ND	1024.00	2001.95
Technical&Further Ed	1	2854500	2854500	874.00	3266.00	ND	ND	3266.00	874.00
Vac Edu & Res Site	1	1850000	1850000	138.78	13330.00	ND	ND	13330.00	138.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	694964	448250	301.89	2650.00	109.40<	115.83<	3447.60	239.78
Ind Dev Site	12	353051	312950	107.48	3121.00	113.80<	69.82<	4102.50	86.06
OpenStorageUnspec	2	899500	899500	149.32	7099.00	ND	183.57<	7099.00	126.71
Warehouse Store	2	1712500	1712500	661.39	3235.00	ND	ND	3235.00	529.37
Warehouse Unspec	10	1117550	875000	254.31	3539.00	190.22<	158.37<	3121.56	368.60
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Telecom Tower	1	1000	1000	16.67	60.00	ND	ND	60.00	16.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	11	311178	250000	0.87	225577.50	65.79<	ND	356056.80	0.94
GenCrop >20ha Unspec	7	314840	280000	0.88	851282.50	200.00<	130.23<	844547.83	0.38
Livestock – Sheep	6	871820	502049	2.49	409681.50	139.46<	ND	1847481.83	0.47
MarketGardenVeg <20h	1	250000	250000	6.25	40000.00	ND	ND	40000.00	6.25
MixedFarm + infrast	12	705944	765000	2.79	340000.00	144.34<	154.55<	538983.55	1.39
MixedFarm no infrast	2	130312	130312	0.30	925000.00	54.30<	43.44<	925000.00	0.14
MixedFarm&GrazUnsp	30	425905	369500	1.82	413100.00	90.12<	147.80<	627517.20	0.68
Native Bshland	1	75677	75677	0.06	1203670.00	ND	ND	1203670.00	0.06
Orchard Plantations	1	270000	270000	3.38	80000.00	ND	ND	80000.00	3.38
Poultry broiler	1	1500000	1500000	2.38	631400.00	ND	107.14<	631400.00	2.38
Vineyard	3	891666	650000	5.42	120000.00	121.50<	191.18<	190002.33	4.69
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	1950000	1950000	870.15	2241.00	ND	652.17<	2241.00	870.15
Cojoin Strata Unsp	2	274000	274000	NA	NA	108.51<	103.40<	NA	NA
Conjoined StrataUnit	27	283049	275000	NA	NA	55.56<	125.57<	NA	NA
Detached Home (Ind)	3	290000	260000	371.96	699.00	ND	ND	716.33	404.84
Detached Home (New)	7	566357	595000	992.37	655.00	ND	165.28<	664.86	851.85
Detached Home Unsp	466	403725	375000	716.25	615.50	104.17<	121.56<	720.77	562.27
Detached Home(Comm)	17	495911	410000	1807.98	401.00	100.49<	ND	547.71	905.43
Detached Home(exist)	1349	442482	418000	502.77	722.00	116.11<	126.67<	870.00	509.45
Garage/Outbuild Rur	1	17500	17500	5.81	3010.00	ND	ND	3010.00	5.81
Granny Flat/Studio	1	435000	435000	397.62	1094.00	ND	ND	1094.00	397.62
Half Pair or Duplex	6	345666	344500	580.25	567.00	ND	151.76<	595.20	544.86
House & Flat/Studio	3	460000	505000	577.14	875.00	68.24<	117.78<	789.00	583.02
MisImpRuralLand Unsp	8	309125	300000	3.10	121600.00	ND	187.50<	119150.00	2.59
OYO Sub Dwelling	9	325888	350000	NA	NA	97.22<	142.86<	NA	NA
OYO Sub Unit	120	297895	292500	NA	NA	148.48<	117.94<	NA	NA
Res Dev Site	21	197497	160000	226.26	724.00	62.75<	18.82<	8111.90	24.12
Res Investment Flat	5	585400	565000	770.96	798.50	194.83<	198.25<	798.50	732.62
Res Land (WithBuild)	4	558650	512300	149.18	4077.50	853.83<	138.09<	4228.00	132.13
Res/Rural Lstyle	319	634078	595000	115.00	20000.00	112.26<	136.78<	44714.66	14.18
ResLandWithImprovemt	2	251500	251500	190.00	1512.50	ND	369.85<	1512.50	166.28
Retire Village Unit	12	286625	301250	NA	NA	101.26<	401.77<	NA	NA
Semi-detached	5	347200	345000	1169.53	289.50	76.67<	ND	289.50	1148.53
Semi-detached Unspec	6	403333	362500	2385.13	275.00	99.18<	164.77<	435.00	954.02
Shack/Hut/Donga	2	222500	222500	93.27	2623.50	135.67<	ND	2623.50	84.81
Short Term Hol Accom	1	430000	430000	1452.70	296.00	ND	ND	296.00	1452.70
Single Strata Unsp	51	298620	287500	NA	NA	110.58<	112.75<	NA	NA
Strata Unit/Flat Uns	47	342225	340000	NA	NA	126.63<	136.00<	NA	NA
Sub Div (EnGlobo)	1	1050000	1050000	35.00	30000.00	24.64<	75.54<	30000.00	35.00
Terrace House	4	562500	557500	1858.41	269.00	ND	33.79<	314.25	1789.98
Townhouse	51	406766	382000	NA	NA	138.91<	152.80<	NA	NA
Vac Res A	1089	169964	158750	199.21	630.00	107.99<	122.12<	665.60	255.66
Vac Res B	38	222184	216500	55.04	2215.00	101.64<	130.03<	2386.53	93.10
Vac Res Rural Lstyle	119	320177	265000	7.80	45350.00	110.42<	130.99<	5009.31	1009.71
Villa Unit	2	282500	282500	NA	NA	83.09<	ND	NA	NA

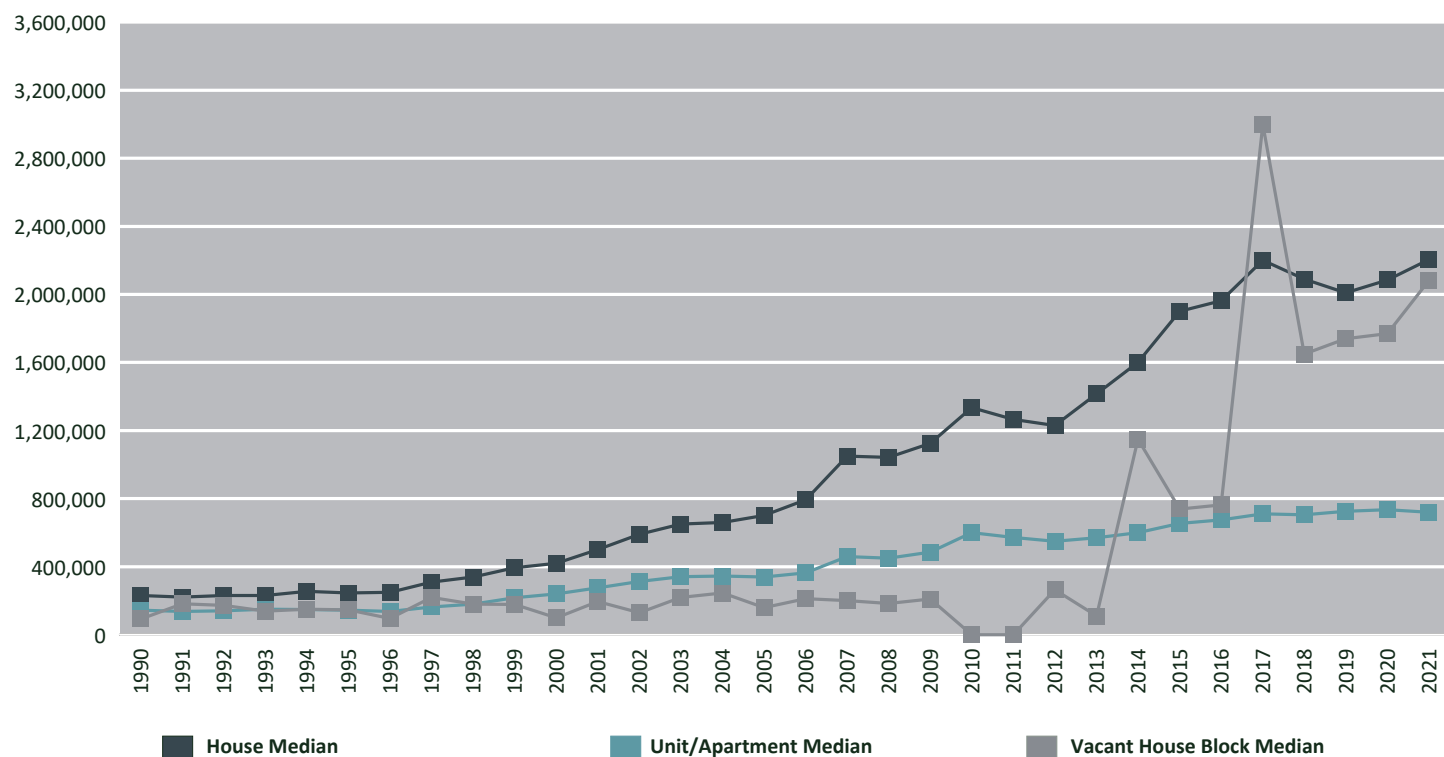
Greater Bendigo City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
<i>Sport/Hrtge/Cultural</i>				(\$/SM)	(SM)			(SM)	(\$/SM)
Motor Racing Tracks	1	130000	130000	0.28	460000.00	ND	ND	460000.00	0.28
Municipality totals									
Commercial Total			62			Commercial Total Prices			\$57,009,464
Community Services Total			4			Community Services Total Prices			\$6,849,450
Industrial Total			33			Industrial Total Prices			\$25,500,868
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$1,000
Primary Production Total			75			Primary Production Total Prices			\$37,137,547
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$130,000
Residential Total			3,799			Residential Total Prices			\$1,361,623,691
All Sales Total			3,975			All Sales Total			\$1,488,252,020

Boroondara City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,773	230,000	280,471	944	145,000	172,590	6	93,000 ^	97,333 ^
1991	1,905	221,000	267,034	901	137,000	160,722	13	182,500	190,384
1992	2,043	230,000	272,788	872	140,000	176,202	14	172,500	182,178
1993	2,153	230,000	276,966	1,254	149,950	174,434	109	138,000	146,916
1994	2,328	255,000	302,432	1,427	147,500	172,623	85	150,000	177,690
1995	2,320	245,000	292,029	1,071	145,000	176,092	73	147,000	170,127
1996	2,366	250,000	295,134	1,307	137,000	162,825	92	95,900	130,796
1997	2,656	310,000	351,700	1,659	163,000	201,772	75	220,000	244,301
1998	2,284	340,000	395,991	1,384	180,000	216,930	79	180,000	215,455
1999	2,328	394,000	461,167	1,490	217,750	247,089	32	178,960	262,229
2000	2,267	420,000	492,949	1,645	240,000	282,959	19	100,000	211,447
2001	2,442	500,500	588,722	1,768	275,400	313,581	33	194,334	277,863
2002	2,267	590,000	677,161	1,451	312,500	365,065	4	130,444 ^	117,722 ^
2003	2,112	650,000	751,251	1,441	341,000	400,123	19	219,000	201,984
2004	1,914	660,000	776,165	1,382	345,000	392,106	10	245,000	260,150
2005	2,065	701,000	843,435	1,609	340,000	394,191	20	159,975	147,272
2006	2,073	793,000	949,197	1,638	364,000	436,409	24	212,886	228,774
2007	2,330	1,050,000	1,257,584	1,928	460,000	546,954	21	200,000	240,307
2008	1,715	1,042,500	1,248,806	1,404	449,250	505,360	2	184,750 ^	184,750 ^
2009	2,012	1,125,000	1,310,224	1,908	485,000	538,089	2	209,825 ^	209,825 ^
2010	1,955	1,335,000	1,529,905	1,724	600,000	685,567	0	0 *	0 *
2011	1,772	1,265,000	1,475,360	1,647	572,000	616,720	0	0 *	0 *
2012	1,821	1,230,000	1,442,905	1,481	549,000	642,081	1	265,000 ^	265,000 ^
2013	2,219	1,415,000	1,614,730	2,223	570,000	649,317	1	110,000 ^	110,000 ^
2014	2,383	1,600,000	1,795,041	2,451	600,000	685,879	5	1,150,000 ^	1,110,000 ^
2015	2,516	1,900,000	2,184,515	2,136	655,000	796,058	8	739,500 ^	768,000 ^
2016	2,032	1,962,750	2,247,160	1,930	675,000	844,966	8	763,000 ^	1,117,700 ^
2017	1,962	2,200,000	2,544,541	1,783	711,000	921,770	9	3,000,000 ^	2,815,333 ^
2018	1,607	2,090,000	2,429,466	1,472	705,000	861,012	23	1,650,000	1,425,918
2019	1,643	2,010,000	2,359,788	1,289	725,000	858,394	20	1,740,000	1,992,949
2020	1,331	2,085,000	2,353,750	1,069	735,000	886,150	15	1,770,000	1,791,733
2021	180	2,205,000	2,619,601	285	720,000	839,103	3	2,080,000 ^	2,289,333 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

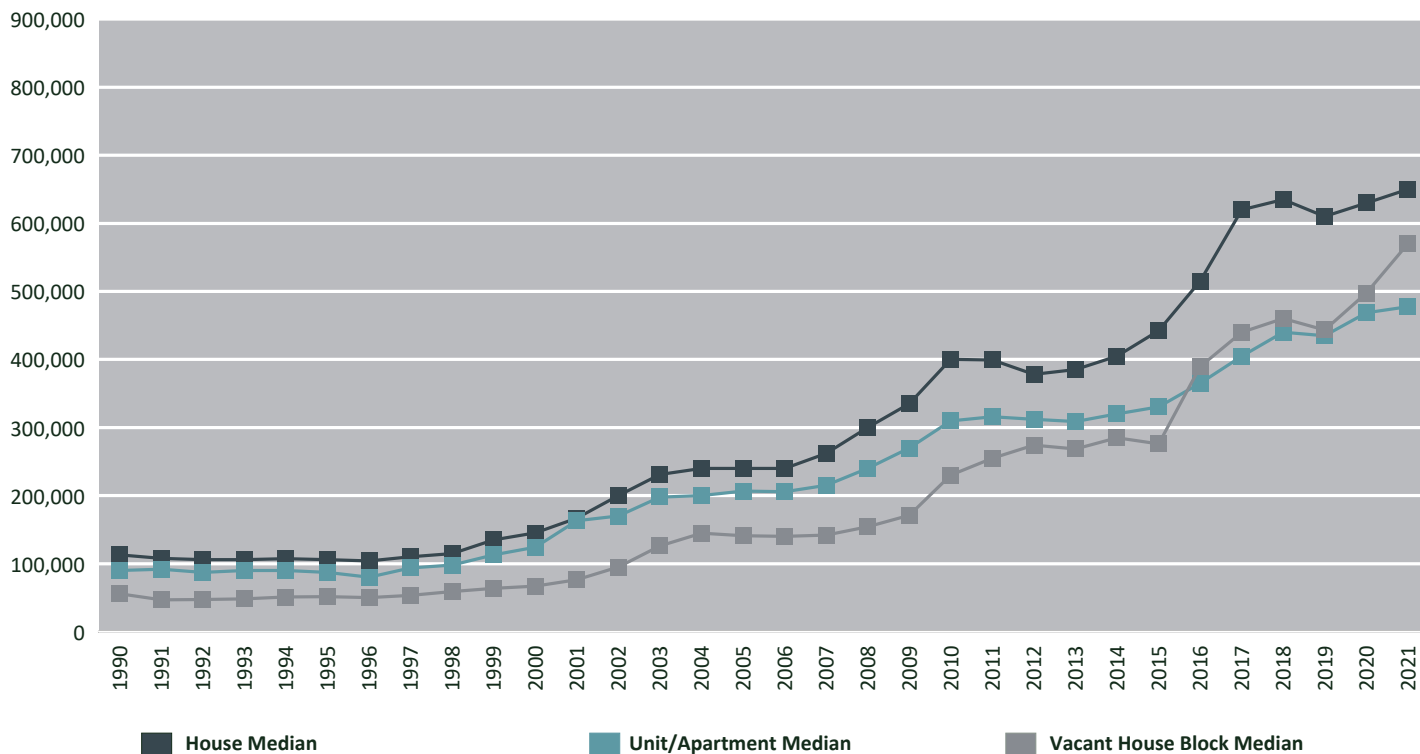
Boroondara City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Crematorium/Funeral	1	9275000	9275000	6339.71	1463.00	ND	ND	1463.00	6339.71
Fuel Outlet/Garage	1	6500000	6500000	1326.80	4899.00	91.23<	190.62<	4899.00	1326.80
Health Clinic Unsp	5	1284333	1016667	3611.92	550.50	50.83<	50.71<	684.50	1974.07
Health Surgery	1	1600000	1600000	2427.92	659.00	ND	ND	659.00	2427.92
Mixed Use Unspec	2	510000	510000	1994.14	1075.00	40.09<	96.60<	1075.00	474.42
Office Premises Unsp	24	2132156	553500	287.36	1218.00	73.80<	82.61<	1233.00	1233.23
Pub/Tavern/Club Unsp	1	1650000	1650000	3666.67	450.00	ND	22.00<	450.00	3666.67
Retail Mult Occ Unsp	9	1316388	1300000	2927.93	444.00	81.40<	130.00<	577.78	2278.37
Retail Sgle Occ Unsp	33	2534515	1548000	4166.67	432.00	123.84<	106.76<	501.69	5042.13
Serv Apt/Unit Unsp	2	346000	346000	227.70	1177.00	27.68<	140.08<	1177.00	227.70
Timber Yard/Supplies	1	68000000	68000000	2402.83	28300.00	ND	ND	28300.00	2402.83
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	3270836	2301000	3125.00	632.00	113.70<	47.75<	664.57	4921.72
Office/Factory	1	833000	833000	NA	NA	ND	ND	NA	NA
Warehouse Unspec	1	3500000	3500000	1918.86	1824.00	59.83<	74.31<	1824.00	1918.86
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	5	13142	9000	321.43	28.00	100.00<	100.00<	23.33	681.57
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	9	3688200	3450000	5717.84	671.50	150.00<	172.50<	689.25	5521.18
Detached Home Unsp	1189	2415436	2130000	2522.19	676.00	105.81<	109.37<	689.02	3536.06
Detached Home(exist)	4	2036250	1802500	4310.62	503.50	75.10<	94.37<	509.75	3994.61
Individual Car Park	6	22675	18275	NA	NA	70.70<	93.72<	NA	NA
Res Co Sh Unit HR	11	577750	550000	NA	NA	ND	143.98<	NA	NA
Res Co Sh Unit Unsp	15	846640	765000	NA	NA	32.55<	111.76<	NA	NA
Res Investment Flat	3	1554166	1682500	3431.56	539.50	ND	43.28<	539.50	2761.82
Retire Village Unit	13	693480	716250	NA	NA	91.83<	119.38<	NA	NA
Semi-detached Unspec	129	1701927	1600000	3916.91	337.00	98.92<	125.98<	362.26	4735.13
Single Strata Unsp	380	1164700	1070000	NA	NA	133.75<	129.05<	NA	NA
Strata Dwelling	1	145000	145000	NA	NA	12.60<	ND	NA	NA
Strata Unit/Flat Unsp	644	726154	624250	NA	NA	96.11<	104.92<	NA	NA
Townhouse	2	2094000	2094000	NA	NA	147.46<	246.21<	NA	NA
Vac Res A	15	1791733	1770000	2687.32	694.00	101.72<	252.86<	720.73	2485.99
Municipality totals									
Commercial Total			80	Commercial Total Prices			\$241,816,917		
Industrial Total			9	Industrial Total Prices			\$27,228,852		
Infrastruc&Utilities Total			5	Infrastruc&Utilities Total Prices			\$65,710		
Residential Total			2,421	Residential Total Prices			\$4,107,149,177		
All Sales Total			2,515	All Sales Total			\$4,376,260,656		

Brimbank City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	1,280	113,000	124,744	213	90,000	102,292	1,086	56,000	58,006
1991	1,189	108,000	117,494	223	92,000	97,693	1,056	47,000	48,664
1992	1,333	106,000	115,382	211	87,200	88,041	1,221	47,250	51,176
1993	1,623	106,000	115,381	264	90,000	92,038	1,082	48,500	53,356
1994	1,740	107,500	115,074	263	90,000	94,208	1,088	51,000	56,711
1995	1,657	106,000	115,026	302	87,000	96,575	1,009	51,500	56,307
1996	1,703	104,000	113,725	322	80,000	86,432	1,044	50,000	55,097
1997	2,123	110,000	121,923	363	94,000	97,077	1,468	53,500	58,139
1998	2,180	115,000	127,141	453	98,000	103,682	1,552	58,950	62,956
1999	2,392	135,000	148,051	449	113,000	118,822	2,373	63,800	68,319
2000	2,378	145,125	162,235	594	124,000	125,931	1,231	67,000	70,920
2001	2,959	167,000	182,906	900	163,000	174,687	1,471	76,300	82,584
2002	2,877	200,000	217,609	552	170,000	178,310	1,131	95,000	98,350
2003	2,783	231,000	248,354	653	198,000	197,763	1,195	126,000	130,176
2004	2,172	240,000	258,085	548	200,000	204,754	630	145,000	144,655
2005	2,491	240,000	261,317	498	206,500	212,993	696	141,000	149,024
2006	2,221	240,000	263,088	457	206,000	233,840	818	140,000	150,202
2007	2,998	262,000	287,035	768	215,000	247,039	1,307	142,000	155,536
2008	2,518	300,000	320,643	651	240,000	247,846	1,051	154,000	156,809
2009	2,859	335,200	354,137	715	270,000	278,839	1,120	171,000	183,048
2010	2,429	400,000	420,695	674	310,000	323,952	498	229,900	237,168
2011	1,855	399,208	417,353	478	316,000	338,091	200	255,000	264,216
2012	1,794	378,000	397,623	569	312,000	319,877	136	274,250	277,291
2013	2,135	385,000	405,457	649	309,000	310,961	208	268,500	268,579
2014	2,278	405,000	435,683	704	320,000	330,088	222	285,000	292,662
2015	2,699	442,500	472,094	817	330,500	342,307	158	276,250	285,385
2016	2,463	515,000	544,272	910	365,000	375,013	132	389,500	381,928
2017	2,333	620,000	650,252	766	405,000	418,492	91	440,000	417,834
2018	1,908	635,000	662,568	559	440,000	440,194	59	460,000	530,100
2019	1,725	610,000	641,227	488	435,000	444,731	144	443,500	481,166
2020	1,361	630,000	660,307	428	468,500	493,683	60	497,500	495,632
2021	298	650,000	684,475	118	477,500	485,219	9	570,000 ^	564,444 ^

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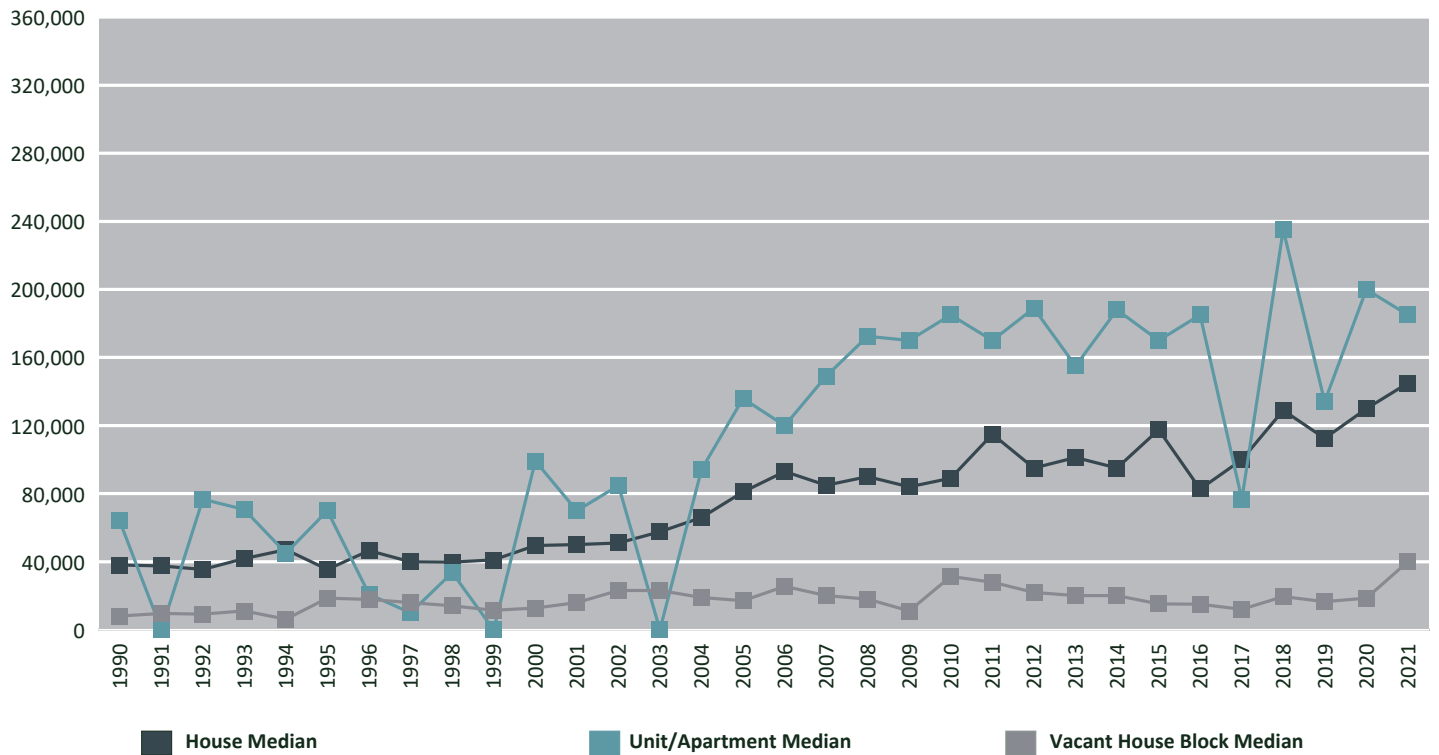
Brimbank City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	2200000	2200000	4074.07	540.00	ND	456.62<	540.00	4074.07
Dev Site	8	608575	325600	656.06	503.00	44.09<	13.02<	1027.43	603.95
Fuel Outlet/Garage	1	2500000	2500000	1756.85	1423.00	166.67<	73.71<	1423.00	1756.85
Ground Level Parking	1	162750	162750	161.62	1007.00	ND	ND	1007.00	161.62
Health Clinic Unsp	3	1536166	1803500	3228.81	590.00	180.35<	189.84<	581.00	2644.00
Mixed Use Unspec	7	614460	429000	3166.67	373.50	28.21<	53.79<	5654.75	145.81
Office Premises Uns	4	802125	404250	185.94	2248.00	73.50<	41.15<	8162.67	122.86
Retail Mult Occ Unsp	7	5908210	380066	361.74	32923.50	38.98<	101.01<	32923.50	597.37
Retail Sgle Occ Unsp	11	784499	870000	4047.62	189.00	117.57<	110.48<	959.88	838.59
Shop	3	574002	635000	3413.98	186.00	84.67<	132.29<	186.00	3413.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	49000000	49000000	1424.42	34400.00	ND	ND	34400.00	1424.42
Factory Unsp	39	3901306	770000	1027.67	1012.00	114.93<	133.33<	4029.59	1140.23
Food ProcessingUnsp	2	868750	868750	1189.86	746.50	41.57<	ND	746.50	1163.76
Ind Dev Site	26	1230269	559000	466.60	791.00	71.54<	122.45<	2696.62	456.23
Ind Land Building \$0	2	360000	360000	619.62	581.00	88.93<	187.83<	581.00	619.62
Warehouse	1	20519249	20519249	924.29	22200.00	ND	2331.73<	22200.00	924.29
Warehouse Unspec	73	4371140	700000	1021.61	1319.00	147.99<	142.28<	10573.33	473.59
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Railway Line in use	1	385000	385000	36.58	10524.00	ND	ND	10524.00	36.58
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	292500	292500	NA	NA	63.59<	75.97<	NA	NA
Detached Home Unsp	1350	661182	630000	991.23	570.00	103.28<	140.31<	569.79	1166.29
Detached Home(exist)	1	510500	510500	1488.34	343.00	102.10<	116.02<	343.00	1488.34
OYO Subdivided Flat	1	395000	395000	NA	NA	ND	ND	NA	NA
Res Investment Flat	2	305450	305450	603.08	650.00	17.97<	50.49<	650.00	603.08
Res Land (WithBuild)	81	783586	725000	840.35	727.00	98.31<	128.66<	812.93	970.01
Semi-detached Unspec	10	557100	538500	3387.39	203.50	99.26<	133.13<	221.50	2636.57
Single Strata Unit	4	407000	434000	NA	NA	95.91<	ND	NA	NA
Single Strata Unsp	328	477707	468500	NA	NA	105.88<	141.97<	NA	NA
Strata Unit/Flat Uns	79	567075	477000	3500.00	116.00	116.34<	135.90<	116.00	3500.00
Townhouse	10	511595	530500	NA	NA	105.05<	165.78<	NA	NA
Vac Res A	60	495632	497500	836.88	536.00	111.80<	180.09<	554.93	901.17
Vac Res Rural Lstyle	2	886562	886562	45.18	17158.50	79.87<	84.84<	17158.50	51.67
Villa Unit	3	589000	597000	NA	NA	ND	168.64<	NA	NA
Municipality totals									
Commercial Total			46	Commercial Total Prices			\$73,558,555		
Industrial Total			144	Industrial Total Prices			\$575,207,950		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$385,000		
Residential Total			1,932	Residential Total Prices			\$1,204,956,449		
All Sales Total			2,123	All Sales Total			\$1,854,107,954		

Buloke Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	74	38,000	43,071	5	64,000^	43,300^	37	8,000	13,287
1991	60	37,500	40,690	0	0*	0*	24	9,500	12,761
1992	75	35,500	44,958	2	76,750^	76,750^	26	9,250	16,703
1993	70	41,750	44,826	1	70,650^	70,650^	30	11,000	19,545
1994	83	47,000	49,798	2	45,000^	45,000^	19	6,175	15,000
1995	82	35,500	40,632	3	70,000^	69,500^	18	18,500	39,676
1996	81	46,500	53,954	2	20,750^	20,750^	38	17,750	34,816
1997	85	40,000	49,194	2	10,000^	10,000^	18	16,000	29,973
1998	70	39,750	45,150	1	33,570^	33,570^	19	14,000	35,225
1999	71	41,000	53,851	0	0*	0*	28	11,500	14,933
2000	94	49,500	56,881	1	99,150^	99,150^	30	12,750	15,836
2001	92	50,000	56,988	3	70,000^	66,000^	47	16,000	22,136
2002	106	51,000	56,563	3	84,679^	213,559^	55	23,000	26,374
2003	118	57,500	65,729	0	0*	0*	39	23,000	24,500
2004	118	66,000	72,455	6	94,250^	80,666^	54	19,000	21,942
2005	105	81,000	88,937	5	136,002^	97,064^	51	17,000	25,404
2006	97	93,000	104,075	5	120,000^	115,600^	29	25,500	32,051
2007	109	85,000	96,892	2	148,975^	148,975^	36	20,000	29,736
2008	83	90,000	100,463	4	172,500^	161,250^	21	18,000	33,690
2009	85	84,000	91,658	5	170,000^	162,600^	13	11,000	26,468
2010	99	89,000	109,858	3	185,000^	158,666^	24	31,250	52,645
2011	95	115,000	123,021	2	170,000^	170,000^	21	28,000	35,700
2012	85	95,000	106,124	3	189,000^	146,777^	23	22,000	51,706
2013	116	101,250	109,491	3	155,000^	140,000^	21	20,000	24,489
2014	90	95,000	112,017	5	188,000^	169,266^	17	20,000	21,360
2015	94	117,500	118,268	2	170,000^	170,000^	20	15,250	22,125
2016	86	82,750	107,200	2	185,000^	185,000^	12	15,000	18,062
2017	99	100,000	117,663	2	76,750^	76,750^	24	12,000	30,788
2018	123	129,002	138,634	3	235,000^	261,666^	18	19,500	23,147
2019	104	112,500	132,381	5	134,000^	144,800^	17	16,500	22,929
2020	132	130,000	144,169	7	200,000^	203,285^	28	18,500	22,250
2021	40	145,000	149,862	1	185,000^	185,000^	7	40,000^	49,250^

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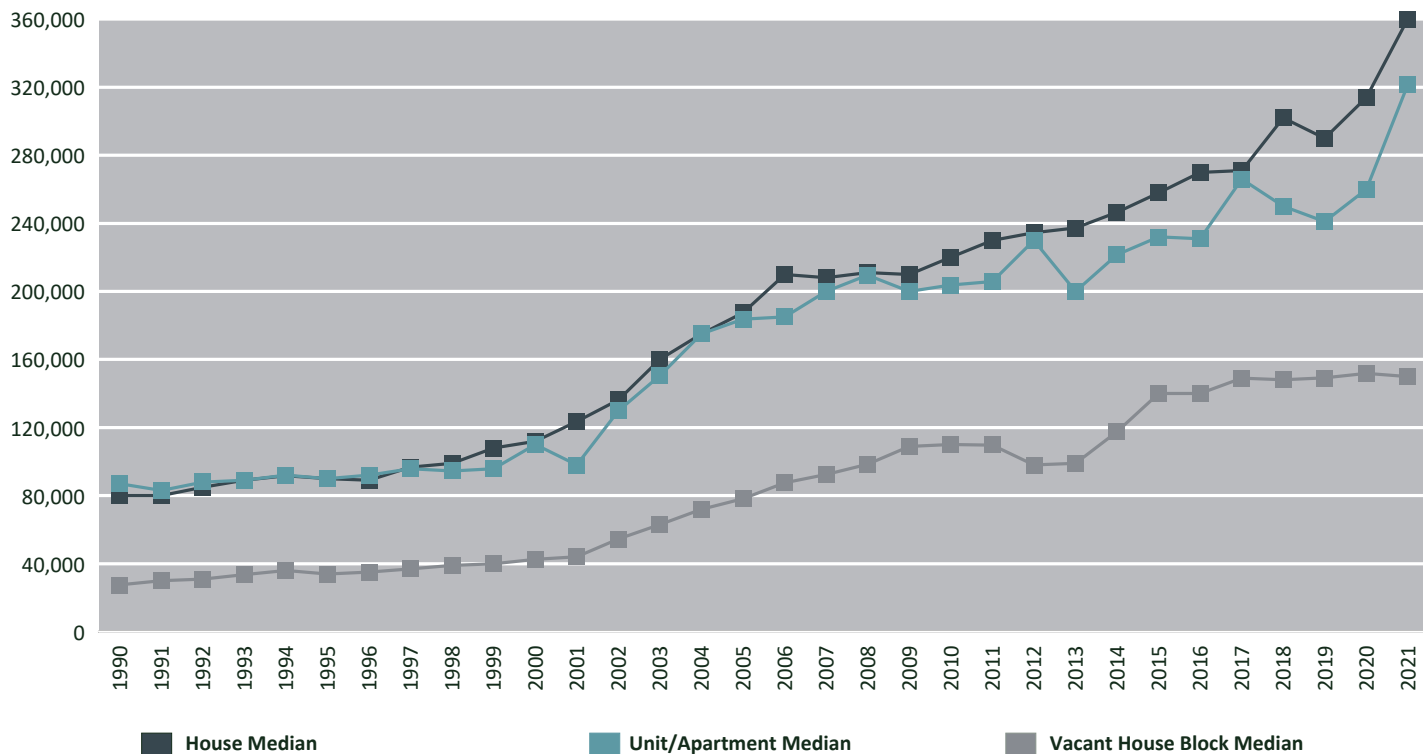
Buloke Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel/Motel Unsp	1	555800	555800	192.45	2888.00	505.27<	ND	2888.00	192.45
Office Premises Uns	1	220000	220000	NA	NA	ND	ND	NA	NA
Retail Sgle Occ Unsp	9	102416	85000	141.67	600.00	73.91<	94.44<	1521.78	67.30
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	95000	95000	NA	NA	ND	ND	NA	NA
Factory Unsp	1	300000	300000	12.88	23300.00	ND	600.00<	23300.00	12.88
Warehouse Unspec	3	93666	50000	6.03	5418.00	3.13<	5.64<	5418.00	6.14
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	45000	45000	0.14	316800.00	28.13<	33.05<	316800.00	0.14
GenCrop >20ha Unspec	54	663948	600625	0.30	1900300.00	141.94<	202.37<	2265241.17	0.29
MixedFarm&GrazUnsp	3	317385	196000	0.15	1311200.00	41.65<	56.43<	1258629.33	0.25
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	30	140650	132750	134.23	1240.00	114.94<	112.98<	1254.70	112.10
Detached Home(exist)	102	145204	129500	231.41	1013.00	123.33<	107.92<	1208.56	120.15
Res Investment Flat	1	280000	280000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	8	174375	172500	2.53	27000.00	105.18<	187.50<	40074.00	4.35
ResLandWithImprovemt	3	43000	37000	71.51	839.00	ND	ND	861.67	49.90
Single Strata Unsp	4	203250	207500	NA	NA	141.16<	ND	NA	NA
Storage Area Res	1	93000	93000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	2	165000	165000	NA	NA	173.68<	ND	NA	NA
Vac Res A	22	21159	17500	34.60	1011.50	109.38<	114.75<	1035.55	21.03
Vac Res B	6	26250	26000	20.74	2137.00	128.40<	155.22<	2374.33	11.06
Vac Res Rural Lstyle	10	34200	31000	0.50	38700.00	108.77<	64.25<	54932.25	0.65
Municipality totals									
Commercial Total			11	Commercial Total Prices				\$1,697,550	
Industrial Total			5	Industrial Total Prices				\$676,000	
Primary Production Total			58	Primary Production Total Prices				\$36,850,373	
Residential Total			189	Residential Total Prices				\$23,035,400	
All Sales Total			263	All Sales Total				\$62,259,323	

Campaspe Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	332	80,000	85,647	73	87,000	87,688	159	27,500	29,440
1991	304	80,000	86,429	74	83,000	88,200	96	30,000	39,821
1992	393	85,000	91,395	76	88,000	87,730	147	31,000	33,564
1993	380	89,000	97,257	71	89,000	91,085	145	33,500	33,170
1994	428	91,750	97,373	81	92,000	97,212	126	36,000	36,911
1995	367	90,000	101,862	75	90,000	99,138	105	34,000	48,014
1996	400	89,000	97,307	63	92,000	99,354	107	35,000	45,461
1997	466	96,750	106,614	108	95,750	95,108	112	37,000	58,588
1998	427	99,000	113,628	85	94,500	99,922	99	39,000	49,179
1999	455	108,000	116,749	76	95,750	110,401	119	40,000	39,388
2000	473	112,000	121,172	101	110,000	125,110	89	42,500	47,725
2001	575	123,500	126,352	123	98,000	111,345	164	44,000	45,323
2002	580	136,350	147,184	152	130,000	137,257	150	54,500	50,588
2003	599	160,000	169,840	104	150,500	158,435	217	63,000	62,433
2004	537	175,000	182,734	102	175,000	191,143	185	72,000	67,329
2005	565	187,500	199,306	128	183,750	208,521	170	78,250	79,510
2006	505	210,000	228,595	116	185,000	193,501	112	87,500	85,651
2007	515	208,000	225,370	120	200,000	215,620	80	92,500	91,025
2008	391	211,000	231,969	88	209,500	233,263	64	98,500	93,841
2009	416	210,000	226,034	70	200,000	219,885	79	109,000	106,537
2010	393	220,000	231,880	78	203,750	229,724	80	110,000	111,133
2011	362	230,000	243,946	76	205,750	207,275	76	109,750	105,518
2012	376	234,500	250,312	73	230,000	248,567	67	98,000	104,473
2013	416	237,250	258,516	103	200,000	222,223	55	99,000	105,150
2014	441	246,500	258,036	94	221,500	232,962	72	117,500	114,503
2015	421	258,000	272,844	101	232,000	258,830	82	140,000	137,776
2016	427	270,000	283,635	92	231,000	256,009	94	140,000	120,182
2017	503	271,000	287,823	83	266,000	294,897	101	149,000	133,356
2018	491	302,000	322,312	81	250,000	284,771	126	148,000	143,595
2019	424	290,000	315,072	94	241,000	271,486	116	149,125	144,646
2020	482	314,000	333,143	66	260,000	272,668	208	151,875	154,367
2021	121	360,000	382,537	22	321,500	353,018	9	150,000 ^	164,111 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

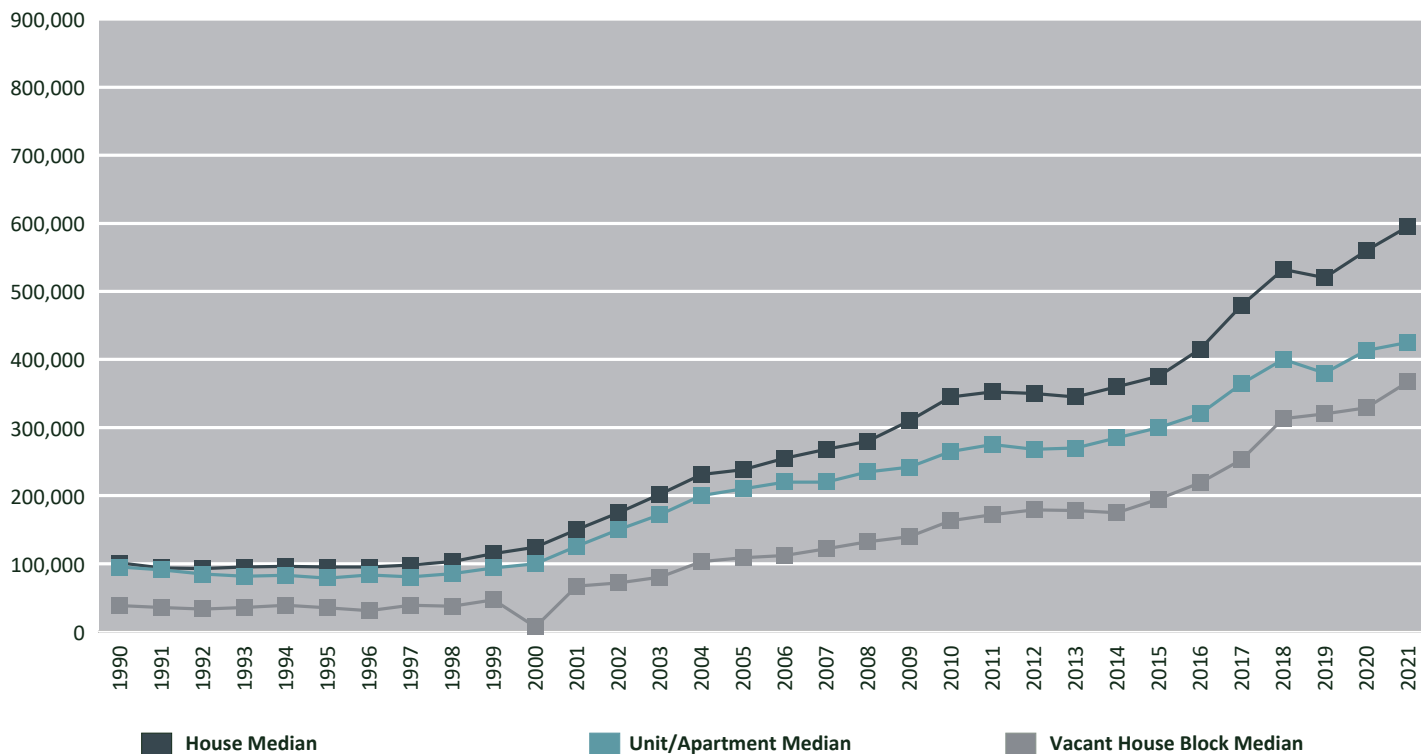
Campaspe Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	500000	500000	154.85	3229.00	126.26<	24.57<	3229.00	154.85
Fuel Outlet/Garage	1	2050000	2050000	1237.92	1656.00	170.83<	832.58<	1656.00	1237.92
Health Clinic Unsp	2	850000	850000	1175.43	745.50	739.13<	ND	745.50	1140.17
Hotel	2	520000	520000	889.38	5703.00	130.00<	130.33<	5703.00	91.18
Hotel/Motel Unsp	2	1255000	1255000	1271.96	1772.00	216.38<	171.92<	1772.00	708.24
Mixed Use Unspec	1	260000	260000	NA	NA	139.04<	96.47<	NA	NA
Motel	1	800000	800000	208.33	3840.00	ND	160.00<	3840.00	208.33
National Co Ret Unsp	1	750000	750000	1491.05	503.00	ND	ND	503.00	1491.05
Retail Mult Occ Unsp	3	615000	260000	1016.26	1476.00	31.52<	216.67<	1174.33	523.70
Retail Sgle Occ Unsp	9	322946	230000	445.34	996.00	93.88<	143.75<	853.14	405.90
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	640000	640000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	2991916	779250	292.65	3768.50	1208.14<	236.14<	4435.50	674.54
Food ProcessingUnsp	1	400000	400000	410.68	974.00	ND	ND	974.00	410.68
Ind Dev Site	4	216125	228250	39.74	3460.00	41.50<	101.72<	3532.67	47.32
Warehouse Unspec	4	414250	434500	137.54	3001.50	144.83<	131.67<	2847.75	145.47
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	1	440000	440000	907.22	485.00	ND	ND	485.00	907.22
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	199000	199000	0.94	210800.00	99.50<	ND	210800.00	0.94
DomsticLivestockGraz	13	453192	365000	1.89	591300.00	105.80<	ND	478991.62	0.95
GenCrop >20ha Unspec	41	614417	416000	0.65	541500.00	110.28<	112.43<	681740.34	0.90
Glasshouse Plant/Veg	1	135000	135000	33.36	4047.00	ND	ND	4047.00	33.36
Horse Unspecified	1	615000	615000	2.80	219700.00	88.65<	155.70<	219700.00	2.80
Kennel/Cattery	1	700000	700000	3.52	198764.00	ND	ND	198764.00	3.52
Livestock – Beef	2	250000	250000	0.96	256700.00	85.05<	59.88<	256700.00	0.97
Livestock – Dairy	34	638859	496144	1.00	504836.00	88.60<	100.23<	809564.82	0.79
Livestock – Sheep	2	447500	447500	0.93	667450.00	89.82<	56.72<	667450.00	0.67
MixedFarm&GrazUnsp	29	756499	430000	0.58	482970.00	101.18<	107.50<	916269.55	0.83
Native Bshland	1	280500	280500	2.45	114400.00	ND	ND	114400.00	2.45
Orchard Plantations	1	475000	475000	4.36	109000.00	110.47<	ND	109000.00	4.36
Piggery	1	520000	520000	0.50	1050000.00	ND	ND	1050000.00	0.50
Specialised Cropping	3	941549	1200000	0.68	1771200.00	ND	571.43<	2013900.00	0.47
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	110	336359	320000	435.19	734.00	111.11<	121.22<	837.42	406.07
Detached Home(exist)	371	331780	310000	437.82	788.00	55.86<	121.57<	1014.60	327.23
Individual Flat	1	400000	400000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	2	360500	360500	11.44	99580.00	ND	300.42<	99580.00	3.62
OYO Sub Unit	10	232250	237500	NA	NA	87.80<	ND	NA	NA
Res Land (WithBuild)	1	418000	418000	5.41	77200.00	ND	103.21<	77200.00	5.41
Res/Rural Lstyle	162	526957	447500	26.13	15882.00	99.44<	117.76<	42532.59	12.43
ResLandWithImprovemt	2	99500	99500	32.55	2651.50	ND	ND	2651.50	37.53
Semi-detached Unspec	1	485000	485000	4008.26	121.00	88.99<	ND	121.00	4008.26
Single Strata Unit	1	377000	377000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	37	277405	270000	NA	NA	112.50<	118.16<	NA	NA
Storage Area Rural	1	200000	200000	164.74	1214.00	ND	ND	1214.00	164.74
Strata Unit/Flat Uns	18	279590	229000	NA	NA	85.77<	91.18<	NA	NA
Sub Div (EnGlobo)	1	605000	605000	1.53	396590.00	ND	ND	396590.00	1.53
Vac Res A	203	156484	152000	259.83	712.00	102.01<	108.57<	777.54	194.87
Vac Res B	5	68410	60000	28.57	2100.00	31.91<	17.65<	2510.80	27.25
Vac Res Englobo Oth	2	6735500	6735500	8.04	760850.00	612.32<	164.28<	760850.00	8.85
Vac Res Rural Lstyle	29	185568	169000	18.47	20300.00	91.35<	102.11<	51211.28	3.62
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$14,361,516		
Community Services Total			1	Community Services Total Prices			\$640,000		
Industrial Total			15	Industrial Total Prices			\$20,873,000		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$440,000		
Primary Production Total			131	Primary Production Total Prices			\$81,886,466		
Residential Total			957	Residential Total Prices			\$317,442,537		
All Sales Total			1,128	All Sales Total			\$435,643,519		

Cardina Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	336	101,150	110,508	55	95,000	99,597	294	38,500	45,438
1991	455	94,000	100,882	52	91,030	117,633	289	35,500	38,360
1992	548	93,000	100,950	51	85,000	116,197	383	33,500	43,494
1993	556	95,000	101,101	60	81,500	87,478	378	35,500	45,082
1994	575	96,000	101,543	55	82,800	84,674	221	39,000	48,522
1995	497	95,000	107,470	43	79,000	85,801	184	35,250	43,100
1996	484	95,000	105,257	52	83,475	84,679	171	31,000	41,623
1997	581	98,000	107,068	70	80,500	91,043	155	39,185	53,442
1998	583	103,000	112,819	80	85,500	103,612	215	37,500	47,558
1999	704	115,000	125,260	87	94,000	103,755	342	47,000	55,458
2000	820	124,000	127,620	81	100,000	107,891	1,051	7,000	31,535
2001	933	150,000	165,855	114	125,775	137,826	858	67,000	70,004
2002	1,025	175,000	192,947	124	150,000	165,838	1,408	72,000	79,256
2003	1,143	202,000	218,847	146	172,250	184,735	1,431	80,000	87,365
2004	1,059	231,000	244,431	117	200,000	211,889	808	103,000	112,374
2005	1,049	238,000	255,898	141	210,000	229,346	1,007	109,000	122,323
2006	1,035	255,000	272,575	160	220,000	232,268	924	112,000	124,894
2007	1,315	268,000	287,550	299	220,000	232,533	1,509	122,000	133,322
2008	1,337	280,000	294,617	265	235,000	252,238	1,389	132,000	136,498
2009	1,486	310,000	323,426	358	241,750	254,860	1,811	139,900	146,356
2010	1,436	345,000	367,286	279	265,000	264,008	1,867	163,000	169,348
2011	1,255	352,500	376,515	232	275,000	274,419	1,240	172,000	178,137
2012	1,303	350,000	372,515	236	268,000	271,217	746	179,000	185,056
2013	1,417	345,000	367,624	267	270,000	284,117	1,044	178,000	184,757
2014	1,616	360,000	384,803	301	285,000	296,708	1,539	175,000	180,123
2015	1,832	375,501	409,362	321	300,000	305,825	1,621	195,000	203,472
2016	1,862	415,050	445,757	328	320,000	319,405	2,200	219,000	217,249
2017	2,406	480,000	511,746	407	364,460	365,597	1,913	253,000	254,850
2018	1,841	532,500	566,316	234	400,000	411,017	899	313,000	308,486
2019	1,698	520,000	544,751	206	380,000	388,390	757	320,000	318,254
2020	1,625	560,000	587,979	186	413,250	416,115	929	329,000	328,403
2021	415	595,000	628,411	51	425,000	431,643	110	367,062	368,908

Statistics for 2021 are based on a small number of sales and are preliminary only.

Cardina Shire

Analysis of property sales for 2020

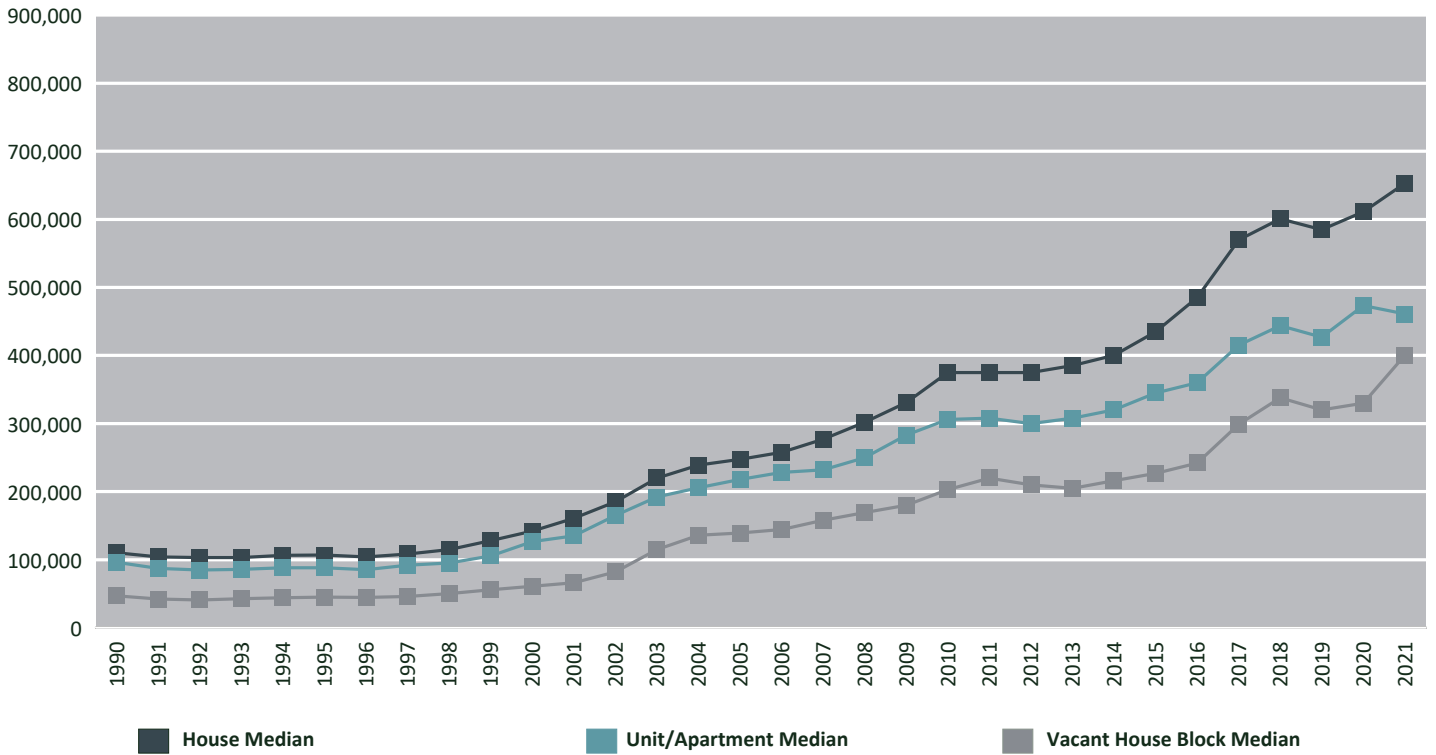
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	910000	910000	209.20	4350.00	71.09<	ND	4350.00	209.20
Com Land (Struct 0)	1	675000	675000	257.54	2621.00	ND	ND	2621.00	257.54
Dev Site	8	521842	456786	297.00	1538.00	130.23<	51.88<	1839.50	283.69
Fuel Outlet/Garage	1	3225946	3225946	1594.63	2023.00	ND	496.30<	2023.00	1594.63
Hotel	1	1045000	1045000	239.62	4361.00	ND	ND	4361.00	239.62
Mixed Use Unspec	5	592500	615000	3638.39	224.00	35.96<	205.00<	377.67	1513.68
Office Premises Uns	7	526249	478565	725.84	1152.00	72.51<	70.38<	1336.50	424.46
Pub/Tavern/Club Unsp	1	500000	500000	NA	NA	25.97<	ND	NA	NA
Retail Mult Occ Unsp	2	13669766	13669766	8484.65	3194.00	2208.36<	3460.70<	3194.00	8484.65
Retail Sgle Occ Unsp	9	510032	327000	1256.39	229.50	47.95<	92.11<	325.50	941.39
Tourist Park/Caravan	1	6900000	6900000	248.20	27800.00	ND	ND	27800.00	248.20
Veterinary Clinic	1	600000	600000	561.80	1068.00	ND	ND	1068.00	561.80
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	4410000	4410000	1764.71	2499.00	ND	ND	2499.00	1764.71
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	150000	150000	NA	NA	ND	57.81<	NA	NA
Factory Unsp	34	717069	463000	1180.11	335.50	90.78<	68.67<	1078.58	716.27
Ind Dev Site	33	1627909	1166880	196.88	4386.00	189.02<	378.86<	6799.39	223.68
Ind Land Building S0	1	2640000	2640000	274.26	9626.00	ND	ND	9626.00	274.26
Warehouse Unspec	29	422446	319000	1770.39	233.00	21.12<	51.87<	376.10	1203.93
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	184052	184052	NA	NA	ND	4908.05<	NA	NA
Post Offices	1	400000	400000	329.76	1213.00	ND	ND	1213.00	329.76
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	1210000	1210000	304.33	3976.00	ND	ND	3976.00	304.33
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	841914	841914	8.23	1153180.00	85.91<	114.39<	1153180.00	0.73
GenCrop >20ha Unspec	2	2950000	2950000	8.02	378067.50	315.54<	ND	378067.50	7.80
Horse Unspecified	1	1600000	1600000	9.40	170200.00	ND	ND	170200.00	9.40
Livestock – Beef	2	1437499	1437499	11.13	267110.00	117.35<	132.49<	267110.00	5.38
Livestock – Dairy	2	2141000	2141000	2.26	1024650.00	72.33<	103.13<	1024650.00	2.09
MixedFarm&GrazUnsp	19	1412789	1250000	7.79	340000.00	52.08<	127.42<	468963.89	3.01
Native Bshland	1	135000	135000	1.24	109000.00	ND	ND	109000.00	1.24
Plant/Tree Nursery	1	4250000	4250000	55.20	76993.00	101.80<	ND	76993.00	55.20
Poultry broiler	2	4919512	4919512	8.74	590290.00	302.74<	ND	590290.00	8.33
Poultry egg	1	1040000	1040000	42.89	24247.00	ND	ND	24247.00	42.89
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	2072400	2072400	NA	NA	ND	ND	NA	NA
Cojoin Strata Unsp	12	393208	389250	NA	NA	86.98<	100.81<	NA	NA
Detached Home (New)	7	543928	545000	812.22	671.00	ND	152.66<	652.14	834.06
Detached Home Unsp	1562	591890	560850	1051.24	566.00	107.86<	150.36<	727.60	815.43
Detached Home(exist)	3	641666	460000	116.34	3954.00	95.83<	119.48<	2851.00	225.07
MisImpRuralLand Unsp	2	770000	770000	10.28	73090.00	ND	92.77<	73090.00	10.53
Res Dev Site	11	562272	355000	647.35	604.00	33.81<	26.25<	3178.45	176.90
Res Investment Flat	1	392000	392000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	12	626375	615000	582.61	920.00	80.13<	ND	1148.73	570.31
Res/Rural Lstyle	218	1081382	982500	73.20	15300.00	106.68<	142.39<	35006.12	30.87
ResLandWithImprovemt	1	288000	288000	600.00	480.00	ND	ND	480.00	600.00
Retire Village Unit	3	465000	500000	NA	NA	101.32<	160.00<	NA	NA
Semi-detached Unspec	53	475506	470000	2253.89	193.00	110.33<	130.92<	200.77	2336.56
Single Strata Unsp	142	415123	411250	NA	NA	110.40<	134.51<	NA	NA
Site Improves Rur	1	27830	27830	158.13	176.00	ND	ND	176.00	158.13
Strata Unit/Flat Uns	28	426587	418500	NA	NA	105.95<	135.22<	NA	NA
Vac Res A	915	326611	328000	819.20	448.00	102.50<	168.21<	506.43	648.54
Vac Res B	14	445500	425000	196.23	2457.50	103.66<	186.81<	2556.50	174.26
Vac Res Englobo Oth	6	7670000	4317500	88.29	31413.50	203.66<	95.20<	41089.00	186.67
Vac Res Rural Lstyle	35	602060	550000	137.90	7687.00	114.58<	175.44<	28258.94	21.31

Municipality totals

Commercial Total	38	Commercial Total Prices	\$56,606,758
Community Services Total	1	Community Services Total Prices	\$4,410,000
Industrial Total	98	Industrial Total Prices	\$93,142,329
National Parks, etc Total	1	National Parks, etc Total Prices	\$1,210,000
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$584,052
Primary Production Total	33	Primary Production Total Prices	\$58,447,852
Residential Total	3,027	Residential Total Prices	\$1,658,414,889
All Sales Total	3,200	All Sales Total	\$1,872,815,880

Casey City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	2,094	110,000	120,379	338	96,000	114,119	1,634	47,000	53,141
1991	2,380	104,000	112,052	291	87,000	101,626	1,906	42,000	47,913
1992	2,498	103,000	108,606	347	85,000	96,789	2,443	41,000	45,984
1993	2,599	103,000	108,321	335	86,000	103,749	2,454	42,500	45,368
1994	2,690	106,500	111,009	332	88,250	102,192	2,108	44,000	48,961
1995	2,362	107,000	113,957	269	87,950	104,603	1,522	45,000	51,818
1996	2,406	104,000	112,112	281	85,570	97,733	1,326	44,705	51,694
1997	3,109	108,493	115,325	375	92,000	112,829	2,037	46,000	52,547
1998	3,078	115,000	120,875	322	95,000	105,934	2,116	50,000	56,014
1999	3,501	128,000	137,752	344	105,500	128,235	2,992	56,000	59,945
2000	3,923	142,000	152,657	492	126,500	144,214	2,434	61,004	64,588
2001	4,869	160,550	172,609	508	135,000	156,054	4,456	66,000	70,963
2002	4,859	185,000	201,057	608	165,000	181,331	4,105	82,000	87,859
2003	4,997	220,000	233,246	592	192,000	212,749	3,817	115,000	121,112
2004	4,181	239,000	254,008	478	206,000	225,431	2,184	136,000	142,294
2005	4,451	247,500	264,462	473	218,000	235,459	2,224	139,000	145,742
2006	3,947	258,000	276,765	528	228,266	268,570	2,441	144,500	157,787
2007	5,331	277,000	297,403	767	232,000	255,653	3,029	158,000	163,489
2008	4,321	302,000	320,441	674	250,000	267,677	2,093	169,000	178,146
2009	4,973	331,000	349,248	831	283,000	302,759	2,656	180,000	186,365
2010	4,344	375,000	400,474	585	306,000	327,512	2,258	203,000	212,717
2011	3,796	375,000	398,216	529	308,000	340,612	1,773	220,000	218,484
2012	3,638	375,000	398,660	525	300,000	323,434	1,843	210,000	216,861
2013	4,223	385,000	409,007	638	308,000	321,341	2,488	205,000	212,287
2014	4,891	400,000	421,716	669	320,000	353,725	2,814	216,000	219,981
2015	5,567	435,000	456,936	783	345,000	371,101	3,856	227,000	231,977
2016	5,396	485,000	507,673	868	360,000	408,455	4,946	242,000	248,241
2017	5,847	570,000	590,435	801	415,000	443,666	4,176	299,000	301,901
2018	4,506	600,550	629,357	585	444,000	469,348	2,677	338,000	337,038
2019	4,633	585,000	614,292	522	426,750	472,386	2,272	320,000	326,659
2020	4,161	611,000	639,722	548	473,500	498,597	3,077	330,000	334,145
2021	1,007	653,000	683,599	144	461,000	492,621	286	400,000	403,716

Statistics for 2021 are based on a small number of sales and are preliminary only.

Casey City

Analysis of property sales for 2020

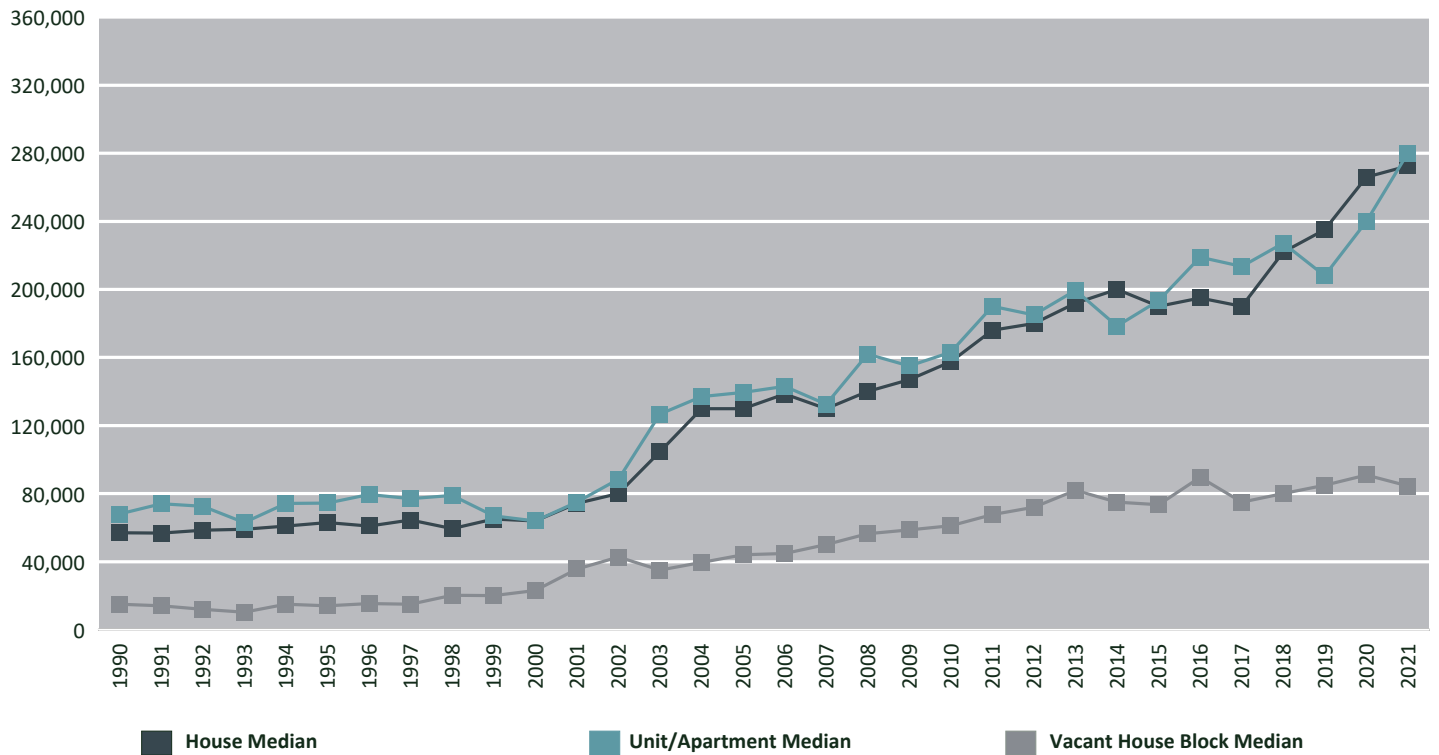
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	2	8577500	8577500	865.57	42643.50	ND	ND	42643.50	201.14
Dev Site	28	1159020	418819	435.56	962.00	69.23<	89.67<	1837.27	453.46
Fuel Outlet/Garage	3	8210845	3650000	1356.55	1480.50	69.94<	74.56<	1480.50	1457.45
Health Clinic Unsp	8	2010619	934000	828.92	976.50	43.44<	41.75<	1915.50	1049.66
Mixed Use Unspec	5	434780	500000	1878.31	204.50	52.63<	38.46<	234.00	1975.32
Office Premises Uns	15	639426	480000	1527.78	941.00	76.54<	48.00<	4330.83	165.46
Retail Mult Occ Unsp	2	470250	470250	1878.32	250.50	65.97<	63.90<	250.50	1877.25
Retail Sgle Occ Unsp	19	632784	570000	1417.18	326.00	106.05<	126.39<	536.95	1178.48
Vehicle Rental Centr	1	3168000	3168000	823.07	3849.00	ND	ND	3849.00	823.07
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	6910000	6910000	2588.01	2670.00	ND	ND	2670.00	2588.01
Vac Gov Admin Site	1	24090000	24090000	69.22	348000.00	ND	ND	348000.00	69.22
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	3	92263	89900	1997.78	45.00	ND	ND	45.33	2035.22
Factory Unsp	60	891174	466006	1654.06	234.00	77.63<	83.97<	1056.17	875.92
Ind Dev Site	51	831957	560687	407.97	1244.00	98.73<	137.02<	1574.82	518.70
Vac Englobo Land	1	3920000	3920000	107.69	36400.00	ND	ND	36400.00	107.69
Warehouse Store	5	89100	88000	2933.33	30.00	ND	ND	30.20	2950.33
Warehouse Unspec	32	1324684	470000	1516.25	277.00	94.00<	37.42<	1699.84	854.88
Warehouse/Showroom	2	865000	865000	2640.00	375.00	ND	93.51<	375.00	2640.00
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	135000	135000	NA	NA	721.93<	ND	NA	NA
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
PrtcLdscapePublic	1	2850000	2850000	407.90	6987.00	ND	ND	6987.00	407.90
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	5700000	5700000	11.23	507748.00	670.59<	259.09<	507748.00	11.23
Horse Unspecified	2	3542500	3542500	60.94	118828.00	ND	59.04<	118828.00	29.81
MarketGardenVeg <20h	1	525000	525000	32.43	16190.00	ND	48.39<	16190.00	32.43
MixedFarm&GrazUnsp	3	3761666	4235000	8.86	242800.00	10.60<	393.95<	291606.33	12.90
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	47	455265	437000	NA	NA	93.98<	120.55<	NA	NA
Detached Home (New)	1	733000	733000	1869.90	392.00	131.66<	162.56<	392.00	1869.90
Detached Home Unsp	4074	641220	613750	1146.02	565.00	104.91<	142.15<	576.33	1111.16
Detached Home(exist)	6	1349983	1180000	295.06	3999.00	ND	268.18<	2802.50	481.71
MisImpRuralLand Unsp	1	600000	600000	56.60	10600.00	ND	61.22<	10600.00	56.60
Res Dev Site	12	3127298	1325000	659.75	2122.00	308.14<	132.50<	9880.55	326.86
Res Investment Flat	2	677500	677500	NA	NA	ND	222.13<	NA	NA
Res Land (WithBuild)	66	882194	646850	1072.26	858.00	73.93<	90.47<	1926.29	467.65
Res/Rural Lstyle	125	1402596	1280000	67.84	9950.00	104.49<	142.22<	18296.60	76.66
Retire Village Unit	26	318730	307500	NA	NA	99.19<	97.62<	NA	NA
Semi-detached Unspec	80	509021	485000	2775.12	209.00	103.19<	127.46<	228.73	2232.10
Single Strata Unsp	380	511354	485750	NA	NA	114.29<	138.79<	NA	NA
Strata Unit/Flat Uns	92	516435	503500	NA	NA	114.04<	147.44<	NA	NA
Sub Div (EnGlobo)	1	3900000	3900000	183.36	21270.00	108.33<	116.42<	21270.00	183.36
Sub Div (Multi Lot)	2	4960505	4960505	171.00	244484.50	276.15<	180.38<	244484.50	20.29
Townhouse	1	365000	365000	NA	NA	73.00<	107.35<	NA	NA
Vac Res A	3069	332959	330000	829.08	392.00	103.21<	145.37<	384.47	867.97
Vac Res B	8	789206	771500	342.30	2309.00	142.21<	165.03<	2561.00	308.16
Vac Res Englobo Oth	5	6292766	4273830	7.95	121410.00	43.39<	145.24<	193588.00	32.51
Vac Res Rural Lstyle	17	1155651	765000	152.48	5181.00	69.55<	215.51<	9515.47	121.45

Municipality totals

Commercial Total	83	Commercial Total Prices	\$118,221,767
Community Services Total	2	Community Services Total Prices	\$31,000,000
Industrial Total	154	Industrial Total Prices	\$144,662,521
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$135,000
National Parks, etc Total	1	National Parks, etc Total Prices	\$2,850,000
Primary Production Total	7	Primary Production Total Prices	\$24,595,000
Residential Total	8,015	Residential Total Prices	\$4,299,892,768
All Sales Total	8,263	All Sales Total	\$4,621,357,056

Central Goldfields Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	169	57,000	62,391	20	68,000	69,798	68	15,000	16,585
1991	166	56,750	58,147	7	74,000^	74,285 ^	49	14,000	16,104
1992	179	58,500	64,421	9	72,500^	69,077 ^	49	12,100	15,668
1993	183	59,000	62,299	16	63,000	54,375	50	10,250	14,000
1994	160	61,000	64,859	10	74,250	75,150	49	14,950	25,482
1995	135	63,000	67,693	16	74,500	69,078	49	14,000	25,820
1996	187	61,000	66,625	20	79,500	72,998	58	15,400	21,798
1997	145	64,500	68,270	13	77,000	68,269	44	15,000	22,863
1998	138	59,500	65,894	10	79,000	128,250	44	20,250	27,308
1999	155	65,000	70,154	25	67,000	65,100	45	20,000	26,843
2000	196	64,000	68,494	18	64,000	62,236	43	23,000	25,780
2001	230	74,250	81,212	31	75,000	81,887	86	35,690	38,242
2002	239	80,000	93,551	24	88,500	91,437	108	42,750	43,802
2003	259	104,625	110,242	26	126,750	112,500	75	35,000	38,073
2004	218	130,000	138,890	25	137,000	140,932	63	39,500	41,741
2005	223	130,000	136,700	25	139,500	148,400	27	44,000	50,425
2006	192	138,500	154,289	19	143,000	144,705	48	44,750	46,611
2007	227	130,000	145,070	26	132,500	144,807	46	50,000	53,131
2008	189	140,000	151,371	27	162,000	182,500	30	56,500	52,148
2009	228	147,000	158,043	23	155,000	150,826	22	58,750	58,840
2010	205	157,500	171,526	20	163,000	189,750	52	61,200	66,301
2011	217	176,000	182,389	33	190,000	186,424	48	67,750	73,302
2012	196	180,000	186,810	27	185,000	188,629	37	72,000	67,440
2013	213	192,000	197,465	22	199,500	196,727	38	82,000	87,092
2014	194	200,000	202,190	24	178,500	169,666	53	75,000	70,883
2015	219	190,000	207,011	20	193,500	191,925	46	73,500	75,001
2016	215	195,000	208,267	22	219,000	219,431	40	89,600	107,842
2017	229	190,000	212,241	20	213,500	203,675	25	75,000	67,800
2018	233	222,000	229,781	36	227,250	238,267	36	80,000	92,137
2019	207	235,000	244,588	23	208,000	211,321	41	85,000	80,563
2020	200	266,000	281,232	24	240,000	221,625	66	91,000	83,107
2021	60	272,500	276,262	9	280,000^	274,722 ^	8	84,500 ^	79,125 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

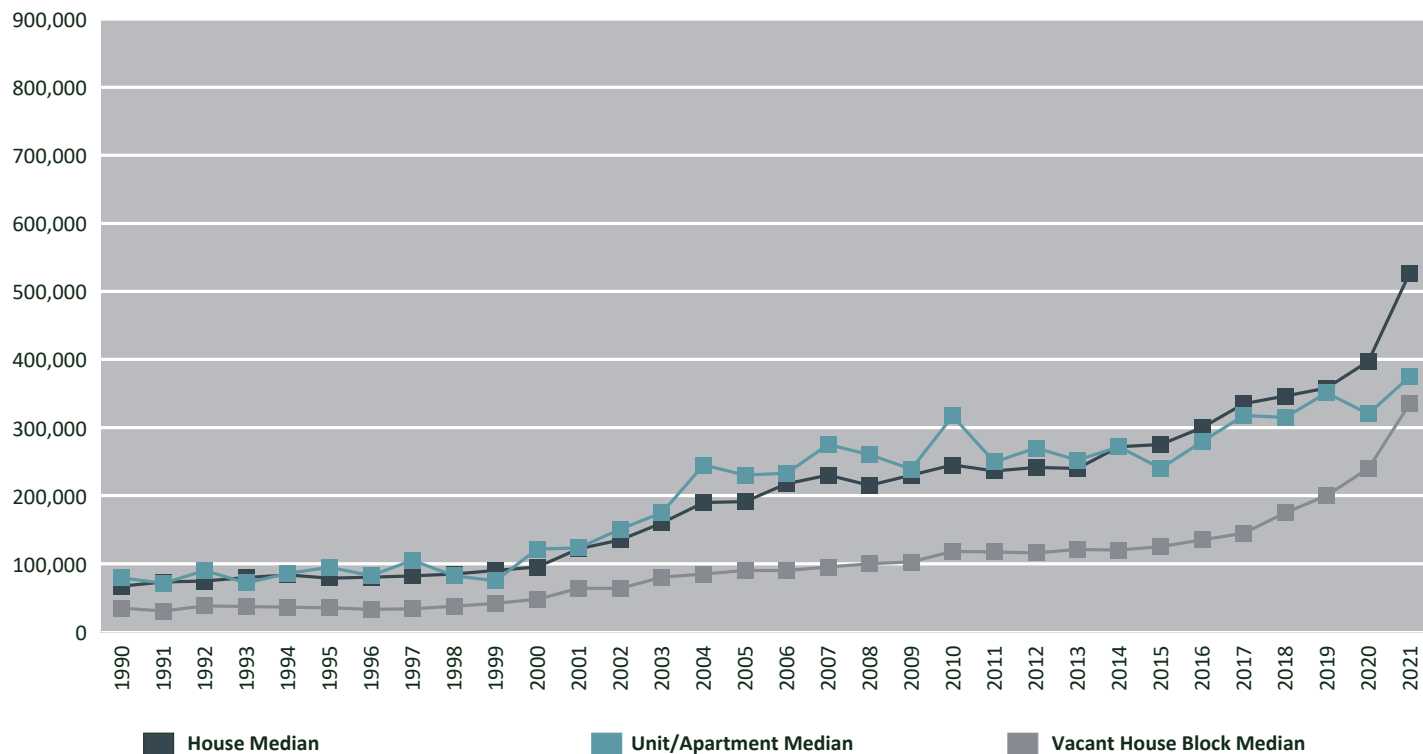
Central Goldfields Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	4	298750	280000	356.41	714.00	78.93<	151.35<	811.75	368.03
Office Premises Uns	1	200000	200000	449.44	445.00	69.93<	ND	445.00	449.44
Vehicle Sales Centre	1	562291	562291	370.66	1517.00	ND	ND	1517.00	370.66
Veterinary Clinic	2	437000	437000	430.97	1014.00	ND	ND	1014.00	430.97
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	1	260000	260000	29.71	8750.00	106.12<	11.16<	8750.00	29.71
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	289555	251000	1.48	406750.00	305.17<	140.29<	976769.50	0.30
GenCrop >20ha Unspec	3	266666	160000	2.06	77768.00	67.37<	ND	1383026.00	0.19
Livestock – Sheep	2	754197	754197	2.99	192750.00	274.25<	ND	192750.00	3.91
MixedFarm&GrazUnsp	7	268249	210000	0.65	216186.00	89.36<	122.38<	317565.43	0.84
Native Bshland	2	77600	77600	1.31	61250.00	77.60<	ND	61250.00	1.27
Native Hardwood	1	265000	265000	0.66	400800.00	ND	ND	400800.00	0.66
Poultry broiler	1	6356609	6356609	3.88	1637400.00	ND	ND	1637400.00	3.88
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	200	281232	266000	200.12	812.00	113.19<	133.00<	901.71	311.82
MisimpRuralLand Unsp	2	102500	102500	3.54	31150.00	ND	ND	31150.00	3.29
Res Investment Flat	1	160000	160000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	145000	145000	142.58	1017.00	ND	ND	1017.00	142.58
Res/Rural Lstyle	68	361283	375000	14.12	22350.00	125.00<	147.06<	71978.12	5.02
Single Strata Unsp	20	215225	228750	NA	NA	109.98<	118.22<	NA	NA
Strata Unit/Flat Uns	3	284833	287000	NA	NA	112.55<	98.63<	NA	NA
Vac Res A	61	84428	93000	148.07	726.00	108.77<	124.00<	729.85	115.47
Vac Res B	5	67000	70000	41.88	2149.00	127.27<	233.33<	2304.20	29.08
Vac Res Englobo Oth	1	825000	825000	20.83	39600.00	ND	ND	39600.00	20.83
Vac Res Rural Lstyle	52	110633	99000	7.38	21712.00	110.00<	118.21<	38743.25	2.86
Municipality totals									
Commercial Total			8	Commercial Total Prices				\$2,831,291	
Industrial Total			1	Industrial Total Prices				\$260,000	
Primary Production Total			28	Primary Production Total Prices				\$14,437,613	
Residential Total			414	Residential Total Prices				\$98,545,820	
All Sales Total			451	All Sales Total				\$116,074,724	

Colac Otway Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	261	67,000	75,549	40	79,500	84,658	132	34,500	33,038
1991	249	73,000	79,171	28	71,050	70,083	82	30,500	33,173
1992	294	74,500	83,777	25	90,000	88,441	93	38,000	44,020
1993	258	79,750	86,894	25	72,000	75,884	84	37,000	39,806
1994	272	83,500	89,427	35	86,000	87,263	85	36,000	38,941
1995	230	79,000	90,797	18	94,750	86,166	62	35,250	48,351
1996	233	80,000	88,378	31	82,500	73,411	63	33,000	37,573
1997	311	82,000	94,246	35	105,000	132,385	77	34,000	48,686
1998	295	85,000	97,148	53	82,000	87,694	92	37,500	45,118
1999	293	90,000	105,020	38	74,825	108,877	136	41,750	46,403
2000	332	95,000	118,836	70	121,250	138,711	123	48,000	50,824
2001	416	122,000	145,896	78	123,500	154,282	178	63,750	67,430
2002	408	135,000	176,694	78	151,000	190,320	129	64,000	77,264
2003	385	160,000	197,782	60	175,000	217,383	113	80,000	103,200
2004	381	190,000	230,686	63	245,000	292,634	77	85,000	99,954
2005	336	191,250	239,159	69	230,000	254,613	58	90,000	100,405
2006	276	217,500	265,028	82	232,750	258,420	124	90,000	113,787
2007	388	230,000	283,948	85	275,000	283,944	158	95,000	132,647
2008	301	215,000	263,020	62	260,000	318,144	79	100,000	127,943
2009	315	230,000	282,783	64	239,000	276,093	100	102,500	120,404
2010	286	245,000	326,489	57	317,000	338,706	104	118,250	140,686
2011	278	236,250	305,118	64	249,500	278,565	112	117,250	165,870
2012	288	241,250	294,684	46	270,000	288,706	86	116,000	139,094
2013	331	240,000	298,239	55	252,000	295,103	86	121,000	142,785
2014	319	272,000	328,694	47	272,000	279,815	81	120,000	132,000
2015	334	275,000	315,047	42	240,000	326,928	116	125,000	147,487
2016	363	300,000	363,513	48	279,500	317,524	83	135,000	162,461
2017	379	335,000	386,942	64	317,875	341,513	146	145,000	164,969
2018	374	346,250	410,740	62	315,000	355,750	177	175,000	196,983
2019	340	358,000	424,743	50	351,000	376,059	138	200,000	217,422
2020	349	397,500	463,894	44	320,000	358,670	127	240,000	248,657
2021	67	527,000	613,329	9	375,000^	437,944^	21	335,000	341,880

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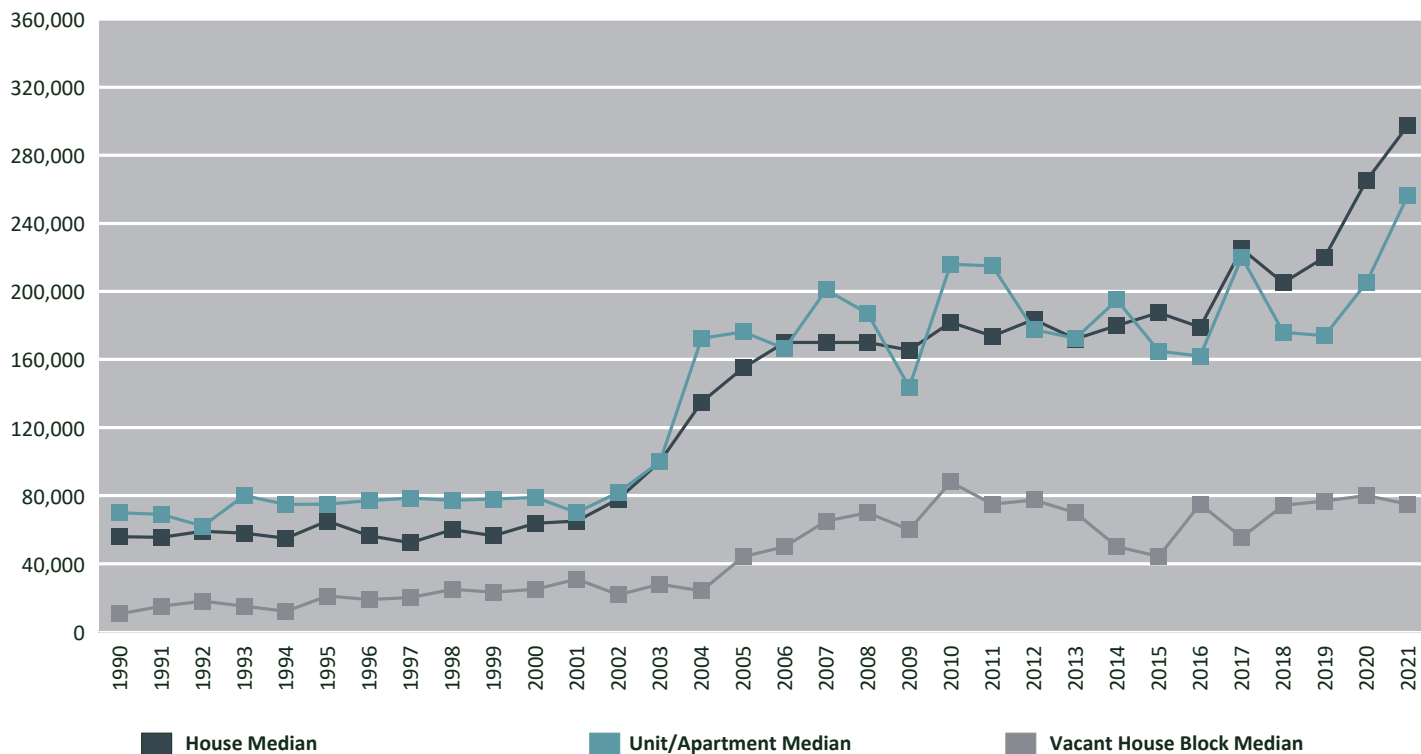
Colac Otway Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	180000	180000	NA	NA	ND	ND	NA	NA
Health Clinic Unsp	1	345000	345000	444.02	777.00	76.67<	ND	777.00	444.02
Hotel	1	800000	800000	391.20	2045.00	ND	ND	2045.00	391.20
Hotel/Motel Unsp	1	1655000	1655000	406.53	4071.00	221.26<	ND	4071.00	406.53
Mixed Use Unspec	4	632000	651500	162.87	1842.00	54.29<	180.97<	3275.33	208.43
National Co Ret Unsp	1	3720000	3720000	1250.84	2974.00	ND	ND	2974.00	1250.84
Office Premises Uns	1	2178000	2178000	1067.65	2040.00	36.00<	702.57<	2040.00	1067.65
Retail Sgle Occ Unsp	9	438222	297000	1395.35	215.00	61.24<	92.38<	425.22	1030.57
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	928290	928290	151.78	6116.00	ND	73.38<	6116.00	151.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	774500	774500	152.13	6202.50	ND	336.74<	6202.50	124.87
Ind Dev Site	12	151000	125875	75.86	1450.00	114.43<	130.78<	1552.33	94.36
Sawmill	1	205000	205000	14.44	14200.00	ND	ND	14200.00	14.44
Storage Depot	1	61000	61000	87.14	700.00	ND	ND	700.00	87.14
Workshop	2	110000	110000	70.24	1566.00	ND	ND	1566.00	70.24
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Suburban&Rural Road	1	285000	285000	12.79	22280.00	ND	ND	22280.00	12.79
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	16	785808	610500	1.06	372852.00	92.50<	ND	812650.63	0.97
GenCrop >20ha Unspec	4	797607	755000	0.53	2014250.00	100.67<	162.37<	1779600.00	0.45
Livestock – Beef	25	1032910	660000	1.24	358800.00	104.76<	188.57<	431366.12	2.39
Livestock – Dairy	26	647751	493500	1.30	464600.00	47.11<	66.08<	794217.69	0.82
Livestock – Sheep	3	1931445	1700000	0.60	2830000.00	283.33<	400.00<	2455333.33	0.79
MixedFarm + infrast	10	1229500	765000	1.64	294450.00	112.50<	ND	304983.00	4.03
MixedFarm no infrast	9	371088	400000	1.50	397900.00	123.08<	166.67<	417707.56	0.89
MixedFarm&GrazUnsp	1	417850	417850	0.66	629554.00	51.91<	81.93<	629554.00	0.66
Native Bshland	3	633877	585980	3.46	169517.00	355.14<	ND	159578.00	3.97
Native Hardwood	1	475000	475000	1.04	457600.00	ND	ND	457600.00	1.04
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	512000	512000	494.21	1036.00	ND	198.83<	1036.00	494.21
Detached Home Unsp	338	467221	397500	338.98	767.00	111.19<	141.96<	915.93	511.10
Detached Home(exist)	10	346650	340000	303.17	1011.00	74.73<	127.10<	1273.40	272.22
MisImpRuralLand Unsp	2	230000	230000	10.17	88125.00	67.65<	ND	88125.00	2.61
Res Dev Site	1	1610000	1610000	40.48	39770.00	ND	ND	39770.00	40.48
Res Investment Flat	4	483750	487500	5350.00	100.00	ND	157.26<	100.00	5350.00
Res/Rural Lstyle	96	608995	564000	42.33	18649.50	100.71<	156.67<	38426.05	15.85
Short Term Hol Accom	50	759403	632500	1220.79	686.50	131.77<	131.77<	9088.72	92.25
Single Strata Unsp	31	326725	301000	NA	NA	87.88<	148.28<	NA	NA
Strata Unit/Flat Uns	9	413111	392500	NA	NA	71.36<	150.96<	NA	NA
Vac Res A	119	252025	240000	224.52	753.00	120.00<	188.24<	850.96	297.95
Vac Res B	8	198562	207500	107.52	2022.50	92.43<	169.39<	2105.63	94.30
Vac Res Rural Lstyle	33	249560	250000	28.11	11618.00	109.17<	172.41<	20753.94	11.95
Municipality totals									
Commercial Total			19	Commercial Total Prices				\$15,350,000	
Community Services Total			1	Community Services Total Prices				\$928,290	
Industrial Total			18	Industrial Total Prices				\$3,847,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$285,000	
Primary Production Total			98	Primary Production Total Prices				\$82,651,262	
Residential Total			702	Residential Total Prices				\$315,999,514	
All Sales Total			839	All Sales Total				\$419,061,066	

Corangamite Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	158	55,950	64,559	11	70,000	71,250	39	10,500	14,673
1991	98	55,500	57,134	4	69,000^	78,250^	37	15,000	19,860
1992	143	59,000	62,131	10	62,000	63,450	23	18,000	22,039
1993	152	58,000	59,781	13	80,000	90,461	38	15,000	30,443
1994	158	55,000	64,285	10	74,750	72,350	35	12,000	21,279
1995	174	65,000	85,740	9	75,000^	83,388^	45	21,000	45,370
1996	176	56,500	70,733	9	77,000^	75,278^	40	19,000	34,964
1997	200	52,250	66,302	9	78,600^	91,410^	35	20,000	35,715
1998	178	60,000	73,559	10	77,250	76,350	30	25,000	36,021
1999	152	56,500	73,156	14	78,000	108,428	48	23,250	28,376
2000	184	63,750	72,591	14	79,000	88,607	31	25,000	28,938
2001	190	65,000	72,043	11	70,100	79,918	62	31,000	65,819
2002	215	78,000	91,541	14	82,000	78,785	82	21,750	27,581
2003	217	100,000	112,522	19	100,000	116,378	76	28,000	38,919
2004	205	135,000	142,514	20	172,500	249,725	45	24,000	37,247
2005	214	155,000	177,592	18	176,250	162,638	53	44,000	54,959
2006	166	170,000	185,592	12	166,500	182,708	42	50,000	56,363
2007	163	170,000	189,878	25	201,000	239,679	35	65,000	85,334
2008	169	170,000	179,601	6	187,000^	188,833^	24	70,000	76,205
2009	186	165,500	177,181	16	143,750	168,781	25	60,000	69,920
2010	164	181,750	192,593	11	216,000	211,545	35	88,000	93,191
2011	151	173,800	195,677	11	215,000	232,500	39	75,000	76,669
2012	125	183,500	194,324	14	177,500	208,750	21	77,500	85,714
2013	161	172,000	202,555	10	172,500	210,350	33	70,000	64,190
2014	144	180,000	198,117	17	195,000	222,617	27	50,000	73,129
2015	170	187,500	203,864	15	165,000	189,600	18	44,250	70,836
2016	193	179,000	195,883	19	162,000	211,210	23	75,000	76,869
2017	191	225,000	233,500	19	220,000	211,131	33	55,500	70,954
2018	211	205,000	232,323	14	176,000	208,850	44	74,250	79,517
2019	178	220,000	236,871	10	174,000	201,850	41	76,800	78,128
2020	213	265,000	282,718	12	205,000	209,708	62	80,000	85,486
2021	54	297,500	304,259	4	256,250^	242,625^	7	75,000^	99,214^

Statistics for 2021 are based on a small number of sales and are preliminary only.

