

Victorian Property Sales Report

June 2022 Quarter

Land Use Victoria



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

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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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 0.6 per cent from \$785,000 to \$790,000 in the June 2022 quarter, having decreased by 3.7 per cent in the previous quarter (December 2021 to March 2022). For the 12 months from June 2021 to June 2022, the median house price in Victoria increased 8.7 per cent, from \$726,500 to \$790,000.

The median price of units in Victoria increased by 0.8 per cent from \$605,000 in the March 2022 quarter to \$610,000 in the June 2022 quarter, having decreased by 4 per cent in the previous quarter. The median price of units in Victoria for the June 2022 quarter was lower than the median price of houses. For the 12 months from June 2021 to June 2022, the median unit price increased by 0.4 per cent from \$607,600 to \$610,000.

The metropolitan Melbourne median house price increased by 0.1 per cent to \$901,000 in the June 2022 quarter and the median unit price increased by 0.2 per cent to \$629,000. For the 12 months to June 2022, median sales prices in metropolitan Melbourne increased by 5.4 per cent for houses and decreased by 0.2 per cent for units.

In the June 2022 quarter, the median house price in country Victoria decreased by 1.2 per cent to \$578,000 and units increased by 0.6 per cent to \$415,000. Over the 12 months to June 2022, median sale prices in country Victoria increased by 18 per cent for houses and by 15.6 per cent for units.

Of the 799 listed Victorian locations, 219 had median house price increases for the June 2022 quarter compared to 300 in the March 2022 quarter. Five localities recorded no change, 248 showed a decrease and 327 had insufficient sales.

The maximum number of house sales for the quarter was 292 in Tarneit and there were 25 locations with 100 or more sales in the June 2022 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending June 2022 indicates that the median house sale price increased by 0.6 per cent from \$785,000 to \$790,000. Metropolitan house prices increased by 0.1 per cent to \$901,000 and country Victoria house prices decreased by 1.2 per cent to \$578,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to June 2022. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the June quarter of 2022 and 98 per cent for the March quarter of 2022 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the June 2022 quarter is 20,912. Using the above percentage, it is anticipated that the number of sales for the June 2022 quarter will be approximately 22,486. This is a 0.4 per cent increase from the number of sales in the March 2022 quarter and a 16.8 per cent decrease on the same quarter the previous year (June 2021).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$900,000 in the March 2022 quarter to \$901,000 in the June 2022 quarter. This follows a 6.3 per cent decrease in the previous quarter. The

number of metropolitan sales for the quarter is expected to culminate at 15,648, which is 3.2 per cent higher than the March 2022 quarter and 15.7 per cent lower than the June 2021 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the June 2022 quarter compared to the March 2022 quarter (132 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 184 suburbs for the March 2022 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 119 shifted from showing a median price increase for the March 2022 quarter to a median price decrease for the June 2022 quarter. For example, Yarraville increased by 5.4 per cent in the March 2022 quarter, while it decreased by 7.9 per cent in the June 2022 quarter. This compares to 107 metropolitan suburbs shifting from an increase in the December 2021 quarter to a decrease in the March 2022 quarter.

Conversely, 80 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2022 quarter to a median price increase in the June 2022 quarter. This compares to 50 metropolitan suburbs shifting from a decrease in the December 2021 quarter to an increase in the March 2022 quarter.

Sixty metropolitan suburbs with 10 or more sales showed decreases for both the March 2022 and June 2022 quarters. Significant examples include Coburg and Canterbury. This compares to 32 metropolitan suburbs in the December 2021 and March 2022 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Toorak, which had 29 sales and rose by 40.5 per cent (\$4,555,000 to \$6,400,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in St Kilda East, which had 20 sales and rose by 29.2 per cent to \$1,925,000.

For the quarter, Middle Park had the largest median house price decrease in a metropolitan suburb with

10 or more sales. It had 19 house sales and its median house price decreased by 26.8 per cent, from \$4,005,000 to \$2,930,000. Carlton experienced the second highest median price decrease in metropolitan Melbourne. It had 18 sales and its median price decreased by 25.4 per cent from \$2,010,000 to \$1,500,000.

Melton's median price of \$503,500 was the lowest for metropolitan suburbs in the June 2022 quarter. It had 50 sales and its median price increased by 0.7 per cent from the March 2022 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021-Jun 2022	% Change Mar 2022-Jun 2022
Ascot Vale	1,310,000	1,355,000	1,295,000	-1.1	-4.4
Bentleigh	1,595,000	1,765,000	1,768,000	10.8	0.2
Bentleigh East	1,450,000	1,535,000	1,525,000	5.2	-0.7
Brighton	3,653,000	3,555,000	3,590,000	-1.7	1.0
Brunswick	1,321,000	1,414,300	1,400,000	6.0	-1.0
Caulfield South	2,101,000	1,850,000	1,960,000	-6.7	5.9
Elwood	2,055,000	2,395,000	2,630,000	28.0	9.8
Footscray	950,000	942,000	1,012,500	6.6	7.5
Hawthorn	2,545,000	2,500,000	2,251,000	-11.6	-10.0
Kensington	1,180,000	1,219,000	1,240,500	5.1	1.8
Malvern	2,850,000	3,690,000	3,290,000	15.4	-10.8
Northcote	1,657,800	1,650,500	1,675,000	1.0	1.5
Preston	1,200,000	1,315,000	1,150,000	-4.2	-12.5
Richmond	1,443,000	1,392,500	1,443,000	0.0	3.6
South Melbourne	1,700,000	1,865,000	1,746,300	2.7	-6.4
South Yarra	2,075,000	1,935,000	1,865,000	-10.1	-3.6
Toorak	5,800,000	4,555,000	6,400,000	10.3	40.5
Williamstown	1,697,500	1,662,500	1,453,800	-14.4	-12.6

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021–Jun 2022	% Change Mar 2022–Jun 2022
Balwyn	2,717,500	2,925,000	2,702,500	-0.6	-7.6
Blackburn	1,638,500	1,790,000	1,520,000	-7.2	-15.1
Box Hill North	1,220,000	1,423,500	1,301,500	6.7	-8.6
Box Hill South	1,533,000	1,500,000	1,438,000	-6.2	-4.1
Burwood East	1,372,000	1,405,500	1,391,000	1.4	-1.0
Camberwell	2,525,000	2,650,000	2,615,000	3.6	-1.3
Glen Iris	2,628,800	2,566,000	2,503,000	-4.8	-2.5
Oakleigh South	1,100,000	1,214,500	1,220,000	10.9	0.5
Surrey Hills	2,150,000	2,331,500	2,055,000	-4.4	-11.9

Western suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021–Jun 2022	% Change Mar 2022–Jun 2022
Altona	1,075,000	1,135,000	1,260,000	17.2	11.0
Braybrook	760,000	796,500	801,000	5.4	0.6
Deer Park	623,000	646,000	630,000	1.1	-2.5
Keilor Downs	712,500	817,500	770,000	8.1	-5.8
Keilor East	923,500	1,065,500	1,085,000	17.5	1.8
St Albans	680,000	696,500	690,000	1.5	-0.9
Sunshine North	720,000	792,000	758,300	5.3	-4.3
Sunshine West	765,500	780,000	763,000	-0.3	-2.2

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

Suburb	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021–Jun 2022	% Change Mar 2022–Jun 2022
Burnside Heights	685,000	735,000	801,000	16.9	9.0
Caroline Springs	720,000	735,000	770,000	6.9	4.8
Hoppers Crossing	580,000	630,000	638,300	10.0	1.3
Point Cook	729,000	770,000	788,000	8.1	2.3
Sydenham	720,000	682,500	710,000	-1.4	4.0
Tarneit	590,000	650,500	655,000	11.0	0.7
Taylors Hill	782,800	872,500	908,500	16.1	4.1
Werribee	551,500	629,500	617,900	12.0	-1.8

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

Suburb	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021- Jun 2022	% Change Mar 2022- Jun 2022
Bayswater	870,000	950,000	920,000	5.7	-3.2
Bayswater North	836,500	955,000	855,800	2.3	-10.4
Boronia	825,000	852,500	885,000	7.3	3.8
Ferntree Gully	831,000	905,500	880,000	5.9	-2.8
Heathmont	1,090,500	1,135,000	1,022,500	-6.2	-9.9
Wantirna	1,035,000	1,117,500	1,033,500	-0.1	-7.5
Wheelers Hill	1,350,000	1,458,000	1,480,000	9.6	1.5

Country Victoria

Country Victoria's median house price showed a decrease of 1.2 per cent to \$578,000 in the June 2022 quarter. Over the 12 months to June 2022, the median house price in country Victoria increased by 18 per cent from \$490,000 to \$578,000.

The number of country Victoria house sales for the June 2022 quarter is expected to be 6,838, which is 19.3 per cent less than the June 2021 quarter.

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

Bendigo median house prices decreased by 1.5 per cent, having increased by 7.6 per cent in the previous quarter. Mildura decreased by 7.4 per cent for the June 2022 quarter, having increased by 6.6 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that eight of the 12 large towns had increases in median house prices in the June 2022 quarter compared to the March 2022 quarter which showed increases in seven of the 12 towns. For the 12 months from the June 2021 to June 2022 quarter, there were increases in all 12 towns.

Bairnsdale increased by 9.1 per cent for the June 2022 quarter, having increased by 6.6 per cent in the previous quarter. Wangaratta increased by 3.8 per cent and Sale decreased by 10.7 per cent in the June 2022 quarter, having increased in the previous quarter by 11.6 per cent.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the March 2022 to June 2022 quarters. Anglesea decreased by 5.3 per cent, having decreased by 0.1 per cent during the previous quarter. Cowes West's median house price decreased by 4.2 per cent for the June 2022 quarter, having decreased by 1.2 per cent in the previous quarter. Venus Bay's median house price increased by 7.5 per cent for the June 2022 quarter, having increased by 1.6 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021-Jun 2022	% Change Mar 2022-Jun 2022
Ballarat Central	710,000	760,000	652,500	-8.1	-14.1
Bendigo	575,500	670,100	660,000	14.7	-1.5
Geelong West	825,500	1,060,000	932,500	13.0	-12.0
Horsham	325,000	385,000	380,000	16.9	-1.3
Mildura	355,500	437,500	405,000	13.9	-7.4
Shepparton	350,000	405,000	440,000	25.7	8.6
Warrnambool	499,500	597,500	617,500	23.6	3.3
Wodonga	448,500	499,500	518,000	15.5	3.7

Large towns

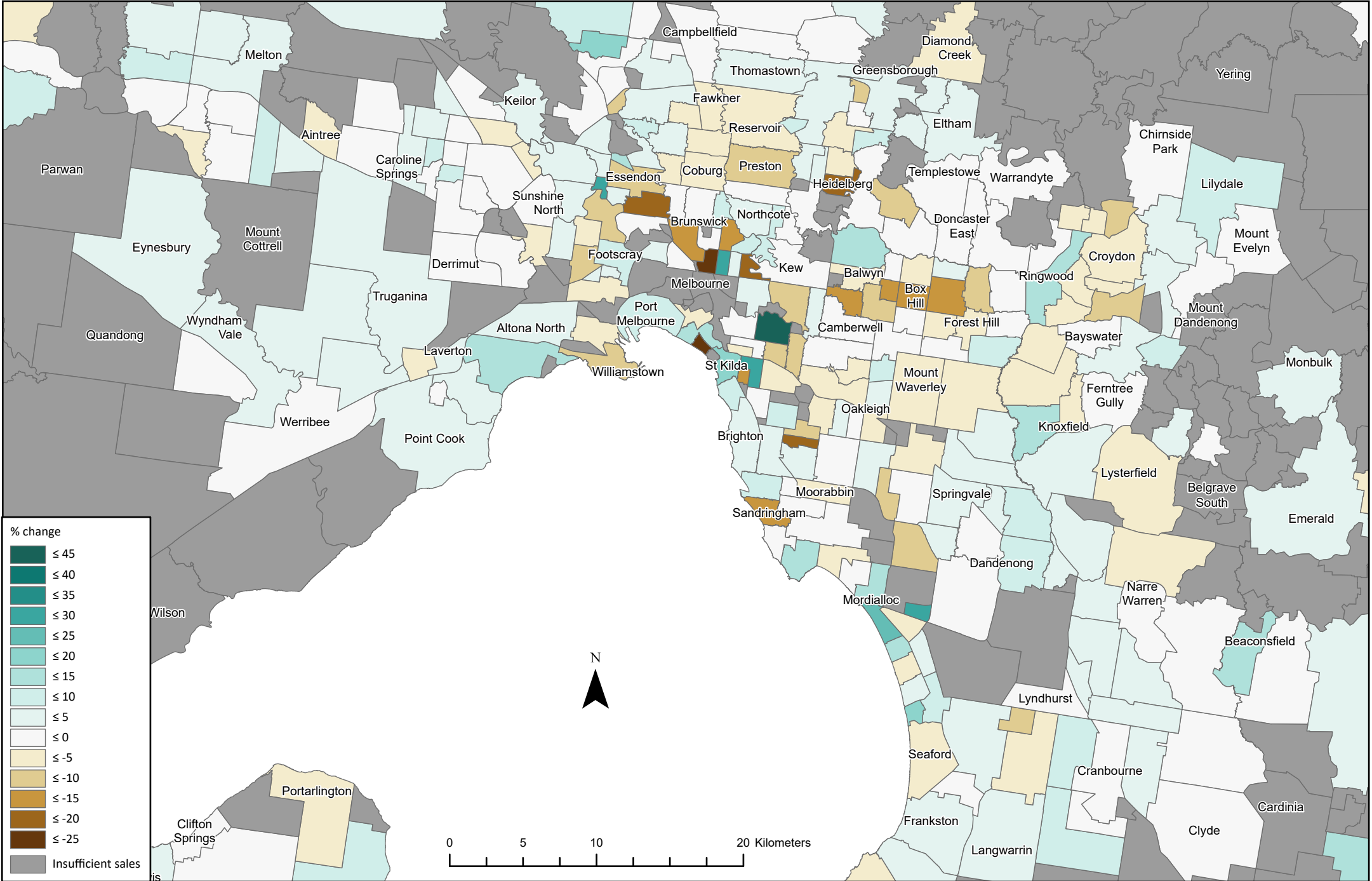
Suburbs in large towns	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021-Jun 2022	% Change Mar 2022-Jun 2022
Bairnsdale	350,000	426,500	465,500	33.0	9.1
Castlemaine	655,000	735,000	720,000	9.9	-2.0
Colac	410,000	500,000	500,000	22.0	0.0
Echuca	441,000	525,000	559,500	26.9	6.6
Hamilton	320,000	365,000	380,000	18.8	4.1
Moe	301,000	360,000	365,000	21.3	1.4
Morwell	266,500	315,000	330,000	23.8	4.8
Sale	390,000	515,000	460,000	17.9	-10.7
Swan Hill	345,000	359,000	444,500	28.8	23.8
Traralgon	399,500	474,000	490,000	22.7	3.4
Wangaratta	425,000	530,000	550,000	29.4	3.8
Yarrawonga	529,000	722,500	652,500	23.3	-9.7

Seaside towns

Suburbs in seaside towns	June quarter 2021 \$	March quarter 2022 \$	June quarter 2022 \$	% Change Jun 2021- Jun 2022	% Change Mar 2022- Jun 2022
Anglesea	1,355,000	1,700,000	1,610,000	18.8	-5.3
Cowes West	670,000	825,000	790,000	17.9	-4.2
Inverloch	900,000	993,500	940,000	4.4	-5.4
Lakes Entrance	443,800	545,000	515,000	16.1	-5.5
Ocean Grove	910,000	1,157,500	1,100,000	20.9	-5.0
Portland	370,000	422,000	465,000	25.7	10.2
St Leonards	680,000	800,000	855,300	25.8	6.9
Torquay	1,187,500	1,350,000	1,375,000	15.8	1.9
Venus Bay	542,500	650,000	699,000	28.8	7.5

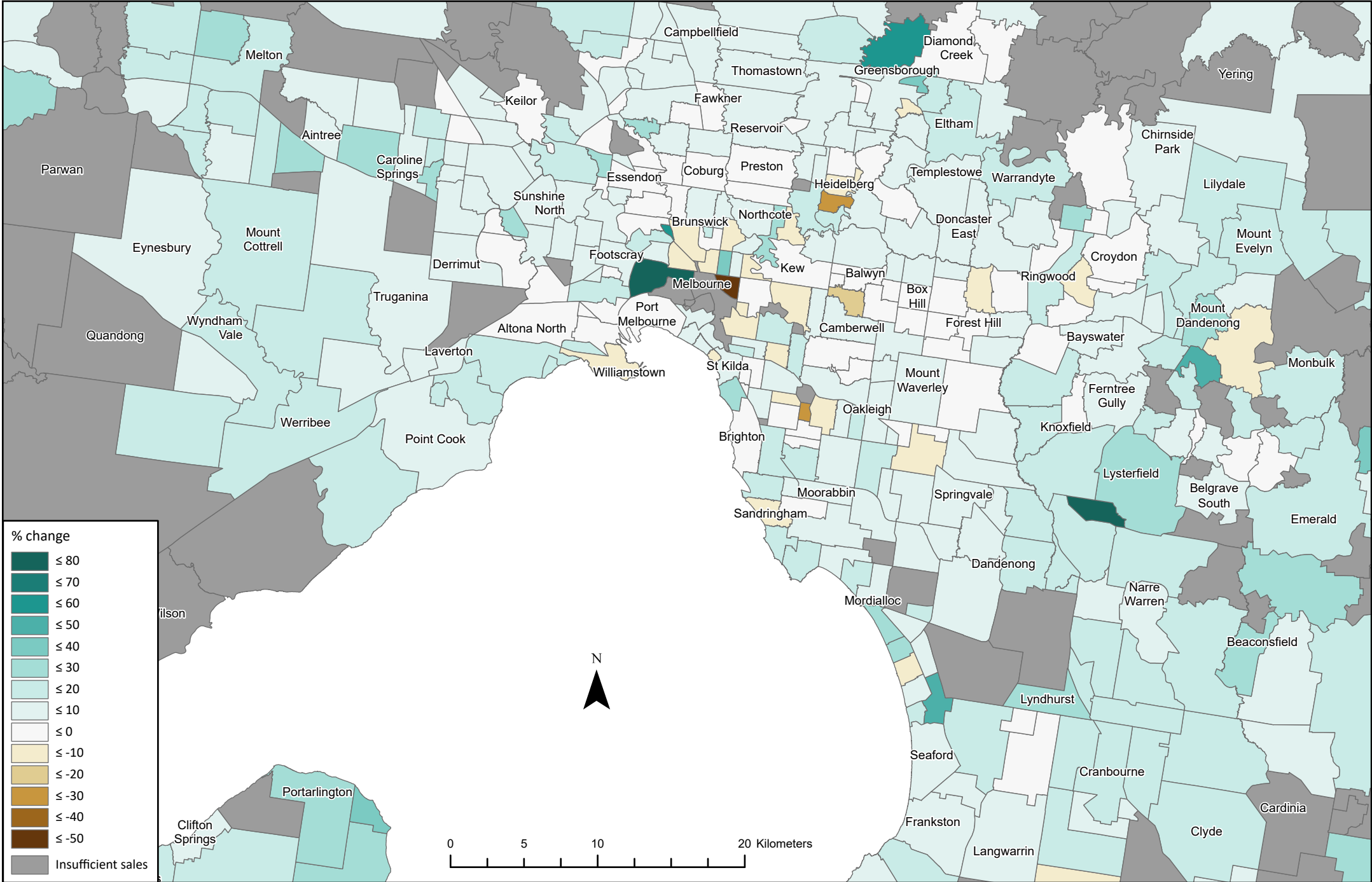
Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2022 to June quarter 2022



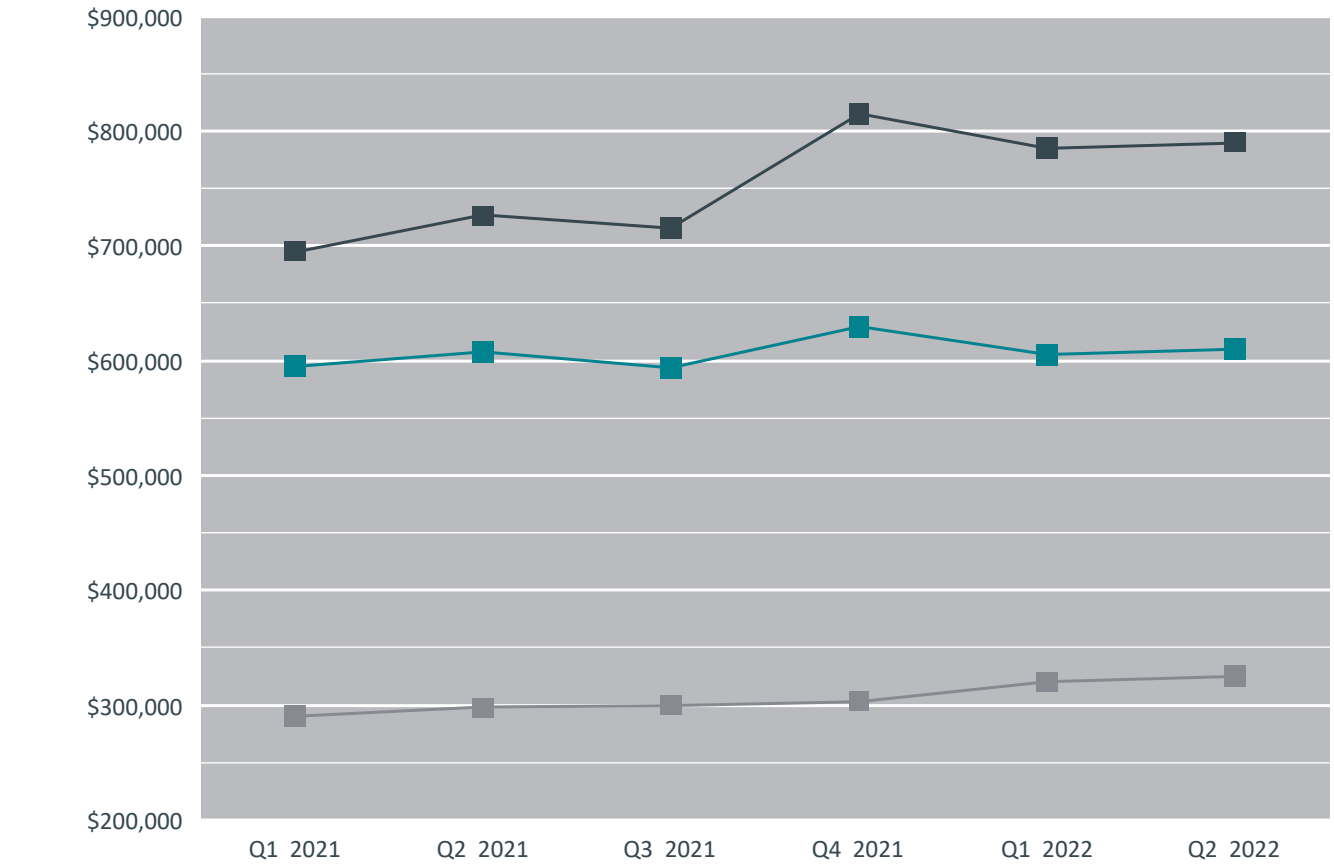
Metropolitan Melbourne houses - yearly change in median prices

June quarter 2021 to June quarter 2022



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend
 Q1 Jan-Mar
 Q2 Apr-Jun
 Q3 Jul-Sep
 Q4 Oct-Dec

House Median

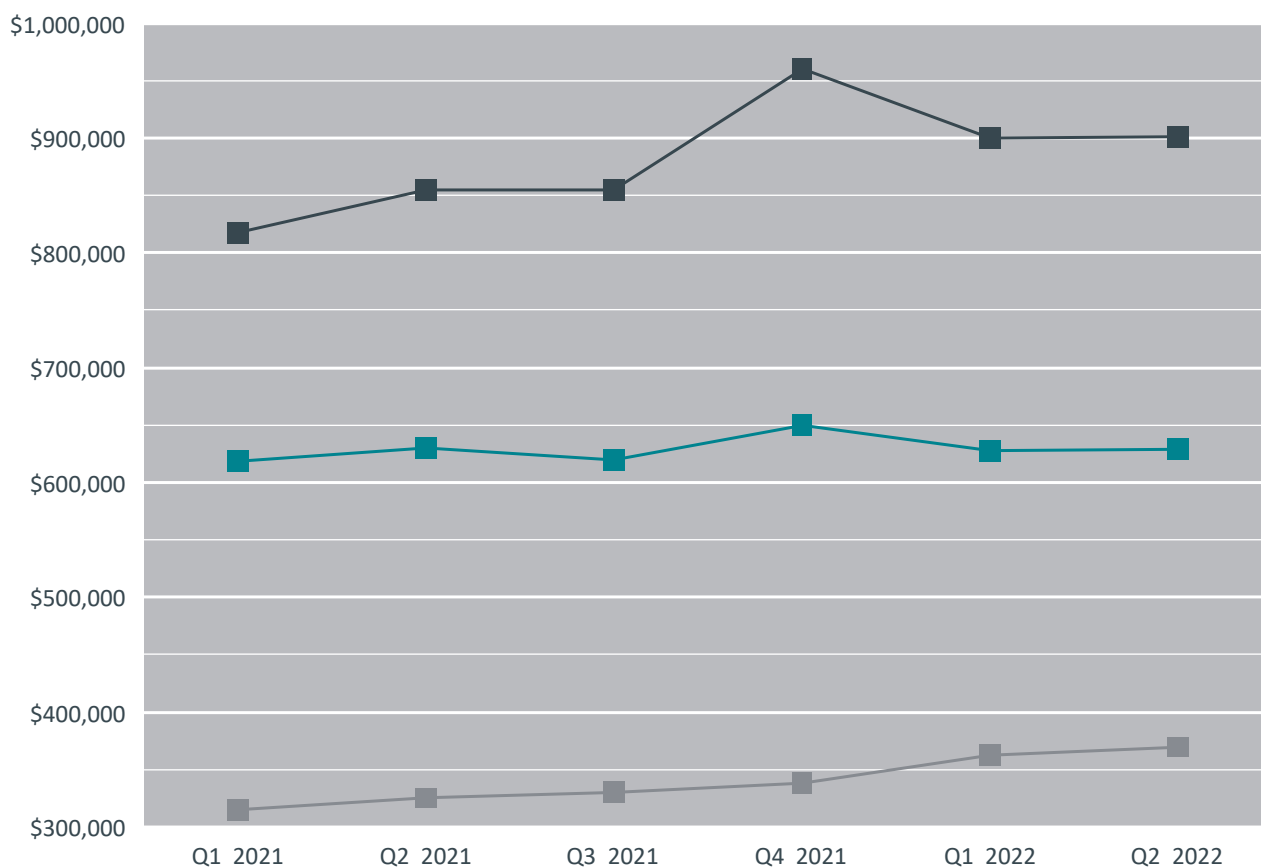
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar 2021	25,344	695,000	0.0	11,598	595,000	0.0	12,927	290,000	0.0
Apr-Jun 2021	27,042	726,500	4.5	13,063	607,600	2.1	11,241	298,000	2.8
Jul-Sep 2021	20,386	715,000	-1.6	9,272	594,000	-2.2	6,391	300,000	0.7
Oct-Dec 2021	30,055	815,000	14.0	13,875	630,000	6.1	4,410	303,500	1.2
Jan-Mar 2022	21,951	785,000	-3.7	10,311	605,000	-4.0	2,543	320,000	5.4
Apr-Jun 2022	20,912	790,000	0.6	10,360	610,000	0.8	1,936	325,000	1.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

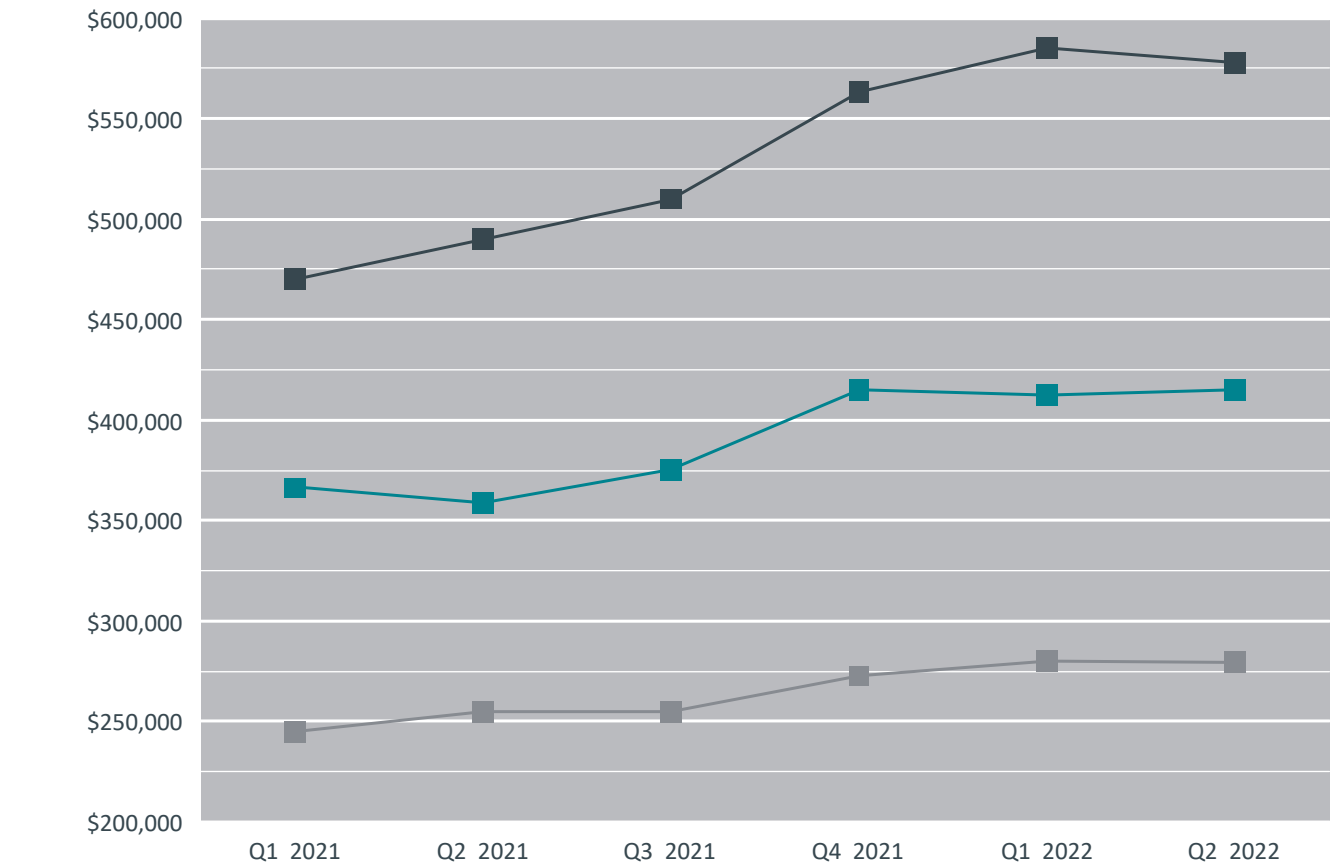
Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2021	16,918	818,000	0.0	10,275	618,800	0.0	7,715	315,000	0.0
Apr-Jun	2021	18,572	855,000	4.5	11,730	630,000	1.8	6,815	325,000	3.2
Jul-Sep	2021	13,403	855,000	0.0	8,136	620,000	-1.6	3,598	330,000	1.5
Oct-Dec	2021	21,379	960,000	12.3	12,486	650,000	4.8	2,227	338,000	2.4
Jan-Mar	2022	14,861	900,000	-6.3	9,254	628,000	-3.4	1,197	362,700	7.3
Apr-Jun	2022	14,553	901,000	0.1	9,403	629,000	0.2	969	370,000	2.0

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median



Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2021	8,426	470,000	0.0	1,323	366,500	0.0	5,212	245,000	0.0
Apr-Jun	2021	8,470	490,000	4.3	1,333	359,000	-2.0	4,426	255,000	4.1
Jul-Sep	2021	6,983	510,000	4.1	1,136	375,500	4.6	2,793	255,000	0.0
Oct-Dec	2021	8,676	563,500	10.5	1,389	415,000	10.5	2,183	272,500	6.9
Jan-Mar	2022	7,090	585,000	3.8	1,057	412,500	-0.6	1,346	280,000	2.8
Apr-Jun	2022	6,359	578,000	-1.2	957	415,000	0.6	967	279,500	-0.2

MEDIAN HOUSE PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
ABBOTSFORD	1470000	1107500	1332500	1590000	1218000	24	42	-17.1	-23.4
ABERFELDIE	1830000	1790000^	2112500	1895000	1950000	11	29	6.6	2.9
AINTREE	695000	730000	745000	807500	750000	37	75	7.9	-7.1
AIREYS INLET	1360000^	1835000^	2030000^	1750000^	1370000^	4	8	0.7	-21.7
AIRPORT WEST	955000	990000	1020000	933000	950000	25	55	-0.5	1.8
ALBANVALE	615800	595000	620000	605000^	648900	15	24	5.4	7.3
ALBERT PARK	2444000	2220000	2402500	2250000	2520000	33	72	3.1	12.0
ALBION	867500	944500^	820000	800000	1050000^	1	12	21.0	31.3
ALEXANDRA	416000	440000	545000	547000	515000^	9	25	23.8	-5.9
ALFREDTON	580000	656000	642500	700000	666000	66	123	14.8	-4.9
ALLANSFORD	406000^	530000^	540000^	628800^	641000^	2	3	57.9	1.9
ALPHINGTON	2300000	2095000^	2541500	2168000^	2070000	13	19	-10.0	-4.5
ALTONA	1075000	1210000	1262500	1135000	1260000	23	54	17.2	11.0
ALTONA EAST	950000	1015000^	1105000	1125000	862000^	5	17	-9.3	-23.4
ALTONA MEADOWS	700000	752500	730000	755000	770600	34	66	10.1	2.1
ALTONA NORTH	994500	976000	1025000	960000	975000	29	56	-2.0	1.6
ANGLESEA	1355000	1510000	1702500	1700000	1610000	15	38	18.8	-5.3
APOLLO BAY	935000	845000^	981300	1047500^	1320000	10	18	41.2	26.0
ARARAT	260500	316000	350000	310000	402500	54	97	54.5	29.8
ARDEER	707500^	750000^	720000	722500	698000^	7	17	-1.3	-3.4
ARMADALE	2650000	2675000	2700000	2732500	2338800	28	58	-11.7	-14.4
ARMSTRONG CREEK	668300	685500	716500	732500	733500	56	120	9.8	0.1
ARTHURS SEAT	1525000^	1215000^	1600000^	2420000^	2122500^	2	5	39.2	-12.3
ASCOT (GREATER BENDIGO)	545000	550000	660000	557600^	625000	17	23	14.7	12.1
ASCOT VALE	1310000	1353000	1355500	1355000	1295000	39	66	-1.1	-4.4
ASHBURTON	2000000	1855000	2250000	2130000	1980000	22	48	-1.0	-7.0
ASHWOOD	1434300	1465000	1500000	1425000	1518000	14	33	5.8	6.5
ASPENDALE	1250000	1362000	1479000	1298000	1588000	16	26	27.0	22.3
ASPENDALE GARDENS	1110800	1140000^	1197500	1289000	1190000	11	23	7.1	-7.7
ATTWOOD	940000	920000	1050000	905000^	1070000	11	16	13.8	18.2
AVENEL	428000^	495000^	485500^	515000^	497500^	2	7	16.2	-3.4
AVOCA	345000^	360000^	396000^	375000^	516000^	2	3	49.6	37.6
AVONDALE HEIGHTS	937500	1012500	1000000	987500	1020000	47	87	8.8	3.3
AVONSLEIGH	688300^	890000^	858000^	697500^	950000^	6	10	38.0	36.2
BACCHUS MARSH	593500	600000	580000	660000	633300	32	83	6.7	-4.1
BADGER CREEK	665000^	690000^	710000^	707500^	755000^	4	12	13.5	6.7
BAIRNSDALE	350000	350000	400000	426500	465500	52	110	33.0	9.1
BALACLAVA	1515000	1512500^	1594800	1810000	1500000	19	30	-1.0	-17.1
BALCOMBE	1737500	2070000	1935000	1867500	1750000	23	61	0.7	-6.3
BALLAN	590000	612500	614500	680000^	790000	10	14	33.9	16.2
BALLARAT CENTRAL	710000	692000	870000	760000	652500	24	53	-8.1	-14.1