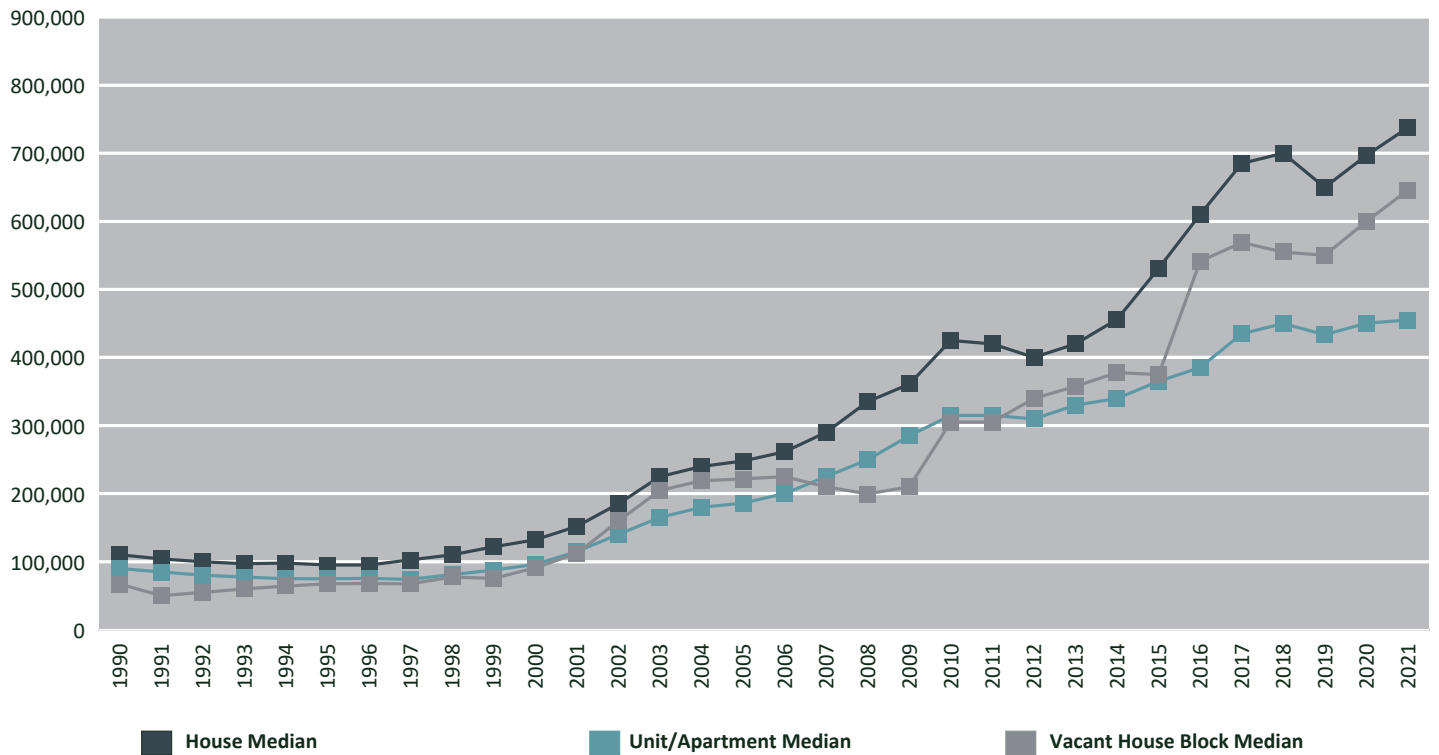
Corangamite Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	53100	47300	142.09	556.00	5.50<	ND	805.00	65.96
Office Premises Unsp	3	180911	170000	531.42	278.00	82.93<	ND	732.33	247.03
Retail Sgle Occ Unsp	6	678333	302500	846.59	438.50	201.67<	224.07<	696.50	973.92
Veterinary Clinic	1	214500	214500	77.16	2780.00	ND	ND	2780.00	77.16
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	141000	141000	139.33	1012.00	ND	ND	1012.00	139.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	240000	240000	240.00	1000.00	ND	ND	1000.00	240.00
Factory Unsp	1	17160000	17160000	310.70	55230.00	78000.00<	6975.61<	55230.00	310.70
Ind Dev Site	3	120833	132500	74.96	2001.00	30.11<	151.86<	1702.33	70.98
Warehouse Unspec	5	863300	264000	1590.91	2200.00	183.65<	88.00<	2741.60	314.89
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	270000	270000	358.09	754.00	ND	ND	754.00	358.09
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	977470	549868	1.25	681250.00	114.56<	137.47<	809232.43	1.21
GenCrop >20ha Unspec	16	2288620	1877014	1.33	1319950.00	173.31<	375.15<	1407455.00	1.63
Hardwood Plantation	2	581250	581250	0.83	621850.00	ND	ND	621850.00	0.93
Livestock – Beef	7	426961	365000	1.25	200800.00	94.77<	182.50<	316190.14	1.35
Livestock – Dairy	61	1143789	962690	1.41	747800.00	113.26<	160.45<	886198.08	1.29
Livestock – Sheep	4	1584823	1455647	2.93	727150.00	160.44<	ND	797912.25	1.99
MixedFarm + infrast	31	746241	650000	0.72	510600.00	31.92<	ND	602465.00	1.24
MixedFarm no infrast	7	731282	744825	1.43	486400.00	103.22<	212.33<	529327.14	1.38
MixedFarm&GrazUnsp	9	3122112	1081200	0.40	1238984.00	113.67<	217.02<	9040701.11	0.35
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	205	282839	265000	272.28	1010.00	120.45<	147.22<	1119.89	253.54
Detached Home(Comm)	1	280000	280000	432.10	648.00	ND	ND	648.00	432.10
Detached Home(exist)	8	279625	272500	252.59	921.00	ND	143.42<	1351.25	206.94
MisImpRuralLand Unsp	2	130000	130000	22.89	8527.50	76.47<	ND	8527.50	15.24
Res Dev Site	2	175000	175000	25.82	8100.00	ND	ND	8100.00	21.60
Res/Rural Lstyle	86	428017	377500	16.64	20115.00	104.86<	125.83<	40236.07	10.64
ResLandWithImprovemt	4	87000	84000	39.47	1891.00	ND	84.00<	1771.50	49.11
Single Strata Unsp	10	200900	205000	NA	NA	118.50<	124.24<	NA	NA
Strata Unit/Flat Uns	2	253750	253750	NA	NA	91.28<	137.16<	NA	NA
Vac Res A	49	88676	83000	34.65	1010.00	103.75<	187.57<	1031.55	85.96
Vac Res B	13	73461	65000	32.65	2450.00	100.00<	147.73<	2556.77	28.73
Vac Res Rural Lstyle	32	229659	195000	11.02	17714.50	139.29<	195.00<	94533.28	2.43
Municipality totals									
Commercial Total			13	Commercial Total Prices				\$4,986,534	
Community Services Total			1	Community Services Total Prices				\$141,000	
Industrial Total			10	Industrial Total Prices				\$22,079,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$270,000	
Primary Production Total			151	Primary Production Total Prices				\$186,915,671	
Residential Total			414	Residential Total Prices				\$113,432,264	
All Sales Total			590	All Sales Total				\$327,824,469	

Greater Dandenong City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,308	110,000	114,715	702	90,000	113,697	108	66,828	96,980
1991	1,283	104,000	107,906	589	85,000	110,613	112	50,000	51,340
1992	1,299	100,000	106,088	526	80,000	92,769	68	55,000	59,686
1993	1,379	97,000	102,236	585	77,500	93,799	66	60,000	90,834
1994	1,497	98,000	105,043	606	75,000	104,740	94	64,500	71,352
1995	1,390	95,000	103,634	538	75,000	94,028	137	67,500	77,396
1996	1,412	95,000	102,482	663	75,500	96,987	121	68,000	71,645
1997	1,776	102,500	109,754	786	74,000	91,745	142	67,475	101,144
1998	1,682	110,000	115,149	804	81,250	100,146	113	77,600	95,611
1999	1,752	122,000	128,599	851	87,500	103,559	101	75,500	84,107
2000	1,743	132,000	140,493	942	96,000	107,089	73	91,000	95,497
2001	2,044	152,000	164,742	1,205	115,000	126,488	201	112,000	117,487
2002	1,880	185,000	197,468	1,116	140,000	149,194	306	159,750	156,608
2003	1,751	225,000	235,820	1,134	165,000	179,461	224	205,000	187,511
2004	1,621	240,000	256,841	930	180,000	193,897	230	219,000	206,374
2005	1,753	248,000	259,613	1,021	186,000	201,985	220	221,500	202,299
2006	1,598	261,500	279,682	972	200,000	218,959	203	225,000	211,714
2007	1,909	290,000	313,732	1,362	225,000	262,434	174	210,000	211,638
2008	1,364	335,000	355,479	1,022	250,000	264,265	46	199,500	225,438
2009	1,731	361,000	383,871	1,337	285,000	293,596	353	210,000	232,501
2010	1,452	425,000	456,863	988	315,000	326,813	308	305,000	286,152
2011	1,304	420,000	445,863	818	315,000	315,488	286	305,000	303,260
2012	1,187	400,000	427,756	881	310,000	315,172	209	340,000	317,112
2013	1,488	420,000	440,351	1,066	330,000	335,018	311	357,500	354,507
2014	1,791	456,000	484,027	1,252	339,941	352,983	392	377,500	383,197
2015	1,761	531,000	562,958	1,238	365,000	387,037	228	375,000	362,758
2016	1,698	610,000	642,669	1,216	385,000	393,898	152	541,042	520,477
2017	1,585	685,000	717,571	1,300	435,000	439,154	154	569,000	576,585
2018	1,068	700,000	739,546	935	450,000	462,373	75	555,000	600,146
2019	1,148	650,000	694,048	754	433,500	441,522	78	550,000	611,234
2020	914	697,000	732,522	670	450,250	456,939	44	600,000	691,658
2021	198	737,500	771,146	223	455,000	445,625	10	645,900	633,520

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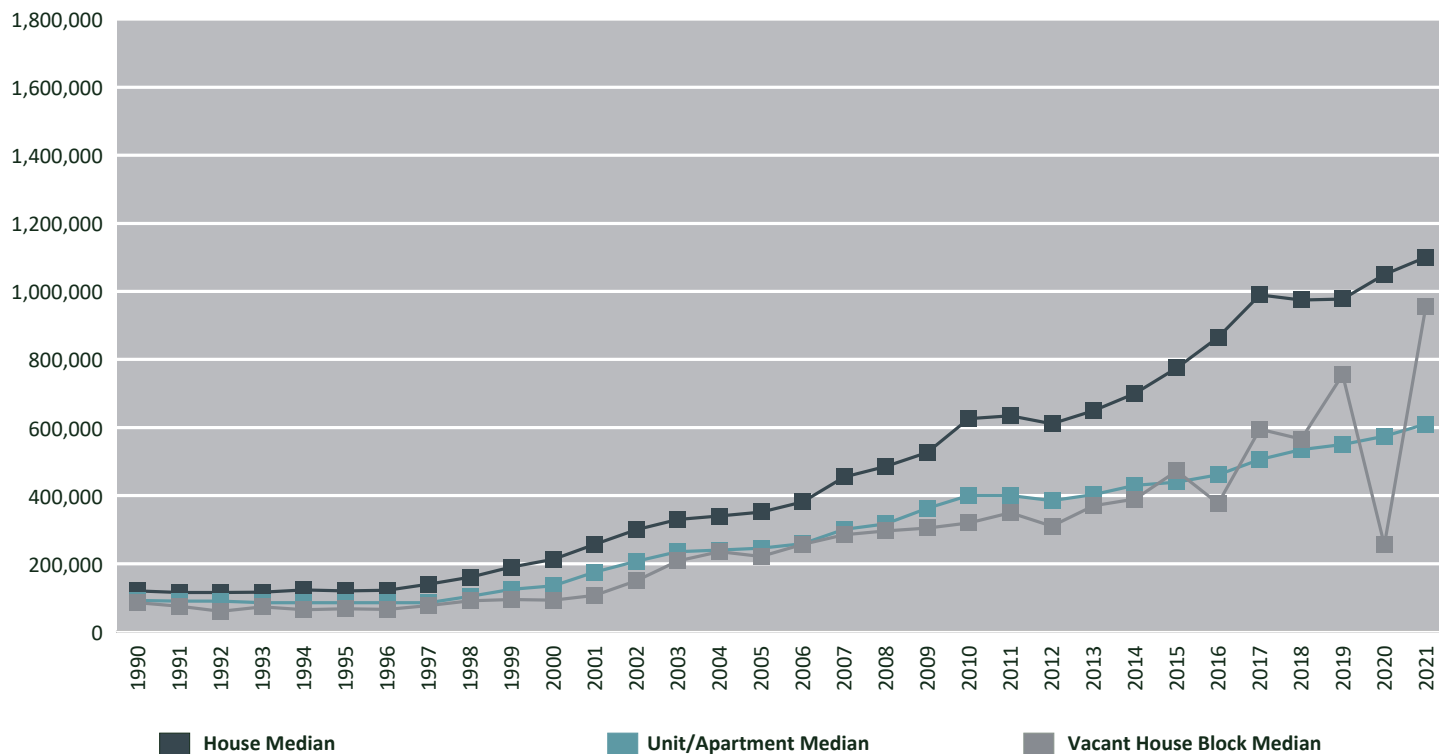
Greater Dandenong City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	739500	739500	4391.56	1537.00	ND	133.12<	1537.00	481.13
Dev Site	7	1443090	880000	969.55	3120.00	102.12<	28.57<	2693.33	753.30
Fuel Outlet/Garage	2	6014900	6014900	2679.39	1504.00	25.66<	ND	1504.00	2679.39
Licensed Ret Prem	1	590000	590000	2681.82	220.00	ND	ND	220.00	2681.82
Medical/Surgery	3	928333	685000	1570.00	705.50	ND	174.94<	705.50	1513.11
Mixed Use Unspec	9	985116	480000	607.79	2797.00	54.98<	59.18<	4538.33	293.06
Office Premises Uns	13	870981	502700	1671.25	273.00	56.09<	67.70<	389.90	2105.61
Retail Mult Occ Unsp	3	1083266	916300	2163.74	171.00	113.09<	124.84<	171.00	2163.74
Retail Sgle Occ Unsp	16	802350	499250	1486.49	185.00	79.25<	118.17<	397.14	1612.23
Retail Store/Showrm	4	3165542	3125291	2937.92	1212.50	526.14<	405.88<	2016.75	1569.63
Serv Apt/Unit Unsp	1	262000	262000	NA	NA	ND	ND	NA	NA
Shop	7	1199871	1150000	6893.24	218.00	396.55<	157.53<	316.75	4324.47
Shop & Dwelling	2	852050	852050	3605.83	223.00	ND	362.57<	223.00	3605.83
Shopping Centre Unsp	3	25410000	29100000	466.67	30000.00	ND	ND	30000.00	466.67
Vehicle Sales Centre	5	1942000	950000	1003.17	947.00	32.08<	37.73<	1562.00	1243.28
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	4650000	4650000	2447.37	1900.00	ND	ND	1900.00	2447.37
Place of Worship	1	2000000	2000000	973.24	2055.00	61.54<	82.46<	2055.00	973.24
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	87100000	87100000	1265.99	68800.00	ND	ND	68800.00	1265.99
Factory	41	663398	500000	1357.59	474.00	82.68<	90.91<	812.53	1047.47
Factory Unit	2	684500	684500	2093.98	415.00	ND	ND	415.00	2093.98
Factory Unsp	46	5163639	605000	2320.00	380.00	74.88<	93.20<	11545.42	589.56
Ind Dev Site	24	3042659	1870000	623.33	3000.00	123.19<	278.69<	5483.74	559.61
Major Ind Complex	1	20020000	20020000	302.37	66210.00	178.34<	ND	66210.00	302.37
Office/Factory	60	1708913	1143500	1410.07	1297.50	151.23<	134.53<	2723.67	725.79
OpenStorageUnspec	2	620490	620490	NA	NA	ND	ND	NA	NA
Storage Depot	1	15462000	15462000	403.43	38326.00	ND	515.40<	38326.00	403.43
Warehouse Unspec	35	859263	638000	2537.14	385.00	69.20<	51.04<	1143.57	789.23
Warehouse/Office	6	13900000	4470000	989.89	4889.00	ND	111.75<	28633.17	485.45
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	3010000	3010000	18.00	167200.00	ND	ND	167200.00	18.00
MixedFarm + infrast	1	11633050	11633050	15.32	759111.00	ND	ND	759111.00	15.32
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	340000	340000	NA	NA	ND	ND	NA	NA
Boarding House	1	585500	585500	980.74	597.00	ND	ND	597.00	980.74
Detached Home (Ind)	1	630000	630000	969.23	650.00	ND	ND	650.00	969.23
Detached Home (New)	8	711250	677500	3060.00	250.00	95.85<	87.70<	235.86	3034.52
Detached Home Unsp	188	682721	663500	2809.08	408.50	102.08<	131.65<	425.37	1682.61
Detached Home(exist)	693	749082	705000	1172.15	578.00	99.30<	129.83<	589.56	1268.15
Half Pair or Duplex	1	720000	720000	NA	NA	ND	211.76<	NA	NA
Nursing Home	1	13380000	13380000	3077.98	4347.00	ND	ND	4347.00	3077.98
OYO Strata Flat	5	293600	297000	NA	NA	84.86<	ND	NA	NA
OYO Sub Unit	7	400500	375000	NA	NA	ND	141.51<	NA	NA
OYO Subdivided Flat	113	307069	295000	NA	NA	103.15<	120.41<	NA	NA
Res Dev Site	2	1182500	1182500	1109.99	991.00	150.52<	92.75<	991.00	1109.99
Res Investment Flat	4	1291250	892500	NA	NA	78.98<	97.17<	NA	NA
Res Land (WithBuild)	6	2975499	838500	838.17	933.00	ND	93.17<	5842.50	509.29
Res/Rural Lstyle	2	2495000	2495000	123.24	20410.00	192.53<	192.22<	20410.00	122.24
Retire Village Unit	4	352500	347500	NA	NA	102.21<	107.92<	NA	NA
Semi-detached Unspec	25	620580	600000	3994.25	174.00	100.00<	107.91<	211.82	2745.28
Single Strata Unit	17	314717	305000	NA	NA	55.45<	104.22<	NA	NA
Single Strata Unsp	96	511210	527000	NA	NA	119.28<	138.87<	NA	NA
Strata Unit/Flat Uns	140	449780	441944	NA	NA	105.22<	120.26<	NA	NA
Sub Div (Multi Lot)	2	3839000	3839000	1082.90	6689.00	ND	ND	6689.00	573.93
Townhouse	100	559527	550500	NA	NA	102.28<	153.99<	NA	NA
Vac Res A	43	641232	595000	1620.00	415.00	108.18<	158.67<	444.03	1491.18
Vac Res B	1	2860000	2860000	1364.50	2096.00	130.00<	491.73<	2096.00	1364.50
Vac Res Rural Lstyle	2	3312500	3312500	299.54	38315.50	25.83<	345.92<	38315.50	86.45
Villa Unit	183	472871	465000	NA	NA	109.41<	129.17<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
SwimmingPool/Aqua	1	800000	800000	746.97	1071.00	ND	ND	1071.00	746.97
Municipality totals									
Commercial Total			78	Commercial Total Prices			\$172,229,006		
Community Services Total			2	Community Services Total Prices			\$6,650,000		
Industrial Total			219	Industrial Total Prices			\$678,951,561		
Primary Production Total			2	Primary Production Total Prices			\$14,643,050		
Residential Total			1,646	Residential Total Prices			\$1,060,554,644		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$800,000		
All Sales Total			1,948	All Sales Total			\$1,933,828,261		

Darebin City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,411	120,000	131,218	583	92,000	109,879	17	85,000	89,897
1991	1,375	115,000	120,898	566	90,000	98,703	20	75,500	79,411
1992	1,371	115,000	120,675	502	90,000	100,194	33	60,000	60,124
1993	1,539	116,000	123,759	629	85,000	97,725	64	73,250	81,333
1994	1,662	123,000	130,953	760	85,000	98,097	155	65,000	71,199
1995	1,566	120,000	127,722	648	85,000	100,311	166	68,000	74,518
1996	1,740	122,000	132,561	718	85,500	104,571	162	66,000	66,706
1997	1,979	140,000	150,809	1,058	85,750	100,253	240	77,000	83,832
1998	1,779	160,000	172,832	1,051	104,500	117,321	179	91,000	96,119
1999	1,835	190,000	204,641	1,020	124,475	137,931	322	94,500	121,995
2000	1,908	212,500	227,171	1,066	135,000	153,956	154	92,500	93,791
2001	1,987	256,500	272,032	1,219	175,000	196,760	131	107,000	121,023
2002	1,804	300,000	309,702	1,044	206,750	235,503	103	150,000	143,657
2003	1,794	330,000	349,280	1,078	235,000	250,972	262	208,500	201,087
2004	1,611	340,000	359,186	944	240,175	253,368	178	235,000	224,103
2005	1,698	352,000	377,512	1,005	246,000	264,257	157	221,350	220,600
2006	1,659	382,000	407,326	1,060	259,000	275,812	136	257,000	240,676
2007	1,853	455,000	488,824	1,476	301,000	322,186	113	285,000	278,625
2008	1,380	485,126	517,729	1,047	317,000	343,040	49	296,000	284,399
2009	1,546	526,500	560,869	1,483	363,000	388,658	32	304,975	271,506
2010	1,439	625,888	661,912	1,165	400,000	429,077	14	320,000	606,571
2011	1,353	635,000	667,315	1,134	400,000	430,959	27	350,000	398,526
2012	1,256	611,000	647,946	1,193	385,000	408,603	15	310,000	410,133
2013	1,475	650,000	693,307	1,545	403,500	423,328	31	370,000	368,950
2014	1,729	700,000	759,767	1,694	430,000	463,787	45	390,000	405,125
2015	1,665	775,000	837,839	1,908	440,000	469,011	34	472,500	478,387
2016	1,509	865,000	954,962	1,868	461,075	495,711	19	377,300	460,805
2017	1,433	990,000	1,087,805	1,792	506,425	533,744	17	595,000	658,285
2018	1,284	975,000	1,083,578	1,384	535,100	557,098	17	566,000	602,528
2019	1,261	978,000	1,064,258	1,212	550,000	577,008	12	755,000	794,111
2020	1,060	1,050,000	1,137,055	1,084	575,000	590,232	5	255,000 ^	323,000 ^
2021	163	1,100,000	1,154,330	281	610,000	617,858	8	955,000 ^	1,018,250 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

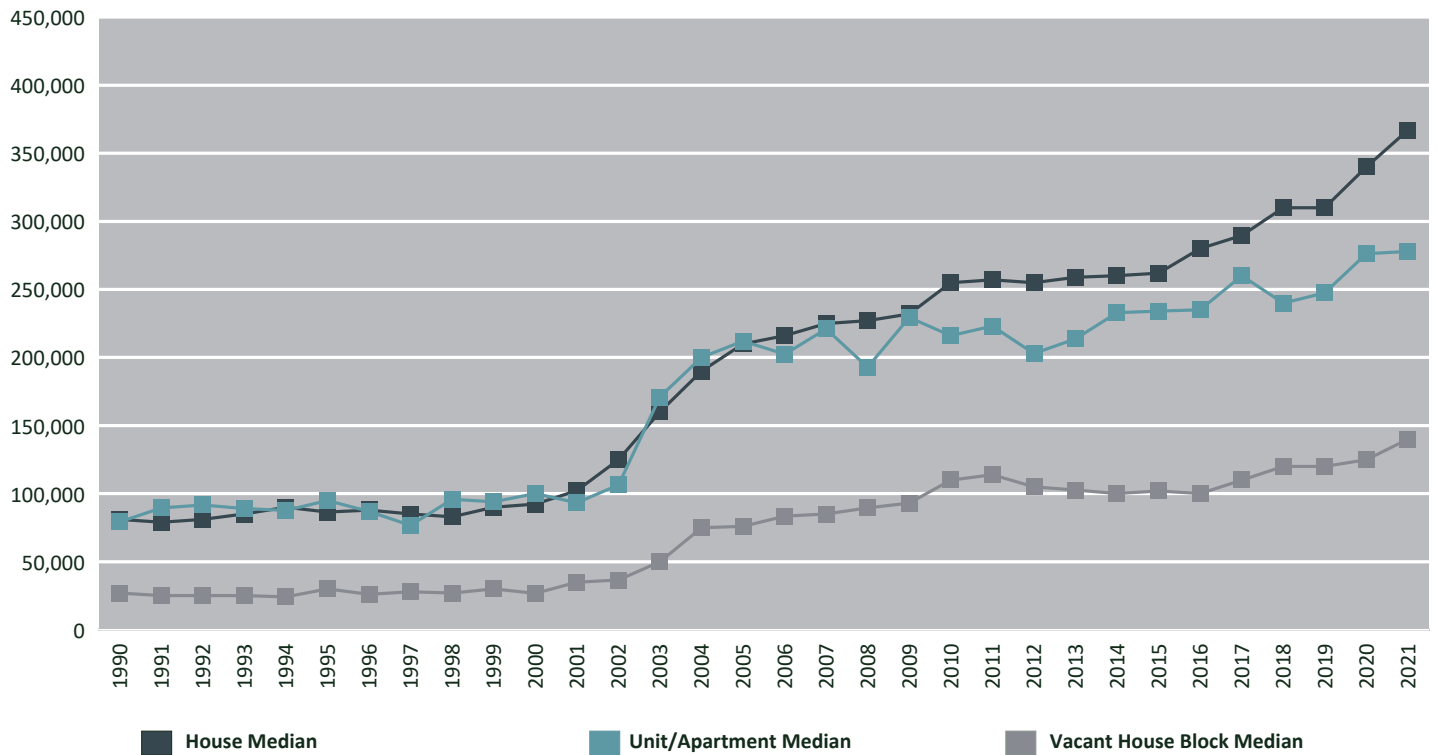
Darebin City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	3	1069166	835000	1064.29	350.00	ND	ND	1106.33	966.41
Dev Site	2	2758324	2758324	2690.09	1023.50	ND	95.11<	1023.50	2694.99
Health Clinic Unsp	1	630000	630000	1582.91	398.00	ND	52.07<	398.00	1582.91
LowRise Office Build	4	1601875	1550000	4264.18	353.00	34.44<	46.97<	479.00	3344.21
Medical/Surgery	2	642450	642450	653.10	992.50	ND	13.97<	992.50	647.30
Mixed Use Office	2	745400	745400	2750.71	380.50	ND	ND	380.50	1959.00
Mixed Use Unspec	4	560000	547500	3266.35	204.00	78.21<	69.13<	268.50	2085.66
Office Premises Uns	5	1091860	440000	5363.57	419.50	79.21<	47.06<	536.25	2366.81
Restaurant	1	22963496	22963496	0.29	78300000.00	1913.62<	4175.18<	78300000.00	0.29
Retail Mult Occ Unsp	1	935000	935000	NA	NA	46.66<	119.72<	NA	NA
Retail Sgle Occ Unsp	7	575485	370000	859.16	409.50	41.34<	46.98<	452.33	1347.97
Retail Store/Showrm	1	670000	670000	4407.89	152.00	ND	ND	152.00	4407.89
Serv Apt/Unit Unsp	3	379000	376000	300.01	1624.00	75.81<	ND	1624.00	234.30
Shop	7	715714	550000	1345.29	223.00	138.54<	105.77<	1234.14	579.93
Shop & Dwelling	5	648800	606000	3332.08	265.00	41.51<	63.79<	333.00	1948.35
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	9088200	9088200	374.00	24300.00	ND	ND	24300.00	374.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	2	3412500	3412500	1082.25	3051.50	ND	359.21<	3051.50	1118.30
Factory Unit	14	1305773	775000	1111.11	765.00	77.50<	ND	1416.27	1089.66
Factory Unsp	2	2652500	2652500	1323.61	1838.50	241.14<	389.36<	1838.50	1442.75
Ind Dev Site	2	2455750	2455750	636.79	4490.50	162.63<	481.76<	4490.50	546.88
Office/Factory	1	5000000	5000000	318.23	15712.00	ND	ND	15712.00	318.23
Processing Plant	1	3000000	3000000	688.71	4356.00	ND	ND	4356.00	688.71
Warehouse Unspec	3	804886	724460	NA	NA	40.84<	54.88<	NA	NA
Warehouse/Office	1	840000	840000	4263.96	197.00	ND	ND	197.00	4263.96
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	11	19834	18414	262.87	46.50	190.78<	202.44<	60.17	311.14
Sewerage/StormUnsp	1	9361	9361	253.00	37.00	ND	ND	37.00	253.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	779000	779000	1738.84	448.00	ND	92.46<	448.00	1738.84
Cojoin Strata Unsp	10	701050	645000	NA	NA	102.95<	154.31<	NA	NA
Conjoined StrataUnit	179	563934	560000	NA	NA	139.48<	131.30<	NA	NA
Detached Home (New)	3	2140000	2310000	2182.16	527.00	177.69<	323.98<	524.67	4078.78
Detached Home Unsp	252	1098274	1000000	4512.75	353.00	102.04<	127.39<	439.21	2617.66
Detached Home(exist)	724	1163471	1065000	1104.87	534.00	101.43<	138.31<	549.67	2117.35
Half Pair or Duplex	33	1038545	1031500	6734.01	297.00	83.86<	179.00<	357.66	2997.69
OYO Strata Flat	268	466455	460000	NA	NA	97.87<	92.00<	NA	NA
OYO Sub Dwelling	19	668236	672500	NA	NA	113.98<	ND	NA	NA
OYO Sub Unit	14	675071	625750	NA	NA	ND	ND	NA	NA
OYO Subdivided Flat	18	445666	477500	NA	NA	71.48<	ND	NA	NA
Res Investment Flat	2	677500	677500	2363.71	454.00	55.53<	42.95<	454.00	1492.29
Res/Rural Lstyle	6	1494583	1577500	271.92	6284.00	ND	246.48<	6284.00	275.40
Retire Village Unit	8	476125	515000	NA	NA	99.52<	114.44<	NA	NA
Row House	1	763000	763000	3421.52	223.00	ND	134.27<	223.00	3421.52
Semi-detached	5	1108400	1050000	5645.16	186.00	42.86<	ND	201.80	5492.57
Semi-detached Unspec	26	867311	750000	6015.63	192.00	93.52<	106.69<	253.00	3712.83
Single Strata Unit	5	615300	581500	NA	NA	89.32<	145.01<	NA	NA
Single Strata Unsp	100	691792	654837	NA	NA	116.94<	143.04<	NA	NA
Storage Area Res	1	168000	168000	NA	NA	ND	5600.00<	NA	NA
Strata Dwelling	9	614111	580000	NA	NA	116.00<	ND	NA	NA
Strata Unit/Flat Uns	235	589236	558000	NA	NA	111.38<	128.28<	NA	NA
Terrace House	16	1038343	1110000	6269.43	193.00	ND	154.06<	190.36	5734.90
Townhouse	215	716740	665000	NA	NA	100.00<	148.79<	NA	NA
Vac Res A	5	323000	255000	819.26	634.00	33.77<	53.97<	634.00	847.79
Villa Unit	2	580800	580800	NA	NA	104.88<	ND	NA	NA
Municipality totals									
Commercial Total			48	Commercial Total Prices			\$64,224,544		
Community Services Total			1	Community Services Total Prices			\$9,088,200		
Industrial Total			26	Industrial Total Prices			\$46,576,989		
Infrastruc&Utilities Total			12	Infrastruc&Utilities Total Prices			\$227,535		
Residential Total			2,157	Residential Total Prices			\$1,856,620,855		
All Sales Total			2,244	All Sales Total			\$1,976,738,123		

East Gippsland Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	524	81,000	88,141	84	79,250	85,490	449	27,000	32,424
1991	473	79,000	88,706	65	89,600	99,918	355	25,000	30,238
1992	509	81,000	87,975	78	91,720	113,680	334	25,000	31,629
1993	538	85,000	95,422	90	89,000	104,301	404	25,000	28,775
1994	544	90,000	99,636	124	87,750	99,012	407	24,250	26,832
1995	508	86,500	97,491	79	95,000	103,278	246	30,000	39,980
1996	470	88,000	97,980	105	87,000	103,580	222	26,000	38,529
1997	522	85,000	98,507	94	76,750	90,138	218	28,000	41,545
1998	529	83,000	92,417	94	95,750	112,420	181	27,000	39,651
1999	643	90,000	104,072	95	94,000	111,205	202	30,000	40,082
2000	742	92,250	106,164	123	100,000	129,632	278	26,750	34,496
2001	946	102,250	117,283	178	93,250	112,742	437	35,000	44,402
2002	1,108	125,000	140,074	232	106,350	135,427	665	36,500	45,219
2003	1,058	160,000	175,555	248	171,000	225,795	709	50,000	60,741
2004	747	190,000	211,086	155	200,000	333,907	332	75,000	75,122
2005	719	210,000	231,382	134	212,000	257,310	294	76,000	79,244
2006	701	216,000	236,892	141	202,500	248,424	294	83,500	88,449
2007	841	225,000	252,440	126	221,000	290,841	251	85,000	94,946
2008	619	227,000	259,900	156	192,750	213,426	259	89,500	96,237
2009	813	232,000	255,005	162	229,500	297,795	302	93,000	98,901
2010	768	255,000	282,880	148	216,000	230,268	346	110,000	110,891
2011	609	257,000	277,515	135	223,000	267,889	275	114,000	117,313
2012	592	255,000	279,263	121	203,000	224,431	288	105,000	111,572
2013	696	259,000	285,290	132	213,750	230,081	258	102,625	115,224
2014	680	260,000	291,576	129	233,000	255,279	268	100,000	115,689
2015	743	262,000	291,765	112	234,000	243,254	267	102,000	115,335
2016	765	280,000	308,049	113	235,000	269,383	246	100,000	107,229
2017	884	289,500	318,853	120	260,000	272,565	299	110,000	120,915
2018	924	310,000	331,254	146	240,000	266,719	368	120,000	139,388
2019	845	310,000	343,296	134	247,500	275,596	330	120,000	132,239
2020	1,009	340,000	372,976	78	276,250	293,507	541	125,000	148,654
2021	288	367,000	396,183	17	278,000	277,852	142	140,000	157,244

Statistics for 2021 are based on a small number of sales and are preliminary only.

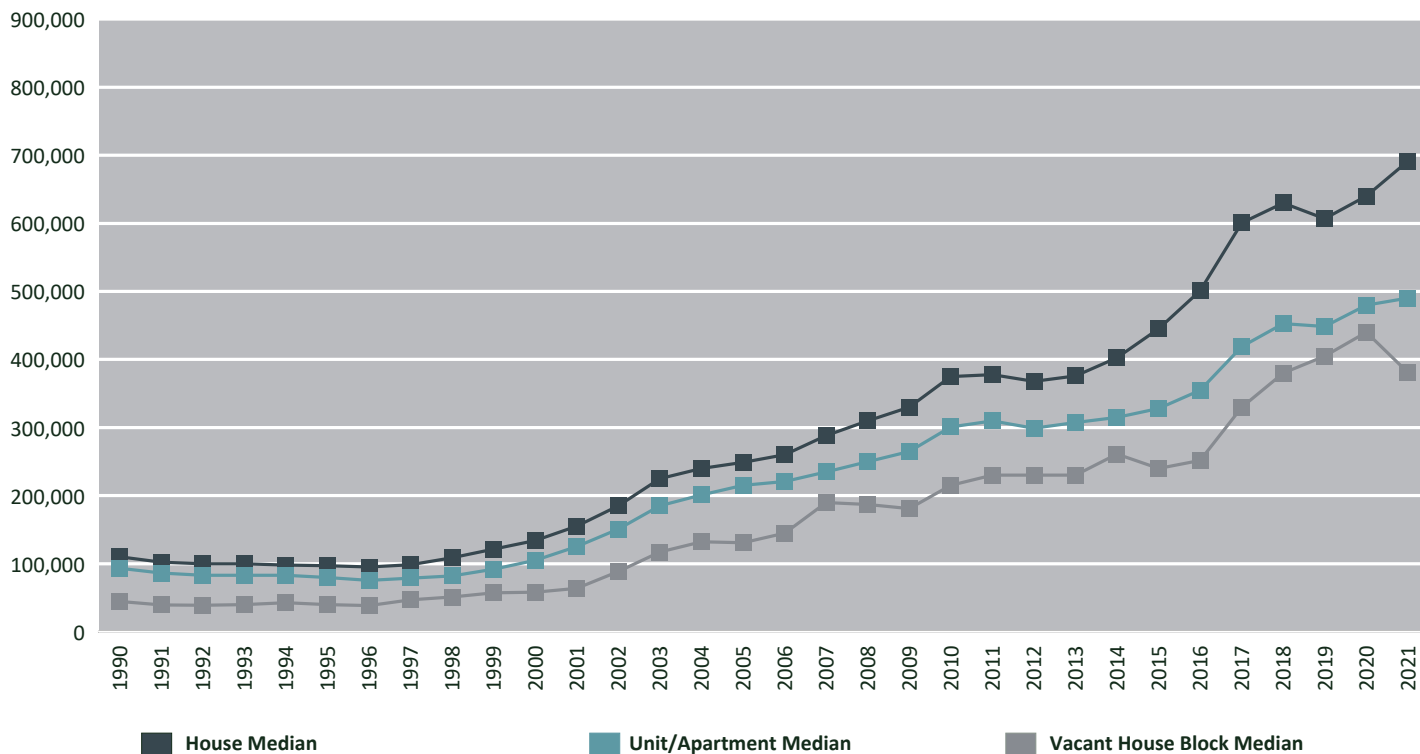
East Gippsland Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1075000	1075000	1068.59	1006.00	ND	223.96<	1006.00	1068.59
Café	2	305000	305000	1840.00	125.00	ND	ND	125.00	1840.00
Dev Site	11	279363	170000	603.62	497.00	58.32<	22.54<	768.27	363.63
Holiday Units	1	125000	125000	302.66	413.00	215.52<	ND	413.00	302.66
Hotel	1	250000	250000	47.89	5220.00	25.00<	50.00<	5220.00	47.89
Hotel/Motel Unsp	1	100000	100000	NA	NA	80.00<	5.49<	NA	NA
Mixed Use Unspec	7	509000	480000	257.10	1867.00	84.21<	48.48<	1959.00	259.83
Motel	2	1202500	1202500	283.99	6431.00	ND	168.68<	6431.00	186.98
Office Premises Uns	4	832250	351500	899.03	939.50	97.23<	58.20<	1537.25	541.39
Retail Mult Occ Unsp	2	545000	545000	386.88	2042.00	2.96<	218.00<	2042.00	386.88
Retail Sgle Occ Unsp	19	305543	295000	703.74	422.50	99.33<	71.52<	933.19	321.53
Serv Apt/Unit Unsp	8	443899	215000	55.60	18066.00	164.12<	34.68<	18239.00	40.21
Serviced Apartments	1	100000	100000	NA	NA	ND	ND	NA	NA
Tourist Park/Caravan	2	1780000	1780000	289.16	13442.50	254.29<	107.88<	13442.50	132.42
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	159500	159500	91.14	1750.00	69.35<	ND	1750.00	91.14
Factory Unsp	13	371976	320100	302.20	1758.50	91.46<	105.82<	2359.50	163.02
Ind Dev Site	13	261923	135000	195.38	1817.00	77.14<	58.95<	5694.23	46.00
Warehouse Store	1	920000	920000	196.04	4693.00	ND	ND	4693.00	196.04
Warehouse Unspec	6	417000	420000	336.78	1450.50	128.05<	178.72<	5177.33	80.54
Warehouse/Office	1	145000	145000	82.86	1750.00	ND	ND	1750.00	82.86
Workshop	1	308000	308000	169.60	1816.00	ND	ND	1816.00	169.60
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Refuse Recycling	1	693532	693532	35.75	19400.00	ND	ND	19400.00	35.75
Water Storage Tanks	1	300000	300000	500.00	600.00	ND	ND	600.00	500.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomstcLivestockGraz	47	414532	342000	0.47	483900.00	86.58<	86.58<	905507.30	0.46
GenCrop >20ha Unspec	3	362700	294000	4.16	108300.00	51.81<	ND	108300.00	4.16
Glasshouse Plant/Veg	1	495000	495000	24.26	20400.00	ND	ND	20400.00	24.26
Livestock – Beef	11	535200	216136	0.91	781700.00	87.62<	54.58<	719502.73	0.74
Livestock – Dairy	1	1450000	1450000	0.65	2227687.00	27.15<	273.58<	2227687.00	0.65
Livestock – Sheep	1	300000	300000	3.90	76963.00	40.76<	93.75<	76963.00	3.90
MarketGardenVeg <20h	2	1440000	1440000	2.97	540115.00	ND	ND	540115.00	2.67
MixedFarm no infrast	1	166000	166000	0.70	238200.00	ND	65.86<	238200.00	0.70
MixedFarm&GrazUnsp	18	622752	246250	2.07	415350.00	89.55<	60.80<	665034.11	0.94
Native Bshland	5	230000	200000	0.55	434304.00	ND	1428.57<	577881.20	0.40
Native Hardwood	4	287500	227500	0.47	1486990.00	32.50<	64.54<	5871572.50	0.05
Orchard Plantations	2	392500	392500	12.38	712328.00	ND	ND	712328.00	0.55
Softwood Plantation	1	160000	160000	0.20	810100.00	14.55<	ND	810100.00	0.20
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cabin/Accommodation	1	145000	145000	NA	NA	ND	ND	NA	NA
Cojoin Strata Unsp	10	333100	300000	NA	NA	63.76<	133.33<	NA	NA
Detached Home (Ind)	3	305000	300000	343.64	873.00	ND	ND	880.33	346.46
Detached Home (New)	2	406250	406250	865.11	476.50	ND	117.75<	476.50	852.57
Detached Home Unsp	921	377328	345000	444.10	805.00	111.29<	130.19<	978.51	383.46
Detached Home(Comm)	11	334545	285000	630.25	714.00	ND	ND	1020.18	327.93
Detached Home(exist)	5	543000	495000	136.14	3636.00	386.72<	190.75<	2870.20	189.19
Garage/Outbuild Res	1	130000	130000	64.23	2024.00	ND	87.25<	2024.00	64.23
MisImpRuralLand Unsp	7	247857	190000	6.29	30200.00	ND	90.48<	84212.86	2.94
OYO Sub Dwelling	2	502500	502500	NA	NA	ND	ND	NA	NA
OYO Sub Unit	1	255000	255000	NA	NA	127.50<	ND	NA	NA
Res/Rural Lstyle	188	521905	522500	33.50	20000.00	110.00<	135.71<	54504.33	9.57
ResLandWithImprovemt	14	178071	153000	104.57	1096.50	103.73<	161.05<	1919.14	92.79
Retire Village Unit	8	252937	281000	NA	NA	108.08<	119.57<	NA	NA
Semi-detached Unspec	81	312182	249000	2639.54	353.00	85.57<	105.96<	422.29	1037.02
Sep House&Curtilage	1	545000	545000	272.50	2000.00	ND	ND	2000.00	272.50
Single Strata Unsp	43	276850	250000	NA	NA	113.64<	105.15<	NA	NA
Strata Unit/Flat Uns	14	312464	255999	NA	NA	96.60<	124.88<	NA	NA
Vac Res A	486	148062	124900	123.30	811.00	105.85<	122.45<	877.10	170.84
Vac Res B	55	153882	145000	48.94	2554.00	107.41<	147.21<	2590.02	59.41
Vac Res Englobo Oth	4	1386178	552356	15.79	42365.00	240.15<	31.38<	47649.50	29.09
Vac Res Rural Lstyle	110	182475	160000	18.08	8854.00	100.00<	128.00<	21356.02	8.28
Municipality totals									
Commercial Total			62	Commercial Total Prices				\$28,636,526	
Industrial Total			36	Industrial Total Prices				\$12,275,200	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$993,532	
Primary Production Total			97	Primary Production Total Prices				\$46,203,889	
Residential Total			1,968	Residential Total Prices				\$613,027,546	
All Sales Total			2,165	All Sales Total				\$701,136,693	

Frankston City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,533	110,000	121,898	416	93,500	106,849	613	44,500	52,310
1991	1,557	102,000	112,776	394	86,250	95,398	503	39,500	43,486
1992	1,656	100,000	108,586	425	83,000	91,801	585	39,000	44,116
1993	1,667	100,000	107,610	528	82,975	95,450	617	40,000	43,599
1994	1,783	98,000	108,088	461	82,950	86,699	607	42,950	50,408
1995	1,718	97,000	109,265	374	79,950	89,313	532	40,000	46,906
1996	1,712	95,000	105,356	403	75,500	84,254	401	38,500	46,443
1997	2,341	98,500	109,644	536	79,000	88,570	516	47,125	52,423
1998	2,246	109,000	118,364	558	82,000	94,348	501	51,000	61,665
1999	2,714	121,500	132,522	817	92,000	101,965	716	57,000	62,322
2000	2,748	134,000	153,023	768	105,000	117,722	485	58,000	64,951
2001	3,273	155,000	170,614	936	125,000	141,734	1,080	64,000	79,245
2002	3,064	185,000	208,034	964	151,000	167,949	1,022	88,500	113,563
2003	3,173	225,000	247,523	971	185,000	201,457	983	117,000	132,230
2004	2,690	240,000	267,886	792	201,000	222,708	455	132,000	154,460
2005	2,629	249,000	271,588	969	215,000	225,793	382	131,000	148,490
2006	2,619	260,002	289,070	923	221,000	231,666	487	145,000	160,392
2007	3,174	288,000	326,453	1,213	235,000	251,407	352	190,000	198,795
2008	2,287	310,000	349,833	932	250,000	266,855	285	187,000	206,085
2009	2,687	330,000	359,009	1,200	265,000	272,634	775	181,000	192,741
2010	2,466	375,000	412,728	1,037	301,000	317,894	610	215,000	223,516
2011	2,105	377,500	416,179	789	310,000	321,866	279	230,000	243,219
2012	2,028	368,000	397,307	820	299,000	312,428	228	230,000	242,255
2013	2,238	375,750	417,202	996	307,250	323,230	204	230,000	240,463
2014	2,363	402,500	445,025	979	315,000	336,671	145	261,000	262,246
2015	2,597	445,000	490,960	1,138	328,250	363,742	196	239,975	257,766
2016	2,486	501,000	551,402	1,217	355,000	374,274	218	251,750	279,959
2017	2,548	601,000	654,154	1,075	419,000	436,091	84	330,000	360,311
2018	2,117	630,000	681,399	803	452,500	472,616	69	380,000	461,194
2019	1,982	607,000	649,741	752	448,500	472,957	87	405,000	419,585
2020	1,794	640,000	693,702	804	480,000	500,797	58	440,000	514,884
2021	399	691,000	752,293	212	490,000	494,646	10	381,000	495,460

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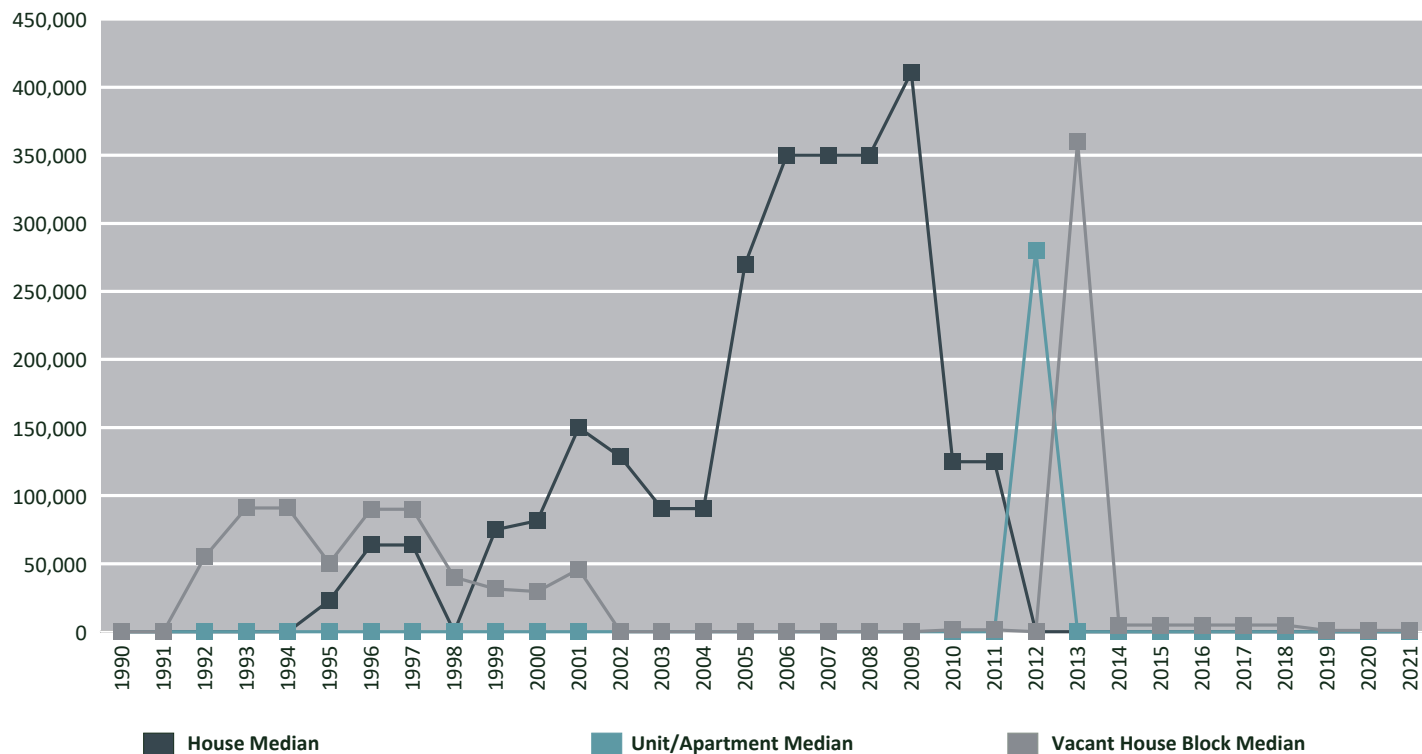
Frankston City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	5	654160	561600	482.47	1164.00	83.76<	22.46<	1327.00	492.96
Fuel Outlet/Garage	2	3800000	3800000	2341.13	1641.50	123.23<	75.25<	1641.50	2314.96
Health Clinic Unsp	3	1117666	1120000	1325.44	845.00	165.93<	158.87<	825.33	1354.20
Mixed Use Unspec	1	1028280	1028280	4674.00	220.00	235.04<	152.90<	220.00	4674.00
Multi Use FuelOutlet	1	939840	939840	5221.33	180.00	ND	ND	180.00	5221.33
Office Premises Uns	12	1967433	445250	1638.13	420.00	77.43<	106.01<	744.00	2644.40
Pub/Tavern/Club Unsp	1	3400000	3400000	1919.82	1771.00	123.64<	ND	1771.00	1919.82
Retail Mult Occ Unsp	1	1452000	1452000	1028.33	1412.00	72.60<	268.89<	1412.00	1028.33
Retail Sgle Occ Unsp	11	1005386	1000000	4452.38	252.00	158.73<	183.49<	474.67	2083.16
Veterinary Clinic	1	1350000	1350000	1245.39	1084.00	ND	ND	1084.00	1245.39
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	3	2328333	2280000	1741.79	1309.00	ND	ND	1395.00	1669.06
Place of Worship	1	1550000	1550000	860.63	1801.00	ND	ND	1801.00	860.63
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	7	140093	154000	2560.64	61.50	15.25<	52.59<	72.17	1849.09
Factory Unsp	101	684000	450000	920.38	320.00	100.00<	98.04<	1696.18	443.88
Ind Dev Site	7	921298	677902	950.52	1003.00	119.60<	73.37<	1781.86	517.04
Ind Land Building \$0	2	475063	475063	429.67	1080.00	ND	ND	1080.00	439.87
Warehouse Unspec	25	438102	375000	1500.98	256.50	91.27<	103.24<	387.45	1083.26
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	570000	570000	749.01	761.00	ND	193.22<	761.00	749.01
Cojoin Strata Unsp	57	591783	540000	NA	NA	102.76<	145.16<	NA	NA
Detached Home (New)	2	937500	937500	1697.25	551.00	ND	215.52<	551.00	1701.45
Detached Home Unsp	1773	694384	640000	925.04	627.00	105.35<	142.63<	693.50	1001.05
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
Individual Flat	4	738812	749125	NA	NA	ND	110.57<	NA	NA
Res Investment Flat	4	718125	676250	NA	NA	ND	71.18<	NA	NA
Res Land (WithBuild)	24	923958	802500	774.70	1083.00	113.03<	144.27<	5400.46	171.09
Res/Rural Lstyle	57	1476808	1350000	162.67	10020.00	109.76<	158.17<	14441.85	100.69
Retire Village Unit	15	110433	69000	NA	NA	39.43<	36.23<	NA	NA
Semi-detached Unspec	19	604473	590500	2418.89	233.00	113.45<	143.77<	248.06	2436.38
Single Strata Unsp	590	507052	480000	NA	NA	107.50<	146.56<	NA	NA
Strata Unit/Flat Uns	135	471404	440000	NA	NA	99.55<	135.38<	NA	NA
Townhouse	3	526500	500000	NA	NA	99.01<	152.09<	NA	NA
Vac Res A	54	480209	432500	721.33	557.50	106.79<	180.25<	602.48	791.21
Vac Res B	4	983000	881000	357.32	2446.00	109.44<	193.95<	2497.75	393.55
Vac Res Rural Lstyle	8	878375	897500	92.43	9673.50	112.19<	150.84<	12406.88	70.80
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	434000	434000	NA	NA	ND	12.01<	NA	NA
Municipality totals									
Commercial Total			38	Commercial Total Prices				\$57,062,370	
Community Services Total			4	Community Services Total Prices				\$8,535,000	
Industrial Total			142	Industrial Total Prices				\$88,416,538	
Residential Total			2,751	Residential Total Prices				\$1,793,913,375	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$434,000	
All Sales Total			2,936	All Sales Total				\$1,948,361,283	

French Island

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	0	0*	0*	0	0*	0*	0	0*	0*
1991	0	0*	0*	0	0*	0*	0	0*	0*
1992	0	0*	0*	0	0*	0*	21	55,000	68,259
1993	0	0*	0*	0	0*	0*	1	91,000 ^	91,000 ^
1994	0	0*	0*	0	0*	0*	0	91,000 *	91,000 *
1995	1	23,000^	23,000^	0	0*	0*	1	50,500 ^	50,500 ^
1996	2	63,845^	63,845^	0	0*	0*	1	90,000 ^	90,000 ^
1997	0	63,845*	63,845*	0	0*	0*	0	90,000 *	90,000 *
1998	0	0*	0*	0	0*	0*	2	40,000 ^	40,000 ^
1999	3	75,000^	113,000^	0	0*	0*	2	31,500 ^	31,500 ^
2000	2	81,500^	81,500^	0	0*	0*	4	29,500 ^	28,375 ^
2001	1	150,000^	150,000^	0	0*	0*	1	46,000 ^	46,000 ^
2002	3	128,500^	130,333^	0	0*	0*	0	0*	0*
2003	4	90,500^	130,250^	0	0*	0*	0	0*	0*
2004	0	90,500*	130,250*	0	0*	0*	0	0*	0*
2005	1	270,000^	270,000^	0	0*	0*	0	0*	0*
2006	1	350,000^	350,000^	0	0*	0*	0	0*	0*
2007	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2008	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2009	1	411,000^	411,000^	0	0*	0*	0	0*	0*
2010	1	125,000^	125,000^	0	0*	0*	2	1,550 ^	1,550 ^
2011	0	125,000*	125,000*	0	0*	0*	0	1,550 *	1,550 *
2012	0	0*	0*	1	280,000^	280,000^	0	0*	0*
2013	0	0*	0*	0	0*	0*	1	360,000 ^	360,000 ^
2014	0	0*	0*	0	0*	0*	1	5,000 ^	5,000 ^
2015	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2016	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2017	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2018	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2019	0	0*	0*	0	0*	0*	1	1,000 ^	1,000 ^
2020	0	0*	0*	0	0*	0*	0	1,000 *	1,000 *
2021	0	0*	0*	0	0*	0*	0	1,000 *	1,000 *

Statistics for 2021 are based on a small number of sales and are preliminary only.

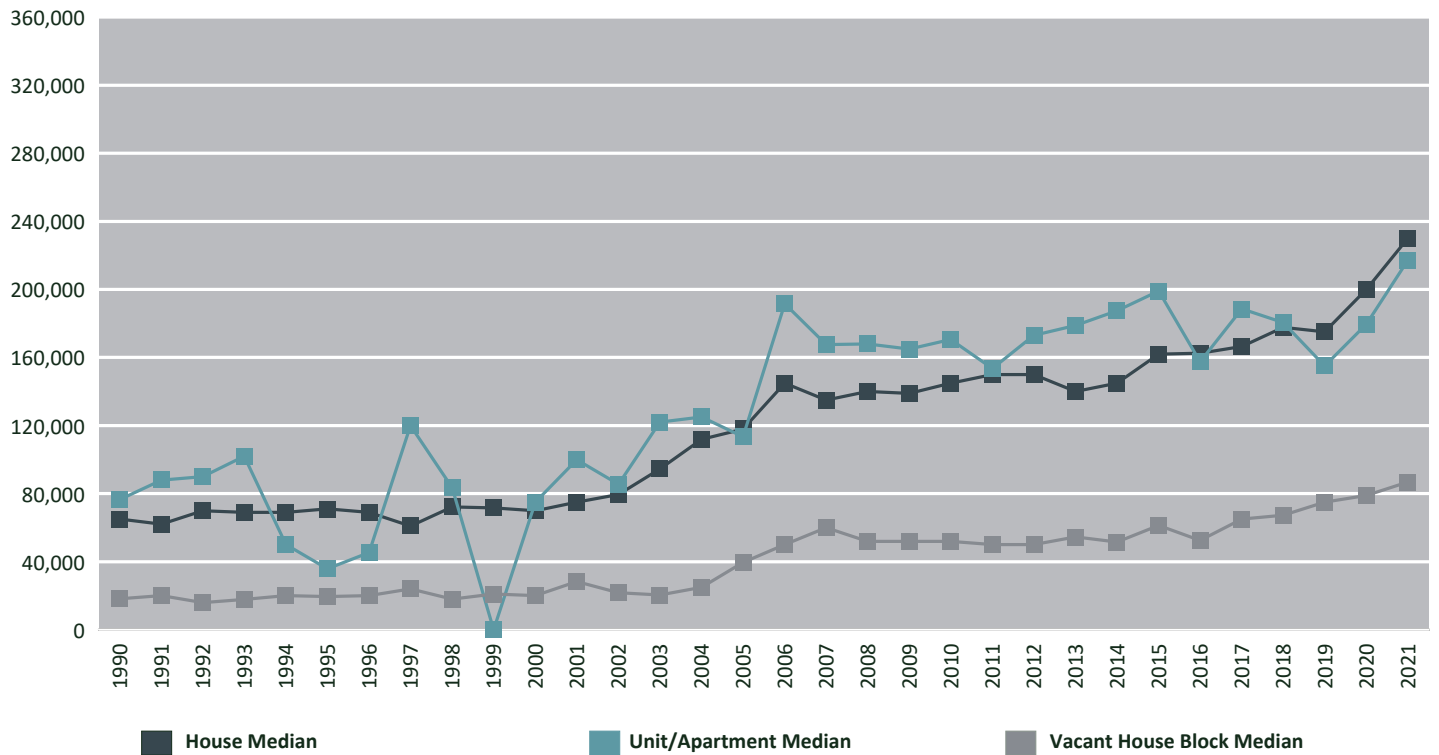
French Island

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	1	625000	625000	2.47	253000.00	134.41<	115.74<	253000.00	2.47
Native Bshland	1	795000	795000	1.01	783627.00	ND	ND	783627.00	1.01
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Res/Rural Lstyle	1	620000	620000	4.08	151900.00	80.52<	242.66<	151900.00	4.08
Municipality totals									
Primary Production Total			2	Primary Production Total Prices				\$1,420,000	
Residential Total			1	Residential Total Prices				\$620,000	
All Sales Total			3	All Sales Total				\$2,040,000	

Gannawarra Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	128	65,000	73,284	5	76,500^	71,800^	62	18,250	18,258
1991	92	62,000	70,256	3	88,000^	72,000^	41	20,000	19,485
1992	118	70,000	76,508	8	90,000^	88,625^	43	15,950	18,895
1993	120	69,000	76,047	8	101,928^	90,401^	38	17,750	21,618
1994	126	69,000	78,448	19	50,000	55,026	36	20,000	30,627
1995	94	71,000	82,459	6	35,900^	47,468^	19	19,500	29,032
1996	82	69,000	76,955	5	45,333^	49,266^	32	20,000	33,613
1997	121	61,000	81,403	1	120,000^	120,000^	25	24,000	39,132
1998	122	72,250	78,946	6	83,500^	77,416^	21	18,000	27,638
1999	114	71,625	78,788	0	0*	0*	23	21,000	23,791
2000	128	70,000	80,672	5	75,000^	67,700^	24	20,000	31,829
2001	173	75,000	85,483	12	100,000	103,083	56	28,250	32,708
2002	187	79,499	94,198	8	85,500^	80,875^	74	21,753	28,856
2003	192	94,500	105,617	11	122,000	118,954	58	20,375	29,469
2004	201	112,000	121,252	13	125,000	143,269	57	25,000	26,694
2005	185	118,000	125,411	10	113,500	116,150	46	39,500	41,807
2006	143	145,000	154,175	14	191,500	159,357	36	50,000	51,610
2007	152	135,000	146,220	12	167,500	151,958	43	60,000	72,662
2008	93	140,000	145,100	9	168,000^	143,333^	31	52,000	67,521
2009	120	139,000	145,218	11	165,000	150,772	26	52,000	60,038
2010	108	145,001	166,889	8	170,500^	169,687^	48	52,000	48,967
2011	89	150,000	155,016	7	153,500^	134,928^	27	50,000	60,059
2012	123	150,000	158,471	9	173,000^	174,666^	25	50,000	63,434
2013	133	140,000	159,281	10	178,750	183,100	28	54,500	64,848
2014	145	145,000	164,250	10	187,500	210,100	30	51,500	53,156
2015	139	162,000	172,956	5	199,000^	198,200^	18	61,376	63,716
2016	145	162,500	179,160	6	157,500^	154,000^	22	52,500	63,613
2017	172	166,500	192,745	14	188,500	184,035	31	65,000	66,863
2018	194	177,800	193,415	8	180,500^	185,125^	40	67,250	86,275
2019	161	175,000	200,169	9	155,000^	178,166^	39	75,000	99,932
2020	171	200,000	215,985	14	179,500	188,678	63	79,000	89,255
2021	46	230,000	235,380	2	217,000^	217,000^	12	86,750	95,541

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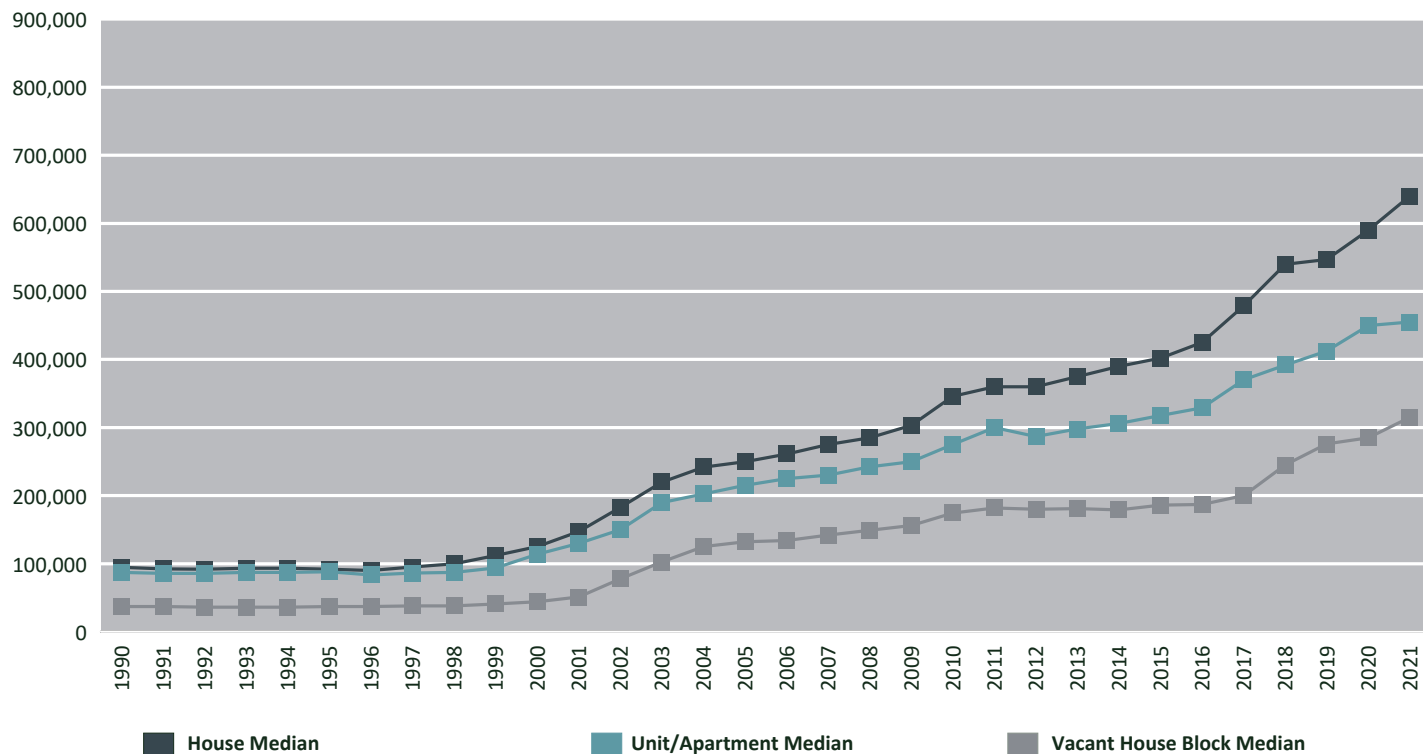
Gannawarra Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	71250	46750	46.20	1012.00	ND	ND	3879.67	18.36
Fuel Outlet/Garage	1	400000	400000	190.39	2101.00	46.78<	357.46<	2101.00	190.39
Hotel	1	245000	245000	161.50	1517.00	ND	33.56<	1517.00	161.50
Motel	1	535000	535000	77.76	6880.00	ND	75.35<	6880.00	77.76
Retail Sgle Occ Unsp	8	82500	77500	324.62	299.00	70.45<	35.23<	712.25	115.83
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	121000	121000	52.61	2300.00	ND	ND	2300.00	52.61
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	100000	100000	33.33	3000.00	ND	ND	3000.00	33.33
Factory Unsp	2	151500	151500	180.99	850.00	ND	282.52<	850.00	178.24
Food ProcessingUnsp	1	770000	770000	NA	NA	ND	ND	NA	NA
Ind Dev Site	3	190666	160000	26.20	3130.00	164.95<	283.19<	3563.00	53.51
Warehouse Unspec	1	410000	410000	223.31	1836.00	392.34<	227.78<	1836.00	223.31
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	155000	155000	62.47	2481.00	ND	ND	2481.00	62.47
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	430000	285000	0.44	590500.00	115.15<	53.31<	841201.00	0.51
GenCrop >20ha Unspec	24	457083	275290	0.24	1295050.00	73.00<	172.94<	1397243.29	0.33
Livestock – Beef	8	421875	327500	0.26	1076620.00	161.45<	ND	1247597.00	0.34
Livestock – Dairy	10	675300	527500	0.59	1096650.00	81.15<	134.39<	1408482.30	0.48
Livestock – Sheep	1	150000	150000	0.12	1290000.00	37.69<	157.89<	1290000.00	0.12
MixedFarm&GrazUnsp	8	323837	277500	0.45	554188.50	215.94<	113.27<	937520.00	0.35
NatBshland +Agreem	1	210000	210000	0.13	1570100.00	ND	ND	1570100.00	0.13
Orchard Plantations	1	185000	185000	2.34	79200.00	ND	61.67<	79200.00	2.34
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	870000	870000	740.43	1175.00	ND	ND	1175.00	740.43
Detached Home Unsp	35	204342	200000	306.44	979.00	114.29<	129.03<	925.79	222.15
Detached Home(Comm)	2	182500	182500	228.13	800.00	ND	ND	800.00	228.13
Detached Home(exist)	135	214160	200000	254.51	998.00	121.21<	122.70<	1095.55	195.48
Granny Flat/Studio	2	132500	132500	153.75	1423.50	ND	ND	1423.50	93.08
Half Pair or Duplex	1	90000	90000	NA	NA	ND	ND	NA	NA
Individual Flat	2	118000	118000	NA	NA	ND	ND	NA	NA
MisimpRuralLand Unsp	1	140000	140000	1.22	115000.00	ND	ND	115000.00	1.22
OYO Sub Dwelling	7	210357	215000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	90000	90000	87.89	1024.00	ND	ND	1024.00	87.89
Res/Rural Lstyle	30	325375	332500	21.88	19850.00	123.15<	157.21<	36330.90	8.96
Single Strata Unsp	5	181800	179000	NA	NA	115.48<	98.35<	NA	NA
Strata Unit/Flat Uns	1	170000	170000	NA	NA	108.63<	ND	NA	NA
Vac Res A	52	85482	78000	115.46	996.00	95.12<	123.81<	994.51	80.23
Vac Res B	11	107090	90000	89.98	2556.00	139.53<	167.83<	2876.18	37.23
Vac Res Rural Lstyle	20	111905	115000	8.00	16459.00	143.75<	140.50<	24505.05	4.57
Municipality totals									
Commercial Total			14	Commercial Total Prices			\$2,053,751		
Community Services Total			1	Community Services Total Prices			\$121,000		
Industrial Total			8	Industrial Total Prices			\$2,155,000		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$155,000		
Primary Production Total			57	Primary Production Total Prices			\$25,953,706		
Residential Total			306	Residential Total Prices			\$58,293,572		
All Sales Total			387	All Sales Total			\$88,732,029		

Greater Geelong City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	2,225	94,500	107,153	440	87,000	96,043	1,095	37,000	41,474
1991	2,198	92,500	103,549	439	86,000	99,135	954	37,000	41,815
1992	2,407	92,000	103,352	472	86,000	100,481	1,031	36,000	41,146
1993	2,557	93,500	104,000	474	87,000	103,174	1,179	36,000	41,828
1994	2,605	93,500	105,332	551	87,000	101,467	1,209	36,000	43,624
1995	2,507	92,000	105,933	430	88,000	95,168	896	37,000	45,615
1996	2,636	90,000	103,458	521	83,500	94,379	848	37,000	42,280
1997	3,167	95,000	108,411	576	86,250	99,281	1,071	38,000	45,403
1998	3,280	100,000	113,923	609	87,000	103,653	1,456	38,000	44,394
1999	3,798	112,000	126,988	791	94,000	111,908	1,511	41,000	50,025
2000	4,202	125,000	139,555	805	114,000	131,895	1,364	44,000	49,554
2001	5,043	147,000	163,375	1,014	129,900	147,053	2,252	51,000	58,040
2002	4,770	182,750	204,198	858	150,000	180,208	1,821	78,000	84,146
2003	4,671	220,000	240,793	902	190,000	213,170	1,587	102,500	110,168
2004	4,130	242,000	265,211	988	202,500	232,804	1,018	125,000	129,343
2005	3,992	250,000	278,032	939	215,000	241,254	948	132,000	139,016
2006	3,995	261,250	296,556	959	225,000	279,142	966	134,250	147,388
2007	4,747	275,000	315,471	1,231	230,100	273,865	1,019	142,000	151,953
2008	3,854	285,000	318,310	1,060	242,500	280,036	884	149,000	155,858
2009	4,322	303,000	336,894	1,441	250,002	274,690	1,402	156,000	165,390
2010	4,049	346,000	388,676	1,334	275,000	321,370	1,576	174,500	189,287
2011	3,716	360,000	404,620	1,155	300,000	360,364	1,607	182,000	197,378
2012	3,555	360,000	402,904	1,112	287,000	327,263	1,399	180,000	195,635
2013	3,801	375,000	417,092	1,119	297,950	338,007	1,489	181,000	196,234
2014	4,070	390,000	440,245	1,126	306,000	351,947	1,785	179,000	193,118
2015	4,403	402,000	456,412	1,096	317,750	368,822	2,025	186,000	198,169
2016	4,752	425,000	481,805	1,239	329,000	385,142	2,439	187,000	202,044
2017	4,946	479,000	537,745	1,461	370,000	433,658	4,169	200,000	214,862
2018	4,560	540,000	601,324	1,117	392,000	441,888	3,337	245,000	256,999
2019	4,158	547,000	606,250	934	412,500	467,019	1,487	275,900	299,466
2020	4,367	590,000	672,963	957	450,000	509,250	2,464	285,000	316,145
2021	943	640,000	724,056	220	455,000	535,089	404	315,000	347,890

Statistics for 2021 are based on a small number of sales and are preliminary only.

Greater Geelong City

Analysis of property sales for 2020

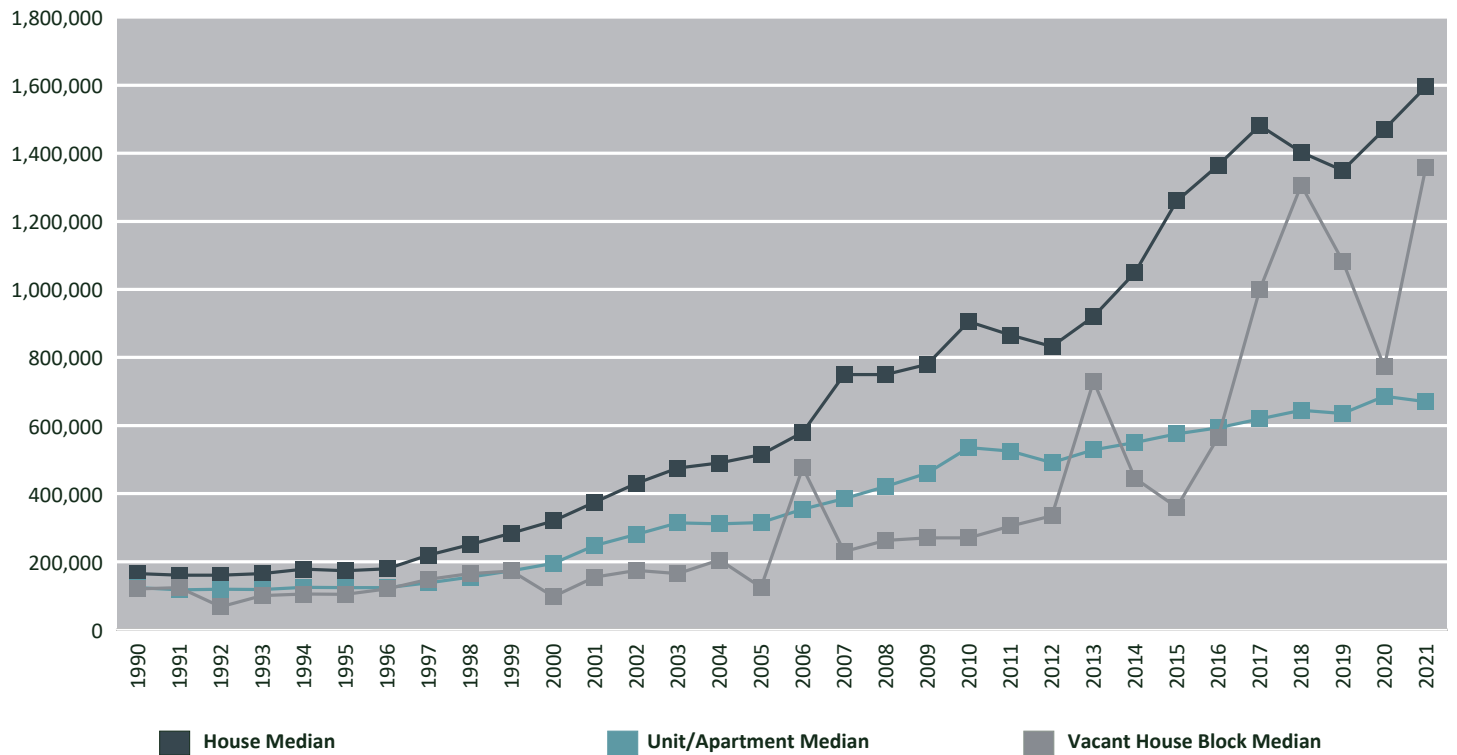
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Amusement Parks etc.	1	2333333	2333333	NA	NA	ND	ND	NA	NA
Café	1	323000	323000	NA	NA	ND	ND	NA	NA
Dental Clinic	1	550000	550000	597.83	920.00	ND	ND	920.00	597.83
Dev Site	3	491316	484000	1079.78	727.00	101.89<	74.46<	763.67	643.37
Fuel Outlet/Garage	2	2552500	2552500	1810.03	1591.50	66.99<	156.11<	1591.50	1603.83
Health Clinic Unsp	4	7376500	693000	740.24	743.00	46.20<	43.79<	719.67	697.55
Holiday Units	1	1500000	1500000	1963.35	764.00	ND	ND	764.00	1963.35
Mixed Use Unspec	8	1277730	982500	835.39	513.00	103.42<	197.49<	3918.00	287.02
National Co Rest	1	2500000	2500000	2111.49	1184.00	ND	ND	1184.00	2111.49
Office Premises Uns	13	879923	885500	1798.89	542.00	96.78<	145.10<	1252.22	897.16
Pub/Tavern/Club Unsp	1	6368000	6368000	397.80	16008.00	93.65<	353.78<	16008.00	397.80
Retail Sgls Occ Unsp	44	1175318	948000	1892.04	787.00	98.75<	152.17<	1557.08	735.43
Serv Apt/Unit Unsp	1	220000	220000	NA	NA	68.75<	88.00<	NA	NA
Shop	3	283333	280000	NA	NA	41.22<	65.73<	NA	NA
SpecialPurpose tech	2	1050000	1050000	1785.71	588.00	ND	ND	588.00	1785.71
Timber Yard/Supplies	1	1001000	1001000	997.01	1004.00	ND	ND	1004.00	997.01
Tourist Park/Caravan	1	1900000	1900000	25.64	74101.00	ND	26.57<	74101.00	25.64
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	2	2650000	2650000	784.72	2157.00	ND	ND	2157.00	1228.56
Gov School (Unsp)	1	715000	715000	8.09	88420.00	ND	ND	88420.00	8.09
Halls&Service Rooms	1	1000000	1000000	1445.09	692.00	ND	141.84<	692.00	1445.09
Public,Ed,Health Imp	1	565000	565000	807.14	700.00	ND	ND	700.00	807.14
Religious Hall	1	1727000	1727000	855.37	2019.00	ND	ND	2019.00	855.37
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	375000	375000	NA	NA	ND	111.52<	NA	NA
Factory Unsp	57	726667	450000	630.71	630.00	87.38<	97.40<	3814.83	191.40
Ind Dev Site	16	1047123	1082950	409.43	2821.00	134.86<	339.48<	26654.07	38.28
OpenStorageUnspec	1	480000	480000	253.70	1892.00	ND	ND	1892.00	253.70
Warehouse Store	1	228881	228881	NA	NA	127.63<	ND	NA	NA
Warehouse Unspec	45	947336	401500	541.99	893.00	80.30<	45.89<	15367.79	115.29
Warehouse/Showroom	2	529500	529500	NA	NA	ND	132.38<	NA	NA
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	169600	169600	NA	NA	ND	8480.00<	NA	NA
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	1	718000	718000	113.55	6323.00	299.17<	2850.34<	6323.00	113.55
Seabed-OpenSea/Ocean	1	27500	27500	0.40	68100.00	ND	ND	68100.00	0.40
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	1267777	1550000	7.49	206978.00	81.58<	51.67<	182205.67	6.96
GenCrop >20ha Unspec	1	3300000	3300000	5.90	558900.00	295.96<	ND	558900.00	5.90
Livestock - Beef	1	1700000	1700000	4.30	395200.00	206.06<	ND	395200.00	4.30
MixedFarm&GrazUnsp	18	1874941	2125000	5.78	315450.00	76.63<	177.08<	432736.06	4.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	5	713600	730000	1203.01	665.00	ND	ND	742.40	961.21
Cojoin Strata Unsp	5	815000	560000	NA	NA	130.38<	128.74<	NA	NA
Detached Home (New)	4	562500	582500	1350.06	444.00	111.48<	129.44<	532.50	1056.34
Detached Home Unsp	4316	672897	590000	1147.54	610.00	107.66<	149.37<	630.78	1065.53
Detached Home(exist)	15	803783	812500	338.34	2431.00	111.30<	200.62<	2057.62	403.63
Garage/Outbuild Rur	1	750000	750000	33.89	22130.00	ND	ND	22130.00	33.89
Granny Flat/Studio	1	1260000	1260000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	1	850000	850000	NA	NA	ND	100.00<	NA	NA
Individual Car Park	2	50000	50000	NA	NA	ND	ND	NA	NA
Res Dev Site	28	279117	272000	607.14	448.00	80.12<	13.60<	473.46	589.52
Res Investment Flat	15	698338	650000	799.86	722.00	83.33<	121.50<	667.00	1048.94
Res Land (WithBuild)	2	315750	315750	400.01	783.50	ND	142.87<	783.50	403.00
Res/Rural Lstyle	127	1374747	1225000	32.48	16472.00	116.67<	160.60<	26454.49	51.97
ResLandWithImprovemt	8	707500	555000	1136.77	568.50	ND	131.36<	10416.00	67.92
Retire Village Compl	1	2700000	2700000	NA	NA	30.00<	ND	NA	NA
Retire Village Unit	4	290000	305000	NA	NA	93.85<	131.18<	NA	NA
Row House	1	450000	450000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	31	640341	523000	2889.93	417.00	116.48<	77.59<	689.20	898.82
Short Term Hol Accom	2	1472500	1472500	1328.00	625.00	ND	ND	625.00	1328.00
Single Strata Unit	1	340000	340000	NA	NA	78.61<	106.25<	NA	NA
Single Strata Unsp	703	489044	445000	NA	NA	111.25<	135.16<	NA	NA
Strata Unit/Flat Uns	222	555289	475000	NA	NA	106.74<	146.15<	NA	NA
Townhouse	4	645000	695000	NA	NA	127.52<	225.28<	NA	NA
Vac Res A	2451	313321	285000	622.21	448.00	103.30<	153.23<	480.78	650.38
Vac Res B	13	848538	800000	228.96	3363.00	112.68<	186.92<	3237.00	262.14
Vac Res Rural Lstyle	15	708366	720000	18.27	33932.00	105.49<	175.61<	57110.00	12.40
Villa Unit	2	399803	399803	NA	NA	ND	117.59<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	800000	800000	507.61	1576.00	55.56<	ND	1576.00	507.61

Municipality totals

Commercial Total	88	Commercial Total Prices	\$129,105,129
Community Services Total	6	Community Services Total Prices	\$9,307,001
Industrial Total	123	Industrial Total Prices	\$102,947,057
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$339,200
National Parks, etc Total	2	National Parks, etc Total Prices	\$745,500
Primary Production Total	23	Primary Production Total Prices	\$42,552,281
Residential Total	7,980	Residential Total Prices	\$4,415,814,152
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$800,000
All Sales Total	8,225	All Sales Total	\$4,701,610,320

Glen Eira City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,208	165,000	198,440	1,003	124,000	141,843	17	120,000	128,735
1991	1,291	160,000	189,949	863	117,500	124,102	27	124,000	115,655
1992	1,305	160,000	188,891	976	119,000	139,234	11	68,000	89,909
1993	1,473	165,000	193,954	1,129	118,500	130,830	19	100,000	169,273
1994	1,557	178,000	205,672	1,301	125,000	140,309	31	105,000	137,253
1995	1,504	173,390	198,511	1,121	124,000	139,601	39	104,000	131,891
1996	1,578	179,000	206,768	1,409	124,000	134,771	71	120,000	134,580
1997	1,780	219,500	246,776	1,902	137,750	154,856	65	148,500	146,440
1998	1,551	250,000	280,286	1,526	155,000	172,113	40	165,500	183,413
1999	1,527	284,250	323,383	1,677	173,500	193,027	57	173,000	181,501
2000	1,543	320,000	353,691	1,663	195,500	218,495	14	97,500	155,500
2001	1,629	375,000	428,628	1,816	247,500	265,730	27	155,000	196,574
2002	1,544	430,500	480,676	1,544	280,000	307,849	27	174,000	174,272
2003	1,440	475,000	548,556	1,587	314,000	344,787	28	165,500	186,796
2004	1,316	490,000	545,586	1,260	311,250	337,255	9	205,000 ^	186,111 ^
2005	1,464	515,000	586,240	1,550	315,000	343,757	1	125,000 ^	125,000 ^
2006	1,522	580,500	655,491	1,561	354,000	374,667	1	476,000 ^	476,000 ^
2007	1,597	750,000	846,666	1,927	385,000	429,207	5	230,000 ^	262,500 ^
2008	1,180	750,000	843,076	1,408	421,000	444,534	4	262,500 ^	340,500 ^
2009	1,383	780,000	863,765	1,650	460,000	491,507	11	270,000	247,545
2010	1,358	905,000	1,010,067	1,528	535,000	565,004	3	270,000 ^	456,666 ^
2011	1,162	866,000	979,650	1,454	525,000	554,830	4	305,000 ^	308,750 ^
2012	1,136	832,500	943,238	1,500	491,000	524,235	4	335,000 ^	481,250 ^
2013	1,391	920,000	1,052,213	1,792	529,000	563,095	7	730,000 ^	755,714 ^
2014	1,564	1,050,000	1,143,938	2,416	550,000	602,242	8	445,000 ^	638,375 ^
2015	1,616	1,260,000	1,358,163	2,547	575,800	634,174	10	360,000	640,391
2016	1,496	1,365,000	1,495,118	2,230	593,000	661,101	6	565,000 ^	731,283 ^
2017	1,460	1,482,000	1,644,979	2,629	620,000	705,412	5	1,000,000 ^	1,040,000 ^
2018	1,222	1,403,000	1,558,775	1,712	645,000	714,432	12	1,306,450	1,389,831
2019	1,280	1,350,000	1,489,140	1,402	635,500	718,655	14	1,083,500	1,187,457
2020	900	1,470,050	1,632,355	1,425	686,000	783,581	2	772,500 ^	772,500 ^
2021	128	1,595,000	1,675,251	345	670,000	750,373	1	1,358,000 ^	1,358,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

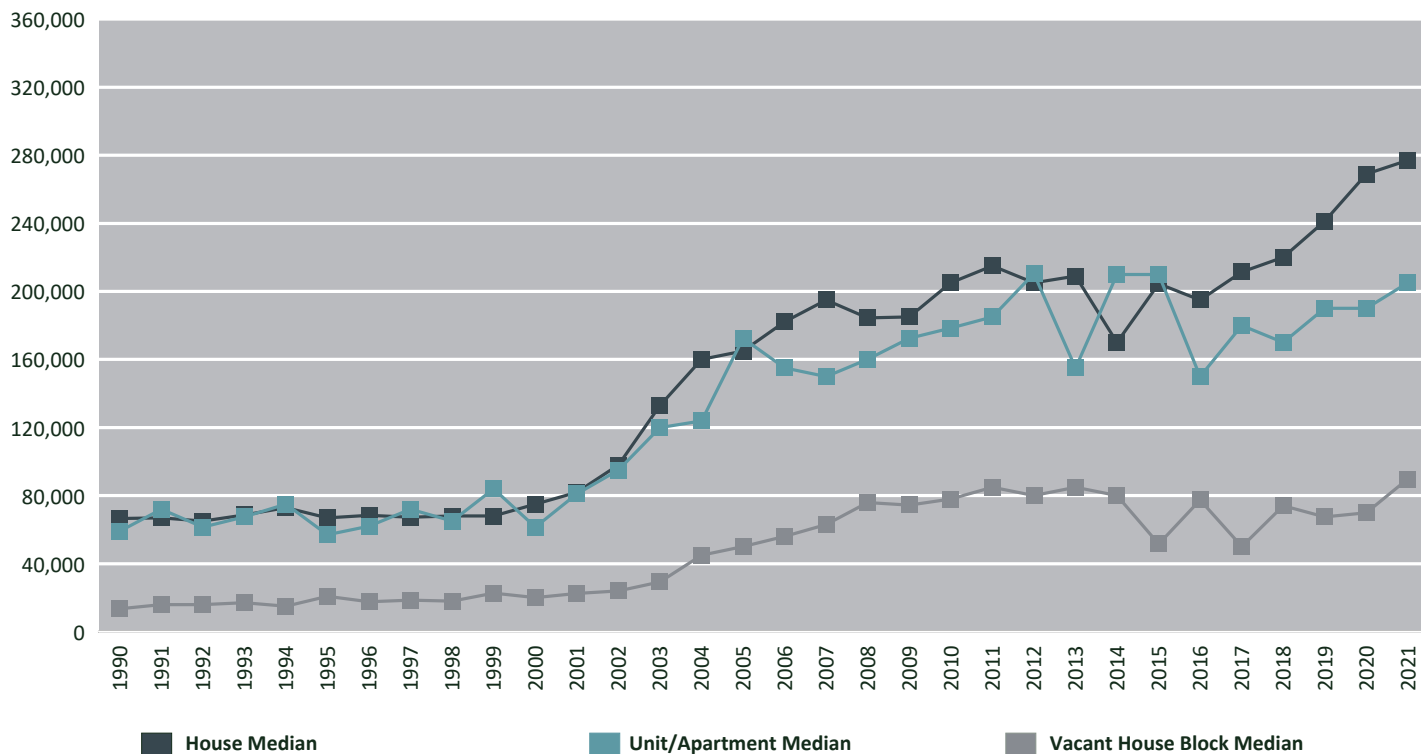
Glen Eira City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	8	1331068	1052400	4368.62	304.00	83.96<	ND	400.50	3323.52
LowRise Office Build	2	2254000	2254000	2735.74	957.50	ND	189.73<	957.50	2354.05
Mixed Use Unspec	1	1390000	1390000	7393.62	188.00	77.87<	119.19<	188.00	7393.62
Office Premises Uns	5	1801210	166500	NA	NA	16.57<	26.81<	NA	NA
Retail Mult Occ Unsp	5	1533500	1330000	12010.31	194.00	195.59<	102.78<	241.40	6352.53
Retail Sgle Occ Unsp	12	995041	744500	9357.67	228.50	66.92<	84.84<	258.50	4382.01
Serv Apt/Unit Unsp	1	415000	415000	NA	NA	57.24<	488.24<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2090500	2090500	2391.88	874.00	ND	ND	874.00	2391.88
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	1206666	900000	3113.13	529.50	136.36<	38.05<	529.50	2738.43
Ind Dev Site	1	5300000	5300000	2528.63	2096.00	ND	ND	2096.00	2528.63
Ind Land Building S0	1	2600000	2600000	2439.02	1066.00	ND	ND	1066.00	2439.02
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	17942	20350	336.12	44.50	99.36<	261.03<	44.50	345.26
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	155	1331743	1285000	NA	NA	150.73<	130.96<	NA	NA
Detached Home (New)	2	1905500	1905500	2414.96	780.50	ND	178.08<	780.50	2441.38
Detached Home Unsp	869	1647720	1480000	2211.00	585.50	109.63<	115.63<	562.64	2953.92
Individual Car Park	1	407000	407000	NA	NA	1017.50<	ND	NA	NA
Res Investment Flat	1	2220000	2220000	NA	NA	ND	60.74<	NA	NA
Res Land (WithBuild)	40	1294662	1250000	2278.28	522.00	69.44<	ND	557.83	2560.47
Res/Rural Lstyle	1	1295000	1295000	179.51	7214.00	217.65<	58.66<	7214.00	179.51
Retire Village Unit	7	871616	630000	NA	NA	296.47<	700.00<	NA	NA
Semi-detached Unspec	29	1153103	1295000	4018.91	312.50	102.06<	101.33<	435.25	2751.29
Single Strata Unit	1	1503000	1503000	NA	NA	167.00<	ND	NA	NA
Single Strata Unsp	419	910859	865000	NA	NA	119.97<	120.73<	NA	NA
Strata Unit/Flat Uns	842	616043	585444	NA	NA	100.80<	109.43<	NA	NA
Vac Res A	2	772500	772500	1872.21	673.00	71.30<	214.58<	673.00	1872.21
Municipality totals									
Commercial Total			34	Commercial Total Prices			\$45,575,600		
Community Services Total			1	Community Services Total Prices			\$2,090,500		
Industrial Total			5	Industrial Total Prices			\$11,520,000		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$53,828		
Residential Total			2,369	Residential Total Prices			\$2,640,757,274		
All Sales Total			2,412	All Sales Total			\$2,699,997,202		

Glenelg Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	266	66,500	68,426	17	59,085	97,827	98	13,575	16,811
1991	254	67,000	68,796	16	71,950	73,413	45	16,000	19,720
1992	267	65,000	69,914	24	61,500	60,298	72	15,900	22,992
1993	298	68,625	75,345	29	67,500	73,482	75	17,000	19,043
1994	297	72,900	78,854	21	75,000	108,723	75	15,000	20,206
1995	285	67,000	74,807	19	57,000	95,300	82	20,750	27,546
1996	203	68,500	81,456	19	62,000	64,184	59	17,600	31,347
1997	242	67,250	76,597	13	72,000	65,726	56	18,500	32,897
1998	282	68,000	81,332	15	65,000	80,233	42	18,000	50,248
1999	271	68,000	79,285	21	84,000	152,238	54	22,750	25,327
2000	321	75,000	86,333	19	61,500	71,578	80	20,000	24,459
2001	389	82,000	94,586	29	81,000	93,603	177	22,500	31,367
2002	433	98,000	111,401	33	95,000	118,818	221	24,000	32,009
2003	383	133,000	141,394	32	120,000	115,015	172	29,240	36,933
2004	346	160,000	170,591	33	124,000	181,318	133	45,000	47,811
2005	344	165,000	172,057	32	172,500	217,672	136	50,000	53,192
2006	378	182,250	192,559	33	155,000	199,889	106	56,000	60,058
2007	358	195,000	208,443	44	150,000	180,458	97	63,000	73,126
2008	307	184,500	199,144	28	160,000	161,069	65	76,000	77,392
2009	292	185,000	199,705	22	172,500	163,352	64	74,500	77,203
2010	264	205,001	227,587	31	178,500	205,508	60	78,000	84,242
2011	239	215,000	225,625	17	185,000	181,647	33	85,000	106,076
2012	209	205,000	216,636	27	210,500	212,266	41	80,000	72,973
2013	221	209,000	208,365	15	155,000	173,633	50	85,000	89,850
2014	233	170,000	188,457	23	210,000	212,391	23	80,000	78,065
2015	232	204,500	221,800	24	210,000	183,668	24	51,625	60,781
2016	241	195,000	206,131	15	150,000	199,333	24	77,500	91,812
2017	358	211,501	238,699	27	180,000	229,796	32	50,000	58,593
2018	418	220,000	246,617	39	170,000	194,705	71	74,000	90,742
2019	348	241,250	259,765	57	190,000	230,647	72	67,500	84,204
2020	363	269,000	285,026	28	190,000	204,428	143	70,000	84,654
2021	91	277,000	308,148	19	205,000	287,005	26	89,750	92,480

Statistics for 2021 are based on a small number of sales and are preliminary only.