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BALLARAT EAST	490000	501000	510000	541000	530000	27	59	8.2	-2.0
BALLARAT NORTH	554900	550000	580000	635000	607500	18	30	9.5	-4.3
BALNARRING	1410000^	1370000^	1310500	1282500^	1487500^	8	16	5.5	16.0
BALNARRING BEACH	2700000^	1570000^	3400000^	1847500^	7150000^	3	7	164.8	287.0
BALWYN	2717500	2850000	2780000	2925000	2702500	46	83	-0.6	-7.6
BALWYN NORTH	2180000	2360000	2388900	2076500	2350000	83	161	7.8	13.2
BANDIANA	427500^	469000^	464100^	535000^	629000^	3	8	47.1	17.6
BANNOCKBURN	650000	710000	745000	751500	710000	25	47	9.2	-5.5
BARANDUDA	472000	602500^	544000	725000	625000	10	21	32.4	-13.8
BARNAWARTHA	390000^	485000^	332500^	437000^	469000^	3	6	20.3	7.3
BARWON HEADS	1860000	1577500	1800000	1755000	2425000	16	34	30.4	38.2
BAXTER	669400^	730000	722000	787500	698500^	8	18	4.3	-11.3
BAYSWATER	870000	897500	895000	950000	920000	42	63	5.7	-3.2
BAYSWATER NORTH	836500	894500	888000	955000	855800	16	37	2.3	-10.4
BEACONSFIELD	861500	860500	956500	945500	1069000	28	56	24.1	13.1
BEACONSFIELD UPPER	827600^	1137500^	907700^	1205000^	996000^	3	8	20.3	-17.3
BEAUFORT	340000^	517500^	395000	380000^	417500^	8	15	22.8	9.9
BEAUMARIS	2050000	2230000	2220000	2080000	2295000	45	85	12.0	10.3
BEECHWORTH	640600	654500	650000	655000	788000	18	38	23.0	20.3
BELGRAVE	792500	822500	818000	847800	842500	20	32	6.3	-0.6
BELGRAVE HEIGHTS	1052000^	922500^	980000^	1055300^	1055300*	0	6	NA	NA
BELGRAVE SOUTH	1100000^	1143700^	1125000^	1125000^	1160000^	3	5	5.5	3.1
BELL PARK	583000	655000	700000	643500	650000	23	49	11.5	1.0
BELL POST HILL	591000	665000	703500	665000	715000	22	43	21.0	7.5
BELLFIELD (BANYULE)	913000	1000000^	1085000	958000^	895000^	5	7	-2.0	-6.6
BELMONT	702000	713000	752500	795000	780000	69	143	11.1	-1.9
BENALLA	385000	355000	435000	437500	444500	52	122	15.5	1.6
BENDIGO	575500	562500	622500	670100	660000	31	62	14.7	-1.5
BENTLEIGH	1595000	1850000	1800000	1765000	1768000	31	73	10.8	0.2
BENTLEIGH EAST	1450000	1527300	1525000	1535000	1525000	84	150	5.2	-0.7
BERWICK	810000	819800	900000	903100	900000	186	374	11.1	-0.3
BEVERIDGE	602500	645000	663000	704500	680000	25	52	12.9	-3.5
BIRCHIP	120000^	295000^	149000^	220000^	140000^	3	7	16.7	-36.4
BIRREGURRA	695000^	560500^	705000^	910000^	580000^	3	6	-16.5	-36.3
BITTERN	720000	807500	823700	835000	900000	13	26	25.0	7.8
BLACK HILL	576000	510000^	635000^	655000	640000^	7	17	11.1	-2.3
BLACK ROCK	2415000	2002500	2800000	2892500	2850000	13	29	18.0	-1.5
BLACKBURN	1638500	1605000	1716000	1790000	1520000	31	68	-7.2	-15.1
BLACKBURN NORTH	1276300	1337500	1356000	1335000	1350000	15	29	5.8	1.1
BLACKBURN SOUTH	1340000	1316000	1367500	1455000	1310500	40	69	-2.2	-9.9
BLACKWOOD	550000^	642000^	751300^	730000^	370000^	1	3	-32.7	-49.3

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BLAIRGOWRIE	1393500	1725000	1645000	1845000	1715000	32	75	23.1	-7.0
BLIND BIGHT	607000^	740000^	677500^	758500	745000^	2	12	22.7	-1.8
BONBEACH	1170000	1150000	1360000	1240000	1255000	24	39	7.3	1.2
BONNIE BROOK	555000^	670000^	698000^	570000^	605000^	5	9	9.0	6.1
BONNIE DOON	565000^	565000*	850000^	685000^	570000^	1	7	0.9	-16.8
BONSHAW	525000	550000^	590000^	585000^	555000^	7	12	5.7	-5.1
BOOLARRA	360000^	389500^	389500^	389500*	327000^	1	1	-9.2	NA
BOORT	255000	190500^	365000^	225000^	302500^	2	7	18.6	34.4
BORONIA	825000	865000	883300	852500	885000	58	116	7.3	3.8
BOTANIC RIDGE	870000	895000	936300	991000	947500	37	68	8.9	-4.4
BOX HILL	1718000	1510000	1640000	1866500^	1560000	20	26	-9.2	-16.4
BOX HILL NORTH	1220000	1342500	1400000	1423500	1301500	35	69	6.7	-8.6
BOX HILL SOUTH	1533000	1559000	1651000	1500000	1438000	33	60	-6.2	-4.1
BRAYBROOK	760000	768800	790000	796500	801000	26	56	5.4	0.6
BREAKWATER	514400^	580400^	585000^	597500^	575100^	6	11	11.8	-3.7
BRIAGOLONG	365500^	335000^	420000^	340000^	471000^	5	6	28.9	38.5
BRIAR HILL	1000500	1130000^	1035500	1125000^	870000^	7	16	-13.0	-22.7
BRIDGEWATER ON LODDON	389000^	410000^	240000^	340000^	340000*	0	3	NA	NA
BRIGHT	920000	1021300	1175000	1188000	1267500	12	29	37.8	6.7
BRIGHTON	3653000	3525000	3460000	3555000	3590000	60	122	-1.7	1.0
BRIGHTON EAST	2225000	2475000	2380000	2420000	2469500	42	91	11.0	2.0
BROADFORD	477500	500000	610000	588000	610000	19	44	27.7	3.7
BROADMEADOWS	595000	590000	616000	608000	623500	34	75	4.8	2.5
BROOKFIELD	520000	550000	575000	590000	570000	55	119	9.6	-3.4
BROOKLYN	880000	905000^	850000	805800^	831900^	4	10	-5.5	3.2
BROWN HILL	580000	595000	712800	630000	625000^	9	24	7.8	-0.8
BRUNSWICK	1321000	1352500	1380000	1414300	1400000	67	113	6.0	-1.0
BRUNSWICK EAST	1452500	1320000	1450000	1430000	1550000	23	39	6.7	8.4
BRUNSWICK WEST	1380000	1260000	1322000	1280000	1256000	23	56	-9.0	-1.9
BULLEEN	1306500	1340000	1530000	1420000	1358000	44	79	3.9	-4.4
BUNDOORA	840000	910000	905800	840000	870000	97	166	3.6	3.6
BUNINYONG	587900	720000	665000	770000	891100	10	28	51.6	15.7
BUNYIP	650000	723300^	720000	755000	687500^	6	16	5.8	-8.9
BURNSIDE	670000	708000	751000	825000	812500	14	31	21.3	-1.5
BURNSIDE HEIGHTS	685000	680000	740000	735000	801000	23	49	16.9	9.0
BURWOOD	1372000	1500000	1480000	1405500	1391000	23	55	1.4	-1.0
BURWOOD EAST	1281000	1274000	1305000	1286000	1279000	38	67	-0.2	-0.5
CAIRNLEA	850000	800000	900000	945800	912500	24	42	7.4	-3.5
CALIFORNIA GULLY	397500	430000	454000	450000	481900	24	47	21.2	7.1
CAMBERWELL	2525000	2662500	2650000	2650000	2615000	69	132	3.6	-1.3
CAMPBELLFIELD	590000	600000	618000	625500	600000	11	23	1.7	-4.1

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CAMPBELLS CREEK	500000^	615000	695000	695000^	750000^	5	11	50.0	7.9
CAMPERDOWN	370000	297500	481000	440000	395000	23	42	6.8	-10.2
CANADIAN	483500	567500	545000	554000	610000	13	33	26.2	10.1
CANTERBURY	3890000	4269000	3575000	3498000	2975000	21	49	-23.5	-15.0
CAPE PATERSON	746100	815000	1110000	1023000	785000^	7	24	5.2	-23.3
CAPE SCHANCK	1850000^	1181000^	1380000^	1112500^	1112500*	0	4	NA	NA
CAPEL SOUND	765000	808300	887500	855000	818000	21	50	6.9	-4.3
CARISBROOK	367000^	361000^	370000^	560000^	429000^	3	6	16.9	-23.4
CARLTON	1670000^	1280000^	1705000	2010000	1500000	18	29	-10.2	-25.4
CARLTON NORTH	1696500	1830000	1691000	1670000	1607500	14	31	-5.2	-3.7
CARNEGIE	1800000	1920100	1821000	1710000	1550000	26	49	-13.9	-9.4
CAROLINE SPRINGS	720000	730800	760000	735000	770000	81	174	6.9	4.8
CARRUM	986300	1001000^	1062500	917800^	1090000	11	20	10.5	18.8
CARRUM DOWNS	668300	676500	737500	737000	745000	58	133	11.5	1.1
CASTERTON	206000	195000	350000^	230000^	363500^	4	9	76.5	58.0
CASTLEMAINE	655000	620000	739000	735000	720000	27	63	9.9	-2.0
CAULFIELD	2099000	2081000^	1950000	1890000	1829000^	9	20	-12.9	-3.2
CAULFIELD NORTH	2460000	2616000	2720500	2710000	2526300	24	51	2.7	-6.8
CAULFIELD SOUTH	2101000	1807000	2000000	1850000	1960000	25	62	-6.7	5.9
CHADSTONE	1211000	1251500	1350000	1192500	1227500	20	34	1.4	2.9
CHARLEMONT	601300	650000	686300	680000	687500	14	33	14.3	1.1
CHARLTON	189000^	202500	252500^	265000^	275000^	7	15	45.5	3.8
CHELSEA	1311000	1080000^	1230000	1250500	1135000	10	26	-13.4	-9.2
CHELSEA HEIGHTS	950000	1002000	995000	970000^	1010000	20	29	6.3	4.1
CHELTENHAM	1320000	1360000	1395000	1493500	1420000	41	79	7.6	-4.9
CHELTENHAM EAST	1110000	1325000	1190000	1190000	1267500	16	29	14.2	6.5
CHELTENHAM NORTH	1165000	840000	1100000	1015000	1130000	13	26	-3.0	11.3
CHEWTON	540000^	585000^	832500^	1550000^	785000^	2	3	45.4	-49.4
CHILTERN	410000^	400000^	325000^	413500^	364000^	8	16	-11.2	-12.0
CHIRNSIDE PARK	880500	937000	930000	962500	930000	40	90	5.6	-3.4
CHURCHILL	293800	316500	347000	361000	347500	28	52	18.3	-3.7
CLARINDA	1020000	990000	1152500	1207500	1062500	10	20	4.2	-12.0
CLAYTON	1260000	1290000	1186000	1135000	1060500	15	28	-15.8	-6.6
CLAYTON NORTH	1320000^	1075000^	1300000^	1350000^	1460000^	4	7	10.6	8.1
CLAYTON SOUTH	990000	981500	1015000	1002000	992500	16	28	0.3	-0.9
CLIFTON HILL	1750000	1625000	1775500	1700000	1810000	23	44	3.4	6.5
CLIFTON SPRINGS	672000	647500	735000	742500	707800	40	98	5.3	-4.7
CLUNES	420000	337500^	477500^	515000	500000^	9	20	19.0	-2.9
CLYDE	612500	630300	687500	692000	678500	72	155	10.8	-2.0
CLYDE NORTH	660000	688500	706800	752500	734800	158	326	11.3	-2.4
COBBLEBANK	565000	590000	570000	648000	630000	18	43	11.5	-2.8

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COBDEN	346000	380000^	350000^	380500^	302500^	4	10	-12.6	-20.5
COBRAM	370000	401000	380000	377500	397500	24	48	7.4	5.3
COBURG	1220000	1330000	1350000	1280000	1200000	70	151	-1.6	-6.3
COBURG EAST	1080000	1192500	1102000	1140000	1042500	22	44	-3.5	-8.6
COBURG NORTH	960000	1130000	1006000	1125000	1045000	20	41	8.9	-7.1
COCKATOO	720300	731000	786000	827500	759000	14	34	5.4	-8.3
COHUNA	265000	267500	235000	285000	380000	11	28	43.4	33.3
COLAC	410000	420000	468500	500000	500000	57	96	22.0	0.0
COLDSTREAM	765000^	740000^	853800	820000^	790500^	8	16	3.3	-3.6
COLERAINE	165000^	210000^	195000^	277500^	285000^	4	12	72.7	2.7
COLLINGWOOD	1225000	1231000	1263000	1289000	1325000	13	24	8.2	2.8
CONNEWARRE	1662500^	1710000^	2057500^	2842500^	2420000^	1	3	45.6	-14.9
COOLAROO	510000	500000^	515000	542500	517500^	8	20	1.5	-4.6
COONANS HILL	1190000	1112500^	1268500	1333000	1270000^	9	21	6.7	-4.7
COONGULLA	210000^	280000^	473300^	310000^	365000^	3	10	73.8	17.7
CORINELLA	602300	690000^	743000	1381000^	750000^	7	12	24.5	-45.7
CORIO	430000	470000	510000	522500	525000	63	134	22.1	0.5
CORONET BAY	525000	545000	520000	635000	685000^	9	35	30.5	7.9
CORRYONG	261000	240000^	300000^	302000	315000	11	21	20.7	4.3
COWES	695000	995000	955000	1067500	962500^	6	18	38.5	-9.8
COWES WEST	670000	735000	835000	825000	790000	35	85	17.9	-4.2
CRAIGIEBURN	620000	625000	650000	672500	661500	268	576	6.7	-1.6
CRANBOURNE	605500	612000	654000	675000	669000	83	196	10.5	-0.9
CRANBOURNE EAST	647500	664000	703000	722000	730000	97	196	12.7	1.1
CRANBOURNE NORTH	631500	670000	685000	718000	750300	78	165	18.8	4.5
CRANBOURNE SOUTH	710000^	642500^	780000^	780000^	830000	11	17	16.9	6.4
CRANBOURNE WEST	608000	628400	664000	670000	715000	99	193	17.6	6.7
CREMORNE	1600000	1397500	1398700	1546500^	1295000^	5	9	-19.1	-16.3
CRESWICK	505000	470000	520000	537000	557500	12	25	10.4	3.8
CRIB POINT	795000	745000	857500	860000	805000	12	29	1.3	-6.4
CROYDON	900000	940000	995000	980000	895000	95	182	-0.6	-8.7
CROYDON HILLS	1090500	1180000	1165000	1122300	1055000	19	29	-3.3	-6.0
CROYDON NORTH	990000	1070000	1162500	1205000	1072500	21	45	8.3	-11.0
CROYDON SOUTH	915000	870000^	940000	957000	905000	24	38	-1.1	-5.4
CURLEWIS	640000	710000	710000	700000	720000	16	39	12.5	2.9
DALLAS	490000	545000	545000	535000	529500	24	49	8.1	-1.0
DALYSTON	540000	645000^	619500	567300^	589000^	3	9	9.1	3.8
DANDENONG	700000	674500	725500	730000	795000	43	85	13.6	8.9
DANDENONG NORTH	717500	725000	755000	743600	797500	60	122	11.1	7.3
DANYO	25000*	63900^	150000^	170000^	78500^	5	6	NA	-53.8
DARLEY	625000	620000	660000	720000	669500	36	73	7.1	-7.0

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DARTMOOR	127000^	127000*	218000^	285000^	200000^	5	6	57.5	-29.8
DAYLESFORD	846000	800100	910000	915000	940000	17	49	11.1	2.7
DEANSIDE	486800	590000	616500	599000	590000	28	48	21.2	-1.5
DEEPDENE	3042500^	4194000^	2788000^	3476500^	2800000^	3	7	-8.0	-19.5
DEER PARK	623000	617500	647500	646000	630000	53	102	1.1	-2.5
DELACOMBE	475000	560000	585000	550000	605000	23	45	27.4	10.0
DELAHEY	672000	622500	676000	663800	652000	17	33	-3.0	-1.8
DENNINGTON	494500	543000	555000	620000	607500	12	23	22.9	-2.0
Derrimut	708500	710000	747500	777500	745000	11	25	5.2	-4.2
DERRINALLUM	275000^	261000^	280000^	360500^	357500^	1	5	30.0	-0.8
DIAMOND CREEK	1022500	997500	1053500	1087500	980600	36	78	-4.1	-9.8
DIGGERS REST	605000	615000	650000	627500	655000	29	48	8.3	4.4
DIMBOOLA	205000	196500	196500	252500	265000^	7	17	29.3	5.0
DINGLEY VILLAGE	1057300	1067500	1123000	1288500	1130000	37	53	6.9	-12.3
DINNER PLAIN	705000^	855000^	950000^	880000^	975000^	7	14	38.3	10.8
DONALD	211000	189000	152000	220000	235000^	5	20	11.4	6.8
DONCASTER	1480000	1480000	1540000	1547500	1500000	61	121	1.4	-3.1
DONCASTER EAST	1484500	1500000	1554000	1565000	1520000	69	142	2.4	-2.9
DONNYBROOK	591000	625000	653000	654800	665000	23	53	12.5	1.6
DONVALE	1320000	1430000	1405500	1482500	1430000	15	36	8.3	-3.5
DOREEN	700000	705600	741000	745000	767500	118	250	9.6	3.0
DOVETON	580000	593500	610500	625000	647500	32	79	11.6	3.6
DROMANA	975000	965000	1161000	1100000	942500	28	64	-3.3	-14.3
DROUIN	562500	580000	613300	626000	640000	70	160	13.8	2.2
DRYSDALE	690000	760000	825000	805000	801000	15	40	16.1	-0.5
DUNKELD	522500^	444000^	595300^	310500^	475000^	1	2	-9.1	53.0
DUNOLLY	244000^	265000^	260000^	320000^	227500^	2	7	-6.8	-28.9
EAGLE POINT	450000^	397500^	419000^	449000^	697500^	8	15	55.0	55.3
EAGLEHAWK	438000	474000	462500	500000	500000	33	60	14.2	0.0
EAGLEMONT	2677000	2400000^	2821900	2517500	1805000^	9	23	-32.6	-28.3
EAST BAIRNSDALE	310000^	419000^	390000^	357000	530500^	8	20	71.1	48.6
EAST BENDIGO	575000	517500	430000^	540000	600000	14	25	4.3	11.1
EAST GEELONG	830000	991000	952500	927500	862500	12	26	3.9	-7.0
EAST MELBOURNE	4950000^	1792500^	3100000^	4065000^	2200000^	3	9	-55.6	-45.9
EAST WARBURTON	597500^	612500^	714000	520000^	781000^	7	12	30.7	50.2
EASTWOOD	475000	594000	610000	585000	590000^	9	28	24.2	0.9
ECHUCA	441000	415000	574000	525000	559500	66	128	26.9	6.6
EDENHOPE	223400^	200500^	232500^	168800^	242500^	6	10	8.5	43.7
EDITHVALE	1223000	1230000	1200000	1366300	1505000	18	40	23.1	10.2
EILDON	325000	335000	395000^	446300	400000^	7	17	23.1	-10.4
ELLIMINYT	584500	515000^	495000	685000^	680000	13	19	16.3	-0.7

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ELMORE	337000^	360000^	312500	405000^	461000^	4	9	36.8	13.8
ELSTERNWICK	2115000	1755000	2420000	2337500	2295000	14	30	8.5	-1.8
ELTHAM	1165000	1282600	1300000	1320000	1328800	37	78	14.1	0.7
ELTHAM NORTH	1160000	1425000	1350000	1270000	1302000	23	37	12.2	2.5
ELWOOD	2055000	2400000	2300000	2395000	2630000	23	53	28.0	9.8
EMERALD	845000	922000	911500	945000	960000	21	39	13.6	1.6
ENDEAVOUR HILLS	735000	730500	830000	820000	852500	50	125	16.0	4.0
EPPING	640000	650000	700000	700000	685000	136	240	7.0	-2.1
EPSOM	520000	562500	580000	600000	590000	29	51	13.5	-1.7
ESKDALE	299000^	299000*	325000^	325000*	382000^	2	2	27.8	NA
ESSENDON	1760000	1880000	1838000	1885000	1680000	51	103	-4.5	-10.9
ESSENDON NORTH	1400000	1617500^	1330000	1335000^	1475000	10	16	5.4	10.5
ESSENDON WEST	1514000	1300000^	1475000^	1165000^	1475500	10	16	-2.5	26.7
EUMEMMERRING	675000^	646000^	605000^	820000^	772500^	6	13	14.4	-5.8
EUREKA	491000^	449000^	420000^	492500^	490000^	4	6	-0.2	-0.5
EUROA	372000	379000	517500	405000	498000	12	24	33.9	23.0
EYNESBURY	715000	662500	685000	710500	721300	14	25	0.9	1.5
FAIRFIELD	1542000	1900000	2001000	1765000	1865000	10	27	20.9	5.7
FAIRHAVEN	1685500	1805000^	2800000^	3461000^	2200000^	1	3	30.5	-36.4
FAWKNER	820000	847500	845000	837500	792500	44	90	-3.4	-5.4
FERNTREE GULLY	831000	882000	930000	905500	880000	80	145	5.9	-2.8
FERNY CREEK	847000^	931000^	1180000	990000^	940000^	5	10	11.0	-5.1
FINGAL	1837500^	1885000^	1887500^	1980000^	1800000^	1	9	-2.0	-9.1
FITZROY	1463500	1438000	1590000	1542500	1957500	26	44	33.8	26.9
FITZROY NORTH	1740000	1650000	1685000	1872500	1510000	39	67	-13.2	-19.4
FIVEWAYS	1057500^	738300^	906000^	949600^	1064000^	3	5	0.6	12.0
FLEMINGTON	1225000	1332500	1251000	1425000	1372500^	4	25	12.0	-3.7
FLINDERS	3460000^	2700000^	2635000^	5020000^	2887500^	8	10	-16.5	-42.5
FLORA HILL	450000	505000	552600	550000	570000	13	26	26.7	3.6
FLOWERDALE	435000^	500000^	600000^	687500^	537500^	2	5	23.6	-21.8
FOOTSCRAY	950000	990000	1107500	942000	1012500	34	59	6.6	7.5
FOREST HILL	1180100	1215000	1336500	1245000	1140000	41	61	-3.4	-8.4
FOSTER	456000^	452500^	500000^	547500	580000^	8	18	27.2	5.9
FRANKSTON	746800	769000	795000	787000	790000	140	291	5.8	0.4
FRANKSTON NORTH	575000	599500	610000	630000	625000	27	66	8.7	-0.8
FRANKSTON SOUTH	1082500	1245000	1255000	1200000	1201000	55	131	10.9	0.1
FRASER RISE	692000	668800	698500	735500	730000	48	108	5.5	-0.7
FYANSFORD	845000^	832500^	895000^	985000^	1280000^	7	16	51.5	29.9
GARDEN CITY	2095000^	1700000^	2038800^	1956300	2200000^	3	13	5.0	12.5
GARFIELD	690000^	657500^	805000	795000^	787500^	8	14	14.1	-0.9
GEE LONG	950000	1032300	950000	850000	756300	10	31	-20.4	-11.0

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GEELONG WEST	825500	895000	980000	1060000	932500	32	57	13.0	-12.0
GEMBROOK	922500^	700000^	863500	843500^	860000^	9	15	-6.8	2.0
GISBORNE	967000	900000	918500	1250000	995000	26	55	2.9	-20.4
GLADSTONE PARK	720000	730000	750000	755000	740000	40	67	2.8	-2.0
GLEN HUNTLY	2100000^	2002500^	1805000^	1302000^	1433000^	5	7	-31.8	10.1
GLEN IRIS	2628800	2125000	2570000	2566000	2503000	67	127	-4.8	-2.5
GLEN WAVERLEY	1600000	1602000	1607500	1660000	1575000	101	214	-1.6	-5.1
GLENGARRY	430000^	529000^	492000^	615000^	552500^	1	7	28.5	-10.2
GLENROY	823000	850000	880000	882500	885000	37	81	7.5	0.3
GOLDEN BEACH	311300^	375000^	345000^	375000^	350000^	5	11	12.4	-6.7
GOLDEN POINT (BALLARAT)	550000	467500	546000	560000	547500	12	25	-0.5	-2.2
GOLDEN SQUARE	440000	490000	524500	545000	560000	45	90	27.3	2.8
GORDON	519300^	755000^	788000^	807500^	657500^	2	6	26.6	-18.6
GOUGHS BAY	589000^	499300^	522500^	757800^	690000^	3	7	17.1	-8.9
GOWANBRAE	998800^	936000^	1050000^	1010000^	900000	10	17	-9.9	-10.9
GRANTVILLE	547500^	495000	585000^	597500	700300^	4	16	27.9	17.2
GREEN LAKE	350000^	360000^	460000^	510500^	430000^	5	10	22.9	-15.8
GREENSBOROUGH	975500	1072000	1060000	1000000	1020000	74	124	4.6	2.0
GREENVALE	810000	850000	847500	880000	932500	90	165	15.1	6.0
GROVEDALE	620000	681800	695000	715000	691500	74	139	11.5	-3.3
HADFIELD	900000	890000	917500	920000	870000	23	46	-3.3	-5.4
HALLAM	713500	695000	701000	747500	750000	27	53	5.1	0.3
HALLS GAP	455000^	375000^	510000^	617500^	636900^	2	6	40.0	3.1
HAMILTON	320000	347500	372000	365000	380000	47	98	18.8	4.1
HAMLYN HEIGHTS	698000	686000	760000	791000	790000	29	54	13.2	-0.1
HAMPTON	2185000	2647500	2625000	2292500	2500000	38	78	14.4	9.1
HAMPTON EAST	1599000	1482500	1537500	1627500	1625000	19	35	1.6	-0.2
HAMPTON PARK	595000	627500	656000	666000	676000	76	150	13.6	1.5
HARCOURT	637500^	644000^	687500^	610000^	695000^	4	7	9.0	13.9
HARKNESS	520000	545000	570000	595000	600000	58	134	15.4	0.8
HASTINGS	640000	645000	723100	725000	745000	19	50	16.4	2.8
HASTINGS WEST	572500	560000^	647000	675000^	640000^	5	13	11.8	-5.2
HAWTHORN	2545000	2650000	2982500	2500000	2251000	44	87	-11.6	-10.0
HAWTHORN EAST	2860000	2150000	2247500	2830000	2865000	26	53	0.2	1.2
HEALESVILLE	765000	835000	752500	820000	810000	21	50	5.9	-1.2
HEATHCOTE	362500	390000	485000	500000^	478300	12	20	31.9	-4.4
HEATHERTON	1150000	1135000^	1242500^	1222600	1155000^	7	17	0.4	-5.5
HEATHMONT	1090500	1079500	1119000	1135000	1022500	28	59	-6.2	-9.9
HEIDELBERG	1382500	1425000	1572500	1455000	1150000	13	27	-16.8	-21.0
HEIDELBERG HEIGHTS	1000000	974500	1057500	1075000	1097500	26	43	9.8	2.1
HEIDELBERG WEST	789000	871500	852500	846500	865000	18	32	9.6	2.2

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HEPBURN	667500^	782500^	740000^	678000^	855000^	3	5	28.1	26.1
HEPBURN SPRINGS	785000^	767500^	897000^	855000^	925000^	3	12	17.8	8.2
HERNE HILL	700000	767500	801000	765000	765000	13	26	9.3	0.0
HEYFIELD	320000	294500	370000	417500^	345000^	9	18	7.8	-17.4
HEYWOOD	240000^	222500^	264500	320000^	279600^	9	14	16.5	-12.6
HIGHETT	1622000	1572500	1600000	1560000	1500000	30	62	-7.5	-3.8
HIGHTON	875000	904800	900100	991000	978800	70	150	11.9	-1.2
HILLSIDE (MELTON)	720000	717500	770000	790000	800000	41	78	11.1	1.3
HOPETOUN	126000^	150000^	159000^	214500^	191500^	6	10	52.0	-10.7
HOPPERS CROSSING	580000	600000	608000	630000	638300	146	316	10.0	1.3
HORSHAM	325000	347500	389000	385000	380000	65	154	16.9	-1.3
HUGHESDALE	1409000^	1367500^	1611000	1635000	1600000	23	35	13.6	-2.1
HUNTINGDALE	1288000^	1244000^	1295300^	1250000	1312500^	6	17	1.9	5.0
HUNTLY	480000	480000	542500	560000	600000	19	36	25.0	7.1
HURSTBRIDGE	943000	1010000^	893000	1165000^	990000^	9	17	5.0	-15.0
INDENTED HEAD	732000	750000	872500	916000^	962500^	8	16	31.5	5.1
INGLEWOOD	277500^	333800^	340000^	425500^	335000^	7	11	20.7	-21.3
INVERLOCH	900000	856300	1020000	993500	940000	13	61	4.4	-5.4
INVERMAY PARK	655000^	642500^	800000^	762500^	740000^	3	11	13.0	-3.0
IRONBARK	472500	497500^	670000^	565000^	535000^	4	12	13.2	-5.3
IRYMPLE	440000	415000	459700	523000	420000	25	49	-4.5	-19.7
IVANHOE	1670000	1825500	1962000	2020000	1947000	22	59	16.6	-3.6
IVANHOE EAST	2415000	2000000^	2255000	2542500	2875000^	8	22	19.0	13.1
JACANA	640000	620000^	640000	635000	655000^	6	17	2.3	3.1
JACKASS FLAT	440000	486000	532500	570000^	586300	14	23	33.2	2.9
JAN JUC	1310000	1440000	1325000	1435000	1225000	13	28	-6.5	-14.6
JEERALANG NORTH	276000^	289500^	316500^	389800^	385000^	8	13	39.5	-1.2
JEPARIT	116300^	110000^	139500	147500^	255000^	3	9	119.4	72.9
JUNCTION VILLAGE	600700^	595500^	615000^	664000^	640500^	4	7	6.6	-3.5
JUNORTOUN	650000^	697500^	842500^	890000^	915000^	4	9	40.8	2.8
KALIMNA	476300	509000	465000	590000^	510000^	5	10	7.1	-13.6
KALKALLO	620000	610000	640000	634900	660000	54	116	6.5	4.0
KALLISTA	900000^	838500^	1035000^	1035000^	1000000^	1	7	11.1	-3.4
KALORAMA	780000^	848500^	785000^	1188000^	842000^	7	13	7.9	-29.1
KANGAROO FLAT	465000	466000	508500	538300	511300	60	110	9.9	-5.0
KANGAROO GROUND SOUTH	1177500^	1172500^	1275000	1149900^	1050000^	5	9	-10.8	-8.7
KANIVA	168000^	211500^	165000^	150800^	199000^	4	8	18.5	32.0
KATANDRA WEST	262500*	335000^	387500^	455000^	497500^	2	4	NA	9.3
KEALBA	645000	722500^	665000	755000^	700000	11	19	8.5	-7.3
KEILOR	1100000	1081000	1180000	989500	995000	20	36	-9.5	0.6
KEILOR DOWNS	712500	820000	850000	817500	770000	29	52	8.1	-5.8