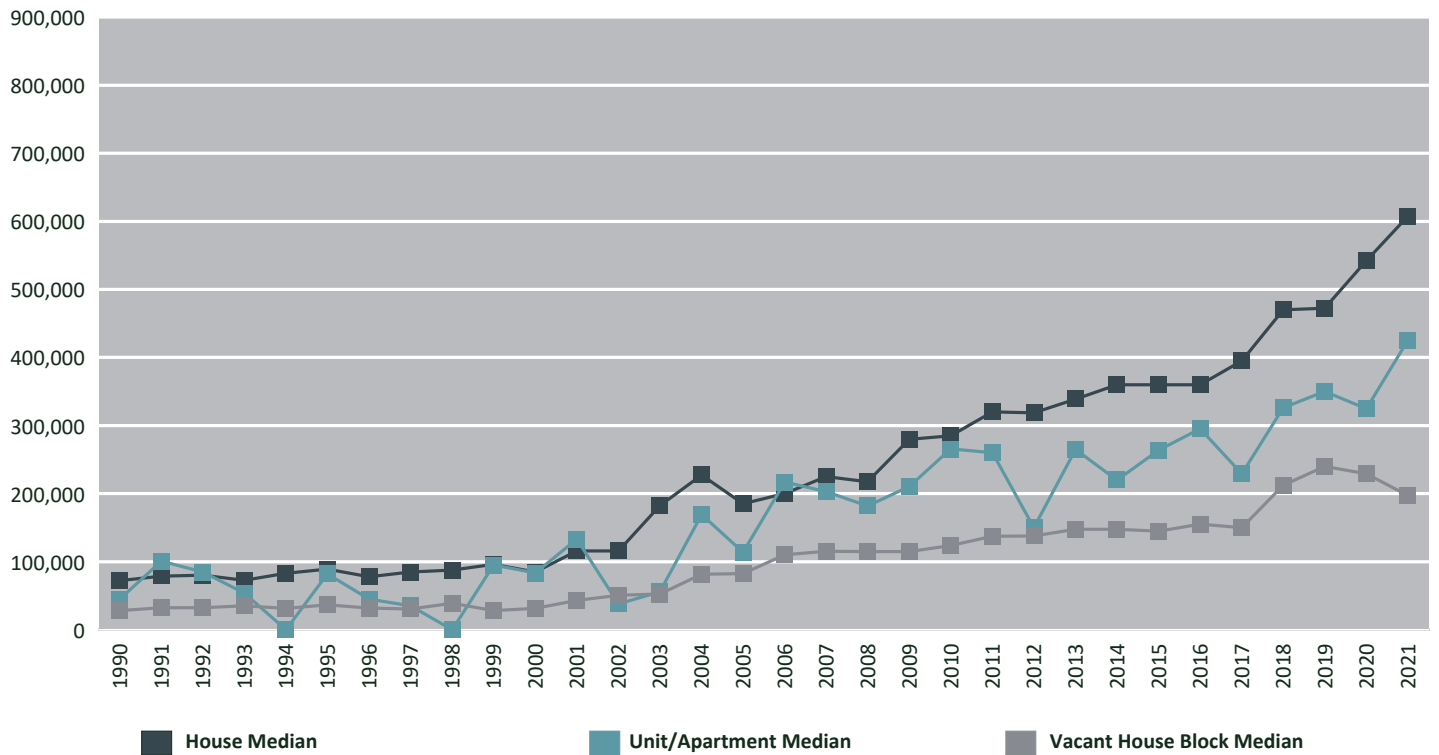
Glenelg Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	305000	305000	496.74	614.00	ND	ND	614.00	496.74
Fuel Outlet/Garage	1	4525000	4525000	1747.10	2590.00	196.74<	ND	2590.00	1747.10
Guest/BackPack Unsp	1	999000	999000	1050.47	951.00	ND	ND	951.00	1050.47
Hotel/Motel Unsp	1	319600	319600	80.28	3981.00	141.64<	ND	3981.00	80.28
Mixed Use Unspec	1	260000	260000	276.89	939.00	31.52<	ND	939.00	276.89
Office Premises Uns	3	668333	515000	405.03	716.00	ND	312.12<	873.33	765.27
Retail Sgle Occ Unsp	7	105928	95000	591.40	372.00	57.58<	31.64<	550.57	192.40
Tourist Park/Caravan	1	600000	600000	71.64	8375.00	13.04<	ND	8375.00	71.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	460000	460000	127.11	3619.00	204.44<	128.67<	3619.00	127.11
Food ProcessingUnsp	1	500000	500000	102.97	4856.00	ND	ND	4856.00	102.97
Ind Dev Site	3	138333	150000	48.86	3070.00	144.23<	200.00<	2849.00	48.56
Warehouse Unspec	1	214500	214500	321.11	668.00	64.51<	58.37<	668.00	321.11
Warehouse/Factory	1	1150000	1150000	70.31	16357.00	2613.64<	ND	16357.00	70.31
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	345000	345000	302.10	1142.00	ND	ND	1142.00	302.10
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	754844	635684	1.96	363692.00	181.62<	553.53<	642074.86	1.18
GenCrop >20ha Unspec	2	982278	982278	1.12	919525.50	377.80<	ND	919525.50	1.07
Horse Unspecified	1	80000	80000	1.23	65100.00	ND	ND	65100.00	1.23
Livestock – Beef	12	714589	622837	1.51	515350.00	96.56<	155.71<	1761568.42	0.41
Livestock – Dairy	5	709844	642840	0.67	261017.00	66.27<	131.39<	330429.00	2.15
Livestock – Sheep	13	739465	434534	3.29	322367.00	89.01<	61.61<	492902.69	1.50
MixedFarm + infrast	5	725523	576105	1.40	977700.00	120.27<	ND	1031696.00	0.70
MixedFarm no infrast	12	432071	354919	1.11	421900.00	ND	184.85<	654975.00	0.66
MixedFarm&GrazUnsp	4	368467	386935	1.20	339600.00	74.41<	113.80<	527897.50	0.70
Native Animals	2	1209347	1209347	3.17	3126618.50	ND	ND	3126618.50	0.39
Native Hardwood	4	260000	117500	0.23	754500.00	102.17<	ND	864850.00	0.30
Orchard Plantations	1	190000	190000	3.53	53800.00	ND	ND	53800.00	3.53
Plant/Tree Nursery	1	945000	945000	1.57	601800.00	217.24<	ND	601800.00	1.57
Softwood Plantation	5	383000	345000	1.48	404700.00	138.00<	ND	1175748.20	0.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	6	255500	260000	296.43	772.50	ND	ND	978.50	261.11
Detached Home (New)	1	375000	375000	718.39	522.00	ND	ND	522.00	718.39
Detached Home Unsp	350	287738	270000	304.96	787.00	111.57<	145.55<	927.71	310.65
Detached Home(Comm)	6	357750	270000	316.98	672.00	ND	ND	641.00	558.11
Detached Home(exist)	11	194818	167000	35.88	3623.00	77.67<	80.10<	2630.36	74.07
MisImpRuralLand Unsp	10	232000	232500	5.15	42500.00	ND	850.87<	57874.60	4.01
Res/Rural Lstyle	89	395881	388000	13.91	23000.00	104.58<	133.79<	36068.26	10.98
ResLandWithImprovemt	3	121000	125000	151.66	1022.00	ND	147.06<	951.00	127.23
Semi-detached Unspec	1	238000	238000	1337.08	178.00	ND	ND	178.00	1337.08
Short Term Hol Accom	7	445285	455000	360.23	694.00	133.82<	140.00<	13070.57	34.07
Single Strata Unsp	24	196770	190000	NA	NA	103.54<	108.26<	NA	NA
Strata Unit/Flat Uns	4	250375	279500	NA	NA	137.35<	124.22<	NA	NA
Vac Res A	123	79728	67500	219.86	705.00	102.66<	130.75<	776.83	104.19
Vac Res B	20	114950	79750	47.36	2119.50	79.95<	145.00<	2360.15	48.70
Vac Res Rural Lstyle	45	161976	140000	10.29	13111.00	96.55<	175.00<	28863.57	5.62
Municipality totals									
Commercial Total			16	Commercial Total Prices				\$9,755,100	
Industrial Total			7	Industrial Total Prices				\$2,739,500	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$345,000	
Primary Production Total			81	Primary Production Total Prices				\$51,144,759	
Residential Total			700	Residential Total Prices				\$173,295,988	
All Sales Total			805	All Sales Total				\$237,280,347	

Golden Plains Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	52	72,250	79,833	1	45,000^	45,000^	53	28,000	28,927
1991	49	79,000	84,132	2	100,750^	100,750^	30	32,350	28,133
1992	54	80,000	87,280	3	85,000^	78,000^	49	32,500	31,085
1993	70	72,472	85,960	3	54,000^	63,666^	39	35,000	33,696
1994	59	83,000	97,676	0	0*	0*	59	31,500	35,306
1995	54	89,000	100,278	3	82,000^	79,333^	24	36,500	48,797
1996	49	78,000	84,753	3	45,000^	50,833^	35	32,000	34,797
1997	59	85,000	91,592	3	35,000^	48,666^	50	30,750	41,009
1998	60	87,500	110,198	0	0*	0*	28	38,750	47,785
1999	73	96,000	97,481	5	95,000^	89,200^	36	28,250	26,587
2000	94	85,000	97,993	5	83,240^	82,648^	35	31,500	30,271
2001	76	116,000	119,094	6	133,000^	123,478^	67	43,000	42,127
2002	103	116,000	140,726	11	38,000	97,386	152	50,750	49,298
2003	90	182,500	183,857	14	56,000	119,138	99	52,500	53,099
2004	102	227,500	213,730	5	169,000^	147,819^	66	81,500	83,967
2005	69	185,000	208,027	12	113,750	140,916	47	82,500	86,154
2006	85	200,000	213,752	6	217,000^	217,833^	63	110,000	102,958
2007	87	225,000	217,442	17	203,000	203,588	84	115,380	106,648
2008	75	217,555	228,180	6	182,000^	165,333^	65	115,000	103,505
2009	75	280,000	257,086	16	210,500	188,968	135	115,000	93,164
2010	70	285,000	270,507	20	265,500	269,125	120	123,750	114,931
2011	83	320,000	311,427	13	260,000	255,046	111	137,500	131,269
2012	92	318,750	305,411	19	150,000	208,468	115	138,000	133,678
2013	97	339,000	327,652	10	265,000	220,912	99	147,500	140,005
2014	113	360,000	346,753	15	220,000	209,633	112	147,500	149,807
2015	123	360,000	349,844	18	264,000	276,694	97	145,000	135,728
2016	135	360,000	344,550	10	295,250	298,350	107	155,000	156,138
2017	133	395,000	397,554	12	229,000	230,166	100	150,000	151,630
2018	126	470,049	448,163	9	326,000^	262,800^	95	212,500	201,834
2019	118	472,500	464,427	4	350,000^	344,750^	54	240,000	223,046
2020	142	542,000	534,907	9	325,000^	308,833^	87	229,000	218,664
2021	18	607,500	649,347	1	425,000^	425,000^	4	197,500^	206,250^

Statistics for 2021 are based on a small number of sales and are preliminary only.

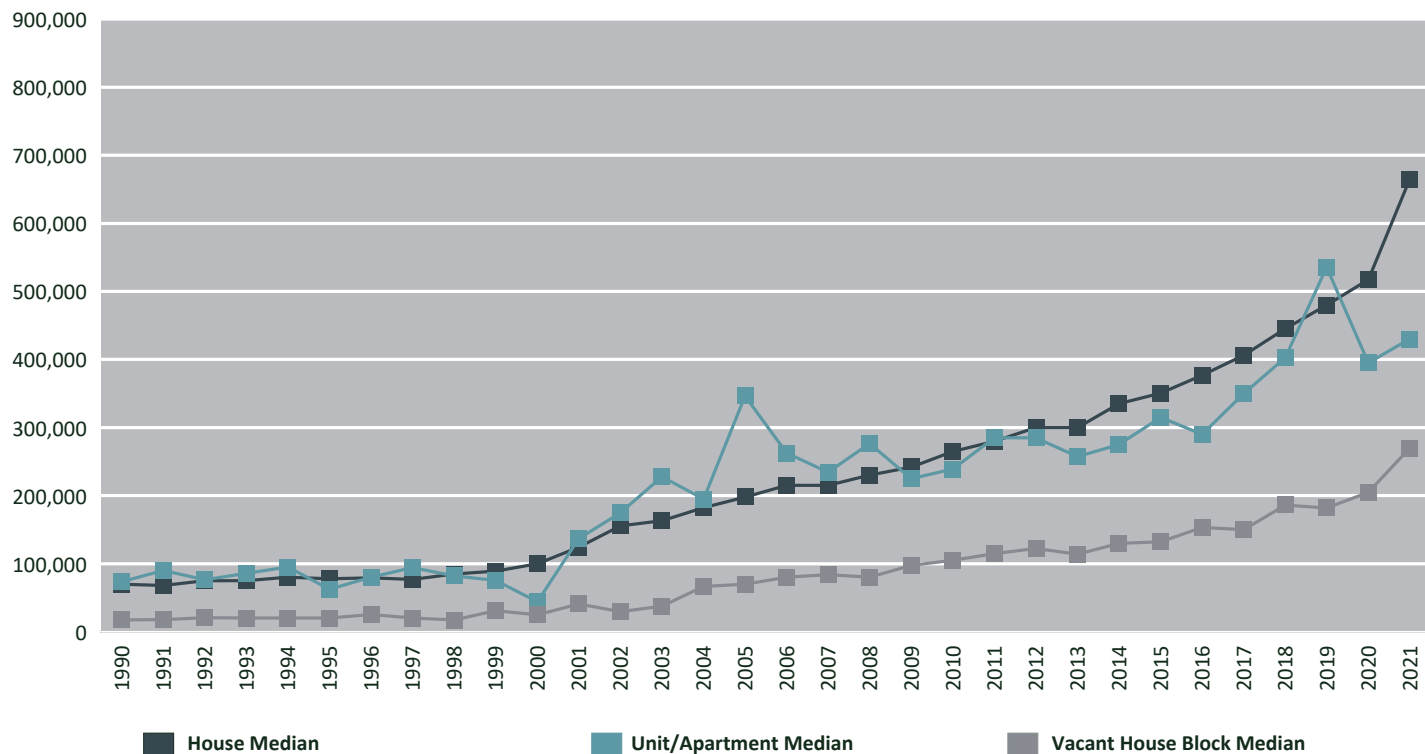
Golden Plains Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	95000	95000	251.99	377.00	ND	ND	377.00	251.99
Hotel	1	775000	775000	534.48	1450.00	ND	ND	1450.00	534.48
Retail Sgle Occ Unsp	1	265000	265000	NA	NA	97.25<	ND	NA	NA
Shop & Dwelling	1	470000	470000	470.00	1000.00	ND	120.51<	1000.00	470.00
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Religious Site	1	121000	121000	35.59	3400.00	ND	ND	3400.00	35.59
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	202973	202973	429.12	473.00	ND	ND	473.00	429.12
Ind Dev Site	7	150571	96800	283.04	342.00	110.00<	ND	510.80	317.42
Warehouse Store	1	1000000	1000000	282.89	3535.00	ND	ND	3535.00	282.89
Warehouse Unspec	4	216825	245000	281.79	324.00	72.43<	ND	324.00	281.79
Workshop	1	473000	473000	1037.28	456.00	ND	ND	456.00	1037.28
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Other Grains	1	775868	775868	1.34	580000.00	ND	ND	580000.00	1.34
DomsticLivestockGraz	3	816666	500000	0.93	486100.00	56.82<	ND	776671.00	1.05
GenCrop >20ha Unspec	3	4346044	5400000	3.33	1623000.00	496.55<	434.78<	1808333.33	2.40
Livestock – Beef	1	2800000	2800000	0.63	4450800.00	777.78<	ND	4450800.00	0.63
Livestock – Sheep	3	719178	250000	0.75	190000.00	27.07<	ND	499742.33	1.44
MarketGardenVeg <20h	2	440000	440000	14.50	52095.50	ND	ND	52095.50	8.45
MixedFarm + infrast	12	1324550	1265000	2.47	448800.00	156.66<	120.19<	613110.83	2.16
MixedFarm no infrast	5	647500	360000	0.49	764120.00	41.74<	100.47<	838540.00	0.91
MixedFarm&GrazUnsp	7	690714	500000	0.33	274562.00	112.36<	102.25<	355337.00	1.94
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	135	536999	545000	571.26	870.00	115.34<	155.71<	1119.50	478.59
Detached Home(Comm)	3	283333	260000	265.58	979.00	ND	ND	923.67	306.75
Detached Home(exist)	7	494571	465000	130.63	3500.00	107.51<	124.83<	3117.33	132.43
MisImpRuralLand Unsp	17	198235	190000	4.66	40590.00	31.67<	333.33<	61193.53	3.24
Res/Rural Lstyle	223	699237	635000	17.33	20000.00	106.28<	150.56<	55704.65	12.54
ResLandWithImprovemt	2	218750	218750	133.05	1701.50	ND	ND	1701.50	128.56
Single Strata Unsp	7	304714	361000	NA	NA	126.89<	134.20<	NA	NA
Strata Unit/Flat Uns	2	323250	323250	NA	NA	79.81<	124.33<	NA	NA
Sub Div (Multi Lot)	1	1066998	1066998	23.12	46154.00	ND	ND	46154.00	23.12
Vac Res A	64	232162	243000	182.23	878.00	97.49<	170.53<	972.78	177.62
Vac Res B	23	181104	185000	26.79	2800.00	123.33<	120.52<	2993.61	60.50
Vac Res Englobo Oth	1	3630000	3630000	3.97	915063.00	ND	ND	915063.00	3.97
Vac Res Rural Lstyle	150	318234	312500	72.16	5529.00	109.65<	152.44<	22431.21	14.18
Municipality totals									
Commercial Total			4	Commercial Total Prices				\$1,605,000	
Community Services Total			1	Community Services Total Prices				\$121,000	
Industrial Total			14	Industrial Total Prices				\$3,597,273	
Primary Production Total			37	Primary Production Total Prices				\$46,068,640	
Residential Total			635	Residential Total Prices				\$310,779,795	
All Sales Total			691	All Sales Total				\$362,171,708	

Hepburn Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	166	70,000	73,585	4	73,500^	75,250^	129	17,500	19,301
1991	173	68,000	71,537	8	90,000^	92,000^	78	18,000	22,768
1992	199	75,000	79,643	8	76,250^	74,125^	74	20,875	23,047
1993	164	75,000	82,111	6	85,750^	94,250^	82	20,300	26,770
1994	201	80,000	94,254	9	95,000^	75,444^	99	20,000	23,675
1995	160	77,625	97,460	14	62,500	80,250	79	20,000	40,819
1996	168	79,250	92,288	5	80,000^	74,500^	64	25,500	35,418
1997	214	77,100	86,781	10	94,175	95,735	83	20,000	31,900
1998	239	85,000	101,291	11	82,000	98,945	84	17,250	25,689
1999	241	89,000	103,565	10	75,500	75,800	81	31,200	42,440
2000	241	100,000	108,814	21	44,000	156,976	88	25,000	32,418
2001	292	124,000	135,670	19	137,000	140,578	108	41,000	47,126
2002	265	155,500	175,507	29	175,000	182,205	96	29,750	44,506
2003	290	163,234	177,327	23	228,000	274,495	81	37,500	46,794
2004	246	182,500	211,202	13	195,000	218,384	76	66,500	67,261
2005	223	198,000	225,221	20	346,500	334,337	55	70,000	78,548
2006	230	215,000	237,777	22	262,500	294,191	51	80,000	86,296
2007	291	215,000	237,323	44	234,500	260,733	67	84,000	79,776
2008	233	230,000	242,758	23	276,665	273,870	44	80,000	78,623
2009	279	242,000	266,159	40	225,000	252,769	66	97,500	98,765
2010	249	265,000	305,641	48	239,000	276,337	81	105,000	107,587
2011	244	280,000	305,653	23	285,000	291,956	79	115,000	118,311
2012	197	300,000	320,589	25	285,000	279,874	66	122,500	120,346
2013	269	300,000	326,470	20	257,500	270,150	67	114,000	115,688
2014	259	335,000	365,423	25	275,000	266,460	65	130,000	130,779
2015	255	350,400	374,127	30	315,000	346,356	69	132,000	121,568
2016	283	377,000	416,663	29	290,000	372,710	72	153,500	155,435
2017	290	406,250	448,366	28	350,000	358,625	78	150,000	165,606
2018	286	445,000	500,946	24	402,500	401,406	90	186,250	213,875
2019	254	480,000	516,461	22	535,500	594,227	75	182,000	207,849
2020	288	517,500	588,465	24	395,000	440,587	110	205,000	256,462
2021	69	665,000	710,101	1	430,000^	430,000^	31	270,000	314,838

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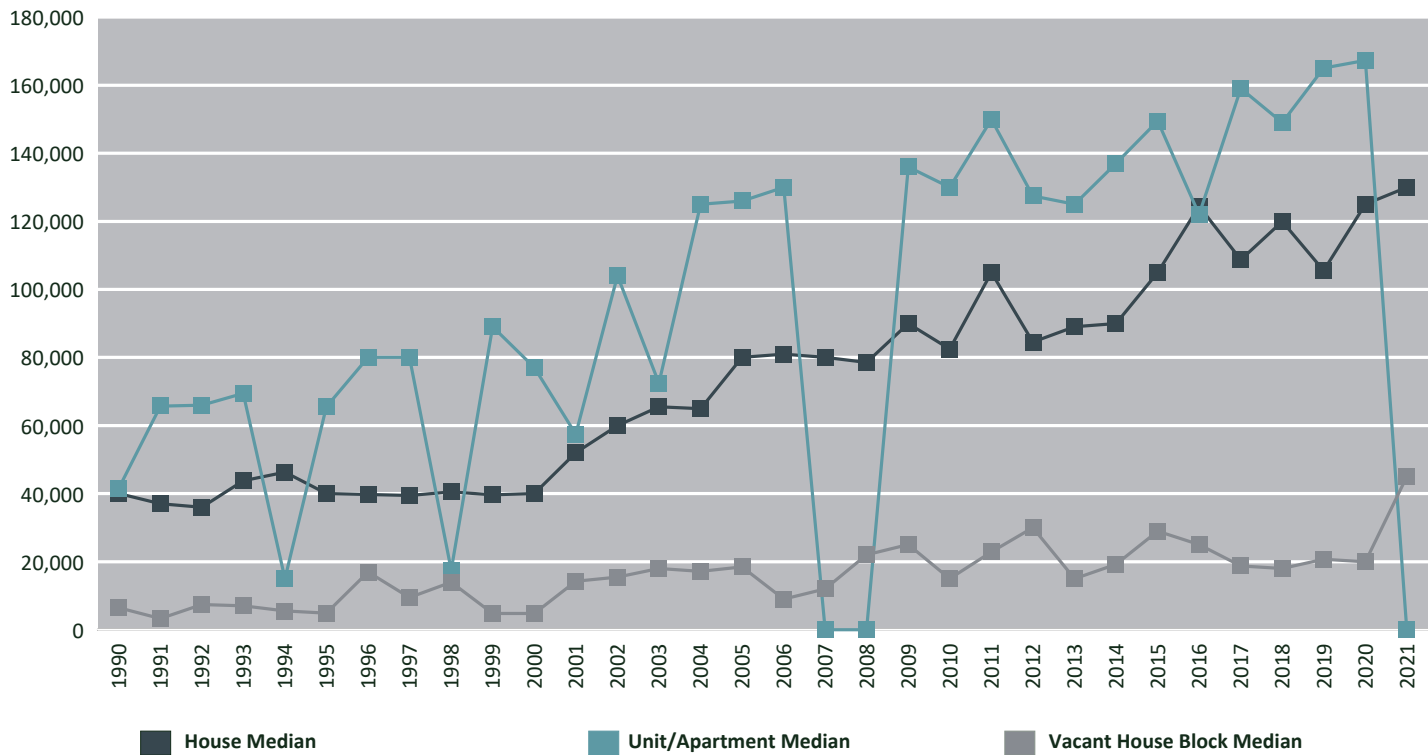
Hepburn Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	453500	453500	647.86	700.00	ND	ND	700.00	647.86
Health Clinic Unsp	1	2350000	2350000	1549.11	1517.00	390.04<	ND	1517.00	1549.11
Hotel/Motel Unsp	2	870000	870000	1109.47	676.00	93.30<	ND	676.00	1109.47
Mixed Use Unspec	1	460000	460000	NA	NA	77.97<	53.64<	NA	NA
Retail Sgle Occ Unsp	4	553750	550000	1696.23	451.00	118.92<	136.22<	572.67	1056.46
Serv Apt/Unit Unsp	1	2450000	2450000	25.00	98000.00	ND	ND	98000.00	25.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	613333	360000	2898.55	414.00	ND	64.29<	543.67	1128.14
Food ProcessingUnsp	1	363000	363000	1130.84	321.00	ND	ND	321.00	1130.84
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	465000	465000	1.58	294373.00	ND	ND	294373.00	1.58
DomsticLivestockGraz	10	782000	650000	1.56	344550.00	72.63<	ND	812945.60	0.96
GenCrop >20ha Unspec	13	1007374	775000	2.54	779019.00	59.31<	ND	695127.83	1.55
Livestock – Beef	2	790000	790000	3.31	236700.00	130.99<	121.54<	236700.00	3.34
Livestock – Sheep	2	407500	407500	2.14	185682.00	165.45<	42.89<	185682.00	2.19
MixedFarm&GrazUnsp	28	828089	700000	4.49	312071.00	111.55<	174.00<	570474.21	1.45
Native Bshland	1	165000	165000	2.06	80208.00	ND	ND	80208.00	2.06
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	420000	420000	272.90	1539.00	ND	116.18<	1539.00	272.90
Detached Home Unsp	282	586599	515000	760.47	962.00	106.74<	143.06<	1186.82	490.17
Detached Home(exist)	5	727400	650000	291.22	2232.00	169.05<	200.00<	2149.00	338.48
Res Dev Site	1	300000	300000	581.40	516.00	ND	ND	516.00	581.40
Res Investment Flat	2	570000	570000	350.47	1712.00	ND	ND	1712.00	350.47
Res/Rural Lstyle	97	709808	620000	28.88	20439.00	99.04<	155.00<	39889.78	17.63
ResLandWithImprovemt	1	245000	245000	6.85	35755.00	ND	ND	35755.00	6.85
Single Strata Unsp	13	441923	385000	NA	NA	71.43<	120.31<	NA	NA
Strata Unit/Flat Uns	9	409899	382500	NA	NA	71.50<	165.94<	NA	NA
Vac Res A	90	246542	191250	333.64	663.00	126.66<	145.99<	740.17	350.69
Vac Res B	20	301100	307500	117.01	2117.50	130.57<	232.95<	2420.50	124.40
Vac Res Rural Lstyle	84	284482	250000	84.98	11920.00	121.95<	147.06<	33370.51	8.59
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$9,668,500	
Industrial Total			4	Industrial Total Prices				\$2,203,000	
Primary Production Total			57	Primary Production Total Prices				\$47,127,364	
Residential Total			605	Residential Total Prices				\$301,556,014	
All Sales Total			676	All Sales Total				\$360,554,878	

Hindmarsh Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	85	40,000	40,247	2	41,500^	41,500^	19	6,500	7,944
1991	68	37,000	41,526	4	65,750^	63,625^	23	3,300	6,530
1992	89	36,000	41,991	1	66,000^	66,000^	24	7,375	11,428
1993	78	43,750	45,924	4	69,500^	66,750^	17	7,000	9,813
1994	106	46,300	51,316	8	15,000^	30,937^	40	5,500	6,536
1995	97	40,000	47,527	7	65,500^	53,289^	20	4,900	35,402
1996	106	39,750	48,924	7	80,000^	68,531^	39	17,000	44,439
1997	86	39,500	52,744	3	80,000^	70,800^	25	9,500	40,213
1998	82	40,500	47,414	2	17,500^	17,500^	26	14,000	35,467
1999	90	39,625	46,501	1	89,000^	89,000^	20	4,750	9,332
2000	118	40,000	44,608	6	77,000^	58,250^	20	4,750	12,350
2001	119	52,000	59,565	2	57,500^	57,500^	52	14,250	16,585
2002	97	60,000	64,010	2	104,000^	104,000^	32	15,500	19,644
2003	126	65,500	72,998	6	72,500^	75,000^	29	18,000	19,168
2004	125	65,000	75,711	5	125,000^	133,950^	40	17,128	18,752
2005	147	80,000	98,579	5	126,000^	128,800^	38	18,500	18,557
2006	118	81,000	93,145	7	130,000^	145,892^	25	9,000	17,468
2007	110	80,000	96,821	0	0*	0*	23	12,000	17,108
2008	101	78,500	102,865	0	0*	0*	23	22,000	21,160
2009	107	90,000	113,370	5	136,000^	130,600^	17	25,000	25,535
2010	87	82,500	97,162	3	130,000^	132,500^	21	15,000	18,932
2011	65	105,000	111,876	3	150,000^	161,166^	20	22,875	44,822
2012	92	84,500	98,239	4	127,500^	138,750^	21	30,000	38,662
2013	127	89,000	103,788	9	125,000^	115,833^	19	15,000	27,512
2014	101	90,000	111,766	3	137,000^	144,666^	16	19,250	31,040
2015	119	105,000	116,649	2	149,500^	149,500^	11	29,000	22,818
2016	89	124,500	133,877	2	122,000^	122,000^	7	25,000^	23,546^
2017	86	108,750	134,417	2	159,000^	159,000^	10	18,750	22,420
2018	118	120,000	138,141	4	149,000^	147,625^	23	18,000	24,239
2019	98	105,500	128,053	5	165,000^	170,800^	22	20,750	21,715
2020	118	125,000	144,576	6	167,250^	174,916^	20	20,000	32,500
2021	23	130,000	153,673	0	0*	0*	3	45,000^	44,000^

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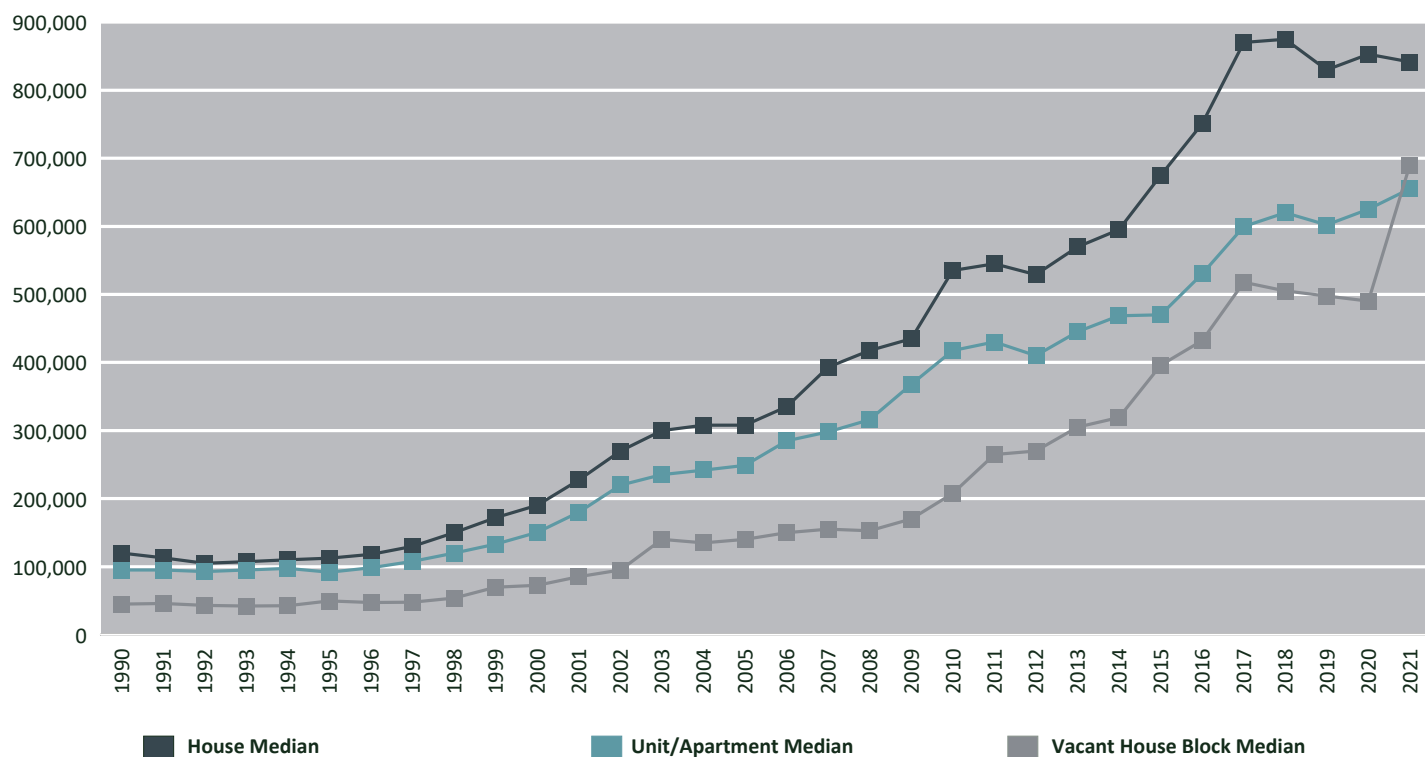
Hindmarsh Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	2	127000	127000	568.44	225.50	298.82<	ND	225.50	563.19
Office Premises Uns	1	280000	280000	261.68	1070.00	1866.67<	ND	1070.00	261.68
Retail Mult Occ Unsp	1	100000	100000	833.33	120.00	153.85<	ND	120.00	833.33
Retail Sgle Occ Unsp	2	97500	97500	271.26	349.00	16.53<	221.59<	349.00	279.37
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	110000	110000	9.65	11400.00	ND	ND	11400.00	9.65
Ind Dev Site	5	27720	16500	13.09	1146.00	ND	61.11<	7045.60	3.93
Warehouse Unspec	1	45000	45000	45.50	989.00	113.92<	ND	989.00	45.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	21	812012	817047	0.25	1316091.00	103.59<	194.92<	1547523.43	0.52
MixedFarm&GrazUnsp	17	1057395	995620	0.90	1440700.00	103.62<	235.20<	3153874.71	0.34
Native Bshland	1	13500	13500	6.75	2000.00	ND	ND	2000.00	6.75
Poultry broiler	1	620000	620000	10.08	61500.00	ND	885.71<	61500.00	10.08
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	118	144576	125000	126.61	1011.00	117.92<	113.64<	1168.16	123.57
MisImpRuralLand Unsp	3	81666	65000	3.30	39400.00	65.33<	ND	61017.67	1.34
Res Investment Flat	1	120000	120000	NA	NA	83.33<	ND	NA	NA
Res/Rural Lstyle	8	213875	189500	12.16	18400.00	94.75<	145.77<	34016.63	6.29
ResLandWithImprovemt	5	55400	60000	51.15	1173.00	ND	141.18<	1427.80	38.80
Single Strata Unsp	5	185900	172500	NA	NA	104.55<	ND	NA	NA
Vac Res A	17	35441	20000	29.89	1012.00	96.39<	68.97<	1130.50	32.48
Vac Res B	3	15833	16500	2.97	2023.00	89.19<	63.46<	2360.33	6.71
Vac Res Rural Lstyle	9	50555	52000	2.87	20200.00	107.22<	130.00<	32831.11	1.54
Municipality totals									
Commercial Total			6	Commercial Total Prices				\$829,000	
Industrial Total			7	Industrial Total Prices				\$293,600	
Primary Production Total			40	Primary Production Total Prices				\$35,661,484	
Residential Total			169	Residential Total Prices				\$21,447,499	
All Sales Total			222	All Sales Total				\$58,231,583	

Hobsons Bay City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	769	120,000	135,870	201	95,000	106,715	241	45,000	48,189
1991	811	113,000	128,041	221	95,000	111,106	280	46,000	55,153
1992	979	105,000	117,044	253	93,000	106,571	392	43,000	52,329
1993	1,042	107,500	121,442	199	95,000	110,393	398	42,000	51,079
1994	1,112	110,000	127,345	348	97,500	112,582	411	42,500	54,829
1995	1,100	112,500	127,879	320	92,000	103,823	429	49,550	62,784
1996	1,300	118,000	137,726	356	98,250	119,078	475	47,200	54,531
1997	1,496	130,000	155,179	514	107,750	121,986	708	48,000	61,594
1998	1,521	150,000	182,352	413	120,000	142,016	609	54,000	70,462
1999	1,506	172,000	204,471	462	133,000	155,022	469	70,000	90,833
2000	1,457	190,500	231,469	427	150,500	178,228	217	72,840	92,394
2001	1,675	227,500	276,227	526	180,000	211,294	293	85,120	97,056
2002	1,713	270,000	307,236	461	220,000	247,965	118	95,000	100,956
2003	1,630	300,000	351,661	461	235,500	254,972	99	140,000	132,582
2004	1,368	307,750	356,743	388	242,000	274,857	42	135,000	139,786
2005	1,447	308,000	381,595	486	249,000	282,322	21	140,000	178,100
2006	1,453	335,000	406,743	501	285,000	317,239	49	150,000	162,658
2007	1,720	393,225	483,701	737	298,000	329,632	76	155,000	168,925
2008	1,288	417,750	496,247	479	316,000	358,575	35	153,000	138,378
2009	1,420	435,000	516,572	653	368,000	396,366	25	170,000	194,981
2010	1,357	535,000	605,079	578	417,750	448,513	26	207,500	215,534
2011	1,138	545,000	634,239	508	430,000	448,456	25	265,000	269,254
2012	1,087	529,000	612,749	441	410,000	438,690	24	270,000	285,391
2013	1,327	570,000	640,573	582	445,000	470,541	37	305,000	330,064
2014	1,415	595,000	661,712	680	468,500	498,055	20	319,250	422,297
2015	1,467	675,000	749,968	777	470,000	513,530	24	396,000	431,722
2016	1,296	750,500	830,933	774	530,000	562,408	32	431,840	474,387
2017	1,251	870,000	973,692	730	600,000	662,542	84	517,600	520,469
2018	1,037	875,000	990,658	555	620,000	648,287	47	505,000	484,343
2019	1,128	830,000	933,244	547	602,000	631,279	16	497,500	716,489
2020	911	853,000	946,528	452	625,000	642,895	24	490,000	600,458
2021	202	841,500	955,062	123	655,000	678,087	4	690,000 ^	567,500 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

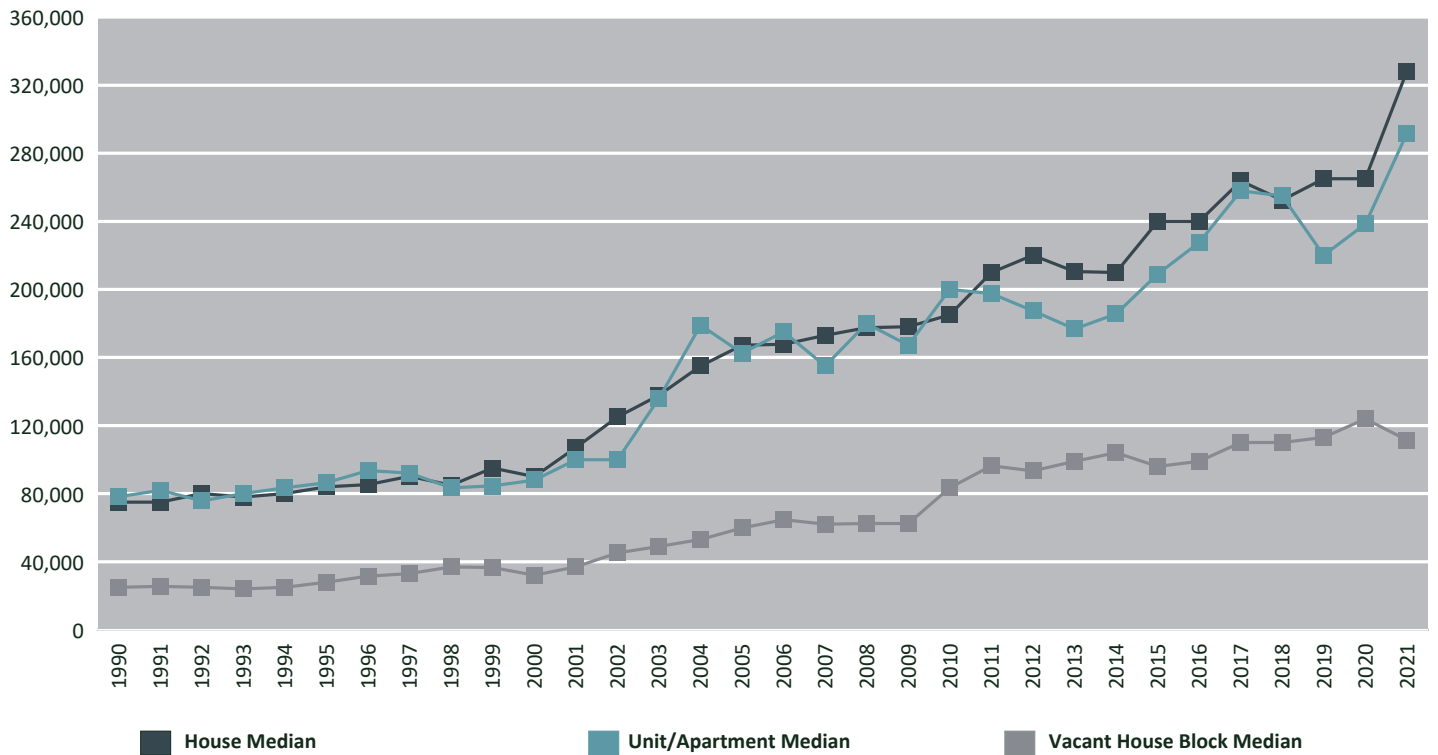
Hobsons Bay City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	720000	720000	2880.00	250.00	ND	ND	250.00	2880.00
Health Clinic Unsp	1	427500	427500	NA	NA	15.27<	46.22<	NA	NA
Licensed Restaurant	1	2000000	2000000	5524.86	362.00	ND	ND	362.00	5524.86
Mixed Use Office	3	1311666	195000	3395.06	1053.00	ND	ND	1053.00	3395.06
Mixed Use Unspec	2	1206250	1206250	2253.09	405.00	207.17<	256.65<	405.00	2253.09
Office Premises Unsp	1	482900	482900	NA	NA	92.87<	48.78<	NA	NA
Retail Mult Occ Unsp	2	3472500	3472500	4857.82	211.00	139.68<	302.61<	211.00	4857.82
Retail Sgle Occ Unsp	16	947531	528250	4968.70	269.00	75.46<	63.18<	5319.10	124.00
Serv Apt/Unit Unsp	1	412000	412000	NA	NA	ND	128.75<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	3020000	3020000	1746.67	1729.00	ND	251.67<	1729.00	1746.67
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	7	186607	190000	NA	NA	ND	43.78<	NA	NA
Factory Unsp	18	2078312	625000	2231.11	410.50	120.19<	92.39<	7048.07	337.23
Food ProcessingUnsp	1	67096303	67096303	691.00	97100.00	2861.25<	ND	97100.00	691.00
Ind Dev Site	14	388071	60735	75.68	697.00	52.81<	3.73<	1546.79	250.89
Warehouse Unspec	32	4259907	571450	791.30	1011.00	98.80<	42.65<	15046.24	412.58
Warehouse/Factory	1	4577000	4577000	NA	NA	ND	756.53<	NA	NA
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	14085	14085	503.04	28.00	ND	46.50<	28.00	503.04
Gas or Fuel Storage	1	7920000	7920000	22.06	359000.00	ND	ND	359000.00	22.06
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	1223000	1223000	NA	NA	207.29<	177.25<	NA	NA
Detached Home (Ind)	1	1070000	1070000	3451.61	310.00	ND	ND	310.00	3451.61
Detached Home Unsp	870	950094	854000	1087.82	501.00	102.89<	126.61<	473.68	2022.83
Detached Home(Comm)	1	2100000	2100000	13291.14	158.00	ND	ND	158.00	13291.14
Half Pair or Duplex	1	1045000	1045000	NA	NA	ND	ND	NA	NA
Individual Car Park	2	6750	6750	NA	NA	13.50<	ND	NA	NA
Nursing Home	1	7500000	7500000	3243.94	2312.00	ND	ND	2312.00	3243.94
OYO Sub Dwelling	12	677583	666000	NA	NA	80.73<	ND	NA	NA
OYO Sub Unit	128	641478	645000	NA	NA	93.48<	105.74<	NA	NA
Res Investment Flat	1	670000	670000	NA	NA	106.35<	63.05<	NA	NA
Res Land (WithBuild)	35	927057	886000	1269.23	650.00	76.71<	108.05<	588.48	1738.66
Res/Rural Lstyle	1	540000	540000	22.81	23670.00	62.80<	67.03<	23670.00	22.81
Retire Village Unit	17	434754	480000	NA	NA	97.96<	123.08<	NA	NA
Row House	2	887500	887500	3727.84	242.50	ND	ND	242.50	3659.79
Semi-detached Unspec	39	869991	846000	3323.16	274.00	91.71<	114.91<	334.59	2661.19
Single Strata Unsp	181	666508	625000	NA	NA	100.00<	122.55<	NA	NA
Storage Area Res	1	277000	277000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	108	623023	582500	5133.33	60.00	103.05<	131.64<	60.00	5133.33
Townhouse	3	698333	635000	NA	NA	107.08<	123.30<	NA	NA
Vac Res A	24	600458	490000	929.10	527.50	97.03<	125.00<	497.50	1302.14
Vac Res Rural Lstyle	1	2600000	2600000	552.02	4710.00	ND	483.86<	4710.00	552.02
Municipality totals									
Community Services Total			1	Community Services Total Prices				\$3,020,000	
Commercial Total			28	Commercial Total Prices				\$32,495,400	
Industrial Total			73	Industrial Total Prices				\$252,139,224	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$7,934,085	
Residential Total			1,430	Residential Total Prices				\$1,213,834,183	
All Sales Total			1,534	All Sales Total				\$1,509,422,892	

Horsham Rural City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	223	75,000	83,178	38	78,250	85,802	85	25,000	27,753
1991	250	75,000	79,265	31	82,000	91,693	56	25,500	27,673
1992	273	80,000	86,152	36	75,750	82,001	117	25,000	33,211
1993	286	78,000	83,263	28	80,000	97,442	87	24,000	26,737
1994	321	80,000	86,199	41	83,500	81,884	72	25,000	30,331
1995	302	84,000	89,476	30	86,500	79,475	73	28,000	35,131
1996	270	85,250	97,470	33	93,500	91,287	48	31,450	49,474
1997	316	90,250	98,681	37	92,000	89,587	85	33,000	45,712
1998	328	85,000	94,927	56	83,500	84,850	80	37,000	39,576
1999	310	95,000	105,889	44	84,500	85,921	72	36,500	38,403
2000	398	90,000	102,117	58	88,000	94,881	83	32,000	36,654
2001	418	107,000	115,095	75	100,000	108,116	153	37,000	47,829
2002	388	125,000	132,893	69	100,000	106,756	161	45,200	51,175
2003	436	137,750	146,037	73	135,900	140,298	187	49,000	54,912
2004	437	155,000	165,181	66	178,975	183,717	163	53,000	56,255
2005	350	167,250	183,101	56	162,500	166,101	133	59,900	63,346
2006	318	167,850	187,928	51	175,000	187,214	139	64,600	70,445
2007	407	173,000	189,362	57	155,000	166,386	73	62,000	72,329
2008	381	177,500	198,518	55	180,000	181,819	53	62,500	58,764
2009	411	178,000	190,557	60	167,250	190,395	74	62,400	61,311
2010	342	185,000	203,692	50	200,000	211,795	73	83,500	81,132
2011	293	210,000	226,312	58	197,500	213,734	86	96,430	105,271
2012	341	220,000	231,852	64	187,500	196,691	91	93,400	97,052
2013	376	210,500	222,873	73	176,750	192,463	87	98,900	112,346
2014	347	210,000	229,596	72	185,550	196,333	94	104,000	101,627
2015	331	239,950	252,806	69	209,000	230,096	55	96,000	107,663
2016	305	240,000	258,634	46	227,625	251,145	80	99,000	101,482
2017	312	263,750	275,492	51	258,000	256,872	75	110,000	117,320
2018	327	252,500	269,324	55	255,000	241,335	50	110,000	114,470
2019	318	265,000	281,734	55	220,000	236,799	69	113,000	121,200
2020	390	265,000	282,068	50	238,500	252,728	115	124,000	123,661
2021	96	328,000	339,739	8	291,500^	284,750^	6	111,500 ^	110,416 ^

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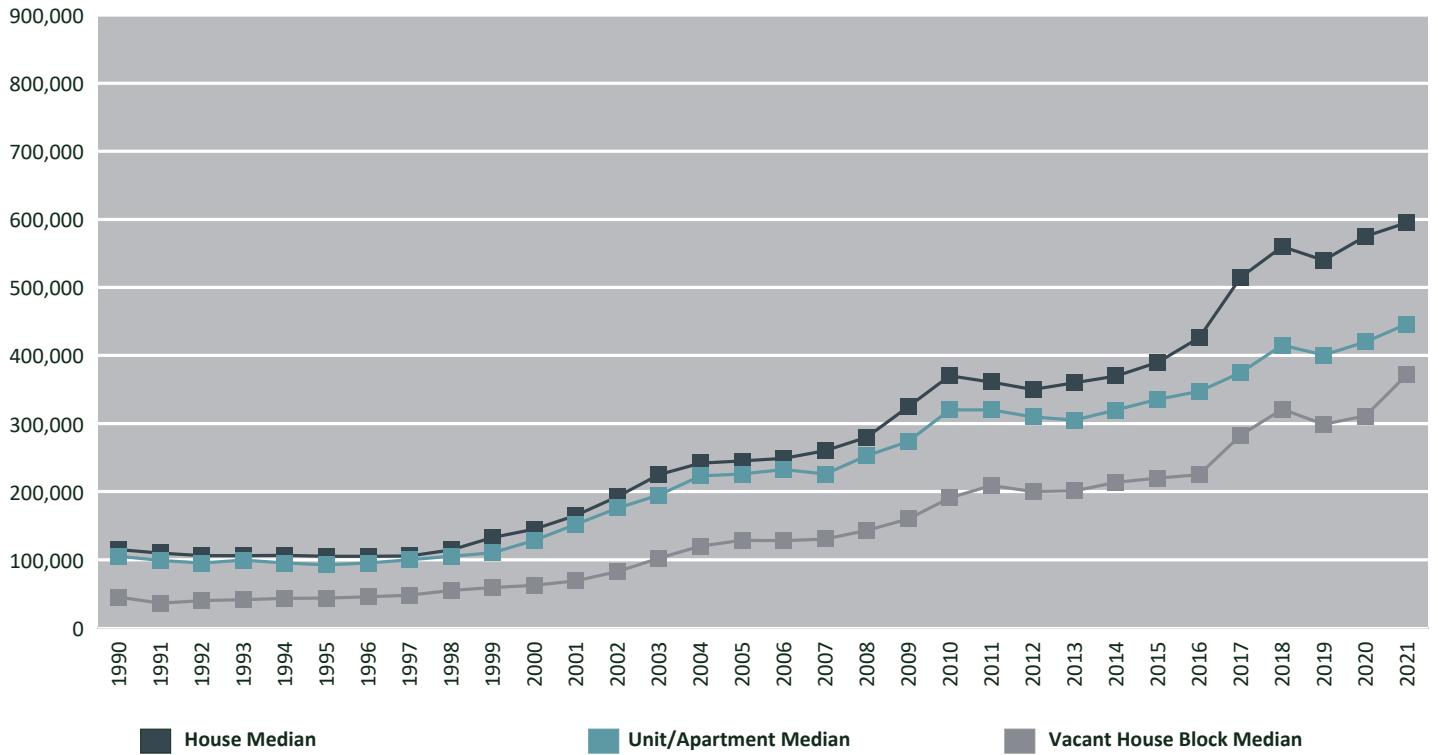
Horsham Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Retail Sgle Occ Unsp	2	161666	161666	329.02	539.50	26.94<	65.11<	539.50	299.66
Tourist Park/Caravan	1	455000	455000	2.78	163500.00	ND	ND	163500.00	2.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	770000	770000	22.90	33630.00	ND	ND	33630.00	22.90
Factory Unsp	1	610500	610500	83.64	7299.00	ND	ND	7299.00	83.64
Ind Dev Site	8	162362	145000	59.87	2422.00	181.25<	68.66<	8720.00	20.99
Warehouse Unspec	2	257500	257500	34.61	7451.00	94.06<	42.92<	7451.00	34.56
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	15000	15000	NA	NA	681.82<	681.82<	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	138166	32500	2.51	12743.00	15.48<	ND	116395.33	1.19
GenCrop >20ha Unspec	13	737548	782600	0.97	859588.00	152.03<	130.08<	902234.00	0.82
Livestock – Sheep	2	431000	431000	1.27	766250.00	269.38<	168.99<	766250.00	0.56
MixedFarm no infrast	1	1020000	1020000	0.45	2290900.00	134.21<	190.65<	2290900.00	0.45
MixedFarm&GrazUnsp	16	468906	400662	0.56	589100.00	138.16<	100.29<	689193.75	0.68
Native Bshland	4	180625	182500	1.10	194267.00	53.68<	ND	194267.00	0.65
Native Hardwood	1	260000	260000	0.15	1760000.00	ND	ND	1760000.00	0.15
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	388	282323	265000	569.54	755.00	100.00<	107.83<	810.74	347.26
MisimpRuralLand Unsp	1	265000	265000	16.56	16000.00	ND	ND	16000.00	16.56
Res Investment Flat	1	375500	375500	NA	NA	90.48<	60.56<	NA	NA
Res Land (WithBuild)	1	252000	252000	343.32	734.00	ND	ND	734.00	343.32
Res/Rural Lstyle	57	424004	400000	10.50	21200.00	111.27<	110.34<	147214.88	2.88
ResLandWithImprovemt	1	20000	20000	10.89	1837.00	ND	ND	1837.00	10.89
Semi-detached Unspec	2	232500	232500	1250.00	186.00	167.27<	ND	186.00	1250.00
Single Strata Unsp	42	249985	238500	NA	NA	108.41<	114.11<	NA	NA
Strata Unit/Flat Uns	7	251642	222000	NA	NA	109.36<	116.61<	NA	NA
Vac Res A	98	125720	124500	165.49	779.50	108.26<	125.76<	742.62	173.27
Vac Res B	17	111788	118000	13.39	2390.00	161.64<	171.01<	2590.00	43.16
Vac Res Engloblo Oth	1	418000	418000	39.07	10700.00	ND	ND	10700.00	39.07
Vac Res Rural Lstyle	36	129691	147500	8.00	20100.00	101.72<	102.08<	32415.56	3.89
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$778,333	
Industrial Total			12	Industrial Total Prices				\$3,194,400	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$15,000	
Primary Production Total			40	Primary Production Total Prices				\$20,369,624	
Residential Total			652	Residential Total Prices				\$166,656,196	
All Sales Total			708	All Sales Total				\$191,013,553	

Hume City

Residential price statistics 1990 to 2021



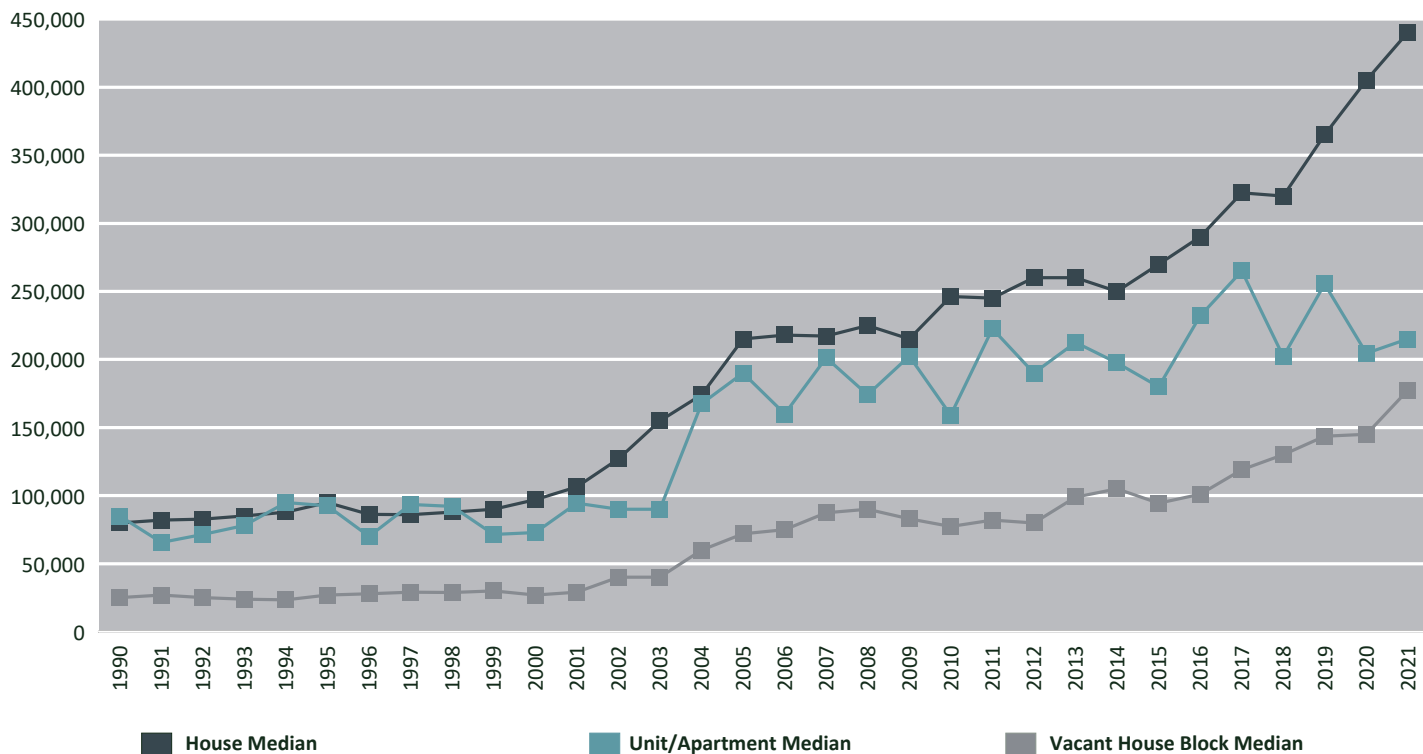
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	1,245	115,000	123,511	248	105,000	121,995	1,025	45,000	51,283
1991	1,242	109,850	116,144	224	98,750	105,900	1,264	36,000	41,208
1992	1,295	106,000	112,628	198	95,000	110,171	1,255	40,000	43,862
1993	1,390	106,000	111,794	256	99,250	121,070	1,291	41,200	47,076
1994	1,442	106,625	110,755	248	95,000	113,044	1,240	43,000	49,009
1995	1,482	105,000	110,083	206	92,250	124,511	868	43,500	50,040
1996	1,433	105,000	110,164	196	95,050	116,224	760	45,500	53,080
1997	1,853	105,500	113,035	257	100,000	130,392	1,091	48,000	55,723
1998	1,878	114,500	122,450	291	105,000	118,442	1,324	55,000	62,756
1999	2,085	132,500	142,126	301	110,100	119,104	2,112	59,000	63,715
2000	2,233	145,000	156,474	322	128,500	134,756	1,345	62,500	65,371
2001	2,658	165,000	178,732	393	152,000	159,760	2,193	69,000	73,073
2002	2,616	192,500	210,347	393	176,000	194,533	2,399	82,500	88,400
2003	2,757	225,000	238,987	491	195,000	199,925	2,424	102,000	109,963
2004	2,447	242,000	254,983	432	223,000	238,234	1,452	120,000	124,266
2005	2,506	245,000	259,365	390	225,750	256,927	1,327	128,250	135,985
2006	2,232	249,000	269,444	411	232,500	245,686	1,391	128,000	139,862
2007	2,862	260,000	284,088	573	226,000	243,985	1,612	130,500	138,670
2008	2,873	280,000	299,653	571	252,500	263,613	1,381	143,000	150,563
2009	3,024	325,000	340,153	652	273,500	281,357	1,667	160,000	166,565
2010	2,483	370,000	389,071	457	320,000	348,140	1,483	191,000	200,511
2011	2,306	361,000	383,665	499	320,000	315,182	1,308	209,000	211,649
2012	2,114	350,000	372,220	495	310,000	302,865	1,311	199,900	201,045
2013	2,386	360,000	383,071	575	305,000	300,294	1,561	201,000	202,350
2014	2,715	369,900	391,116	699	319,950	319,287	1,932	213,750	216,527
2015	3,333	390,000	413,687	787	335,500	345,868	3,185	219,900	217,747
2016	3,456	426,000	447,949	793	347,500	354,008	4,115	225,000	226,170
2017	3,751	515,000	530,614	789	375,000	389,429	4,239	283,000	284,240
2018	3,046	560,000	577,189	535	415,000	426,639	2,080	321,000	330,074
2019	3,024	540,000	555,989	460	400,500	414,333	1,779	299,000	304,029
2020	2,765	575,000	589,665	465	420,000	433,331	2,375	311,000	324,444
2021	615	595,000	608,748	116	446,000	470,594	265	371,500	406,093

Statistics for 2021 are based on a small number of sales and are preliminary only.

Hume City									
Analysis of property sales for 2020									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	435000	435000	354.85	1206.00	13.52<	51.36<	1206.00	360.70
Fuel Outlet/Garage	2	9791791	9791791	2511.89	4299.50	125.38<	183.02<	4299.50	2277.43
Health Clinic Unsp	4	883875	896500	1268.76	688.00	106.89<	ND	730.75	1209.54
Health Surgery	1	717500	717500	1038.35	691.00	ND	ND	691.00	1038.35
Mixed Use Unspec	6	1257650	632500	1318.36	512.00	71.77<	63.89<	3174.60	438.22
National Co Ret Unsp	1	7200000	7200000	NA	NA	ND	ND	NA	NA
Office Premises Uns	11	386082	250250	16140.95	33.00	34.76<	71.65<	33107.30	11.20
Pub/Tavern/Club Unsp	1	2475000	2475000	804.35	3077.00	1237.50<	50.00<	3077.00	804.35
Retail Mult Occ Unsp	1	675000	675000	1196.81	564.00	118.01<	143.62<	564.00	1196.81
Retail Sgle Occ Unsp	12	1130916	860000	718.56	1169.00	116.79<	63.70<	2039.45	583.58
Shop	4	392101	330000	53.59	6998.00	94.29<	57.69<	6998.00	53.59
Shopping Centre Unsp	1	31215611	31215611	1763.59	17700.00	ND	2492.26<	17700.00	1763.59
Veterinary Clinic	2	712500	712500	895.53	752.00	ND	ND	752.00	947.47
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	541200	541200	2114.06	256.00	ND	115.76<	256.00	2114.06
Factory Unsp	72	735574	600000	1005.55	721.00	75.38<	129.87<	2029.95	385.33
Food ProcessingUnsp	1	633767	633767	1094.59	579.00	25.29<	3.60<	579.00	1094.59
Ind Dev Site	29	2515179	760000	806.40	3001.00	126.19<	215.91<	35945.86	89.96
Vac Englobo Land	1	95500000	95500000	341.19	279900.00	ND	ND	279900.00	341.19
Warehouse Unspec	38	4706663	1602500	966.67	1500.00	146.28<	193.40<	18202.58	291.66
Workshop	1	67000	67000	1810.81	37.00	ND	ND	37.00	1810.81
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	1	2152000	2152000	3.92	549000.00	90.23<	141.58<	549000.00	3.92
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	36	452730	440000	NA	NA	114.14<	129.60<	NA	NA
Detached Home (New)	12	445759	426870	3136.28	135.50	102.97<	98.36<	157.08	2837.72
Detached Home Unsp	2721	591115	575000	1757.81	512.00	106.48<	147.44<	525.26	1128.74
Detached Home(exist)	2	1395000	1395000	348.75	4000.00	263.21<	357.69<	4000.00	348.75
Individual Flat	1	395000	395000	NA	NA	ND	ND	NA	NA
Res Dev Site	7	1777971	347000	637.87	544.00	35.09<	33.21<	17767.57	100.07
Res Investment Flat	1	400000	400000	2985.07	134.00	ND	15.43<	134.00	2985.07
Res/Rural Lstyle	38	2097434	1475000	145.56	10520.00	118.00<	153.65<	37755.66	55.55
Retire Village Unit	3	378333	345000	NA	NA	102.99<	111.29<	NA	NA
Semi-detached Unspec	30	461995	438000	2536.81	207.00	100.69<	112.45<	231.86	1989.66
Single Strata Unsp	356	434004	420000	NA	NA	105.40<	125.37<	NA	NA
Strata Dwelling	1	505000	505000	NA	NA	303.76<	ND	NA	NA
Strata Unit/Flat Uns	65	417887	415000	NA	NA	100.00<	122.24<	NA	NA
Sub Div (EnGlobo)	1	6820000	6820000	16.86	404500.00	ND	ND	404500.00	16.86
Townhouse	3	497500	530000	NA	NA	127.40<	163.08<	NA	NA
Vac Res A	2375	324444	311000	735.00	400.00	104.01<	141.43<	423.85	781.70
Vac Res Englobo Oth	1	30500000	30500000	1723.16	17700.00	820.59<	847.22<	17700.00	1723.16
Vac Res Rural Lstyle	13	1412250	680000	232.50	12000.00	41.21<	86.19<	23002.38	61.40
Municipality totals									
Commercial Total			48	Commercial Total Prices			\$94,629,403		
Industrial Total			143	Industrial Total Prices			\$401,496,778		
Primary Production Total			1	Primary Production Total Prices			\$2,152,000		
Residential Total			5,666	Residential Total Prices			\$2,750,700,990		
All Sales Total			5,858	All Sales Total			\$3,248,979,171		

Indigo Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	106	80,000	84,443	17	85,000	95,452	68	25,000	29,181
1991	140	82,000	89,269	18	65,625	70,458	66	27,000	27,691
1992	116	82,650	85,222	11	71,500	62,668	47	25,000	27,435
1993	130	85,000	88,058	7	78,000^	82,357^	59	24,000	30,449
1994	131	88,000	96,893	11	95,000	89,090	63	23,500	26,258
1995	126	95,000	99,639	6	92,500^	95,416^	56	26,950	31,254
1996	128	86,250	96,427	15	70,000	64,966	43	28,000	50,073
1997	109	86,000	92,104	10	93,500	137,175	49	29,000	38,564
1998	135	88,000	99,322	9	92,000^	89,022^	50	28,750	44,573
1999	135	90,000	94,710	6	71,500^	76,333^	34	30,000	37,766
2000	183	97,000	104,663	10	73,000	72,825	41	27,000	34,319
2001	202	106,500	113,730	16	94,500	93,281	73	29,000	39,459
2002	230	127,000	137,025	25	90,000	98,320	75	40,000	39,284
2003	206	155,000	161,135	11	90,000	99,318	104	40,000	45,981
2004	170	174,000	186,106	14	167,500	158,535	71	60,000	69,592
2005	170	215,000	218,584	15	190,000	181,266	74	72,000	74,515
2006	157	218,000	233,610	21	159,950	158,185	51	75,000	80,681
2007	160	217,250	235,215	12	201,250	193,333	53	87,500	103,528
2008	109	225,000	236,774	17	174,000	207,852	44	90,000	90,957
2009	127	215,000	227,732	22	202,500	207,281	60	83,000	93,799
2010	156	246,250	262,855	12	159,000	154,625	56	77,375	89,470
2011	142	245,000	264,660	14	222,500	231,785	46	81,975	99,137
2012	147	260,000	268,186	15	190,000	205,200	44	80,000	92,318
2013	173	260,000	268,517	20	212,500	222,000	65	99,000	103,831
2014	167	250,000	259,512	14	197,500	195,428	44	105,000	105,314
2015	171	270,000	287,184	19	180,000	190,789	78	94,500	108,639
2016	165	290,000	310,036	15	232,000	243,033	52	101,000	111,053
2017	166	322,500	339,236	14	265,000	241,142	87	119,000	121,218
2018	193	320,000	351,557	26	202,150	224,353	82	130,000	144,301
2019	180	365,000	377,416	20	255,500	271,275	64	143,750	167,531
2020	167	405,000	439,530	16	204,500	220,312	147	145,000	159,642
2021	49	440,240	482,658	3	215,000^	239,000^	10	177,500	240,600

Statistics for 2021 are based on a small number of sales and are preliminary only.

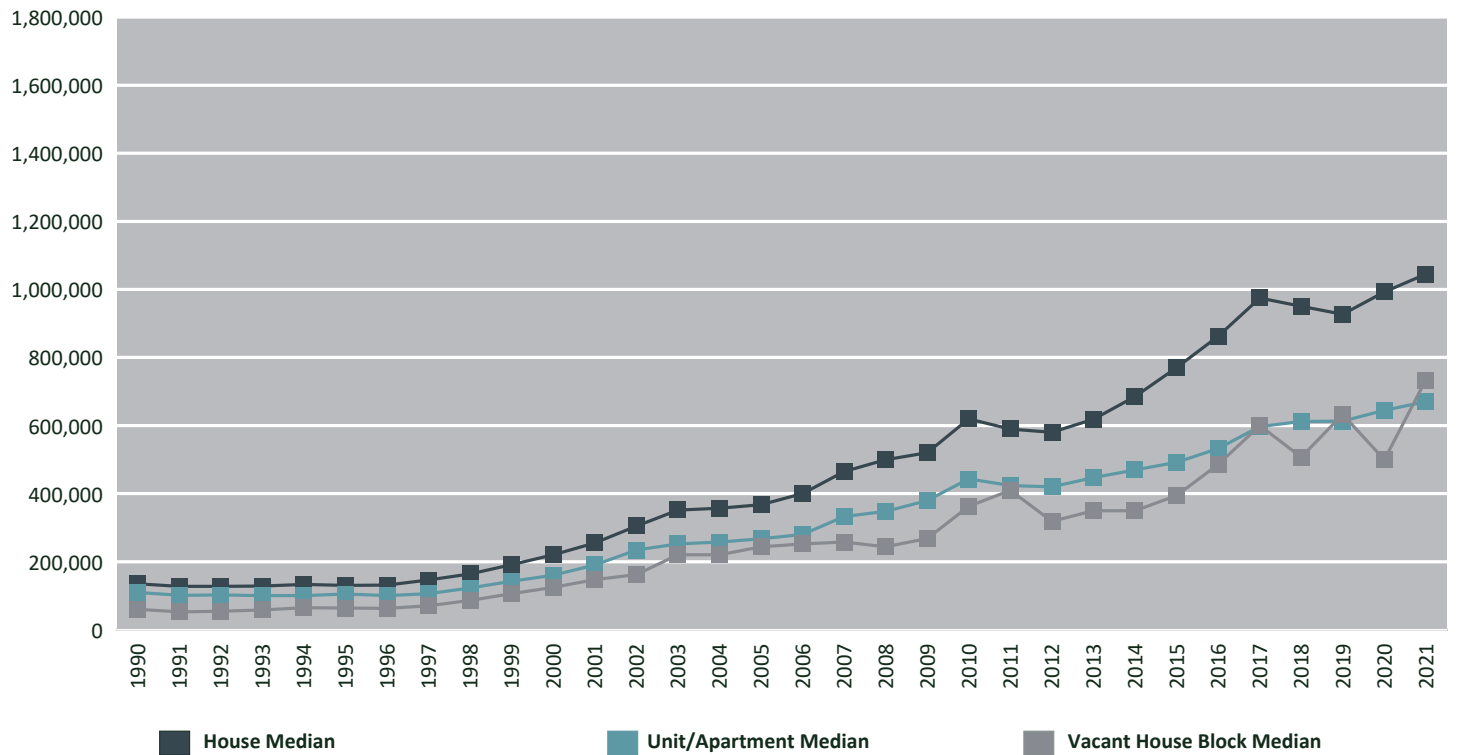
Indigo Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	220000	220000	220.00	1000.00	ND	23.40<	1000.00	220.00
Retail Mult Occ Unsp	1	390000	390000	764.71	510.00	ND	ND	510.00	764.71
Retail Sgle Occ Unsp	7	604071	475000	1861.54	543.00	254.01<	271.43<	510.33	1318.91
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	726000	726000	168.02	4321.00	ND	206.25<	4321.00	168.02
Garage/Motor Vehicle	1	315000	315000	315.00	1000.00	ND	ND	1000.00	315.00
Ind Dev Site	1	183700	183700	91.85	2000.00	241.71<	173.30<	2000.00	91.85
Rendering Plant	1	85000	85000	25.00	3400.00	ND	ND	3400.00	25.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	675178	705000	2.30	323500.00	138.24<	86.99<	469227.86	1.44
GenCrop >20ha Unspec	4	1708125	1617500	1.66	451550.00	240.52<	647.00<	468192.75	3.65
Horse Unspecified	1	1450000	1450000	6.53	222200.00	ND	ND	222200.00	6.53
Livestock – Beef	10	711240	701700	1.98	498650.00	103.96<	233.90<	650270.00	1.09
Livestock – Dairy	3	1259656	1445658	0.63	2303400.00	208.01<	ND	2303400.00	0.55
Livestock – Sheep	1	430000	430000	0.92	469900.00	27.17<	ND	469900.00	0.92
MixedFarm&GrazUnsp	6	866666	737500	1.85	556800.00	99.66<	167.61<	519433.33	1.67
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	48	440682	420000	590.96	973.00	115.07<	168.00<	1101.71	405.49
Detached Home(exist)	119	439065	399000	509.36	962.00	132.56<	140.00<	1141.69	384.58
MisImpRuralLand Unsp	1	700000	700000	4.38	160000.00	ND	ND	160000.00	4.38
Res/Rural Lstyle	74	658055	656500	16.39	26665.00	123.87<	152.67<	38199.88	17.23
Single Strata Unsp	14	228857	210000	NA	NA	84.85<	92.92<	NA	NA
Strata Dwelling	1	130000	130000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	1	191000	191000	NA	NA	69.45<	80.42<	NA	NA
Vac Res A	140	158253	143000	99.88	851.00	102.14<	150.53<	911.40	165.52
Vac Res B	7	187428	175000	50.57	3362.00	111.11<	194.44<	3257.14	57.54
Vac Res Rural Lstyle	32	261328	240000	9.15	21869.00	109.09<	133.33<	29252.77	8.95
Municipality totals									
Commercial Total			9	Commercial Total Prices			\$4,838,500		
Industrial Total			4	Industrial Total Prices			\$1,309,700		
Primary Production Total			39	Primary Production Total Prices			\$34,256,368		
Residential Total			437	Residential Total Prices			\$158,152,639		
All Sales Total			489	All Sales Total			\$198,557,207		

Kingston City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,351	135,000	147,465	860	110,000	124,273	294	60,000	76,619
1991	1,433	127,500	141,883	848	101,000	111,299	385	52,500	63,108
1992	1,501	127,500	138,004	825	102,000	110,846	464	54,000	63,721
1993	1,621	128,500	140,222	902	100,000	114,438	362	58,500	74,532
1994	1,780	133,000	145,548	1,055	100,500	114,892	388	65,000	77,086
1995	1,617	130,000	142,951	947	105,000	115,931	341	64,000	74,535
1996	1,766	131,100	145,546	1,106	100,000	114,038	354	63,000	73,976
1997	2,397	146,000	163,673	1,615	106,000	119,569	468	70,000	78,581
1998	2,174	164,000	182,998	1,468	122,500	133,751	370	86,000	105,281
1999	2,131	191,000	215,720	1,504	142,500	159,108	323	106,000	119,274
2000	1,990	220,000	242,457	1,402	160,000	179,016	324	125,000	122,888
2001	2,556	255,000	280,466	1,772	190,750	215,196	556	147,000	148,623
2002	2,407	305,000	338,489	1,472	234,000	258,966	169	162,500	162,067
2003	2,167	352,000	386,350	1,481	252,500	279,773	227	220,000	218,627
2004	1,785	357,000	387,856	1,229	258,000	296,831	132	220,000	221,864
2005	2,026	367,500	410,339	1,423	267,500	289,969	75	244,000	240,252
2006	1,849	400,000	448,061	1,498	280,000	311,905	113	252,500	252,287
2007	2,369	465,000	511,362	2,097	333,000	364,625	293	258,000	235,307
2008	1,614	500,000	537,513	1,380	348,250	373,875	97	243,500	255,147
2009	1,859	520,000	559,370	1,762	380,000	402,066	77	267,800	286,558
2010	1,781	620,000	654,193	1,528	443,000	478,306	60	362,500	380,712
2011	1,567	590,000	630,300	1,379	423,500	453,487	49	410,000	366,909
2012	1,455	580,000	614,618	1,435	420,000	438,023	113	319,003	332,351
2013	1,714	619,000	660,719	1,546	447,500	474,566	101	350,000	351,954
2014	1,863	685,000	737,771	1,938	470,000	497,541	61	350,000	426,008
2015	1,937	770,000	834,413	2,081	492,000	535,325	32	395,000	399,109
2016	1,853	862,000	937,508	1,925	532,500	570,221	44	486,000	552,222
2017	1,732	975,000	1,068,969	1,976	596,750	647,849	35	600,000	706,200
2018	1,419	950,000	1,052,815	1,434	612,500	647,667	12	506,750	582,291
2019	1,524	927,000	1,008,643	1,345	613,000	641,742	36	632,500	739,986
2020	1,208	992,500	1,070,869	1,248	645,000	677,143	24	500,000	532,993
2021	241	1,045,000	1,154,302	312	669,975	678,051	4	733,500 ^	626,749 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

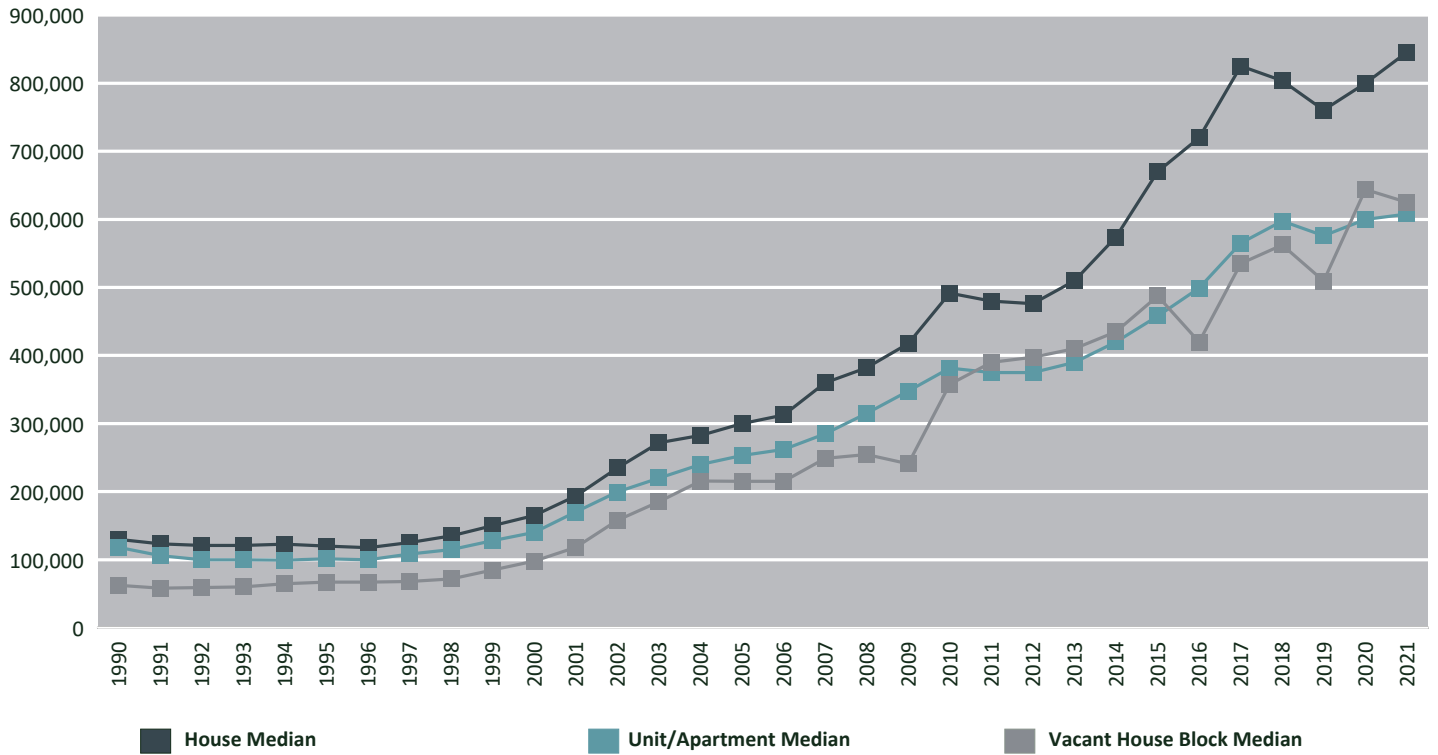
Kingston City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	600000	600000	NA	NA	ND	ND	NA	NA
Com Land (Struct 0)	1	2100000	2100000	2075.10	1012.00	ND	233.33<	1012.00	2075.10
Dev Site	2	872797	872797	454.87	1783.50	ND	209.83<	1783.50	489.37
Diagnostic/X-ray	1	1585000	1585000	NA	NA	ND	ND	NA	NA
Fuel Outlet/Garage	1	1950000	1950000	2715.88	718.00	82.63<	185.71<	718.00	2715.88
Health Clinic Unsp	4	731750	688500	1964.68	367.00	51.00<	44.71<	359.00	2038.30
Licensed Ret Prem	1	15300000	15300000	5802.05	2637.00	ND	ND	2637.00	5802.05
Mixed Use Unspec	2	947500	947500	2785.78	921.50	107.67<	126.33<	921.50	1028.21
Office Premises Uns	10	753513	448350	1122.72	651.50	88.78<	92.63<	1224.88	519.15
Retail Mult Occ Unsp	4	970250	983000	5137.21	186.50	42.10<	89.77<	207.75	4670.28
Retail Sgle Occ Unsp	21	1018678	850000	3136.40	375.00	82.60<	115.18<	1056.06	1049.28
Serv Apt/Unit Unsp	3	525666	547000	608.70	690.00	95.96<	ND	705.00	745.63
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	3312500	3312500	1709.25	1690.00	ND	160.22<	1690.00	1960.06
Halls&Service Rooms	1	1096750	1096750	1096.75	1000.00	ND	21.21<	1000.00	1096.75
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	21	538952	478500	2408.37	202.00	121.68<	ND	196.94	2816.17
Factory Unsp	66	1204907	715000	1015.38	650.00	117.99<	139.48<	1521.71	955.83
Ind Dev Site	4	1807750	1903000	864.63	3435.00	85.34<	147.23<	2894.00	780.47
Ind Land Building \$0	2	1622750	1622750	996.84	1251.00	53.20<	55.80<	1251.00	1297.16
Warehouse Unspec	62	2733394	1022500	1835.53	931.00	158.77<	141.84<	3483.67	898.32
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	16775	18150	NA	NA	178.57<	69.25<	NA	NA
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	1	142000	142000	20.11	7060.00	ND	ND	7060.00	20.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Horse Unspecified	1	3000000	3000000	55.05	54500.00	ND	ND	54500.00	55.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	3	8352666	9000000	3105.12	3301.00	ND	92.78<	2872.67	2907.64
Cojoin Strata Unsp	2	548750	548750	NA	NA	76.59<	92.23<	NA	NA
Detached Home Unsp	1145	1076892	995000	2277.59	580.00	106.99<	129.05<	556.25	1955.31
Granny Flat/Studio	1	898000	898000	1290.23	696.00	ND	ND	696.00	1290.23
Individual Car Park	2	37500	37500	NA	NA	107.14<	272.73<	NA	NA
Res Dev Site	2	3102500	3102500	1660.17	1956.50	248.20<	291.11<	1956.50	1585.74
Res Investment Flat	1	1310000	1310000	NA	NA	93.57<	90.50<	NA	NA
Res Land (WithBuild)	27	1307944	1200000	2562.94	715.00	115.83<	106.19<	778.44	1680.20
Res/Rural Lstyle	2	3075000	3075000	137.30	24190.00	ND	313.78<	24190.00	127.12
Retire Village Unit	16	518937	552500	NA	NA	96.09<	121.16<	NA	NA
Row House	12	754458	754000	5463.92	139.50	ND	ND	123.60	5862.06
Semi-detached	1	1250000	1250000	2990.43	418.00	ND	ND	418.00	2990.43
Semi-detached Unspec	50	1005293	991000	3726.59	267.00	118.99<	138.22<	280.82	3578.59
Single Strata Unit	6	499166	442500	NA	NA	71.95<	65.46<	NA	NA
Single Strata Unsp	1000	674151	650000	NA	NA	104.84<	127.58<	NA	NA
Strata Dwelling	1	905000	905000	NA	NA	131.64<	ND	NA	NA
Strata Unit/Flat Uns	221	701052	645000	NA	NA	111.21<	134.38<	NA	NA
Townhouse	1	1380000	1380000	NA	NA	177.49<	265.38<	NA	NA
Vac Res A	24	532993	500000	2498.57	207.00	79.05<	126.58<	329.17	1673.74
Municipality totals									
Commercial Total			51	Commercial Total Prices			\$62,487,978		
Community Services Total			3	Community Services Total Prices			\$7,721,750		
Industrial Total			155	Industrial Total Prices			\$270,788,860		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$50,325		
National Parks, etc Total			1	National Parks, etc Total Prices			\$142,000		
Primary Production Total			1	Primary Production Total Prices			\$3,000,000		
Residential Total			2,517	Residential Total Prices			\$2,225,177,180		
All Sales Total			2,731	All Sales Total			\$2,569,368,093		

Knox City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,954	129,975	140,156	413	118,000	141,825	620	62,500	71,626
1991	2,010	123,500	134,700	279	106,000	127,151	711	58,000	61,881
1992	2,028	121,000	132,931	331	100,000	113,562	715	58,900	62,392
1993	2,132	121,000	129,704	344	100,000	134,327	1,084	60,000	64,273
1994	2,182	123,000	132,535	366	99,500	119,551	903	64,950	70,574
1995	2,159	120,000	130,768	314	101,500	115,486	739	67,000	69,305
1996	2,149	117,500	127,374	439	100,000	111,818	672	67,000	71,245
1997	2,579	125,000	137,062	609	108,500	124,188	1,257	68,000	74,755
1998	2,458	135,000	147,497	597	115,000	131,126	1,028	72,000	78,443
1999	2,578	150,000	165,193	689	128,000	131,438	945	85,000	90,015
2000	2,634	165,000	182,006	671	140,000	150,698	520	98,000	99,747
2001	2,973	193,500	210,534	844	170,000	174,915	622	118,000	121,573
2002	2,860	235,000	251,675	830	199,500	210,351	249	158,000	152,210
2003	2,560	272,000	294,496	739	220,000	226,424	313	185,000	185,895
2004	2,240	282,750	307,599	582	240,000	240,594	156	215,500	204,968
2005	2,309	300,000	316,633	767	253,000	262,039	217	215,000	207,402
2006	2,148	312,500	338,346	813	262,000	269,575	145	215,000	213,563
2007	2,362	360,000	383,552	1,048	285,000	290,914	133	249,000	238,087
2008	1,975	382,000	405,606	787	315,000	325,203	40	254,600	233,623
2009	2,083	417,500	443,233	954	347,750	350,101	39	241,000	236,331
2010	1,929	491,500	516,506	757	381,500	392,243	58	357,500	318,123
2011	1,825	480,000	503,047	698	375,000	385,836	51	390,000	372,225
2012	1,687	476,000	500,263	811	375,000	384,350	98	397,500	367,852
2013	2,021	510,000	535,036	995	390,000	397,088	127	410,000	398,546
2014	2,161	574,000	599,958	995	420,000	424,629	139	435,000	414,256
2015	2,369	670,000	702,367	1,175	458,000	468,901	236	487,500	492,102
2016	2,024	720,000	749,893	1,021	499,000	511,341	64	419,750	415,793
2017	2,085	825,000	866,521	1,120	565,000	562,654	40	535,000	521,543
2018	1,640	803,500	849,909	786	597,500	594,463	48	562,500	597,091
2019	1,600	760,400	828,550	798	576,050	571,689	44	509,444	546,420
2020	1,311	800,000	836,202	646	600,000	592,453	36	644,000	612,472
2021	278	845,500	889,943	129	608,000	608,585	7	625,000 ^	656,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

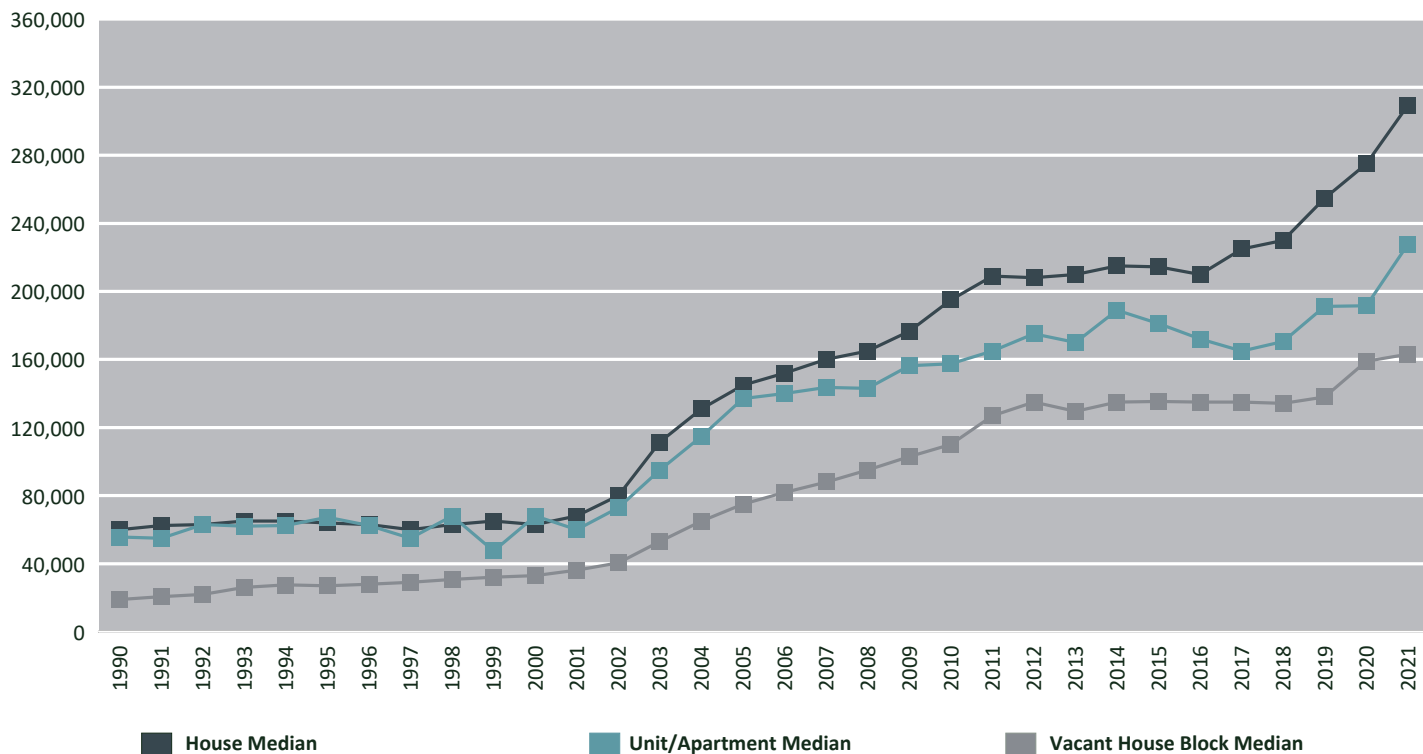
Knox City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	2710000	2710000	1693.75	1600.00	ND	ND	1600.00	1693.75
Com Land (Struct 0)	1	1588400	1588400	852.60	1863.00	ND	ND	1863.00	852.60
Dev Site	2	1760000	1760000	312.95	4608.00	141.35<	25.14<	4608.00	381.94
Fuel Outlet/Garage	2	5515000	5515000	1107.30	4990.00	108.78<	ND	4990.00	1105.21
Health Clinic Unsp	5	2088852	2500000	961.54	1040.00	303.03<	ND	1142.00	1829.12
Health Surgery	1	865000	865000	NA	NA	218.43<	ND	NA	NA
Indiv CarPark Unspe	1	70000	70000	36.82	1901.00	ND	ND	1901.00	36.82
National Co Rest	1	590000	590000	6555.56	90.00	ND	ND	90.00	6555.56
Office Premises Uns	11	540481	476300	3092.17	217.00	66.11<	59.54<	197.60	3434.01
Retail Mult Occ Unsp	2	807500	807500	1837.63	477.00	2.36<	146.82<	477.00	1692.87
Retail Sgle Occ Unsp	16	2496705	562250	1956.07	239.00	87.95<	85.51<	609.00	1035.66
Vehicle Sales Centre	1	1588400	1588400	768.83	2066.00	ND	ND	2066.00	768.83
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	737000	737000	728.98	1011.00	ND	ND	1011.00	728.98
Place of Worship	2	3003000	3003000	1037.62	3201.50	ND	517.76<	3201.50	938.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	69	821896	605000	2754.49	334.00	110.00<	118.63<	839.24	1119.33
Ind Dev Site	3	1814166	1350000	1123.60	2937.00	ND	112.50<	2760.67	657.15
Warehouse Unspec	21	4564357	990000	595.51	1295.50	104.54<	69.96<	5214.13	846.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	54	583083	599764	NA	NA	92.41<	124.82<	NA	NA
Detached Home Unsp	1285	839796	800000	1244.84	727.00	104.58<	118.52<	769.99	1098.05
Res Dev Site	4	751250	775000	902.42	983.00	30.72<	90.91<	888.50	845.53
Res Investment Flat	27	666892	661000	2231.49	295.00	98.66<	72.64<	295.95	2226.07
Res Land (WithBuild)	59	948977	870000	849.18	944.50	73.50<	102.35<	1026.78	929.76
Res/Rural Lstyle	8	2019861	1887500	231.76	8142.50	83.89<	185.05<	15563.13	129.79
Retire Village Unit	10	470500	487500	NA	NA	123.42<	115.38<	NA	NA
Semi-detached Unspec	26	658557	680500	3409.43	218.00	113.66<	131.32<	341.18	1971.76
Single Strata Unsp	375	612469	610000	NA	NA	107.02<	128.42<	NA	NA
Strata Unit/Flat Uns	177	545761	535000	NA	NA	92.24<	124.42<	NA	NA
Townhouse	3	750533	750000	NA	NA	108.70<	162.69<	NA	NA
Vac Res A	36	612472	644000	1048.46	591.00	128.80<	132.10<	739.50	834.14
Vac Res Rural Lstyle	12	1321916	1323500	269.79	5041.00	105.88<	128.31<	5469.00	232.48
Municipality totals									
Commercial Total			44	Commercial Total Prices				\$79,913,653	
Community Services Total			3	Community Services Total Prices				\$6,743,000	
Industrial Total			93	Industrial Total Prices				\$158,004,849	
Residential Total			2,076	Residential Total Prices				\$1,592,051,887	
All Sales Total			2,216	All Sales Total				\$1,836,713,389	

Latrobe City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,087	60,000	67,460	188	55,625	89,672	209	19,000	22,821
1991	994	62,500	68,725	148	55,000	65,747	195	20,700	24,066
1992	1,189	63,000	70,102	156	63,000	77,842	319	22,000	27,735
1993	1,187	65,000	70,896	157	62,000	71,186	268	26,000	31,900
1994	1,263	65,000	73,514	180	62,500	69,578	232	27,500	28,670
1995	1,017	64,000	72,168	110	67,250	68,989	168	27,000	31,968
1996	905	63,000	70,060	119	62,500	78,357	147	28,000	31,383
1997	1,020	60,000	69,499	145	55,000	64,631	203	29,000	33,034
1998	1,001	63,000	72,681	162	68,000	70,413	196	30,750	32,473
1999	987	65,000	73,506	163	47,500	58,308	276	32,000	34,188
2000	1,447	63,000	75,157	215	68,000	72,235	242	33,000	32,932
2001	1,635	68,000	81,773	280	60,000	73,484	334	36,250	40,418
2002	1,807	80,000	96,581	327	73,000	88,204	584	40,500	40,349
2003	1,715	111,500	126,517	248	95,000	110,901	694	53,000	52,562
2004	1,450	131,000	147,296	234	115,000	126,431	563	65,000	62,952
2005	1,451	145,000	158,101	234	137,000	164,262	481	75,000	74,442
2006	1,424	152,000	170,362	221	140,000	166,097	494	82,000	81,643
2007	1,711	160,000	181,937	261	143,500	163,703	524	88,000	91,149
2008	1,327	165,000	185,430	213	143,000	159,683	353	95,000	96,806
2009	1,581	176,500	197,552	276	156,250	182,029	517	102,950	100,799
2010	1,295	195,000	220,788	231	157,500	194,254	386	110,000	110,266
2011	1,125	209,000	229,549	207	165,000	185,237	237	127,000	127,745
2012	1,122	208,000	225,149	179	175,000	206,778	197	135,000	134,774
2013	1,151	210,000	230,983	185	170,000	195,669	271	129,500	131,187
2014	1,123	215,000	234,557	182	189,000	205,814	258	135,000	133,780
2015	1,208	214,500	233,638	209	181,000	189,372	211	135,350	139,348
2016	1,231	210,000	234,406	167	172,000	199,558	172	135,000	137,907
2017	1,379	225,000	245,084	174	165,000	182,616	158	135,000	136,941
2018	1,631	230,000	257,691	238	170,500	192,749	298	134,250	134,582
2019	1,398	254,750	272,579	172	191,250	210,576	314	138,000	139,603
2020	1,538	275,000	298,626	242	191,500	212,796	470	159,000	161,625
2021	358	309,250	330,311	48	227,500	226,085	48	163,000	175,187

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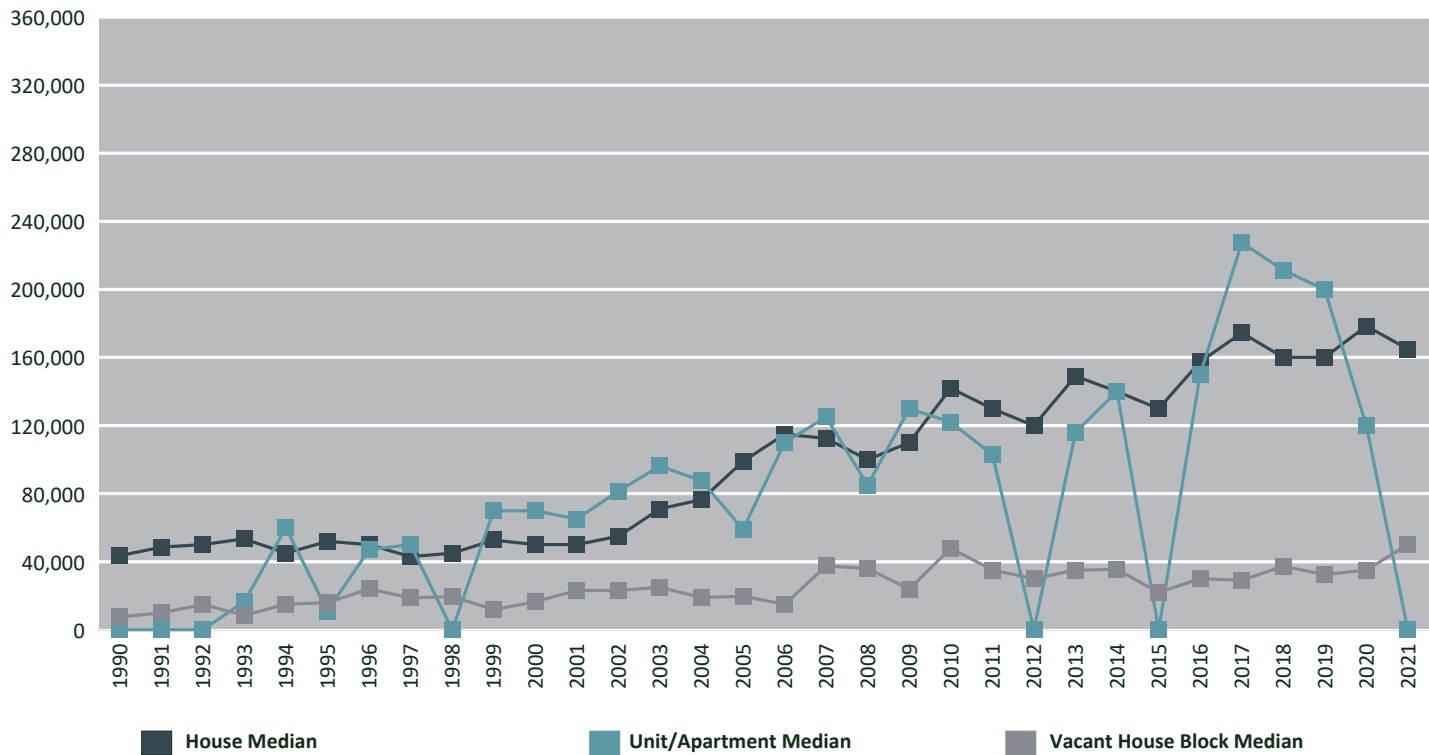
Latrobe City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	198350	200200	152.53	2423.00	33.37<	7.28<	2423.00	85.68
Hotel/Motel Unsp	1	450000	450000	159.91	2814.00	24.32<	51.43<	2814.00	159.91
Medical/Surgery	2	432500	432500	417.09	1008.00	ND	298.28<	1008.00	429.07
Mixed Use Unspec	3	308333	300000	241.94	1488.00	230.77<	69.77<	1128.67	273.18
Motel	1	740000	740000	719.14	1029.00	ND	28.19<	1029.00	719.14
Office Premises Uns	9	595833	400000	208.97	1057.50	80.69<	192.77<	2987.33	236.39
Retail Mult Occ Unsp	2	237500	237500	2465.89	511.50	7.03<	79.17<	511.50	464.32
Retail Sgle Occ Unsp	22	457568	277900	686.27	204.00	69.47<	68.87<	244.24	1465.32
Vehicle Sales Centre	1	1760000	1760000	1679.39	1048.00	ND	126.85<	1048.00	1679.39
Veterinary Clinic	1	625000	625000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	124000	124000	64.67	2069.00	ND	130.53<	2069.00	59.93
Rural&Comm Camps	1	605000	605000	0.80	754600.00	ND	ND	754600.00	0.80
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	13	445807	320000	290.38	1102.00	113.27<	99.30<	1406.08	317.06
Food ProcessingUnsp	1	430000	430000	477.78	900.00	24.43<	ND	900.00	477.78
Ind Dev Site	22	206110	189027	167.48	1642.00	82.19<	104.78<	2790.71	73.93
Ind Land Building \$0	1	420000	420000	9.35	44943.00	215.38<	ND	44943.00	9.35
Warehouse Store	1	780000	780000	166.95	4672.00	ND	ND	4672.00	166.95
Warehouse Unspec	12	456312	378250	203.91	1177.00	78.15<	75.65<	3444.91	136.74
Warehouse/Office	1	2025000	2025000	66.24	30572.00	ND	ND	30572.00	66.24
Workshop	1	276800	276800	477.24	580.00	ND	ND	580.00	477.24
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	34405	34405	NA	NA	ND	1433.54<	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	1076010	850000	1.41	400000.00	180.28<	ND	481197.40	2.24
GenCrop >20ha Unspec	1	197500	197500	2.82	70000.00	79.00<	ND	70000.00	2.82
Livestock – Beef	4	1499062	1417600	2.27	680253.50	123.45<	233.16<	829869.00	1.81
Livestock – Dairy	4	809750	587500	2.11	464853.00	ND	178.03<	394217.75	2.05
MixedFarm + infrast	10	1613340	1405500	2.45	607650.00	369.38<	ND	841580.00	1.92
MixedFarm no infrast	8	571656	450625	2.34	310750.00	ND	ND	543043.75	1.05
MixedFarm&GrazUnsp	1	275000	275000	0.94	291600.00	55.00<	64.33<	291600.00	0.94
Native Bshland	3	141666	150000	0.31	477500.00	ND	ND	379928.33	0.37
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	2000000	2000000	329.49	6070.00	ND	ND	6070.00	329.49
Cojoin Strata Unsp	3	327666	376000	NA	NA	45.44<	131.01<	NA	NA
Detached Home (New)	1	325000	325000	1086.96	299.00	ND	118.18<	299.00	1086.96
Detached Home Unsp	1519	296779	272500	353.03	694.00	106.86<	126.16<	762.09	388.33
Detached Home(Comm)	1	315000	315000	513.87	613.00	ND	ND	613.00	513.87
Detached Home(exist)	12	538916	461000	203.02	3103.00	224.88<	220.57<	2792.33	193.00
Garage/Outbuild Res	1	240000	240000	313.32	766.00	ND	ND	766.00	313.32
Garage/Outbuild Rur	1	85000	85000	83.99	1012.00	85.00<	ND	1012.00	83.99
Half Pair or Duplex	2	275000	275000	658.20	433.00	ND	ND	433.00	658.20
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	10	229410	242500	7.52	22250.00	ND	103.19<	27896.00	8.22
Res Dev Site	1	400000	400000	114.19	3503.00	105.26<	72.73<	3503.00	114.19
Res Investment Flat	7	330000	255000	NA	NA	ND	170.00<	NA	NA
Res Land (WithBuild)	1	234000	234000	28.92	8090.00	ND	ND	8090.00	28.92
Res/Rural Lstyle	168	586103	572500	30.83	20475.00	110.20<	139.63<	51997.04	11.28
ResLandWithImprovemt	2	93500	93500	150.20	622.00	ND	311.67<	622.00	150.32
Retire Village Unit	1	122500	122500	NA	NA	ND	102.08<	NA	NA
Semi-detached Unspec	4	284500	272500	506.17	810.00	208.02<	ND	561.00	474.15
Single Strata Unsp	155	217233	210000	NA	NA	110.53<	113.51<	NA	NA
Strata Unit/Flat Uns	76	189604	165000	NA	NA	73.33<	92.31<	NA	NA
Sub Div (EnGlobo)	1	4000000	4000000	26.14	153000.00	ND	ND	153000.00	26.14
Vac Res A	461	160572	158000	225.00	680.00	114.49<	116.73<	728.99	219.79
Vac Res B	9	215555	170000	60.66	2349.00	134.65<	123.19<	2564.00	84.07
Vac Res Englobo Oth	1	550000	550000	21.15	26000.00	ND	ND	26000.00	21.15
Vac Res Rural Lstyle	47	234925	212500	27.41	10089.50	96.59<	121.43<	22793.04	10.23
Municipality totals									
Commercial Total			45	Commercial Total Prices				\$21,864,050	
Community Services Total			3	Community Services Total Prices				\$853,000	
Industrial Total			52	Industrial Total Prices				\$19,737,481	
Primary Production Total			36	Primary Production Total Prices				\$36,219,450	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$68,810	
Residential Total			2,486	Residential Total Prices				\$706,561,775	
All Sales Total			2,624	All Sales Total				\$785,304,566	

Loddon Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	62	43,500	47,065	0	0*	0*	40	7,500	11,705
1991	54	48,500	54,654	0	0*	0*	21	10,000	22,767
1992	65	50,000	53,261	0	0*	0*	34	14,750	22,684
1993	51	53,500	56,866	2	16,500^	16,500^	39	8,500	13,119
1994	104	45,000	51,285	3	60,000^	61,083^	45	15,000	19,811
1995	69	52,000	70,805	1	11,000^	11,000^	43	16,000	41,404
1996	67	50,000	64,785	1	47,000^	47,000^	44	24,000	56,425
1997	57	43,000	66,417	1	50,000^	50,000^	36	18,750	41,969
1998	63	45,000	61,101	0	0*	0*	30	19,500	36,079
1999	82	52,750	63,986	1	70,000^	70,000^	36	11,750	18,554
2000	88	50,000	61,187	3	70,000^	66,666^	28	16,500	21,872
2001	84	50,000	57,706	1	65,000^	65,000^	61	23,000	26,105
2002	98	55,000	63,405	4	81,500^	85,750^	65	23,000	28,535
2003	97	71,000	79,641	4	96,250^	92,625^	39	25,000	34,780
2004	86	76,500	89,683	1	87,500^	87,500^	53	19,000	25,978
2005	85	99,000	103,422	2	59,000^	59,000^	54	19,650	65,359
2006	72	115,000	130,322	3	110,000^	103,333^	37	15,000	29,705
2007	78	112,500	116,410	1	125,000^	125,000^	24	37,475	50,508
2008	77	100,000	111,464	3	85,000^	81,333^	39	36,000	45,153
2009	46	110,000	110,733	3	130,000^	133,333^	26	23,750	33,763
2010	60	142,000	155,275	4	122,000^	127,250^	32	48,000	54,046
2011	90	130,000	133,788	2	103,000^	103,000^	16	35,000	38,387
2012	67	120,000	142,325	0	0*	0*	29	30,000	35,569
2013	71	149,000	153,679	1	116,000^	116,000^	30	35,000	69,641
2014	71	140,000	142,633	2	140,000^	140,000^	28	35,375	46,203
2015	51	130,000	155,088	0	0*	0*	25	22,000	32,716
2016	80	157,500	166,444	1	150,000^	150,000^	17	30,000	50,320
2017	78	174,500	194,778	2	227,500^	227,500^	24	29,000	32,208
2018	83	160,000	165,597	2	211,250^	211,250^	30	37,250	59,040
2019	85	160,000	169,476	1	200,000^	200,000^	25	32,500	47,721
2020	94	178,500	188,537	1	120,000^	120,000^	39	35,000	59,149
2021	39	165,000	206,589	0	0*	0*	10	50,000	127,493

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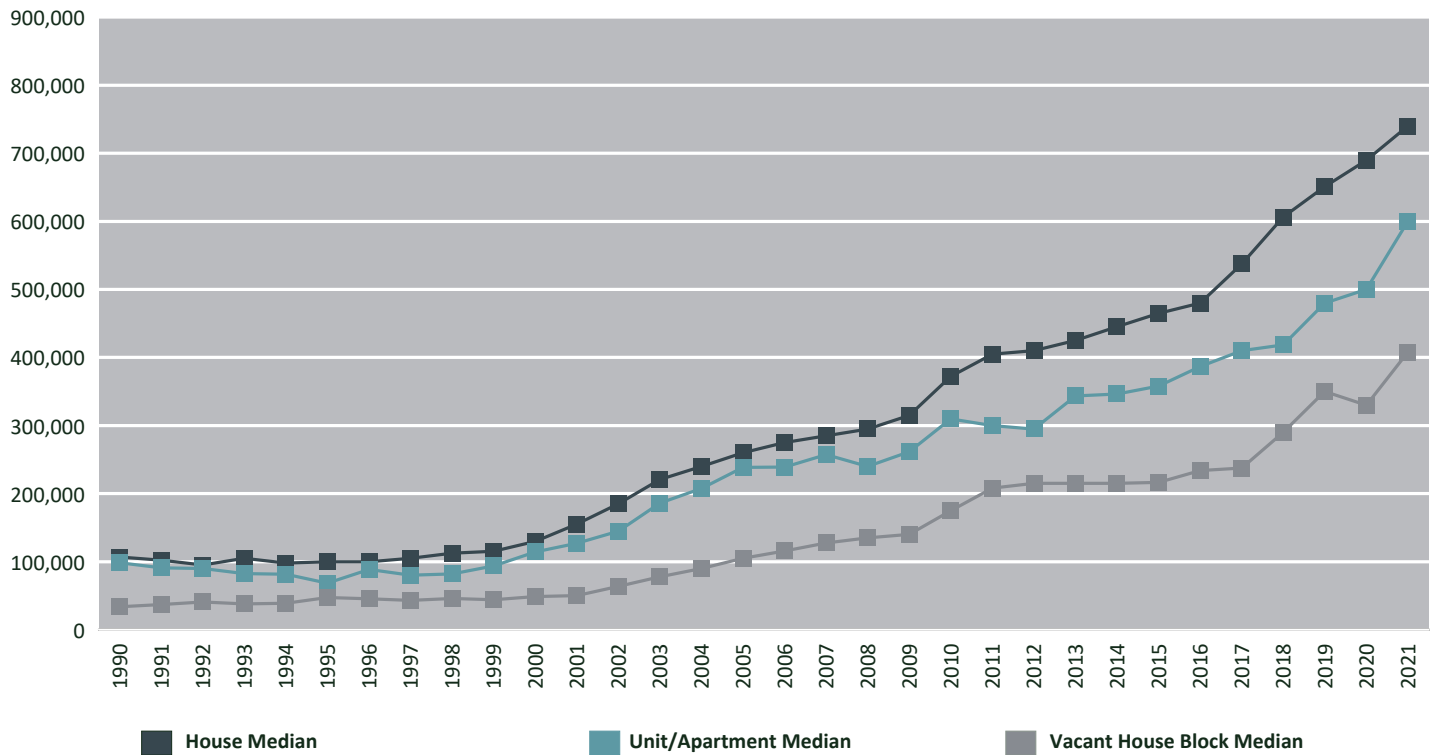
Loddon Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	400000	400000	149.20	2681.00	ND	ND	2681.00	149.20
Retail Sgle Occ Unsp	3	103333	110000	346.46	548.50	83.33<	211.54<	548.50	237.01
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	385000	385000	3.64	105800.00	ND	ND	105800.00	3.64
Quarry Manufact Mat	1	1500000	1500000	0.57	2634000.00	ND	ND	2634000.00	0.57
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	27500	27500	30.56	900.00	ND	152.78<	900.00	30.56
Storage Depot	1	80000	80000	73.87	1083.00	ND	ND	1083.00	73.87
Warehouse Unspec	1	160000	160000	16.00	10000.00	ND	ND	10000.00	16.00
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	133100	133100	1331.00	100.00	ND	ND	100.00	1331.00
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	2	4400	4400	2.36	1965.50	ND	ND	1965.50	2.24
VacLnd FutureReserve	1	4000	4000	8.99	445.00	ND	ND	445.00	8.99
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	19	235436	190000	0.58	441018.50	102.21<	ND	1168984.61	0.20
GenCrop >20ha Unspec	17	505051	330640	0.60	478554.00	136.13<	142.21<	997479.31	0.52
Livestock – Dairy	1	500000	500000	0.38	1304400.00	100.81<	55.56<	1304400.00	0.38
Livestock – Sheep	9	396005	221200	0.23	903004.00	52.67<	105.33<	1003262.50	0.32
MixedFarm&GrazUnsp	13	302822	230000	0.98	397200.00	63.01<	102.22<	472668.00	0.64
Native Bshland	6	233333	147500	3.08	139044.00	ND	1777.11<	214118.33	1.09
Native Hardwood	4	150500	85000	1.05	80795.00	ND	ND	167611.00	0.90
Piggery	2	561000	561000	9.10	926830.00	ND	ND	926830.00	0.61
Specialised Cropping	1	872292	872292	0.99	884300.00	ND	ND	884300.00	0.99
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	360000	360000	263.54	1366.00	ND	ND	1366.00	263.54
Detached Home Unsp	27	199074	166000	222.33	1012.00	103.75<	129.18<	1250.40	153.87
Detached Home(exist)	66	181628	180000	150.90	1041.50	67.92<	124.14<	1375.15	132.08
MisImpRuralLand Unsp	2	106250	106250	1.32	80500.00	ND	ND	80500.00	1.32
Res/Rural Lstyle	44	258828	260000	14.26	22485.00	103.17<	131.65<	43249.75	5.98
ResLandWithImprovemt	1	105000	105000	14.79	7100.00	ND	840.00<	7100.00	14.79
Strata Unit/Flat Uns	1	120000	120000	NA	NA	ND	ND	NA	NA
Vac Res A	31	55301	30000	23.93	1044.50	100.00<	142.86<	1137.07	37.51
Vac Res B	8	74062	50000	38.55	2898.00	142.86<	125.79<	3013.00	24.58
Vac Res Rural Lstyle	47	93500	80000	1.45	34600.00	96.97<	153.85<	45883.47	2.08
Municipality totals									
Commercial Total			4	Commercial Total Prices				\$710,000	
Extractive Industry Total			2	Extractive Industry Total Prices				\$1,885,000	
Industrial Total			3	Industrial Total Prices				\$267,500	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$133,100	
National Parks, etc Total			3	National Parks, etc Total Prices				\$12,800	
Primary Production Total			72	Primary Production Total Prices				\$25,056,214	
Residential Total			228	Residential Total Prices				\$36,249,790	
All Sales Total			313	All Sales Total				\$64,314,404	

Macedon Ranges Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	341	107,000	117,472	28	98,500	98,135	338	34,000	40,088
1991	293	102,000	110,127	32	91,000	92,303	160	37,000	39,091
1992	297	95,000	110,855	19	90,000	132,973	159	41,000	45,265
1993	309	105,000	116,109	28	82,700	83,817	161	38,000	44,116
1994	327	98,000	111,800	16	81,750	111,046	226	39,000	44,807
1995	321	100,000	141,108	24	68,250	92,337	207	47,500	49,553
1996	386	100,000	114,470	28	88,500	97,678	155	45,500	49,360
1997	443	105,000	123,809	23	80,000	82,978	200	43,250	59,898
1998	448	112,500	133,683	33	82,000	125,409	192	46,000	52,928
1999	520	115,500	131,539	36	94,000	106,125	187	43,950	48,769
2000	543	130,000	147,931	42	114,500	137,065	165	49,000	51,408
2001	566	155,000	170,086	53	127,000	138,246	273	50,000	56,907
2002	594	185,000	205,929	52	145,000	154,500	404	64,000	61,022
2003	559	221,000	230,897	58	186,000	205,650	381	78,000	88,038
2004	515	240,000	251,615	52	207,500	216,160	207	90,000	100,298
2005	511	260,200	288,039	82	238,500	238,863	173	105,000	113,677
2006	509	275,000	299,161	69	239,000	221,712	189	116,000	126,556
2007	617	285,000	316,880	90	257,250	251,409	290	127,500	134,874
2008	507	295,000	321,159	72	240,000	241,005	276	135,000	144,092
2009	642	315,000	335,293	132	261,500	260,366	340	140,000	138,400
2010	531	372,000	403,240	89	310,000	313,208	342	175,000	164,778
2011	501	405,000	445,650	91	300,000	318,702	237	208,000	196,954
2012	445	410,000	441,787	89	295,000	309,403	221	215,000	206,511
2013	529	425,000	462,272	98	343,500	363,238	221	215,000	212,589
2014	540	445,000	470,485	100	346,500	359,369	206	215,000	205,960
2015	609	465,000	503,654	111	358,000	369,783	231	216,500	218,857
2016	552	480,000	523,654	120	386,500	390,991	300	234,000	233,000
2017	648	537,500	568,430	143	410,000	433,798	427	237,500	247,677
2018	574	606,500	664,677	98	418,500	432,827	185	290,000	310,943
2019	476	651,000	693,081	95	480,000	464,529	151	350,000	362,321
2020	535	690,000	745,169	85	500,000	506,476	250	330,000	341,790
2021	115	740,000	781,170	25	600,000	600,740	30	407,500	432,433

Statistics for 2021 are based on a small number of sales and are preliminary only.

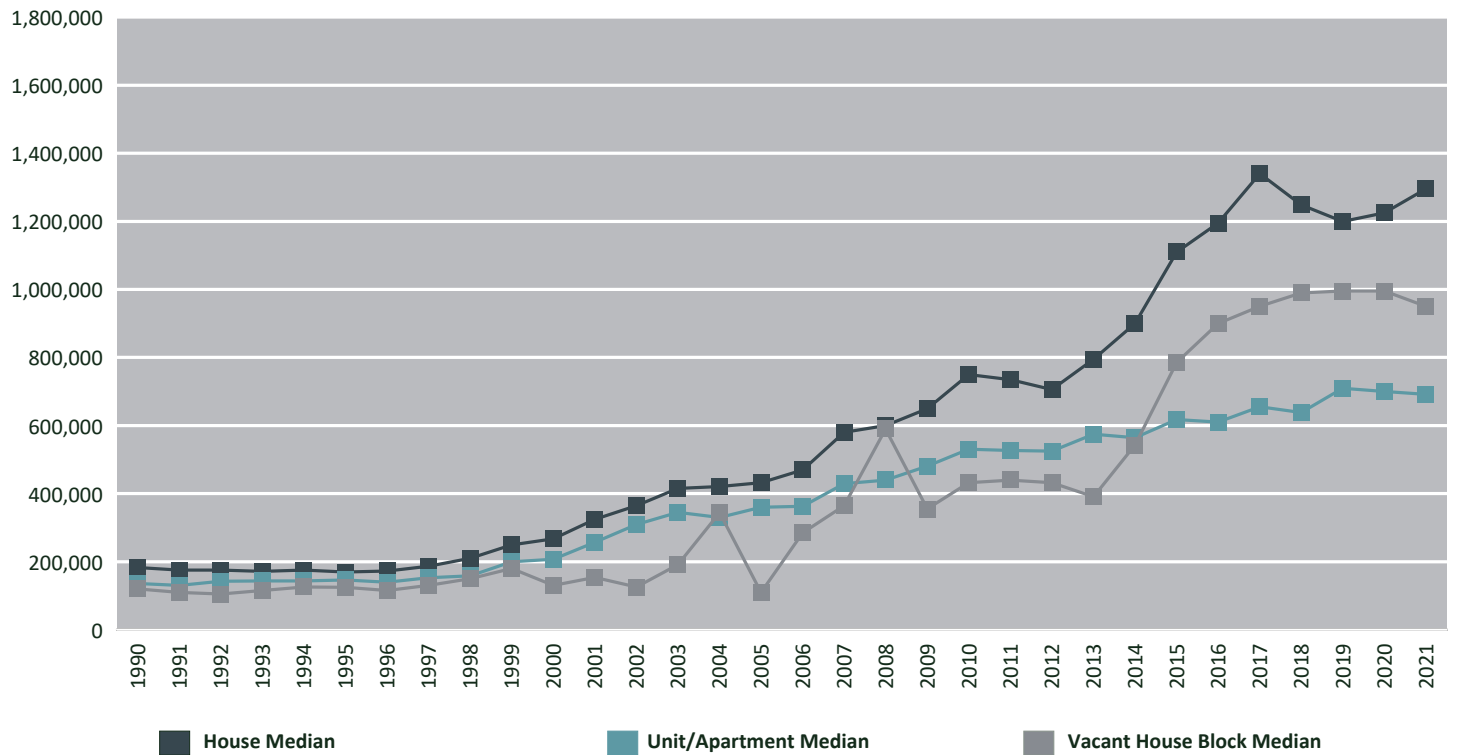
Macedon Ranges Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	467500	467500	298.72	1565.00	155.83<	ND	1565.00	298.72
Fuel Outlet/Garage	1	6050000	6050000	3565.11	1697.00	864.29<	349.49<	1697.00	3565.11
Health Surgery	1	668750	668750	624.42	1071.00	ND	ND	1071.00	624.42
Retail Mult Occ Unsp	1	410000	410000	2426.04	169.00	39.05<	ND	169.00	2426.04
Retail Sgle Occ Unsp	9	993818	515900	1550.00	200.00	141.80<	105.29<	680.00	1461.50
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	797500	797500	537.40	1484.00	ND	ND	1484.00	537.40
Vac Edu & Res Site	1	8690000	8690000	248.29	35000.00	ND	ND	35000.00	248.29
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	469333	340000	1167.45	492.50	61.21<	76.32<	492.50	1104.57
Ind Dev Site	5	320100	275000	122.22	3960.00	87.01<	65.48<	6479.20	49.40
Warehouse Unspec	7	761580	605000	444.84	3934.00	62.61<	69.84<	4104.33	268.42
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	22000	22000	2.63	8377.00	ND	ND	8377.00	2.63
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation-Private	1	25000	25000	0.59	42700.00	ND	ND	42700.00	0.59
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	7	785428	825000	1.88	400000.00	71.90<	ND	2182134.29	0.36
GenCrop >20ha Unspec	2	7104999	7104999	24.42	301359.00	1691.67<	645.91<	301359.00	23.58
Livestock - Beef	2	1700000	1700000	3.76	380000.00	106.25<	128.54<	380000.00	4.47
Livestock - Sheep	2	365000	365000	2.44	161668.00	49.16<	ND	161668.00	2.26
MixedFarm + infrast	4	1368750	1512500	4.21	392000.00	63.68<	ND	351100.00	3.90
MixedFarm no infrast	5	1291000	1100000	3.30	250000.00	39.43<	303.45<	602000.00	2.14
MixedFarm&GrazUnsp	41	1628280	1500000	7.61	460000.00	141.84<	194.17<	1442048.07	1.13
Native Bshland	2	615000	615000	4.50	143370.50	ND	ND	143370.50	4.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	467500	467500	116.93	3998.00	55.65<	88.21<	3998.00	116.93
Detached Home Unsp	533	746018	695000	730.69	958.00	106.60<	154.44<	1206.42	617.95
Detached Home(Comm)	1	750000	750000	723.24	1037.00	ND	ND	1037.00	723.24
MisimpRuralLand Unsp	4	590250	580500	15.47	36185.00	78.98<	2322.00<	56159.00	10.51
OYO Sub Unit	1	530000	530000	NA	NA	ND	ND	NA	NA
Res Dev Site	3	454666	460000	239.58	2400.00	ND	176.08<	4305.00	105.61
Res Land (WithBuild)	1	785000	785000	770.36	1019.00	ND	ND	1019.00	770.36
Res/Rural Lstyle	277	1116728	990000	51.50	20000.00	106.45<	140.43<	53303.51	20.99
ResLandWithImprovemt	1	380000	380000	513.51	740.00	ND	ND	740.00	513.51
Semi-detached Unspec	1	570000	570000	NA	NA	111.46<	207.27<	NA	NA
Single Strata Unsp	52	487471	475000	NA	NA	100.85<	146.15<	NA	NA
Strata Unit/Flat Uns	32	536625	547500	NA	NA	108.96<	148.98<	NA	NA
Vac Res A	227	333989	315000	439.71	793.50	94.74<	146.51<	861.83	391.51
Vac Res B	23	418782	410000	166.00	2482.00	106.49<	175.97<	2724.04	153.74
Vac Res Englobo Oth	1	880000	880000	8.38	105000.00	30.03<	17.60<	105000.00	8.38
Vac Res Rural Lstyle	39	406910	440000	50.00	10000.00	88.00<	139.68<	34788.18	11.70
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$16,540,616		
Community Services Total			2	Community Services Total Prices			\$9,487,500		
Industrial Total			15	Industrial Total Prices			\$8,339,560		
National Parks, etc Total			1	National Parks, etc Total Prices			\$25,000		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$22,000		
Primary Production Total			65	Primary Production Total Prices			\$103,757,498		
Residential Total			1,197	Residential Total Prices			\$858,886,969		
All Sales Total			1,294	All Sales Total			\$997,059,143		

Manningham City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	1,217	182,500	213,625	293	136,000	155,205	103	120,000	133,946
1991	1,192	175,000	202,591	397	130,000	146,976	186	110,000	112,577
1992	1,248	175,000	197,704	322	142,900	155,125	252	105,000	99,846
1993	1,316	172,000	193,972	329	144,000	153,037	195	115,100	115,845
1994	1,461	175,000	199,393	420	143,500	163,955	256	126,000	127,108
1995	1,241	170,000	190,732	330	146,319	156,810	270	125,000	117,892
1996	1,351	173,000	192,722	353	140,000	159,431	286	115,000	112,932
1997	1,648	186,500	210,985	502	152,875	167,238	394	130,000	126,259
1998	1,582	210,000	234,617	541	159,000	177,117	283	150,000	158,981
1999	1,636	249,475	275,937	636	200,000	215,503	190	180,000	174,618
2000	1,603	267,500	297,305	582	206,937	232,255	52	130,500	130,749
2001	1,699	324,000	347,932	683	257,000	269,340	57	154,000	156,149
2002	1,548	365,000	394,417	792	309,000	315,577	36	125,450	140,380
2003	1,307	415,000	458,437	602	345,000	351,836	22	191,500	183,404
2004	1,267	421,000	459,806	491	330,000	340,927	31	343,800	306,551
2005	1,253	432,000	473,446	511	360,000	365,951	7	110,000 ^	121,666 ^
2006	1,333	470,000	517,617	583	362,500	388,575	12	285,000	308,725
2007	1,485	580,000	599,072	726	429,500	446,909	28	365,000	366,148
2008	1,082	600,000	639,531	561	440,000	474,974	16	590,000	570,909
2009	1,299	650,000	690,728	755	481,000	495,886	22	355,000	347,852
2010	1,176	750,000	803,833	600	530,250	553,676	54	432,500	516,011
2011	1,023	735,000	795,608	503	527,000	544,196	27	440,000	496,370
2012	1,005	706,000	756,127	655	524,500	550,132	24	432,500	446,905
2013	1,340	795,000	849,634	789	575,000	585,494	56	391,250	425,738
2014	1,501	900,000	984,243	1,212	564,000	579,689	38	542,500	579,181
2015	1,809	1,110,000	1,182,293	1,281	617,500	656,381	188	785,000	804,401
2016	1,408	1,195,000	1,252,862	1,072	610,000	666,950	55	900,000	967,430
2017	1,347	1,340,000	1,399,990	1,241	655,000	730,612	53	950,000	926,680
2018	1,066	1,248,250	1,312,087	781	638,200	697,399	48	990,000	979,470
2019	1,205	1,200,000	1,241,638	840	710,000	746,454	53	995,000	953,498
2020	889	1,225,000	1,277,550	651	700,000	732,804	41	995,000	1,063,212
2021	112	1,295,000	1,352,050	176	692,000	735,138	5	950,000 ^	1,020,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

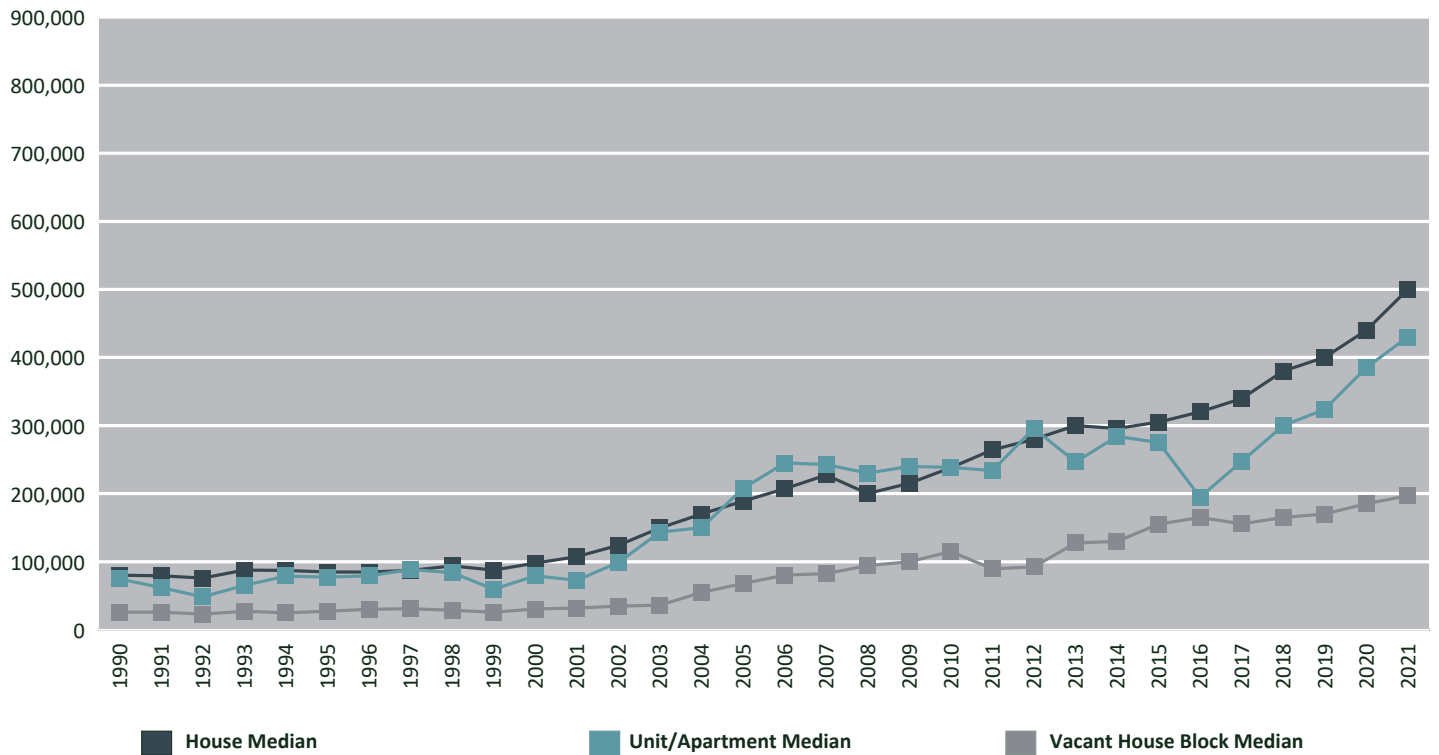
Manningham City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	4	1290625	1125000	3847.57	679.00	68.18<	ND	939.33	1583.57
Health Surgery	1	3636000	3636000	2455.10	1481.00	179.45<	ND	1481.00	2455.10
Member Club Facility	1	1375000	1375000	2717.39	506.00	ND	ND	506.00	2717.39
Office Premises Uns	9	698088	650000	1101.15	781.00	53.34<	25.79<	932.60	605.90
Pub/Tavern/Club Unsp	1	5700000	5700000	216.45	26334.00	292.72<	ND	26334.00	216.45
Retail Sgle Occ Unsp	5	1645660	898000	2982.90	574.00	65.07<	124.72<	574.00	4686.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	1	4000000	4000000	23.53	170000.00	ND	ND	170000.00	23.53
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	6	752166	724000	NA	NA	76.41<	73.50<	NA	NA
Detached Home (New)	2	2258000	2258000	4075.99	581.50	ND	227.74<	581.50	3883.06
Detached Home Unsp	861	1279811	1225000	2332.41	725.00	102.08<	109.38<	782.94	1644.31
Individual Flat	1	1000000	1000000	NA	NA	ND	126.10<	NA	NA
Res Dev Site	3	992962	900000	1906.78	472.00	58.82<	77.83<	737.33	1346.69
Res Investment Flat	1	4367000	4367000	5791.78	754.00	138.63<	ND	754.00	5791.78
Res Land (WithBuild)	15	1237066	1230000	1699.22	768.00	53.84<	ND	805.00	1536.73
Res/Rural Lstyle	112	2092095	1995000	588.52	4196.50	112.14<	123.41<	10158.27	205.55
Retire Village Unit	5	541000	580000	NA	NA	97.56<	168.83<	NA	NA
Semi-detached Unspec	26	1127253	1064000	4073.87	277.00	152.00<	116.14<	253.71	4460.82
Single Strata Unsp	321	808389	800000	NA	NA	106.67<	112.68<	NA	NA
Strata Dwelling	1	599000	599000	NA	NA	96.15<	ND	NA	NA
Strata Unit/Flat Uns	307	634925	565000	NA	NA	88.28<	97.75<	NA	NA
Townhouse	9	1085422	1038800	NA	NA	115.55<	142.50<	NA	NA
Vac Res A	39	1014910	995000	1366.78	578.00	100.00<	126.75<	686.68	1511.75
Vac Res B	2	2005100	2005100	522.78	3806.00	138.76<	223.91<	3806.00	526.83
Vac Res Rural Lstyle	15	1351733	1050000	181.24	4414.00	76.09<	99.06<	20878.67	64.74
Villa Unit	1	688000	688000	NA	NA	85.15<	ND	NA	NA
Municipality totals									
Commercial Total			21	Commercial Total Prices			\$30,384,600		
Primary Production Total			1	Primary Production Total Prices			\$4,000,000		
Residential Total			1,727	Residential Total Prices			\$1,933,515,257		
All Sales Total			1,749	All Sales Total			\$1,967,899,857		

Mansfield Shire

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	72	80,000	82,810	14	74,750	75,535	80	25,925	31,851
1991	75	79,500	91,270	19	62,000	85,957	37	26,000	27,831
1992	96	75,750	83,196	14	48,225	51,939	73	23,000	28,326
1993	86	87,750	97,457	21	65,000	80,259	86	27,200	32,637
1994	84	87,250	99,880	21	79,000	83,309	75	25,000	31,785
1995	93	85,000	95,069	16	77,500	91,509	51	27,000	36,576
1996	96	85,000	88,218	10	79,250	81,580	51	30,000	55,047
1997	121	87,000	95,655	19	88,500	96,236	47	31,000	44,201
1998	100	94,000	105,075	17	84,000	84,676	38	28,850	36,659
1999	99	87,500	100,467	14	59,500	62,678	33	26,000	29,553
2000	111	98,000	108,500	20	79,500	73,387	37	30,500	36,118
2001	160	107,500	112,454	21	72,500	80,285	59	32,000	42,738
2002	153	124,000	128,369	21	99,000	117,023	118	34,800	38,008
2003	178	149,500	153,417	40	143,500	138,843	202	36,000	41,882
2004	153	170,000	178,139	36	150,000	154,259	110	55,000	52,756
2005	136	189,000	203,502	26	207,500	184,250	86	68,000	68,834
2006	113	207,000	220,908	31	245,000	221,632	62	80,000	76,993
2007	141	227,500	231,302	26	243,000	219,528	58	82,500	82,590
2008	83	200,000	217,800	39	230,000	213,282	46	94,250	88,085
2009	123	215,000	226,755	37	240,000	218,783	49	100,000	100,641
2010	165	238,000	248,467	30	238,500	252,460	65	115,000	111,344
2011	131	264,500	270,055	36	234,000	224,097	92	89,500	104,813
2012	147	280,000	275,276	25	295,750	274,450	48	92,500	113,281
2013	120	300,000	321,750	22	246,500	284,108	38	127,500	117,932
2014	130	295,500	303,662	32	284,250	268,011	43	130,000	119,732
2015	135	305,000	313,480	27	275,000	273,346	70	154,950	149,095
2016	145	320,000	331,226	28	195,000	240,232	70	164,975	149,001
2017	174	339,750	353,401	22	247,500	271,636	82	155,500	151,800
2018	151	380,000	391,384	29	300,000	316,446	110	165,000	166,475
2019	127	400,000	426,542	22	324,000	310,793	102	169,950	170,029
2020	172	440,000	458,720	29	385,000	388,993	122	185,000	204,902
2021	45	500,000	539,244	5	430,000^	474,000^	20	197,000	203,275

Statistics for 2021 are based on a small number of sales and are preliminary only.

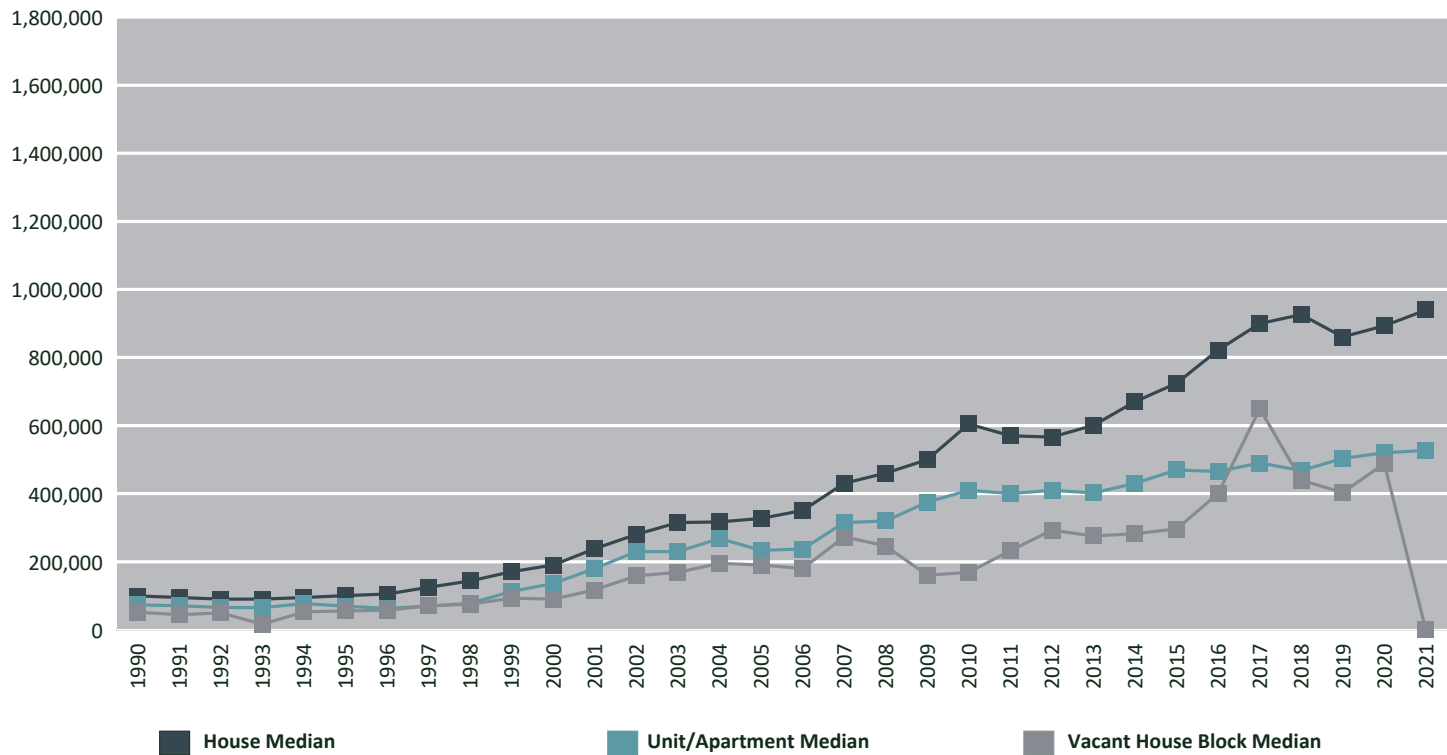
Mansfield Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	250000	250000	529.66	472.00	41.32<	101.01<	472.00	529.66
Hotel/Motel Unsp	1	517000	517000	11.12	46500.00	ND	ND	46500.00	11.12
Mixed Use Unspec	1	650000	650000	636.63	1021.00	ND	74.71<	1021.00	636.63
Retail Mult Occ Unsp	1	515000	515000	NA	NA	ND	ND	NA	NA
Retail Sgle Occ Unsp	5	458800	515000	2257.45	252.00	92.71<	174.58<	494.25	901.11
Shop	1	290000	290000	250.43	1158.00	ND	ND	1158.00	250.43
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	750000	750000	89.93	8340.00	ND	113.64<	8340.00	89.93
Warehouse Unspec	1	1670000	1670000	93.82	17800.00	ND	ND	17800.00	93.82
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	285000	285000	0.33	856109.00	ND	ND	856109.00	0.33
DomsticLivestockGraz	5	443000	385000	0.63	398400.00	49.04<	90.59<	472627.00	0.94
GenCrop >20ha Unspec	1	610000	610000	1.42	428600.00	ND	ND	428600.00	1.42
Livestock – Beef	8	1014500	891500	1.70	457550.00	120.47<	109.72<	487199.00	2.08
MixedFarm&GrazUnsp	33	1005366	727500	1.35	428600.00	97.00<	119.26<	655557.30	1.53
Native Bshland	3	626666	450000	5.19	86630.00	ND	ND	235143.00	2.67
Poultry – Open Range	1	360000	360000	4.44	81150.00	ND	ND	81150.00	4.44
Softwood Plantation	1	300000	300000	1.11	271200.00	ND	ND	271200.00	1.11
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	35	460257	430000	314.05	796.00	103.61<	143.33<	1146.03	401.65
Detached Home(exist)	137	458327	443000	463.89	900.00	112.58<	148.66<	1161.43	387.20
MisImpRuralLand Unsp	3	480000	340000	4.17	81600.00	ND	129.52<	104766.67	4.58
Res/Rural Lstyle	102	697246	678500	13.58	41695.00	120.62<	150.78<	58882.78	11.84
ResLandWithImprovemt	4	254750	215000	60.49	16286.50	ND	ND	21589.50	11.80
Short Term Hol Accom	1	310000	310000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	19	391464	385000	NA	NA	115.62<	140.00<	NA	NA
Strata Unit/Flat Uns	8	380375	385500	NA	NA	157.35<	220.29<	NA	NA
Sub Div (EnGlobo)	1	1200000	1200000	14.67	81800.00	ND	ND	81800.00	14.67
Townhouse	1	415000	415000	NA	NA	ND	132.06<	NA	NA
Vac Res A	99	187584	180000	213.89	859.50	110.09<	137.93<	891.75	209.32
Vac Res B	23	279443	235000	81.28	2460.00	132.43<	149.23<	2663.52	104.92
Vac Res Englobo Oth	1	907500	907500	22.69	40000.00	ND	ND	40000.00	22.69
Vac Res Rural Lstyle	43	357591	350000	8.23	40100.00	117.85<	184.21<	39419.28	9.07
Villa Unit	1	385000	385000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$4,516,000	
Industrial Total			2	Industrial Total Prices				\$2,420,000	
Primary Production Total			53	Primary Production Total Prices				\$46,943,100	
Residential Total			478	Residential Total Prices				\$206,550,805	
All Sales Total			543	All Sales Total				\$260,429,905	

Maribyrnong City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	693	99,000	109,912	372	73,000	89,347	15	52,000	55,500
1991	771	94,500	100,591	288	70,375	86,812	18	44,250	80,672
1992	813	90,000	94,672	223	66,000	80,852	23	50,000	54,922
1993	928	90,000	97,910	294	65,000	93,478	56	16,222	27,404
1994	975	95,000	101,121	366	77,000	130,587	74	52,892	56,984
1995	969	100,000	107,101	248	69,000	85,921	75	55,350	55,967
1996	1,089	105,000	109,221	351	63,000	78,415	75	57,750	54,244
1997	1,440	125,000	134,259	508	69,750	92,283	241	70,500	75,612
1998	1,282	143,750	151,848	566	78,000	108,463	267	75,000	90,701
1999	1,331	171,000	187,547	670	112,500	145,341	390	93,200	102,478
2000	1,328	190,000	203,264	616	136,250	168,597	129	90,000	103,955
2001	1,653	238,000	248,869	888	180,000	203,773	123	117,000	136,057
2002	1,458	280,000	297,091	811	230,000	256,818	173	159,000	150,335
2003	1,259	315,000	326,141	652	230,000	244,715	167	169,000	191,487
2004	1,081	317,000	332,513	623	268,500	276,422	87	195,000	215,882
2005	1,181	327,000	350,548	664	233,904	259,965	222	190,000	201,860
2006	1,206	350,500	375,857	705	237,000	267,728	109	180,000	199,473
2007	1,570	430,000	451,956	1,149	315,000	323,193	90	272,500	265,286
2008	1,073	460,000	487,018	829	320,000	338,485	48	246,250	274,777
2009	1,184	500,000	529,186	1,363	375,000	391,030	157	160,000	207,136
2010	1,034	605,000	623,936	1,186	410,000	431,147	27	169,000	220,375
2011	969	570,100	605,862	886	400,000	418,450	14	232,250	257,850
2012	927	566,300	595,651	1,033	410,000	418,761	38	292,600	335,421
2013	1,105	601,000	631,911	1,088	402,000	415,395	90	275,786	278,587
2014	1,139	670,000	700,668	1,207	430,000	439,020	78	282,311	282,402
2015	1,041	725,000	761,229	1,467	470,000	470,206	42	295,898	300,939
2016	1,001	822,000	870,845	1,318	465,000	478,035	35	400,000	497,130
2017	1,017	900,000	955,452	1,586	490,000	505,291	23	650,000	654,595
2018	741	926,000	979,814	1,008	468,000	500,930	41	439,500	485,000
2019	819	860,000	918,305	884	503,750	520,978	55	403,500	432,396
2020	816	893,005	1,007,498	759	520,000	533,216	24	488,750	468,647
2021	142	939,500	987,254	179	526,500	549,645	0	0 *	0 *

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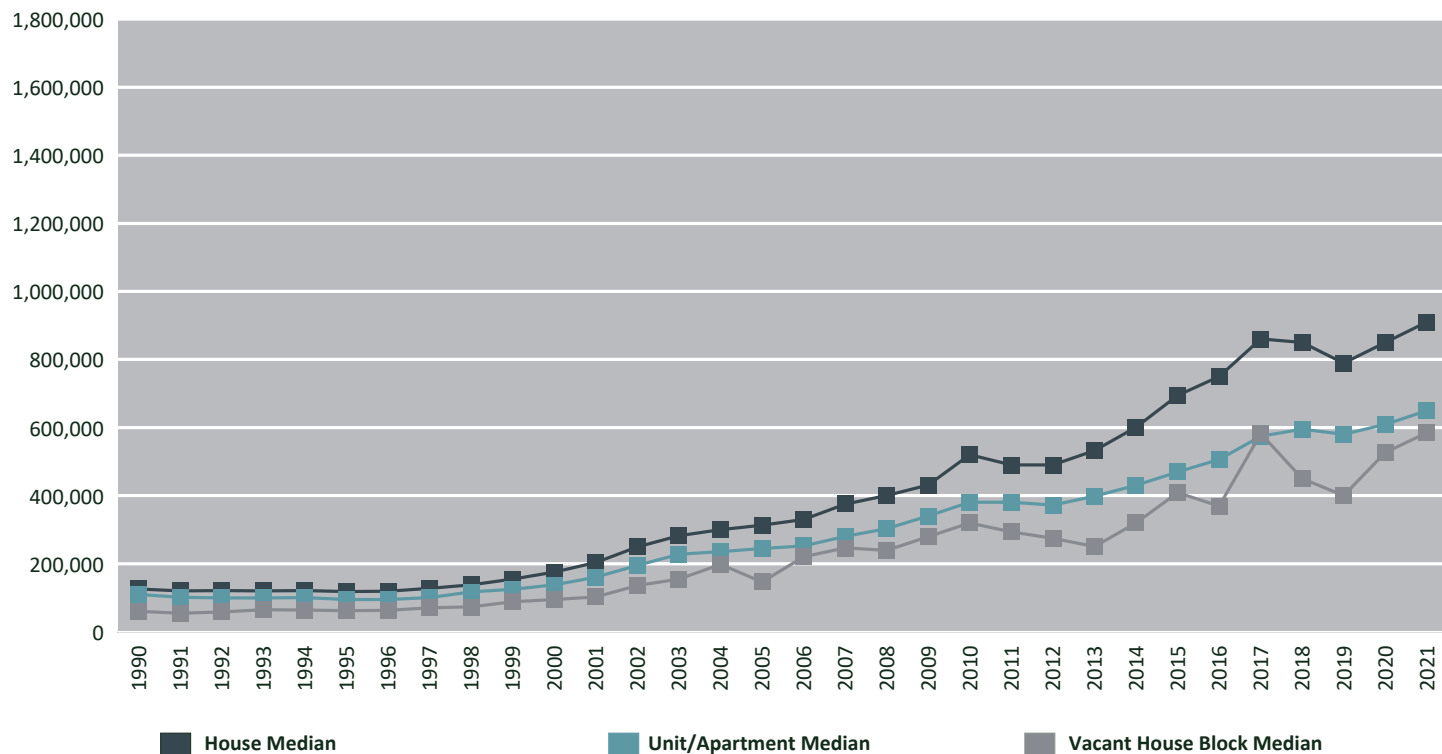
Maribyrnong City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	5718000	5060000	8685.80	1324.00	153.33<	170.37<	1123.67	5088.70
Member Club Facility	1	750000	750000	2895.75	259.00	ND	13.39<	259.00	2895.75
Mixed Use Unspec	1	500000	500000	NA	NA	44.44<	105.26<	NA	NA
National Co Ret Unsp	1	49000000	49000000	2245.54	21821.00	ND	ND	21821.00	2245.54
Office Premises Uns	9	491111	500000	51.44	5540.00	74.63<	62.46<	3720.00	81.09
Retail Mult Occ Unsp	3	1223333	1210000	6417.11	187.00	91.98<	155.13<	158.33	7726.32
Retail Sgle Occ Unsp	6	714491	785000	192.96	4581.00	89.20<	123.62<	3621.00	179.89
Serv Apt/Unit Unsp	2	457500	457500	NA	NA	108.93<	ND	NA	NA
Shop	1	1575000	1575000	6938.33	227.00	126.46<	405.41<	227.00	6938.33
Shopping Centre Unsp	2	56000000	56000000	1352.66	41400.00	219.61<	ND	41400.00	1352.66
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	12	4642583	1375000	4460.30	2242.00	214.01<	114.58<	11479.56	516.84
Ind Dev Site	4	6375312	1661250	1326.14	394.00	40.71<	152.93<	2595.00	478.00
OpenStorageUnspec	1	14900000	14900000	5018.52	2969.00	ND	ND	2969.00	5018.52
Warehouse Unspec	13	2222423	538000	1542.32	308.50	30.19<	11.04<	1314.00	1623.17
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	33000	33000	NA	NA	145.05<	825.00<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	720000	720000	NA	NA	117.55<	132.11<	NA	NA
Detached Home (New)	1	712500	712500	4425.47	161.00	ND	116.33<	161.00	4425.47
Detached Home Unsp	730	1027797	902000	3529.87	318.00	103.68<	125.98<	346.73	2808.12
OYO Sub Unit	18	559888	525000	NA	NA	ND	ND	NA	NA
Res Dev Site	2	1000000	1000000	1485.73	579.00	114.29<	140.85<	579.00	1727.12
Res Land (WithBuild)	20	1151730	1115500	1710.07	647.50	ND	181.38<	680.30	1692.97
Semi-detached Unspec	85	836632	800000	5163.40	153.00	111.81<	133.56<	157.97	5250.91
Single Strata Unsp	278	553131	567500	NA	NA	108.10<	126.11<	NA	NA
Strata Dwelling	1	295000	295000	NA	NA	59.00<	ND	NA	NA
Strata Unit/Flat Uns	416	501237	480000	NA	NA	102.12<	101.20<	NA	NA
Townhouse	45	696277	660000	NA	NA	97.92<	155.29<	NA	NA
Vac Res A	24	468647	488750	1964.29	168.00	121.13<	165.18<	226.92	2182.37
Municipality totals									
Commercial Total			29	Commercial Total Prices				\$194,270,949	
Industrial Total			30	Industrial Total Prices				\$125,003,750	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$33,000	
Residential Total			1,621	Residential Total Prices				\$1,263,111,741	
All Sales Total			1,681	All Sales Total				\$1,582,419,440	

Maroondah City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,279	126,000	143,077	612	110,000	128,726	376	60,000	69,290
1991	1,319	120,000	133,258	529	101,000	107,699	503	54,500	58,214
1992	1,397	121,343	132,802	536	99,250	113,726	397	58,000	60,883
1993	1,371	120,000	130,544	566	99,250	109,919	388	65,000	64,121
1994	1,456	121,000	131,646	673	100,000	108,089	454	64,000	74,053
1995	1,298	118,425	128,548	496	95,000	107,388	332	62,250	67,807
1996	1,391	119,000	130,676	669	95,000	103,798	344	63,000	65,485
1997	1,769	127,500	138,663	841	100,000	110,215	445	70,500	78,260
1998	1,638	138,000	151,282	813	117,000	127,920	371	72,950	78,408
1999	1,625	155,000	171,416	891	125,000	131,122	323	88,000	95,936
2000	1,715	175,000	191,638	1,063	137,500	147,494	233	95,000	97,767
2001	1,930	203,500	224,617	1,097	159,950	170,032	244	102,697	107,219
2002	1,764	249,725	267,870	1,013	195,000	205,999	128	135,750	142,436
2003	1,605	282,050	301,246	1,052	228,000	230,657	86	154,500	146,200
2004	1,443	300,000	321,985	897	235,000	243,128	81	198,000	200,951
2005	1,574	313,000	331,422	947	245,000	254,996	28	146,428	172,409
2006	1,370	330,000	352,190	940	252,050	261,594	67	220,000	222,332
2007	1,614	375,250	402,219	1,171	280,000	294,532	62	246,250	244,758
2008	1,335	400,000	427,430	946	303,000	322,945	80	239,000	258,870
2009	1,558	431,000	456,693	1,138	339,975	356,122	141	279,000	266,289
2010	1,400	520,000	539,165	918	381,000	406,110	100	320,000	300,286
2011	1,244	490,000	517,445	821	380,888	402,836	126	293,250	298,652
2012	1,275	490,000	517,057	929	372,000	394,100	117	275,000	284,438
2013	1,459	532,000	552,657	1,068	398,000	408,769	189	250,000	274,471
2014	1,526	600,500	624,010	1,174	430,000	444,449	117	320,000	338,215
2015	1,633	695,000	725,398	1,270	470,000	491,651	75	409,000	424,871
2016	1,446	750,000	791,574	1,172	506,500	538,019	38	369,500	436,839
2017	1,341	860,000	917,050	1,237	575,000	608,557	50	582,500	593,904
2018	1,220	850,000	899,798	817	595,000	607,119	43	450,000	528,718
2019	1,213	789,000	820,464	942	580,000	602,588	57	400,000	484,081
2020	985	850,000	882,366	732	609,000	621,029	48	526,500	587,937
2021	195	910,000	948,444	181	650,000	648,626	11	585,000	546,463

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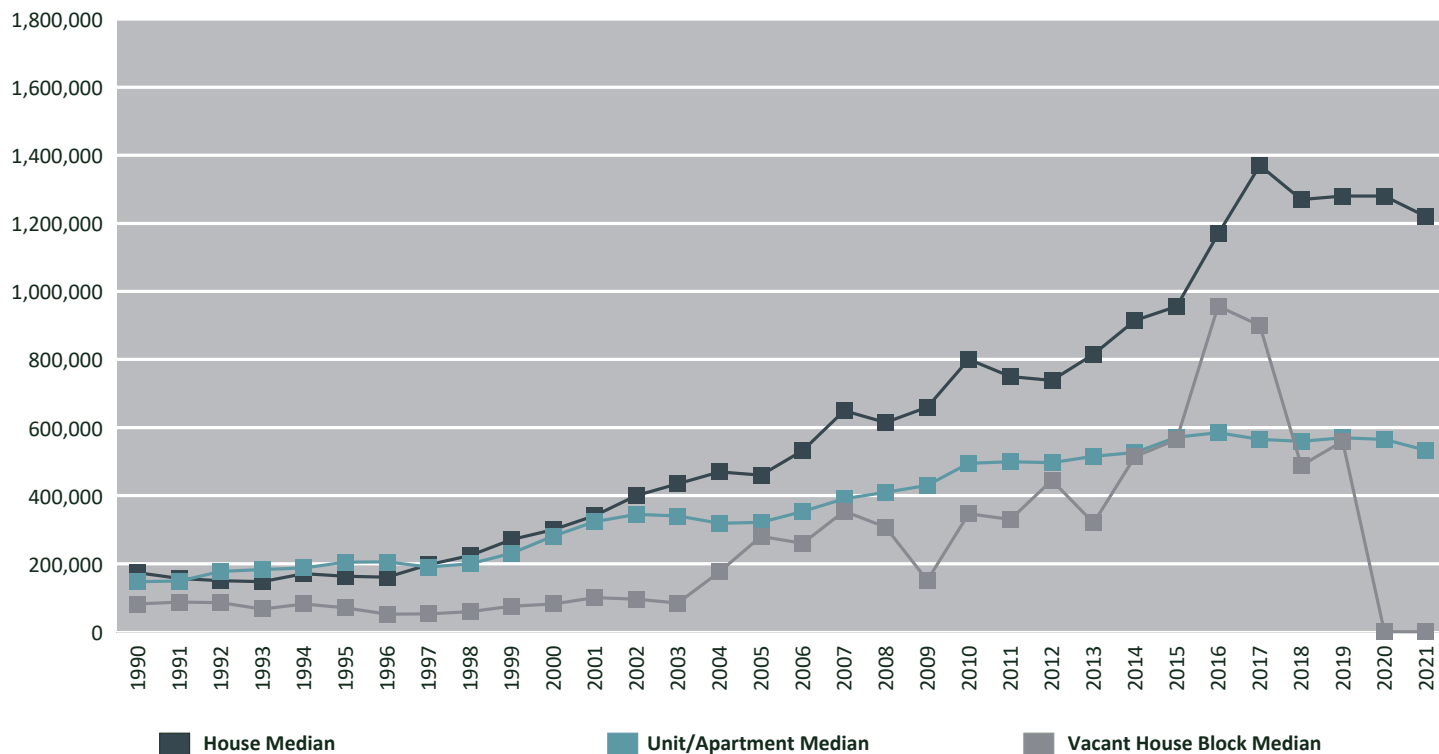
Maroondah City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	2	8812500	8812500	3012.48	4724.00	ND	ND	4724.00	1865.47
Dev Site	5	1951600	2079000	3038.81	753.50	ND	519.75<	1025.75	2287.11
Health Clinic Unsp	1	2400000	2400000	989.69	2425.00	ND	44.86<	2425.00	989.69
Health Surgery	1	2330000	2330000	1148.92	2028.00	ND	ND	2028.00	1148.92
National Co Ret Unsp	1	4270000	4270000	782.05	5460.00	ND	26.31<	5460.00	782.05
Office Premises Uns	6	423416	363750	791.85	448.00	69.62<	45.47<	1094.25	342.59
Pub/Tavern/Club Unsp	2	1940000	1940000	1826.44	1700.00	51.39<	148.52<	1700.00	1141.18
Retail Mult Occ Unsp	3	2258333	1650000	1851.16	767.50	117.95<	375.00<	767.50	1416.94
Retail Sgle Occ Unsp	16	1065357	733800	5265.14	283.50	91.16<	54.36<	909.36	1299.08
Serv Apt/Unit Unsp	1	410000	410000	NA	NA	ND	ND	NA	NA
Veterinary Clinic	1	1850000	1850000	NA	NA	ND	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	1300000	1300000	826.45	1573.00	ND	ND	1573.00	826.45
Day Care Centre	1	5950000	5950000	2757.18	2158.00	ND	ND	2158.00	2757.18
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	28	1984491	603075	1468.38	582.50	98.06<	135.45<	4018.10	639.31
Ind Dev Site	1	3025000	3025000	527.83	5731.00	119.57<	366.67<	5731.00	527.83
Warehouse Unspec	14	1102813	1125500	1283.25	1322.50	201.61<	132.41<	1523.70	833.39
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	22000	22000	31.12	707.00	ND	222.22<	707.00	31.12
TelecomTowers Unspec	1	990000	990000	33000.00	30.00	ND	ND	30.00	33000.00
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	3080000	3080000	1205.48	2555.00	ND	ND	2555.00	1205.48
Boarding House	1	870000	870000	1275.66	682.00	ND	ND	682.00	1275.66
Detached Home Unsp	970	885130	850000	1420.31	778.00	107.59<	122.30<	784.24	1138.05
Individual Flat	14	784214	752500	NA	NA	ND	111.32<	NA	NA
Res Dev Site	1	4675000	4675000	175.03	26709.00	720.62<	479.49<	26709.00	175.03
Res Land (WithBuild)	40	1086272	972250	974.95	1055.50	79.45<	102.34<	1207.47	913.90
Res/Rural Lstyle	10	1840100	1855000	334.84	5316.00	100.20<	225.39<	8348.22	239.65
Retire Village Unit	21	554833	565000	NA	NA	104.82<	143.22<	NA	NA
Semi-detached Unspec	15	703666	725000	9408.60	93.00	104.32<	127.30<	421.23	1645.91
Single Strata Unsp	526	634891	622500	NA	NA	105.51<	128.48<	NA	NA
Strata Dwelling	1	410000	410000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	184	590104	540000	NA	NA	100.00<	118.29<	NA	NA
Vac Res A	45	552178	513000	1133.48	541.50	128.25<	126.04<	593.92	925.12
Vac Res B	3	1124333	853000	186.31	2147.00	155.09<	196.09<	2112.67	532.19
Municipality totals									
Commercial Total			39	Commercial Total Prices				\$68,884,220	
Community Services Total			2	Community Services Total Prices				\$7,250,000	
Industrial Total			43	Industrial Total Prices				\$74,030,141	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$1,012,000	
Residential Total			1,832	Residential Total Prices				\$1,433,401,712	
All Sales Total			1,918	All Sales Total				\$1,584,578,073	

Melbourne City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	310	173,375	239,670	467	147,000	245,082	6	81,250 ^	86,900 ^
1991	387	157,000	208,326	365	149,000	217,562	7	87,000 ^	93,071 ^
1992	411	150,000	202,498	1,003	177,000	201,056	13	85,000	134,320
1993	416	147,500	205,415	1,765	183,000	209,363	25	67,000	155,386
1994	448	170,500	232,751	1,787	188,000	225,434	37	82,000	127,599
1995	429	163,000	228,711	1,371	204,000	233,405	38	70,250	81,781
1996	547	160,000	207,030	1,670	205,000	242,509	104	52,000	68,570
1997	685	197,000	250,474	2,422	190,000	232,147	170	53,000	69,560
1998	520	224,250	284,417	3,010	200,000	243,719	158	59,000	74,144
1999	553	271,000	341,436	4,769	231,000	287,236	131	75,000	109,498
2000	537	300,000	394,731	4,051	281,412	354,423	76	82,000	114,576
2001	631	341,500	430,541	6,026	323,000	376,139	58	100,000	135,802
2002	553	400,000	528,292	5,467	345,000	405,765	19	96,000	115,013
2003	508	435,000	573,695	3,860	340,000	397,675	1	84,000 ^	84,000 ^
2004	422	470,000	656,109	3,322	319,000	372,009	6	176,187 ^	185,812 ^
2005	477	460,000	646,406	3,726	322,000	393,455	4	280,000 ^	286,500 ^
2006	469	532,000	762,290	4,189	353,000	442,731	14	260,000	264,121
2007	571	650,000	927,351	6,097	391,125	521,054	5	354,000 ^	294,800 ^
2008	341	615,000	873,948	5,098	410,000	483,103	1	307,500 ^	307,500 ^
2009	383	660,000	904,350	5,805	430,000	498,933	2	150,760 ^	150,760 ^
2010	323	800,000	1,040,565	7,704	495,000	571,771	7	347,000 ^	676,785 ^
2011	380	750,000	1,051,846	6,437	500,000	568,091	5	330,000 ^	524,800 ^
2012	344	739,000	1,013,449	5,651	497,000	557,961	6	445,250 ^	585,333 ^
2013	423	815,000	1,111,837	7,716	515,895	592,389	9	320,000 ^	367,944 ^
2014	383	915,000	1,271,121	11,249	526,500	583,385	1	515,000 ^	515,000 ^
2015	402	956,000	1,297,907	10,256	572,000	649,297	2	565,500 ^	565,500 ^
2016	377	1,169,000	1,654,392	7,355	585,000	710,391	4	956,500 ^	846,750 ^
2017	331	1,370,000	1,889,238	6,459	565,000	675,871	7	900,000 ^	963,571 ^
2018	302	1,270,000	1,837,474	4,400	560,000	672,758	6	488,750 ^	784,879 ^
2019	271	1,280,000	1,600,497	3,687	570,000	687,920	1	560,000 ^	560,000 ^
2020	225	1,280,000	1,705,962	2,578	565,000	676,681	0	0 *	0 *
2021	47	1,220,000	1,643,989	708	533,500	605,442	0	0 *	0 *

Statistics for 2021 are based on a small number of sales and are preliminary only.