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KEILOR EAST	923500	1016000	1085500	1065500	1085000	63	121	17.5	1.8
KEILOR LODGE	820000^	895000^	710000^	900000^	880000^	7	10	7.3	-2.2
KEILOR PARK	793300	795000^	890000	930000	895000^	9	19	12.8	-3.8
KENNINGTON	480000	550000	590000	592500	590000	25	47	22.9	-0.4
KENSINGTON	1180000	1254000	1192500	1219000	1240500	36	69	5.1	1.8
KERANG	238500	235000	240000	260000	265000	23	42	11.1	1.9
KEW	2801300	2300000	2620000	2885000	2800000	73	145	0.0	-2.9
KEW EAST	2120000^	1650000^	1860000^	2340000^	2225000^	3	4	5.0	-4.9
KEW NORTH	1992000	2100000^	2117500	2195000	2525000^	9	22	26.8	15.0
KEYSBOROUGH	851000	1012500	970000	925000	913000	89	154	7.3	-1.3
KIALLA	525000	630000	595000	632500	625000	27	63	19.0	-1.2
KILCUNDA	1210000^	840000^	1250000^	847500^	740000^	3	7	-38.8	-12.7
KILLARA (WODONGA)	521000	605000	630000	632000^	675000^	6	10	29.6	6.8
KILMORE	548000	510000	620000	611800	635000	41	89	15.9	3.8
KILSYTH	766000	836500	862500	850000	887500	26	67	15.9	4.4
KILSYTH SOUTH	920000^	953500^	1181000	1185000^	965000^	8	16	4.9	-18.6
KINGLAKE	585000^	600000^	710000^	795000^	784000^	4	7	34.0	-1.4
KINGS PARK	605000	601000	632500	650000	640000	23	48	5.8	-1.5
KINGSBURY	856300^	890000^	860000	752500^	828000	11	17	-3.3	10.0
KINGSVILLE	1220000	1190000	1435000	1287500	1300000	12	25	6.6	1.0
KNOXFIELD	967500	1050000	1022000	1042500	939000	16	27	-2.9	-9.9
KOO WEE RUP	611000	610000	635000	692500	790000	15	35	29.3	14.1
KOONDROOK	270000^	260000^	335500^	283500^	295000^	4	12	9.3	4.1
KOROIT	512500^	450000	559000	523000^	550000^	6	15	7.3	5.2
KORUMBURRA	399500	515000	552500	502500	540000	11	39	35.2	7.5
KURUNJANG	460000	515000	515000	560000	575000	63	116	25.0	2.7
KYABRAM	300000	295000	360000	397500	415000	33	57	38.3	4.4
KYNETON	726300	725000	845000	875000	913000	24	41	25.7	4.3
LAKE BOGA	282500^	475000^	337500^	281500^	375000^	2	6	32.7	33.2
LAKE GARDENS	757500^	675000	710000	800000^	838500^	8	17	10.7	4.8
LAKE TYERS BEACH	440000^	512500^	625000^	830000^	575000^	5	12	30.7	-30.7
LAKE WENDOUREE	1252000	1198800	1247500	1040000	1225000	11	22	-2.2	17.8
LAKES ENTRANCE	443800	435000	460000	545000	515000	22	48	16.1	-5.5
LALOR	682500	723300	730000	750000	715000	55	112	4.8	-4.7
LANCEFIELD	687500	717500	672500^	705000	700000^	9	19	1.8	-0.7
LANG LANG	660000	637500	691300	747500^	678500	14	22	2.8	-9.2
LANGWARRIN	818000	850800	850000	873000	893300	80	165	9.2	2.3
LARA	630000	692500	720000	755500	718500	24	46	14.0	-4.9
LARA LAKE	670500	671500	700000	705000	708500	48	95	5.7	0.5
LAUNCHING PLACE	665000^	718000^	716000	822500	740000^	7	17	11.3	-10.0
LAVERTON	590000	620000	642500	600000	613500	28	49	4.0	2.3

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LAVERTON SOUTH	708000	730000	775000	807300	760000	27	49	7.3	-5.9
LENEVA	540000	617500^	597500	635000	700800^	4	15	29.8	10.4
LEONGATHA	516000	495000	540000	645000	600000	31	55	16.3	-7.0
LEOPOLD	650000	650500	715000	722500	703000	43	95	8.2	-2.7
LILYDALE	823800	860000	913000	860000	922500	54	111	12.0	7.3
LINDENOW	306000*	465000^	450000^	330000^	330000*	0	3	NA	NA
LISMORE	163000^	177500^	177500*	280000^	320000^	5	12	96.3	14.3
LOCH	652500^	210000^	510000^	466000^	580000^	1	2	-11.1	24.5
LOCH SPORT	320000	312300	345500	445000	450000	23	52	40.6	1.1
LONG GULLY	403000	399000	403000	500000	515000	15	30	27.8	3.0
LONGWARRY	505000	500000	553000	535000	575000	20	35	13.9	7.5
LORNE	1881000^	2252500^	1830000	1625000^	2031300	10	16	8.0	25.0
LOVELY BANKS	675000^	715000^	673500^	805000^	827500^	8	11	22.6	2.8
LOWER PLENTY	1220000	1445000^	1200000	1262500^	1261000^	8	14	3.4	-0.1
LUCAS	530000	670000	610000	672500	712500	26	49	34.4	5.9
LUCKNOW	359000^	395000^	410000^	300000^	410000^	5	6	14.2	36.7
LYNBROOK	711000	760000	732000	795000	820000	19	38	15.3	3.1
LYNDHURST	757000	880000	871500	949000	932500	32	67	23.2	-1.7
LYSTERFIELD	952000	1170000	1296500	1305000	1210800	21	46	27.2	-7.2
LYSTERFIELD SOUTH	1007000^	1800000^	1745000^	1745000*	1800000^	1	1	78.7	NA
MACEDON	1185000^	1160000^	1000000^	1125000^	1000000^	3	8	-15.6	-11.1
MACLEOD	1078800	1175500	1237500	1207500	1132500	32	50	5.0	-6.2
MADDINGLEY	540000	546000	588500	617500	650300	24	54	20.4	5.3
MAFFRA	322500	360000	382500	377000	392500	14	42	21.7	4.1
MAIDEN GULLY	712000	760000	755000	752500	775000	12	30	8.8	3.0
MAIDSTONE	877500	907500	845000	950000	883000	18	35	0.6	-7.1
MALDON	640000	755000	624500	724500^	685000^	7	15	7.0	-5.5
MALLACOOTA	365000^	370000	592000	465000	467500^	4	16	28.1	0.5
MALMSBURY	607500^	505000^	790000	745000^	825000^	3	6	35.8	10.7
MALVERN	2850000	2850000	3502500	3690000	3290000	24	53	15.4	-10.8
MALVERN EAST	2072500	1980000	2352500	2410000	2257500	58	114	8.9	-6.3
MAMBOURIN	560000^	580000^	625000	655000^	621000^	6	15	10.9	-5.2
MANIFOLD HEIGHTS	880000	950500^	964800	980000	1042500	18	29	18.5	6.4
MANOR LAKES	592500	600000	627000	665000	640000	46	97	8.0	-3.8
MANSFIELD	589000	610000	760000	752500	750000	17	35	27.3	-0.3
MARENGO	1230000^	980000^	1100000^	1725000^	1450000^	2	4	17.9	-15.9
MARIBYRNONG	980000	1150000	1292500	1170000	1011900	23	48	3.3	-13.5
MARLO	482500^	352500^	565000^	615000^	700000^	5	9	45.1	13.8
MARONG	530000^	605000^	650500	664000^	650000	13	21	22.6	-2.1
MARSHALL	585000^	630000^	671300^	671200	685500^	9	20	17.2	2.1
MARYBOROUGH	340000	335000	377500	391000	395000	43	92	16.2	1.0

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MARYSVILLE	695000^	615000^	655000^	980000^	635000^	4	9	-8.6	-35.2
MCCRAE	1125000	1250000	1200000	1380000	1300000	17	40	15.6	-5.8
MCKENZIE HILL	722500^	712500^	732500^	817500^	755000^	4	8	4.5	-7.6
MCKINNON	1995000	2055000	2050000	2454800	1879400	12	22	-5.8	-23.4
MCLOUGHLINS BEACH	280000^	365000^	275000^	285000^	285000*	0	2	NA	NA
MEADOW HEIGHTS	557500	553500	579000	592500	590000	39	73	5.8	-0.4
MELTON	445000	455000	497500	500000	503500	50	91	13.1	0.7
MELTON SOUTH	455000	455000	495000	537000	520000	57	144	14.3	-3.2
MELTON WEST	488000	505500	533500	550000	580000	46	95	18.9	5.5
MENTONE	1357500	1425000	1422500	1545000	1440000	32	63	6.1	-6.8
MENZIES CREEK	960000^	990000^	1225000^	960000^	918000^	1	6	-4.4	-4.4
MERBEIN	215300	195000	285000	295600	297500	10	27	38.2	0.7
MERINDA PARK	589000	640000	650000	685000	631000	12	27	7.1	-7.9
MERNDIA	651000	655000	700000	695000	702000	109	220	7.8	1.0
MERRIJIG (MANSFIELD)	637500^	940000^	908500^	905000^	867500^	2	4	36.1	-4.1
METUNG	675000^	560000	565000	650000	800000	13	32	18.5	23.1
MICKLEHAM	620000	656500	660000	668000	685000	115	229	10.5	2.5
MIDDLE PARK	2819000	2710000	3645000	4005000	2930000	19	40	3.9	-26.8
MILDURA	355500	382000	410500	437500	405000	175	353	13.9	-7.4
MILL PARK	725000	790000	802500	830000	810000	85	162	11.7	-2.4
MILLGROVE	540000	490000^	618800	626000	600000	11	26	11.1	-4.2
MINERS REST	525000	525000	600000	636800	600000	12	22	14.3	-5.8
MIRBOO NORTH	525000^	512500^	493000^	606500^	577500^	8	15	10.0	-4.8
MITCHAM	1214000	1216500	1250000	1225000	1165000	31	86	-4.0	-4.9
MITCHELL PARK	395000^	395000*	410000^	480000^	730000^	1	7	84.8	52.1
MOE	301000	320000	340000	360000	365000	55	99	21.3	1.4
MONBULK	745000	598500^	855000	790000	820000	19	32	10.1	3.8
MONT ALBERT	2372500	2730000^	2800000	2560000	2169000	16	29	-8.6	-15.3
MONT ALBERT NORTH	1600000	1763000	1577500	1729000	1725000	17	35	7.8	-0.2
MONTMORENCY	1178500	1161000	1267500	1175000	1188500	24	47	0.8	1.1
MONTROSE	825500	916800	890000	950000	915000	19	38	10.8	-3.7
MOONEE PONDS	1512000	1485000	1583000	1870000	1462500	50	91	-3.3	-21.8
MOORABBIN	1352500	1377500	1470000	1440000	1365000	31	52	0.9	-5.2
MOOROOLBARK	820000	851000	890000	877800	880000	78	162	7.3	0.3
MOOROOPNA	317500	361500	370000	380000	368000	33	58	15.9	-3.2
MORDIALLOC	1390000	1350000	1500000	1216500	1395000	24	38	0.4	14.7
MORNINGTON	1117500	1045000	1151000	1250000	1097500	82	183	-1.8	-12.2
MORTLAKE	290500	350000^	365000^	322500^	350000^	7	13	20.5	8.5
MORWELL	266500	275000	317500	315000	330000	76	185	23.8	4.8
MOUNT BEAUTY	435000^	535000^	565000^	585000^	577500^	8	17	32.8	-1.3
MOUNT CLEAR	470000	550000	566000	595000	511000	21	37	8.7	-14.1

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MOUNT COTTRELL	567500^	443500^	617000^	617000*	675000^	5	5	18.9	NA
MOUNT DANDENONG	807500^	930000^	915000^	1187500^	1040000^	5	11	28.8	-12.4
MOUNT DUNEED	705000	765800	805000	860000	837500	26	61	18.8	-2.6
MOUNT EGERTON	577800^	580000^	450000^	450000^	690000^	1	2	19.4	53.3
MOUNT ELIZA	1655000	1700000	1745000	1881500	1705000	65	135	3.0	-9.4
MOUNT EVELYN	778000	850000	880900	920000	910000	35	64	17.0	-1.1
MOUNT HELEN	593000	655000	617500	615000	687500	10	29	15.9	11.8
MOUNT MACEDON	1315000^	1100000^	1701000^	1460100^	1197500^	8	15	-8.9	-18.0
MOUNT MARTHA	1935000	2100000	2052500	2000000	2137500	14	46	10.5	6.9
MOUNT PLEASANT	460000^	511300	525000	582500	522500	12	26	13.6	-10.3
MOUNT WAVERLEY	1500000	1561000	1552500	1600000	1520000	91	175	1.3	-5.0
MULGRAVE	995000	1040000	1062500	987000	1000000	81	147	0.5	1.3
MURCHISON	369500^	369500*	360000^	410000^	450000^	3	8	21.8	9.8
MURRUMBEENA	1635000	1705000	1712500	1710000	1751000	20	34	7.1	2.4
MURTOA	140000^	222300^	159500^	249000^	230000^	5	8	64.3	-7.6
MYRTLEFORD	501000	580000^	606000	624500	580000	15	29	15.8	-7.1
NAGAMBIE	548000	465000	650000	700000	598000	13	24	9.1	-14.6
NARRE WARREN	695000	720000	740000	774000	750000	90	184	7.9	-3.1
NARRE WARREN NORTH	1440000	1405000	1450000	1755000	1650000	13	30	14.6	-6.0
NARRE WARREN SOUTH	740000	760000	815500	814000	815000	95	195	10.1	0.1
NATHALIA	280000	262500^	242500^	340000^	320000	13	22	14.3	-5.9
NEERIM SOUTH	647500^	495000^	650000^	722500^	610000^	6	8	-5.8	-15.6
NELSON	355000^	399000^	402500^	410000^	357500^	2	5	0.7	-12.8
NERRINA	595000^	530000^	642500^	755000^	793800^	4	9	33.4	5.1
NEW GISBORNE	715000^	727500^	945000^	920000^	845000^	1	6	18.2	-8.2
NEWBOROUGH	345000	365000	389000	430000	440500	34	61	27.7	2.4
NEWCOMB	568500	590000	665000	610000	610000	27	49	7.3	0.0
NEWHAVEN	669000^	669000*	1205300^	955000^	800000^	1	4	19.6	-16.2
NEWINGTON	897500	618800	725000	660000	730300^	8	20	-18.6	10.6
NEWLANDS ARM	475000^	479000^	699500^	600000^	578000^	5	9	21.7	-3.7
NEWPORT	1342000	1408800	1310000	1351000	1280000	39	81	-4.6	-5.3
NEWSTEAD	539000^	515000^	648800^	615000^	630000^	1	7	16.9	2.4
NEWTOWN (GREATER GEELONG)	1070000	1362500	1280000	1285000	1308500	46	74	22.3	1.8
NHILL	200000	197500	153000	187500	184500	14	32	-7.8	-1.6
NICHOLS POINT	540000*	381000^	525000^	636600^	500000^	3	5	NA	-21.5
NIDDRIE	1125000	1295000	1300000	1376500	1393000	19	35	23.8	1.2
NOBLE PARK	760000	732500	770000	770000	770000	59	117	1.3	0.0
NOBLE PARK NORTH	740000	752500	790000	800000	802800	20	35	8.5	0.3
NORLANE	445000	473500	470000	505500	500000	47	95	12.4	-1.1
NORTH BENDIGO	470500	485000	460600	522500	515000	22	36	9.5	-1.4
NORTH GEELONG	530000	650000	602500	657000	835000	13	30	57.5	27.1

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NORTH MELBOURNE	1471500	1045000	1397500	1310000	1275000	19	42	-13.4	-2.7
NORTH SHORE	660000^	935500^	730000^	1875000^	787500^	2	3	19.3	-58.0
NORTH WONTHAGGI	529500	635000	605000	670000	637500	18	35	20.4	-4.9
NORTHCOTE	1657800	1748500	1705000	1650500	1675000	49	103	1.0	1.5
NOTTING HILL	1135000^	1282000^	1163000	1131000^	1060000^	3	8	-6.6	-6.3
NUMURKAH	305000	302500	310000	387500	345000	34	58	13.1	-11.0
NUNAWADING	1283000	1302500	1261500	1295000	1142000	27	52	-11.0	-11.8
NYAH WEST	245000^	245000^	140000^	209000^	220000^	3	10	-10.2	5.3
OAK PARK	1025000	1161000	1200000	1197500	1260000	21	41	22.9	5.2
OAKLEIGH	1421000	1240000	1475000	1535000	1422500	15	31	0.1	-7.3
OAKLEIGH EAST	1260000^	1184000^	1150000	1170000^	1174000^	8	15	-6.8	0.3
OAKLEIGH SOUTH	1100000	1218900	1200000	1214500	1220000	27	57	10.9	0.5
OCEAN GROVE	910000	1005000	1185000	1157500	1100000	80	166	20.9	-5.0
OFFICER	640000	650000	685000	720000	702500	82	187	9.8	-2.4
OFFICER SOUTH	717500^	682500^	747000^	812500^	731500^	6	14	2.0	-10.0
OLINDA	1190000^	910000^	1125000^	910500^	1047500^	6	14	-12.0	15.0
OMELO	264500^	339000^	570000^	345000^	300000^	3	4	13.4	-13.0
ORBOST	230000	235000	249000	295000	351000	22	35	52.6	19.0
ORMOND	1825000	2080000	2026000	1950000	1737500	16	33	-4.8	-10.9
OSBORNE	1055000	1300000	1240000	1100000	1130000	28	51	7.1	2.7
OUYEN	132500^	140500	265000^	145000	185000	12	22	39.6	27.6
PAKENHAM	585000	602000	630000	662000	665000	279	583	13.7	0.5
PARADISE BEACH	297500^	350000^	375900^	430000^	430000*	0	5	NA	NA
PARK ORCHARDS	1752000^	1822500^	2190600	2102500^	1903000^	3	9	8.6	-9.5
PARKDALE	1412500	1488800	1599000	1665500	1630000	26	48	15.4	-2.1
PARKVILLE	2200000^	1705000^	2430000^	2233000^	1859500	10	18	-15.5	-16.7
PASCOE VALE	1050000	1000000	1065000	1115000	1155000	29	62	10.0	3.6
PASCOE VALE SOUTH	1205000	1315000	1351000	1207500	1114500	22	46	-7.5	-7.7
PATTERSON GARDENS	1040900^	1400000^	1255000^	1300000^	1326500	10	19	27.4	2.0
PATTERSON LAKES	1012500	1430000	1450000	1385000	1498000	15	33	48.0	8.2
PAYNESVILLE	455000	450000	490000	555000	598300	24	62	31.5	7.8
PEARCEDEALE	870000	875000^	930000	985000^	740000^	7	13	-14.9	-24.9
PENSHURST	189000^	300000^	300000*	320000^	335000^	5	8	77.2	4.7
PETERBOROUGH	600000^	600000^	800000^	650000^	751000^	3	10	25.2	15.5
PIONEER BAY	354000^	432500^	432500*	540000^	482500^	7	11	36.3	-10.6
PLENTY	1167500^	1380000^	1725000^	1490000^	1823500^	2	5	56.2	22.4
POINT COOK	729000	716500	770000	770000	788000	181	382	8.1	2.3
POINT LONSDALE	1420600	1327500	1675000	1527500	1510000	13	43	6.3	-1.1
POOWONG	420000^	670000^	670000*	547500^	755000^	2	4	79.8	37.9
POREPUNKAH	785000^	688000^	852500^	1047500^	977500^	3	9	24.5	-6.7
PORT FAIRY	813000	1235000	1000000	1150000	1150000^	9	30	41.5	0.0