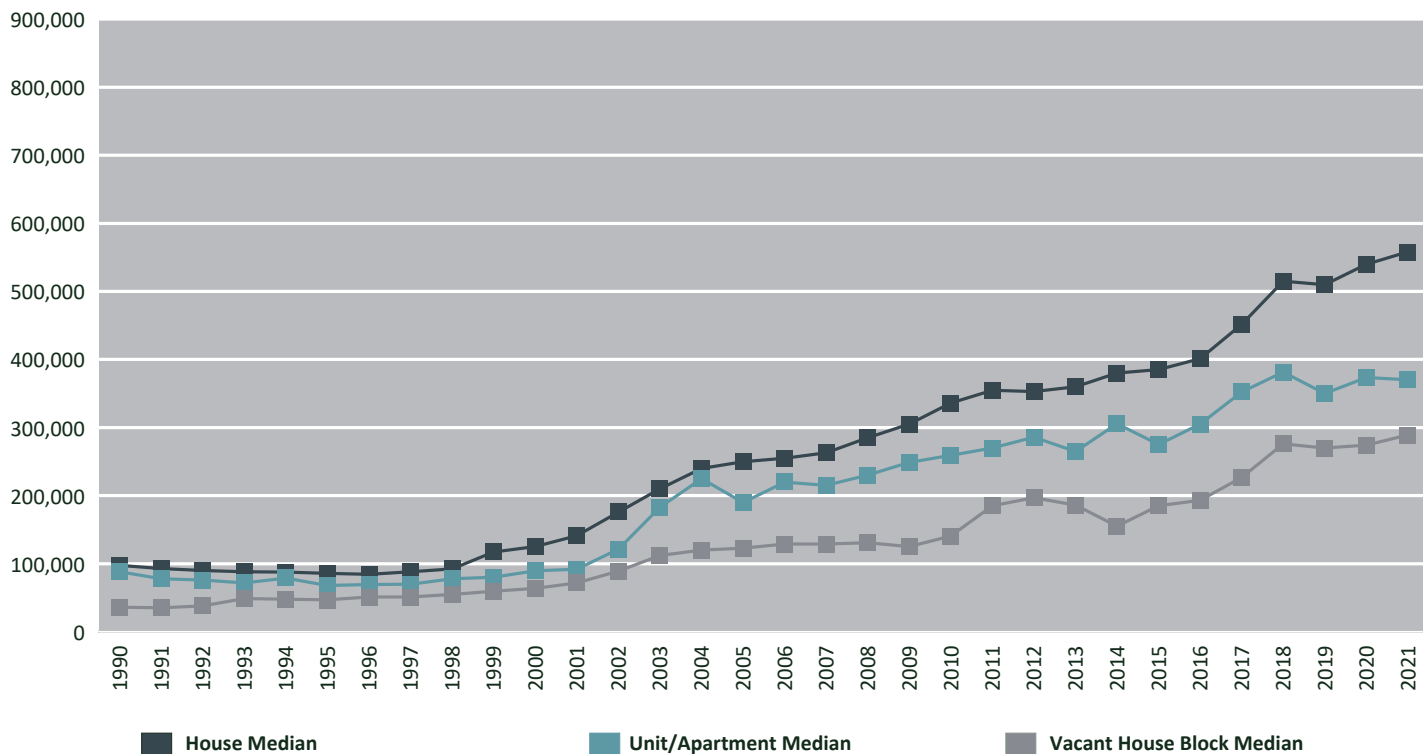
Melbourne City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	534000	534000	1579.96	1496.50	88.26<	8.75<	1496.50	356.83
Ground Level Parking	1	104000	104000	NA	NA	ND	ND	NA	NA
Guest/BackPack Unsp	2	34980000	34980000	148760.95	284.50	ND	ND	284.50	122952.55
Health Surgery	1	5250000	5250000	8052.15	652.00	656.25<	ND	652.00	8052.15
Holiday Units	1	567000	567000	NA	NA	ND	ND	NA	NA
Hotel/Motel Unsp	1	9000000	9000000	9782.61	920.00	1875.00<	78.26<	920.00	9782.61
Indiv CarPark Unspe	21	40342	33000	32.61	1993.00	78.57<	40.00<	1993.00	14.95
LowRise Office Build	3	8300811	8362281	9610.52	846.50	37.84<	72.45<	846.50	9769.73
Medical/Surgery	1	30000000	30000000	44444.44	675.00	ND	2061.86<	675.00	44444.44
Mixed Use Office	1	4000000	4000000	NA	NA	769.23<	400.00<	NA	NA
Mixed Use Unspec	6	1974163	1072500	5338.98	295.00	57.86<	126.18<	4308.00	754.01
Motel	1	88600000	88600000	120054.20	738.00	ND	ND	738.00	120054.20
Multi-Lvl Offic Unsp	16	117031566	70000000	17340.40	1417.00	424.24<	171.99<	1590.80	56087.38
Office H/R 50+ Lvl	3	72945576	8690000	26073.41	7734.00	21.46<	3.91<	7734.00	26073.41
Office Premises Uns	89	750959	445000	312.84	927.00	92.25<	56.26<	1322.54	604.27
Pub/Tavern/Club Unsp	5	5290600	1875000	13888.89	108.00	93.75<	37.43<	425.40	12436.77
Retail Mult Occ Unsp	2	4857500	4857500	10876.87	268.00	111.67<	90.20<	268.00	10876.87
Retail Sgle Occ Unsp	42	3516793	1465750	1384.89	556.00	128.01<	102.43<	1686.35	1455.01
Retail Store/Showrm	1	7700000	7700000	25925.93	297.00	171.11<	411.76<	297.00	25925.93
Serv Apt/Unit Unsp	22	478699	262500	562.38	1074.00	102.14<	93.75<	1074.00	562.38
Serviced Apartments	1	760000	760000	NA	NA	122.48<	95.00<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	13310001	13310001	17913.86	743.00	ND	ND	743.00	17913.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	1380000	1380000	NA	NA	ND	ND	NA	NA
Factory Unsp	5	3740498	1550000	3655.04	1354.00	80.52<	65.40<	8799.50	502.66
Ind Dev Site	1	5610000	5610000	1776.44	3158.00	596.81<	143.57<	3158.00	1776.44
OpenStorageUnspec	1	81467	81467	NA	NA	ND	ND	NA	NA
Warehouse Unspec	7	1813071	1418000	3597.29	221.00	66.09<	105.27<	221.00	3597.29
Warehouse/Office	2	17362500	17362500	2254.46	6422.50	ND	ND	6422.50	2703.39
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	82720	82720	NA	NA	ND	14.20<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	9	1578053	1529038	NA	NA	141.91<	169.66<	NA	NA
Detached Home Unsp	201	1754689	1280000	6791.91	173.00	98.46<	135.38<	242.44	7316.78
Individual Car Park	159	50235	41000	NA	NA	107.89<	74.55<	NA	NA
Individual Flat	2	2707500	2707500	NA	NA	1041.35<	ND	NA	NA
Res Investment Flat	4	1492312	1830000	8339.34	223.50	54.95<	53.94<	231.25	6453.24
ResLandWithImprovemt	21	17988	10000	3.52	2780.00	170.94<	80.00<	2780.00	3.60
Semi-detached	1	485000	485000	NA	NA	56.40<	ND	NA	NA
Semi-detached Unspec	20	1128700	978000	9890.11	91.00	101.88<	69.86<	107.38	10482.81
Single Strata Unit	6	468583	440000	NA	NA	70.97<	78.57<	NA	NA
Single Strata Unsp	1347	658300	545000	NA	NA	101.87<	98.20<	NA	NA
Storage Area Res	27	23941	14500	9.30	1237.00	145.00<	120.83<	1684.20	7.10
Strata Unit/Flat Uns	1153	657320	572000	NA	NA	99.48<	99.48<	NA	NA
Terrace House	3	2696666	2600000	12360.12	295.00	ND	271.97<	295.00	11440.68
Townhouse	59	1303076	980000	NA	NA	111.05<	167.38<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Major Indoor Sports	1	23375000	23375000	5652.96	4135.00	ND	ND	4135.00	5652.96
Municipality totals									
Commercial Total			222	Commercial Total Prices			\$2,607,185,540		
Community Services Total			1	Community Services Total Prices			\$13,310,001		
Industrial Total			17	Industrial Total Prices			\$73,190,459		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$82,720		
Residential Total			3,012	Residential Total Prices			\$2,142,754,280		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$23,375,000		
All Sales Total			3,254	All Sales Total			\$4,859,898,000		

Melton City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	476	97,500	103,449	68	88,000	92,322	385	36,000	39,783
1991	439	93,000	98,611	46	77,750	78,244	298	35,000	39,589
1992	462	90,000	95,378	41	76,000	83,609	464	38,000	40,650
1993	564	88,000	97,057	39	72,000	99,416	516	48,975	50,448
1994	571	87,500	97,295	41	79,000	79,507	571	48,000	48,658
1995	528	86,000	93,536	53	68,000	74,872	461	46,700	48,746
1996	574	84,625	96,853	50	69,250	72,686	430	51,000	55,573
1997	674	88,000	101,581	73	70,000	69,714	643	51,000	53,326
1998	752	92,500	101,601	64	78,000	95,558	985	55,000	58,383
1999	864	117,250	127,249	77	80,000	91,277	1,913	59,500	63,138
2000	1,042	125,000	145,159	82	89,500	106,893	1,608	64,000	64,177
2001	1,468	141,000	159,788	153	92,000	105,489	2,905	72,000	75,680
2002	1,477	176,000	189,416	176	121,500	144,545	2,755	89,000	91,443
2003	1,574	210,000	220,313	191	183,000	185,002	3,025	112,000	111,514
2004	1,481	240,000	243,832	255	225,000	201,051	2,061	120,000	122,587
2005	1,611	250,000	250,869	174	190,000	198,717	1,833	123,000	124,973
2006	1,408	255,000	255,966	165	220,000	221,030	1,889	129,000	131,335
2007	2,183	263,000	270,421	311	215,000	224,431	2,841	129,000	130,060
2008	2,165	285,000	293,233	364	230,000	231,203	2,165	131,000	136,485
2009	2,404	305,000	315,048	442	249,000	260,901	2,380	125,000	145,984
2010	2,173	336,000	353,463	380	259,000	290,751	2,462	140,700	163,527
2011	1,773	355,000	368,331	279	270,000	280,354	1,351	185,000	201,572
2012	1,684	353,000	369,045	307	286,000	290,079	1,032	197,000	200,537
2013	1,813	360,000	378,482	395	265,000	273,400	1,410	186,000	194,831
2014	1,938	380,000	393,502	400	305,500	315,770	1,596	155,000	186,308
2015	2,265	385,000	410,341	379	275,000	298,562	2,135	185,000	196,955
2016	2,443	401,000	433,673	382	305,000	352,416	3,844	193,000	201,094
2017	2,830	452,000	490,517	491	352,500	362,902	5,172	227,000	233,540
2018	2,414	515,000	546,808	284	381,500	398,820	3,747	276,000	279,272
2019	2,169	510,000	532,666	250	350,000	370,858	2,030	270,000	274,811
2020	2,136	540,000	565,793	188	373,500	435,636	3,519	274,000	277,541
2021	511	558,000	578,695	67	370,000	391,780	598	289,000	299,404

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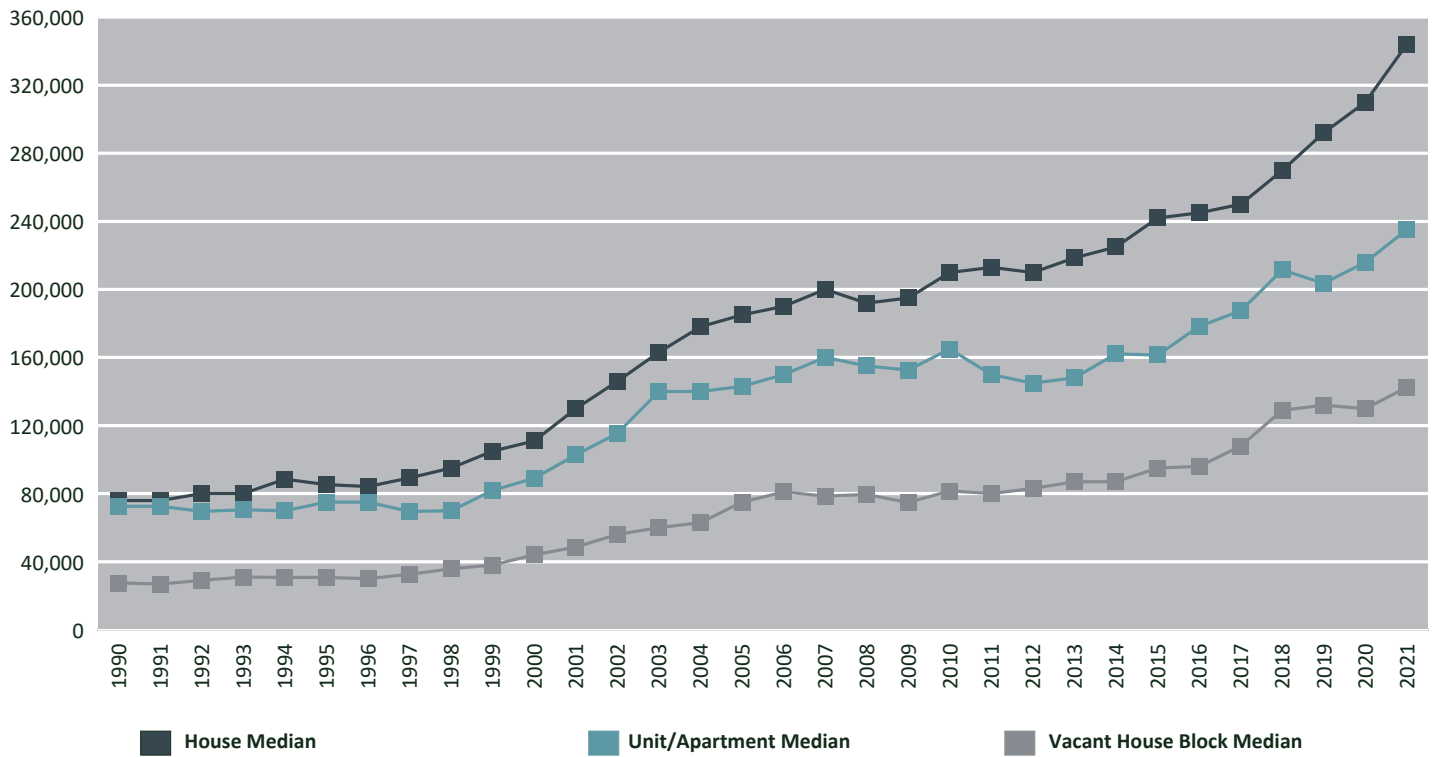
Melton City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	514378	508750	459.54	1915.00	3.92<	ND	1915.00	459.54
Fuel Outlet/Garage	1	2145000	2145000	769.64	2787.00	ND	ND	2787.00	769.64
Health Clinic Unsp	1	660000	660000	1320.00	500.00	84.62<	ND	500.00	1320.00
LowRise Office Build	3	2176859	470000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	3	413633	422400	2285.71	168.00	110.00<	27.16<	168.00	2285.71
Office Premises Uns	5	842400	840000	1100.63	636.00	116.59<	186.67<	807.33	1090.01
Retail Mult Occ Unsp	2	1252500	1252500	NA	NA	185.14<	ND	NA	NA
Retail Sgle Occ Unsp	10	828486	752500	1386.21	515.00	82.42<	259.48<	457.75	1312.94
Vehicle Sales Centre	1	600000	600000	1022.15	587.00	ND	10.29<	587.00	1022.15
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Ambulance Station	1	1950000	1950000	1718.06	1135.00	ND	ND	1135.00	1718.06
Community Facility	1	641500	641500	641.50	1000.00	ND	ND	1000.00	641.50
Day Care Centre	2	2996550	2996550	1812.93	1751.00	315.43<	ND	1751.00	1711.34
NonGov School Unsp	1	4070000	4070000	407.00	10000.00	ND	ND	10000.00	407.00
Place of Worship	1	890000	890000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	31	628155	550000	2659.95	242.00	170.93<	143.47<	412.60	1463.78
Ind Dev Site	15	981582	660000	95.33	2168.00	61.97<	103.56<	3341.20	293.78
Ind Land Building S0	2	1435000	1435000	385.35	3437.50	ND	ND	3437.50	417.45
Warehouse	1	288000	288000	34.76	8285.00	ND	26.18<	8285.00	34.76
Warehouse Store	2	211500	211500	2286.06	92.50	ND	ND	92.50	2286.49
Warehouse Unspec	32	683931	545000	1294.12	578.00	74.66<	72.86<	1707.89	466.70
Warehouse/Office	1	500000	500000	1234.57	405.00	ND	ND	405.00	1234.57
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	8800	8800	NA	NA	ND	ND	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	24583300	24583300	112.51	218500.00	ND	ND	218500.00	112.51
MixedFarm + infrast	2	13000000	13000000	17.95	650300.00	ND	337.66<	650300.00	19.99
MixedFarm no infrast	1	24420000	24420000	75.51	323400.00	ND	ND	323400.00	75.51
MixedFarm&GrazUnsp	1	250000	250000	0.34	726200.00	3.73<	13.74<	726200.00	0.34
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	15	506932	550000	1227.68	448.00	110.33<	141.08<	420.33	1206.03
Detached Home Unsp	2113	565838	540000	890.15	528.00	105.78<	141.36<	555.54	1020.14
Detached Home(exist)	4	822250	754500	445.00	2000.00	225.22<	195.97<	2500.00	328.90
MisImpRuralLand Unsp	2	4100000	4100000	36.28	109900.00	85.86<	91.83<	109900.00	37.31
Res Dev Site	13	313769	271000	575.56	450.00	99.45<	38.32<	550.42	576.68
Res Land (WithBuild)	2	666500	666500	475.35	1412.50	ND	ND	1412.50	471.86
Res/Rural Lstyle	38	1811131	1102500	175.71	6676.00	84.81<	134.45<	28520.75	63.98
Retire Village Compl	2	9644572	9644572	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	4	506250	497500	2356.83	227.00	111.07<	133.56<	264.67	1971.03
Single Strata Unsp	153	387965	362000	NA	NA	108.38<	128.83<	NA	NA
Strata Unit/Flat Uns	35	644022	405000	NA	NA	101.50<	146.74<	NA	NA
Sub Div (EnGlobo)	2	6500000	6500000	54.17	120000.00	196.97<	157.27<	120000.00	54.17
Vac Res A	3518	277307	274000	841.84	392.00	101.48<	148.11<	379.84	734.86
Vac Res B	1	1100000	1100000	468.88	2346.00	ND	505.17<	2346.00	468.88
Vac Res Englobo Oth	4	4307775	4213100	14.16	157050.00	26.28<	45.55<	146272.50	29.45
Vac Res Rural Lstyle	5	1010000	740000	291.67	6000.00	87.06<	139.62<	12472.40	80.98
Municipality totals									
Commercial Total			30	Commercial Total Prices				\$28,235,849	
Community Services Total			6	Community Services Total Prices				\$13,544,600	
Industrial Total			84	Industrial Total Prices				\$60,163,363	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$8,800	
Primary Production Total			5	Primary Production Total Prices				\$75,253,300	
Residential Total			5,911	Residential Total Prices				\$2,404,106,390	
All Sales Total			6,037	All Sales Total				\$2,581,312,302	

Mildura Rural City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	577	76,000	82,429	141	72,500	81,550	204	27,500	30,805
1991	527	76,000	81,560	127	72,500	85,234	225	26,800	28,118
1992	611	80,000	84,048	122	69,500	74,191	248	29,000	31,506
1993	650	80,000	86,045	159	70,500	68,407	308	30,900	31,916
1994	715	88,500	92,611	191	70,000	71,893	267	30,780	34,969
1995	626	85,250	90,668	138	75,000	77,656	174	30,750	34,993
1996	686	84,250	90,204	122	75,000	81,308	158	30,000	40,826
1997	784	89,250	96,234	192	69,500	69,471	207	32,600	40,505
1998	719	95,000	103,314	155	70,000	76,771	255	35,750	47,599
1999	729	105,000	114,700	169	82,000	89,085	273	38,000	41,660
2000	836	111,000	118,737	201	89,000	94,891	245	44,000	47,166
2001	936	130,000	133,968	192	102,750	116,342	445	48,500	51,999
2002	900	146,000	156,985	202	115,500	119,571	338	56,000	57,710
2003	965	163,000	167,936	189	140,000	136,463	390	60,000	67,971
2004	995	178,000	186,297	216	140,000	142,194	354	63,000	66,696
2005	1,006	185,000	200,844	206	143,000	148,259	365	75,000	77,552
2006	869	190,000	202,941	194	150,000	153,371	329	81,000	86,279
2007	892	200,000	213,656	221	160,000	160,904	257	78,500	83,549
2008	792	192,000	205,995	201	155,000	164,119	167	79,530	81,310
2009	910	195,000	205,726	185	152,500	158,831	366	74,900	83,763
2010	766	210,000	217,254	129	165,000	177,433	188	81,500	96,732
2011	709	213,000	222,792	103	150,000	164,815	288	80,000	87,133
2012	730	210,000	217,645	169	145,000	164,509	198	83,000	88,055
2013	869	218,600	230,942	225	148,000	162,513	209	87,000	92,132
2014	930	225,000	239,515	212	162,125	179,598	181	87,000	92,448
2015	968	242,025	253,534	196	161,500	187,934	213	95,000	104,274
2016	992	245,000	256,520	182	178,250	192,570	230	96,000	111,394
2017	923	250,000	270,363	195	187,500	193,063	239	108,000	118,320
2018	938	270,000	283,951	153	211,500	224,926	244	129,000	129,347
2019	895	292,000	307,548	146	203,500	208,959	251	132,000	133,479
2020	926	310,000	326,100	144	216,000	235,432	269	130,000	135,834
2021	195	344,000	350,931	40	235,000	243,681	38	142,500	163,736

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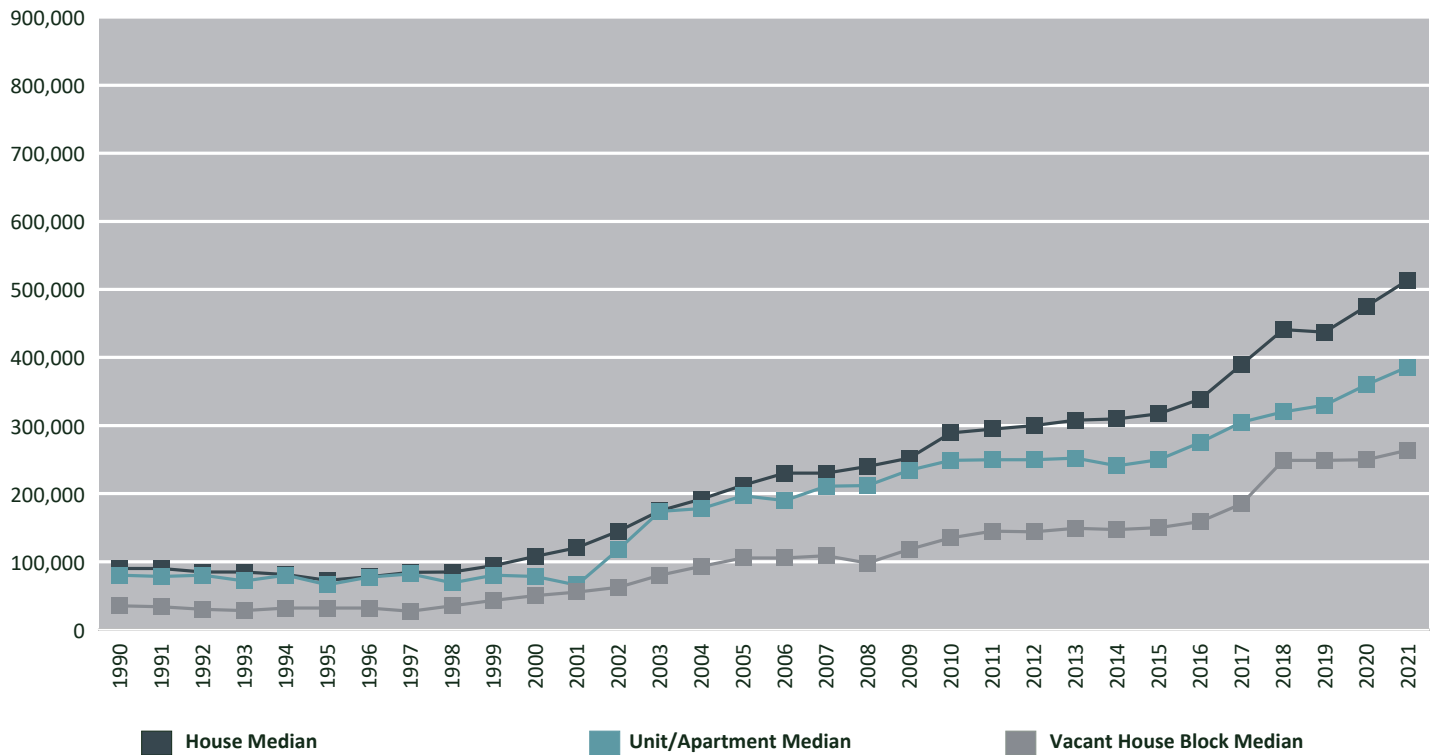
Mildura Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	290000	290000	610.53	475.00	65.91<	84.89<	475.00	610.53
Dev Site	5	255733	230000	982.46	475.00	27.54<	97.87<	561.00	455.85
Fuel Outlet/Garage	1	100000	100000	60.06	1665.00	ND	7.55<	1665.00	60.06
Health Surgery	1	490000	490000	800.65	612.00	ND	ND	612.00	800.65
Holiday Units	1	1900000	1900000	391.35	4855.00	ND	ND	4855.00	391.35
Licensed Ret Prem	1	1000000	1000000	677.97	1475.00	ND	ND	1475.00	677.97
Mixed Use Unspec	2	1250000	1250000	719.65	2374.00	595.24<	304.88<	2374.00	526.54
Office Premises Uns	8	776437	750000	1815.79	950.00	141.51<	101.69<	1178.29	725.21
Pub/Tavern/Club Unsp	2	282500	282500	65.91	4524.50	ND	31.39<	4524.50	62.44
Retail Mult Occ Unsp	1	250000	250000	1111.11	225.00	90.91<	51.02<	225.00	1111.11
Retail Sgle Occ Unsp	21	333914	254000	934.34	396.00	96.30<	88.35<	405.93	884.09
Veterinary Clinic	1	1060000	1060000	635.49	1668.00	ND	ND	1668.00	635.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	147500	147500	277.26	532.00	ND	ND	532.00	277.26
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	465000	465000	711.25	660.50	72.09<	155.00<	660.50	704.01
Ind Dev Site	9	705968	440000	43.79	18268.00	146.67<	138.80<	16037.86	50.72
Storage Depot	1	50000	50000	17.49	2858.00	ND	ND	2858.00	17.49
Warehouse Unspec	10	499215	425000	269.85	1410.00	75.89<	118.06<	2079.70	240.04
Warehouse/Office	1	441000	441000	463.72	951.00	ND	15.83<	951.00	463.72
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	28250	28250	NA	NA	ND	743.42<	NA	NA
Port Dock/Berth	2	147500	147500	595.71	237.00	ND	ND	237.00	622.36
Sewerage/StormUnsp	1	15000	15000	73.89	203.00	ND	ND	203.00	73.89
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	1	500000	500000	2.47	202300.00	ND	ND	202300.00	2.47
DomsticLivestockGraz	1	1311000	1311000	0.09	14920000.00	464.07<	ND	14920000.00	0.09
GenCrop >20ha Unspec	33	1088928	840680	0.23	3734660.50	161.02<	280.23<	5885733.25	0.18
Livestock – Beef	2	536355	536355	0.05	11875000.00	ND	ND	11875000.00	0.05
Livestock – Sheep	4	891825	894325	0.37	2584859.00	ND	253.84<	1992824.00	0.45
MarketGardenVeg <20h	1	127500	127500	3.64	35030.00	ND	72.86<	35030.00	3.64
MixedFarm&GrazUnsp	4	1044048	1093097	0.18	6155786.00	323.88<	314.56<	7243343.00	0.14
Native Bshland	1	120000	120000	12.58	9540.00	66.67<	ND	9540.00	12.58
Orchard Plantations	4	1063750	762500	8.37	211300.00	183.73<	331.52<	602387.50	1.77
Vineyard	48	741199	390000	4.10	79426.00	115.99<	177.27<	313780.63	2.36
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	848	322237	305000	333.33	705.00	104.81<	135.29<	819.39	394.11
Detached Home(exist)	75	362707	350057	171.45	2063.50	92.73<	140.02<	2150.53	170.19
Garage/Outbuild Rur	2	367500	367500	92.83	111951.50	ND	ND	111951.50	3.28
MisImpRuralLand Unsp	2	132500	132500	5.30	39866.00	ND	139.47<	39866.00	3.32
Res Dev Site	1	180000	180000	180.00	1000.00	ND	60.00<	1000.00	180.00
Res Investment Flat	4	419375	320250	426.62	293.00	ND	101.43<	293.00	426.62
Res Land (WithBuild)	5	194000	165000	92.46	1352.00	ND	276.53<	1458.80	132.99
Res/Rural Lstyle	95	440039	416800	83.11	7460.00	101.66<	127.07<	18440.24	23.86
ResLandWithImprovemt	2	366250	366250	374.73	873.00	ND	ND	873.00	419.53
Semi-detached	1	375000	375000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	2	566750	566750	1682.78	317.00	283.38<	ND	317.00	1787.85
Short Term Hol Accom	1	1600000	1600000	744.88	2148.00	ND	ND	2148.00	744.88
Single Strata Unsp	82	216495	205000	NA	NA	93.18<	124.24<	NA	NA
Strata Unit/Flat Uns	57	246705	225000	NA	NA	119.05<	173.08<	NA	NA
Sub Div (Multi Lot)	2	95000	95000	28.71	3309.00	ND	ND	3309.00	28.71
Townhouse	1	410000	410000	NA	NA	173.36<	241.17<	NA	NA
Vac Res A	245	131572	129000	206.61	605.00	99.23<	138.41<	621.44	210.38
Vac Res B	24	179343	189500	102.06	2034.50	108.29<	140.37<	2137.46	83.91
Vac Res Englobo Oth	2	1010000	1010000	20.10	49350.00	166.67<	148.19<	49350.00	20.47
Vac Res Rural Lstyle	23	167296	180000	28.74	6212.00	97.30<	183.67<	7565.73	22.46
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	880000	880000	287.02	3066.00	ND	58.59<	3066.00	287.02
Municipality totals									
Commercial Total			45	Commercial Total Prices			\$22,657,367		
Community Services Total			1	Community Services Total Prices			\$147,500		
Industrial Total			23	Industrial Total Prices			\$12,766,866		
Infrastruc&Utilities Total			4	Infrastruc&Utilities Total Prices			\$338,250		
Primary Production Total			99	Primary Production Total Prices			\$86,641,933		
Residential Total			1,474	Residential Total Prices			\$424,754,678		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$880,000		
All Sales Total			1,647	All Sales Total			\$548,186,594		

Mitchell Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	178	90,000	94,782	33	80,000	79,084	213	35,000	36,196
1991	246	90,000	95,264	18	78,250	91,611	110	33,750	37,427
1992	189	85,000	87,423	28	80,000	84,432	105	30,000	37,618
1993	227	85,000	91,504	24	72,000	70,500	129	28,000	32,913
1994	282	81,000	84,201	25	80,000	87,170	114	32,000	36,507
1995	284	72,500	79,645	16	66,000	77,343	122	32,000	39,456
1996	284	78,000	84,571	12	77,250	82,125	69	32,000	51,048
1997	302	84,500	94,882	31	82,000	83,564	93	27,000	40,510
1998	351	85,000	92,541	26	69,000	99,346	145	35,000	41,649
1999	387	94,250	102,040	30	80,000	86,183	236	43,000	48,732
2000	413	108,000	108,781	44	78,500	89,100	172	50,375	53,823
2001	476	120,500	124,898	99	65,806	87,054	375	55,500	58,491
2002	424	145,000	151,153	50	118,000	134,205	424	62,400	66,203
2003	434	175,000	179,460	66	174,000	165,484	454	80,000	84,794
2004	435	192,000	196,136	53	178,000	158,771	292	93,250	97,805
2005	400	212,500	213,474	47	197,000	200,648	166	105,501	105,774
2006	393	230,000	233,138	53	190,000	183,991	182	105,625	111,471
2007	503	230,000	236,962	56	211,000	416,883	216	109,000	110,938
2008	390	240,000	238,560	64	212,000	206,901	263	98,000	103,857
2009	450	252,000	252,809	74	234,500	206,189	663	118,000	117,855
2010	434	289,250	293,489	82	249,000	231,544	718	135,000	137,719
2011	422	295,000	297,729	71	250,000	245,059	467	145,000	145,374
2012	397	300,000	303,484	71	250,000	238,156	392	144,000	144,125
2013	435	308,000	311,318	69	252,000	239,898	331	149,000	149,136
2014	484	310,000	313,228	75	241,002	243,121	326	147,000	149,716
2015	528	317,500	324,232	78	250,000	261,310	445	150,000	154,586
2016	586	338,600	350,029	97	275,000	265,015	725	159,000	165,549
2017	725	390,000	398,645	115	305,000	280,508	1,042	185,000	198,686
2018	671	440,820	454,880	74	320,000	315,297	664	249,000	241,911
2019	548	437,250	460,256	71	330,000	324,633	329	249,000	254,676
2020	557	475,000	479,208	61	360,000	383,985	792	250,000	259,150
2021	139	513,500	526,950	28	386,000	362,250	158	264,000	281,985

Statistics for 2021 are based on a small number of sales and are preliminary only.

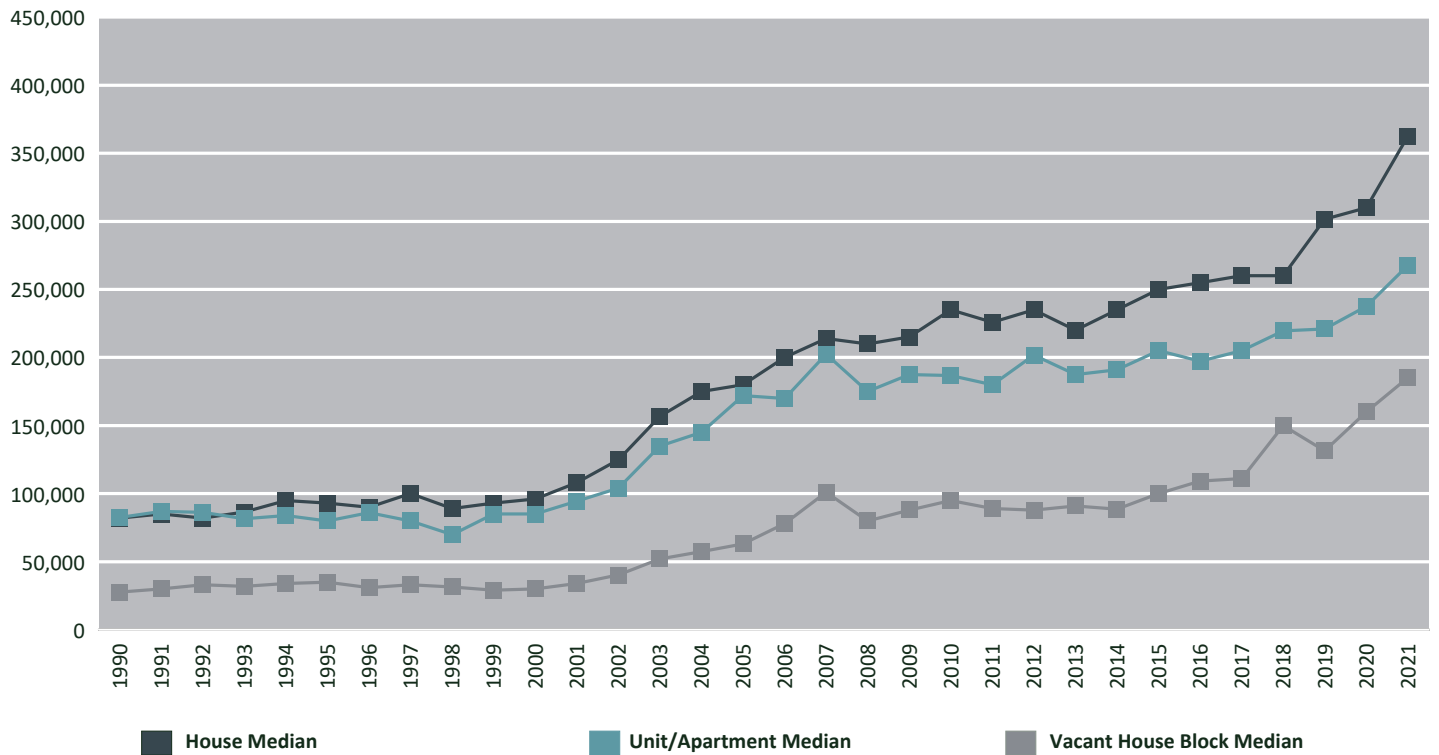
Mitchell Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	644698	644698	644.70	1000.00	ND	ND	1000.00	644.70
Car Wash	1	1800000	1800000	775.86	2320.00	ND	ND	2320.00	775.86
Dev Site	6	1967562	319000	275.00	1440.00	131.22<	126.09<	6053.00	388.75
Fuel Outlet/Garage	1	4400000	4400000	1100.00	4000.00	ND	ND	4000.00	1100.00
Office Premises Unsp	1	125000	125000	NA	NA	22.32<	31.65<	NA	NA
Restaurant	1	878900	878900	1580.76	556.00	ND	468.75<	556.00	1580.76
Retail Sgle Occ Unsp	8	948125	635000	736.25	997.00	183.92<	129.07<	989.00	902.43
Supermarket	1	15420000	15420000	1486.98	10370.00	ND	ND	10370.00	1486.98
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Public,Ed,Health Imp	1	360000	360000	465.72	773.00	ND	ND	773.00	465.72
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	660265	435000	171.69	2348.50	30.66<	150.00<	4069.25	189.94
Ind Dev Site	14	541088	378790	154.73	2372.00	40.51<	143.48<	3112.79	173.83
Warehouse Unspec	1	450000	450000	521.44	863.00	69.63<	113.85<	863.00	521.44
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	1062475	912500	0.93	1018050.00	171.36<	ND	1390241.88	0.76
Livestock – Sheep	1	320000	320000	0.80	400000.00	213.33<	61.54<	400000.00	0.80
MixedFarm + infrast	20	941875	960000	4.26	364500.00	96.97<	7.11<	521545.15	1.81
MixedFarm no infrast	11	660463	575000	0.74	669000.00	115.00<	171.64<	936124.64	0.71
MixedFarm&GrazUnsp	12	1315416	472500	6.96	733500.00	83.19<	127.70<	792034.25	1.66
Native Bshland	1	475000	475000	7.08	67132.00	175.93<	ND	67132.00	7.08
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	240000	240000	NA	NA	ND	81.08<	NA	NA
Detached Home (New)	9	503444	500000	887.37	586.00	ND	146.84<	581.56	865.69
Detached Home Unsp	546	478679	475000	422.54	710.00	108.57<	146.15<	820.78	581.51
Detached Home(exist)	1	560000	560000	1317.65	425.00	136.59<	180.65<	425.00	1317.65
Res Dev Site	1	400000	400000	396.43	1009.00	40.40<	ND	1009.00	396.43
Res/Rural Lstyle	148	854731	827500	37.79	17694.00	110.33<	163.86<	61046.32	14.00
Semi-detached Unspec	1	469000	469000	NA	NA	121.82<	ND	NA	NA
Single Strata Unsp	49	390675	360000	NA	NA	112.50<	133.83<	NA	NA
Strata Unit/Flat Unsp	10	370500	365000	NA	NA	100.69<	141.75<	NA	NA
Townhouse	1	335000	335000	NA	NA	ND	145.65<	NA	NA
Vac Res A	782	257885	250000	364.92	476.00	100.40<	167.79<	540.66	482.16
Vac Res B	10	358054	375000	163.03	2309.00	266.90<	182.93<	2717.70	131.75
Vac Res Englobo Oth	4	7951250	5947500	143.83	100635.00	495.63<	514.94<	125729.00	63.24
Vac Res Rural Lstyle	52	530500	425000	28.38	20000.00	130.77<	193.18<	44552.63	11.91
Municipality totals									
Commercial Total			20	Commercial Total Prices			\$42,658,973		
Community Services Total			1	Community Services Total Prices			\$360,000		
Industrial Total			21	Industrial Total Prices			\$11,986,828		
Primary Production Total			53	Primary Production Total Prices			\$51,182,400		
Residential Total			1,615	Residential Total Prices			\$681,880,875		
All Sales Total			1,710	All Sales Total			\$788,069,076		

Moira Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	213	82,000	88,961	69	82,500	84,809	208	27,700	32,281
1991	207	85,000	93,675	57	87,000	86,091	156	30,000	31,263
1992	232	82,000	88,767	63	86,250	89,438	159	33,000	32,248
1993	284	86,500	94,938	54	81,500	86,620	156	32,000	35,520
1994	277	95,000	103,887	77	84,000	84,863	181	34,000	42,728
1995	223	93,000	99,744	61	80,000	76,557	131	35,000	38,948
1996	231	90,000	104,846	69	86,000	81,760	107	31,000	37,584
1997	285	100,000	112,620	74	80,000	78,836	111	33,000	54,544
1998	279	89,000	107,341	90	69,750	66,028	100	31,500	41,502
1999	317	93,000	111,418	75	85,000	84,255	141	29,000	34,797
2000	372	96,000	107,169	83	85,000	95,745	93	30,000	38,888
2001	376	108,000	122,614	106	94,500	107,077	149	34,000	43,439
2002	488	125,000	137,110	150	104,000	111,830	244	40,250	42,567
2003	464	156,750	170,019	94	135,000	141,679	382	52,000	53,290
2004	403	175,000	196,825	124	145,000	144,497	302	57,500	59,465
2005	419	180,000	201,015	93	172,000	186,956	275	63,002	67,804
2006	400	200,000	227,356	103	170,000	180,138	191	78,000	82,794
2007	389	214,000	258,319	110	202,500	207,898	218	101,000	119,353
2008	295	210,000	241,074	68	175,000	207,473	171	80,000	93,173
2009	324	215,000	239,590	109	187,500	235,977	173	87,975	90,594
2010	311	235,000	262,926	72	186,750	208,741	156	95,000	100,735
2011	304	226,000	259,242	77	180,000	230,274	132	89,000	99,202
2012	326	235,000	253,255	70	201,750	207,683	112	87,832	98,569
2013	363	220,000	245,458	93	187,500	196,537	123	90,880	105,571
2014	360	235,000	259,464	88	191,000	225,388	144	88,500	95,857
2015	433	250,000	266,881	70	205,000	223,121	131	100,000	112,451
2016	471	255,000	295,284	82	197,250	210,252	132	109,121	127,937
2017	512	260,000	291,618	115	205,000	226,875	104	111,000	121,313
2018	499	260,000	315,283	106	219,500	234,692	171	150,000	166,453
2019	410	301,500	330,945	82	221,000	233,336	194	131,500	146,596
2020	456	310,000	379,158	92	237,500	264,737	172	160,000	188,154
2021	136	362,500	416,738	29	267,500	329,879	51	185,000	219,019

Statistics for 2021 are based on a small number of sales and are preliminary only.

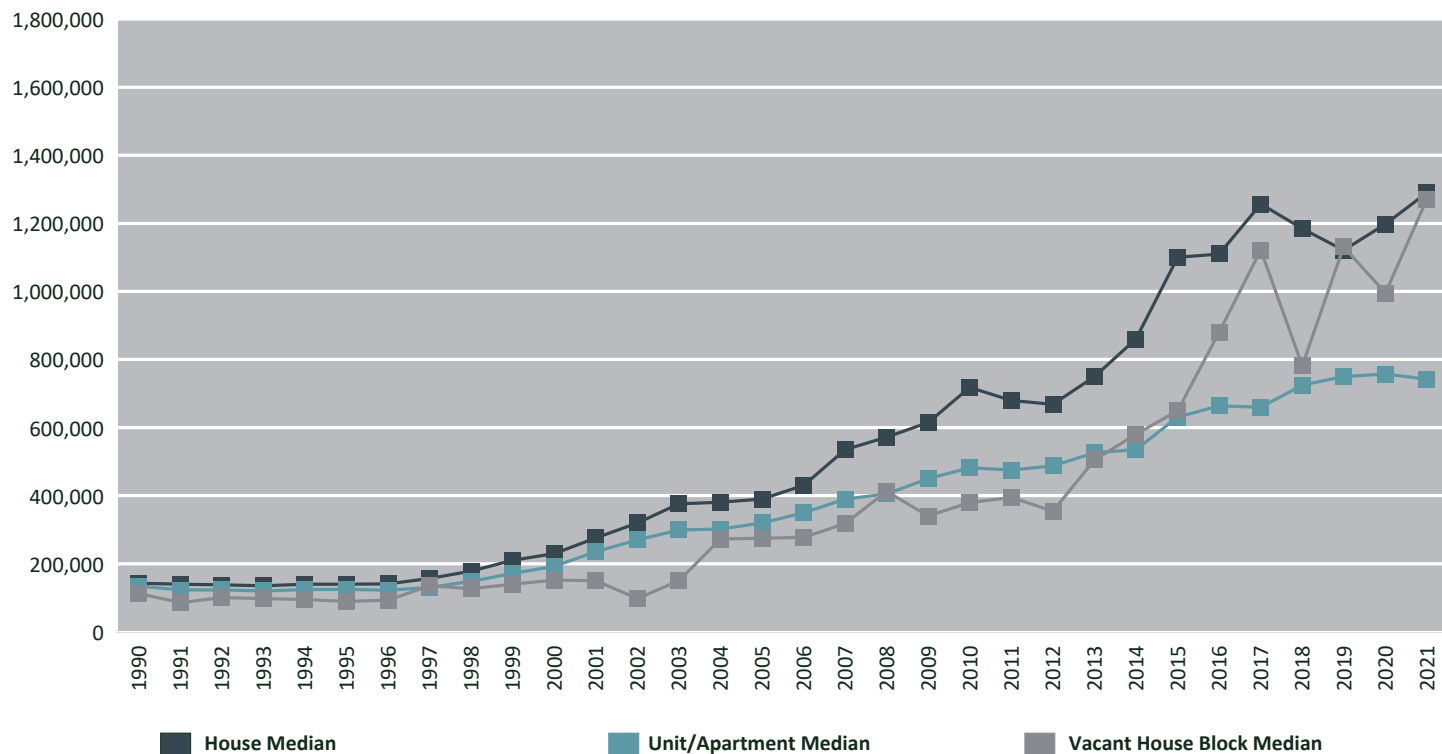
Moira Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	5	282795	350000	317.03	1104.00	ND	145.83<	1063.00	264.09
Fuel Outlet/Garage	1	3350000	3350000	677.73	4943.00	477.31<	2115.63<	4943.00	677.73
Hotel	2	450000	450000	227.37	2200.00	ND	47.37<	2200.00	204.55
Hotel/Motel Unsp	1	1640000	1640000	745.45	2200.00	630.77<	223.13<	2200.00	745.45
Office Premises Uns	1	605000	605000	881.92	686.00	100.20<	205.08<	686.00	881.92
Retail Mult Occ Unsp	1	170000	170000	85.00	2000.00	43.59<	79.07<	2000.00	85.00
Retail Sgle Occ Unsp	6	257916	218750	547.50	400.00	18.82<	142.51<	736.83	350.03
Serv Apt/Unit Unsp	1	166500	166500	NA	NA	ND	ND	NA	NA
Vehicle Sales Centre	1	380000	380000	72.49	5242.00	ND	ND	5242.00	72.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	240000	240000	31.75	7560.00	ND	ND	7560.00	31.75
Factory Unsp	7	330000	255000	225.00	1600.00	37.35<	54.76<	3586.86	92.00
Ind Dev Site	2	268500	268500	54.75	5951.50	68.04<	185.97<	5951.50	45.11
OpenStorageUnspec	1	253000	253000	7.09	35700.00	ND	ND	35700.00	7.09
Warehouse Unspec	3	455000	230000	50.00	4600.00	119.48<	37.17<	4875.33	93.33
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Airport Hangar Build	1	4500	4500	9.74	462.00	ND	ND	462.00	9.74
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	1	12650	12650	1.62	7828.00	ND	ND	7828.00	1.62
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	15	555574	500000	1.83	532200.00	103.90<	163.93<	825835.80	0.67
GenCrop >20ha Unspec	32	1158659	585625	0.93	721300.00	133.86<	160.45<	789228.00	1.50
Horse Unspecified	2	385000	385000	0.75	1519425.00	ND	ND	1519425.00	0.25
Kennel/Cattery	1	608000	608000	30.08	20212.00	ND	ND	20212.00	30.08
Livestock – Beef	19	613225	495000	0.93	371000.00	117.16<	136.55<	560523.16	1.09
Livestock – Dairy	25	636871	494270	0.97	496700.00	84.49<	122.27<	846283.56	0.75
Livestock – Sheep	1	800000	800000	0.62	1296000.00	80.00<	ND	1296000.00	0.62
MixedFarm&GrazUnsp	8	490057	405228	0.78	619100.00	135.08<	107.35<	557048.75	0.88
Native Bshland	2	79500	79500	0.02	5096050.00	ND	ND	5096050.00	0.02
Native Hardwood	1	431663	431663	0.33	1295800.00	ND	ND	1295800.00	0.33
Orchard Plantations	8	1342624	685000	0.83	314879.50	209.16<	383.30<	356418.25	3.77
Specialised Cropping	4	500386	228272	0.49	469250.00	15.22<	25.39<	812675.00	0.62
Vineyard	2	541750	541750	4.87	225950.00	ND	ND	225950.00	2.40
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	106	361972	318750	357.10	791.00	106.07<	135.64<	952.23	380.98
Detached Home(exist)	349	384490	310000	699.23	842.00	114.81<	112.73<	939.01	407.18
Granny Flat/Studio	1	830000	830000	NA	NA	ND	ND	NA	NA
Individual Flat	2	159250	159250	NA	NA	ND	41.10<	NA	NA
MisImpRuralLand Unsp	1	73650	73650	72.63	1014.00	74.21<	96.27<	1014.00	72.63
Res Investment Flat	6	168250	156500	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	2	258000	258000	252.94	1027.50	921.43<	ND	1027.50	251.09
Res/Rural Lstyle	125	452111	427620	35.28	16055.50	118.13<	137.94<	36235.56	12.45
Retire Village Unit	1	170000	170000	NA	NA	ND	84.16<	NA	NA
Semi-detached Unspec	1	340000	340000	854.27	398.00	78.16<	ND	398.00	854.27
Single Strata Unsp	53	270770	255000	NA	NA	115.91<	134.21<	NA	NA
Strata Unit/Flat Uns	32	275796	257500	NA	NA	117.05<	127.95<	NA	NA
Vac Res A	155	191921	160000	160.35	739.00	120.30<	160.00<	825.71	240.73
Vac Res B	17	153805	125000	51.87	2410.00	178.57<	208.33<	2707.24	56.81
Vac Res Rural Lstyle	37	164797	185000	40.04	4995.00	107.25<	176.19<	18798.24	8.77
Municipality totals									
Commercial Total			19	Commercial Total Prices			\$10,172,975		
Industrial Total			14	Industrial Total Prices			\$4,705,000		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$4,500		
National Parks, etc Total			1	National Parks, etc Total Prices			\$12,650		
Primary Production Total			120	Primary Production Total Prices			\$93,498,957		
Residential Total			888	Residential Total Prices			\$293,964,110		
All Sales Total			1,043	All Sales Total			\$402,358,192		

Monash City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,768	143,000	165,847	479	134,000	159,944	53	113,000	132,216
1991	1,736	139,950	156,442	432	122,500	141,473	113	85,000	101,635
1992	1,882	137,500	153,761	452	122,750	134,086	95	100,000	103,687
1993	1,818	135,500	152,033	529	120,000	133,792	137	98,000	105,726
1994	2,111	140,200	155,366	755	123,500	148,020	160	95,000	113,252
1995	1,896	140,000	154,626	548	125,000	136,602	208	89,000	103,690
1996	2,125	141,100	154,598	707	122,000	133,162	234	93,250	103,689
1997	2,609	157,000	170,854	1,021	130,000	145,189	391	135,000	128,658
1998	2,434	177,750	192,587	805	147,750	168,938	420	127,000	137,222
1999	2,324	210,000	227,725	894	171,400	193,787	238	140,000	154,945
2000	2,251	230,000	245,177	941	191,900	206,306	120	152,000	187,949
2001	2,516	275,500	295,741	1,145	235,200	247,928	117	150,000	154,082
2002	2,489	320,000	344,941	948	270,000	288,513	24	97,500	128,488
2003	2,233	375,700	399,686	1,095	299,500	321,554	25	150,000	179,386
2004	1,951	380,250	413,472	940	301,500	326,434	59	272,500	274,917
2005	2,159	390,000	421,212	1,058	320,000	350,537	85	275,000	262,000
2006	2,228	430,000	462,096	1,029	350,000	374,309	68	277,500	281,282
2007	2,418	535,300	568,220	1,385	390,000	420,873	53	318,000	368,901
2008	1,680	571,350	602,232	968	405,000	426,738	20	412,500	386,892
2009	2,055	615,000	649,885	1,403	450,000	480,623	19	340,000	379,607
2010	1,855	718,000	764,948	1,267	482,218	493,228	25	380,000	422,022
2011	1,681	679,765	728,119	1,241	475,000	502,409	39	395,000	470,772
2012	1,717	668,000	717,957	1,114	487,250	507,528	40	354,000	490,119
2013	2,111	750,000	806,812	1,561	526,000	538,846	36	505,000	544,865
2014	2,327	860,000	965,641	1,799	535,000	573,256	33	580,000	655,632
2015	2,631	1,100,000	1,198,019	2,052	630,400	641,101	21	650,000	713,821
2016	2,035	1,110,000	1,201,867	1,442	663,750	685,184	19	880,000	844,870
2017	2,087	1,256,888	1,342,846	1,711	660,000	709,209	22	1,121,500	1,101,203
2018	1,671	1,185,000	1,285,870	1,360	725,000	753,719	24	781,500	1,074,166
2019	1,712	1,120,750	1,216,444	1,227	750,010	777,169	18	1,131,500	1,133,111
2020	1,267	1,198,000	1,275,130	1,102	757,000	773,817	20	995,000	1,177,777
2021	220	1,289,500	1,363,991	262	742,500	777,511	2	1,270,000 ^	1,270,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

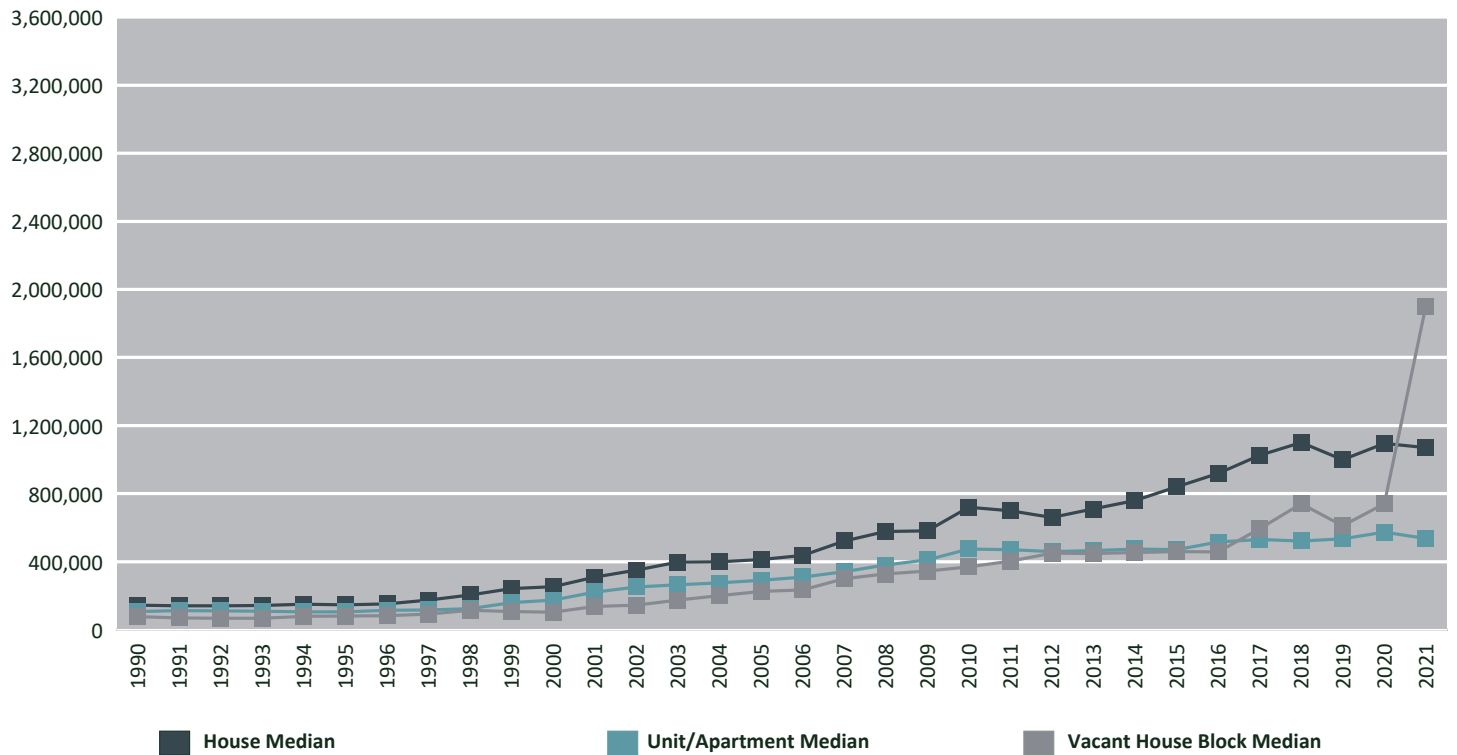
Monash City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	7	4740714	8030000	14137.32	568.00	78.92<	ND	966.57	4904.67
Health Clinic Unsp	5	1204000	1050000	1579.78	633.00	47.73<	169.05<	609.20	1976.36
LowRise Office Build	1	2678628	2678628	NA	NA	ND	39.78<	NA	NA
Mixed Use Unspec	5	667390	632000	1738.76	326.50	54.96<	81.03<	317.75	1838.67
Multi Use FuelOutlet	1	900000	900000	1258.74	715.00	67.16<	ND	715.00	1258.74
Office Premises Uns	23	1513731	720500	407.28	2885.00	100.45<	136.39<	4578.00	481.24
Pub/Tavern/Club Unsp	1	855000	855000	7125.00	120.00	53.27<	11.18<	120.00	7125.00
Retail Mult Occ Unsp	3	592333	600000	2245.84	15317.00	11.76<	69.57<	15317.00	33.59
Retail Sgle Occ Unsp	14	1688705	1053250	4419.66	234.00	119.75<	157.67<	1498.25	1137.26
Serv Apt/Unit Unsp	2	626444	626444	164.02	2871.00	184.25<	ND	2871.00	164.02
Supermarket	1	1851000	1851000	1301.69	1422.00	ND	ND	1422.00	1301.69
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	1700000	1700000	2384.29	713.00	ND	ND	713.00	2384.29
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	14	1869123	975000	1458.33	666.00	106.44<	140.29<	1711.67	1203.40
Garage/Motor Vehicle	1	1500000	1500000	1051.89	1426.00	ND	ND	1426.00	1051.89
Office/Factory	1	458370000	458370000	14414.15	31800.00	ND	ND	31800.00	14414.15
OpenStorageUnspec	1	700000	700000	1143.79	612.00	ND	167.42<	612.00	1143.79
Warehouse Unspec	23	3539700	990000	1388.89	612.00	59.21<	123.10<	5027.16	791.35
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	16225	16225	84.62	117.00	ND	10.82<	117.00	84.62
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	7693636	7693636	1718.86	4476.00	2349.20<	97.02<	4476.00	1718.86
Boarding House	3	961000	956000	1340.81	713.00	61.68<	72.15<	751.00	1279.63
Cojoin Strata Unsp	2	807500	807500	NA	NA	99.08<	163.13<	NA	NA
Detached Home (New)	4	2784500	2635000	3806.45	775.00	325.31<	228.14<	733.33	4008.18
Detached Home Unsp	1247	1273748	1200000	1816.84	677.00	106.67<	107.91<	666.95	1923.34
Detached Home(exist)	1	1205000	1205000	3925.08	307.00	84.50<	112.62<	307.00	3925.08
Granny Flat/Studio	1	920000	920000	NA	NA	ND	ND	NA	NA
Individual Car Park	4	17750	8000	NA	NA	16.00<	15.24<	NA	NA
OYO Sub Unit	6	1055916	960000	NA	NA	ND	119.25<	NA	NA
Res Investment Flat	5	831200	198000	867.10	6758.00	146.67<	24.87<	6758.00	266.94
Res Land (WithBuild)	81	1376013	1330000	1525.42	826.00	88.67<	78.81<	843.04	1683.59
Res/Rural Lstyle	4	650000	625000	56.18	22654.00	127.29<	129.53<	22654.00	28.69
ResLandWithImprovemt	1	5000	5000	NA	NA	ND	ND	NA	NA
Retire Village Unit	8	528750	607500	NA	NA	112.50<	164.19<	NA	NA
Semi-detached Unspec	15	992192	990000	4775.31	233.50	120.00<	118.56<	244.83	4168.78
Single Strata Unsp	681	812877	805000	NA	NA	100.63<	118.58<	NA	NA
Storage Area Res	2	6000	6000	0.17	35673.00	ND	ND	35673.00	0.17
Strata Dwelling	2	409000	409000	NA	NA	45.44<	53.60<	NA	NA
Strata Unit/Flat Uns	394	703230	620000	NA	NA	90.12<	115.79<	NA	NA
Townhouse	4	1237472	1275500	NA	NA	128.84<	193.11<	NA	NA
Vac Res A	19	1016081	945000	1747.61	692.00	83.52<	151.81<	639.33	1608.49
Vac Res B	1	4250000	4250000	1266.39	3356.00	ND	456.99<	3356.00	1266.39
Municipality totals									
Commercial Total			63	Commercial Total Prices			\$110,314,171		
Community Services Total			1	Community Services Total Prices			\$1,700,000		
Industrial Total			40	Industrial Total Prices			\$568,150,835		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$32,450		
Residential Total			2,486	Residential Total Prices			\$2,617,534,216		
All Sales Total			2,592	All Sales Total			\$3,297,731,672		

Moonee Valley City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,158	145,000	164,879	548	107,750	124,555	115	77,000	88,050
1991	1,233	140,000	157,359	469	113,000	120,803	88	69,345	71,381
1992	1,203	140,000	156,417	489	110,500	123,994	146	67,205	69,420
1993	1,298	142,875	159,325	454	108,250	118,155	142	67,575	73,403
1994	1,412	150,000	166,560	696	105,000	135,104	192	78,677	85,557
1995	1,339	147,000	164,265	642	105,750	122,155	201	81,000	93,699
1996	1,410	153,000	171,353	654	114,000	117,304	145	82,500	90,526
1997	1,577	175,000	195,048	849	117,000	128,475	154	92,250	110,741
1998	1,446	204,250	225,249	769	123,575	136,876	84	115,250	151,187
1999	1,372	242,000	266,480	834	160,000	181,975	90	107,500	125,445
2000	1,436	254,000	284,349	812	175,000	192,914	40	102,500	101,614
2001	1,572	310,000	334,271	1,029	222,000	239,575	62	137,500	153,381
2002	1,445	350,000	388,650	926	252,050	275,535	40	145,500	143,927
2003	1,413	398,000	439,103	829	265,000	283,886	40	173,750	202,936
2004	1,259	400,000	455,810	713	275,000	291,768	48	200,500	213,781
2005	1,395	413,000	460,057	798	291,000	307,333	35	225,000	227,962
2006	1,393	437,500	483,606	859	310,100	321,482	59	235,000	244,050
2007	1,585	522,000	588,301	1,146	340,500	364,080	68	299,500	318,326
2008	1,147	577,500	636,454	1,039	380,000	385,518	44	327,500	305,295
2009	1,357	582,000	643,143	1,123	411,000	435,675	56	345,000	346,631
2010	1,344	720,000	803,002	1,216	475,000	488,402	78	370,000	381,348
2011	1,178	700,000	783,768	903	470,000	485,466	56	402,500	447,468
2012	1,172	660,750	742,388	877	460,000	466,697	62	450,000	474,387
2013	1,501	710,000	776,325	1,186	465,000	477,893	118	449,000	454,142
2014	1,599	760,000	841,472	1,323	475,000	496,328	83	453,400	481,489
2015	1,701	840,000	948,436	1,642	470,000	502,980	44	460,000	507,557
2016	1,581	919,000	1,047,681	1,440	515,250	544,095	50	457,500	478,428
2017	1,518	1,025,500	1,171,885	1,467	530,000	574,933	23	595,000	642,717
2018	1,210	1,100,000	1,254,643	1,109	522,000	578,175	20	740,000	874,249
2019	1,188	1,000,000	1,149,696	1,113	535,000	622,713	24	611,750	661,882
2020	1,066	1,094,500	1,204,191	794	572,900	598,754	31	740,000	787,616
2021	170	1,071,250	1,224,234	189	536,000	583,190	3	1,900,000 ^	1,556,666 ^

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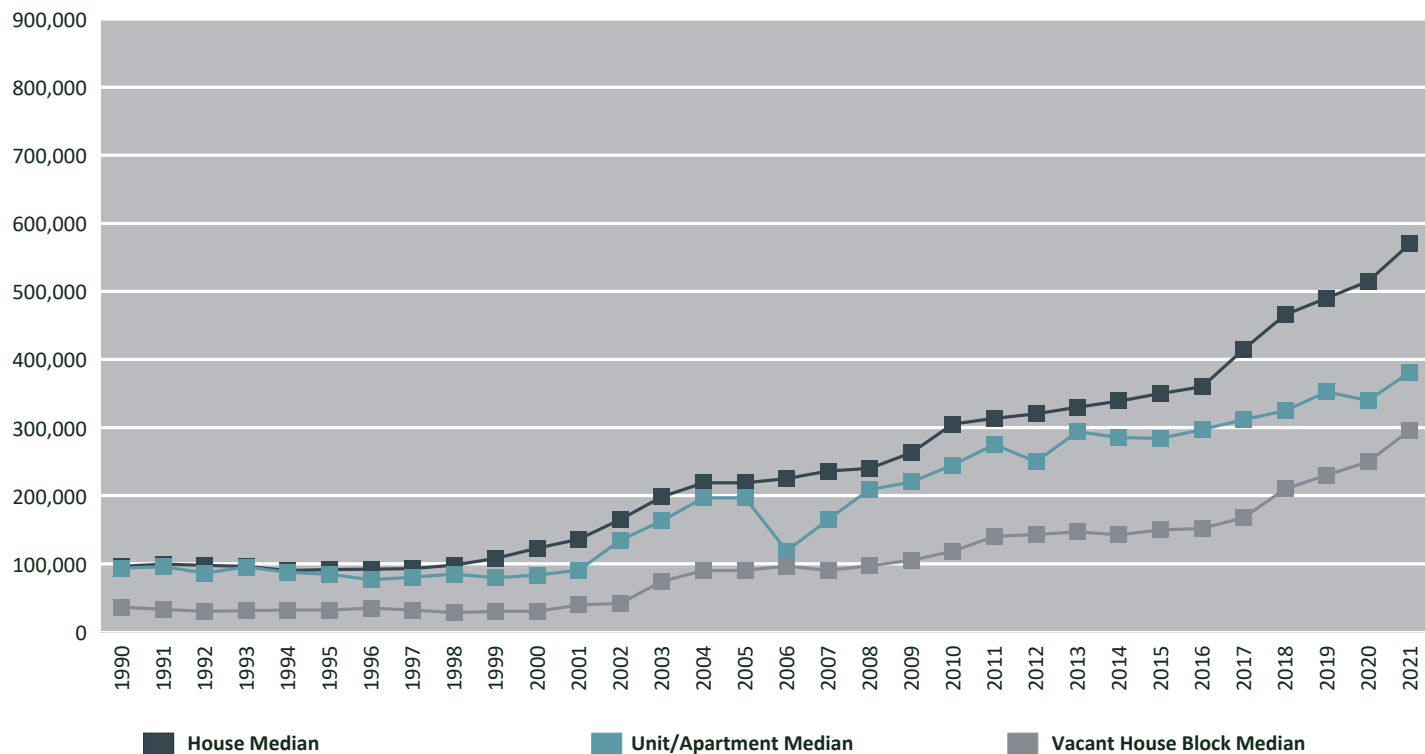
Moonee Valley City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	2177366	2065000	1723.71	1198.00	43.02<	282.88<	1178.67	1847.31
Fuel Outlet/Garage	1	5610000	5610000	3647.59	1538.00	ND	738.16<	1538.00	3647.59
Health Clinic Unsp	3	1343333	1455000	3762.58	497.00	14.55<	117.91<	4530.33	296.52
Member Club Facility	1	1760000	1760000	1622.12	1085.00	ND	ND	1085.00	1622.12
Mixed Use Unspec	4	1619749	1375000	1580.46	348.00	165.41<	ND	1507.67	946.05
Multi Use FuelOutlet	1	2800000	2800000	1231.31	2274.00	ND	ND	2274.00	1231.31
Office Premises Uns	10	838410	563750	317.00	1041.00	107.32<	74.92<	791.00	1548.25
Retail Mult Occ Unsp	4	1112808	1075617	4590.39	232.00	129.63<	103.67<	1115.00	998.03
Retail Sgle Occ Unsp	18	1393888	927500	3861.61	224.00	90.80<	130.64<	1389.65	1043.85
Serv Apt/Unit Unsp	1	359000	359000	NA	NA	74.40<	ND	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	8600000	8600000	4334.68	1984.00	ND	ND	1984.00	4334.68
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	7	1573336	550000	1306.87	1312.00	99.01<	64.94<	2093.75	1147.21
Warehouse Unspec	1	1210000	1210000	1736.01	697.00	217.82<	258.82<	697.00	1736.01
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Nature Reserve	1	278840	278840	27.75	10048.00	ND	ND	10048.00	27.75
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	10875000	10875000	2131.93	5101.00	ND	ND	5101.00	2131.93
Cojoin Strata Unsp	1	909999	909999	NA	NA	125.95<	127.27<	NA	NA
Detached Home Unsp	1044	1208443	1100000	3046.09	499.00	110.00<	130.95<	481.14	2536.31
Detached Home(exist)	2	1687500	1687500	1502.94	3392.50	274.39<	192.31<	3392.50	497.42
Individual Car Park	5	15100	5000	NA	NA	ND	40.00<	NA	NA
Individual Flat	5	523600	538000	NA	NA	ND	116.64<	NA	NA
Res Dev Site	2	16056275	16056275	413.61	6407.00	1623.08<	683.41<	6407.00	413.61
Res Investment Flat	4	723500	489500	NA	NA	11.30<	ND	NA	NA
Semi-detached Unspec	20	933875	840000	4019.14	209.00	90.43<	118.43<	222.53	4390.03
Single Strata Unsp	468	588312	573500	NA	NA	94.02<	124.82<	NA	NA
Strata Unit/Flat Uns	310	602582	552085	NA	NA	115.02<	119.11<	NA	NA
Townhouse	11	861454	824500	2192.51	374.00	107.78<	153.82<	374.00	2192.51
Vac Res A	31	787616	740000	1343.01	551.00	120.96<	160.87<	572.17	1420.54
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Site – Sporting	1	1430000	1430000	1098.31	1302.00	ND	ND	1302.00	1098.31
Municipality totals									
Commercial Total			46	Commercial Total Prices			\$65,495,432		
Community Services Total			1	Community Services Total Prices			\$8,600,000		
Industrial Total			8	Industrial Total Prices			\$12,223,357		
National Parks, etc Total			1	National Parks, etc Total Prices			\$278,840		
Residential Total			1,904	Residential Total Prices			\$1,829,175,836		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,430,000		
All Sales Total			1,961	All Sales Total			\$1,917,203,465		

Moorabool Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	189	96,000	105,178	28	93,250	94,532	302	36,000	38,085
1991	174	99,250	102,986	16	95,750	89,900	145	33,000	35,563
1992	188	97,500	104,336	14	86,250	79,964	136	30,000	32,475
1993	186	96,000	104,462	21	95,000	88,590	227	31,000	34,879
1994	241	90,000	94,940	27	87,000	84,425	178	32,000	34,736
1995	218	91,500	99,262	22	84,250	78,590	115	31,850	40,953
1996	200	92,000	96,304	12	76,250	77,691	96	34,500	36,712
1997	275	93,000	103,465	26	80,000	71,570	110	32,000	34,762
1998	286	98,000	106,353	28	85,000	94,544	139	28,000	35,946
1999	296	108,000	116,631	24	79,500	84,760	125	30,000	33,208
2000	333	123,000	133,530	32	83,250	99,726	106	30,250	33,257
2001	410	136,000	142,949	40	90,500	97,308	179	39,500	46,178
2002	349	165,000	172,822	40	134,750	131,637	229	41,975	51,003
2003	362	198,500	206,489	38	163,000	162,105	212	74,150	72,758
2004	304	219,000	222,069	43	197,000	187,802	214	90,000	90,359
2005	281	219,000	220,176	28	196,750	189,053	163	90,000	90,559
2006	281	225,000	236,923	72	118,500	156,638	134	96,700	112,460
2007	421	236,000	257,274	69	165,000	170,164	146	90,000	95,968
2008	338	240,000	248,818	65	209,000	212,069	205	97,000	101,159
2009	350	262,750	274,872	94	220,000	214,386	380	105,000	109,240
2010	411	305,000	309,158	65	245,000	241,575	522	118,000	121,750
2011	352	313,500	325,313	81	275,000	248,349	340	140,000	145,165
2012	309	320,000	331,559	77	250,000	247,741	212	142,900	147,702
2013	337	330,000	332,271	49	294,000	283,758	185	146,900	149,444
2014	395	339,000	348,438	52	285,500	291,496	278	142,750	141,344
2015	410	350,000	368,543	48	284,000	282,541	284	149,500	153,416
2016	429	360,000	376,641	72	297,000	286,249	371	152,000	162,904
2017	551	415,000	431,175	102	311,500	307,331	752	168,000	177,099
2018	475	466,000	484,171	79	325,000	328,012	425	210,000	216,512
2019	437	490,000	507,025	62	352,500	366,588	233	230,000	238,206
2020	425	515,000	527,840	71	340,000	344,089	263	250,000	270,488
2021	116	570,000	584,908	18	381,250	365,250	24	296,250	292,354

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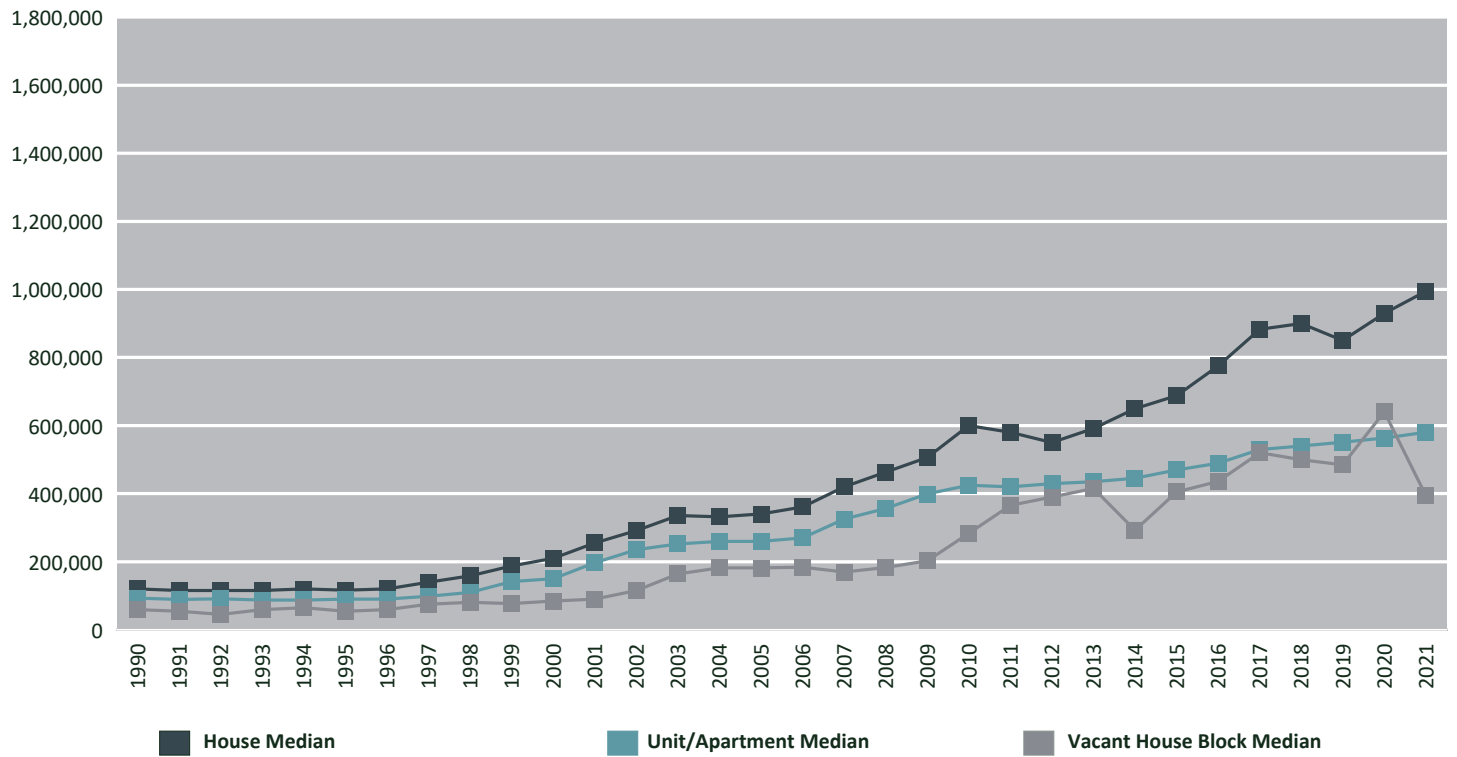
Moorabool Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Office & Dwelling	1	700000	700000	574.71	1218.00	ND	ND	1218.00	574.71
Office Premises Unsp	1	400000	400000	NA	NA	ND	72.73<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2805000	2805000	831.85	3372.00	64.86<	ND	3372.00	831.85
School Camps	1	1600000	1600000	7.56	211582.00	ND	ND	211582.00	7.56
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	484250	501000	584.06	1016.00	75.91<	156.56<	1931.75	250.68
Factory Unsp	4	373375	368500	2018.45	176.50	103.80<	ND	176.50	2018.42
Ind Dev Site	4	335000	330000	368.73	895.00	165.00<	134.69<	3259.50	102.78
Sawmill	1	1135200	1135200	16.97	66890.00	ND	ND	66890.00	16.97
Warehouse Unspec	1	768000	768000	61.94	12400.00	41.07<	ND	12400.00	61.94
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
VacLnd FutureReserve	1	3350	3350	0.79	4241.00	ND	ND	4241.00	0.79
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	446166	360000	2.48	76088.00	37.89<	70.59<	141204.33	3.16
GenCrop >20ha Unspec	3	1071264	655000	1.64	399908.00	56.96<	23.39<	444236.00	2.41
Livestock – Beef	2	577500	577500	6.60	158800.00	122.87<	109.48<	158800.00	3.64
Livestock – Dairy	1	450000	450000	4.13	108930.00	ND	ND	108930.00	4.13
Livestock – Sheep	2	320000	320000	3.71	80900.00	43.67<	ND	80900.00	3.71
MarketGardenVeg <20h	1	939202	939202	8.27	113500.00	ND	ND	113500.00	8.27
MixedFarm + infrast	1	350000	350000	33.98	10300.00	50.36<	ND	10300.00	33.98
MixedFarm no infrast	3	1358333	1200000	2.46	487039.00	ND	393.44<	643152.00	2.11
MixedFarm&GrazUnsp	10	1024800	980000	1.02	314600.00	130.67<	175.00<	373480.00	2.87
Native Bshland	2	1400000	1400000	9.55	156805.00	ND	ND	156805.00	8.93
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	475000	475000	785.12	605.00	78.19<	131.22<	605.00	785.12
Detached Home Unsp	414	527396	512500	594.94	790.00	104.59<	145.29<	939.20	564.84
Detached Home(exist)	10	551490	557450	126.33	3998.00	154.85<	165.81<	3221.30	171.20
MisimpRuralLand Unsp	5	313200	300000	7.00	24280.00	ND	ND	59832.60	5.23
Res Dev Site	1	285000	285000	633.33	450.00	8.93<	ND	450.00	633.33
Res/Rural Lstyle	123	801922	775000	31.46	26305.00	114.81<	166.13<	67366.34	11.93
ResLandWithImprovemt	1	347500	347500	173.75	2000.00	ND	434.38<	2000.00	173.75
Retire Village Unit	2	105000	105000	NA	NA	89.74<	ND	NA	NA
Single Strata Unsp	56	348247	340000	NA	NA	94.44<	121.43<	NA	NA
Strata Unit/Flat Uns	13	362961	380000	NA	NA	99.48<	131.49<	NA	NA
Vac Res A	255	271215	250000	448.94	568.00	108.70<	167.90<	658.59	421.30
Vac Res B	8	247312	257500	76.56	2649.00	114.44<	160.94<	2762.00	89.54
Vac Res Englobo Oth	1	1375000	1375000	332.21	4139.00	ND	183.33<	4139.00	332.21
Vac Res Rural Lstyle	44	393318	362500	12.38	20200.00	116.94<	210.14<	42319.53	9.35
Municipality totals									
Commercial Total			2	Commercial Total Prices				\$1,100,000	
Community Services Total			2	Community Services Total Prices				\$4,405,000	
Industrial Total			14	Industrial Total Prices				\$6,673,701	
National Parks, etc Total			1	National Parks, etc Total Prices				\$3,350	
Primary Production Total			31	Primary Production Total Prices				\$26,547,995	
Residential Total			934	Residential Total Prices				\$439,417,001	
All Sales Total			984	All Sales Total				\$478,147,047	

Moreland City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,581	120,000	125,897	611	93,000	113,619	29	59,500	79,672
1991	1,510	115,000	120,288	509	89,000	98,740	17	54,000	52,911
1992	1,592	115,000	120,207	532	91,250	106,183	25	45,000	51,251
1993	1,701	115,000	119,523	621	87,000	101,137	36	59,250	66,438
1994	1,866	119,750	125,759	736	87,750	96,350	114	65,000	66,024
1995	1,731	116,000	123,228	660	90,000	99,598	143	54,000	63,972
1996	1,852	120,000	127,654	837	90,000	99,702	147	59,000	73,491
1997	2,257	140,000	151,008	1,082	98,250	110,571	149	75,000	86,155
1998	2,044	158,500	166,364	1,021	110,000	122,126	156	80,750	92,315
1999	2,102	187,500	200,266	1,258	142,000	160,348	195	77,000	92,139
2000	2,004	210,000	222,609	1,220	150,000	165,081	241	84,000	90,219
2001	2,248	255,000	263,915	1,500	196,750	215,495	248	90,000	108,621
2002	2,000	291,250	302,878	1,099	235,000	254,204	219	115,000	126,635
2003	2,060	336,000	345,003	1,156	252,250	270,497	138	164,500	172,302
2004	1,696	331,750	351,961	990	260,000	276,376	71	182,000	198,882
2005	1,895	340,000	354,289	1,124	260,000	274,431	43	181,500	170,396
2006	1,911	361,000	377,841	1,130	270,000	292,142	56	183,500	192,785
2007	2,167	420,000	449,281	1,902	325,000	338,259	77	170,000	170,564
2008	1,614	462,750	490,052	1,518	356,500	364,735	68	182,500	195,490
2009	1,873	506,000	536,213	2,018	399,000	404,503	54	202,500	248,646
2010	1,686	600,000	626,588	1,569	425,000	451,395	27	283,000	368,814
2011	1,516	580,000	609,892	1,627	420,000	443,323	45	365,500	402,425
2012	1,585	550,000	578,760	1,659	429,000	433,866	70	390,000	360,958
2013	1,790	591,250	624,921	2,133	435,000	443,723	105	415,000	379,119
2014	2,001	650,000	678,480	2,488	445,000	463,811	116	292,500	370,544
2015	1,983	687,500	733,682	2,793	470,000	485,716	62	405,000	404,041
2016	1,743	775,000	828,570	2,851	489,000	512,065	28	436,250	367,888
2017	1,698	883,000	951,674	2,665	530,000	550,892	31	520,000	510,990
2018	1,525	900,000	962,039	1,933	540,000	550,910	29	500,000	592,474
2019	1,444	850,000	915,466	1,790	551,500	567,411	12	485,000	514,305
2020	1,241	930,000	990,820	1,499	563,000	575,022	27	640,000	612,373
2021	222	994,000	1,026,462	345	580,000	583,573	5	395,000 ^	546,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

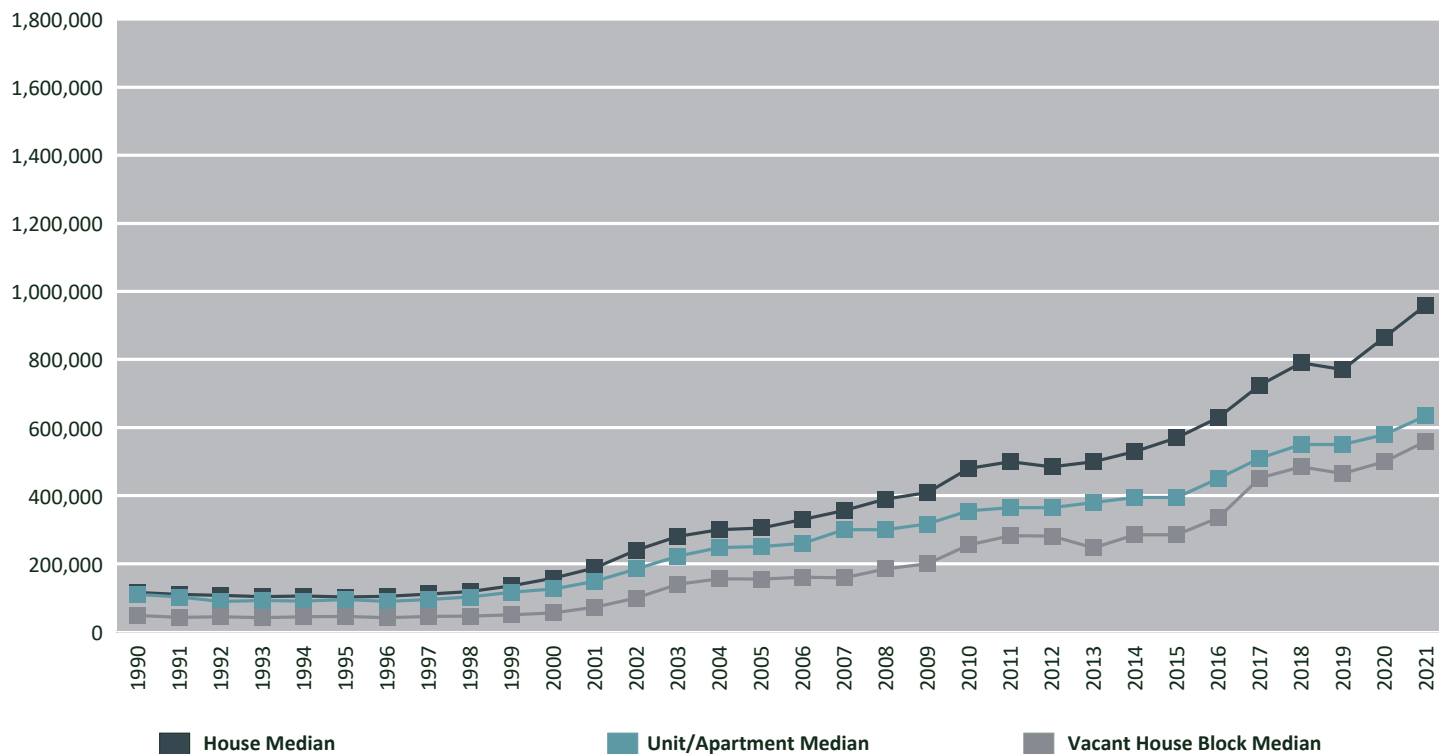
Moreland City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	2100000	2100000	5440.41	386.00	ND	ND	386.00	5440.41
Dev Site	3	1421933	660000	5586.69	571.00	75.51<	7.42<	462.33	3075.56
Fuel Outlet/Garage	2	4842500	4842500	2071.98	2507.50	130.98<	107.61<	2507.50	1931.21
Health Clinic Unsp	1	975000	975000	1164.87	837.00	48.33<	111.43<	837.00	1164.87
Mixed Use Unspec	2	477500	477500	3733.33	150.00	64.31<	88.51<	150.00	3733.33
Multi-Lvl Offic Unsp	1	21300000	21300000	3144.84	6773.00	ND	ND	6773.00	3144.84
Office Premises Uns	13	884865	880000	567.85	6135.00	107.38<	89.80<	5770.10	166.43
Pub/Tavern/Club Unsp	1	772000	772000	3493.21	221.00	115.87<	29.86<	221.00	3493.21
Restaurant	1	2260500	2260500	7363.19	307.00	ND	358.81<	307.00	7363.19
Retail Mult Occ Unsp	10	1143568	1107500	3433.18	217.00	86.41<	208.96<	848.11	1325.68
Retail Sgle Occ Unsp	28	763228	530000	1872.43	243.00	57.85<	81.54<	390.48	1844.15
Retail Store/Showrm	2	3230000	3230000	6657.82	754.00	ND	150.93<	754.00	6657.82
Shop & Dwelling	1	605000	605000	3102.56	195.00	ND	121.73<	195.00	3102.56
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	15	1915255	970000	1223.64	792.00	129.33<	119.16<	3988.71	510.71
Food ProcessingUnsp	1	2090000	2090000	1370.49	1525.00	66.43<	ND	1525.00	1370.49
Ind Dev Site	2	665000	665000	1046.54	633.00	140.37<	195.01<	633.00	1050.55
Warehouse Store	1	95000	95000	NA	NA	ND	ND	NA	NA
Warehouse Unspec	5	2554200	506000	2683.34	580.50	51.63<	57.50<	863.75	3549.93
Warehouse/Office	4	1245000	1135000	1652.39	686.50	36.03<	186.68<	727.25	1711.93
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	6	19091	10538	266.03	34.00	164.60<	117.09<	29.00	616.90
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1209	994857	935000	1259.14	465.00	110.00<	136.50<	460.85	2174.79
Individual Car Park	3	11307	14421	320.47	45.00	ND	57.68<	45.00	320.47
OYO Sub Dwelling	6	428666	407250	NA	NA	56.44<	ND	NA	NA
OYO Sub Unit	347	481058	485000	NA	NA	88.18<	122.17<	NA	NA
Res Dev Site	1	2610000	2610000	1260.87	2070.00	ND	144.56<	2070.00	1260.87
Res Investment Flat	4	1167500	642500	1447.91	320.00	26.69<	96.76<	320.00	1585.94
Res Land (WithBuild)	68	1055808	919000	1216.57	618.50	66.59<	119.20<	586.67	1832.64
Res/Rural Lstyle	2	657499	657499	95.93	7818.00	100.77<	30.23<	7818.00	95.93
ResLandWithImprovemt	1	115016	115016	51.90	2216.00	ND	ND	2216.00	51.90
Retire Village Unit	8	318125	200000	NA	NA	64.11<	51.95<	NA	NA
Semi-detached Unspec	32	838315	769500	3775.51	196.00	118.38<	131.01<	242.52	3522.98
Single Strata Unit	2	525000	525000	NA	NA	93.25<	102.94<	NA	NA
Single Strata Unsp	356	613212	597500	NA	NA	106.70<	125.53<	NA	NA
Storage Area Res	2	99000	99000	NA	NA	ND	582.35<	NA	NA
Strata Dwelling	1	540000	540000	NA	NA	71.05<	ND	NA	NA
Strata Unit/Flat Uns	410	565151	563750	NA	NA	104.88<	119.95<	NA	NA
Townhouse	222	684156	673500	NA	NA	100.22<	143.68<	NA	NA
Vac Res A	27	612373	640000	2144.97	418.50	131.96<	158.02<	477.62	1279.92
Villa Unit	143	571723	570000	NA	NA	116.33<	133.02<	NA	NA
Municipality totals									
Commercial Total			66	Commercial Total Prices				\$93,687,631	
Industrial Total			28	Industrial Total Prices				\$49,994,837	
Infrastruc&Utilities Total			6	Infrastruc&Utilities Total Prices				\$114,546	
Residential Total			2,844	Residential Total Prices				\$2,184,168,535	
All Sales Total			2,944	All Sales Total				\$2,327,965,549	

Mornington Peninsula Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	2,136	115,000	143,914	349	110,000	124,166	1,107	48,000	57,953
1991	2,078	110,000	136,307	245	102,000	114,696	1,051	42,000	50,627
1992	2,373	107,000	129,258	330	89,000	103,250	1,072	44,000	51,676
1993	2,509	103,500	125,815	401	92,000	121,495	1,127	41,500	50,196
1994	2,685	105,000	130,358	436	90,000	105,353	1,262	43,725	53,495
1995	2,543	102,000	128,602	390	95,000	111,032	935	45,000	57,093
1996	2,668	104,000	127,873	386	89,500	103,334	958	41,250	52,070
1997	3,555	111,000	137,245	562	95,000	112,512	1,466	45,000	58,970
1998	3,665	118,000	145,138	489	102,000	124,789	1,407	45,950	62,375
1999	4,161	135,000	166,824	615	116,000	143,808	2,085	50,000	66,461
2000	4,109	157,500	204,153	608	126,000	155,194	1,750	55,625	64,131
2001	5,155	188,000	231,293	736	148,000	182,616	1,962	72,000	87,295
2002	4,727	240,000	292,768	734	185,000	217,429	1,109	99,000	109,115
2003	4,593	280,000	341,633	803	222,000	258,246	1,228	140,000	156,578
2004	3,823	300,000	373,644	625	247,500	325,269	637	155,500	174,998
2005	3,832	305,000	389,341	722	250,000	287,610	568	155,000	175,884
2006	4,103	330,000	415,720	723	260,000	332,299	751	160,000	187,824
2007	5,214	356,050	446,766	1,042	300,000	351,484	769	159,000	191,934
2008	3,416	390,000	495,963	805	300,000	342,514	341	185,000	222,401
2009	4,131	409,000	489,930	1,078	316,500	348,233	525	200,000	233,246
2010	3,938	480,000	584,970	1,092	355,000	405,180	463	255,000	299,363
2011	3,185	500,000	628,535	825	365,000	427,111	353	282,500	351,143
2012	3,286	485,000	566,997	853	365,000	415,359	318	281,250	303,110
2013	3,594	500,000	599,563	969	380,000	423,158	479	247,000	276,929
2014	4,054	530,000	626,700	1,068	395,000	427,348	427	285,000	343,343
2015	4,404	570,000	689,911	1,163	395,000	437,913	409	285,000	350,173
2016	4,194	629,250	776,392	1,169	450,000	511,106	410	335,000	400,449
2017	4,012	725,000	883,531	1,138	510,000	603,228	411	452,000	537,209
2018	3,260	790,000	975,606	825	550,000	612,546	281	485,000	579,974
2019	3,268	770,000	945,966	737	550,000	603,175	253	465,000	538,205
2020	3,280	865,000	1,087,849	745	579,000	702,248	381	500,000	652,505
2021	706	960,000	1,245,093	212	635,000	682,909	70	560,000	675,692

Statistics for 2021 are based on a small number of sales and are preliminary only.

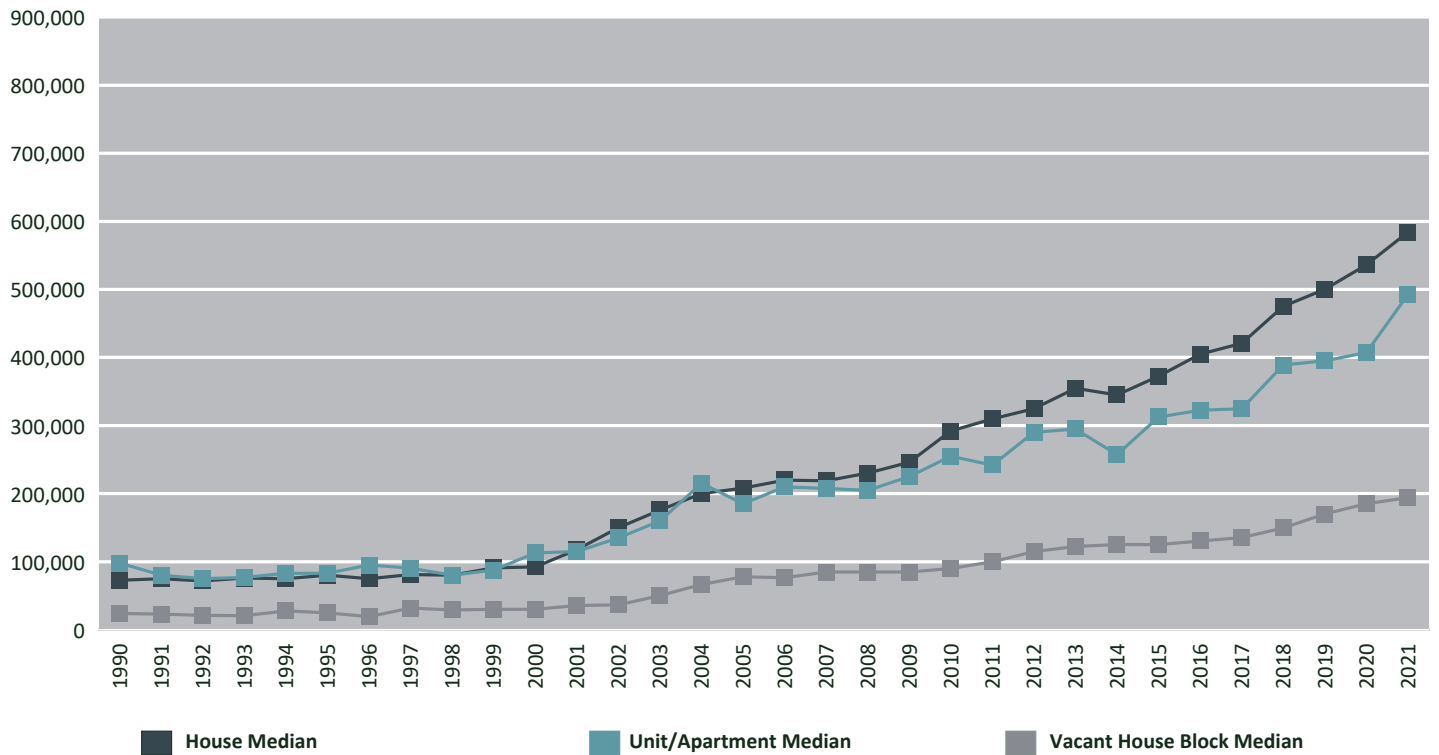
Mornington Peninsula Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1210000	1210000	4143.84	292.00	ND	ND	292.00	4143.84
Com Land (Struct 0)	1	1040000	1040000	150.86	6894.00	ND	ND	6894.00	150.86
Crematorium/Funeral	1	3080000	3080000	1306.75	2357.00	ND	ND	2357.00	1306.75
Dev Site	6	639583	571250	883.85	961.50	207.73<	182.22<	975.17	655.87
Health Clinic Unsp	3	1231666	1185000	1641.22	818.00	66.76<	197.50<	818.00	1580.07
Health Surgery	1	627000	627000	3073.53	204.00	ND	123.55<	204.00	3073.53
Market Stall	1	521168	521168	335.59	1553.00	ND	ND	1553.00	335.59
Mixed Use Unspec	7	605033	510719	2342.59	200.50	254.41<	39.02<	21447.67	27.20
Multi Use FuelOutlet	1	7599999	7599999	NA	NA	ND	ND	NA	NA
Office Premises Uns	4	778642	702500	1186.02	1867.50	122.81<	90.64<	1867.50	457.72
Pub	1	15399999	15399999	4302.88	3579.00	ND	ND	3579.00	4302.88
Pub/Tavern/Club Unsp	2	2025000	2025000	4438.75	1494.00	ND	47.82<	1494.00	1355.42
Retail Mult Occ Unsp	2	1720160	1720160	6293.94	696.00	183.00<	139.57<	696.00	2471.49
Retail Sgle Occ Unsp	16	1168185	700000	2376.24	202.00	53.85<	59.32<	1231.64	1076.54
Serv Apt/Unit Unsp	1	570000	570000	460.42	1238.00	ND	ND	1238.00	460.42
Shopping Centre Unsp	1	47000000	47000000	NA	NA	ND	1371.26<	NA	NA
Tourist Park/Caravan	1	3979250	3979250	786.72	5058.00	ND	120.58<	5058.00	786.72
Vehicle Sales Centre	1	7600000	7600000	5965.46	1274.00	ND	ND	1274.00	5965.46
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	8	410819	381500	1421.79	255.50	ND	ND	239.25	1451.99
Factory Unsp	42	675708	525000	1262.03	535.50	136.33<	106.06<	954.65	740.77
Ind Dev Site	7	1393574	731500	196.89	1803.00	795.11<	164.63<	4308.71	323.43
Ind Land Building \$0	1	275000	275000	99.78	2756.00	3.09<	ND	2756.00	99.78
Warehouse Unspec	29	515401	456610	2442.64	200.50	118.60<	222.57<	259.36	1971.48
Warehouse/Office	4	490187	505000	2835.60	182.00	116.82<	ND	188.25	2603.92
Warehouse/Showroom	3	586666	550000	779.28	2142.50	150.68<	52.91<	2142.50	222.87
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	27170	27170	NA	NA	ND	146.86<	NA	NA
Suburban&Rural Road	1	460000	460000	1097.85	419.00	ND	ND	419.00	1097.85
Utilities Vac Land	1	250000	250000	4464.29	56.00	ND	ND	56.00	4464.29
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	1920000	2000000	18.21	100200.00	47.62<	ND	93625.00	20.51
GenCrop >20ha Unspec	3	883333	596250	11.93	122191.00	ND	ND	122191.00	7.23
Horse Unspecified	8	5272500	4350000	11.74	253040.00	155.36<	414.29<	231405.50	22.78
Livestock – Beef	4	4237500	4850000	13.54	203800.00	157.72<	249.23<	153104.00	27.68
MixedFarm&GrazUnsp	3	15973333	4050000	16.21	249900.00	115.71<	184.09<	430566.67	37.10
Orchard Plantations	4	3231250	3187500	21.42	146500.00	92.79<	236.11<	182034.00	17.75
Vineyard	8	7368125	3862500	38.34	97600.00	90.88<	202.60<	161882.50	45.52
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	90	789561	680000	NA	NA	117.24<	132.30<	NA	NA
Detached Home (New)	7	1244285	635000	1207.99	551.50	120.95<	94.63<	672.17	2002.23
Detached Home Unsp	3238	1086336	861250	738.34	772.00	111.85<	153.79<	918.72	1185.21
Detached Home(exist)	11	1620090	1150000	694.65	3987.50	119.79<	196.58<	3187.30	534.03
Individual Berth	20	188662	172000	2931.03	58.00	91.01<	110.97<	65.16	2922.65
Individual Flat	5	424000	370000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	5	1515500	1450000	34.47	33000.00	131.82<	284.31<	44116.40	34.35
OYO Subdivided Flat	9	741111	470000	NA	NA	113.80<	ND	NA	NA
Res Dev Site	1	1425000	1425000	1376.81	1035.00	93.44<	108.57<	1035.00	1376.81
Res Land (WithBuild)	62	1019964	832500	685.53	919.00	107.42<	121.98<	1476.03	697.90
Res/Rural Lstyle	227	2132071	1650000	220.00	10000.00	108.80<	164.18<	22891.57	92.23
ResLandWithImprovemt	9	968444	840000	1631.91	1103.00	64.37<	ND	1253.22	772.76
Retire Village Unit	22	334750	375000	NA	NA	94.94<	326.09<	NA	NA
Semi-detached Unspec	24	1002454	1000000	4684.78	230.00	136.99<	133.51<	247.14	4180.28
Sep House&Curtilage	1	2755000	2755000	2755000.00	1.00	61.22<	ND	1.00	2755000.00
Single Strata Unsp	484	621326	575000	NA	NA	105.31<	146.87<	NA	NA
Strata Unit/Flat Uns	138	986451	591250	NA	NA	104.65<	134.68<	NA	NA
Townhouse	2	613750	613750	NA	NA	75.77<	153.05<	NA	NA
Vac Res A	353	608788	490000	698.55	751.00	109.87<	175.00<	810.57	766.87
Vac Res B	28	1203651	920000	618.52	2437.50	113.58<	198.92<	2519.00	477.83
Vac Res Rural Lstyle	22	1326340	1119250	197.69	9105.00	112.21<	172.19<	17901.76	75.44
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Site – Sporting	1	195000	195000	2378.05	82.00	ND	ND	82.00	2378.05
Municipality totals									
Commercial Total			51	Commercial Total Prices			\$129,691,015		
Industrial Total			94	Industrial Total Prices			\$60,363,730		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$737,170		
Primary Production Total			35	Primary Production Total Prices			\$191,170,001		
Residential Total			4,758	Residential Total Prices			\$4,942,690,571		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$195,000		
All Sales Total			4,942	All Sales Total			\$5,324,847,487		

Mount Alexander Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	207	72,500	77,910	3	98,000^	104,333^	78	23,750	24,260
1991	200	75,000	78,502	11	80,000	80,181	67	23,000	23,376
1992	195	72,000	82,304	9	75,000^	89,777^	49	21,000	21,959
1993	208	76,000	82,334	11	77,000	73,363	54	20,500	24,828
1994	218	75,000	81,397	17	83,000	86,617	60	27,750	28,249
1995	205	80,000	89,168	11	83,000	82,590	57	25,000	28,667
1996	237	75,000	88,172	13	95,000	97,969	52	19,375	25,723
1997	230	81,000	89,507	14	90,500	95,428	45	32,000	30,633
1998	238	80,000	89,572	10	80,000	77,100	38	29,250	34,288
1999	244	91,000	100,290	20	87,750	97,962	41	30,000	35,474
2000	282	92,250	102,880	26	113,000	110,403	75	30,000	39,545
2001	329	117,500	129,222	17	115,000	106,441	97	35,500	41,610
2002	332	150,000	161,923	37	135,000	132,483	124	36,750	41,249
2003	303	176,000	187,634	39	160,000	159,259	85	50,000	60,998
2004	236	200,000	211,796	23	215,000	207,478	57	66,500	65,336
2005	279	208,000	220,513	19	185,000	213,763	51	78,000	78,620
2006	236	220,000	237,254	27	210,000	211,676	44	76,251	75,625
2007	315	219,000	234,795	32	207,750	224,271	59	85,000	83,690
2008	231	230,000	243,756	33	205,000	200,530	41	85,000	86,159
2009	273	246,000	260,217	32	225,000	225,351	69	85,000	85,616
2010	287	292,000	313,416	35	255,000	241,800	90	90,000	98,292
2011	238	310,000	332,518	17	242,000	237,029	81	100,000	107,233
2012	230	325,000	348,331	27	290,000	269,175	59	115,000	112,217
2013	286	355,000	366,079	26	295,000	284,855	79	122,500	118,829
2014	270	345,000	378,267	18	257,500	261,897	78	125,000	127,279
2015	260	372,500	387,205	30	312,500	326,166	87	125,000	124,152
2016	301	405,000	428,846	24	322,500	307,875	79	130,500	134,215
2017	326	420,750	435,875	25	325,000	334,040	112	135,515	143,390
2018	275	475,000	497,856	33	389,000	395,972	174	149,750	156,358
2019	288	500,000	511,293	23	395,000	421,636	109	170,000	181,192
2020	294	536,000	565,354	22	407,000	437,681	140	185,000	202,040
2021	60	583,750	616,175	7	492,000^	466,714^	22	194,000	263,363

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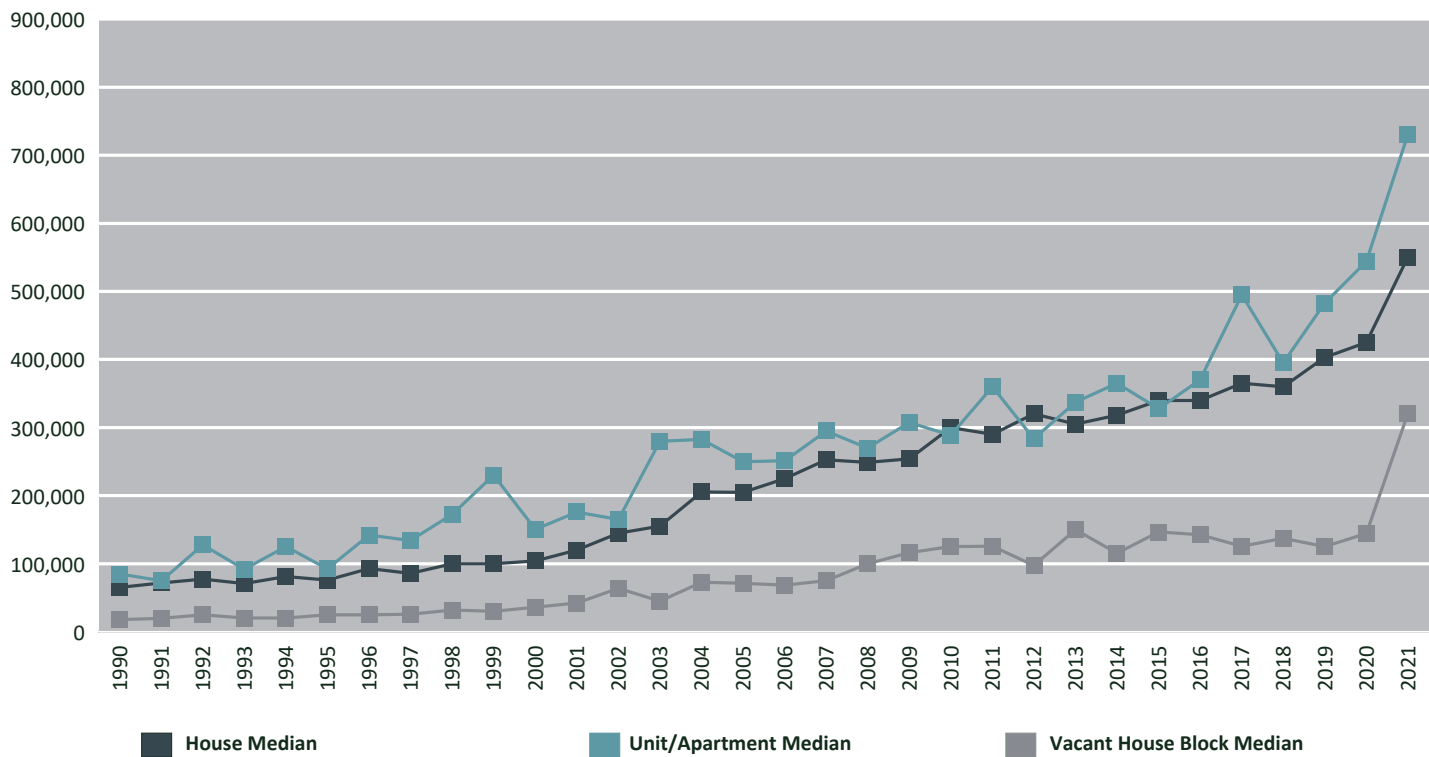
Mount Alexander Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	560000	560000	700.00	800.00	ND	ND	800.00	700.00
Hotel/Motel Unsp	1	1520000	1520000	1501.98	1012.00	ND	149.02<	1012.00	1501.98
Mixed Use Unspec	1	511500	511500	667.75	766.00	71.54<	136.40<	766.00	667.75
Multi Use FuelOutlet	1	297000	297000	297.00	1000.00	ND	ND	1000.00	297.00
Retail Sgle Occ Unsp	4	356062	369625	1889.27	195.00	64.28<	144.38<	201.75	1764.87
Vehicle Sales Centre	2	891807	891807	800.67	1277.50	ND	ND	1277.50	698.09
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Residence	1	600000	600000	238.66	2514.00	ND	ND	2514.00	238.66
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	115500	115500	93.52	1235.00	68.96<	47.73<	1235.00	93.52
Warehouse Unspec	1	270000	270000	94.34	2862.00	ND	ND	2862.00	94.34
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	554153	500000	2.19	400000.00	104.17<	100.00<	595893.89	0.93
GenCrop >20ha Unspec	2	185714	185714	0.23	4190200.00	42.94<	ND	4190200.00	0.04
Livestock – Beef	1	732500	732500	1.81	405400.00	43.09<	ND	405400.00	1.81
Livestock – Sheep	1	340000	340000	1.35	252600.00	61.82<	ND	252600.00	1.35
MarketGardenVeg <20h	1	195000	195000	8.36	23337.00	ND	ND	23337.00	8.36
MixedFarm + infrast	1	3267830	3267830	7.87	415000.00	837.91<	466.83<	415000.00	7.87
MixedFarm&GrazUnsp	11	529090	505000	1.24	306900.00	102.02<	105.87<	682410.36	0.78
Native Bshland	1	295000	295000	4.69	62842.00	ND	ND	62842.00	4.69
Orchard Plantations	1	400000	400000	4.44	90000.00	129.03<	ND	90000.00	4.44
Vineyard	1	150000	150000	1.07	140000.00	16.48<	ND	140000.00	1.07
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	415000	415000	715.52	580.00	ND	96.51<	580.00	715.52
Detached Home Unsp	290	566816	537500	548.98	1002.00	107.50<	145.27<	1140.44	495.99
Detached Home(exist)	2	481250	481250	189.56	2519.00	94.73<	127.99<	2519.00	191.05
Garage/Outbuild Res	1	220000	220000	72.90	3018.00	ND	ND	3018.00	72.90
Garage/Outbuild Rur	1	87500	87500	12.91	6780.00	ND	ND	6780.00	12.91
MisImpRuralLand Unsp	1	180000	180000	162.60	1107.00	ND	ND	1107.00	162.60
Res Co Sh Unit HR	1	459000	459000	NA	NA	ND	ND	NA	NA
Res Dev Site	4	150500	146000	181.25	800.00	99.32<	ND	732.00	205.60
Res/Rural Lstyle	132	650536	615000	27.39	19500.00	106.77<	147.31<	40018.99	16.26
ResLandWithImprovemt	1	370000	370000	361.33	1024.00	ND	ND	1024.00	361.33
Semi-detached Unspec	1	460000	460000	657.14	700.00	69.64<	ND	700.00	657.14
Single Strata Unsp	18	413055	404000	NA	NA	100.37<	130.96<	NA	NA
Strata Unit/Flat Uns	2	470000	470000	NA	NA	120.51<	155.37<	NA	NA
Townhouse	1	795000	795000	NA	NA	ND	197.52<	NA	NA
Vac Res A	122	203870	185000	145.13	809.50	112.12<	148.00<	858.89	244.44
Vac Res B	18	189638	190500	105.33	2622.00	107.63<	153.63<	2616.78	72.47
Vac Res Englobo Oth	1	1500000	1500000	84.27	17800.00	389.61<	ND	17800.00	84.27
Vac Res Rural Lstyle	56	282013	267500	15.49	20661.00	120.22<	167.19<	35344.38	7.96
Municipality totals									
Commercial Total			10	Commercial Total Prices				\$6,096,364	
Community Services Total			1	Community Services Total Prices				\$600,000	
Industrial Total			2	Industrial Total Prices				\$385,500	
Primary Production Total			29	Primary Production Total Prices				\$16,559,139	
Residential Total			653	Residential Total Prices				\$308,751,927	
All Sales Total			695	All Sales Total				\$332,392,930	

Moyne Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	109	65,000	74,370	9	85,000^	92,000^	50	18,000	22,987
1991	124	72,000	76,370	9	75,000^	74,000^	39	19,500	25,840
1992	115	77,500	87,186	5	127,500^	121,600^	57	25,000	33,392
1993	111	71,000	88,606	7	92,000^	96,000^	59	20,000	27,881
1994	134	81,000	88,483	6	125,000^	115,000^	75	20,000	26,277
1995	147	75,900	99,725	6	92,450^	89,066^	71	25,000	49,063
1996	157	93,000	108,727	3	142,000^	141,500^	47	25,000	39,771
1997	157	86,000	120,220	8	134,000^	150,250^	67	26,000	46,512
1998	128	100,000	108,459	4	172,500^	209,500^	69	32,000	42,393
1999	151	100,000	124,696	10	230,000	234,100	68	30,125	41,388
2000	171	104,000	125,482	20	150,500	182,272	65	36,000	54,933
2001	197	120,000	146,545	31	176,000	258,354	66	42,300	49,863
2002	209	145,000	184,264	25	165,000	197,414	92	64,000	59,751
2003	193	155,000	192,364	13	280,000	273,192	67	45,000	61,706
2004	148	205,500	228,377	14	282,500	456,650	62	72,500	77,398
2005	145	205,000	249,373	23	250,000	312,681	48	71,250	77,690
2006	153	225,000	252,932	25	251,000	349,952	70	68,250	75,043
2007	178	252,500	282,007	27	295,000	356,784	53	75,000	82,794
2008	139	249,000	278,070	15	270,000	386,400	44	99,950	101,822
2009	186	254,000	292,974	24	307,500	326,513	62	116,500	115,099
2010	163	300,000	349,742	12	288,500	288,625	75	125,000	117,373
2011	129	290,000	334,017	11	360,000	383,863	60	125,500	139,723
2012	142	320,000	360,887	8	283,500^	274,062^	62	97,500	103,517
2013	162	305,000	372,219	16	337,500	492,500	46	150,000	131,750
2014	205	318,000	343,885	25	365,000	377,930	42	115,475	137,901
2015	181	340,000	404,237	20	327,500	449,750	52	146,500	142,715
2016	206	340,000	417,718	23	370,000	491,000	52	142,500	166,686
2017	183	365,000	433,813	20	495,000	545,137	60	125,500	144,064
2018	191	360,000	454,182	23	395,000	503,065	70	137,500	160,785
2019	201	403,000	496,318	20	482,500	557,100	56	125,000	165,536
2020	197	425,000	486,961	14	544,000	695,857	78	144,500	191,671
2021	36	550,000	576,184	5	730,000^	930,200^	13	320,000	267,884

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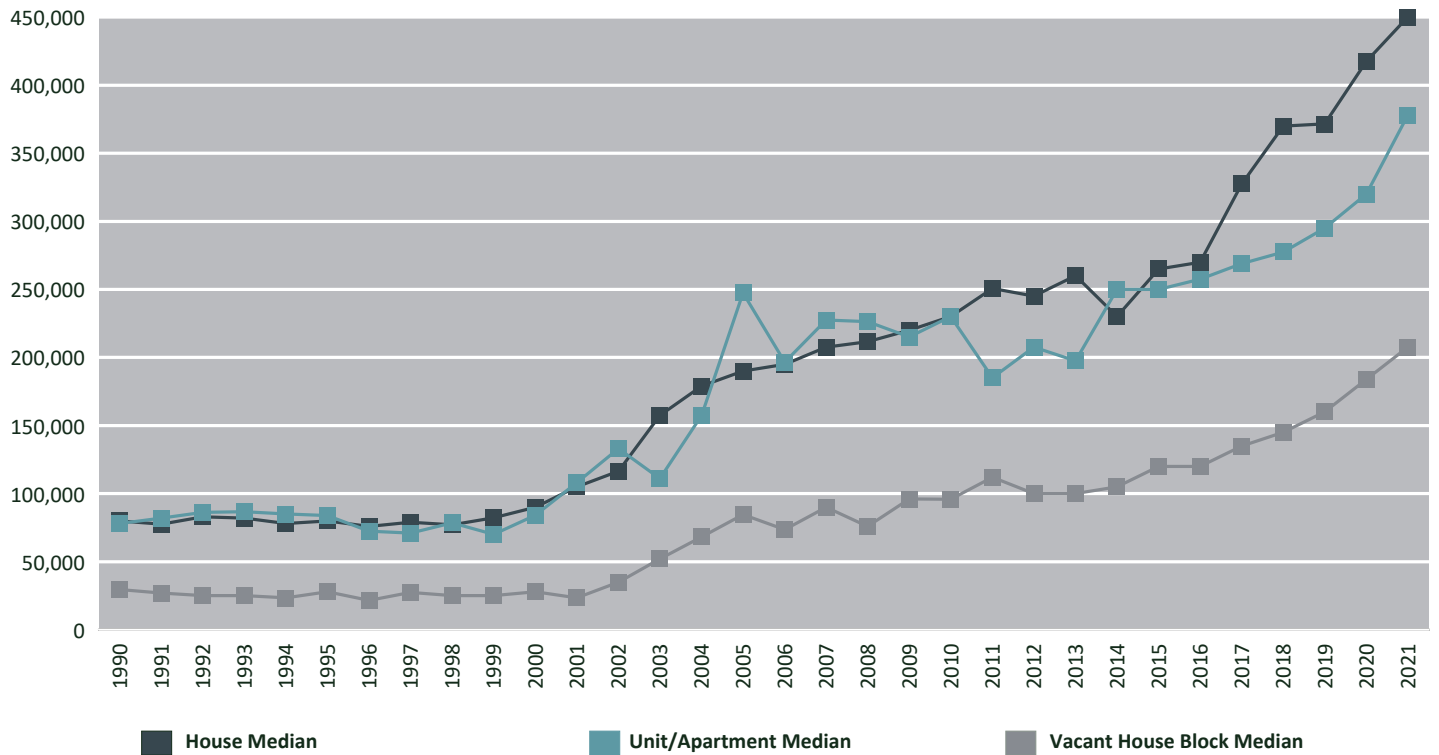
Moyne Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel/Motel Unsp	1	640000	640000	320.00	2000.00	116.36<	ND	2000.00	320.00
Mixed Use Unspec	2	446000	446000	2495.62	352.50	ND	ND	352.50	1265.25
National Co Ret Unsp	1	460000	460000	1105.77	416.00	ND	ND	416.00	1105.77
Retail Sgle Occ Unsp	5	328650	118250	3201.22	328.00	29.56<	295.63<	1042.00	315.40
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Food ProcessingUnsp	1	194472272	194472272	NA	NA	ND	ND	NA	NA
Ind Dev Site	1	84000	84000	5.79	14500.00	ND	ND	14500.00	5.79
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	4675	4675	1.19	3923.00	ND	58.44<	3923.00	1.19
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	550787	478750	1.12	368000.00	100.79<	ND	372561.70	1.54
GenCrop >20ha Unspec	1	1210500	1210500	0.13	9418507.00	68.66<	ND	9418507.00	0.13
Hardwood Plantation	1	300000	300000	0.69	431700.00	ND	ND	431700.00	0.69
Livestock – Beef	9	781047	812556	2.57	315700.00	135.01<	551.08<	438637.67	1.78
Livestock – Dairy	33	970935	956070	1.68	657600.00	87.81<	154.20<	868259.52	1.12
Livestock – Sheep	2	5173629	5173629	6.57	1226058.00	510.57<	581.69<	1226058.00	4.22
MixedFarm&GrazUnsp	81	967410	700000	1.54	518300.00	83.83<	129.63<	835792.21	1.16
Native Bshland	1	830000	830000	3.77	220000.00	ND	ND	220000.00	3.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	185	497921	439518	342.42	819.50	107.46<	128.80<	1108.11	445.76
Detached Home(exist)	11	334172	335000	72.68	1995.00	136.73<	94.37<	2119.00	157.70
MisImpRuralLand Unsp	4	208750	212500	21.68	10676.50	ND	ND	32827.25	6.36
Res/Rural Lstyle	110	489889	457500	67.94	12615.00	110.24<	130.71<	40113.75	12.21
ResLandWithImprovemt	1	52500	52500	51.98	1010.00	ND	ND	1010.00	51.98
Semi-detached Unspec	1	140000	140000	NA	NA	ND	ND	NA	NA
Short Term Hol Accom	1	432000	432000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	9	699777	510500	NA	NA	112.94<	167.38<	NA	NA
Strata Unit/Flat Uns	5	688800	617500	NA	NA	118.18<	143.60<	NA	NA
Vac Res A	65	206244	150000	332.52	766.50	113.25<	88.24<	821.24	255.06
Vac Res B	13	118807	75000	19.33	2069.00	150.00<	182.93<	2401.23	49.48
Vac Res Rural Lstyle	38	148198	142500	9.50	10000.00	81.90<	101.79<	11056.81	13.45
Municipality totals									
Commercial Total			9	Commercial Total Prices				\$3,635,250	
Industrial Total			2	Industrial Total Prices				\$194,556,272	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$4,675	
Primary Production Total			140	Primary Production Total Prices				\$136,727,705	
Residential Total			443	Residential Total Prices				\$181,462,631	
All Sales Total			595	All Sales Total				\$516,386,533	

Murrindindi Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	130	80,000	87,308	5	78,000^	86,530^	94	29,500	37,890
1991	140	77,500	81,808	9	82,000^	86,188^	61	27,000	34,016
1992	156	83,000	94,903	10	86,250	80,990	45	25,000	33,275
1993	161	82,000	89,198	6	86,750^	98,083^	58	25,000	34,937
1994	165	78,000	85,558	1	85,000^	85,000^	48	23,375	24,850
1995	123	80,000	95,706	4	84,000^	74,375^	60	28,000	44,062
1996	133	76,000	87,154	4	72,500^	68,625^	45	21,500	45,060
1997	198	79,000	88,435	12	71,000	69,208	55	27,500	46,460
1998	181	77,000	81,692	10	78,500	76,000	55	25,000	33,498
1999	215	82,200	86,603	13	70,000	69,730	49	25,000	33,908
2000	244	90,000	102,792	13	84,250	94,942	68	28,000	37,238
2001	287	105,000	110,100	25	108,000	121,740	83	23,500	32,701
2002	246	116,500	123,390	15	133,000	135,366	109	35,000	40,245
2003	259	157,350	160,588	18	111,000	124,016	71	52,000	57,685
2004	199	179,000	184,089	10	157,500	166,150	52	68,250	71,062
2005	231	190,000	197,438	8	247,500^	218,750^	46	84,500	93,432
2006	210	195,000	208,551	12	196,500	201,375	52	73,625	87,466
2007	216	207,500	213,609	16	227,500	205,706	47	90,000	93,063
2008	166	211,500	222,628	16	226,250	214,232	45	76,000	85,241
2009	189	220,000	218,425	23	215,000	220,847	116	96,000	97,598
2010	152	230,000	240,186	16	230,000	239,781	110	95,750	102,726
2011	132	250,750	251,774	21	185,000	193,095	82	112,000	121,226
2012	133	245,000	260,815	14	207,500	209,964	104	100,000	105,188
2013	149	260,000	272,847	12	197,500	205,750	48	100,000	104,793
2014	178	230,000	233,798	16	250,000	241,218	51	105,000	117,130
2015	163	265,000	279,511	17	250,000	238,911	70	120,000	115,324
2016	208	270,000	288,471	15	257,500	257,315	77	120,000	134,714
2017	218	327,500	341,914	14	269,000	271,750	82	135,000	146,929
2018	198	370,000	375,119	17	277,500	288,441	68	145,000	144,287
2019	158	371,500	386,629	14	295,000	325,000	61	160,000	162,761
2020	180	417,500	424,544	11	320,000	349,954	91	184,000	190,123
2021	45	450,000	502,598	1	378,000^	378,000^	18	207,500	222,572

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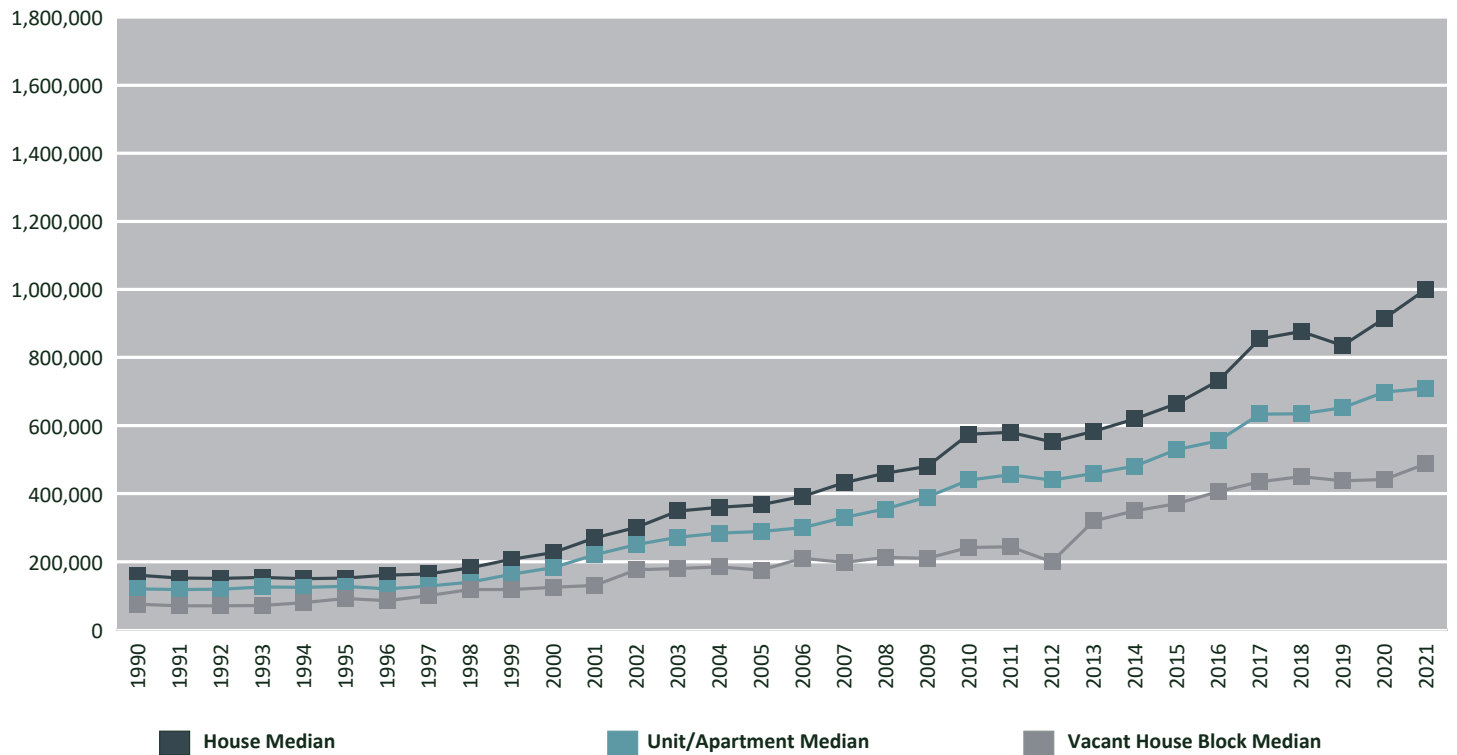
Murrindindi Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	1272101	1272101	568.16	2239.00	ND	848.07<	2239.00	568.16
Fuel Outlet/Garage	2	425000	425000	173.48	2853.00	ND	340.00<	2853.00	148.97
Health Clinic Unsp	1	300000	300000	247.12	1214.00	ND	ND	1214.00	247.12
Mixed Use Unspec	2	380000	380000	450.42	908.00	76.77<	ND	908.00	418.50
Restaurant	1	389090	389090	426.17	913.00	ND	ND	913.00	426.17
Retail Mult Occ Unsp	3	480000	550000	1091.60	472.50	114.58<	ND	472.50	941.80
Retail Sgle Occ Unsp	4	328683	203200	489.70	382.50	45.66<	127.00<	465.00	706.85
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Gov School (Unsp)	1	388300	388300	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	351500	351500	338.64	1714.50	ND	188.47<	1714.50	205.02
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	16	593949	594500	6.51	154225.00	80.34<	ND	554351.63	1.07
GenCrop >20ha Unspec	1	460000	460000	0.48	967521.00	51.57<	ND	967521.00	0.48
Horse Unspecified	1	660000	660000	3.26	202300.00	ND	137.50<	202300.00	3.26
Livestock – Beef	8	2012369	925000	1.16	690437.00	98.14<	79.74<	1647988.88	1.22
MarketGardenVeg <20h	1	495000	495000	4.22	117400.00	ND	ND	117400.00	4.22
MixedFarm + infrast	1	2225000	2225000	0.59	3783360.00	ND	30.69<	3783360.00	0.59
MixedFarm&GrazUnsp	40	943441	798290	2.46	475650.00	135.30<	194.70<	673493.08	1.40
Native Bshland	1	400000	400000	4.08	98100.00	74.77<	ND	98100.00	4.08
Native Hardwood	7	596928	500000	2.57	309000.00	116.96<	108.11<	540878.57	1.10
Orchard Plantations	1	590000	590000	1.70	346100.00	93.65<	ND	346100.00	1.70
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	55	390309	392000	336.12	1016.00	104.95<	152.16<	1220.55	316.38
Detached Home(exist)	125	439608	422700	370.55	1012.00	159.51<	156.56<	1291.43	341.63
MisimpRuralLand Unsp	5	537200	475000	10.00	30000.00	ND	116.56<	55746.00	9.64
Res Investment Flat	1	435000	435000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	102	685593	680750	49.88	16540.00	102.75<	147.99<	31906.85	21.50
ResLandWithImprovemt	3	436666	420000	338.54	1920.00	ND	ND	12340.00	35.39
Single Strata Unsp	8	351812	325000	NA	NA	116.07<	123.81<	NA	NA
Strata Unit/Flat Uns	2	300000	300000	NA	NA	89.55<	120.48<	NA	NA
Vac Res A	67	177816	170000	202.63	989.00	113.33<	146.55<	1095.18	146.77
Vac Res B	24	224479	240000	109.61	2561.50	177.78<	193.55<	2589.75	86.68
Vac Res Rural Lstyle	63	276713	240000	13.83	8100.00	92.31<	155.34<	21066.27	13.14
Municipality totals									
Commercial Total			14	Commercial Total Prices				\$6,325,924	
Community Services Total			1	Community Services Total Prices				\$388,300	
Industrial Total			2	Industrial Total Prices				\$703,000	
Primary Production Total			77	Primary Production Total Prices				\$72,348,308	
Residential Total			455	Residential Total Prices				\$188,928,207	
All Sales Total			549	All Sales Total				\$268,693,739	

Nillumbik Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	682	160,000	171,079	128	120,000	124,081	243	75,000	87,397
1991	697	152,000	163,705	118	117,950	123,030	319	70,000	71,428
1992	740	151,450	160,519	132	119,500	116,711	251	70,000	72,867
1993	694	154,000	164,289	141	125,800	122,245	275	71,000	77,645
1994	703	150,000	167,122	151	125,000	127,203	282	80,000	80,840
1995	679	152,000	165,995	135	128,000	130,010	198	92,250	98,259
1996	634	160,000	170,895	168	120,000	128,911	199	85,000	83,424
1997	816	164,150	178,840	195	129,000	132,912	263	100,000	98,466
1998	706	182,000	196,004	156	140,000	148,668	235	118,000	116,162
1999	845	207,500	222,106	155	163,000	168,318	244	118,000	120,159
2000	826	226,750	243,301	137	183,000	195,264	97	125,000	134,723
2001	843	270,000	287,570	179	220,000	220,505	98	130,000	132,414
2002	789	301,275	328,109	133	250,000	262,883	134	176,000	171,563
2003	770	349,150	367,191	174	272,250	293,112	195	180,000	186,916
2004	751	360,000	382,827	111	284,000	294,022	118	185,000	215,937
2005	733	367,500	404,903	158	288,750	307,895	123	175,000	194,284
2006	748	391,550	419,725	155	300,000	330,934	106	210,000	218,554
2007	809	432,000	462,727	210	330,000	347,407	80	198,000	208,031
2008	621	460,000	488,885	178	355,000	366,891	50	212,500	230,331
2009	620	480,000	510,127	206	390,000	404,598	69	210,000	245,153
2010	684	575,000	605,899	164	440,000	471,113	54	241,750	283,454
2011	589	580,000	608,111	141	455,955	476,114	56	243,500	298,982
2012	578	552,000	583,024	122	440,000	489,430	87	200,000	239,653
2013	642	582,950	610,971	138	459,500	467,117	63	319,500	301,887
2014	698	620,000	637,746	180	481,000	489,812	95	350,000	330,599
2015	733	665,000	697,216	176	530,000	526,054	67	370,000	344,946
2016	641	731,000	751,518	179	555,000	561,195	76	406,000	413,327
2017	585	855,000	885,486	154	634,000	654,290	125	435,000	447,041
2018	464	876,800	940,167	191	635,000	659,156	62	450,000	469,475
2019	593	835,000	880,598	184	652,500	654,421	66	437,500	482,840
2020	463	915,000	971,124	125	698,000	717,948	116	442,000	474,281
2021	89	1,000,000	1,036,370	24	710,000	749,187	24	487,500	499,675

Statistics for 2021 are based on a small number of sales and are preliminary only.

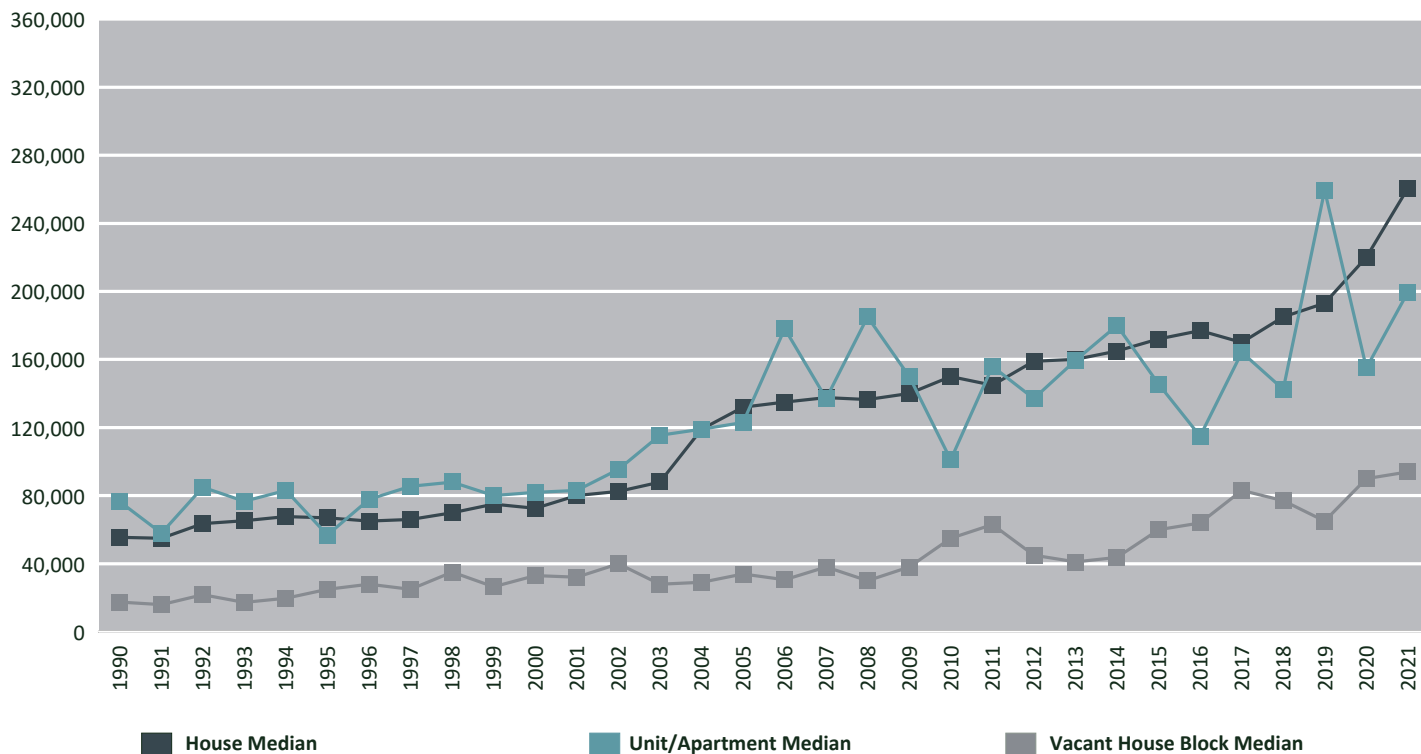
Nillumbik Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	433050	433050	1273.68	340.00	71.28<	74.34<	340.00	1273.68
Health Clinic Unsp	2	1242500	1242500	1498.82	834.50	175.31<	135.79<	834.50	1488.92
Hotel	1	2300000	2300000	143.21	16060.00	ND	ND	16060.00	143.21
Office Premises Uns	3	350000	330000	658.59	577.00	38.48<	30.00<	577.00	554.59
Retail Mult Occ Unsp	2	1527500	1527500	NA	NA	246.37<	117.50<	NA	NA
Retail Sgle Occ Unsp	3	875000	700000	2508.77	570.00	82.84<	50.91<	549.33	1592.84
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	718300	718300	2838.92	167.00	84.51<	126.18<	167.00	2838.92
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Vineyard	1	3000000	3000000	34.29	87500.00	ND	ND	87500.00	34.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	3	679333	680000	NA	NA	106.03<	129.75<	NA	NA
Detached Home Unsp	57	920090	892237	1346.08	824.50	106.85<	141.07<	1085.07	859.02
Detached Home(exist)	406	978289	917500	923.43	875.00	91.75<	134.73<	1060.66	927.59
Res Dev Site	1	2200000	2200000	115.18	19100.00	ND	159.94<	19100.00	115.18
Res Land (WithBuild)	1	950000	950000	902.18	1053.00	ND	ND	1053.00	902.18
Res/Rural Lstyle	157	1495519	1415000	44.70	20133.00	112.39<	150.93<	39589.14	37.78
Retire Village Unit	1	310000	310000	NA	NA	74.25<	ND	NA	NA
Single Strata Unit	1	600000	600000	NA	NA	104.99<	125.00<	NA	NA
Single Strata Unsp	75	735166	720000	NA	NA	109.92<	135.14<	NA	NA
Strata Unit/Flat Uns	39	703413	675000	NA	NA	101.50<	132.61<	NA	NA
Townhouse	6	704166	697500	NA	NA	81.34<	128.33<	NA	NA
Vac Res A	111	469690	442000	643.88	730.00	101.03<	119.46<	837.41	559.69
Vac Res B	5	576200	560000	117.11	3296.00	128.74<	179.92<	2907.60	198.17
Vac Res Rural Lstyle	18	809333	836500	7.91	63235.00	98.41<	160.87<	59159.17	13.68
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$12,381,100		
Industrial Total			2	Industrial Total Prices			\$1,436,600		
Primary Production Total			1	Primary Production Total Prices			\$3,000,000		
Residential Total			881	Residential Total Prices			\$846,905,651		
All Sales Total			897	All Sales Total			\$863,723,351		

Northern Grampians Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	163	55,500	59,860	11	76,500	85,363	45	17,500	19,464
1991	159	55,000	59,906	9	58,000^	56,833 ^	40	16,000	16,044
1992	180	63,500	64,733	9	85,000^	82,500 ^	32	21,750	22,429
1993	214	65,250	66,832	20	76,625	73,210	38	17,250	24,612
1994	204	67,750	70,278	11	83,000	78,459	38	19,750	22,932
1995	205	67,000	68,947	4	56,750^	83,375 ^	52	25,000	29,157
1996	171	65,000	72,002	2	77,750^	77,750 ^	39	28,000	35,133
1997	146	66,000	69,310	9	85,500^	87,966 ^	38	25,000	28,519
1998	180	70,000	78,851	5	88,000^	79,100 ^	36	35,000	36,574
1999	165	75,000	80,457	4	80,000^	99,125 ^	30	26,450	29,921
2000	211	72,500	79,324	5	82,000^	77,500 ^	39	33,000	36,816
2001	240	80,000	89,712	12	83,000	93,916	49	32,000	37,169
2002	253	82,500	99,220	10	95,500	101,350	61	40,000	39,835
2003	271	88,000	104,991	16	115,500	140,593	59	28,000	35,544
2004	278	119,000	134,551	11	119,000	182,159	55	29,000	35,981
2005	271	132,000	144,001	7	123,000^	118,142 ^	36	34,000	37,658
2006	188	135,000	149,942	17	178,000	200,117	23	30,500	41,598
2007	234	137,500	146,991	16	137,000	158,281	30	38,000	67,700
2008	210	136,500	144,156	9	185,000^	216,888 ^	23	30,000	40,815
2009	217	140,000	156,197	18	150,000	147,583	33	38,000	52,681
2010	179	150,000	167,276	19	101,000	186,473	29	55,000	64,468
2011	173	145,000	155,362	11	156,000	182,590	19	63,000	76,605
2012	164	159,000	176,028	15	137,000	169,033	13	45,000	43,500
2013	184	160,000	168,725	14	159,500	166,392	22	41,000	47,045
2014	179	165,000	176,272	9	180,000^	181,970 ^	20	43,750	55,089
2015	167	172,000	180,174	12	145,500	171,291	21	60,000	76,142
2016	174	177,000	195,703	3	115,000^	144,333 ^	20	64,000	68,535
2017	188	170,000	188,867	10	164,250	179,300	23	83,000	84,108
2018	206	185,000	199,727	10	142,500	157,300	25	77,000	79,010
2019	224	193,000	213,005	16	259,500	241,843	25	65,000	76,860
2020	209	220,000	235,545	21	155,000	204,666	41	90,000	88,792
2021	40	260,500	260,637	7	199,500^	221,785 ^	4	94,000 ^	98,000 ^

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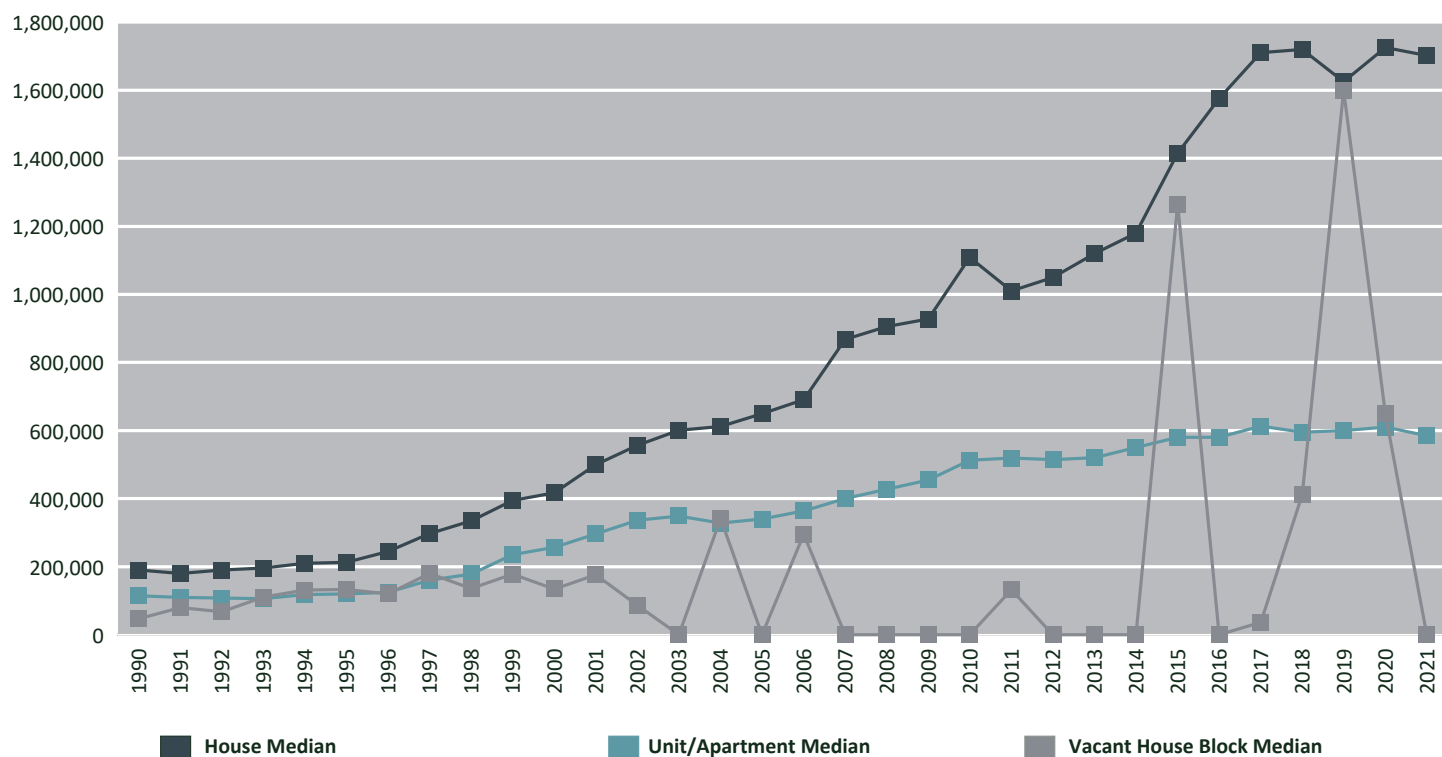
Northern Grampians Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	660000	660000	709.68	930.00	36.36<	ND	930.00	709.68
Hotel/Motel Unsp	1	625000	625000	377.19	1657.00	34.25<	ND	1657.00	377.19
Office Premises Uns	3	187733	123200	1062.07	116.00	ND	9.02<	115.33	1627.75
Pub/Tavern/Club Unsp	1	374000	374000	281.20	1330.00	ND	118.73<	1330.00	281.20
Retail Sgle Occ Unsp	3	141097	85000	201.42	422.00	24.29<	49.85<	335.33	420.77
Serv Apt/Unit Unsp	1	488000	488000	477.96	1021.00	60.62<	305.00<	1021.00	477.96
Veterinary Clinic	1	270000	270000	200.59	1346.00	ND	ND	1346.00	200.59
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	96000	96000	51.95	1820.00	ND	ND	1820.00	52.75
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Extlnd Gravel/Stone	1	4961258	4961258	8.49	584600.00	ND	ND	584600.00	8.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	203500	203500	24.59	8276.00	ND	ND	8276.00	24.59
Factory	1	40000	40000	NA	NA	ND	ND	NA	NA
Factory Unsp	3	336666	365000	109.59	3650.00	ND	ND	12983.33	25.93
Ind Dev Site	2	185643	185643	5.70	36149.50	285.60<	421.92<	36149.50	5.14
OpenStorageUnspec	1	156780	156780	158.36	990.00	ND	ND	990.00	158.36
Warehouse Unspec	2	197500	197500	98.80	2160.00	ND	ND	2160.00	91.44
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation—Private	2	48500	48500	0.62	78450.00	48.50<	ND	78450.00	0.62
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	259333	220000	0.14	502900.00	88.00<	ND	485666.67	0.53
GenCrop >20ha Unspec	11	629677	400000	0.28	1225968.00	80.00<	73.52<	1057740.73	0.60
Livestock – Sheep	6	252083	175000	0.27	1277000.00	269.23<	110.83<	1267934.00	0.21
MixedFarm&GrazUnsp	37	538835	435000	0.25	668800.00	158.29<	135.94<	1072584.57	0.50
Native Bshland	3	133333	155000	0.30	235000.00	ND	ND	719860.00	0.19
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	305000	305000	406.67	750.00	ND	183.46<	750.00	406.67
Detached Home Unsp	208	235211	220000	246.52	847.50	113.99<	149.15<	956.75	244.41
Individual Car Park	1	145000	145000	NA	NA	ND	ND	NA	NA
Individual Flat	1	240000	240000	NA	NA	ND	76.19<	NA	NA
MisImpRuralLand Unsp	8	151375	148500	1.14	106750.00	200.81<	185.63<	117730.00	1.29
Res Investment Flat	2	211250	211250	NA	NA	42.25<	78.24<	NA	NA
Res/Rural Lstyle	46	349912	353500	8.40	61200.00	100.28<	134.03<	73397.83	4.77
ResLandWithImprovemt	2	87000	87000	82.67	2800.00	ND	185.11<	2800.00	31.07
Short Term Hol Accom	3	403333	435000	820.50	564.00	ND	ND	564.00	802.30
Single Strata Unsp	12	227750	228750	NA	NA	75.00<	158.30<	NA	NA
Strata Unit/Flat Uns	7	163214	145000	NA	NA	87.35<	163.84<	NA	NA
Vac Res A	41	88792	90000	73.74	1091.00	112.50<	162.16<	1113.90	80.56
Vac Res Rural Lstyle	29	102017	80000	1.85	49900.00	100.95<	133.33<	56370.59	1.81
Municipality totals									
Commercial Total			11	Commercial Total Prices				\$3,403,493	
Extractive Industry Total			1	Extractive Industry Total Prices				\$4,961,258	
Community Services Total			2	Community Services Total Prices				\$192,000	
Industrial Total			10	Industrial Total Prices				\$2,176,566	
National Parks, etc Total			2	National Parks, etc Total Prices				\$97,000	
Primary Production Total			60	Primary Production Total Prices				\$29,553,845	
Residential Total			361	Residential Total Prices				\$79,201,975	
All Sales Total			447	All Sales Total				\$119,586,137	

Port Phillip City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	734	190,000	221,855	1,227	114,500	141,527	9	47,000 ^	84,055 ^
1991	789	180,000	207,967	1,170	109,500	133,584	7	80,000 ^	78,714 ^
1992	810	190,000	225,538	1,801	108,000	136,892	10	67,640	74,382
1993	946	195,625	228,466	2,027	106,200	132,454	20	110,500	134,272
1994	958	210,000	244,021	2,181	118,000	150,584	42	131,250	134,573
1995	966	212,750	255,326	1,882	120,000	157,079	48	133,250	139,037
1996	1,165	245,000	274,411	2,085	125,000	170,756	39	120,000	141,201
1997	1,201	297,500	331,102	3,262	160,000	212,437	24	180,000	213,406
1998	1,095	335,000	370,464	2,778	178,500	223,590	21	136,000	594,275
1999	1,096	395,000	441,354	3,587	235,000	283,615	16	178,000	171,015
2000	1,034	417,000	469,812	3,542	257,000	291,034	16	134,500	159,689
2001	1,127	500,000	583,392	3,575	296,000	352,248	14	176,000	208,857
2002	1,040	557,000	636,280	3,096	337,000	391,979	3	86,500 ^	85,666 ^
2003	956	600,500	715,837	2,871	349,000	433,294	0	0 *	0 *
2004	882	612,500	735,322	2,301	328,000	418,743	2	341,250 ^	341,250 ^
2005	942	650,000	757,169	2,649	340,000	425,499	0	0 *	0 *
2006	991	691,002	839,959	3,021	364,000	483,947	1	295,000 ^	295,000 ^
2007	1,016	867,750	1,091,464	3,853	400,000	512,933	0	0 *	0 *
2008	687	905,000	1,112,304	2,562	427,250	526,318	0	0 *	0 *
2009	737	927,500	1,092,553	2,921	455,000	551,441	0	0 *	0 *
2010	828	1,108,500	1,261,700	3,630	513,000	603,101	0	0 *	0 *
2011	737	1,010,000	1,237,744	2,892	519,250	596,418	1	132,500 ^	132,500 ^
2012	755	1,050,000	1,192,419	2,426	515,000	595,354	0	0 *	0 *
2013	838	1,120,000	1,307,330	2,900	520,000	618,618	0	0 *	0 *
2014	913	1,180,000	1,420,530	2,917	550,000	651,283	0	0 *	0 *
2015	833	1,415,000	1,651,295	3,518	580,000	685,824	1	1,265,000 ^	1,265,000 ^
2016	709	1,575,000	1,793,278	2,626	580,000	712,865	0	0 *	0 *
2017	765	1,710,000	1,939,215	2,732	612,750	850,738	4	36,300 ^	45,237 ^
2018	619	1,720,000	2,000,281	2,139	594,990	720,453	2	411,300 ^	411,300 ^
2019	646	1,625,000	1,982,341	1,854	600,000	719,151	1	1,600,000 ^	1,600,000 ^
2020	599	1,725,000	2,126,083	1,675	610,000	747,280	2	650,000 ^	650,000 ^
2021	85	1,702,000	1,833,299	432	585,000	669,764	0	0 *	0 *

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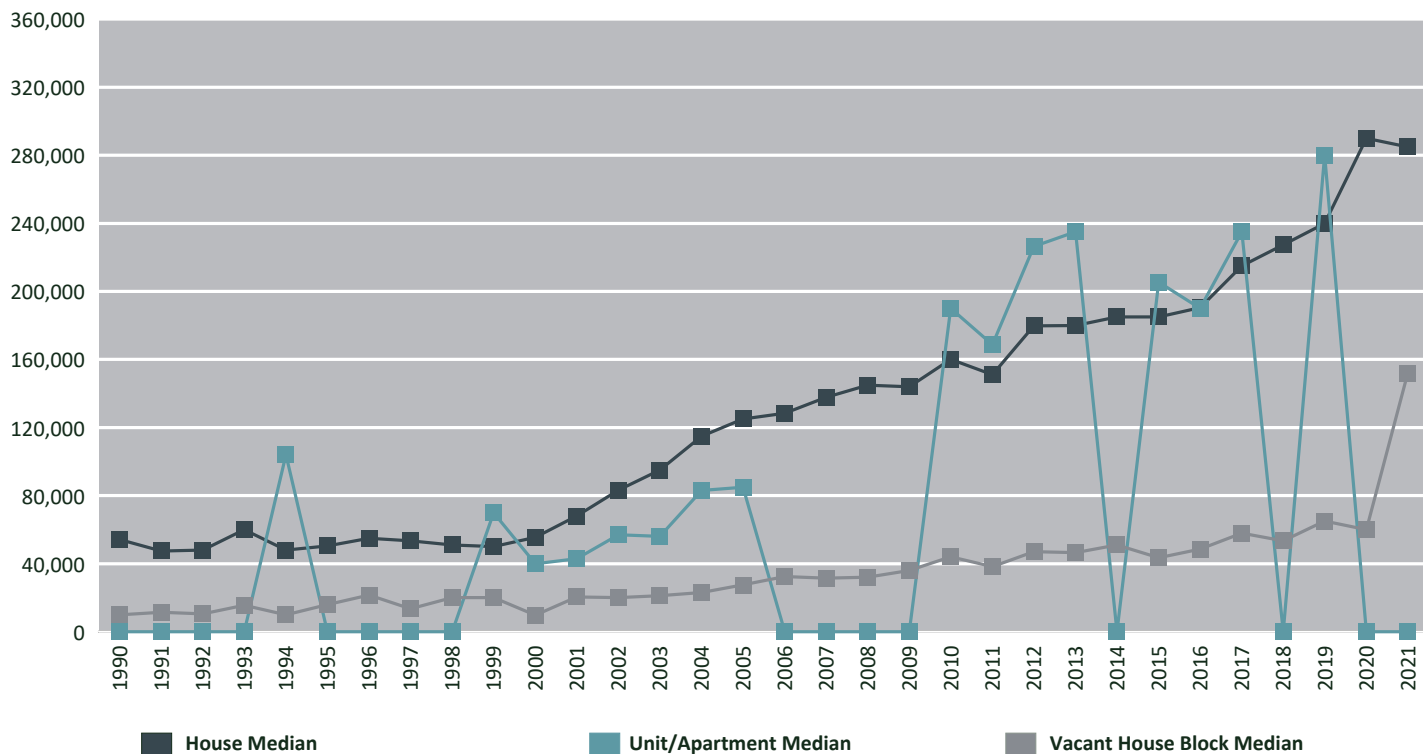
Port Phillip City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1100000	1100000	3985.51	276.00	ND	ND	276.00	3985.51
Café	1	2050000	2050000	18981.48	108.00	ND	ND	108.00	18981.48
CarPark – UnderCover	40	18287	15000	11.26	1999.00	8.71<	42.86<	1999.00	7.77
Dev Site	3	24891666	33900000	16520.47	2052.00	2257.74<	4119.08<	2304.33	10802.11
Ground Level Parking	2	45400	45400	10.43	4353.00	ND	ND	4353.00	10.43
Hotel/Motel Unsp	1	3520000	3520000	NA	NA	282.73<	ND	NA	NA
Mixed Use Unspec	3	1085000	1280000	NA	NA	140.45<	155.15<	NA	NA
Nightclub/Cabaret	1	11650000	11650000	18973.94	614.00	ND	ND	614.00	18973.94
Office & Dwelling	2	2167500	2167500	8553.28	253.00	ND	145.18<	253.00	8567.19
Office Cvrt Dwelling	1	2200000	2200000	4112.15	535.00	ND	325.93<	535.00	4112.15
Office Premises Uns	35	3875584	1810000	10887.10	248.00	491.18<	198.90<	1015.43	2774.22
Pub	2	4125000	4125000	12806.12	382.50	ND	183.33<	382.50	10784.31
Pub/Tavern/Club Unsp	6	2485000	1895000	4740.56	340.50	122.26<	ND	456.75	6562.67
Reception/Function	1	2160000	2160000	6708.07	322.00	ND	ND	322.00	6708.07
Restaurant	4	1418375	1541500	5031.01	258.00	ND	52.25<	715.00	1812.82
Retail Mult Occ Unsp	5	3247000	3350000	667.37	472.00	149.89<	224.01<	455.00	5908.42
Retail Sgle Occ Unsp	8	1740736	1644444	8172.76	184.50	114.20<	259.58<	329.50	5147.14
Serv Apt/Unit Unsp	1	736500	736500	788.54	934.00	162.76<	133.54<	934.00	788.54
Serviced Apartments	2	467500	467500	NA	NA	77.27<	90.25<	NA	NA
Serviced Office	2	143200	143200	61.30	2336.00	ND	ND	2336.00	61.30
Shop	13	859875	446050	882.55	491.00	7.31<	41.29<	2541.73	371.56
Shop & Dwelling	2	2020000	2020000	7897.14	264.00	102.58<	113.93<	264.00	7651.52
Strata/Subdiv Office	65	254678	180000	31.78	4353.00	169.81<	80.45<	4727.70	50.61
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	3410000	3410000	5859.11	582.00	ND	215.82<	582.00	5859.11
Factory Unit	2	960000	960000	179.53	2228.00	ND	ND	2228.00	179.53
Factory Unsp	2	20694944	20694944	4103.73	9390.00	426.26<	544.60<	9390.00	4103.73
Office/Factory	1	270000	270000	NA	NA	ND	ND	NA	NA
Warehouse	1	1200000	1200000	8759.12	137.00	ND	41.38<	137.00	8759.12
Warehouse Unspec	1	13850000	13850000	3446.13	4019.00	ND	543.14<	4019.00	3446.13
Warehouse/Office	5	15979000	2585000	3446.67	750.00	ND	195.02<	12310.40	1298.01
Warehouse/Showroom	1	4730000	4730000	NA	NA	ND	136.29<	NA	NA
Workshop	1	710000	710000	2840.00	250.00	26.54<	ND	250.00	2840.00
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	54725	54725	2818.60	111.00	621.88<	663.33<	111.00	493.02
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	2060000	2060000	4186.99	492.00	ND	88.60<	492.00	4186.99
Detached Home (New)	2	2518000	2518000	13770.21	254.00	ND	138.35<	254.00	9913.39
Detached Home Unsp	251	2460876	1900000	7328.47	274.00	116.92<	137.18<	378.59	5996.30
Detached Home(exist)	2	2174250	2174250	11575.15	176.50	ND	153.66<	176.50	12318.70
Granny Flat/Studio	1	2150000	2150000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	1	2251500	2251500	NA	NA	115.10<	184.55<	NA	NA
Individual Car Park	36	131272	44500	13.93	4353.00	202.27<	148.33<	4353.00	13.93
OYO Strata Flat	337	594327	585000	NA	NA	110.63<	118.78<	NA	NA
OYO Stratum Flat	11	610363	630000	NA	NA	70.00<	131.52<	NA	NA
OYO Sub Dwelling	4	2128750	1452500	NA	NA	ND	126.30<	NA	NA
OYO Sub Unit	88	1284964	1191000	NA	NA	103.57<	143.32<	NA	NA
OYO Subdivided Flat	745	704688	600000	NA	NA	81.97<	104.35<	NA	NA
Res Co Sh Unit Unsp	1	730000	730000	NA	NA	ND	161.86<	NA	NA
Res Investment Flat	6	2549691	1870125	NA	NA	111.05<	53.13<	NA	NA
Row House	2	2245000	2245000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	310	1778850	1622500	10028.20	170.00	112.28<	98.93<	208.19	8627.16
Single Strata Unit	7	1003000	850000	NA	NA	180.85<	96.87<	NA	NA
Single Strata Unsp	43	886111	654000	NA	NA	107.83<	109.09<	NA	NA
Storage Area Res	5	912499	615000	NA	NA	12300.00<	1863.64<	NA	NA
Strata Dwelling	2	1457500	1457500	NA	NA	95.57<	ND	NA	NA
Strata Unit/Flat Uns	430	771602	600000	NA	NA	100.97<	103.45<	NA	NA
Terrace House	32	2828937	2770500	17333.33	225.00	65.96<	149.35<	219.03	12898.46
Vac Res A	2	650000	650000	78937.01	64.50	40.63<	51.38<	64.50	10077.52
Municipality totals									
Commercial Total			201	Commercial Total Prices			\$334,137,493		
Industrial Total			15	Industrial Total Prices			\$147,374,888		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$109,450		
Residential Total			2,319	Residential Total Prices			\$2,540,017,066		
All Sales Total			2,537	All Sales Total			\$3,021,638,897		

Pyrenees Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	48	54,250	56,195	0	0*	0*	32	9,975	14,129
1991	38	47,500	49,532	0	0*	0*	20	11,475	14,762
1992	37	48,000	48,918	0	0*	0*	22	10,500	12,309
1993	61	60,000	61,594	0	0*	0*	24	15,625	46,454
1994	67	48,000	65,971	1	104,000^	104,000^	29	10,000	12,979
1995	58	50,500	68,522	0	0*	0*	32	15,875	36,172
1996	55	55,000	79,256	0	0*	0*	29	21,500	52,411
1997	51	53,500	101,999	0	0*	0*	25	13,500	33,564
1998	44	51,000	100,430	0	0*	0*	17	20,000	45,265
1999	51	50,000	57,181	1	70,000^	70,000^	29	20,000	23,598
2000	79	55,500	67,756	3	40,000^	45,000^	15	9,750	15,243
2001	87	68,000	75,835	2	43,000^	43,000^	28	20,500	24,948
2002	70	83,250	98,656	4	57,000^	74,750^	53	20,000	28,058
2003	58	95,000	107,406	3	56,000^	57,833^	36	21,250	30,418
2004	78	115,000	113,186	1	83,000^	83,000^	37	23,000	25,243
2005	63	125,000	136,330	1	85,000^	85,000^	29	27,500	32,362
2006	50	128,500	134,954	0	0*	0*	27	32,500	42,355
2007	59	137,875	145,807	0	0*	0*	26	31,500	38,953
2008	55	145,000	156,306	0	0*	0*	17	32,000	39,358
2009	59	144,000	145,466	0	0*	0*	19	36,000	46,920
2010	71	160,000	161,530	1	190,000^	190,000^	29	44,000	64,448
2011	66	151,000	173,568	2	168,675^	168,675^	20	38,250	47,372
2012	50	179,750	179,112	2	226,500^	226,500^	28	47,000	41,345
2013	72	180,000	173,609	1	235,000^	235,000^	18	46,500	39,973
2014	57	185,000	194,484	0	0*	0*	31	51,100	55,374
2015	55	185,000	191,492	1	205,500^	205,500^	18	43,500	44,822
2016	69	190,500	208,188	3	190,000^	176,666^	35	48,500	58,750
2017	83	215,000	213,142	2	235,000^	235,000^	20	58,000	56,375
2018	76	227,450	232,256	0	0*	0*	30	53,500	54,810
2019	74	240,000	248,363	1	280,000^	280,000^	24	65,000	84,437
2020	71	290,000	289,823	0	0*	0*	35	60,000	82,357
2021	13	285,000	303,461	0	0*	0*	2	151,950 ^	151,950 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

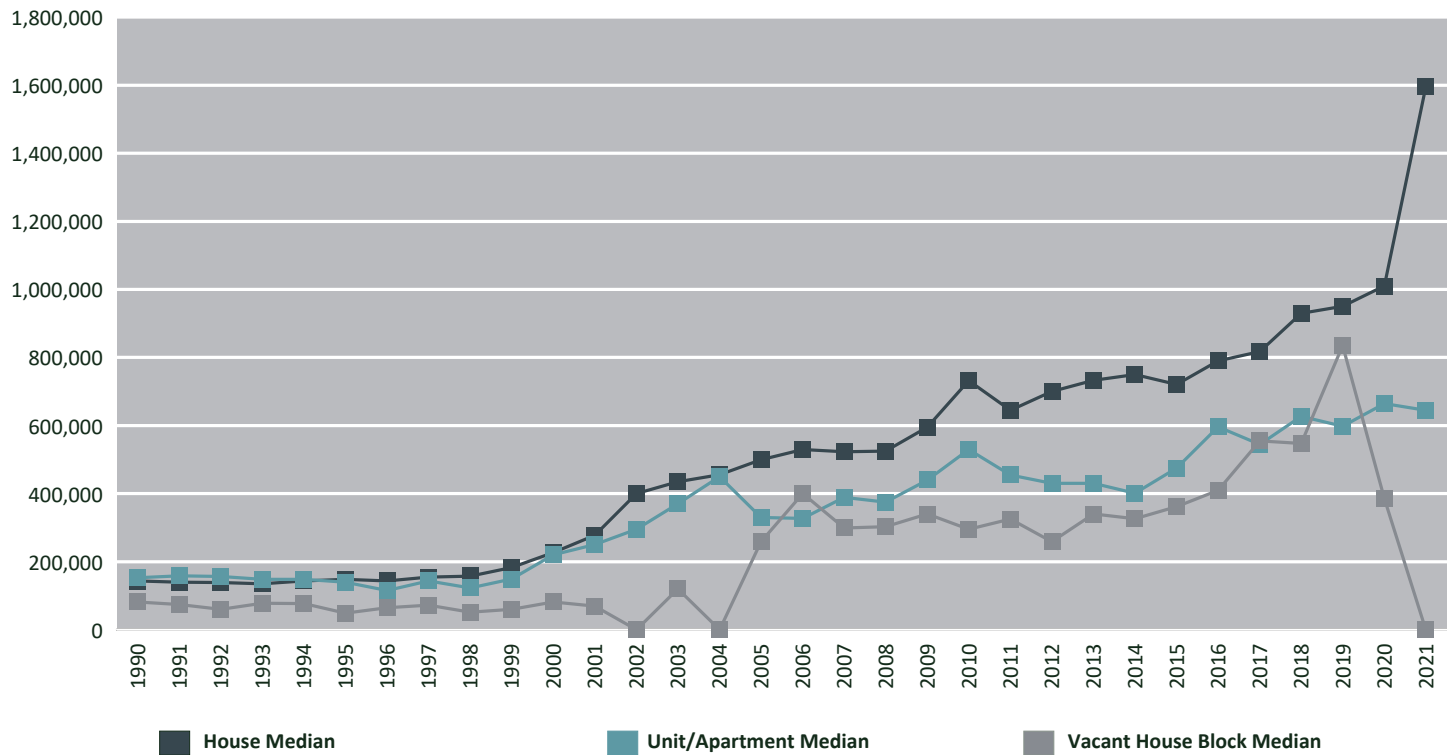
Pyrenees Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	85000	85000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	1	330000	330000	825.00	400.00	94.29<	ND	400.00	825.00
Office Premises Uns	1	90000	90000	775.86	116.00	ND	90.00<	116.00	775.86
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	120000	120000	28.91	4151.00	ND	ND	4151.00	28.91
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	74000	74000	NA	NA	ND	110.04<	NA	NA
Warehouse Unspec	1	150000	150000	15.00	10000.00	43.29<	ND	10000.00	15.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	197062	111750	0.85	204560.00	94.94<	ND	471110.17	0.51
GenCrop >20ha Unspec	10	2471769	799000	11.51	328667.50	188.74<	204.87<	1320396.50	1.87
Livestock – Beef	1	195000	195000	0.57	340000.00	18.57<	ND	340000.00	0.57
Livestock – Sheep	4	509458	332500	2.06	366010.00	140.00<	95.00<	441545.00	1.15
MixedFarm&GrazUnsp	21	398373	345000	0.85	420880.00	106.98<	110.32<	521964.90	0.78
Native Bshland	4	52125	52000	4.37	7322.00	ND	ND	31389.00	1.42
Plant/Tree Nursery	1	375000	375000	1.56	241000.00	ND	ND	241000.00	1.56
Softwood Plantation	1	950000	950000	0.38	2530300.00	ND	226.78<	2530300.00	0.38
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	66	292916	300000	270.45	1100.00	125.00<	162.16<	1431.42	204.63
Detached Home(exist)	5	249000	250000	278.57	700.00	ND	131.58<	1330.60	187.13
MisImpRuralLand Unsp	7	106800	84000	1.59	78831.00	ND	ND	57094.43	1.87
Res/Rural Lstyle	62	374137	377500	17.36	28667.50	121.77<	160.64<	58459.11	6.40
ResLandWithImprovemt	1	18700	18700	14.78	1265.00	ND	124.67<	1265.00	14.78
Vac Res A	30	82133	70000	42.08	1010.00	102.94<	152.17<	1034.00	72.68
Vac Res B	5	83700	47500	20.59	2307.00	92.68<	154.47<	2595.00	32.25
Vac Res Rural Lstyle	61	113262	89500	3.05	45973.00	89.50<	119.33<	60087.33	1.88
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$505,000	
Community Services Total			1	Community Services Total Prices				\$120,000	
Industrial Total			2	Industrial Total Prices				\$224,000	
Primary Production Total			50	Primary Production Total Prices				\$38,426,374	
Residential Total			237	Residential Total Prices				\$54,331,825	
All Sales Total			293	All Sales Total				\$93,607,199	

Borough of Queenscliffe

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	76	143,250	160,855	10	152,500	139,600	15	82,000	78,766
1991	55	140,000	144,659	10	158,750	190,400	9	74,000 ^	94,555 ^
1992	65	139,000	155,429	12	156,750	163,750	11	60,000	70,400
1993	81	135,000	158,630	19	148,000	169,105	12	77,750	77,791
1994	99	143,500	158,000	16	148,000	166,250	15	77,000	75,600
1995	99	148,000	159,116	13	139,500	139,846	43	49,000	55,400
1996	106	144,000	160,408	16	115,000	123,093	8	64,750 ^	81,812 ^
1997	108	155,000	166,523	19	143,500	132,809	25	72,000	93,720
1998	111	158,000	176,049	21	123,000	125,000	16	51,500	68,578
1999	103	183,000	219,614	23	149,000	156,097	15	60,000	82,733
2000	105	227,000	284,780	17	220,000	228,044	13	82,000	96,423
2001	92	277,500	293,266	11	250,000	286,818	7	69,000 ^	75,428 ^
2002	89	400,000	463,453	23	295,000	320,280	0	0 *	0 *
2003	97	435,000	474,329	26	370,000	381,192	2	120,000 ^	120,000 ^
2004	70	456,000	495,271	21	450,000	589,948	0	0 *	0 *
2005	88	500,000	673,956	13	330,000	406,300	4	258,750 ^	235,625 ^
2006	101	530,000	644,465	34	327,500	408,046	7	400,000 ^	345,714 ^
2007	158	522,944	601,844	47	389,396	447,886	10	299,000	325,768
2008	82	525,000	616,829	20	375,000	381,675	4	302,500 ^	278,750 ^
2009	89	595,000	637,210	23	440,000	488,326	1	340,000 ^	340,000 ^
2010	87	732,000	826,607	21	530,000	587,047	5	295,000 ^	286,800 ^
2011	65	645,000	841,756	23	455,000	519,913	4	325,000 ^	313,750 ^
2012	84	700,000	787,023	11	430,000	426,568	3	259,000 ^	306,333 ^
2013	76	732,500	798,717	20	430,000	428,300	3	340,000 ^	371,666 ^
2014	94	750,000	917,565	20	401,000	437,895	8	326,500 ^	304,125 ^
2015	104	721,001	836,776	25	475,000	613,340	4	361,500 ^	435,750 ^
2016	90	790,000	902,422	26	596,000	584,576	5	410,000 ^	406,800 ^
2017	94	817,500	953,482	25	545,000	529,440	9	555,308 ^	701,145 ^
2018	71	930,000	1,088,622	20	627,500	734,775	6	547,500 ^	650,833 ^
2019	74	950,000	1,073,337	16	597,750	690,531	2	835,000 ^	835,000 ^
2020	85	1,010,000	1,284,874	19	665,000	617,210	7	385,000 ^	521,214 ^
2021	15	1,595,000	1,836,666	2	645,000^	645,000^	0	0 *	0 *

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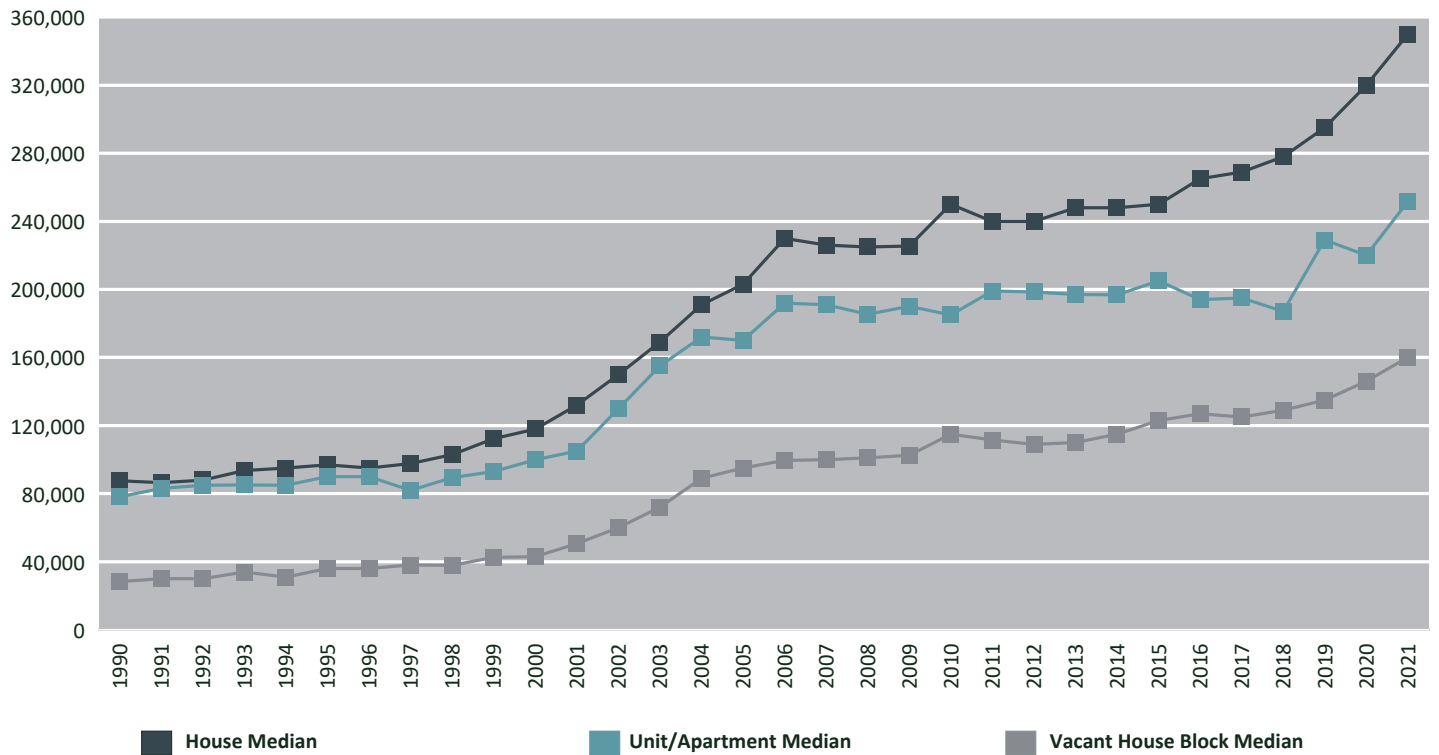
Borough of Queenscliffe

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Retail Sgle Occ Unsp	3	690000	625000	1668.57	528.00	68.46<	ND	528.00	1661.93
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	84	1291658	1055000	2545.45	611.00	110.76<	150.18<	623.40	2014.79
Semi-detached Unspec	1	715000	715000	NA	NA	102.95<	ND	NA	NA
Single Strata Unsp	14	578785	585000	NA	NA	103.45<	102.63<	NA	NA
Strata Unit/Flat Uns	5	724800	850000	NA	NA	121.43<	188.37<	NA	NA
Vac Res A	7	521214	385000	1574.34	343.00	46.11<	106.50<	409.14	1273.92
Municipality totals									
Commercial Total			3			Commercial Total Prices			\$2,070,000
Residential Total			111			Residential Total Prices			\$124,589,845
All Sales Total			114			All Sales Total			\$126,659,845

Greater Shepparton City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	588	87,500	95,183	110	78,225	110,000	269	28,300	30,471
1991	536	86,500	92,388	87	83,000	96,279	207	30,000	32,954
1992	673	88,000	97,251	110	85,000	107,596	261	30,000	31,264
1993	673	93,500	100,122	106	85,175	96,834	284	34,000	36,084
1994	696	95,000	102,334	110	85,000	92,929	349	31,000	30,335
1995	599	97,000	102,627	99	90,000	100,776	232	36,000	37,637
1996	603	95,000	103,311	97	90,000	89,678	215	36,000	41,343
1997	708	97,750	110,001	131	82,000	89,094	252	38,000	46,695
1998	810	103,000	108,394	113	89,500	94,623	238	37,920	41,086
1999	832	112,250	116,508	139	93,000	104,783	334	42,500	44,330
2000	825	118,000	123,568	173	100,000	114,085	224	43,000	45,786
2001	932	132,000	138,621	202	105,000	114,613	364	50,700	54,302
2002	966	150,000	160,201	173	130,000	138,548	412	60,000	62,332
2003	907	169,000	180,784	167	155,000	161,783	351	72,000	77,189
2004	919	191,000	207,973	188	172,000	174,846	366	89,000	92,051
2005	869	203,000	219,310	164	170,000	185,804	341	95,000	95,888
2006	852	230,000	242,457	156	192,000	204,670	378	99,500	100,373
2007	848	226,000	242,779	150	191,000	204,459	304	99,877	103,437
2008	703	225,002	244,387	129	185,437	220,275	228	101,000	102,394
2009	843	225,500	238,485	154	190,000	196,412	407	102,500	102,116
2010	672	250,000	263,749	123	185,000	206,816	335	115,000	113,812
2011	660	240,000	258,511	109	199,000	200,643	266	111,500	113,782
2012	639	240,000	253,385	99	198,500	214,150	257	109,000	116,257
2013	668	248,000	267,073	120	197,000	214,607	230	110,000	115,158
2014	705	248,000	267,783	119	196,750	195,794	321	115,000	123,694
2015	901	250,000	269,562	109	205,000	218,964	268	123,000	124,425
2016	815	265,000	279,752	109	194,000	235,247	286	127,000	132,546
2017	939	269,000	286,171	135	195,000	217,485	363	125,000	123,965
2018	947	278,000	300,265	138	187,000	227,792	437	129,000	129,394
2019	828	295,000	317,832	140	229,000	265,720	349	135,000	140,009
2020	966	320,000	335,174	108	220,000	242,812	553	146,000	158,473
2021	240	350,000	364,024	34	251,500	306,058	60	160,000	164,193

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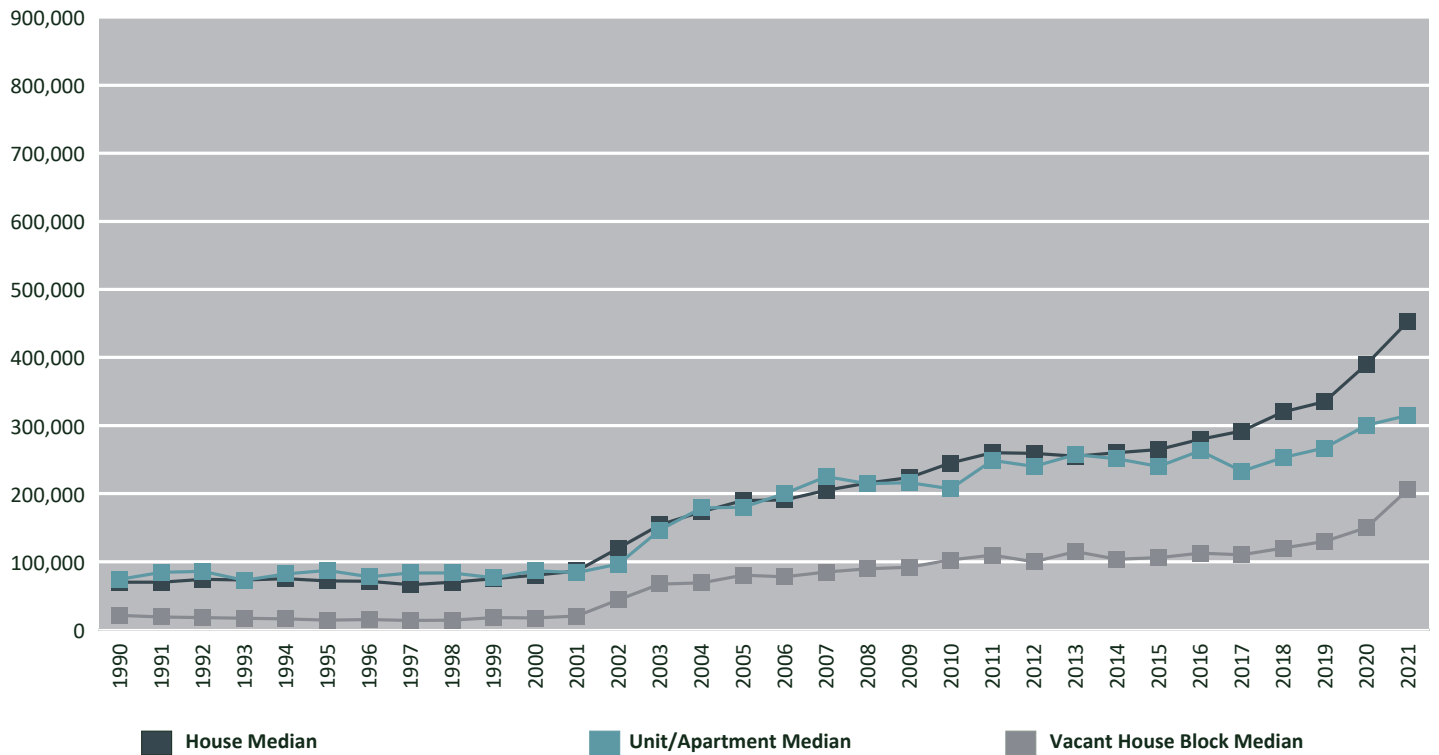
Greater Shepparton City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	250000	250000	637.76	392.00	ND	35.71<	392.00	637.76
Dev Site	6	2043235	369250	214.78	2023.00	120.41<	46.62<	3200.40	743.09
Fuel Outlet/Garage	2	555000	555000	208.93	2723.50	44.40<	63.36<	2723.50	203.78
Ground Level Parking	1	48800	48800	16.28	2998.00	ND	ND	2998.00	16.28
Health Clinic Unsp	3	338666	351000	631.57	558.50	39.53<	ND	558.50	595.34
Hotel/Motel Unsp	1	455000	455000	679.10	670.00	44.39<	3.87<	670.00	679.10
Mixed Use Office	1	2405000	2405000	3272.11	735.00	ND	ND	735.00	3272.11
Mixed Use Unspec	1	2130000	2130000	499.53	4264.00	203.83<	507.14<	4264.00	499.53
National Co Ret Unsp	1	2422000	2422000	1645.38	1472.00	ND	ND	1472.00	1645.38
Office Premises Uns	9	731650	525000	3080.08	487.00	53.00<	89.36<	844.20	926.32
Retail Mult Occ Unsp	5	269440	260000	727.27	275.00	78.79<	ND	654.00	360.86
Retail Sgle Occ Unsp	15	289267	277000	1204.82	249.00	76.41<	81.07<	639.91	484.87
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	42750	42750	21.38	2000.00	ND	ND	2000.00	21.38
Place of Worship	3	383500	400000	52.14	2052.00	62.16<	275.86<	2525.33	151.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	471250	427500	227.76	1876.00	97.16<	159.81<	1761.50	267.53
Ind Dev Site	3	982500	577500	42.01	13746.00	164.27<	144.83<	35335.00	27.81
OpenStorageUnspec	1	2000000	2000000	455.17	4394.00	ND	ND	4394.00	455.17
Warehouse Unspec	8	1025718	581625	316.47	4171.00	141.86<	42.01<	9004.29	117.50
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	4290	4290	NA	NA	ND	ND	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	15	601618	600000	0.94	475100.00	ND	ND	617805.60	0.97
DomsticLivestockGraz	6	345666	392500	0.64	228759.50	54.42<	ND	323988.50	1.07
GenCrop >20ha Unspec	23	720446	600000	0.52	430550.00	109.09<	164.38<	493860.50	1.47
Horse Unspecified	2	860750	860750	6.16	180340.00	ND	179.32<	180340.00	4.77
Livestock – Beef	4	368500	390000	0.85	418700.00	104.84<	70.35<	385025.00	0.96
Livestock – Dairy	13	834261	870000	0.22	647200.00	124.29<	133.85<	745737.92	1.12
Livestock – Sheep	2	512680	512680	1.12	519106.00	59.27<	128.17<	519106.00	0.99
MixedFarm&GrazUnsp	51	818638	500000	0.83	480933.00	172.41<	140.85<	639220.20	1.28
Native Bshland	1	210000	210000	0.19	1133000.00	ND	ND	1133000.00	0.19
Orchard Plantations	10	2068441	765000	3.82	195800.00	131.90<	168.13<	228360.00	9.06
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	199	310248	290000	437.64	707.50	98.31<	117.77<	782.35	399.92
Detached Home(Comm)	2	296000	296000	315.57	945.50	ND	ND	945.50	313.06
Detached Home(exist)	765	341783	325000	508.11	740.50	54.17<	130.00<	841.41	406.71
Granny Flat/Studio	1	165000	165000	71.37	2312.00	ND	ND	2312.00	71.37
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	2	165000	165000	4.71	91500.00	160.98<	354.84<	91500.00	1.80
Res Co Sh Unit Unsp	1	128000	128000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	3	397833	350000	441.36	793.00	ND	69.31<	853.00	466.39
Res/Rural Lstyle	127	528913	485000	98.77	8100.00	109.36<	127.63<	26364.68	20.06
ResLandWithImprovemt	2	141500	141500	58.25	86045.00	ND	ND	86045.00	1.64
Semi-detached Unspec	2	287500	287500	1207.43	323.00	107.98<	77.70<	323.00	1207.43
Single Strata Unsp	73	232804	219000	NA	NA	94.60<	107.88<	NA	NA
Strata Unit/Flat Uns	32	267937	223750	NA	NA	98.14<	136.02<	NA	NA
Townhouse	2	263500	263500	NA	NA	217.77<	126.08<	NA	NA
Vac Res A	507	155985	143000	179.98	814.00	106.12<	117.21<	888.25	178.27
Vac Res B	46	185902	185750	85.31	2100.50	97.63<	109.91<	2239.72	83.00
Vac Res Englobo Oth	4	664250	381000	16.45	48635.50	113.15<	30.73<	65102.75	10.20
Vac Res Rural Lstyle	50	236233	195000	11.36	9050.00	108.33<	118.18<	38230.88	6.20
Municipality totals									
Commercial Total			46	Commercial Total Prices				\$34,367,275	
Community Services Total			4	Community Services Total Prices				\$1,193,250	
Industrial Total			16	Industrial Total Prices				\$15,038,250	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$4,290	
Primary Production Total			127	Primary Production Total Prices				\$105,379,779	
Residential Total			1,819	Residential Total Prices				\$521,843,610	
All Sales Total			2,013	All Sales Total				\$677,826,454	

South Gippsland Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	292	70,000	74,746	20	74,000	86,000	274	21,000	24,968
1991	261	70,000	76,491	22	84,500	82,050	192	19,000	22,550
1992	295	74,000	79,400	25	86,000	87,480	167	18,000	23,632
1993	337	73,000	78,351	30	72,500	73,080	185	16,750	24,154
1994	301	75,000	81,212	34	82,250	76,344	192	16,000	27,397
1995	280	71,750	81,653	9	87,000^	88,555^	148	14,250	37,990
1996	315	71,500	81,267	22	78,000	80,990	140	15,000	28,138
1997	370	66,000	75,839	24	83,500	105,270	132	13,625	23,577
1998	385	70,000	81,429	23	83,500	101,673	139	14,000	25,488
1999	369	75,000	91,944	30	76,500	83,083	170	18,000	25,701
2000	487	80,000	88,168	28	86,750	139,294	244	17,250	27,332
2001	631	86,500	98,600	65	84,000	101,907	564	20,000	26,898
2002	603	120,000	130,486	48	96,500	104,188	438	44,250	44,797
2003	592	154,000	164,537	56	146,565	159,555	316	67,250	66,666
2004	448	173,333	185,958	33	179,000	167,573	167	69,000	73,135
2005	376	190,000	209,094	37	180,000	187,187	144	79,990	92,441
2006	370	191,000	210,182	43	200,000	213,294	132	78,000	84,756
2007	520	205,000	216,583	53	225,000	207,876	210	85,000	94,672
2008	406	215,500	224,471	48	214,500	206,510	224	89,687	97,141
2009	504	223,500	232,796	67	216,000	215,015	202	92,000	99,656
2010	486	245,000	259,843	59	207,000	207,904	282	102,500	109,932
2011	416	260,000	273,280	61	249,000	255,575	180	109,500	115,178
2012	371	259,000	266,229	43	240,000	274,990	119	100,000	110,942
2013	407	255,000	275,575	28	257,500	257,760	105	115,000	129,665
2014	395	260,000	277,406	42	251,250	238,800	93	103,500	111,952
2015	454	265,000	284,584	51	240,000	235,524	115	106,000	110,611
2016	499	280,000	292,910	39	263,000	255,820	134	112,500	130,913
2017	527	292,000	313,297	59	233,000	239,754	220	110,000	121,077
2018	571	320,000	336,728	75	253,000	263,052	296	120,000	127,504
2019	465	335,000	355,897	49	267,000	262,187	167	130,000	152,077
2020	543	390,000	414,673	42	300,500	316,014	281	150,000	163,963
2021	130	452,500	488,160	7	315,000^	343,571^	49	205,950	208,781

Statistics for 2021 are based on a small number of sales and are preliminary only.