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PORT MELBOURNE	1770000	1651000	1930000	1567500	1715000	36	70	-3.1	9.4
PORT WELSHPOOL	455000^	435000^	435000*	488800^	488800*	0	4	NA	NA
PORTARLINGTON	855000	875000	925000	1150000	1060000	17	50	24.0	-7.8
PORTLAND	370000	360000	415000	422000	465000	41	104	25.7	10.2
PORTLAND NORTH	370000^	370000*	560000^	375000^	670000^	5	7	81.1	78.7
PORTSEA	2675000	3765000	4715000	4550000	3250000^	5	23	21.5	-28.6
PRAHRAN	1900000	1767500	1857500	1952500	1915000	26	48	0.8	-1.9
PRESTON	1200000	1360000	1320000	1315000	1150000	61	116	-4.2	-12.5
PRINCES HILL	1748000^	2015000^	2790000	2582500^	2060000^	6	12	17.8	-20.2
QUARRY HILL	565000	502500^	557500	567500	525000	10	22	-7.1	-7.5
QUEENSCLIFF	1350000^	1280000	1250000^	1847500^	1575000^	5	13	16.7	-14.7
RAINBOW	112000^	89000^	130000^	142500^	106000^	4	6	-5.4	-25.6
RAWSON	300000^	340000^	380000^	290000^	325000^	1	2	8.3	12.1
RAYMOND ISLAND	560000^	560000^	450000^	429000^	535000^	3	8	-4.5	24.7
RED CLIFFS	320300	297500	346700	317500	344000	27	47	7.4	8.3
RED HILL SOUTH	2092500^	1855000^	1750000^	1750000*	1615000^	1	1	-22.8	NA
REDAN	450000	431000	560000	502500	525000	18	33	16.7	4.5
RESEARCH	1228000	1085000^	1150000	1367500^	1312500^	6	10	6.9	-4.0
RESERVOIR	915000	970000	986300	995000	935000	112	209	2.2	-6.0
RHYLL	694000	790000^	940000^	897000^	975000^	6	15	40.5	8.7
RICHMOND	1443000	1532500	1565000	1392500	1443000	76	142	0.0	3.6
RIDDELLS CREEK	767500	955000^	957500	995000^	931500^	8	15	21.4	-6.4
RINGWOOD	1005000	1018000	1087500	1035800	1140000	37	91	13.4	10.1
RINGWOOD EAST	1120000	1014000	1093000	1050000	965000	29	55	-13.8	-8.1
RINGWOOD NORTH	1200000	1161000	1240000	1200000	1176000	36	65	-2.0	-2.0
RIPPLESIDE	1001000^	1175000^	1251500^	1172500^	1287500^	4	6	28.6	9.8
RIPPONLEA	1725000^	2300000^	2175000^	1560000^	1693300^	6	9	-1.8	8.5
ROBINVALE	305000	260000^	403000^	402500^	310000	10	16	1.6	-23.0
ROCHESTER	300000	440900	420000	390000	468500	16	35	56.2	20.1
ROCKBANK	540000	571000	630000	630000	650300	16	31	20.4	3.2
ROMSEY	730000	832500	845000	795000	860000	22	44	17.8	8.2
ROSANNA	1325000	1505000	1419000	1315000	1234500	26	49	-6.8	-6.1
ROSEBUD	780000	795000	837500	851600	850000	54	132	9.0	-0.2
ROSEBUD SOUTH	947500	960000	1153000	1225000	1160000	17	52	22.4	-5.3
ROSEDALE	315000^	370000	297500^	419500	530000^	6	16	68.3	26.3
ROWVILLE	951000	1065000	1115000	1102000	1135000	94	179	19.3	3.0
ROXBURGH PARK	625000	605000	637500	650000	667500	62	136	6.8	2.7
RUSHWORTH	382500^	221800^	302000^	375000	385000^	7	18	0.7	2.7
RUTHERGLEN	400000	351000^	455000	475000	523500^	8	22	30.9	10.2
RYE	1062500	1205000	1168000	1265000	1166300	62	160	9.8	-7.8
SAFETY BEACH	1060000	1360000	1300000	1370000	1130000	31	72	6.6	-17.5

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MEDIAN HOUSE PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
SAILORS GULLY	379800^	467500^	472600^	525000^	472000^	3	5	24.3	-10.1
SALE	390000	423800	461500	515000	460000	69	150	17.9	-10.7
SAN REMO	865000	677000^	1075000^	919000	1200000^	5	21	38.7	30.6
SANCTUARY LAKES	687000	717500	740000	750000	765000	133	273	11.4	2.0
SANDHURST	945000	930000	972500	1060000	921000	23	56	-2.5	-13.1
SANDRINGHAM	2500000	2390000	2445000	2482500	2045000	39	67	-18.2	-17.6
SANDY POINT	650000^	618000^	780000^	842500^	904800^	6	12	39.2	7.4
SASSAFRAS	815000^	890000^	968000^	1037500^	1178500^	4	10	44.6	13.6
SAWMILL SETTLEMENT	542000^	635000^	515000^	565000^	475000^	1	3	-12.4	-15.9
SCORESBY	960000	930000	1056000	949000	1072500	14	26	11.7	13.0
SEA LAKE	112500^	117500^	115000^	185000^	133500^	4	9	18.7	-27.8
SEABROOK	700000	730500	750000	780000	777500	12	33	11.1	-0.3
SEAFORD	850000	850000	900000	940000	881300	52	110	3.7	-6.3
SEAHOLME	1031000^	1120000^	1410000	1220000^	1235000^	6	13	19.8	1.2
SEASPRAY	299000^	342500^	377000^	409500^	390000^	1	7	30.4	-4.8
SEBASTOPOL	415000	429000	443500	467500	495000	44	96	19.3	5.9
SEDDON	1210000	1282500	1260000	1090000	1125000	28	55	-7.0	3.2
SELBY	790100^	1067500^	1000000^	1000000^	787500^	6	10	-0.3	-21.3
SEVILLE	750000^	835000^	803300	810000^	841500^	6	13	12.2	3.9
SEVILLE EAST	682700^	720000^	770000^	825000^	700000^	3	4	2.5	-15.2
SEYMOUR	384500	405000	410000	490000	460000	25	48	19.6	-6.1
SHEPPARTON	350000	370000	400000	405000	440000	159	305	25.7	8.6
SHEPPARTON NORTH	458500^	425000^	527500^	608000^	465000^	3	8	1.4	-23.5
SHOREHAM	1412500^	1040000^	1767500^	1535000^	2700000^	3	7	91.2	75.9
SILVERLEAVES	821500^	1782000^	1120000^	2194900^	922400^	2	4	12.3	-58.0
SKENES CREEK	931500^	860000^	1060000^	767500^	1807500^	2	4	94.0	135.5
SKIPTON	232500^	232500*	295000^	345000^	427500^	2	7	83.9	23.9
SKYE	750000	781000	753000	805000	742000	33	64	-1.1	-7.8
SMITHS BEACH	713000^	975000^	978300^	978200^	1265000^	4	12	77.4	29.3
SMYTHES CREEK	550000^	574500^	550000^	590000^	611000^	2	7	11.1	3.6
SMYTHESDALE	552000^	540000^	511000^	450000^	783000^	1	2	41.8	74.0
SOLDIERS HILL	450000	542500	700000	655000	685000	11	29	52.2	4.6
SOMERS	1550000	1497500	1700000	1875000	1727500^	8	18	11.5	-7.9
SOMERVILLE	770000	786000	815000	950000	800000	25	68	3.9	-15.8
SORRENTO	1935000	2250000	2801000	2400000	2600000	13	53	34.4	8.3
SOUTH DUDLEY	475000^	475000*	397500^	522000^	610000^	1	4	28.4	16.9
SOUTH GEELONG	1185000^	750000^	1280000^	1310000^	986000^	4	9	-16.8	-24.7
SOUTH KINGSVILLE	1000000^	1211300^	1127500^	1007500^	960000^	7	15	-4.0	-4.7
SOUTH MELBOURNE	1700000	1500000	1775000	1865000	1746300	30	55	2.7	-6.4
SOUTH MORANG	718000	735000	751500	765000	777000	92	171	8.2	1.6
SOUTH YARRA	2075000	2200000	2540000	1935000	1865000	30	63	-10.1	-3.6

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MEDIAN HOUSE PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
SPOTSWOOD	1230000	1405000	1330000	1380000 [^]	1160000 [^]	7	14	-5.7	-15.9
SPRING GULLY	490500	591300	632500	700000 [^]	540000 [^]	9	17	10.1	-22.9
SPRINGVALE	850000	866600	855000	885000	902500	38	71	6.2	2.0
SPRINGVALE SOUTH	817000	755000 [^]	829800	805000	828000	22	48	1.3	2.9
ST ALBANS	680000	682500	708000	696500	690000	92	193	1.5	-0.9
ST ALBANS PARK	573000	581000	659500	651000	625000	12	26	9.1	-4.0
ST ANDREWS BEACH	1800000	1806500 [^]	1937500 [^]	1620000 [^]	1400000 [^]	5	14	-22.2	-13.6
ST ARNAUD	180000	225000	227500	285000	319500 [^]	8	22	77.5	12.1
ST HELENA	959300	1130000 [^]	1270000 [^]	1170000 [^]	1255000 [^]	4	6	30.8	7.3
ST KILDA	1615000	1720000	1730000	1510000	1745000	26	43	8.0	15.6
ST KILDA EAST	2050000	1710000 [^]	1750000	1490000	1925000	20	33	-6.1	29.2
ST KILDA WEST	2750000 [^]	2750000 [*]	4620000 [^]	2225000 [^]	2347500 [^]	2	8	-14.6	5.5
ST LEONARDS	680000	713500	777300	800000	855300	32	83	25.8	6.9
STAWELL	245000	299000	339500	323000	355000	34	71	44.9	9.9
STRATFORD	359000	382500	425000	455800	469000	11	23	30.6	2.9
STRATHDALE	603000	642500	690000	697500	700000	22	44	16.1	0.4
STRATHFIELDSAYE	695000	620000	710000	777500	750000	24	44	7.9	-3.5
STRATHMORE	1667500	1582000	1605000	1541000	1550000	33	63	-7.0	0.6
STRATHMORE HEIGHTS	1012500 [^]	850000 [^]	915000 [^]	1137500 [^]	1050000 [^]	2	4	3.7	-7.7
STRATHTULLOH	581000	539000	625000	620500	612000	17	37	5.3	-1.4
STUDFIELD	999000	1034000 [^]	1145000	1100000 [^]	930000 [^]	7	14	-6.9	-15.5
SUNBURY	655000	620000	673000	682000	670000	170	354	2.3	-1.8
SUNDERLAND BAY	679500 [^]	801000 [^]	741000 [^]	685000 [^]	920000 [^]	3	8	35.4	34.3
SUNNYCLIFFS	317000 [^]	369000 [^]	240000 [^]	315000 [^]	307500 [^]	2	5	-3.0	-2.4
SUNSET STRIP	590000 [^]	694000 [^]	610000 [^]	802500 [^]	500000 [^]	1	5	-15.3	-37.7
SUNSHINE	848000	880000	922500	912500	857500	26	58	1.1	-6.0
SUNSHINE NORTH	720000	741000	757500	792000	758300	28	55	5.3	-4.3
SUNSHINE WEST	765500	720000	755000	780000	763000	54	89	-0.3	-2.2
SURF BEACH	676000 [^]	615000 [^]	942200 [^]	810000 [^]	914000 [^]	5	12	35.2	12.8
SURREY HILLS	2150000	2320000	2488500	2331500	2055000	38	80	-4.4	-11.9
SWAN HILL	345000	375000	359000	359000	444500	44	81	28.8	23.8
SYDENHAM	720000	720000	735000	682500	710000	17	43	-1.4	4.0
SYNDAL	1620000	1813400	1808000	1870000 [^]	1600000 [^]	5	12	-1.2	-14.4
TALLANGATTA	373000	447500 [^]	374500 [^]	432000 [^]	452000 [^]	7	16	21.2	4.6
TALLYGAROPNA	387500 [^]	387500 [*]	325000 [^]	887500 [^]	587500 [^]	2	3	51.6	-33.8
TANGAMBALANGA	392500 [^]	605000 [^]	595000 [^]	448000 [^]	509500 [^]	2	7	29.8	13.7
TARNEIT	590000	605000	626000	650500	655000	292	616	11.0	0.7
TATURA	320000	366000	410000	438000	446000	14	36	39.4	1.8
TAWONGA	459000 [^]	533000 [^]	530000 [^]	700000 [^]	620000 [^]	1	3	35.1	-11.4
TAWONGA SOUTH	538000	500000 [^]	600000 [^]	663900 [^]	575000 [^]	6	12	6.9	-13.4
TAYLORS HILL	782800	845000	911000	872500	908500	38	68	16.1	4.1

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MEDIAN HOUSE PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
TAYLORS LAKES	862500	907300	927500	965000	925000	37	71	7.2	-4.1
TECOMA	940000^	1147500^	950000	928800^	892000^	9	13	-5.1	-4.0
TEMPLESTOWE	1565000	1550000	1700000	1720000	1680000	30	61	7.3	-2.3
TEMPLESTOWE LOWER	1440000	1450000	1415000	1550000	1375000	45	78	-4.5	-11.3
TERANG	305000	289000	331800	343000	390000	15	32	27.9	13.7
THE BASIN	819000	896000^	982500	836200	920000	22	40	12.3	10.0
THE HONEYSUCKLES	395000^	420000^	572500^	502500^	502500*	0	4	NA	NA
THOMASTOWN	702500	715500	750000	723500	725000	61	101	3.2	0.2
THOMSON (GREATER GEELONG)	475000^	620000^	637000	607000^	602500^	6	15	26.8	-0.7
THORNBURY	1590000	1517300	1562500	1520000	1475000	39	84	-7.2	-3.0
THORNHILL PARK	540000	550000	610000	590500	634000	28	60	17.4	7.4
TIMBOON	390000^	430900^	425000	465000^	553000^	4	10	41.8	18.9
TONGALA	295000	380000^	315000^	423000	335000^	8	18	13.6	-20.8
TOONGABBIE	507000^	369500^	575000^	612500^	530000^	5	7	4.5	-13.5
TOORA	410000^	467500^	460000^	532500^	415000^	6	8	1.2	-22.1
TOORADIN	735000^	1050000^	947500^	684500^	755000^	5	7	2.7	10.3
TOORAK	5800000	7150000	6092500	4555000	6400000	29	56	10.3	40.5
TOOTGAROOK	783700	965000	940000	990000	1050000	27	51	34.0	6.1
TORQUAY	1187500	1220000	1327500	1350000	1375000	60	152	15.8	1.9
TRAFALGAR	450000	515000	545000	568500	582000	17	33	29.3	2.4
TRARALGON	399500	415000	445000	474000	490000	123	279	22.7	3.4
TRARALGON EAST	585000^	610000^	651200^	592500^	702800^	4	7	20.1	18.6
TRAVANCORE	1500000^	1790000^	1910000^	1550000^	2336000^	2	3	55.7	50.7
TRENTHAM	802500	850000^	1028500	961000	1127500^	8	19	40.5	17.3
TRUGANINA	610000	599900	639900	651000	657500	185	377	7.8	1.0
TULLAMARINE	750000	740000	785000	782000	770000	17	28	2.7	-1.5
TUNGAMAH	255000^	255000*	344000^	387500^	240000^	1	3	-5.9	-38.1
TYABB	665000^	775000^	880000^	825000^	740000^	4	13	11.3	-10.3
UPPER FERNTREE GULLY	825500	946300^	930000	985000	915000^	5	16	10.8	-7.1
UPWEY	870000	946000	922500	872500	910000	22	38	4.6	4.3
VENTNOR	721000	895000^	814000^	840000	863000^	8	21	19.7	2.7
VENUS BAY	542500	590000	639500	650000	699000	13	44	28.8	7.5
VERMONT	1183500	1250500	1319300	1225000	1200000	32	59	1.4	-2.0
VERMONT SOUTH	1440000	1463900	1458500	1420000	1502800	40	75	4.4	5.8
VIEWBANK	1267000	1277500	1280000	1270000	1262500	20	43	-0.4	-0.6
VIOLET TOWN	341000^	400000^	380000^	317500^	385000^	5	9	12.9	21.3
WAHGUNYAH	432500^	349800^	1252800^	349500^	517500^	8	12	19.7	48.1
WALKERVILLE	436600^	590000^	420000^	575000^	575000*	0	5	NA	NA
WALLAN	560000	570000	605000	627500	610000	45	93	8.9	-2.8
WALLAN EAST	569800	582500	617500	611000	640000	14	32	12.3	4.7
WANDANA HEIGHTS	888500	837500	935000	1150000^	1027000^	5	10	15.6	-10.7