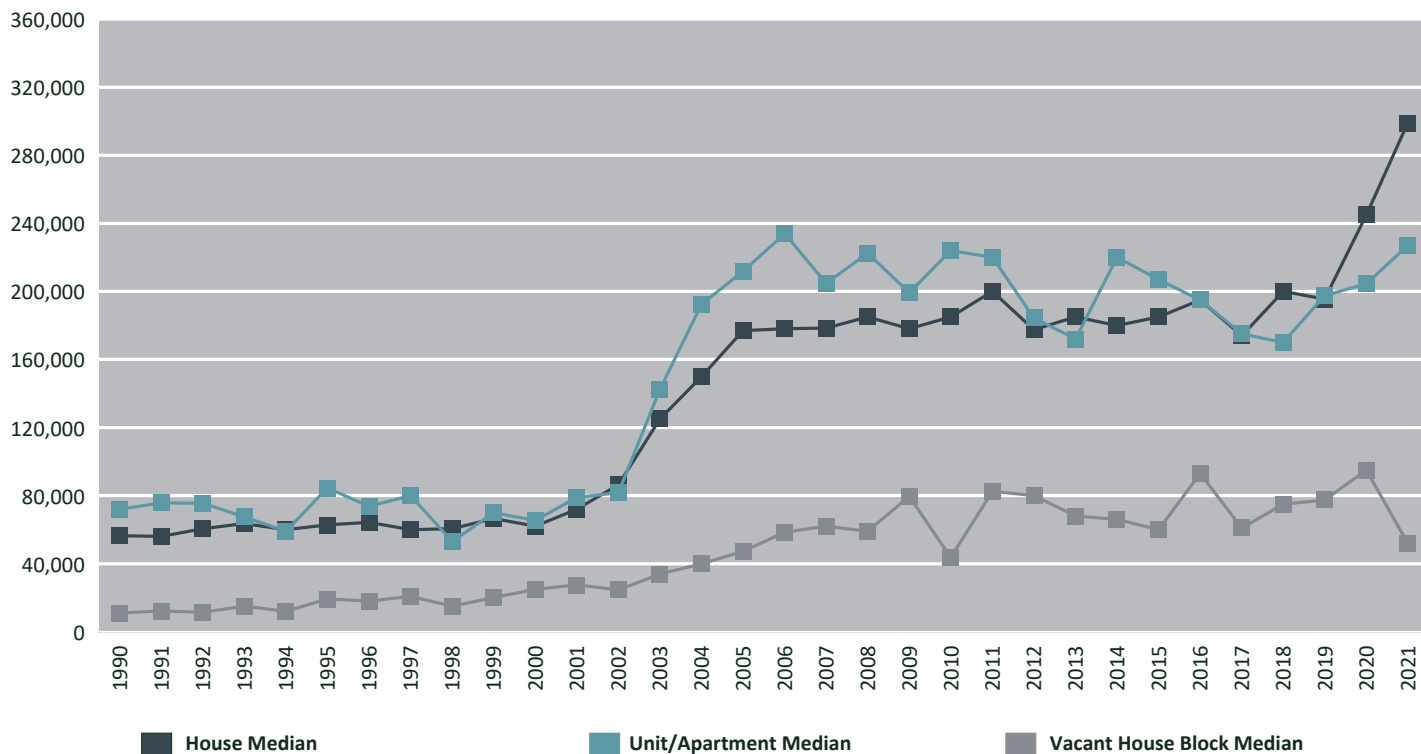
South Gippsland Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	5	249500	192500	469.83	505.00	ND	31.25<	617.00	349.47
Hotel	1	950000	950000	294.03	3231.00	ND	ND	3231.00	294.03
Hotel/Motel Unsp	1	460000	460000	230.58	1995.00	ND	ND	1995.00	230.58
Mixed Use Office	1	459250	459250	800.09	574.00	ND	ND	574.00	800.09
Mixed Use Unspec	2	385000	385000	685.55	610.00	135.09<	80.21<	610.00	631.15
Multi Use FuelOutlet	1	425000	425000	172.41	2465.00	ND	106.25<	2465.00	172.41
Office Premises Uns	1	240000	240000	NA	NA	58.78<	ND	NA	NA
Retail Sgle Occ Unsp	12	409446	369000	499.31	727.00	57.84<	159.74<	913.91	488.01
Shop & Dwelling	2	732500	732500	1005.53	759.00	ND	ND	759.00	965.09
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	3582450	3582450	151.80	23600.00	ND	ND	23600.00	151.80
Factory Unsp	4	532000	559000	311.12	1803.50	169.39<	31.06<	6262.75	84.95
Ind Dev Site	5	262000	185000	107.90	1645.00	77.08<	108.82<	1963.00	112.90
Warehouse Unspec	3	388166	302500	346.51	873.00	85.06<	ND	1209.00	321.06
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	30	607019	563875	1.95	230150.00	115.98<	176.21<	291273.07	2.08
GenCrop >20ha Unspec	1	1650000	1650000	2.43	679400.00	151.31<	ND	679400.00	2.43
Glasshouse Plant/Veg	1	425000	425000	4.33	98100.00	ND	ND	98100.00	4.33
Livestock – Beef	24	821778	712999	3.16	309670.50	90.25<	117.85<	370674.71	2.22
Livestock – Dairy	14	1123341	1255000	2.79	455580.00	142.61<	137.61<	712363.71	1.58
Livestock – Sheep	2	75500	75500	0.13	597530.00	6.62<	5.12<	597530.00	0.13
MixedFarm + infrast	32	1205266	951504	1.83	608530.00	135.93<	109.53<	755413.63	1.60
MixedFarm no infrast	16	956082	767500	1.62	592500.00	50.55<	155.84<	615894.38	1.55
MixedFarm&GrazUnsp	6	455000	400000	1.66	419750.50	72.73<	70.53<	456086.50	1.00
Native Bshland	2	642000	642000	0.88	839755.00	ND	ND	839755.00	0.76
Plant/Tree Nursery	1	575000	575000	11.47	50110.00	ND	ND	50110.00	11.47
Vineyard	3	1325000	1200000	17.15	103500.00	155.84<	ND	109466.67	12.10
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	330000	330000	NA	NA	ND	98.80<	NA	NA
Detached Home Unsp	525	416005	390000	598.46	777.00	116.42<	148.85<	947.52	439.25
Detached Home(Comm)	1	490000	490000	508.83	963.00	ND	ND	963.00	508.83
Detached Home(exist)	17	378529	350000	73.59	2378.00	85.89<	132.08<	2354.76	160.75
Garage/Outbuild Res	1	210000	210000	306.12	686.00	ND	ND	686.00	306.12
MismpRuralLand Unsp	2	27140	27140	1.65	15000.00	ND	13.99<	15000.00	1.81
OYO Sub Unit	1	277000	277000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	220	678104	647500	51.67	15000.00	111.64<	141.53<	36343.47	18.66
Sep House&Curtilage	1	750000	750000	750.00	1000.00	48.17<	ND	1000.00	750.00
Single Strata Unsp	36	300016	290000	NA	NA	105.45<	122.36<	NA	NA
Strata Unit/Flat Uns	4	427500	352500	NA	NA	220.31<	185.53<	NA	NA
Townhouse	1	485000	485000	NA	NA	181.65<	186.54<	NA	NA
Vac Res A	261	161866	148000	217.51	735.50	113.85<	138.97<	780.03	203.47
Vac Res B	20	191325	200000	82.18	2211.50	136.05<	200.00<	2420.05	79.06
Vac Res Englobo Oth	1	225000	225000	2.81	80000.00	ND	ND	80000.00	2.81
Vac Res Rural Lstyle	59	264096	265000	19.86	12590.00	117.78<	155.88<	24848.54	10.75
Municipality totals									
Commercial Total			26	Commercial Total Prices			\$10,930,104		
Industrial Total			13	Industrial Total Prices			\$8,184,950		
Primary Production Total			132	Primary Production Total Prices			\$118,315,903		
Residential Total			1,151	Residential Total Prices			\$451,007,958		
All Sales Total			1,322	All Sales Total			\$588,438,915		

Southern Grampians Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	180	56,500	67,900	8	72,000^	67,625^	49	11,000	18,745
1991	162	56,000	61,504	8	75,750^	86,187^	35	12,150	15,576
1992	189	60,500	65,542	8	75,500^	120,645^	37	11,500	19,629
1993	175	63,500	72,609	6	67,500^	73,500^	31	15,000	23,852
1994	186	60,000	69,151	10	59,000	57,100	47	12,000	30,939
1995	196	62,750	79,259	6	84,500^	132,675^	40	19,250	47,828
1996	170	64,250	78,619	6	73,750^	73,016^	29	18,000	40,489
1997	189	60,000	80,885	11	80,000	98,772	32	20,750	51,011
1998	191	60,500	72,651	6	53,000^	54,916^	33	15,000	36,328
1999	191	66,500	78,791	5	70,000^	70,600^	39	20,000	80,940
2000	258	62,000	78,499	14	65,500	77,476	46	25,000	29,641
2001	327	72,000	91,129	27	79,000	80,333	86	27,500	30,728
2002	302	86,500	104,120	10	81,750	116,550	92	24,596	28,757
2003	269	125,000	136,906	18	142,500	139,238	95	34,000	37,845
2004	263	150,000	160,409	20	192,500	190,025	66	40,000	43,906
2005	253	177,000	188,661	28	211,750	182,394	54	47,315	53,425
2006	242	178,000	201,448	10	233,950	213,790	40	58,500	55,530
2007	232	178,500	190,024	26	204,750	192,500	44	62,000	64,679
2008	176	185,000	201,780	28	222,500	217,066	24	59,000	61,729
2009	207	178,000	196,203	24	199,345	218,212	31	79,506	85,097
2010	164	185,000	206,210	11	224,000	217,363	20	43,750	58,020
2011	177	200,000	210,166	17	220,000	227,852	31	82,500	83,859
2012	176	177,500	190,366	16	184,500	187,469	21	80,000	72,754
2013	175	185,000	194,222	17	172,000	157,823	19	68,000	66,763
2014	183	180,000	199,885	9	220,000^	255,027^	19	66,000	69,418
2015	200	185,000	204,879	13	207,000	222,538	19	60,000	62,263
2016	209	195,000	221,947	14	195,000	193,714	14	93,000	91,267
2017	227	174,000	198,033	18	175,000	212,341	17	61,000	73,823
2018	301	200,000	220,724	13	170,000	153,345	32	75,000	85,159
2019	242	195,500	222,870	32	197,500	214,718	28	77,500	66,269
2020	308	245,000	261,658	20	204,500	203,075	58	95,000	100,894
2021	74	299,000	310,727	3	227,000^	237,333^	6	52,000^	111,333^

Statistics for 2021 are based on a small number of sales and are preliminary only.

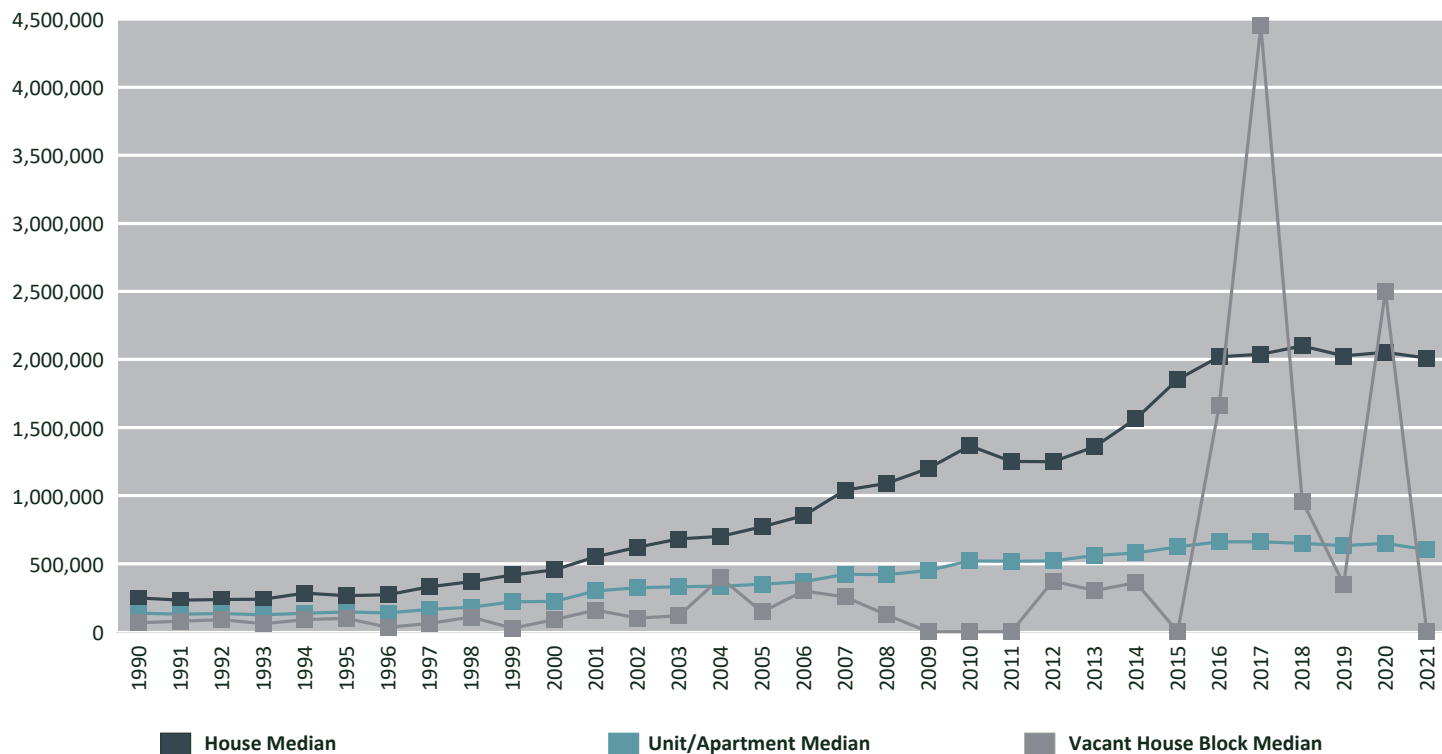
Southern Grampians Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	198000	198000	NA	NA	ND	1980.00<	NA	NA
Fuel Outlet/Garage	1	700000	700000	1071.98	653.00	215.38<	ND	653.00	1071.98
Hotel	1	380000	380000	182.87	2078.00	ND	ND	2078.00	182.87
LowRise Office Build	1	6750000	6750000	40662.65	166.00	ND	ND	166.00	40662.65
Office Premises Unsp	1	700000	700000	224.50	3118.00	189.96<	ND	3118.00	224.50
Recreation Camp	1	600000	600000	1.92	312500.00	ND	ND	312500.00	1.92
Retail Mult Occ Unsp	1	225000	225000	225.00	1000.00	ND	ND	1000.00	225.00
Retail Sgle Occ Unsp	1	316000	316000	385.37	820.00	80.10<	105.33<	820.00	385.37
Shop	4	123000	113500	424.36	263.00	ND	56.75<	256.25	480.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Concrete Batch Plant	1	350000	350000	76.29	4588.00	ND	ND	4588.00	76.29
Factory	1	75000	75000	45.07	1664.00	ND	67.42<	1664.00	45.07
Factory Unsp	1	700000	700000	64.14	10913.00	155.56<	297.87<	10913.00	64.14
Ind Dev Site	2	165000	165000	12.96	12599.50	50.00<	137.50<	12599.50	13.10
Warehouse	1	1000000	1000000	248.69	4021.00	ND	ND	4021.00	248.69
Warehouse Unspec	1	200750	200750	86.05	2333.00	65.82<	71.70<	2333.00	86.05
Workshop	1	200000	200000	75.10	2663.00	ND	ND	2663.00	75.10
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Phone Exchange	1	465000	465000	46.50	10000.00	ND	ND	10000.00	46.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	944478	759070	5.51	418605.50	158.31<	6325.58<	479934.00	1.97
GenCrop >20ha Unspec	3	1710976	890514	0.12	617500.00	112.78<	82.80<	800451.33	2.14
Hardwood Plantation	4	463011	429523	0.48	893300.00	ND	ND	738825.00	0.63
Livestock – Beef	6	1543967	432447	4.72	905443.50	45.66<	191.35<	2387061.17	0.65
Livestock – Sheep	24	844170	598628	1.02	605759.00	68.26<	81.86<	712240.00	1.05
MixedFarm + infrast	15	1122402	820000	2.00	520000.00	38.03<	ND	855158.67	1.31
MixedFarm no infrast	18	878201	608846	1.00	672350.00	ND	270.60<	1149269.44	0.76
MixedFarm&GrazUnsp	5	365524	205000	0.27	500200.00	17.98<	42.66<	734514.60	0.50
Native Bshland	1	350000	350000	0.31	1130458.00	ND	ND	1130458.00	0.31
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	187500	187500	NA	NA	ND	ND	NA	NA
Detached Home (New)	1	445000	445000	496.10	897.00	ND	202.27<	897.00	496.10
Detached Home Unsp	304	261058	245000	386.76	808.00	125.64<	123.74<	965.68	270.43
Detached Home(Comm)	6	158333	147500	123.67	998.50	ND	ND	1230.67	128.66
Detached Home(exist)	3	261333	260000	125.00	1000.00	52.53<	140.54<	1615.67	161.75
MisImpRuralLand Unsp	2	202500	202500	8.39	30100.00	96.43<	130.65<	30100.00	6.73
Res/Rural Lstyle	78	479657	517500	15.15	17500.00	129.70<	190.96<	35484.27	13.52
ResLandWithImprovemt	3	120000	35000	17.30	2023.00	ND	36.27<	18241.00	6.58
Single Strata Unsp	10	225750	230000	NA	NA	143.75<	85.19<	NA	NA
Strata Unit/Flat Uns	9	179611	190000	NA	NA	63.33<	79.17<	NA	NA
Vac Res A	48	105171	98500	129.53	772.00	123.13<	159.90<	805.03	125.32
Vac Res B	10	80365	62500	23.33	2285.50	150.60<	132.28<	2406.70	33.39
Vac Res Rural Lstyle	39	132836	135000	12.00	10000.00	96.43<	131.71<	16178.21	8.21
Municipality totals									
Commercial Total			12	Commercial Total Prices				\$10,361,000	
Industrial Total			8	Industrial Total Prices				\$2,855,750	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$465,000	
Primary Production Total			88	Primary Production Total Prices				\$82,663,891	
Residential Total			514	Residential Total Prices				\$134,812,971	
All Sales Total			623	All Sales Total				\$231,158,612	

Stonnington City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,001	248,000	380,839	1,099	135,000	182,373	3	67,000 ^	171,500 ^
1991	1,067	232,500	333,161	1,169	130,000	178,794	6	78,000 ^	87,000 ^
1992	1,085	236,000	325,227	1,141	134,950	184,597	2	89,250 ^	89,250 ^
1993	1,159	240,000	313,618	1,384	125,000	164,653	5	60,000 ^	61,000 ^
1994	1,336	283,000	377,262	1,830	135,450	185,197	15	90,000	90,478
1995	1,347	264,100	361,637	1,324	144,875	188,483	19	99,000	83,782
1996	1,385	272,500	378,487	1,538	138,000	185,056	16	32,075	49,719
1997	1,737	330,000	450,957	2,117	165,000	211,880	8	60,302 ^	66,402 ^
1998	1,456	367,750	487,279	1,807	180,000	240,024	9	107,551 ^	177,116 ^
1999	1,472	418,000	578,241	1,868	220,000	276,451	7	26,000 ^	56,036 ^
2000	1,271	455,000	639,082	1,768	222,500	282,283	10	90,000	209,645
2001	1,461	550,000	737,412	2,351	300,000	380,356	18	159,750	206,145
2002	1,242	620,000	841,438	1,830	324,750	427,102	7	100,000 ^	97,214 ^
2003	1,293	681,000	942,577	1,845	330,000	430,770	2	118,425 ^	118,425 ^
2004	1,122	700,000	1,002,384	1,559	335,000	441,869	3	396,000 ^	308,666 ^
2005	1,192	771,250	1,073,844	1,757	350,000	474,986	6	145,000 ^	183,900 ^
2006	1,213	852,500	1,216,185	1,970	367,250	502,011	7	300,000 ^	235,857 ^
2007	1,329	1,040,000	1,505,478	2,464	421,000	576,492	5	256,300 ^	344,260 ^
2008	951	1,090,000	1,559,790	1,768	420,000	526,192	4	124,250 ^	182,775 ^
2009	1,074	1,200,000	1,605,437	2,426	450,000	562,562	0	0 *	0 *
2010	1,067	1,365,000	1,772,848	2,766	520,833	636,573	0	0 *	0 *
2011	989	1,250,500	1,688,578	2,038	517,250	651,507	0	0 *	0 *
2012	961	1,250,000	1,674,039	2,350	520,000	641,680	1	372,000 ^	372,000 ^
2013	1,137	1,360,000	1,841,734	2,728	560,000	686,136	1	302,500 ^	302,500 ^
2014	1,207	1,566,000	2,088,073	2,805	579,000	719,342	2	362,000 ^	362,000 ^
2015	1,192	1,852,500	2,469,754	3,078	623,250	807,168	0	0 *	0 *
2016	1,111	2,020,000	2,806,633	2,511	660,000	893,916	1	1,660,000 ^	1,660,000 ^
2017	1,059	2,038,000	2,837,966	2,429	660,000	916,666	1	4,450,000 ^	4,450,000 ^
2018	897	2,100,000	2,917,979	1,922	650,000	924,535	3	960,000 ^	1,610,666 ^
2019	823	2,026,000	2,714,750	1,581	633,000	870,782	1	350,453 ^	350,453 ^
2020	744	2,052,000	2,780,752	1,363	650,000	866,450	5	2,500,000 ^	3,381,500 ^
2021	121	2,010,000	2,830,890	346	602,500	776,105	0	0 *	0 *

Statistics for 2021 are based on a small number of sales and are preliminary only.

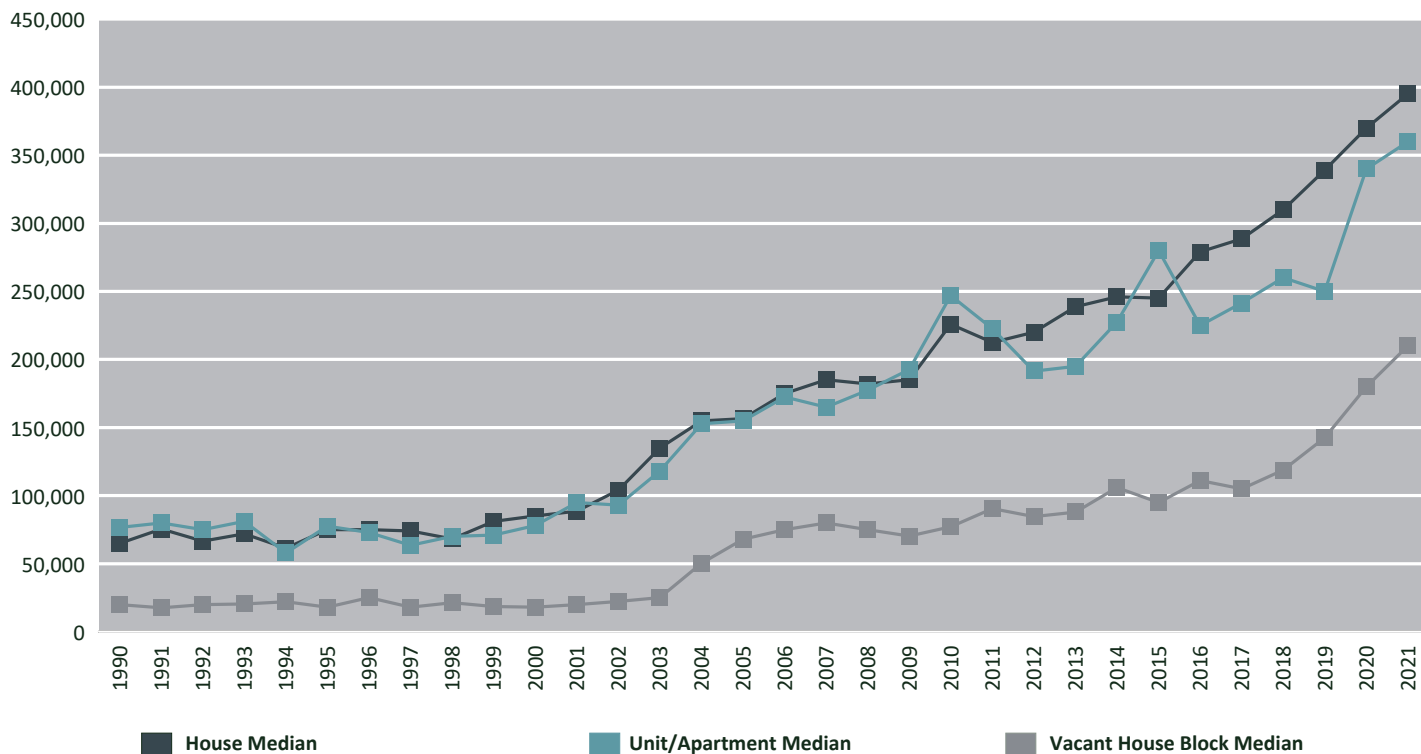
Stonnington City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	1722427	1722427	6420.87	255.00	71.17<	ND	255.00	6754.62
Ground Level Parking	1	55000	55000	17.07	3222.00	ND	ND	3222.00	17.07
Health Clinic Unsp	1	1420000	1420000	5772.36	246.00	101.43<	100.35<	246.00	5772.36
Indiv CarPark Unspe	1	55000	55000	NA	NA	32.53<	86.75<	NA	NA
Mixed Use Unspec	2	1142500	1142500	6406.25	224.00	54.40<	91.40<	224.00	6406.25
Office Premises Uns	15	3142626	825000	270.17	1924.50	71.43<	113.79<	2249.00	1976.18
Retail Mult Occ Unsp	3	1291666	955000	6527.78	144.00	31.26<	12.40<	189.67	6810.19
Retail Sgle Occ Unsp	34	1966480	1475000	12777.48	222.00	109.71<	89.12<	447.79	4650.77
Serv Apt/Unit Unsp	3	761333	776000	340.33	1810.00	61.22<	237.31<	1810.00	340.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	4997000	4867500	10752.23	449.50	155.85<	112.74<	449.50	11260.85
Warehouse Unspec	1	2600000	2600000	5627.71	462.00	125.00<	43.70<	462.00	5627.71
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	27500	27500	NA	NA	ND	ND	NA	NA
Unsp-TranspStorUtil	1	110000	110000	5500.00	20.00	ND	ND	20.00	5500.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Livestock – Beef	1	2078816	2078816	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	26	1788557	1529000	NA	NA	259.15<	120.87<	NA	NA
Detached Home (New)	1	14250000	14250000	17506.14	814.00	1228.45<	548.08<	814.00	17506.14
Detached Home Unsp	680	2882396	2170000	7479.30	483.00	104.96<	112.03<	512.58	5698.15
Individual Car Park	29	30851	30000	NA	NA	162.16<	111.11<	NA	NA
Res Co Sh Unit HR	3	605333	470000	NA	NA	ND	142.42<	NA	NA
Res Investment Flat	2	3960000	3960000	NA	NA	578.10<	169.52<	NA	NA
ResLandWithImprovemt	3	36333	31000	NA	NA	ND	1.24<	NA	NA
Semi-detached Unspec	62	1496744	1492500	5722.22	270.00	105.11<	123.22<	295.73	5186.59
Single Strata Unsp	174	1173546	996000	NA	NA	155.32<	131.92<	NA	NA
Storage Area Res	3	11666	10000	1.96	5093.00	29.85<	200.00<	5093.00	1.96
Strata Unit/Flat Uns	1157	793951	618000	145.83	1056.00	98.10<	103.34<	1056.00	145.83
Terrace House	1	1801800	1801800	9384.38	192.00	148.79<	133.47<	192.00	9384.38
Townhouse	1	1935000	1935000	NA	NA	152.00<	282.28<	NA	NA
Vac Res A	5	3381500	2500000	7772.62	431.00	713.36<	ND	451.20	7494.46
Municipality totals									
Commercial Total			62	Commercial Total Prices			\$127,418,588		
Industrial Total			4	Industrial Total Prices			\$17,591,000		
Primary Production Total			1	Primary Production Total Prices			\$2,078,816		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$137,500		
Residential Total			2,147	Residential Total Prices			\$3,267,797,781		
All Sales Total			2,216	All Sales Total			\$3,415,023,685		

Strathbogie Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	75	65,000	70,659	10	76,600	74,465	55	20,000	20,881
1991	82	75,500	76,476	11	80,000	81,590	37	17,500	20,851
1992	80	66,500	72,683	11	75,000	65,254	31	20,000	34,537
1993	111	72,000	76,046	5	81,000^	79,300^	38	20,500	26,756
1994	88	61,500	69,775	8	58,000^	56,750^	29	22,000	45,956
1995	91	75,000	89,316	6	77,500^	83,416^	33	18,000	36,196
1996	100	75,000	86,235	5	73,000^	70,100^	46	25,000	42,704
1997	105	74,100	85,171	12	63,500	76,625	38	18,000	32,756
1998	116	68,250	83,441	12	70,000	72,875	34	21,250	33,781
1999	109	81,000	96,260	17	71,000	71,705	39	18,500	26,130
2000	129	85,000	93,729	19	78,000	77,331	34	18,000	26,897
2001	138	88,500	96,302	19	95,000	103,921	43	20,000	24,434
2002	146	104,000	123,851	19	93,000	88,944	56	22,250	31,693
2003	135	135,000	137,306	14	118,000	118,142	66	25,000	29,433
2004	135	155,000	172,762	10	152,750	137,450	72	50,350	49,444
2005	138	156,500	170,719	11	155,000	155,636	29	68,000	85,293
2006	152	175,000	188,396	14	172,500	205,508	51	75,000	69,881
2007	138	185,000	198,837	22	165,000	187,847	38	80,000	79,804
2008	111	182,000	210,140	15	177,500	180,966	21	75,000	73,404
2009	154	185,000	209,111	22	192,500	192,272	44	70,250	71,170
2010	142	226,000	246,670	22	247,000	233,409	41	77,000	84,896
2011	118	212,500	227,008	12	222,500	243,000	42	90,500	101,033
2012	144	220,000	229,940	28	191,500	200,464	52	84,500	99,423
2013	158	238,750	258,202	17	195,000	206,558	37	88,000	93,292
2014	138	246,000	258,561	22	227,500	234,000	53	106,000	100,166
2015	131	245,000	292,293	19	280,000	274,526	49	95,000	96,469
2016	140	279,000	303,907	24	225,000	202,083	67	111,000	107,417
2017	170	288,750	301,611	22	241,500	223,954	67	105,000	114,862
2018	156	310,000	320,878	29	260,000	279,810	86	118,750	121,651
2019	156	339,000	366,700	25	250,000	297,860	54	142,500	151,814
2020	106	370,000	404,367	20	340,000	318,725	75	180,000	192,986
2021	31	395,000	416,582	3	360,000^	343,000^	17	210,000	229,529

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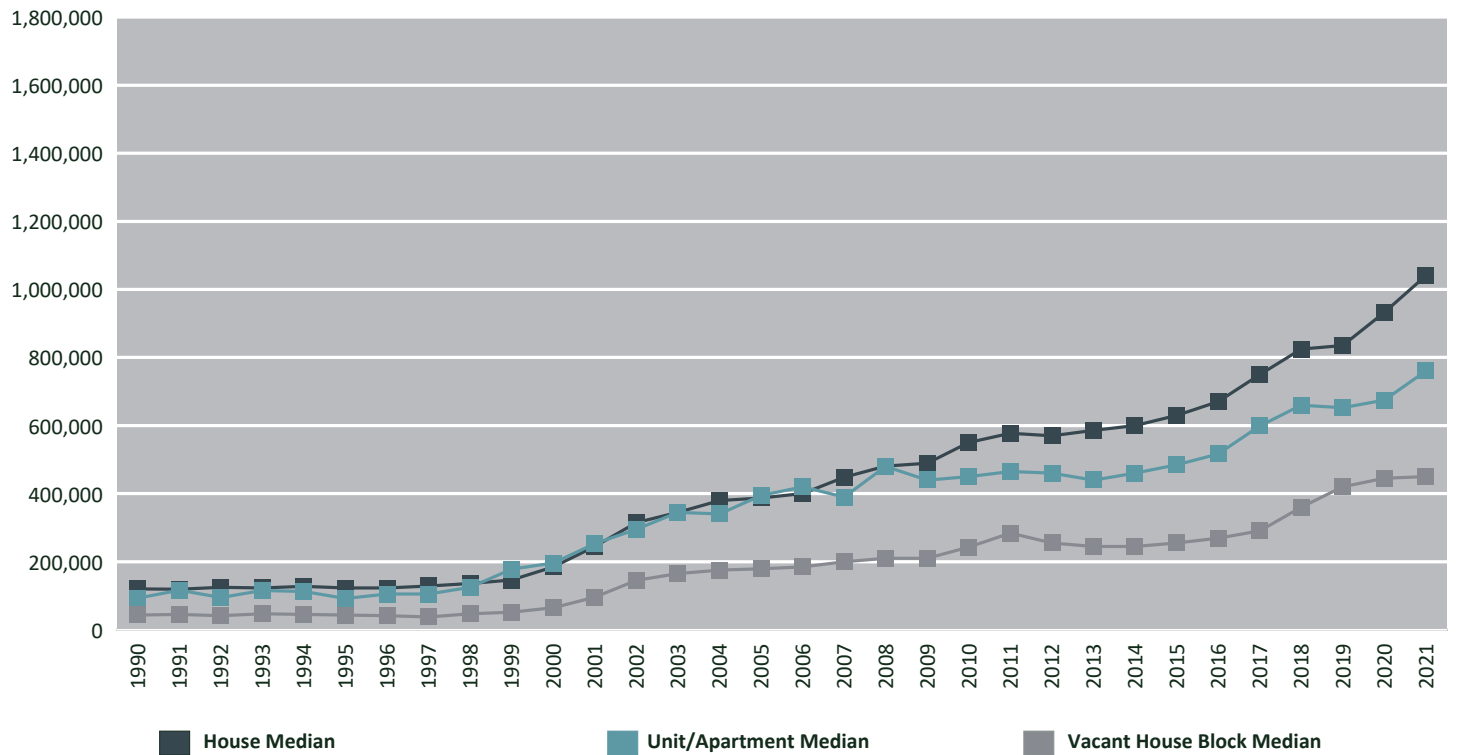
Strathbogie Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Guest Lodge	1	850000	850000	5.31	160000.00	ND	ND	160000.00	5.31
Mixed Use Unspec	3	501666	420000	386.90	1008.00	ND	489.51<	2693.00	186.29
Retail Sgle Occ Unsp	2	270000	270000	683.81	474.00	64.59<	65.85<	474.00	569.62
Serv Apt/Unit Unsp	1	532575	532575	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	150000	150000	75.00	2000.00	166.67<	ND	2000.00	75.00
OpenStorageUnspec	1	210000	210000	21.00	10000.00	ND	ND	10000.00	21.00
Sawmill	2	257500	257500	18.02	15000.00	ND	ND	15000.00	17.17
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	320000	320000	0.77	413420.00	ND	ND	413420.00	0.77
DomsticLivestockGraz	21	657361	524837	0.94	410696.00	103.93<	ND	643180.19	1.02
GenCrop >20ha Unspec	5	375695	259200	0.58	447000.00	42.15<	25.02<	602750.20	0.62
Horse Unspecified	1	1600000	1600000	1.36	1180000.00	ND	64.78<	1180000.00	1.36
Livestock – Beef	5	2669564	1850000	6.54	1270000.00	393.62<	544.12<	1747629.80	1.53
Livestock – Dairy	1	665000	665000	1.94	342621.00	ND	ND	342621.00	1.94
Livestock – Sheep	4	436750	346000	0.27	1293396.00	51.64<	83.88<	1042665.33	0.45
MixedFarm&GrazUnsp	51	864053	550000	0.51	635000.00	94.15<	142.86<	814419.72	1.08
Vineyard	1	670000	670000	1.05	640000.00	ND	126.42<	640000.00	1.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	8	574687	525000	598.07	773.50	102.94<	117.98<	995.75	577.14
Detached Home Unsp	94	384239	360000	411.00	1000.00	107.46<	154.18<	1243.70	310.39
Detached Home(exist)	4	536750	546000	560.67	1032.00	80.89<	215.81<	1656.25	324.08
Garage/Outbuild Res	1	185000	185000	183.35	1009.00	ND	ND	1009.00	183.35
MisImpRuralLand Unsp	4	233750	232500	2.03	101771.00	169.09<	ND	106510.50	2.19
Res Investment Flat	1	190000	190000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	67500	67500	17.76	3800.00	ND	ND	3800.00	17.76
Res/Rural Lstyle	45	503682	450000	24.00	20000.00	111.11<	132.35<	53327.67	9.45
ResLandWithImprovemt	2	97500	97500	90.16	1118.50	ND	66.10<	1118.50	87.17
Single Strata Unsp	16	310343	330000	NA	NA	132.00<	110.00<	NA	NA
Strata Unit/Flat Uns	3	406333	372000	NA	NA	147.33<	96.31<	NA	NA
Vac Res A	61	200590	180000	270.61	793.50	124.14<	171.43<	833.00	238.96
Vac Res B	14	159857	167500	100.83	2231.50	167.50<	209.38<	2400.93	66.58
Vac Res Rural Lstyle	31	239661	200000	13.61	13226.00	173.91<	170.94<	40527.45	5.88
Municipality totals									
Commercial Total			7			Commercial Total Prices			\$3,427,575
Industrial Total			4			Industrial Total Prices			\$875,000
Primary Production Total			90			Primary Production Total Prices			\$78,099,615
Residential Total			285			Residential Total Prices			\$95,189,222
All Sales Total			386			All Sales Total			\$177,591,412

Surf Coast Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	260	120,000	132,487	58	92,500	113,349	272	43,500	51,735
1991	224	119,500	142,773	49	116,000	125,367	209	45,000	51,770
1992	220	125,000	134,049	53	94,500	98,866	163	41,500	52,144
1993	276	123,000	132,348	64	115,750	127,690	250	47,000	55,245
1994	356	128,000	143,587	54	112,500	121,238	267	45,500	58,870
1995	319	122,500	138,845	52	92,000	105,139	224	43,000	56,382
1996	334	122,500	137,122	53	105,000	122,865	176	41,400	53,989
1997	463	129,000	146,253	71	105,000	127,957	447	38,000	47,211
1998	556	135,750	156,994	114	124,500	147,960	344	46,750	59,597
1999	582	146,000	174,348	151	178,000	200,134	456	52,000	58,720
2000	581	185,000	212,640	154	195,750	240,517	304	65,000	69,043
2001	658	245,000	263,644	164	253,225	269,013	435	96,000	106,422
2002	631	315,000	362,589	119	295,000	321,571	237	145,000	141,941
2003	565	345,000	388,751	117	345,000	437,416	234	165,000	167,483
2004	555	380,000	421,019	156	340,500	403,053	244	175,000	184,866
2005	568	387,500	452,077	174	395,000	480,563	244	179,000	185,972
2006	534	400,000	463,710	175	420,000	473,636	244	185,000	196,769
2007	710	447,750	495,685	194	390,000	445,390	351	200,000	213,126
2008	482	481,000	538,948	169	480,000	522,185	250	210,000	225,825
2009	588	489,000	549,008	185	440,000	533,235	307	210,000	217,878
2010	629	550,000	627,603	168	450,000	489,382	358	243,000	260,510
2011	521	577,500	638,511	146	464,500	507,843	155	284,000	317,099
2012	471	570,000	641,705	111	460,000	512,000	138	255,000	285,640
2013	604	586,000	640,112	162	440,000	476,784	213	245,000	268,994
2014	618	599,499	666,301	149	460,000	491,145	292	245,000	271,152
2015	724	630,000	716,615	143	485,000	529,182	356	255,000	274,648
2016	687	670,000	723,422	131	516,500	556,698	480	269,000	313,414
2017	733	750,000	820,730	159	599,000	630,055	662	291,000	310,113
2018	540	825,000	903,901	154	660,000	693,860	379	360,000	377,077
2019	536	835,000	921,459	116	652,000	683,692	230	420,000	452,813
2020	636	932,500	1,089,217	130	675,000	768,864	319	445,000	490,227
2021	109	1,040,000	1,150,385	28	760,500	752,071	53	450,000	547,976

Statistics for 2021 are based on a small number of sales and are preliminary only.

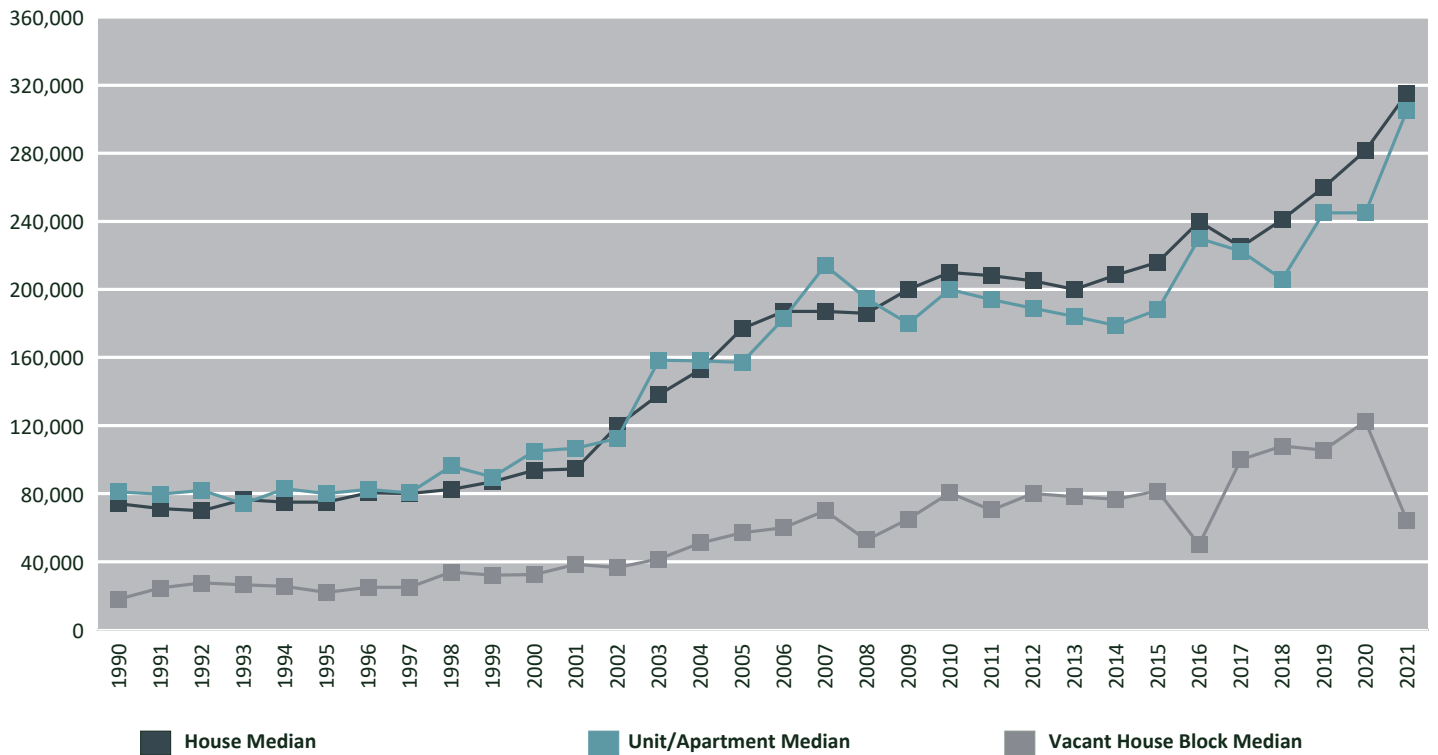
Surf Coast Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	564333	515000	1084.21	475.00	ND	80.03<	896.67	629.37
Hotel/Motel Unsp	1	2500000	2500000	1740.95	1436.00	625.00<	ND	1436.00	1740.95
Mixed Use Unspec	1	693000	693000	3447.76	201.00	146.85<	ND	201.00	3447.76
Office Premises Uns	4	651850	548062	2663.86	187.50	91.34<	23.08<	274.25	2376.85
Retail Sgle Occ Unsp	14	2394960	1100500	12590.84	577.50	138.93<	105.82<	1326.70	2345.37
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	1485500	930000	123.58	8092.00	151.19<	105.35<	25959.33	67.54
Ind Dev Site	2	1072500	1072500	587.46	1823.00	112.39<	255.36<	1823.00	588.32
Warehouse Unspec	10	578271	499855	2264.05	207.00	80.61<	ND	222.00	2149.45
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	49500	49500	NA	NA	ND	ND	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1250000	1250000	15.37	81338.00	71.43<	92.59<	81338.00	15.37
GenCrop >20ha Unspec	1	1320000	1320000	0.47	2806460.00	110.00<	240.00<	2806460.00	0.47
Livestock – Beef	1	3000000	3000000	5.36	559837.00	281.69<	78.43<	559837.00	5.36
Livestock – Sheep	1	2210000	2210000	2.11	1046455.00	341.23<	326.20<	1046455.00	2.11
MixedFarm + infrast	17	2081176	2150000	5.29	406051.00	129.52<	ND	851965.35	2.44
MixedFarm no infrast	7	1737000	1200000	0.89	460300.00	634.72<	ND	583735.43	2.98
MixedFarm&GrazUnsp	1	3200000	3200000	4.64	689100.00	304.76<	365.71<	689100.00	4.64
Native Bshland	1	725000	725000	0.95	763455.00	ND	ND	763455.00	0.95
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	685000	685000	685.00	1000.00	195.71<	117.09<	1000.00	685.00
Detached Home Unsp	626	1093321	934000	2072.09	633.50	111.19<	143.80<	761.64	1450.55
Detached Home(exist)	3	896666	750000	1127.82	665.00	254.24<	121.95<	1076.67	832.82
MisImpRuralLand Unsp	1	176620	176620	0.89	197939.00	ND	34.63<	197939.00	0.89
Res Dev Site	4	735865	634230	233.94	4182.50	124.25<	31.06<	4236.50	173.70
Res Land (WithBuild)	2	837250	837250	4087.08	586.50	ND	ND	586.50	1427.54
Res/Rural Lstyle	92	1426363	1281250	360.90	13300.00	116.48<	155.30<	33946.36	42.11
ResLandWithImprovemt	1	690000	690000	1179.49	585.00	ND	ND	585.00	1179.49
Semi-detached Unspec	6	824698	890000	5378.38	185.00	141.50<	123.40<	167.75	5693.00
Sep House&Curtilage	1	2275000	2275000	2275.00	1000.00	ND	ND	1000.00	2275.00
Short Term Hol Accom	2	812500	812500	865.23	8780.00	ND	90.28<	8780.00	92.54
Single Strata Unsp	95	762699	665000	NA	NA	104.72<	133.00<	NA	NA
Strata Unit/Flat Uns	35	785598	678950	NA	NA	101.79<	156.08<	NA	NA
Vac Res A	311	485606	440000	995.96	519.50	106.02<	172.55<	607.78	878.27
Vac Res B	8	669875	660000	217.12	2765.00	110.00<	234.88<	2747.13	243.85
Vac Res Rural Lstyle	24	692958	550000	172.42	7309.50	107.24<	166.67<	16191.79	42.80
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$41,022,848		
Industrial Total			16	Industrial Total Prices			\$13,869,710		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$99,000		
Primary Production Total			30	Primary Production Total Prices			\$59,244,000		
Residential Total			1,212	Residential Total Prices			\$1,106,318,695		
All Sales Total			1,283	All Sales Total			\$1,220,554,253		

Swan Hill Rural City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	218	74,000	76,946	15	81,000	85,480	66	18,000	20,408
1991	208	71,250	74,255	18	79,750	83,944	56	24,500	25,832
1992	224	70,000	74,186	33	82,000	83,000	61	27,500	28,230
1993	302	76,500	80,990	24	74,000	83,486	55	26,387	31,756
1994	257	75,000	79,940	33	82,900	77,362	69	25,500	26,912
1995	228	75,000	84,099	46	80,000	84,005	71	22,000	33,017
1996	248	80,500	85,514	21	82,500	86,842	65	25,000	61,032
1997	301	80,000	87,222	44	80,500	85,177	65	25,000	38,346
1998	269	82,500	86,049	36	96,250	96,833	69	34,000	50,509
1999	291	87,000	94,305	32	89,750	85,935	80	32,000	30,852
2000	298	93,750	101,836	51	105,000	104,769	60	32,500	35,766
2001	348	94,500	108,136	48	106,750	106,338	92	38,500	41,150
2002	326	120,000	126,103	48	112,500	119,908	82	36,500	40,897
2003	338	138,250	144,846	58	158,500	175,091	70	41,590	47,846
2004	295	153,000	156,696	37	158,000	181,648	75	51,000	52,515
2005	291	177,000	186,892	54	157,000	164,307	72	57,000	61,343
2006	281	187,000	199,814	51	183,000	179,605	74	60,000	72,876
2007	277	187,000	202,126	62	214,000	198,237	61	70,000	69,599
2008	208	186,000	203,157	38	194,500	207,995	62	52,750	52,256
2009	255	200,000	208,230	48	180,000	187,602	117	65,000	67,749
2010	217	210,000	223,105	45	200,000	208,534	59	80,500	79,897
2011	197	208,000	212,116	42	194,000	198,976	55	70,400	82,117
2012	224	205,000	219,558	38	189,000	180,223	46	79,985	80,897
2013	273	200,000	211,755	47	184,000	189,592	53	78,100	77,052
2014	246	208,500	215,933	52	178,750	193,298	58	76,750	77,805
2015	260	216,000	236,764	58	188,000	203,064	57	81,500	79,946
2016	269	240,000	242,990	35	230,000	228,828	40	50,000	72,369
2017	318	225,000	238,442	38	222,500	212,092	49	100,000	90,996
2018	295	241,000	266,521	47	206,000	214,617	49	108,000	111,946
2019	269	260,000	272,500	43	245,000	251,406	54	105,500	107,467
2020	248	281,500	301,323	29	245,000	285,810	89	122,500	125,257
2021	44	315,000	325,909	2	305,000^	305,000^	14	64,500	84,631

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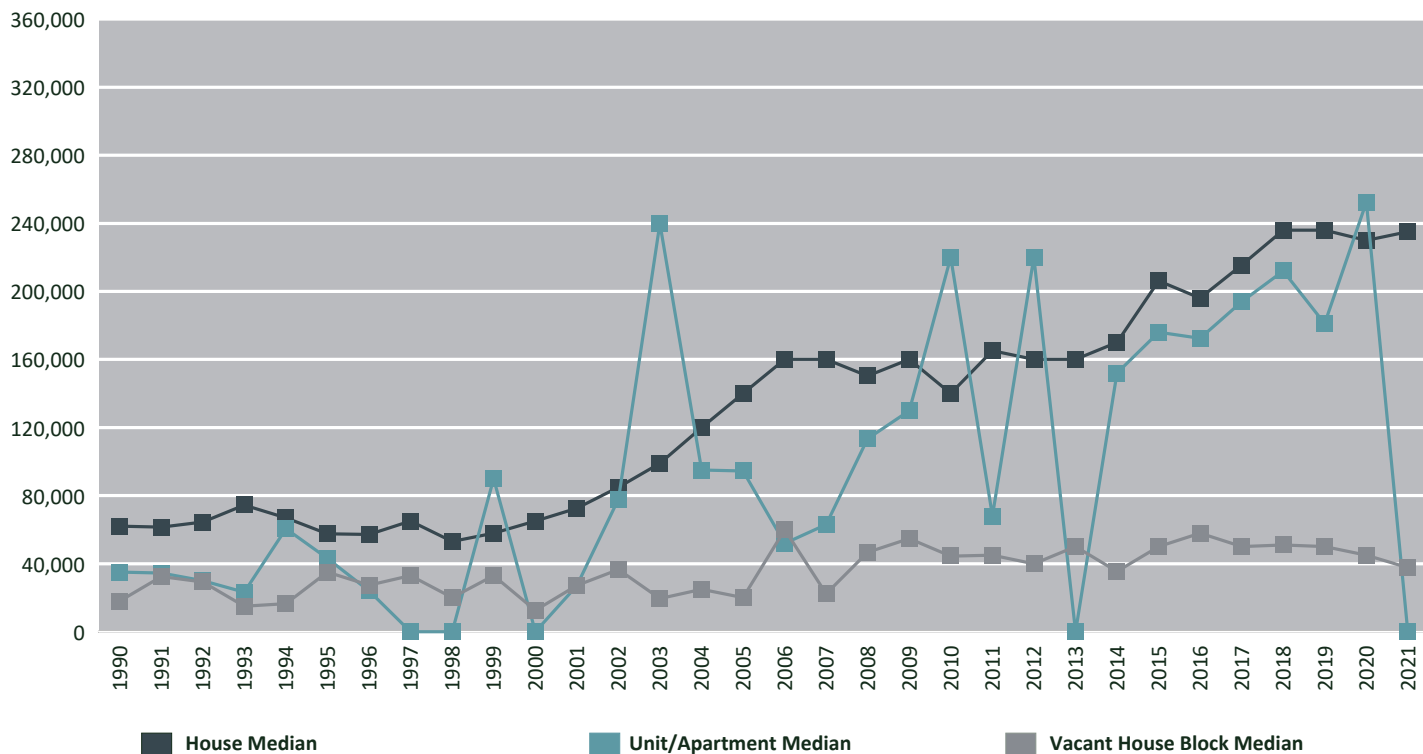
Swan Hill Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	715000	715000	12.11	59054.00	433.33<	ND	59054.00	12.11
Hotel/Motel Unsp	2	422500	422500	67.99	7023.50	50.30<	ND	7023.50	60.16
Mixed Use Unspec	1	235400	235400	1019.05	231.00	49.20<	ND	231.00	1019.05
Office Premises Uns	1	136000	136000	1511.11	90.00	60.31<	56.67<	90.00	1511.11
Retail Mult Occ Unsp	3	221666	170000	636.36	550.00	35.79<	136.12<	631.33	351.11
Retail Sgle Occ Unsp	10	392340	340000	857.39	457.00	151.11<	87.18<	461.38	932.16
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	550000	550000	429.69	1280.00	ND	ND	1280.00	429.69
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	100000	100000	1.64	61000.00	ND	ND	61000.00	1.64
Factory Unsp	1	250000	250000	96.15	2600.00	47.62<	71.43<	2600.00	96.15
Ind Land Building \$0	1	115000	115000	104.93	1096.00	ND	ND	1096.00	104.93
OpenStorageUnspec	1	225000	225000	39.62	5679.00	ND	ND	5679.00	39.62
Warehouse Unspec	1	165000	165000	42.20	3910.00	13.20<	55.44<	3910.00	42.20
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	289616	279000	15.70	17200.00	181.17<	ND	2756386.33	0.11
GenCrop >20ha Unspec	19	1189170	616080	0.15	2663800.00	86.27<	123.80<	2813184.06	0.44
Livestock – Beef	1	905000	905000	0.16	5559342.00	ND	ND	5559342.00	0.16
Livestock – Sheep	1	625000	625000	0.23	2710000.00	156.25<	ND	2710000.00	0.23
MarketGardenVeg <20h	5	580002	350000	2.07	174000.00	ND	129.63<	308080.00	1.88
MixedFarm&GrazUnsp	22	2036593	307500	0.35	401300.00	102.50<	75.00<	783407.91	2.60
Native Bshland	1	135000	135000	NA	NA	ND	ND	NA	NA
Orchard Plantations	12	5725648	329000	2.37	102700.00	113.45<	121.85<	820840.67	6.98
Plant/Tree Nursery	2	635000	635000	1.49	390950.00	396.88<	ND	390950.00	1.62
Vineyard	9	913044	866947	16.22	101100.00	77.06<	285.79<	210509.22	4.34
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	246	300724	281500	523.65	740.00	108.48<	117.29<	936.76	322.54
Detached Home(exist)	2	375000	375000	126.25	2960.00	82.69<	178.57<	2960.00	126.69
MisImpRuralLand Unsp	1	325000	325000	8.84	36778.00	ND	ND	36778.00	8.84
Res Investment Flat	2	705000	705000	235.21	6788.00	ND	ND	6788.00	103.86
Res Land (WithBuild)	1	250000	250000	249.50	1002.00	367.65<	ND	1002.00	249.50
Res/Rural Lstyle	46	441862	432000	32.72	12950.00	130.51<	154.29<	37191.96	11.88
ResLandWithImprovemt	4	168875	152750	73.71	2960.00	ND	ND	47557.50	3.55
Single Strata Unsp	18	244694	232000	NA	NA	93.17<	107.91<	NA	NA
Strata Unit/Flat Uns	9	274888	270000	NA	NA	116.88<	157.21<	NA	NA
Vac Res A	84	122594	121500	182.11	752.00	120.90<	149.08<	864.39	134.11
Vac Res B	5	170000	215000	106.33	2022.00	108.61<	281.78<	2156.60	78.83
Vac Res Englobo Oth	1	390500	390500	9.83	39730.00	ND	ND	39730.00	9.83
Vac Res Rural Lstyle	7	148296	100000	13.75	20000.00	64.52<	66.23<	45726.14	3.24
Municipality totals									
Commercial Total			18	Commercial Total Prices				\$6,519,800	
Community Services Total			1	Community Services Total Prices				\$550,000	
Industrial Total			5	Industrial Total Prices				\$855,000	
Primary Production Total			75	Primary Production Total Prices				\$151,028,340	
Residential Total			426	Residential Total Prices				\$117,169,400	
All Sales Total			525	All Sales Total				\$276,122,540	

Towong Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	48	62,000	60,287	7	35,000 [^]	49,928 [^]	27	18,000	25,545
1991	46	61,500	70,370	2	34,500 [^]	34,500 [^]	10	32,500	33,650
1992	62	64,500	74,183	3	30,000 [^]	32,833 [^]	16	29,250	28,171
1993	50	74,500	81,720	2	23,250 [^]	23,250 [^]	18	15,000	20,350
1994	83	67,000	70,037	2	60,500 [^]	60,500 [^]	10	16,500	23,570
1995	62	57,500	69,192	1	43,200 [^]	43,200 [^]	15	35,000	42,446
1996	86	57,250	68,486	4	24,000 [^]	28,000 [^]	17	27,400	38,141
1997	67	65,000	86,858	0	0 [*]	0 [*]	25	33,000	37,368
1998	57	53,000	65,172	0	0 [*]	0 [*]	24	20,000	25,525
1999	54	58,000	74,016	1	90,000 [^]	90,000 [^]	7	33,000 [^]	39,785 [^]
2000	87	65,000	74,741	0	0 [*]	0 [*]	30	12,500	19,265
2001	99	72,500	90,652	1	27,000 [^]	27,000 [^]	19	27,275	27,040
2002	75	85,000	92,454	5	78,000 [^]	85,350 [^]	34	36,500	39,538
2003	96	99,000	114,534	5	240,000 [^]	207,845 [^]	52	19,500	28,958
2004	72	120,000	137,645	5	95,000 [^]	81,600 [^]	57	25,000	47,997
2005	91	140,000	154,090	4	94,500 [^]	138,500 [^]	15	20,000	37,093
2006	77	160,000	176,714	4	52,000 [^]	62,250 [^]	27	60,000	64,896
2007	70	160,000	169,920	4	63,000 [^]	68,000 [^]	36	22,250	35,746
2008	56	150,357	173,164	2	113,500 [^]	113,500 [^]	20	46,602	61,820
2009	57	160,000	177,421	3	130,000 [^]	150,000 [^]	12	54,800	59,458
2010	59	140,000	168,188	3	220,000 [^]	236,666 [^]	22	44,494	72,613
2011	67	165,200	202,361	5	68,000 [^]	127,000 [^]	20	45,000	56,400
2012	73	160,002	180,856	5	220,000 [^]	163,300 [^]	25	40,000	48,193
2013	77	160,000	183,740	0	0 [*]	0 [*]	15	50,000	72,183
2014	66	170,000	177,844	2	152,000 [^]	152,000 [^]	18	35,375	55,088
2015	72	206,250	217,194	4	176,000 [^]	182,150 [^]	9	50,000 [^]	53,500 [^]
2016	77	196,000	206,743	4	172,500 [^]	170,750 [^]	18	58,000	67,244
2017	64	215,500	228,531	3	194,000 [^]	168,333 [^]	9	50,000 [^]	61,000 [^]
2018	77	236,000	243,356	3	212,000 [^]	170,000 [^]	15	51,000	56,100
2019	64	236,000	231,328	4	181,000 [^]	166,000 [^]	15	50,000	62,800
2020	95	230,000	275,273	6	252,500 [^]	235,666 [^]	17	45,000	66,029
2021	20	235,000	293,757	0	0 [*]	0 [*]	6	37,750 [^]	63,583 [^]

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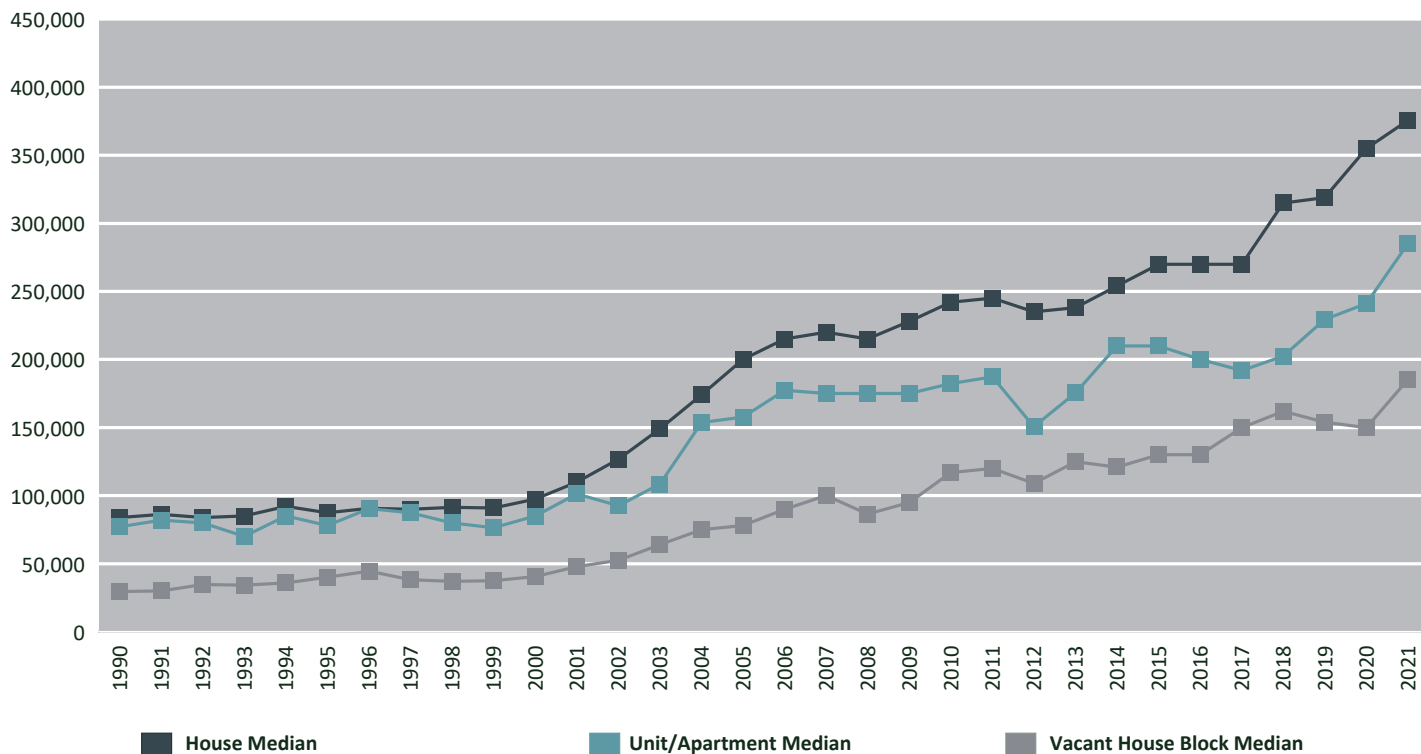
Towong Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	100000	100000	27.98	3574.00	ND	ND	3574.00	27.98
Mixed Use Unspec	1	120000	120000	209.79	572.00	150.00<	155.84<	572.00	209.79
Motel	1	360000	360000	5.14	70000.00	ND	ND	70000.00	5.14
Pub/Tavern/Club Unsp	1	255000	255000	17.74	14371.00	51.00<	ND	14371.00	17.74
Retail Sgle Occ Unsp	1	160000	160000	451.98	354.00	152.38<	ND	354.00	451.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	250000	250000	3.43	72800.00	ND	ND	72800.00	3.43
Factory Unsp	2	180000	180000	203.21	2150.00	ND	75.00<	2150.00	83.72
Workshop	1	55000	55000	137.50	400.00	ND	ND	400.00	137.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	10	636417	361185	0.34	732650.00	112.00<	120.40<	775699.30	0.82
GenCrop >20ha Unspec	1	750000	750000	2.42	309849.00	70.11<	ND	309849.00	2.42
Livestock – Beef	11	1188398	950000	2.16	405000.00	150.16<	250.00<	637499.64	1.86
Livestock – Dairy	1	225000	225000	1.18	190000.00	29.41<	50.63<	190000.00	1.18
MixedFarm&GrazUnsp	6	454250	375000	0.88	354150.00	57.69<	181.88<	647438.50	0.70
Softwood Plantation	3	940322	515835	0.37	1391700.00	ND	ND	2268800.00	0.41
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	3	257666	258000	87.51	1657.00	ND	ND	1260.67	204.39
Detached Home Unsp	17	398529	230000	203.45	941.00	97.46<	121.05<	1162.25	235.27
Detached Home(exist)	75	248040	230000	251.98	859.00	ND	103.37<	1102.86	225.31
MisimpRuralLand Unsp	2	166679	166679	7.28	31400.00	ND	ND	31400.00	5.31
Res/Rural Lstyle	18	391313	402500	20.25	20000.00	105.50<	127.78<	52822.83	7.41
ResLandWithImprovemt	1	175000	175000	2.44	71600.00	ND	411.76<	71600.00	2.44
Single Strata Unsp	2	269500	269500	NA	NA	148.90<	145.68<	NA	NA
Strata Unit/Flat Uns	1	110000	110000	NA	NA	47.41<	ND	NA	NA
Townhouse	3	255000	255000	NA	NA	364.29<	152.69<	NA	NA
Vac Res A	14	66678	43000	43.84	750.00	86.43<	86.00<	874.86	76.22
Vac Res B	3	63000	65000	29.39	2212.00	37.14<	145.25<	2267.00	27.79
Vac Res Rural Lstyle	19	166268	175000	2.05	30250.00	137.25<	140.00<	48274.72	3.41
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$995,000	
Industrial Total			4	Industrial Total Prices				\$665,000	
Primary Production Total			32	Primary Production Total Prices				\$25,958,024	
Residential Total			158	Residential Total Prices				\$39,398,600	
All Sales Total			199	All Sales Total				\$67,016,624	

Wangaratta Rural City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	265	84,000	93,199	38	77,000	84,034	70	29,500	30,675
1991	254	86,250	94,231	33	82,000	97,272	51	30,000	30,170
1992	243	84,000	93,541	30	80,000	83,583	56	34,750	33,655
1993	310	85,000	94,120	45	70,000	76,052	62	34,130	36,200
1994	347	92,000	96,816	45	85,000	93,363	73	36,000	47,642
1995	299	87,500	95,588	23	78,000	98,961	65	40,000	42,536
1996	312	90,775	102,077	32	90,500	93,310	59	44,500	59,711
1997	339	90,000	95,664	42	87,500	89,317	46	38,250	53,519
1998	302	91,500	102,047	31	80,000	81,643	85	37,000	52,438
1999	300	91,000	100,524	26	76,500	86,007	64	37,625	42,869
2000	341	97,500	105,347	37	85,000	86,116	52	40,500	42,478
2001	414	110,000	114,627	56	101,250	103,362	88	47,750	52,106
2002	486	126,750	134,559	82	92,500	98,198	105	52,500	55,196
2003	433	149,000	158,820	50	108,500	129,310	119	64,000	71,321
2004	405	174,000	186,462	64	153,750	162,250	151	75,000	69,936
2005	386	200,000	212,431	70	157,750	172,460	89	78,000	81,098
2006	342	215,000	224,896	80	177,500	184,681	116	90,000	97,598
2007	401	220,000	237,219	78	174,950	182,734	95	100,000	102,760
2008	319	215,000	227,389	44	174,950	203,270	58	86,500	96,545
2009	363	228,000	237,660	77	175,000	179,171	119	95,000	101,604
2010	321	242,000	258,327	70	182,250	192,990	125	117,000	118,804
2011	287	245,000	251,667	56	187,237	202,511	98	120,000	128,263
2012	336	235,013	245,751	59	150,667	168,793	118	109,000	112,855
2013	392	238,000	254,614	64	175,500	195,964	130	125,000	121,300
2014	397	254,000	270,185	69	210,030	214,321	109	121,001	130,988
2015	412	270,000	282,939	60	210,000	206,524	108	130,000	133,983
2016	433	270,000	287,286	63	200,000	210,304	85	130,000	135,185
2017	403	270,000	285,167	51	192,000	222,212	105	150,000	153,039
2018	423	315,000	331,102	60	202,500	221,258	110	162,000	166,730
2019	425	319,000	336,059	55	229,500	246,947	129	154,000	160,702
2020	423	355,000	367,645	50	241,025	240,652	173	150,000	186,635
2021	82	375,500	411,084	11	285,000	397,365	15	185,000	221,466

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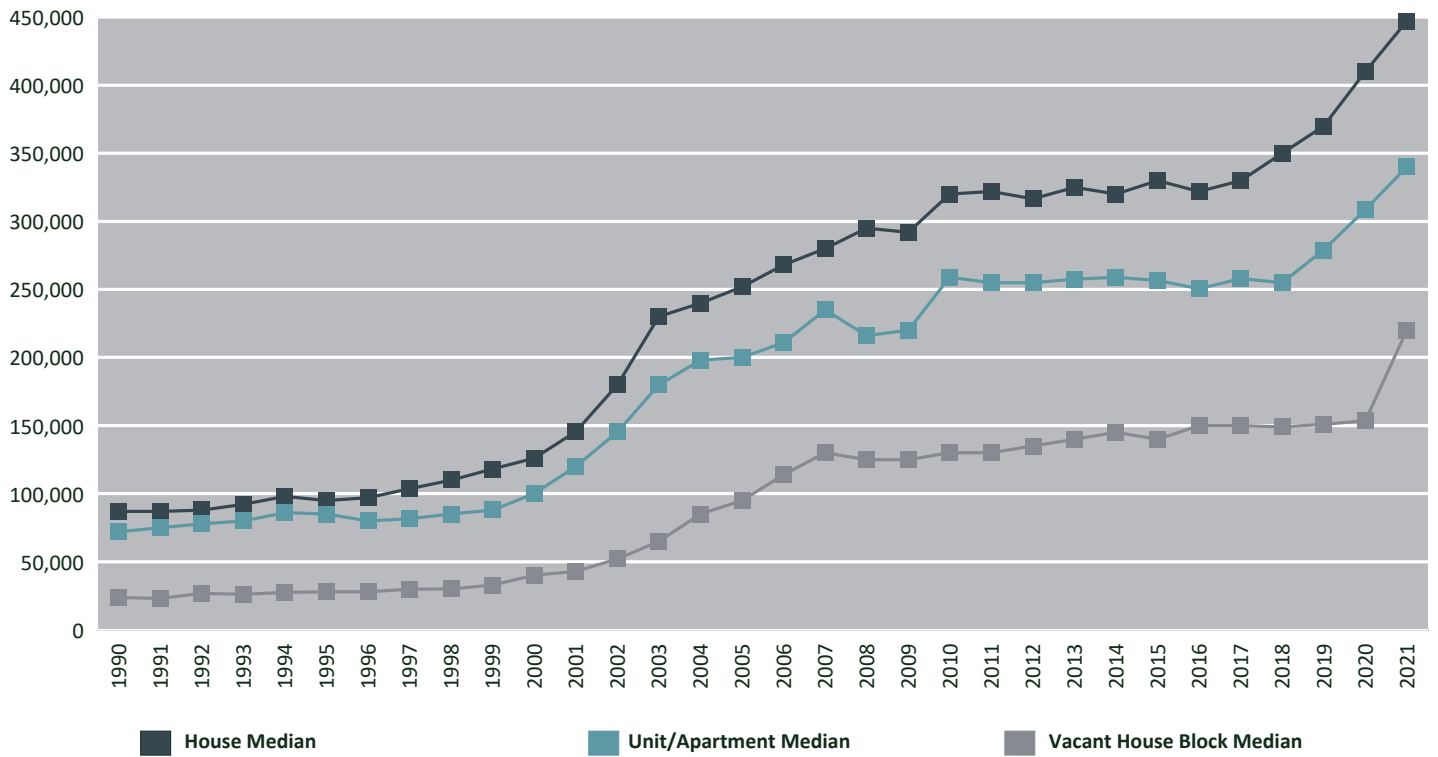
Wangaratta Rural City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	618200	618200	185.87	3326.00	ND	229.39<	3326.00	185.87
Fuel Outlet/Garage	1	390000	390000	328.56	1187.00	ND	ND	1187.00	328.56
Health Clinic Unsp	3	1306633	459000	752.46	610.00	101.77<	145.71<	1021.33	1279.34
Health Surgery	1	456500	456500	575.66	793.00	60.87<	202.89<	793.00	575.66
Mixed Use Shop	1	305000	305000	441.39	691.00	ND	ND	691.00	441.39
National Co Ret Unsp	2	5052500	5052500	1560.31	2916.50	ND	ND	2916.50	1732.38
Office Cvt Dwelling	1	350000	350000	472.97	740.00	ND	69.93<	740.00	472.97
Office Premises Uns	3	497333	449000	1603.57	280.00	104.42<	ND	380.33	1307.62
Pub/Tavern/Club Unsp	1	400000	400000	89.51	4469.00	9.76<	ND	4469.00	89.51
Retail Sgle Occ Unsp	7	354214	270000	829.33	630.00	50.94<	43.55<	1006.50	382.02
Shop & Dwelling	1	359000	359000	398.89	900.00	ND	ND	900.00	398.89
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2375000	2375000	778.94	3049.00	ND	ND	3049.00	778.94
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	1088000	445000	97.01	4587.00	104.71<	152.01<	5514.33	197.30
Food ProcessingUnsp	2	797500	797500	166.24	6656.50	ND	ND	6656.50	119.81
Ind Dev Site	4	185825	162650	71.32	9343.00	74.12<	180.32<	15051.50	12.35
OpenStorageUnspec	1	1000000	1000000	136.71	7315.00	ND	ND	7315.00	136.71
Warehouse Unspec	3	470666	352000	331.95	2401.00	149.79<	83.81<	2401.00	260.72
Warehouse/Factory	1	720000	720000	180.00	4000.00	ND	ND	4000.00	180.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	28	574778	557500	1.49	310000.00	85.77<	106.19<	416933.82	1.38
GenCrop >20ha Unspec	3	1017111	973334	1.31	741958.00	149.74<	259.56<	739119.33	1.38
Horse Unspecified	1	750000	750000	1.71	438700.00	ND	ND	438700.00	1.71
Livestock – Beef	12	636070	599500	2.65	288350.00	64.26<	127.55<	361738.67	1.76
Livestock – Sheep	5	592808	675000	1.67	570000.00	197.08<	ND	554689.80	1.07
MixedFarm no infrast	1	905000	905000	1.42	638600.00	ND	262.32<	638600.00	1.42
MixedFarm&GrazUnsp	24	1021353	759500	1.04	860000.00	158.23<	183.01<	933277.50	1.09
Native Bshland	2	180000	180000	1.02	272400.00	ND	ND	272400.00	0.66
Orchard Plantations	1	260000	260000	6.50	40000.00	40.00<	ND	40000.00	6.50
Vineyard	1	361500	361500	0.93	388100.00	ND	186.82<	388100.00	0.93
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	459000	459000	NA	NA	129.30<	213.49<	NA	NA
Detached Home (New)	24	480020	447500	900.75	665.00	ND	141.17<	631.57	762.80
Detached Home Unsp	393	358820	345000	397.86	700.00	108.49<	135.12<	846.99	423.49
Detached Home(exist)	4	505500	507500	687.70	685.00	121.85<	184.21<	661.25	764.46
Garage/Outbuild Res	1	275000	275000	431.03	638.00	ND	ND	638.00	431.03
MisimpRuralLand Unsp	2	380250	380250	12.90	33550.00	ND	1901.25<	33550.00	11.33
Res Dev Site	1	300000	300000	191.45	1567.00	ND	ND	1567.00	191.45
Res Investment Flat	1	217500	217500	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	92	619393	605000	32.39	19750.00	119.21<	161.33<	41623.18	14.88
ResLandWithImprovemt	2	230500	230500	128.26	76976.00	ND	ND	76976.00	2.99
Retire Village Unit	6	120166	113250	NA	NA	82.07<	ND	NA	NA
Semi-detached Unspec	2	477499	477499	1845.23	84.00	62.42<	ND	84.00	1845.23
Single Strata Unsp	31	250646	250000	NA	NA	110.01<	143.27<	NA	NA
Strata Unit/Flat Uns	11	260459	265000	NA	NA	82.81<	125.30<	NA	NA
Vac Res A	153	185007	150000	246.37	655.50	104.17<	115.38<	729.08	231.37
Vac Res B	20	199082	198000	80.35	2073.50	106.00<	110.61<	2478.10	80.34
Vac Res Englobo Oth	1	215000	215000	44.76	4803.00	ND	ND	4803.00	44.76
Vac Res Rural Lstyle	36	232555	205000	29.61	4660.00	87.23<	151.29<	15444.57	15.15
Municipality totals									
Commercial Total			22	Commercial Total Prices				\$20,875,100	
Community Services Total			1	Community Services Total Prices				\$2,375,000	
Industrial Total			14	Industrial Total Prices				\$8,734,300	
Primary Production Total			78	Primary Production Total Prices				\$56,891,013	
Residential Total			781	Residential Total Prices				\$267,202,301	
All Sales Total			896	All Sales Total				\$356,077,714	

Warrnambool City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	359	87,000	96,012	129	72,000	78,913	142	23,750	27,774
1991	341	87,000	94,791	105	75,000	91,895	192	23,000	27,526
1992	401	88,000	93,197	134	77,810	79,399	173	26,750	28,380
1993	411	92,000	99,641	105	80,000	81,777	188	26,000	27,509
1994	414	98,000	105,397	100	86,000	93,705	199	27,500	29,982
1995	388	95,000	106,074	100	85,000	88,687	140	28,000	32,772
1996	435	97,000	108,810	76	80,000	79,656	109	28,000	30,270
1997	491	103,500	113,790	120	81,500	87,759	125	29,900	35,387
1998	460	110,000	116,578	114	85,000	90,262	186	30,000	35,765
1999	519	118,000	124,103	126	88,000	97,731	172	32,875	38,177
2000	561	126,000	138,479	135	100,000	111,088	163	40,000	42,519
2001	610	145,500	158,982	203	120,000	119,901	252	43,000	46,168
2002	534	180,000	199,383	218	145,250	153,563	273	52,000	55,224
2003	533	229,990	236,677	181	179,900	187,814	271	65,000	68,838
2004	462	240,000	255,488	163	198,000	205,648	199	85,000	87,855
2005	603	252,000	271,703	167	200,000	225,015	191	95,000	97,137
2006	575	268,000	286,451	139	211,000	219,774	168	114,000	110,786
2007	559	280,000	301,858	176	235,000	280,147	186	130,000	132,898
2008	471	295,000	319,669	131	216,000	231,268	110	125,000	128,537
2009	576	292,000	310,730	167	220,000	228,363	254	125,000	132,140
2010	492	320,000	347,894	150	259,000	264,957	224	130,000	141,116
2011	430	322,000	340,596	135	255,000	277,509	186	130,000	134,869
2012	458	316,500	334,409	123	255,000	258,702	135	135,000	142,443
2013	448	325,000	341,442	128	257,500	295,058	143	139,900	143,767
2014	467	320,000	347,416	127	259,000	280,489	171	145,000	146,284
2015	561	330,000	349,805	139	256,500	266,393	152	140,000	142,623
2016	548	322,000	347,547	117	250,500	265,746	133	150,000	153,678
2017	593	330,000	353,044	155	258,000	280,698	147	150,000	159,375
2018	618	350,000	370,157	139	255,000	278,570	143	149,000	164,304
2019	542	370,000	399,050	173	279,000	303,914	232	150,995	195,612
2020	574	410,000	445,003	140	308,500	339,227	281	153,500	170,957
2021	113	447,000	497,733	30	340,000	398,518	15	220,000	290,866

Statistics for 2021 are based on a small number of sales and are preliminary only.

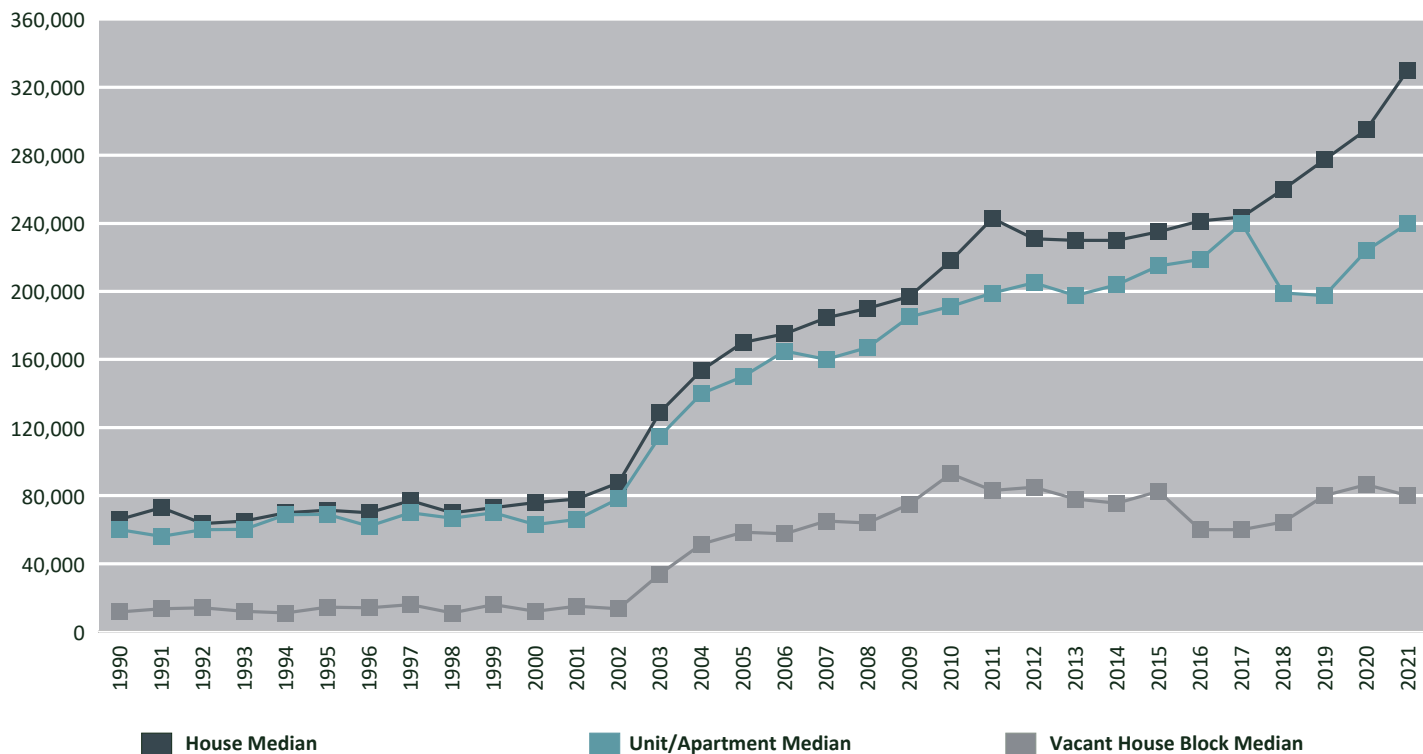
Warrnambool City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	1	630000	630000	1290.98	488.00	30.14<	221.05<	488.00	1290.98
Health Surgery	1	150000	150000	161.46	929.00	18.75<	ND	929.00	161.46
Hotel/Motel Unsp	1	2100000	2100000	954.55	2200.00	ND	107.69<	2200.00	954.55
Mixed Use Office	1	572000	572000	2042.86	280.00	ND	ND	280.00	2042.86
Mixed Use Unspec	1	415000	415000	NA	NA	69.17<	88.25<	NA	NA
Office Premises Uns	2	587500	587500	653.93	1354.50	89.02<	73.85<	1354.50	433.74
Pub/Tavern/Club Unsp	1	330000	330000	648.33	509.00	ND	ND	509.00	648.33
Retail Sgle Occ Unsp	6	425000	395000	833.33	360.00	63.81<	57.81<	475.60	866.27
Tourist Park/Caravan	1	118000	118000	NA	NA	ND	100.43<	NA	NA
Vehicle Sales Centre	2	347500	347500	880.04	448.50	ND	ND	448.50	774.80
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	325000	325000	584.07	565.00	ND	81.25<	565.00	584.07
Food ProcessingUnsp	1	12320000	12320000	20499.17	601.00	616.00<	ND	601.00	20499.17
Hard/Storage Yard	1	100000	100000	54.64	1830.00	ND	ND	1830.00	54.64
Ind Dev Site	2	271000	271000	161.45	2044.00	94.76<	ND	2044.00	161.45
Warehouse Unspec	4	401500	325500	1254.75	263.00	42.83<	63.82<	465.33	663.32
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	210175	210175	2.16	97200.00	31.85<	ND	97200.00	2.16
GenCrop >20ha Unspec	1	155000	155000	11.59	13378.00	ND	ND	13378.00	11.59
MixedFarm + infrast	1	1165000	1165000	6.47	180000.00	ND	ND	180000.00	6.47
MixedFarm&GrazUnsp	2	3065000	3065000	9.00	411800.00	ND	231.32<	411800.00	7.44
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	569	445963	410000	660.90	665.00	110.81<	128.73<	737.94	607.09
Res Investment Flat	9	449000	372000	1130.98	521.00	ND	111.04<	521.00	913.63
Res/Rural Lstyle	26	701254	677500	30.06	8533.50	98.91<	148.90<	17933.15	39.10
Semi-detached Unspec	5	335700	380000	3804.38	141.00	117.83<	122.19<	163.50	1985.47
Short Term Hol Accom	1	426000	426000	NA	NA	ND	101.43<	NA	NA
Single Strata Unsp	112	323096	300000	NA	NA	111.11<	115.38<	NA	NA
Strata Unit/Flat Uns	19	382315	330000	NA	NA	105.77<	130.31<	NA	NA
Vac Res A	274	166693	152000	150.38	665.00	101.33<	108.57<	693.82	239.67
Vac Res B	7	337857	395000	140.43	3062.00	123.44<	121.54<	2824.14	119.63
Vac Res Englobo Oth	1	1145500	1145500	32.84	34880.00	ND	88.12<	34880.00	32.84
Vac Res Rural Lstyle	15	314553	210000	27.23	10533.00	76.36<	109.38<	19627.73	16.03
Municipality totals									
Commercial Total			17	Commercial Total Prices			\$8,735,000		
Industrial Total			10	Industrial Total Prices			\$15,218,000		
Primary Production Total			5	Primary Production Total Prices			\$7,660,175		
Residential Total			1,038	Residential Total Prices			\$375,485,158		
All Sales Total			1,070	All Sales Total			\$407,098,333		

Wellington Shire

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	507	66,000	75,363	64	60,000	65,463	382	11,625	15,176
1991	659	73,000	77,368	69	56,000	57,769	282	13,500	18,369
1992	591	63,500	71,970	67	60,000	61,751	287	14,000	21,081
1993	628	65,000	76,112	84	60,165	62,275	311	12,000	29,483
1994	683	70,000	78,180	88	68,850	64,653	267	11,000	16,669
1995	610	71,500	81,626	71	69,000	69,896	242	14,500	22,917
1996	567	70,000	83,100	70	62,000	62,483	212	14,000	28,836
1997	653	77,000	89,283	77	70,000	72,362	227	16,000	32,540
1998	536	70,000	80,533	56	66,750	67,650	198	11,000	21,129
1999	494	73,000	82,198	57	70,000	71,453	164	16,000	23,505
2000	717	76,000	85,511	77	63,000	69,857	225	12,000	21,560
2001	902	78,000	90,081	102	66,000	73,999	362	15,000	23,510
2002	1,078	87,500	101,393	152	78,250	81,326	835	13,500	21,598
2003	895	129,000	136,446	124	115,000	121,574	489	34,000	39,813
2004	798	153,750	163,622	121	140,000	144,708	324	51,500	54,189
2005	806	170,000	181,590	96	150,000	152,131	323	58,500	63,585
2006	712	175,000	190,816	106	165,000	162,712	318	57,500	72,444
2007	834	184,500	198,925	136	160,000	173,476	358	65,000	70,017
2008	689	190,000	214,578	113	167,000	174,033	215	64,000	71,515
2009	743	197,000	211,370	143	185,000	183,251	242	75,000	84,847
2010	617	218,000	234,528	126	191,250	190,547	310	92,875	92,727
2011	449	243,000	252,608	95	199,000	205,854	177	83,000	88,378
2012	496	231,000	241,719	73	205,000	210,144	137	85,000	89,419
2013	643	230,000	243,363	103	197,500	205,409	174	78,000	82,051
2014	614	230,000	245,063	87	204,000	209,518	243	75,500	78,907
2015	704	235,000	250,460	106	215,000	223,273	217	82,500	88,223
2016	732	241,350	263,278	88	218,750	218,736	236	60,000	75,437
2017	714	243,718	258,556	56	240,000	250,589	302	60,000	73,160
2018	827	260,000	279,181	79	199,000	208,646	337	64,500	77,922
2019	753	277,500	291,170	88	197,500	207,866	338	80,000	93,425
2020	878	295,000	309,887	91	224,000	233,436	458	86,500	99,147
2021	282	330,000	341,622	30	240,000	251,633	191	80,000	96,552

Statistics for 2021 are based on a small number of sales and are preliminary only.

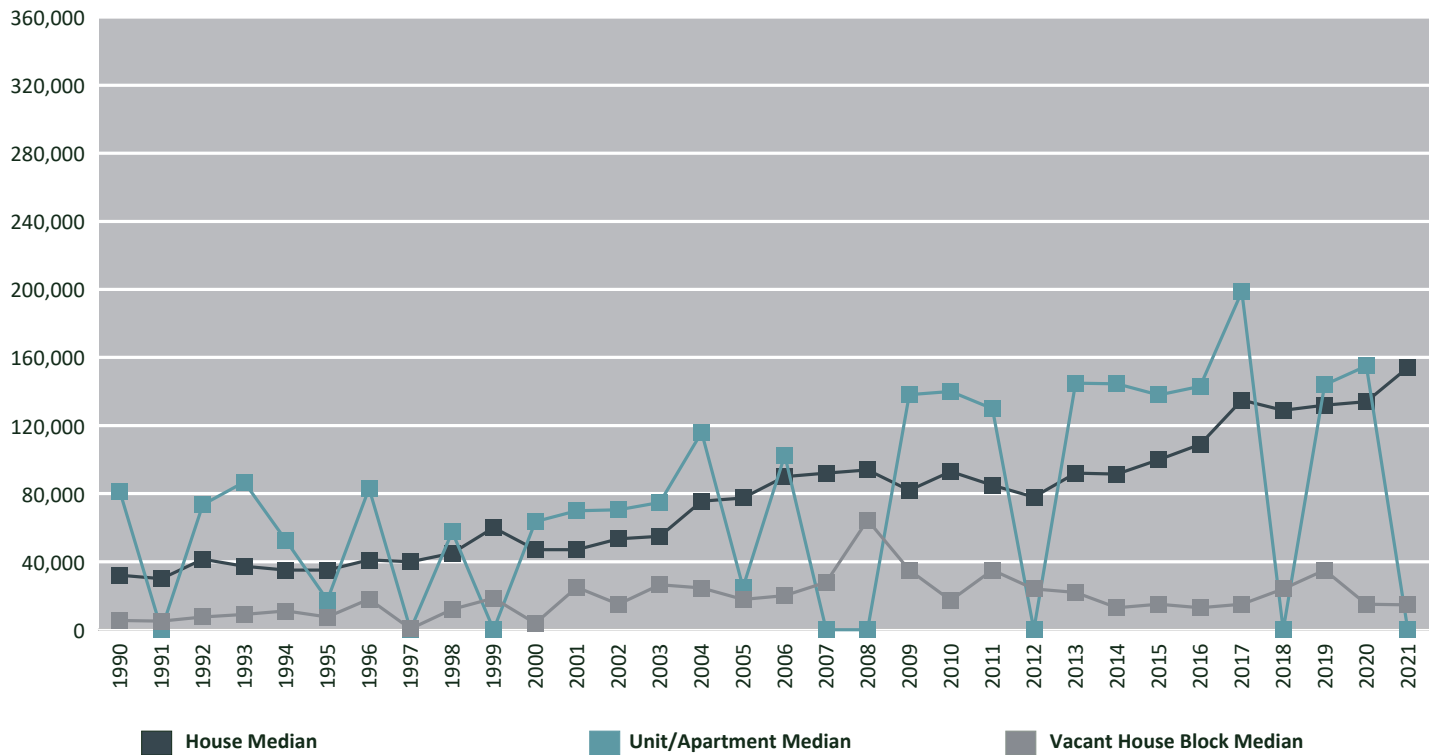
Wellington Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	1	270000	270000	442.62	610.00	ND	ND	610.00	442.62
Dev Site	3	290513	172040	124.65	5401.00	518.82<	53.93<	5401.00	64.76
Fuel Outlet/Garage	2	485000	485000	243.66	2669.50	230.95<	ND	2669.50	181.68
Health Clinic Unsp	1	429000	429000	425.17	1009.00	181.40<	ND	1009.00	425.17
Mixed Use Unspec	4	488125	556250	242.85	2203.00	268.98<	182.38<	4803.33	86.92
Office Premises Uns	5	595200	320000	455.64	417.00	92.75<	87.67<	513.40	1159.33
Pub/Tavern/Club Unsp	1	610000	610000	950.16	642.00	78.71<	76.25<	642.00	950.16
Retail Mult Occ Unsp	2	221000	221000	978.73	235.00	ND	157.86<	235.00	940.43
Retail Sgle Occ Unsp	12	335375	322500	682.40	519.50	117.49<	67.19<	647.17	518.22
Retail Store/Showrm	1	731500	731500	1409.44	519.00	ND	212.34<	519.00	1409.44
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	385000	385000	330.47	1165.00	ND	ND	1165.00	330.47
Place of Worship	1	520000	520000	49.63	10478.00	ND	ND	10478.00	49.63
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Abattoirs	1	339000	339000	2.60	130300.00	ND	ND	130300.00	2.60
Factory	1	450000	450000	429.80	1047.00	ND	100.78<	1047.00	429.80
Factory Unsp	7	352285	280000	152.59	1835.00	100.36<	12.83<	3429.80	124.56
Garage/Motor Vehicle	1	231000	231000	460.16	502.00	ND	ND	502.00	460.16
Ind Dev Site	5	197200	175000	151.66	1777.00	83.29<	32.85<	1713.20	115.11
Warehouse Unspec	9	379444	300000	188.68	1590.00	98.36<	51.89<	3451.00	109.95
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	3500	3500	NA	NA	ND	87.50<	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	23	829721	500000	0.74	476865.00	114.29<	ND	702411.14	1.06
GenCrop >20ha Unspec	4	400000	250000	0.51	365091.50	60.98<	83.33<	422300.25	0.95
Hardwood Plantation	1	360000	360000	0.72	500000.00	ND	ND	500000.00	0.72
Livestock – Beef	16	705243	416100	2.70	224615.00	78.21<	121.67<	362060.38	1.95
Livestock – Dairy	14	974682	700000	1.74	376000.00	126.81<	102.92<	537496.43	1.81
MixedFarm + infrast	92	747954	514000	2.28	425000.00	114.22<	43.45<	757781.11	0.99
MixedFarm no infrast	5	193000	170000	0.32	404800.00	ND	51.13<	471140.00	0.41
MixedFarm&GrazUnsp	20	422850	367500	0.43	486136.50	81.67<	95.45<	853173.70	0.50
Native Bshland	5	292800	229000	0.53	403450.00	84.04<	ND	494849.80	0.59
Native Hardwood	2	135000	135000	0.31	416200.00	ND	76.70<	416200.00	0.32
Plant/Tree Nursery	1	480000	480000	3.00	160000.00	ND	ND	160000.00	3.00
Poultry – Open Range	2	726850	726850	3.20	227000.00	ND	ND	227000.00	3.20
Softwood Plantation	2	343500	343500	0.68	493850.00	ND	ND	493850.00	0.70
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	873	308735	295000	295.05	796.50	106.31<	140.31<	929.65	331.98
Detached Home(exist)	5	511000	545000	272.50	4000.00	235.42<	227.08<	2673.40	191.14
Garage/Outbuild Res	1	195000	195000	9.90	19700.00	ND	ND	19700.00	9.90
Individual Car Park	1	61000	61000	NA	NA	50.83<	ND	NA	NA
Individual Flat	2	95000	95000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	6	235833	217500	12.69	23650.00	145.00<	138.10<	35212.67	6.70
Res Dev Site	1	395000	395000	13.62	29000.00	ND	75.24<	29000.00	13.62
Res/Rural Lstyle	208	484978	472500	35.01	12496.00	115.24<	135.00<	29854.06	16.24
ResLandWithImprovemt	10	102800	84000	78.97	1013.00	ND	105.00<	3090.80	33.26
Shack/Hut/Donga	1	90000	90000	168.54	534.00	ND	ND	534.00	168.54
Single Strata Unsp	73	247523	235000	NA	NA	120.51<	109.30<	NA	NA
Strata Unit/Flat Uns	18	176305	128500	NA	NA	67.63<	60.61<	NA	NA
Vac Res A	427	98370	85000	221.42	691.00	108.63<	103.03<	765.02	125.01
Vac Res B	31	109854	103500	44.04	2350.00	115.00<	121.76<	2460.74	44.64
Vac Res Englobo Oth	1	306600	306600	5.05	60700.00	17.61<	ND	60700.00	5.05
Vac Res Rural Lstyle	96	165696	165000	8.65	12515.50	101.54<	152.07<	43017.58	3.85
Municipality totals									
Commercial Total			32	Commercial Total Prices			\$13,277,040		
Community Services Total			2	Community Services Total Prices			\$905,000		
Industrial Total			24	Industrial Total Prices			\$7,887,000		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$3,500		
Primary Production Total			187	Primary Production Total Prices			\$128,561,585		
Residential Total			1,754	Residential Total Prices			\$459,196,436		
All Sales Total			2,000	All Sales Total			\$609,830,561		

West Wimmera Shire

Residential price statistics 1990 to 2021



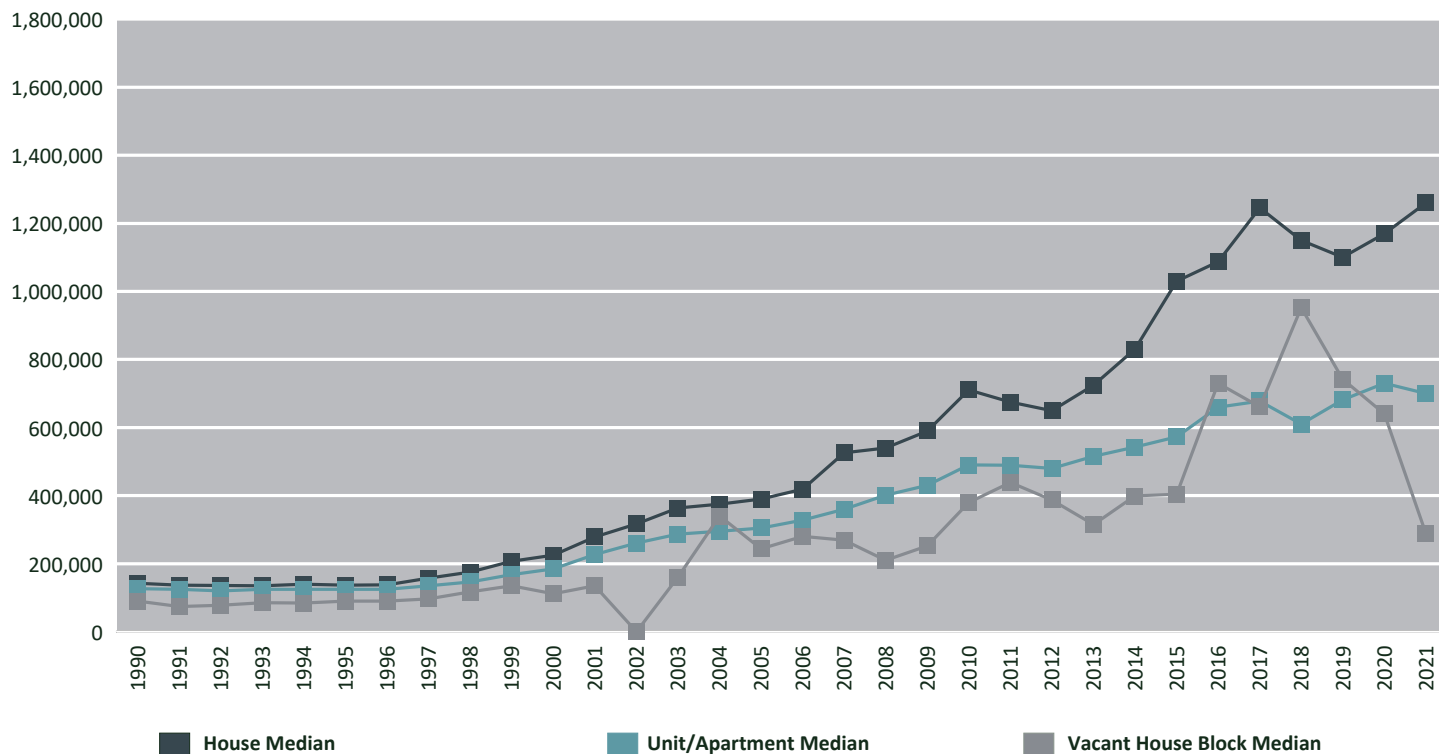
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	38	32,000	33,670	2	81,500^	81,500^	15	5,500	8,273
1991	29	30,000	36,957	0	0*	0*	9	5,000 ^	8,783 ^
1992	43	41,500	47,391	2	73,500^	73,500^	9	7,500 ^	11,611 ^
1993	44	37,250	40,380	2	86,750^	86,750^	9	9,000 ^	8,888 ^
1994	33	35,000	39,833	2	52,500^	52,500^	10	11,000	11,910
1995	50	35,000	46,256	1	17,500^	17,500^	10	7,475	16,367
1996	56	41,000	53,365	1	83,000^	83,000^	20	18,000	30,070
1997	46	40,000	45,380	0	0*	0*	18	525	6,983
1998	39	45,000	57,677	2	57,500^	57,500^	13	12,000	17,925
1999	57	60,000	75,595	0	0*	0*	14	18,500	22,654
2000	37	47,000	62,078	3	63,500^	63,833 ^	14	3,800	10,896
2001	37	47,000	55,964	1	70,000^	70,000^	28	25,000	28,504
2002	52	53,500	60,201	4	70,500^	76,555^	26	15,000	16,631
2003	43	55,000	74,235	2	74,750^	74,750^	30	26,500	28,885
2004	38	75,500	83,097	2	116,030^	116,030^	33	24,500	26,545
2005	48	77,500	96,760	1	25,000^	25,000^	18	17,750	27,666
2006	44	90,000	109,590	1	102,500^	102,500^	12	20,000	25,916
2007	48	92,000	109,500	0	0*	0*	9	28,000 ^	35,000 ^
2008	24	94,000	114,756	0	0*	0*	10	64,500	60,897
2009	46	82,000	102,695	2	138,100^	138,100^	13	35,000	41,048
2010	39	93,000	104,882	3	140,000^	152,333^	12	17,250	39,750
2011	35	85,000	97,557	2	130,000^	130,000^	9	35,000 ^	65,033 ^
2012	45	78,000	97,644	0	0*	0*	5	24,000 ^	38,140 ^
2013	47	92,000	110,255	4	145,000^	143,500^	11	22,000	39,886
2014	50	91,500	106,173	2	144,625^	144,625^	7	13,000 ^	21,928 ^
2015	46	100,000	118,423	3	138,000^	140,333^	11	15,000	14,954
2016	52	109,000	119,168	3	143,000^	141,000^	7	13,000 ^	38,678 ^
2017	45	135,000	133,906	2	198,750^	198,750^	7	15,000 ^	13,142 ^
2018	50	129,000	140,547	0	0*	0*	6	24,000 ^	25,416 ^
2019	47	132,000	141,315	1	144,000^	144,000^	7	35,000 ^	29,785 ^
2020	61	134,000	138,833	1	155,000^	155,000^	11	15,000	19,336
2021	10	154,000	163,250	0	0*	0*	5	14,602 ^	22,361 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

West Wimmera Shire									
Analysis of property sales for 2020									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Surgery	1	50000	50000	185.19	270.00	ND	ND	270.00	185.19
Hotel/Motel Unsp	1	305000	305000	97.48	3129.00	ND	ND	3129.00	97.48
Pub/Tavern/Club Unsp	1	400000	400000	125.00	3200.00	ND	ND	3200.00	125.00
Retail Sgle Occ Unsp	6	84250	66500	163.37	1010.00	95.00<	ND	784.60	112.03
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	40000	40000	27.74	1442.00	ND	ND	1442.00	27.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	1	20000	20000	18.33	1091.00	31.01<	ND	1091.00	18.33
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	529975	529975	0.62	857900.00	115.21<	ND	857900.00	0.62
GenCrop >20ha Unspec	10	1567129	1156676	0.61	1145800.00	139.70<	169.42<	3781815.30	0.41
Livestock – Sheep	5	1346876	1350000	2.17	735911.00	142.92<	292.78<	1541261.60	0.87
MixedFarm&GrazUnsp	25	1523114	830000	0.20	2190300.00	189.62<	149.08<	1856475.20	0.82
Native Bshland	2	220250	220250	6.83	22066.50	ND	ND	22066.50	9.98
Plant/Tree Nursery	1	53770	53770	0.34	160000.00	7.97<	ND	160000.00	0.34
Softwood Plantation	3	207000	183000	2.29	80000.00	690.57<	57.13<	93966.67	2.20
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	61	138833	134000	116.34	1023.00	101.52<	124.65<	1460.90	95.09
Res/Rural Lstyle	12	203541	162500	8.52	32415.50	134.58<	98.48<	53900.58	3.78
ResLandWithImprovemt	1	35000	35000	34.62	1011.00	ND	ND	1011.00	34.62
Strata Unit/Flat Uns	1	155000	155000	NA	NA	ND	105.80<	NA	NA
Vac Res A	7	23685	19800	19.60	1010.00	52.11<	146.67<	1011.57	23.41
Vac Res B	4	11725	11700	7.11	2439.00	74.29<	65.00<	2619.50	4.48
Vac Res Rural Lstyle	11	39296	31000	0.83	42300.00	77.11<	80.52<	49572.09	0.79
Municipality totals									
Commercial Total			9	Commercial Total Prices				\$1,260,500	
Community Services Total			1	Community Services Total Prices				\$40,000	
Industrial Total			1	Industrial Total Prices				\$20,000	
Primary Production Total			47	Primary Production Total Prices				\$62,128,773	
Residential Total			97	Residential Total Prices				\$11,746,306	
All Sales Total			155	All Sales Total				\$75,195,579	

Whitehorse City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,651	142,500	160,859	866	126,500	143,808	51	90,000	95,849
1991	1,731	136,500	154,159	730	125,000	132,700	88	73,750	73,787
1992	1,803	136,000	151,645	695	120,000	141,071	166	77,500	73,852
1993	2,036	135,000	151,953	792	125,000	139,307	133	85,000	95,832
1994	2,064	140,000	155,134	898	125,000	136,616	307	84,500	89,486
1995	1,896	137,250	154,490	779	125,000	136,131	371	90,000	228,425
1996	1,963	138,100	154,262	854	125,000	139,895	256	90,000	96,735
1997	2,606	157,700	174,356	1,253	135,000	145,051	332	97,000	110,481
1998	2,173	175,000	192,653	1,126	146,700	157,191	138	117,000	131,542
1999	2,295	206,750	225,877	1,154	168,000	181,169	94	135,500	149,934
2000	2,105	225,000	246,410	1,126	184,750	199,660	48	112,000	121,355
2001	2,432	278,875	300,680	1,368	227,125	251,754	63	135,000	154,283
2002	2,281	317,000	349,775	1,064	260,500	277,193	0	0 *	0 *
2003	2,166	363,250	393,322	1,094	286,500	306,947	7	160,000 ^	188,571 ^
2004	1,874	375,000	408,575	931	295,000	321,568	33	340,000	299,962
2005	1,939	390,000	434,400	1,075	305,000	318,809	25	244,000	257,976
2006	2,030	419,000	466,487	1,099	327,800	349,705	31	280,000	308,611
2007	2,184	526,250	585,664	1,551	360,000	380,189	44	269,000	276,863
2008	1,570	540,000	597,663	878	401,500	423,300	21	210,000	279,678
2009	2,031	590,000	651,016	1,368	430,000	441,664	46	252,500	300,846
2010	1,761	710,828	774,532	1,179	490,000	521,287	25	380,000	443,700
2011	1,681	675,000	752,876	1,192	489,000	503,680	30	439,000	675,373
2012	1,592	650,000	715,686	1,275	480,000	500,404	26	387,500	484,675
2013	2,044	725,000	793,226	1,656	516,000	533,948	23	315,000	447,734
2014	2,200	830,000	914,091	1,969	542,500	579,851	26	399,000	475,837
2015	2,354	1,030,000	1,146,246	2,433	573,000	623,336	28	404,000	501,380
2016	1,909	1,087,200	1,178,051	1,833	660,000	692,456	27	730,000	788,926
2017	1,887	1,246,000	1,339,374	1,817	678,000	725,354	9	661,000 ^	829,111 ^
2018	1,481	1,150,000	1,268,799	1,426	610,000	662,511	12	952,000	835,166
2019	1,535	1,100,000	1,194,422	1,338	681,500	703,399	26	742,500	738,393
2020	1,201	1,170,000	1,259,234	982	730,000	732,867	21	640,000	658,043
2021	209	1,260,000	1,333,504	251	700,000	704,062	1	290,000 ^	290,000 ^

Statistics for 2021 are based on a small number of sales and are preliminary only.

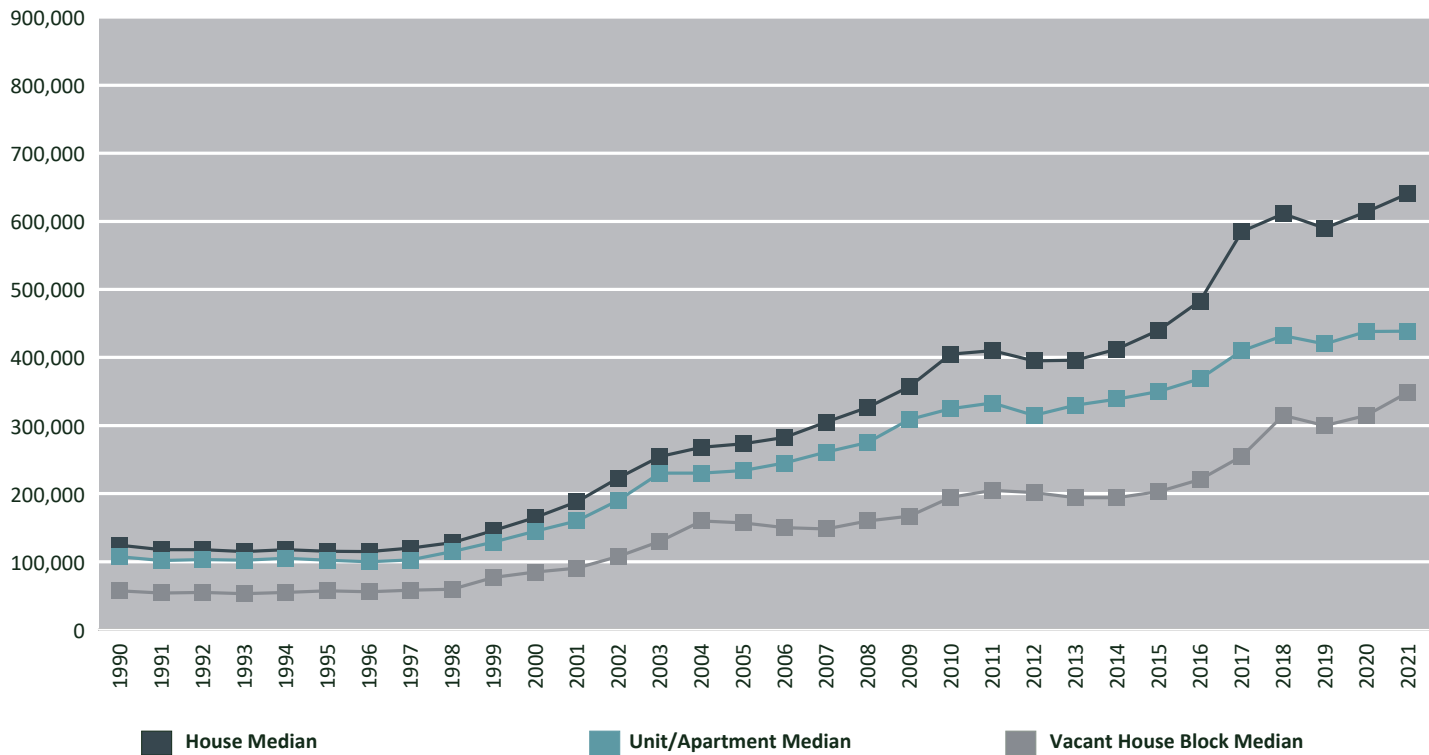
Whitehorse City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	1	1595000	1595000	2601.96	613.00	ND	ND	613.00	2601.96
Fuel Outlet/Garage	1	19694888	19694888	9941.89	1981.00	477.45<	419.04<	1981.00	9941.89
Ground Level Parking	1	143550	143550	34.51	4160.00	0.86<	3.41<	4160.00	34.51
Health Clinic Unsp	4	1268125	1080000	1647.14	658.00	110.49<	62.43<	757.75	1673.54
LowRise Office Build	1	27850000	27850000	17705.02	1573.00	71.79<	216.31<	1573.00	17705.02
Medical/Surgery	3	3174000	1217095	331.46	3605.00	99.47<	225.39<	2881.00	1101.70
Mixed Use Unspec	2	1816050	1816050	3978.82	437.50	100.89<	518.87<	437.50	4150.97
Office Premises Uns	10	1924385	1330250	3762.94	470.00	132.11<	166.28<	1536.38	1372.05
Restaurant	1	550000	550000	NA	NA	ND	20.79<	NA	NA
Retail Sgle Occ Unsp	9	1083506	825000	2808.51	235.00	101.85<	40.94<	1386.14	681.81
Shop	11	831636	649000	3467.29	167.00	ND	101.72<	209.63	4150.27
Shop Cnt MajorRegnal	1	47447400	47447400	24854.58	1909.00	ND	ND	1909.00	24854.58
Strata/Subdiv Office	4	1022750	952500	NA	NA	ND	157.37<	NA	NA
Super Clinic	1	51741425	51741425	5732.49	9026.00	ND	ND	9026.00	5732.49
Vehicle Sales Centre	1	2805000	2805000	NA	NA	ND	58.20<	NA	NA
Veterinary Clinic	1	1818600	1818600	1406.50	1293.00	ND	ND	1293.00	1406.50
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	31900000	31900000	5984.99	5330.00	ND	1450.00<	5330.00	5984.99
Religious Study Cent	1	3828888	3828888	8470.99	452.00	ND	ND	452.00	8470.99
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	3	528000	467500	56.85	4160.00	ND	ND	4160.00	56.85
Factory Unsp	16	1206237	995000	1052.04	884.00	75.38<	141.34<	1197.55	1177.09
Garage/Motor Vehicle	1	2296140	2296140	3119.76	736.00	382.69<	202.30<	736.00	3119.76
Office/Factory	1	1023000	1023000	NA	NA	ND	167.70<	NA	NA
OpenStorageUnspec	2	189200	189200	45.48	4160.00	171.49<	22.90<	4160.00	45.48
Warehouse Unspec	9	1429733	984500	879.56	3802.00	76.17<	132.15<	2759.00	523.32
Warehouse/Factory	1	137500	137500	33.05	4160.00	ND	ND	4160.00	33.05
Warehouse/Office	2	641800	641800	30.72	20890.00	17.11<	ND	20890.00	30.72
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	4260	4260	NA	NA	15.81<	37.37<	NA	NA
Unsp-TranspStorUtil	1	26675	26675	889.17	30.00	ND	ND	30.00	889.17
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	1448333	1610000	2739.73	657.00	ND	ND	596.33	2428.73
Conjoined StrataUnit	5	602200	591000	NA	NA	81.52<	126.15<	NA	NA
Detached Home (New)	1	1600000	1600000	4719.76	339.00	ND	161.94<	339.00	4719.76
Detached Home Unsp	1185	1262589	1170000	1765.63	640.00	106.36<	111.43<	660.25	1920.39
Detached Home(exist)	1	875000	875000	2457.87	356.00	ND	87.46<	356.00	2457.87
Half Pair or Duplex	4	984250	930500	2512.20	410.00	ND	123.98<	410.00	2512.20
Individual Car Park	2	25000	25000	NA	NA	11.57<	71.43<	NA	NA
OYO Cluster Unit	2	916250	916250	NA	NA	ND	149.29<	NA	NA
OYO Strata Flat	12	470866	442500	NA	NA	67.05<	119.92<	NA	NA
OYO Sub Dwelling	45	925344	902000	NA	NA	99.12<	115.49<	NA	NA
OYO Sub Unit	8	861375	852500	NA	NA	ND	146.23<	NA	NA
OYO Subdivided Flat	106	479359	470500	NA	NA	109.80<	88.77<	NA	NA
OYO Unit	76	927030	900750	NA	NA	89.07<	125.10<	NA	NA
Res Dev Site	4	3672500	2395000	1526.06	1726.50	ND	282.10<	2289.25	1604.24
Res Investment Flat	10	1286400	1060000	1685.39	797.00	47.94<	102.91<	787.50	1838.10
Res Land (WithBuild)	35	1792971	1635000	1626.87	1005.00	96.18<	41.24<	1518.89	1180.45
Retire Village Unit	15	570266	585000	NA	NA	98.73<	133.71<	NA	NA
Semi-detached Unspec	10	975988	949443	3381.92	318.50	94.47<	127.79<	404.10	2415.22
Single Strata Unsp	451	809173	790000	NA	NA	106.04<	118.26<	NA	NA
Strata Dwelling	1	526000	526000	NA	NA	110.04<	ND	NA	NA
Strata Unit/Flat Uns	247	607239	560000	7527.40	146.00	98.25<	108.84<	146.00	7527.40
Townhouse	3	686666	495000	NA	NA	56.31<	72.26<	NA	NA
Vac Res A	20	610945	616500	1510.14	631.00	83.99<	152.60<	595.19	1099.17
Vac Res B	1	1600000	1600000	768.86	2081.00	103.56<	ND	2081.00	768.86
Villa Unit	1	455000	455000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total			52	Commercial Total Prices			\$214,106,871		
Community Services Total			2	Community Services Total Prices			\$35,728,888		
Industrial Total			35	Industrial Total Prices			\$38,870,040		
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices			\$35,195		
Residential Total			2,248	Residential Total Prices			\$2,327,674,232		
All Sales Total			2,340	All Sales Total			\$2,616,415,226		

Whittlesea City

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,189	124,000	129,593	149	107,500	135,173	785	57,000	65,971
1991	1,220	117,500	123,832	174	101,750	109,122	612	54,165	61,718
1992	1,118	117,500	123,118	233	103,000	110,147	706	55,000	62,968
1993	1,136	115,000	120,661	252	102,000	111,007	837	53,000	57,313
1994	1,195	117,500	122,274	310	105,000	106,243	780	55,000	62,003
1995	1,135	115,500	120,681	221	102,000	98,544	582	57,000	60,118
1996	1,128	115,000	122,159	259	100,000	117,164	693	56,000	55,830
1997	1,496	120,000	124,005	330	102,500	109,922	942	58,000	62,997
1998	1,526	128,000	135,664	344	115,000	116,425	1,010	59,700	64,663
1999	1,729	146,000	154,360	362	128,750	143,313	1,231	76,900	80,093
2000	1,690	165,000	179,455	331	145,000	152,024	886	85,000	87,832
2001	1,902	188,000	200,363	445	160,000	171,468	1,604	90,500	97,124
2002	1,874	222,975	235,249	384	190,500	198,522	1,387	108,000	111,617
2003	1,962	254,500	271,124	347	230,000	228,244	1,365	130,000	137,639
2004	1,733	268,000	281,000	308	230,000	227,462	942	160,000	160,125
2005	1,860	273,000	291,162	319	234,000	278,423	1,218	157,250	158,242
2006	1,828	282,492	302,164	352	245,000	254,504	1,504	150,000	151,725
2007	2,237	305,000	320,749	565	261,000	278,981	2,563	148,000	152,292
2008	2,282	326,725	335,524	456	275,000	278,273	2,433	160,000	166,226
2009	2,805	357,000	366,015	630	309,000	320,679	3,974	167,000	174,274
2010	2,438	405,000	419,154	589	325,000	332,557	3,838	194,500	202,114
2011	2,174	410,000	423,339	618	333,000	345,818	2,338	205,000	211,676
2012	2,118	395,000	414,828	577	315,000	324,564	1,765	201,500	205,788
2013	2,533	396,000	418,933	633	330,000	340,901	1,997	194,000	203,250
2014	2,659	412,500	437,746	788	339,000	341,207	2,545	194,000	213,177
2015	3,167	440,000	467,965	799	349,900	353,342	2,446	203,000	212,214
2016	3,114	483,000	507,512	863	369,000	375,274	2,988	221,000	229,700
2017	3,367	585,000	598,727	770	410,000	412,141	3,309	255,000	265,458
2018	2,745	611,000	630,949	573	432,000	434,102	1,634	315,000	322,169
2019	2,668	590,000	607,773	413	420,000	429,658	1,094	300,000	322,630
2020	2,515	614,000	632,900	426	438,250	446,790	1,650	315,000	320,988
2021	474	640,655	670,727	112	438,500	456,812	226	348,500	385,933

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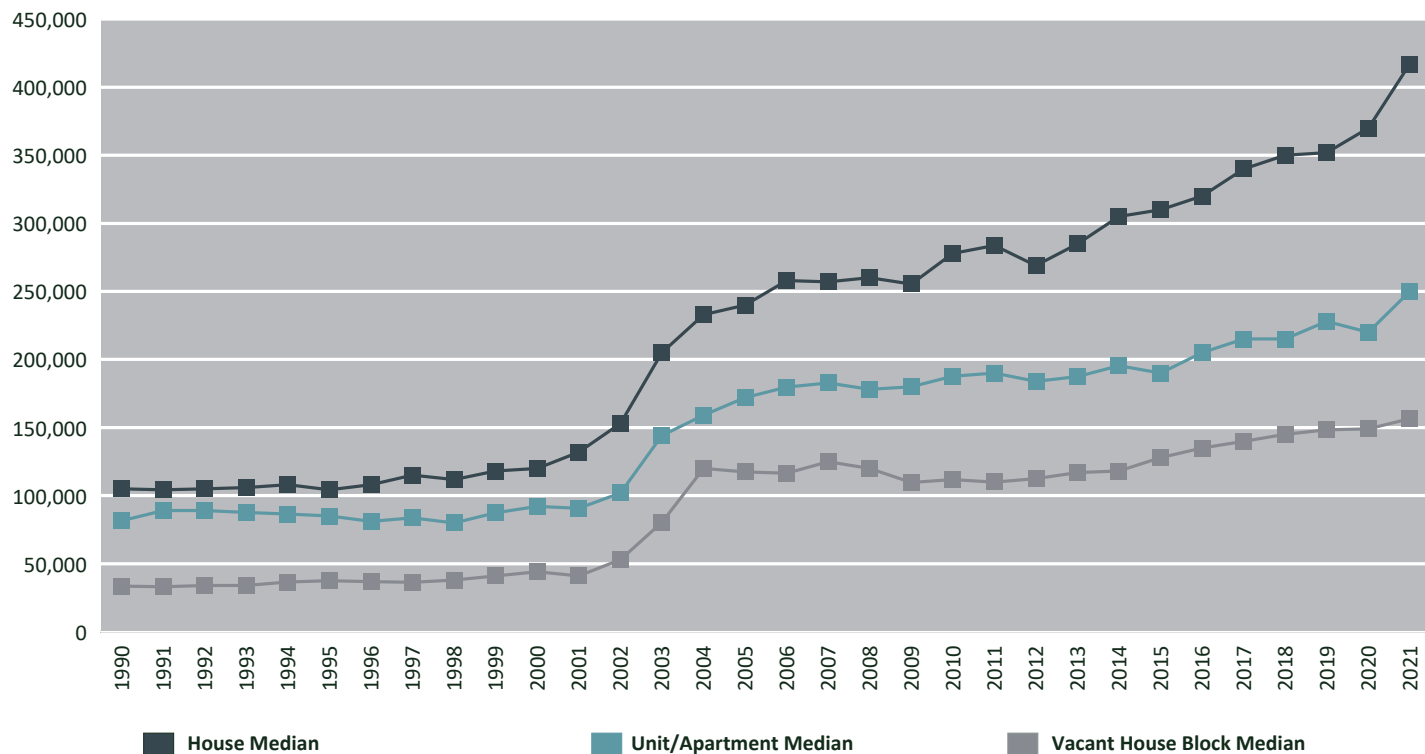
Whittlesea City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	6	5537500	1430000	100.25	7107.00	74.29<	188.41<	7752.00	714.33
Fuel Outlet/Garage	4	4931818	4140000	780.95	4742.00	38.87<	172.50<	5426.75	908.80
Health Clinic Unsp	2	577000	577000	3313.99	339.00	31.50<	ND	339.00	1702.06
Medical/Surgery	1	355000	355000	203.67	1743.00	ND	10.82<	1743.00	203.67
Mixed Use Unspec	6	1135869	608107	533.33	2310.00	63.34<	47.05<	2375.80	517.17
National Co Ret Unsp	1	17600000	17600000	NA	NA	ND	210.69<	NA	NA
Office Premises Uns	13	790530	740000	1085.76	3086.50	143.04<	269.09<	9020.70	71.94
Pub/Tavern/Club Unsp	1	6970000	6970000	2334.23	2986.00	ND	405.70<	2986.00	2334.23
Restaurant	1	1254000	1254000	2411.54	520.00	ND	114.00<	520.00	2411.54
Retail Mult Occ Unsp	5	7029800	700000	283.65	3919.50	106.06<	ND	11169.25	774.67
Retail Sgle Occ Unsp	14	729907	803250	1623.73	559.50	141.02<	116.84<	1341.63	669.98
Retail Store/Showrm	1	12694000	12694000	403.37	31470.00	ND	375.53<	31470.00	403.37
Shop	12	785000	900000	787.95	1520.00	ND	148.15<	1239.50	670.63
Shop & Dwelling	2	1115000	1115000	1295.95	978.50	ND	199.64<	978.50	1139.50
Strata/Subdiv Office	11	443147	401500	77.75	6602.00	78.94<	114.78<	5055.20	90.79
Vehicle Sales Centre	1	17700000	17700000	1482.66	11938.00	150.00<	190.32<	11938.00	1482.66
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	3	340666	396000	15.46	25610.00	ND	133.33<	25610.00	15.46
Factory Unsp	35	562276	400000	910.17	282.00	83.33<	47.35<	4228.09	151.93
Ind Dev Site	26	1857903	1456254	915.63	3000.00	99.55<	165.48<	3869.50	562.95
Ind Land Building \$0	1	400000	400000	302.11	1324.00	ND	207.79<	1324.00	302.11
Office/Factory	1	6125000	6125000	1202.16	5095.00	ND	2474.75<	5095.00	1202.16
Vac Englobo Land	1	200953664	200953664	1759.66	114200.00	ND	33458.82<	114200.00	1759.66
Warehouse	1	1705000	1705000	1482.61	1150.00	ND	309.44<	1150.00	1482.61
Warehouse Store	1	258500	258500	2779.57	93.00	ND	ND	93.00	2779.57
Warehouse Unspec	32	1222624	683500	2035.79	447.00	127.76<	132.21<	6579.35	116.77
Warehouse/Factory	31	1554216	880000	1008.81	867.50	53.56<	216.80<	2044.50	846.91
Warehouse/Office	6	1042166	823750	28.99	25610.00	9.60<	94.25<	21585.67	48.28
Warehouse/Showroom	1	5450000	5450000	301.10	18100.00	ND	1148.58<	18100.00	301.10
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	3750000	3750000	10.23	425650.00	500.00<	123.97<	425650.00	8.81
GenCrop >20ha Unspec	1	4900000	4900000	8.07	606900.00	ND	ND	606900.00	8.07
MixedFarm&GrazUnsp	2	2850000	2850000	6.77	452396.00	316.67<	226.19<	452396.00	6.30
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	10	442600	434500	NA	NA	98.75<	125.94<	NA	NA
Conjoined StrataUnit	24	494181	498500	NA	NA	143.45<	136.95<	NA	NA
Detached Home (New)	26	640717	609000	1430.56	432.00	95.16<	143.46<	396.28	1637.59
Detached Home Unsp	2465	633850	615000	1218.58	474.50	104.24<	144.03<	481.97	1321.02
OYO Strata Flat	43	369383	362000	NA	NA	ND	ND	NA	NA
Res Dev Site	4	348000	321000	812.52	397.00	63.56<	25.28<	453.25	767.79
Res Land (WithBuild)	1	295000	295000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	53	1152221	1010000	60.19	16200.00	105.93<	155.04<	34467.39	33.69
Retire Village Unit	4	290862	311250	NA	NA	92.22<	103.75<	NA	NA
Semi-detached Unspec	24	526845	500000	2971.33	172.50	105.10<	115.61<	167.09	3137.05
Single Strata Unit	160	426266	425000	NA	NA	106.25<	137.10<	NA	NA
Single Strata Unsp	94	487854	469000	NA	NA	111.67<	136.34<	NA	NA
Special Accommm Res	1	515000	515000	734.66	701.00	ND	ND	701.00	734.66
Strata Unit/Flat Uns	72	458726	452500	NA	NA	109.04<	125.69<	NA	NA
Sub Div (Multi Lot)	7	3275740	2350000	391.53	5619.00	106.82<	81.71<	11215.57	292.07
Townhouse	19	521589	540000	NA	NA	120.13<	163.64<	NA	NA
Vac Res A	1646	317843	315000	760.00	400.00	105.00<	155.17<	399.97	802.19
Vac Res B	4	1615306	794250	1112.09	2488.00	324.18<	144.41<	2475.00	652.65
Vac Res Rural Lstyle	16	671062	626250	43.40	15607.50	113.66<	179.96<	39194.88	17.12
Municipality totals									
Commercial Total			81	Commercial Total Prices				\$189,663,718	
Industrial Total			139	Industrial Total Prices				\$377,457,004	
Primary Production Total			5	Primary Production Total Prices				\$18,100,000	
Residential Total			4,673	Residential Total Prices				\$2,408,646,457	
All Sales Total			4,898	All Sales Total				\$2,993,867,179	

Wodonga City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	364	105,000	111,264	134	81,500	88,556	247	33,500	36,795
1991	367	104,258	108,627	102	89,000	89,883	248	32,998	34,812
1992	430	105,000	109,005	124	89,000	95,590	328	34,000	36,193
1993	439	106,000	111,019	124	87,750	92,087	331	34,000	38,343
1994	432	108,000	112,841	129	86,500	82,255	314	36,490	42,517
1995	420	104,250	108,251	88	85,000	90,838	223	37,500	42,281
1996	416	108,000	113,102	111	81,000	89,960	154	36,750	42,292
1997	529	115,000	118,465	116	83,750	104,167	241	36,375	37,539
1998	504	111,788	120,065	99	80,000	78,601	210	38,000	41,375
1999	584	118,000	120,954	104	87,350	93,632	226	41,000	44,819
2000	649	120,000	125,345	115	92,000	102,697	151	44,000	47,440
2001	697	132,000	139,784	192	90,750	99,178	348	41,000	49,942
2002	735	153,000	164,398	213	102,000	107,743	402	53,000	55,910
2003	745	205,000	216,418	156	144,000	142,195	375	80,300	88,531
2004	653	233,000	245,093	133	159,000	170,182	96	120,000	116,304
2005	668	240,000	259,095	145	172,000	182,952	169	117,500	121,023
2006	643	258,000	273,366	138	179,750	189,423	176	116,500	120,991
2007	680	257,000	283,519	160	182,875	196,415	181	125,000	129,041
2008	540	260,000	276,297	123	178,000	187,214	157	120,000	125,654
2009	618	255,500	276,317	143	180,000	189,405	430	109,625	111,451
2010	481	278,000	292,652	122	187,750	216,010	272	111,825	118,156
2011	518	283,750	295,579	103	190,000	196,183	264	110,000	117,066
2012	543	269,000	285,280	134	184,000	187,222	245	112,500	117,101
2013	653	285,000	299,602	133	187,500	204,404	295	117,000	124,396
2014	681	305,000	312,846	136	195,500	207,018	373	118,000	120,835
2015	686	310,000	319,355	147	190,000	199,688	331	128,000	133,925
2016	636	320,000	330,405	127	205,000	226,379	358	135,000	144,902
2017	736	340,000	349,267	108	215,000	246,810	419	140,000	146,334
2018	714	350,000	360,243	122	215,000	221,177	327	145,000	157,933
2019	644	352,000	370,706	119	228,000	238,368	320	148,450	161,421
2020	732	370,000	393,458	124	220,000	228,766	573	149,000	169,546
2021	172	417,000	430,424	33	250,000	301,085	62	156,500	200,000

Statistics for 2021 are based on a small number of sales and are preliminary only.

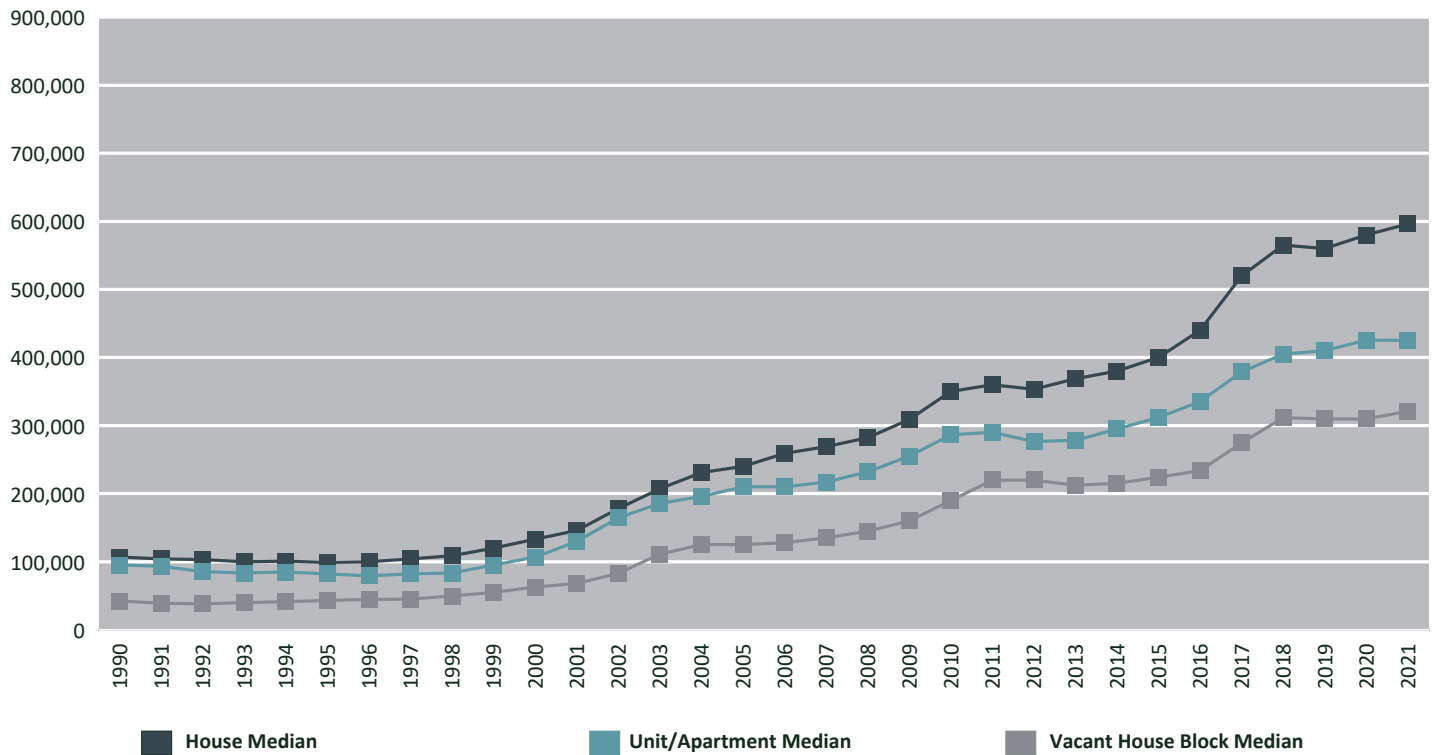
Wodonga City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	1653630	1553750	317.76	9400.00	402.31<	50.99<	17835.00	92.72
Fuel Outlet/Garage	1	1200000	1200000	1401.87	856.00	119.40<	278.47<	856.00	1401.87
Health Clinic Unsp	1	800000	800000	874.32	915.00	133.44<	ND	915.00	874.32
LowRise Office Build	1	517500	517500	NA	NA	ND	30.00<	NA	NA
Office Premises Uns	3	502311	517500	490.65	856.00	115.00<	211.22<	710.00	707.48
Restaurant	1	451000	451000	1346.27	335.00	ND	ND	335.00	1346.27
Retail Sgle Occ Unsp	3	806155	725000	484.19	761.00	123.93<	235.77<	1081.00	745.75
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
ExtInd Manufact Mat	1	150000	150000	44.12	3400.00	ND	ND	3400.00	44.12
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	716250	362500	960.67	310.50	80.56<	90.63<	310.50	869.57
Ind Dev Site	7	490214	380000	163.73	6181.00	135.47<	235.00<	13316.29	36.81
Warehouse Unspec	6	773500	705500	346.49	2524.00	207.50<	153.79<	2657.50	291.06
Warehouse/Office	1	520000	520000	111.97	4644.00	ND	ND	4644.00	111.97
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	701666	600000	1.46	410600.00	ND	134.83<	481300.00	1.46
Livestock – Beef	2	1962500	1962500	3.93	507034.00	235.03<	ND	507034.00	3.87
Livestock – Sheep	2	752500	752500	1.17	860500.00	ND	ND	860500.00	0.87
MixedFarm&GrazUnsp	5	1178000	1250000	2.15	580400.00	166.67<	134.41<	646405.00	1.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	16	163000	152500	NA	NA	ND	87.14<	NA	NA
Detached Home Unsp	703	391208	370000	404.95	697.50	105.41<	119.35<	742.64	527.56
Detached Home(exist)	26	458307	447500	810.70	644.50	74.58<	146.72<	599.96	763.90
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
Res Dev Site	1	2107428	2107428	264.39	7971.00	1453.40<	ND	7971.00	264.39
Res Land (WithBuild)	1	165000	165000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	26	785448	820000	107.56	6902.00	109.48<	156.94<	12097.04	64.93
ResLandWithImprovemt	1	625000	625000	797.19	784.00	ND	ND	784.00	797.19
Retire Village Unit	5	135200	82500	2229.73	37.00	100.30<	78.57<	37.00	2229.73
Semi-detached Unspec	3	358666	360000	2358.21	134.00	ND	116.69<	140.33	2555.82
Single Strata Unsp	88	248663	238250	NA	NA	103.59<	125.39<	NA	NA
Strata Unit/Flat Uns	15	213377	187000	NA	NA	82.02<	110.65<	NA	NA
Vac Res A	545	162843	145000	223.97	634.00	97.97<	113.28<	672.52	242.18
Vac Res B	28	300000	330000	166.43	2043.00	113.21<	264.00<	2127.61	141.00
Vac Res Rural Lstyle	4	351250	277500	25.12	7642.00	132.30<	113.27<	12372.75	28.39
Municipality totals									
Commercial Total			14	Commercial Total Prices				\$13,508,420	
Extractive Industry Total			1	Extractive Industry Total Prices				\$150,000	
Industrial Total			18	Industrial Total Prices				\$11,457,500	
Primary Production Total			12	Primary Production Total Prices				\$13,425,000	
Residential Total			1,463	Residential Total Prices				\$438,253,477	
All Sales Total			1,508	All Sales Total				\$476,794,397	

Wyndham City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	760	107,000	113,877	128	95,000	106,356	960	42,000	45,322
1991	744	104,000	112,635	98	93,500	111,052	1,035	39,000	43,516
1992	877	103,000	109,223	108	85,500	100,573	1,217	38,000	41,569
1993	941	100,000	107,135	130	83,250	90,771	1,107	40,000	44,248
1994	1,081	101,000	107,345	134	85,000	93,579	924	41,525	46,162
1995	1,048	99,000	106,063	117	82,000	93,363	638	43,000	49,778
1996	991	100,000	109,181	112	79,400	85,858	537	44,450	53,017
1997	1,278	104,000	110,764	166	82,000	89,906	852	45,000	54,574
1998	1,240	108,550	118,244	142	83,250	91,348	928	49,500	62,073
1999	1,380	120,000	133,542	198	95,000	121,853	1,540	55,000	64,317
2000	1,510	133,000	147,773	191	107,000	122,315	1,428	62,625	69,861
2001	1,965	146,000	164,973	301	130,000	165,487	3,156	68,000	74,464
2002	2,091	178,000	199,006	416	164,500	171,464	3,784	83,000	93,477
2003	2,325	207,000	233,615	422	185,500	195,222	4,330	111,050	119,456
2004	2,169	231,000	252,824	293	196,000	213,207	2,228	125,000	132,391
2005	2,291	240,000	260,623	311	210,000	235,161	2,469	125,000	131,671
2006	2,142	259,000	276,161	433	210,000	263,827	2,995	128,000	136,324
2007	3,001	269,000	294,272	555	217,000	236,236	4,676	135,000	143,858
2008	2,735	282,000	308,761	565	232,000	241,768	4,115	145,000	155,949
2009	3,299	309,000	329,327	870	255,000	257,580	6,299	160,000	168,442
2010	3,493	350,000	383,854	690	286,600	307,716	4,957	190,000	205,737
2011	3,014	360,000	393,903	509	290,000	292,222	2,390	220,000	229,249
2012	2,804	353,250	380,264	452	276,750	282,907	1,672	220,000	226,751
2013	2,998	369,000	390,820	530	278,500	292,721	2,450	212,500	225,509
2014	3,457	380,000	406,404	592	295,000	319,977	3,308	215,000	226,132
2015	4,444	400,000	430,281	727	312,000	331,308	5,112	224,000	234,329
2016	4,609	440,000	469,675	934	335,000	350,456	6,301	234,000	246,608
2017	5,102	520,000	545,684	999	379,000	382,242	7,724	274,600	279,919
2018	3,903	565,000	588,153	582	405,000	415,912	4,241	311,500	318,932
2019	3,639	560,000	581,194	425	410,000	421,501	2,180	310,000	319,716
2020	3,382	580,000	600,269	330	425,504	441,122	3,156	310,000	312,541
2021	972	596,250	625,671	95	425,000	424,208	523	321,000	340,693

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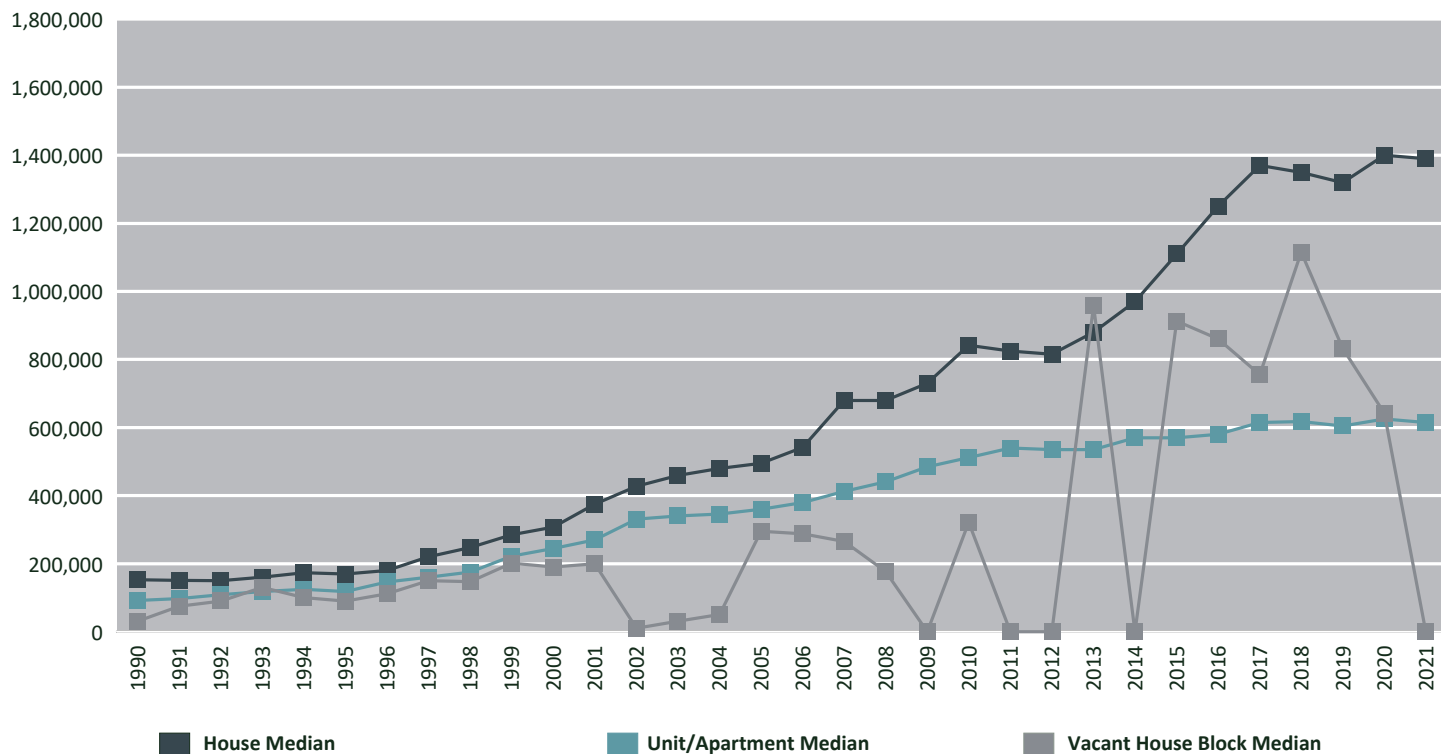
Wyndham City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Com Land (Struct 0)	1	1315000	1315000	7874.25	167.00	ND	ND	167.00	7874.25
Dev Site	7	1642756	1638945	562.28	3404.00	93.12<	124.16<	10502.86	156.41
Fuel Outlet/Garage	2	6256430	6256430	2240.09	2412.00	167.96<	ND	2412.00	2593.88
Health Clinic Unsp	2	1299000	1299000	1268.18	900.00	15.84<	226.60<	900.00	1443.33
Mixed Use Unspec	7	1803746	1191300	33.06	57122.00	237.50<	91.29<	47696.67	41.57
National Co Ret Unsp	1	1408000	1408000	1237.26	1138.00	ND	ND	1138.00	1237.26
Office Premises Uns	16	556750	472250	97.91	4841.00	104.20<	36.33<	9105.27	67.86
Retail Mult Occ Unsp	1	273900	273900	NA	NA	5.54<	43.13<	NA	NA
Retail Sgle Occ Unsp	17	1653735	671000	2170.72	1377.50	82.28<	67.78<	2598.67	569.27
Shop	1	575000	575000	1107.90	519.00	ND	150.52<	519.00	1107.90
Vehicle Sales Centre	1	12500000	12500000	1561.33	8006.00	ND	358.17<	8006.00	1561.33
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	3	5816666	5450000	2426.34	2885.00	ND	ND	2862.00	2032.38
Vac Edu & Res Site	2	4425000	4425000	937.16	46709.00	ND	ND	46709.00	94.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1023000	1023000	654.09	1564.00	ND	213.13<	1564.00	654.09
Factory Unit	1	365000	365000	1600.88	228.00	166.32<	6.50<	228.00	1600.88
Factory Unsp	53	4143954	506000	1479.76	440.50	91.49<	136.76<	6597.59	698.93
Ind Dev Site	16	7011052	1637500	859.94	3717.00	97.73<	258.52<	32368.13	216.60
Office/Factory	1	445000	445000	NA	NA	ND	ND	NA	NA
Vac Englobo Land	1	4650000	4650000	258.33	18000.00	48.44<	ND	18000.00	258.33
Warehouse Unspec	57	2054574	429000	61.30	5057.00	50.47<	56.45<	10740.89	202.84
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MarketGardenVeg <20h	1	4500000	4500000	40.91	110000.00	ND	218.45<	110000.00	40.91
MixedFarm&GrazUnsp	3	26316666	3900000	2.59	405600.00	72.00<	242.24<	468566.67	56.16
Native Bshland	1	5850000	5850000	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	3	688000	659000	1320.29	430.00	112.84<	150.65<	430.00	1260.47
Detached Home Unsp	3348	600369	580000	1130.71	482.00	103.57<	146.10<	498.31	1209.89
Detached Home(exist)	6	1011333	744000	529.54	2288.50	138.42<	181.46<	2221.00	455.35
Res Dev Site	27	551909	320000	688.89	450.00	100.00<	23.27<	1096.37	503.40
Res Investment Flat	1	1256800	1256800	NA	NA	ND	187.30<	NA	NA
Res Land (WithBuild)	7	1103000	1023000	741.84	1379.00	127.88<	276.49<	2616.00	421.64
Res/Rural Lstyle	13	1388200	1510000	194.02	5154.00	113.32<	114.39<	17546.46	79.12
Retire Village Unit	1	415000	415000	NA	NA	ND	136.07<	NA	NA
Row House	1	425000	425000	1660.16	256.00	107.59<	ND	256.00	1660.16
Semi-detached Unspec	24	479924	479200	2878.79	165.00	100.66<	121.23<	202.96	2392.50
Single Strata Unit	1	381495	381495	NA	NA	92.60<	93.91<	NA	NA
Single Strata Unsp	250	436884	420000	NA	NA	106.06<	137.70<	NA	NA
Strata Dwelling	1	425000	425000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	74	446069	435600	NA	NA	103.71<	134.03<	NA	NA
Sub Div (Multi Lot)	1	4290000	4290000	400.93	10700.00	ND	170.88<	10700.00	400.93
Townhouse	2	431000	431000	NA	NA	99.65<	150.70<	NA	NA
Vac Res A	3153	311730	310000	1010.00	400.00	100.00<	138.39<	383.38	814.03
Vac Res B	3	1164166	1375000	130.88	2808.00	ND	318.19<	2704.33	430.48
Vac Res Englobo Oth	6	21760544	2703000	19.57	92761.00	56.49<	43.58<	180834.67	120.33
Vac Res Rural Lstyle	8	959920	337983	5.74	57122.00	17.10<	48.28<	54274.57	14.16
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	600000	600000	1759.53	341.00	ND	89.55<	341.00	1759.53
Municipality totals									
Commercial Total			56	Commercial Total Prices			\$92,329,781		
Community Services Total			5	Community Services Total Prices			\$26,300,000		
Industrial Total			130	Industrial Total Prices			\$455,400,162		
Primary Production Total			5	Primary Production Total Prices			\$89,300,000		
Residential Total			6,930	Residential Total Prices			\$3,345,264,088		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$600,000		
All Sales Total			7,127	All Sales Total			\$4,009,194,031		

Yarra City

Residential price statistics 1990 to 2021



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1990	1,038	152,500	173,952	343	92,000	133,254	4	31,050 ^	35,500 ^
1991	1,092	150,975	166,417	487	98,000	119,432	7	75,000 ^	103,642 ^
1992	1,075	150,000	166,613	541	108,500	126,473	12	90,500	103,812
1993	1,180	160,000	180,305	658	118,500	135,858	31	130,000	119,933
1994	1,275	173,500	190,320	591	125,000	135,904	27	100,000	118,207
1995	1,157	170,000	190,894	559	118,000	140,403	58	90,000	115,245
1996	1,238	180,000	201,726	764	146,500	185,162	39	112,000	121,814
1997	1,512	220,000	243,007	1,101	160,000	181,204	51	150,000	156,656
1998	1,273	247,500	271,487	1,053	175,000	198,261	57	147,000	138,073
1999	1,213	285,000	306,094	1,263	222,000	233,934	61	202,000	241,687
2000	1,274	307,750	340,631	1,131	245,000	261,403	14	190,000	166,250
2001	1,361	375,000	402,639	1,225	270,000	288,303	20	200,000	233,912
2002	1,135	427,500	466,256	1,098	330,750	346,813	3	10,725 ^	23,611 ^
2003	1,106	459,450	507,712	1,034	340,125	366,045	4	31,250 ^	82,250 ^
2004	1,075	480,000	525,313	956	345,625	377,359	1	51,000 ^	51,000 ^
2005	1,127	495,000	544,166	968	360,000	386,091	3	295,000 ^	213,268 ^
2006	1,064	541,500	595,578	1,015	380,000	411,467	9	287,763 ^	286,001 ^
2007	1,102	680,000	775,674	1,334	412,250	452,904	10	265,000	258,075
2008	845	680,000	766,831	1,071	440,188	475,821	6	177,500 ^	201,833 ^
2009	936	730,000	813,320	1,716	485,000	525,784	0	0 *	0 *
2010	920	841,750	959,074	1,791	511,500	560,405	2	322,000 ^	322,000 ^
2011	864	824,500	932,986	1,470	540,000	596,291	0	0 *	0 *
2012	869	815,000	961,291	1,439	535,000	576,270	0	0 *	0 *
2013	883	880,000	1,002,397	2,137	535,000	592,504	2	957,500 ^	957,500 ^
2014	916	970,000	1,114,504	2,229	570,000	604,837	0	0 *	0 *
2015	845	1,110,000	1,226,794	2,174	570,000	623,980	2	913,000 ^	913,000 ^
2016	825	1,250,000	1,398,673	2,018	580,000	662,622	8	860,750 ^	759,033 ^
2017	812	1,370,500	1,544,369	2,109	615,000	708,415	3	755,000 ^	1,551,666 ^
2018	701	1,350,000	1,518,100	1,402	617,500	696,724	2	1,115,600 ^	1,115,600 ^
2019	686	1,320,000	1,434,786	1,054	605,000	702,049	2	833,500 ^	833,500 ^
2020	634	1,400,000	1,549,976	948	625,000	716,168	2	642,250 ^	642,250 ^
2021	123	1,390,000	1,577,274	259	615,000	699,210	0	0 *	0 *

Statistics for 2021 are based on a small number of sales and are preliminary only.

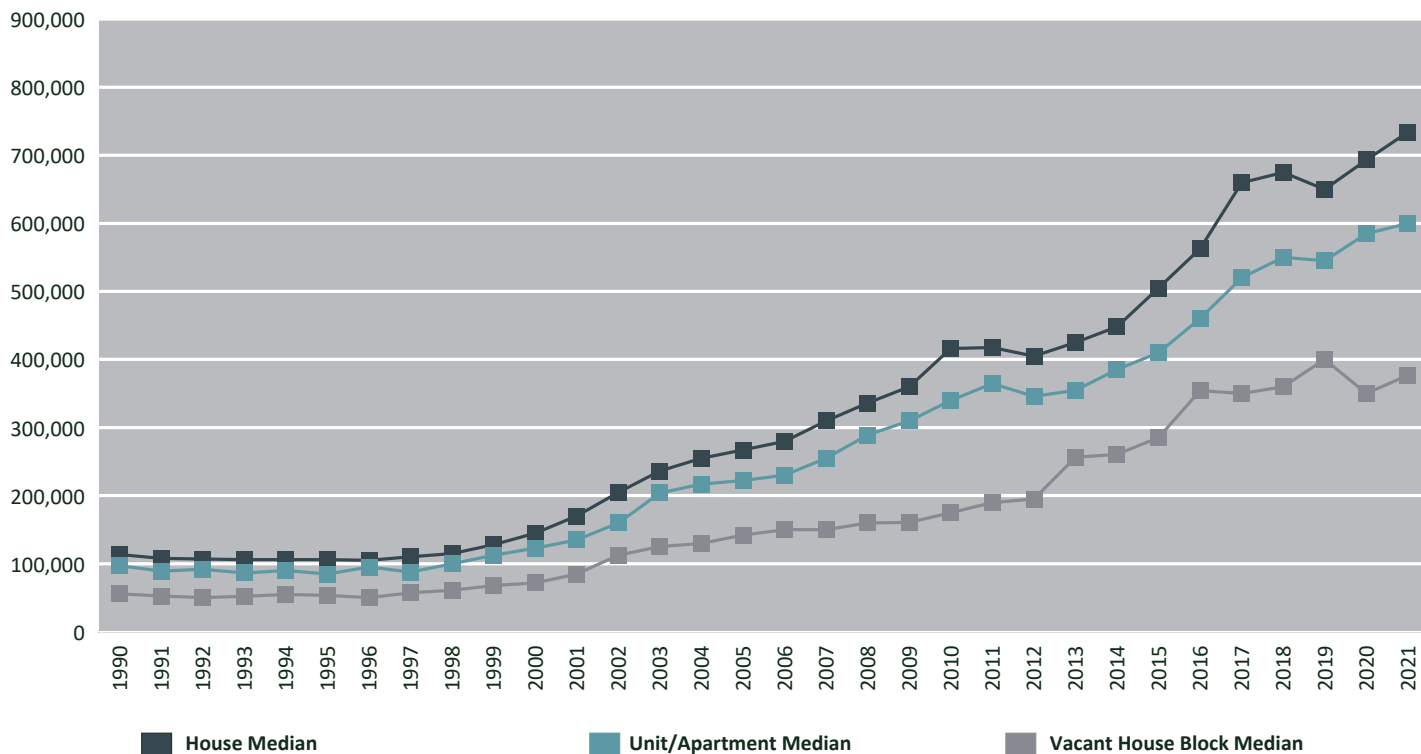
Yarra City

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	705000	705000	4433.96	159.00	11.90<	11.09<	159.00	4433.96
Health Clinic Unsp	1	3300000	3300000	6226.42	530.00	352.94<	300.00<	530.00	6226.42
Indiv CarPark Unspe	1	25000	25000	NA	NA	76.92<	45.45<	NA	NA
Mixed Use Unspec	2	3305000	3305000	5070.79	1414.00	169.05<	186.20<	1414.00	2337.34
Multi-Lvl Offic Unsp	1	38005000	38005000	7845.79	4844.00	199.09<	ND	4844.00	7845.79
Office Premises Uns	27	2426240	1125000	978.63	585.00	68.18<	90.00<	1969.14	1255.16
Pub	3	4636666	3300000	19074.52	416.00	60.00<	ND	469.33	9879.26
Res Hotel	1	5775000	5775000	24163.18	239.00	ND	ND	239.00	24163.18
Restaurant	4	2367250	2145000	8434.64	187.50	ND	79.30<	203.75	11618.40
Retail Mult Occ Unsp	9	1579088	1276000	6993.29	119.00	30.77<	86.51<	156.38	6903.92
Retail Sgle Occ Unsp	26	1693257	1283350	6296.30	297.00	85.56<	83.06<	2204.58	931.75
Serv Apt/Unit Unsp	1	1232000	1232000	NA	NA	ND	436.11<	NA	NA
Vehicle Sales Centre	2	21500000	21500000	8122.05	2649.50	ND	ND	2649.50	8114.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	10	4246933	2766667	10103.57	395.00	81.79<	115.28<	537.10	7907.16
Garage/Motor Vehicle	2	1765000	1765000	6528.06	271.50	ND	ND	271.50	6500.92
Ind Dev Site	1	7125000	7125000	1649.31	4320.00	212.69<	31.29<	4320.00	1649.31
Office/Factory	1	2000000	2000000	NA	NA	ND	ND	NA	NA
Warehouse Unspec	7	5106495	3200000	6728.01	533.00	84.21<	96.39<	997.17	4570.53
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	3538333	3405000	8295.63	663.00	ND	90.37<	569.33	6214.87
Cojoin Strata Unsp	1	825000	825000	NA	NA	91.67<	100.24<	NA	NA
Detached Home Unsp	255	1688192	1483000	7844.04	218.00	111.50<	133.00<	295.22	5776.02
Detached Home(exist)	2	981750	981750	153.88	4549.00	127.50<	87.73<	4549.00	153.88
Individual Car Park	9	38905	30000	NA	NA	1481.48<	176.47<	NA	NA
OYO Sub Dwelling	1	535000	535000	NA	NA	ND	ND	NA	NA
OYO Sub Unit	486	615835	584162	NA	NA	145.68<	109.19<	NA	NA
Res Investment Flat	1	6000000	6000000	NA	NA	ND	428.57<	NA	NA
ResLandWithImprovemt	1	2500	2500	0.55	4563.00	ND	0.49<	4563.00	0.55
Semi-detached Unspec	377	1459501	1350000	8207.55	159.00	106.80<	132.03<	180.25	8148.59
Single Strata Unsp	31	715145	675000	NA	NA	115.48<	119.47<	NA	NA
Strata Dwelling	1	411000	411000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	335	730910	615000	NA	NA	101.82<	109.14<	NA	NA
Townhouse	92	1139531	1061250	NA	NA	89.56<	160.10<	NA	NA
Vac Res A	2	642250	642250	6440.21	105.00	77.05<	70.35<	105.00	6116.67
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
National Museum	1	5300000	5300000	14402.17	368.00	ND	294.44<	368.00	14402.17
Municipality totals									
Commercial Total			79	Commercial Total Prices				\$245,775,998	
Industrial Total			21	Industrial Total Prices				\$90,869,801	
Residential Total			1,597	Residential Total Prices				\$1,673,865,199	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$5,300,000	
All Sales Total			1,698	All Sales Total				\$2,015,810,998	

Yarra Ranges Shire

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	1,781	113,500	120,426	202	97,000	109,752	357	56,000	57,217
1991	1,817	108,000	114,809	170	89,000	106,806	333	52,500	53,543
1992	2,009	107,000	113,826	178	92,000	99,407	381	50,400	54,885
1993	2,068	106,000	114,444	177	86,500	103,994	404	52,000	55,207
1994	2,095	106,000	114,052	180	90,266	107,159	532	55,000	55,727
1995	1,829	106,000	114,158	148	85,000	100,329	434	53,500	54,737
1996	2,019	105,000	113,168	163	95,000	107,423	492	50,250	53,514
1997	2,403	110,000	117,758	193	87,500	100,537	699	57,000	59,618
1998	2,269	115,050	124,423	222	100,000	111,481	688	61,000	62,075
1999	2,454	128,000	140,072	282	112,750	114,078	811	68,000	72,441
2000	2,631	145,000	154,671	287	123,000	137,751	493	72,000	71,789
2001	3,099	170,000	183,483	353	135,000	143,301	707	85,000	85,239
2002	2,904	205,000	216,561	299	160,000	174,584	468	112,500	105,577
2003	2,736	236,000	250,750	289	204,000	210,220	413	125,000	124,962
2004	2,536	255,000	271,919	319	217,000	233,457	226	129,988	135,568
2005	2,517	267,000	283,838	362	222,250	228,691	239	142,000	148,994
2006	2,357	280,000	298,675	348	230,000	233,681	290	150,000	164,940
2007	2,763	310,000	328,158	503	255,000	259,461	330	150,000	164,577
2008	2,215	336,000	350,940	404	289,000	288,475	233	160,000	166,580
2009	2,403	360,000	370,103	530	310,000	310,485	281	161,000	175,357
2010	2,307	416,000	432,849	455	340,000	347,513	221	175,000	192,170
2011	2,084	417,750	429,658	354	364,500	361,460	221	190,000	198,690
2012	2,066	405,000	417,622	348	345,750	340,811	201	195,000	208,129
2013	2,207	425,000	442,296	384	355,000	346,983	329	256,500	235,742
2014	2,436	448,000	464,552	497	385,000	379,389	369	260,500	261,536
2015	2,532	505,000	520,397	525	410,000	411,664	313	285,500	282,121
2016	2,282	562,750	574,724	464	460,000	454,923	271	354,500	318,825
2017	2,338	660,043	667,832	461	520,000	520,944	220	350,000	330,633
2018	2,062	675,000	695,820	354	550,000	539,464	154	360,000	367,713
2019	1,971	650,000	665,700	365	545,000	531,064	181	400,000	377,137
2020	1,744	693,250	716,296	387	585,000	569,669	233	350,000	377,209
2021	358	734,000	758,090	89	600,000	578,045	35	377,000	407,541

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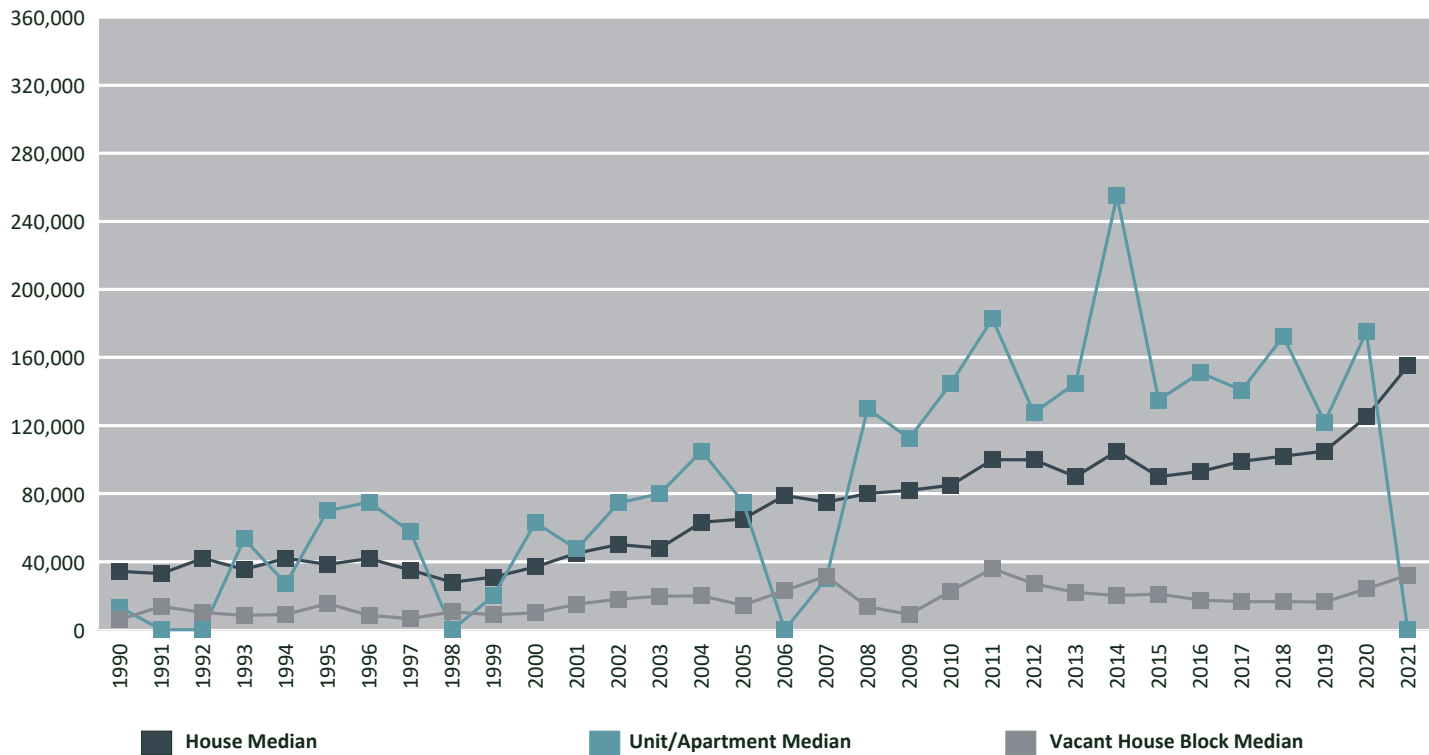
Yarra Ranges Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1500000	1500000	78.95	19000.00	ND	206.90<	19000.00	78.95
Com Land (Struct 0)	2	1140000	1140000	602.11	1898.50	ND	ND	1898.50	600.47
Dev Site	4	5492500	1622500	304.90	6506.50	59.97<	ND	13117.00	418.73
Fuel Outlet/Garage	2	2475000	2475000	1630.65	1494.50	75.00<	55.40<	1494.50	1656.07
Health Clinic Unsp	2	858500	858500	767.45	1144.00	190.14<	163.52<	1144.00	750.44
Hotel/Motel Unsp	1	2100000	2100000	477.71	4396.00	56.15<	ND	4396.00	477.71
Mixed Use Unspec	3	1968000	620000	6368.42	76.00	106.90<	119.23<	76.00	6368.42
National Co Ret Unsp	1	4250000	4250000	NA	NA	ND	ND	NA	NA
Office Premises Uns	6	533333	560000	869.90	833.50	112.00<	136.59<	820.00	783.54
Pub/Tavern/Club Unsp	1	700000	700000	354.07	1977.00	68.66<	125.00<	1977.00	354.07
Retail Mult Occ Unsp	2	719000	719000	1185.40	658.50	46.39<	3.56<	658.50	1091.88
Retail Sggle Occ Unsp	30	1040662	496043	2115.24	294.50	125.58<	125.58<	13939.69	105.74
Serv Apt/Unit Unsp	2	1462500	1462500	106.71	27818.00	ND	94.20<	27818.00	52.57
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	3137500	3137500	1162.47	2664.00	ND	18.96<	2664.00	1177.74
Rural&Comm Camps	1	860000	860000	21.50	40000.00	ND	ND	40000.00	21.50
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	497440	497440	NA	NA	158.93<	ND	NA	NA
Factory Unsp	14	496857	428702	878.59	313.00	82.92<	114.32<	514.11	1047.33
Ind Dev Site	2	840000	840000	766.87	326.00	115.86<	ND	326.00	766.87
Warehouse Unspec	4	498000	427500	1655.68	350.50	60.96<	67.91<	350.50	1621.97
Warehouse/Factory	1	420000	420000	2359.55	178.00	ND	ND	178.00	2359.55
Warehouse/Office	1	525000	525000	1916.06	274.00	5.98<	56.62<	274.00	1916.06
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	13000	12000	26.67	450.00	160.00<	703.81<	450.00	26.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	780000	640000	3.72	154576.00	31.22<	ND	316765.00	2.46
GenCrop >20ha Unspec	2	2225000	2225000	21.02	134850.00	178.00<	ND	134850.00	16.50
Horse Unspecified	1	1230000	1230000	NA	NA	ND	ND	NA	NA
MixedFarm&GrazUnsp	25	1138680	950000	3.54	240000.00	67.86<	112.43<	295920.52	3.85
Native Bshland	2	907500	907500	22.57	40185.00	ND	ND	40185.00	22.58
Plant/Tree Nursery	6	897083	900000	91.42	8751.00	75.00<	93.75<	25944.00	31.47
Vineyard	5	2061400	1700000	6.47	262600.00	48.57<	109.68<	280576.40	7.35
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	2	803475	803475	1574.81	512.00	138.53<	172.05<	512.00	1569.29
Detached Home Unsp	1722	717624	695000	702.37	929.00	106.92<	138.45<	1146.26	629.10
Detached Home(exist)	3	741666	775000	218.79	3885.00	141.36<	152.71<	2761.33	268.59
MisImpRuralLand Unsp	4	781250	820000	32.71	25460.00	ND	70.93<	29854.00	26.17
Res Land (WithBuild)	19	745234	763000	0.00	1015.00	84.31<	132.70<	1055.42	706.10
Res/Rural Lstyle	292	1097434	1010000	115.86	10874.00	106.88<	137.93<	24857.48	44.15
ResLandWithImprovemt	6	408333	290000	262.18	971.50	162.46<	148.72<	1627.33	250.92
Retire Village Unit	19	458102	440000	NA	NA	104.76<	118.12<	NA	NA
Semi-detached Unspec	17	567041	548000	4166.35	156.00	103.40<	110.71<	158.00	3670.68
Sep House&Curtilage	2	2327500	2327500	1017.50	2000.00	206.89<	ND	2000.00	1017.50
Single Strata Unit	1	405000	405000	NA	NA	73.57<	ND	NA	NA
Single Strata Unsp	307	566611	580000	NA	NA	104.88<	139.76<	NA	NA
Strata Unit/Flat Uns	59	623583	630000	NA	NA	126.01<	159.29<	NA	NA
Townhouse	1	612000	612000	NA	NA	107.88<	149.27<	NA	NA
Vac Res A	215	378361	354000	797.98	693.00	87.95<	123.34<	833.59	437.83
Vac Res B	18	363444	305000	127.15	2596.50	84.72<	142.92<	2735.78	132.85
Vac Res Rural Lstyle	36	532956	419000	76.19	10238.00	81.36<	120.58<	25552.60	21.07
Municipality totals									
Commercial Total			57	Commercial Total Prices				\$84,153,887	
Community Services Total			3	Community Services Total Prices				\$7,135,000	
Industrial Total			23	Industrial Total Prices				\$12,070,445	
Infrastruc&Utilities Total			3	Infrastruc&Utilities Total Prices				\$39,000	
Primary Production Total			44	Primary Production Total Prices				\$53,991,500	
Residential Total			2,723	Residential Total Prices				\$1,921,600,256	
All Sales Total			2,853	All Sales Total				\$2,078,990,088	

Yarriambiack Shire

Residential price statistics 1990 to 2021



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1990	80	34,250	35,416	1	13,250^	13,250^	31	6,000	10,859
1991	79	33,000	39,658	0	0*	0*	24	13,750	15,916
1992	91	42,000	43,558	0	0*	0*	26	10,177	19,521
1993	90	35,500	39,993	4	53,450^	59,975^	21	8,500	15,282
1994	106	42,000	46,915	3	27,000^	29,666^	12	9,000	14,970
1995	100	38,500	46,114	1	70,000^	70,000^	22	15,325	22,621
1996	108	41,750	61,275	3	75,000^	55,833^	17	8,500	19,599
1997	102	35,000	45,305	2	57,500^	57,500^	20	6,500	12,801
1998	105	28,000	39,291	0	0*	0*	27	10,500	22,881
1999	111	31,000	45,012	1	20,000^	20,000^	18	8,750	13,079
2000	102	37,000	51,321	3	63,000^	54,333^	33	10,000	14,145
2001	116	45,000	50,071	2	47,500^	47,500^	91	15,000	17,596
2002	147	50,000	56,796	4	74,500^	70,500^	64	18,000	21,364
2003	137	48,000	54,732	3	80,000^	77,666^	38	19,625	23,240
2004	145	63,200	70,660	1	105,000^	105,000^	64	19,950	24,730
2005	140	65,000	76,509	4	75,000^	87,750^	38	14,500	25,313
2006	141	79,000	84,869	0	0*	0*	39	23,000	29,894
2007	144	75,000	86,503	1	30,000^	30,000^	33	31,500	37,719
2008	133	80,000	91,628	3	130,000^	124,666^	37	13,500	24,010
2009	121	82,000	89,533	4	112,500^	113,562^	40	9,101	23,068
2010	110	85,000	99,038	4	144,500^	153,750^	38	22,750	39,718
2011	114	100,000	109,389	4	182,750^	187,500^	29	36,000	52,408
2012	131	100,000	105,362	2	127,500^	127,500^	35	27,000	31,267
2013	130	90,000	105,512	1	145,000^	145,000^	17	22,000	28,576
2014	126	105,000	112,778	1	255,000^	255,000^	17	20,000	30,791
2015	130	90,000	104,198	1	135,000^	135,000^	17	21,000	32,617
2016	135	93,000	106,858	3	151,000^	179,833^	19	17,500	24,033
2017	132	99,000	109,285	2	140,750^	140,750^	21	16,500	26,500
2018	159	102,000	116,636	2	172,500^	172,500^	27	16,500	19,445
2019	125	105,000	118,667	4	122,000^	131,000^	29	16,300	27,320
2020	151	125,000	137,118	3	175,000^	177,000^	27	24,000	24,738
2021	33	155,000	155,924	0	0*	0*	3	32,000^	29,833^

Statistics for 2021 are based on a small number of sales and are preliminary only.

Yarriambiack Shire

Analysis of property sales for 2020

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2019	2015		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	85000	85000	53.49	1589.00	ND	24.76<	1589.00	53.49
Pub/Tavern/Club Unsp	2	167500	167500	55.89	2974.00	115.52<	209.38<	2974.00	56.32
Retail Sgle Occ Unsp	2	166000	166000	320.56	579.50	179.46<	308.84<	579.50	286.45
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	2	86500	86500	53.98	2529.00	ND	288.33<	2529.00	34.20
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	181685	181685	0.86	210100.00	67.29<	ND	210100.00	0.86
GenCrop >20ha Unspec	24	641921	611850	0.41	1150100.00	73.07<	152.05<	1217733.04	0.53
MixedFarm&GrazUnsp	15	862283	602500	0.55	1092900.00	107.22<	164.70<	1418380.00	0.61
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	148	137094	125000	175.40	1012.00	119.05<	154.32<	1211.61	113.15
Detached Home(exist)	2	135000	135000	131.99	1032.00	ND	142.11<	1032.00	130.81
Half Pair or Duplex	1	145000	145000	277.78	522.00	ND	ND	522.00	277.78
Res Investment Flat	2	187500	187500	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	15000	15000	7.50	2000.00	ND	ND	2000.00	7.50
Res/Rural Lstyle	12	213250	237500	12.82	19388.00	102.26<	143.94<	44664.33	4.77
ResLandWithImprovemt	3	104833	58000	12.65	2174.00	96.67<	585.86<	2764.33	37.92
Single Strata Unsp	1	156000	156000	NA	NA	127.87<	ND	NA	NA
Site Improves Rur	1	22000	22000	NA	NA	ND	ND	NA	NA
Vac Res A	24	24788	24500	16.04	998.50	147.15<	113.95<	935.58	26.50
Vac Res B	3	24333	22500	6.97	2225.00	173.08<	225.00<	2341.33	10.39
Vac Res Rural Lstyle	4	93750	57500	8.26	6964.00	275.37<	159.72<	7891.75	11.88
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$752,000	
Industrial Total			2	Industrial Total Prices				\$173,000	
Primary Production Total			40	Primary Production Total Prices				\$28,522,040	
Residential Total			202	Residential Total Prices				\$25,189,348	
All Sales Total			249	All Sales Total				\$54,636,388	