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MEDIAN HOUSE PRICES

Apr-Jun 2021 to Apr-Jun 2022

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WANDIN NORTH	711400^	775500	810000	835000^	835000^	4	10	17.4	0.0
WANGARATTA	425000	425000	462500	530000	550000	95	194	29.4	3.8
WANTIRNA	1035000	1077500	1100000	1117500	1033500	40	86	-0.1	-7.5
WANTIRNA SOUTH	1160000	1222000	1305500	1372500	1279000	46	82	10.3	-6.8
WARBURTON	658000	682300	700000	762500	761500	16	28	15.7	-0.1
WARNEET	812500^	694900^	756000^	800000^	800000*	0	3	NA	NA
WARRACKNABEAL	177500	175000	205000	230000	192500	18	35	8.5	-16.3
WARRAGUL	570000	587500	664000	665000	680000	110	217	19.3	2.3
WARRANTYTE	1200000	1285000	1325000	1470000	1440000	12	29	20.0	-2.0
WARRANWOOD	1052500	1122500^	1349500	1424000	1345000	17	33	27.8	-5.5
WARRNAMBOOL	499500	517500	610000	597500	617500	134	270	23.6	3.3
WATERWAYS	1355000^	1403000	1440000	1270500^	1600000	10	14	18.1	25.9
WATSONIA	900000	1100000	1065000	950000	906900	17	28	0.8	-4.5
WATSONIA NORTH	951300	1000000^	1005000	1000000^	900000	21	30	-5.4	-10.0
WATTLE GLEN	962500^	1040000^	1011000^	917500^	950000^	5	13	-1.3	3.5
WAURN PONDS	707500	765000	775000	817500	771000	10	20	9.0	-5.7
WEDDERBURN	178000^	182500^	282500^	325000^	320000^	5	7	79.8	-1.5
WEIR VIEWS	496000	525000	570000	592000	547000	20	57	10.3	-7.6
WELSHPOOL	412500*	345000^	422000^	470000^	550000^	1	3	NA	17.0
WENDOUREE	446000	478000	482000	500000	520000	42	92	16.6	4.0
WENDOUREE WEST	392500	362500	397500	410000^	438000^	5	14	11.6	6.8
WERRIBEE	551500	570000	600000	629500	617900	230	462	12.0	-1.8
WERRIBEE SOUTH	720000^	830000^	875000^	890000^	845000^	9	18	17.4	-5.1
WEST FOOTSCRAY	933000	1052500	1152500	1100000	950000	35	70	1.8	-13.6
WEST MELBOURNE	1310000^	1125000^	1270000^	1232500^	2262500^	2	8	72.7	83.6
WEST WODONGA	420000	419800	440500	472000	530000	71	128	26.2	12.3
WESTALL	818000	905000	880000	892500	888000	17	37	8.6	-0.5
WESTGARTH	2192500	2300000	2270000	1898500	1911000	10	28	-12.8	0.7
WESTMEADOWS	770000	723000	713500	748500	722500	22	38	-6.2	-3.5
WHEELERS HILL	1350000	1447500	1390000	1458000	1480000	59	98	9.6	1.5
WHITE HILLS	450000	472500	582500	540200	510000	15	40	13.3	-5.6
WHITTINGTON	518500	537000	560000	528100	550000	15	25	6.1	4.1
WHITTLESEA	660000	705000	717500	802500	740000	17	39	12.1	-7.8
WILLIAMS LANDING	748000	742000	808500	825000	765000	34	75	2.3	-7.3
WILLIAMSTOWN	1697500	1635500	1700000	1662500	1453800	36	84	-14.4	-12.6
WILLIAMSTOWN NORTH	1105000^	1220000^	1220000*	1755000^	1257500^	2	4	13.8	-28.3
WIMBLEDON HEIGHTS	657000^	592000^	671500^	685000^	617500^	2	10	-6.0	-9.9
WINCHELSEA	510000	571000	640000	662500^	650000^	7	15	27.5	-1.9
WINDSOR	1412000	1410000	1640000	1815000	1650000	26	42	16.9	-9.1
WINTER VALLEY	535000	575000	605500	601000	625000	23	41	16.8	4.0
WODONGA	448500	415000	495000	499500	518000	91	197	15.5	3.7

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MEDIAN HOUSE PRICES

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WOLLERT	630000	627500	680000	710500	723800	120	234	14.9	1.9
WONGA PARK	1300000^	1251000^	1090000	1433900^	1195000^	6	15	-8.1	-16.7
WONTHAGGI	480000	584000	617500	585000	629000	21	54	31.0	7.5
WOODEND	860000	970000	940000	960000	860000	27	46	0.0	-10.4
WOOLAMAI WATERS	780000	701000	860000	848500	957000^	9	25	22.7	12.8
WOORI YALLOCK	625000	700000^	670000	660000	690000	15	26	10.4	4.5
WY YUNG	415000^	390000^	477000	395000^	529300^	4	7	27.5	34.0
WYCHEPROOF	131000^	167500^	207500^	185000^	292500^	2	8	123.3	58.1
WYNDHAM VALE	520000	533000	560000	584500	585000	134	266	12.5	0.1
YACKANDANDAH	730000^	490000^	654500^	780000^	571500^	6	11	-21.7	-26.7
YALLAMBIE	1056000^	1130000^	985500	1005000^	1082500	10	16	2.5	7.7
YALLOURN NORTH	228800^	285000^	325000	305000	315000^	7	18	37.7	3.3
YARRA GLEN	796000	862800^	912300	770000^	842500^	8	15	5.8	9.4
YARRA JUNCTION	665000^	650000	747500	787500	717500^	8	26	7.9	-8.9
YARRAGON	577500^	556500^	687000^	612500^	600000^	6	14	3.9	-2.0
YARRAM	340000	352500	420000	452500	460000	12	26	35.3	1.7
YARRAVILLE	1091300	1200000	1285000	1355000	1247500	52	100	14.3	-7.9
YARRAWONGA	529000	649000	608000	722500	652500	42	84	23.3	-9.7
YEA	540000	570000^	635000^	610000^	630000^	8	14	16.7	3.3
YINNAR	525000^	300000^	364000^	562500^	580000^	5	9	10.5	3.1

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MEDIAN UNIT PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
ABBOTSFORD	557000	740000	610000	532500	520000	39	95	-6.6	-2.3
ABERFELDIE	647500	675000 [^]	735000 [^]	400000 [^]	1200000 [^]	3	6	85.3	200.0
AIRPORT WEST	616500	636000	602000	656000	661000	22	44	7.2	0.8
ALBERT PARK	691400 [^]	1250000 [^]	817500	1192500 [^]	1505000 [^]	3	11	117.7	26.2
ALBION	273000	322500	281000	250000	340000	15	48	24.5	36.0
ALFREDTON	227500 [^]	350000 [^]	404500	385000 [^]	430000 [^]	4	13	89.0	11.7
ALPHINGTON	788400	700800	730500	815600	720000	23	47	-8.7	-11.7
ALTONA	705000	745000	727500	780000	727500	46	74	3.2	-6.7
ALTONA EAST	750000 [^]	850000 [^]	830000 [^]	375000 [^]	784000 [^]	7	8	4.5	109.1
ALTONA MEADOWS	473000 [^]	501500	531500 [^]	523000 [^]	485000 [^]	3	11	2.5	-7.3
ALTONA NORTH	750000	680000	783000	745000	735000	11	25	-2.0	-1.3
ANGLESEA	1400000 [^]	739000 [^]	1249000 [^]	1249000 [*]	1910000 [^]	2	2	36.4	NA
ARARAT	277000 [^]	280000 [^]	349500 [^]	280500 [^]	285000 [^]	3	7	2.9	1.6
ARDEER	525000	535000 [^]	652500 [^]	552000 [^]	525000 [^]	3	6	0.0	-4.9
ARMADALE	776000	665000	705000	575000	670000	63	118	-13.7	16.5
ASCOT VALE	554000	580000	685000	555000	582500	38	59	5.1	5.0
ASHBURTON	1000000 [^]	830500 [^]	1325000	1235000 [^]	1250000 [^]	5	9	25.0	1.2
ASHWOOD	960000	1195000	967300	955000	1142500	16	36	19.0	19.6
ASPENDALE	999000	849000	818800	1017500	765000 [^]	8	21	-23.4	-24.8
AVONDALE HEIGHTS	705000 [^]	750000 [^]	732000	671500	752500 [^]	6	16	6.7	12.1
BACCHUS MARSH	268500 [^]	422500 [^]	402100	507500	465000 [^]	5	23	73.2	-8.4
BAIRNSDALE	327500 [^]	475000 [^]	395000 [^]	143800 [^]	450000 [^]	1	3	37.4	213.0
BALACLAVA	785000	498000	597000	600000	610000	27	48	-22.3	1.7
BALLAN	375000 [^]	399000	460000 [^]	430000 [^]	475000 [^]	1	2	26.7	10.5
BALLARAT CENTRAL	250000 [^]	401000 [^]	453700 [^]	440000 [^]	400000 [^]	3	10	60.0	-9.1
BALLARAT EAST	356000	275000 [^]	437500	470000 [^]	430300 [^]	3	10	20.9	-8.5
BALLARAT NORTH	337500 [^]	347500 [^]	410000 [^]	448000 [^]	427500 [^]	6	12	26.7	-4.6
BALWYN	825000	920000	860000	886500	1050000	35	65	27.3	18.4
BALWYN NORTH	1235000	1242500	1145800	1140000	820000	20	37	-33.6	-28.1
BARWON HEADS	1387500 [*]	912500 [^]	1270000 [^]	1335000 [^]	1030000 [^]	2	3	NA	-22.8
BAYSWATER	604500	692800	655000	660000	679000	34	53	12.3	2.9
BAYSWATER NORTH	660000	676500	624500	669000	592000	19	35	-10.3	-11.5
BEACONSFIELD	640000 [^]	525500 [^]	675500 [^]	507500 [^]	618500 [^]	6	9	-3.4	21.9
BEAUMARIS	1120000	1630000	1015000	1330000	1257500	20	32	12.3	-5.5

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
BELL PARK	481000 [^]	515000 [^]	530000	530000 [*]	548500 [^]	6	6	14.0	NA
BELMONT	583000	570000	550000	557500	545000	24	46	-6.5	-2.2
BENALLA	253000	157500 [^]	300000 [^]	340000 [^]	312500 [^]	8	15	23.5	-8.1
BENDIGO	396000	422000 [^]	437500 [^]	400000 [^]	390000 [^]	9	14	-1.5	-2.5
BENTLEIGH	920000	850000	962000	721300	665000	62	114	-27.7	-7.8
BENTLEIGH EAST	941500	1021000	1109200	975800	982500	57	103	4.4	0.7
BERWICK	606000	620000	635000	622500	610000	31	67	0.7	-2.0
BITTERN	580000 [^]	500000 [^]	748800 [^]	640000 [^]	658500 [^]	2	5	13.5	2.9
BLACK HILL	293500 [^]	293500 [*]	414500 [^]	500000 [^]	425000 [^]	2	7	44.8	-15.0
BLACK ROCK	1063000	1045000 [^]	1429500	1300000	1500000	17	44	41.1	15.4
BLACKBURN	792500	704000	920000	855000	724200	56	87	-8.6	-15.3
BLACKBURN NORTH	878000	941800 [^]	856500	870000 [^]	917500 [^]	8	12	4.5	5.5
BLACKBURN SOUTH	584000	665000 [^]	919000	900000	913500	16	31	56.4	1.5
BONBEACH	760000	657800	743500	655000	700000	25	58	-7.9	6.9
BORONIA	658800	645000	686800	673000	690000	61	134	4.7	2.5
BOX HILL	586500	540000	522000	488000	536300	83	169	-8.6	9.9
BOX HILL NORTH	880000	889000	863500	884000	820500	40	72	-6.8	-7.2
BOX HILL SOUTH	1000000	1040000	1171800	900000	827500	14	35	-17.3	-8.1
BRAYBROOK	600000	600000	632500	625000	565000	21	42	-5.8	-9.6
BREAKWATER	477500 [^]	477500 [*]	413000 [^]	413000 [*]	530000 [^]	5	5	11.0	NA
BRIAR HILL	800000	877500 [^]	825000 [^]	765000 [^]	830000 [^]	7	15	3.8	8.5
BRIGHT	466400 [^]	750000 [^]	570800	560000 [^]	750000 [^]	3	6	60.8	33.9
BRIGHTON	1150000	1300000	1505000	1450000	1325000	60	124	15.2	-8.6
BRIGHTON EAST	1250000	1111000	1175000	1260000	1150000	17	44	-8.0	-8.7
BROADFORD	338000 [^]	382500 [^]	405000 [^]	395000 [^]	380000 [^]	3	5	12.4	-3.8
BROADMEADOWS	420000	430000	461300	473000	480000	29	62	14.3	1.5
BROOKLYN	636500	620000	615000	670000 [^]	580000 [^]	3	12	-8.9	-13.4
BROWN HILL	339500 [^]	315000 [^]	410000 [^]	380000 [^]	433800 [^]	4	13	27.8	14.1
BRUNSWICK	600000	624500	584500	625000	580000	97	188	-3.3	-7.2
BRUNSWICK EAST	581500	588800	645000	636500	582500	64	120	0.2	-8.5
BRUNSWICK WEST	505000	552500	540000	482500	494000	56	114	-2.2	2.4
BULLEEN	655000	752500	875000	856000	772000	16	28	17.9	-9.8
BUNDOORA	460000	500000	501500	550000	465000	42	87	1.1	-15.5
BUNYIP	465000 [^]	540000 [^]	503000 [^]	503000 [*]	505000 [^]	3	3	8.6	NA

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BURNLEY	477500 [^]	540500 [^]	583500 [^]	490000 [^]	490000 [*]	0	5	NA	NA
BURWOOD	930000	850000	860000	815000	870500	46	83	-6.4	6.8
BURWOOD EAST	905500	870400	699000	780000 [^]	829500 [^]	8	17	-8.4	6.3
CAIRNLEA	410000 [^]	330000 [^]	420000 [^]	243000 [^]	425000 [^]	5	6	3.7	74.9
CALIFORNIA GULLY	301500 [^]	297000 [^]	317500 [^]	345000 [^]	347500 [^]	4	5	15.3	0.7
CAMBERWELL	850000	890000	908000	917000	950000	39	96	11.8	3.6
CAMPBELLFIELD	432500 [^]	460000 [^]	428800 [^]	360000 [^]	430000 [^]	2	4	-0.6	19.4
CANADIAN	382000 [^]	390000 [^]	415000 [^]	407500	387500 [^]	6	16	1.4	-4.9
CANTERBURY	1610000	1504400 [^]	900000	1434000 [^]	1276500	18	25	-20.7	-11.0
CAPEL SOUND	540000	642000	715000	668500	701000 [^]	7	25	29.8	4.9
CARLTON	558500	430000	451000	480000	438000	75	164	-21.6	-8.8
CARLTON NORTH	722500 [^]	655000 [^]	628800	607500 [^]	709000 [^]	7	15	-1.9	16.7
CARNEGIE	604500	585000	621000	599800	651500	88	180	7.8	8.6
CAROLINE SPRINGS	470000	445000	460000	575000	485000	13	30	3.2	-15.7
CARRUM	772500	835000	764800	770000	718800	10	31	-7.0	-6.7
CARRUM DOWNS	490500	546000	572500	587600	575000	49	97	17.2	-2.1
CASTLEMAINE	502500 [^]	420000 [^]	535000 [^]	512500 [^]	572000 [^]	6	10	13.8	11.6
CAULFIELD	842500	655000	830000	830000	730000	19	36	-13.4	-12.0
CAULFIELD EAST	520000 [^]	313800 [^]	516000 [^]	349500 [^]	145000	12	16	-72.1	-58.5
CAULFIELD NORTH	690000	792500	730000	742000	668800	66	119	-3.1	-9.9
CAULFIELD SOUTH	1232500	712500	1130000	864000	1167500	22	56	-5.3	35.1
CHADSTONE	855500	638900	873700	800000	887500	28	56	3.7	10.9
CHELSEA	681000	689000	650000	710300	706300	34	92	3.7	-0.6
CHELSEA HEIGHTS	702000 [^]	805000 [^]	700000 [^]	750000 [^]	732800 [^]	2	6	4.4	-2.3
CHELtenham	697000	642500	695000	690000	664500	64	130	-4.7	-3.7
CHELtenham EAST	670000 [^]	580000 [^]	670000 [^]	664000 [^]	660000 [^]	9	15	-1.5	-0.6
CHELtenham NORTH	630500	665000 [^]	737300	729000	750000	11	26	19.0	2.9
CHIRNSIDE PARK	672500	677500	721500	700000	690000 [^]	5	18	2.6	-1.4
CLARINDA	736500 [^]	850000 [^]	784800	770000 [^]	847500 [^]	2	7	15.1	10.1
CLAYTON	728400	605000	776000	655000	640000	56	110	-12.1	-2.3
CLAYTON NORTH	819300	837500	489000	150000	675000 [^]	8	32	-17.6	350.0
CLAYTON SOUTH	676500	716000 [^]	740000 [^]	758500	519000	31	43	-23.3	-31.6
CLIFTON HILL	900000	704000	645000	658500	605000	13	23	-32.8	-8.1
COBRAM	262500 [^]	415000 [^]	238500 [^]	240000 [^]	211500 [^]	6	13	-19.4	-11.9

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COBURG	577500	607500	602500	590000	595000	63	122	3.0	0.8
COBURG EAST	770000	715000	646000	606500	826000 [^]	4	16	7.3	36.2
COBURG NORTH	770000	695000	725000	677500	687500 [^]	8	18	-10.7	1.5
COLAC	315000	350000 [^]	340000	330000 [^]	385000	10	17	22.2	16.7
COLLINGWOOD	695000	655000	675000	677500	660000	45	91	-5.0	-2.6
CORIO	365000 [^]	382500 [^]	400300	440000 [^]	405000 [^]	4	9	11.0	-8.0
COWES	394100	500000	477500	445000 [^]	590000 [^]	5	12	49.7	32.6
COWES WEST	705000	710000	730000	714000	637000 [^]	9	21	-9.6	-10.8
CRAIGIEBURN	410000	430000	431300	438000	405500	62	114	-1.1	-7.4
CRANBOURNE	443500	441500	457500	465000	500000	37	55	12.7	7.5
CRANBOURNE EAST	447500 [^]	452500 [^]	485500 [^]	500000 [^]	531000 [^]	4	10	18.7	6.2
CRANBOURNE NORTH	445000 [^]	477500 [^]	458800	505000 [^]	470000 [^]	6	9	5.6	-6.9
CRANBOURNE WEST	460000 [^]	510000	477000	530000 [^]	550000 [^]	5	8	19.6	3.8
CREMORNE	695000	562800 [^]	593000 [^]	645000 [^]	797500	12	21	14.7	23.6
CRIB POINT	457500 [^]	518500 [^]	592000 [^]	530000 [^]	545500	10	13	19.2	2.9
CROYDON	665000	660000	700000	720500	675000	83	171	1.5	-6.3
CROYDON NORTH	710000	661000	737000	708300 [^]	715000	15	23	0.7	1.0
CROYDON SOUTH	754000 [^]	897200 [^]	818500	855000 [^]	800000 [^]	5	10	6.1	-6.4
DALLAS	449000 [^]	480000 [^]	450000 [^]	287500 [^]	410000 [^]	8	17	-8.7	42.6
DANDENONG	405000	440000	416500	380000	420000	123	228	3.7	10.5
DANDENONG NORTH	448800	520000	550000	580000	555000	23	35	23.7	-4.3
DARLEY	335000 [^]	400000 [^]	420000 [^]	394000 [^]	450000	11	16	34.3	14.2
DAYLESFORD	650000 [^]	1300000 [^]	585200 [^]	615000 [^]	581100 [^]	3	6	-10.6	-5.5
DEEPDENE	1757500 [^]	2029000 [^]	1790000 [^]	1500000 [^]	1320000 [^]	4	7	-24.9	-12.0
DEER PARK	450000	482500	500000	475000	512500 [^]	8	26	13.9	7.9
DIAMOND CREEK	731000 [^]	720000 [^]	719500	770300 [^]	820000 [^]	5	9	12.2	6.5
DINGLEY VILLAGE	752500 [^]	915000 [^]	802500	895000 [^]	720000 [^]	7	14	-4.3	-19.6
DINNER PLAIN	494500 [^]	545000 [^]	572500 [^]	592500 [^]	465000 [^]	2	6	-6.0	-21.5
DOCKLANDS	605000	560000	545000	559500	630500	220	344	4.2	12.7
DONCASTER	649500	626000	686900	588500	577500	86	184	-11.1	-1.9
DONCASTER EAST	835000	862500	906000	747500	872000	65	142	4.4	16.7
DONVALE	877500	904500	855000	829300	837500	12	28	-4.6	1.0
DOREEN	493000 [^]	535000	535000 [^]	450000 [^]	561500 [^]	4	6	13.9	24.8
DOVETON	525000	466000	520000	555000	517500	10	34	-1.4	-6.8

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DROMANA	705500 [^]	830000	765000	825000	777500 [^]	8	18	10.2	-5.8
DROUIN	380000	390000	420000	453500 [^]	435000 [^]	9	13	14.5	-4.1
DRYSDALE	460000 [^]	410000 [^]	530000 [^]	510000	550000	10	24	19.6	7.8
EAGLEHAWK	328000 [^]	385000 [^]	388500 [^]	415000 [^]	380000 [^]	6	11	15.9	-8.4
EAGLEMONT	1335000 [^]	1310000 [^]	982500	820200 [^]	872500 [^]	6	8	-34.6	6.4
EAST BENDIGO	372500 [^]	415000 [^]	390000 [^]	525000 [^]	430000 [^]	1	4	15.4	-18.1
EAST GEELONG	660000 [^]	660000 [*]	446000 [^]	446000 [*]	410000 [^]	1	1	-37.9	NA
EAST MELBOURNE	680000	572000	768800	1187500	872000	19	45	28.2	-26.6
ECHUCA	335000	330000	327800	407500	356500	10	24	6.4	-12.5
EDITHVALE	850000	770000	885500	750000	800000	26	47	-5.9	6.7
ELSTERNWICK	715000	670000	707500	635000	700000	31	54	-2.1	10.2
ELTHAM	781000	860000	800000	700000	847500	22	43	8.5	21.1
ELWOOD	701000	678000	747000	700000	675000	82	185	-3.7	-3.6
ENDEAVOUR HILLS	585300	667500	635000	617500	632500 [^]	4	20	8.1	2.4
EPPING	468500	399000	481000	500000	502500	28	55	7.3	0.5
ESSENDON	572500	617500	615000	606000	577500	72	147	0.9	-4.7
ESSENDON NORTH	580000	580000	410000	410500	370000	11	25	-36.2	-9.9
ESSENDON WEST	910200 [^]	950000 [^]	860000 [^]	972500 [^]	953500 [^]	2	6	4.8	-2.0
EUMEMMERRING	450000	547700	535000 [^]	580000 [^]	580500	10	15	29.0	0.1
FAIRFIELD	605000	677100	585000	640000	545000	19	34	-9.9	-14.8
FAWKNER	560500	575000	601500	593800	572500	22	40	2.1	-3.6
FERNTREE GULLY	647500	650000	685000	630000	660000	45	84	1.9	4.8
FISHERMANS BEND	949000	1014000	1014500	777500	950000	37	72	0.1	22.2
FITZROY	710000	1100900	827800	785000	825000	27	55	16.2	5.1
FITZROY NORTH	700000	827500	775000	735000	544000	26	63	-22.3	-26.0
FLEMINGTON	400000	456000	465000	425000	413800	20	46	3.4	-2.6
FLORA HILL	340000	360000	412500	411600	430000	10	28	26.5	4.5
FOOTSCRAY	500500	505000	505000	502500	500000	83	167	-0.1	-0.5
FOREST HILL	818000	699000	800000	837500	815000	13	31	-0.4	-2.7
FRANKSTON	535000	525000	598000	570000	568000	95	212	6.2	-0.4
FRANKSTON NORTH	485000 [^]	597000 [^]	536000 [^]	508000 [^]	566000 [^]	2	5	16.7	11.4
FRANKSTON SOUTH	731100	810000	800000	802500	735000	15	27	0.5	-8.4
GARDENVALE	805000 [^]	635500 [^]	340900	320000 [^]	520000 [^]	8	13	-35.4	62.5
GEELONG	725000	575000	715500	740000	655000	11	32	-9.7	-11.5

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GEELONG WEST	620000 [^]	540000	700000	695000 [^]	419800	14	19	-32.3	-39.6
GISBORNE	535000 [^]	630000 [^]	702500 [^]	665000 [^]	505000 [^]	5	10	-5.6	-24.1
GLEN HUNTLY	717500	502800	565000	577500	642500	26	48	-10.5	11.3
GLEN IRIS	721300	680000	702000	760000	730000	61	131	1.2	-3.9
GLEN WAVERLEY	880000	960000	860000	840000	770000	67	125	-12.5	-8.3
GLENROY	588000	599000	620000	601000	592500	82	181	0.8	-1.4
GOLDEN POINT (BALLARAT)	355000 [^]	417500 [^]	410000 [^]	420000 [^]	380400 [^]	6	11	7.1	-9.4
GOLDEN SQUARE	317000	400000	401000	450000 [^]	390000	13	20	23.0	-13.3
GREENSBOROUGH	750000	686800	747500	695000	726500	30	57	-3.1	4.5
GREENVALE	605000	624500 [^]	537000 [^]	450000 [^]	556800 [^]	2	6	-8.0	23.7
GROVEDALE	549000	465500	540000	525000	546000 [^]	7	17	-0.5	4.0
HADFIELD	638000	530000	595000	595000	590000	19	32	-7.5	-0.8
HALLAM	530000	547500	591900	570000 [^]	580000	14	23	9.4	1.8
HAMILTON	297500 [^]	369500 [^]	307000 [^]	262500 [^]	205000 [^]	1	7	-31.1	-21.9
HAMLIN HEIGHTS	550000	495000 [^]	500000	641000 [^]	590000 [^]	9	18	7.3	-8.0
HAMPTON	958500	921300	920000	855000	938000	31	61	-2.1	9.7
HAMPTON EAST	520000	1250000 [^]	810000	927500	813800	18	28	56.5	-12.3
HAMPTON PARK	495000	535000	550000	530000	530000	21	44	7.1	0.0
HARKNESS	375000	416300 [^]	384000 [^]	365000	402000 [^]	3	17	7.2	10.1
HASTINGS	542500	523000	590000	626100	430000 [^]	7	19	-20.7	-31.3
HAWTHORN	597500	559500	610000	580000	600000	117	236	0.4	3.4
HAWTHORN EAST	630000	670000	675000	575000	680500	72	135	8.0	18.3
HEALESVILLE	590000 [^]	616300 [^]	600000	565000 [^]	650000 [^]	9	18	10.2	15.0
HEATHCOTE	263000 [^]	365000 [^]	380000 [^]	400000 [^]	332000 [^]	1	6	26.2	-17.0
HEATHERTON	405000 [^]	464500 [^]	405000 [^]	380000 [^]	405000 [^]	3	6	0.0	6.6
HEATHMONT	778000	750000	775000	807600	877500	16	30	12.8	8.7
HEIDELBERG	678500	677500	636000	705000	627000	29	55	-7.6	-11.1
HEIDELBERG HEIGHTS	753000	665000	730000	798000	720000	14	31	-4.4	-9.8
HEIDELBERG WEST	660500	692500	662000	675000	655000	10	27	-0.8	-3.0
HERNE HILL	312500 [^]	360000	455000 [^]	354500 [^]	413000 [^]	9	17	32.2	16.5
HIGHETT	763300	740000	727500	760000	675500	44	94	-11.5	-11.1
HIGHTON	494900	510000	575000	511300	550000	19	38	11.1	7.6
HILLSIDE (MELTON)	562500 [^]	518000 [^]	532500 [^]	500000	470000 [^]	3	16	-16.4	-6.0
HOPPERS CROSSING	413800	408000	450000	418800	432000	15	35	4.4	3.2

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MEDIAN UNIT PRICES

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HORSHAM	298000	232500	260000	370000 [^]	342500	14	23	14.9	-7.4
HUGHESDALE	727500	591500	838000	720000	791500	22	33	8.8	9.9
HUNTINGDALE	701200 [*]	422500 [^]	345000 [^]	485000 [^]	587500 [^]	2	3	NA	21.1
INVERLOCH	745000 [^]	690000 [^]	780000 [^]	696000 [^]	930000 [^]	4	11	24.8	33.6
IVANHOE	810000	797500	775000	790000	685000	52	103	-15.4	-13.3
IVANHOE EAST	777500 [^]	675000 [^]	677000	760000 [^]	660100 [^]	8	11	-15.1	-13.1
JACANA	464000 [^]	446500 [^]	495000 [^]	497000 [^]	437500 [^]	3	4	-5.7	-12.0
JOLIMONT	1262500	1367500	1377500	1150500	877500 [^]	4	17	-30.5	-23.7
JUNCTION VILLAGE	230000 [^]	259000 [^]	290000 [^]	275000 [^]	290000 [^]	5	8	26.1	5.5
KANGAROO FLAT	310000	392500 [^]	345000	432500 [^]	417500 [^]	4	8	34.7	-3.5
KEILOR	752500 [^]	830000 [^]	800000 [^]	890000 [^]	837000 [^]	3	6	11.2	-6.0
KEILOR DOWNS	565000 [^]	573700 [^]	635000 [^]	645500 [^]	601500 [^]	4	9	6.5	-6.8
KEILOR EAST	810000	732000 [^]	715000	775000	805000 [^]	8	18	-0.6	3.9
KENNINGTON	357500	331500	470000	500000	410000	11	22	14.7	-18.0
KENSINGTON	569500	509000	520000	590000	540000	30	55	-5.2	-8.5
KERANG	214000 [^]	202000 [^]	290000 [^]	280000 [^]	111800 [^]	3	8	-47.8	-60.1
KEW	800000	935000	945000	902000	800000	79	126	0.0	-11.3
KEW EAST	860000 [^]	860000 [*]	1237400 [^]	759000 [^]	759000 [*]	0	3	NA	NA
KEW NORTH	1100000 [^]	1330000 [^]	900000	929000	867500	14	28	-21.1	-6.6
KEYSBOROUGH	622500	675300	657400	803000 [^]	685000	13	19	10.0	-14.7
KILMORE	397500	400000 [^]	400000	450000 [^]	405000 [^]	5	10	1.9	-10.0
KILSYTH	636000	681000	715000	763100	700000	35	61	10.1	-8.3
KINGSBURY	605000 [^]	600000	542500 [^]	405000 [^]	546000 [^]	4	7	-9.8	34.8
KINGSVILLE	636000	581000	508000	530000	352300	12	23	-44.6	-33.5
KNOXFIELD	749700	788000	795500	780000 [^]	748500	14	21	-0.2	-4.0
KOO WEE RUP	442500 [^]	473500 [^]	400000 [^]	463800 [^]	665000 [^]	3	9	50.3	43.4
KORUMBURRA	323500 [^]	345000 [^]	500000 [^]	375000 [^]	385000 [^]	3	4	19.0	2.7
KURUNJANG	359000 [^]	426000 [^]	445000 [^]	382500 [^]	385000	13	15	7.2	0.7
KYABRAM	285000 [^]	280000 [^]	287500	315000 [^]	320000 [^]	7	11	12.3	1.6
KYNETON	595000 [^]	653800 [^]	545000	690000 [^]	744000 [^]	3	4	25.0	7.8
LAKE WENDOUREE	505000 [^]	413000 [^]	413000 [*]	599000 [^]	730000 [^]	1	6	44.6	21.9
LAKES ENTRANCE	315000 [^]	309000	384000 [^]	572000 [^]	507500 [^]	6	12	61.1	-11.3
LALOR	485000	546000	560500	565000	552500	18	35	13.9	-2.2
LANGWARRIN	544800	575000	600000	602000	601000	41	78	10.3	-0.2

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LARA	495000 [^]	507500 [^]	495000 [^]	480000 [^]	515000 [^]	3	4	4.0	7.3
LARA LAKE	407500 [^]	518000 [^]	450000 [^]	480000 [^]	410000 [^]	1	5	0.6	-14.6
LAVERTON	530000	520000	522500	552500	505000 [^]	9	21	-4.7	-8.6
LAVERTON SOUTH	485000	481000 [^]	547500	545000	570000	11	22	17.5	4.6
LEONGATHA	352500 [^]	332500 [^]	372500 [^]	390000 [^]	372500 [^]	3	5	5.7	-4.5
LEOPOLD	465000 [^]	473500 [^]	500000	556000 [^]	556000 [*]	0	2	NA	NA
LILYDALE	585000	580000	610000	630000	675000	33	66	15.4	7.1
LONG GULLY	380000 [^]	360000 [^]	380000 [^]	437500 [^]	393800 [^]	2	4	3.6	-10.0
LONGWARRY	410000 [^]	422500 [^]	440000 [^]	450000 [^]	482500 [^]	2	3	17.7	7.2
LORNE	1380000 [^]	957500 [^]	1120000 [^]	1387500 [^]	1025000 [^]	9	17	-25.7	-26.1
LOVELY BANKS	308000 [^]	408000 [^]	295000 [^]	349500 [^]	350000 [^]	1	3	13.6	0.1
LOWER PLENTY	575500	761000 [^]	820000	693100 [^]	716000	10	16	24.4	3.3
LYNBROOK	550000 [^]	540000 [^]	561500 [^]	665500 [^]	667500 [^]	2	6	21.4	0.3
MACLEOD	750000	740500	811500	753500	930000	15	31	24.0	23.4
MADDINGLEY	480000 [^]	464000 [^]	317800 [^]	480500 [^]	490000 [^]	1	5	2.1	2.0
MAFFRA	252800 [^]	335000 [^]	372500 [^]	327500 [^]	329000 [^]	7	11	30.2	0.5
MAIDSTONE	630000	694500	590000	580000	500000	31	59	-20.6	-13.8
MALVERN	859000	657500	813800	995000	675000	32	51	-21.4	-32.2
MALVERN EAST	670000	893500	732500	680000	608500	50	117	-9.2	-10.5
MANIFOLD HEIGHTS	1140000 [^]	450000 [^]	570000 [^]	503000 [^]	496300	10	16	-56.5	-1.3
MANSFIELD	375000 [^]	460000 [^]	412500 [^]	495000 [^]	560000 [^]	1	6	49.3	13.1
MARIBYRNONG	505000	530000	525000	527500	540000	49	109	6.9	2.4
MARYBOROUGH	322000 [^]	320000 [^]	325000 [^]	408000 [^]	315000 [^]	6	7	-2.2	-22.8
MCCRAE	860000 [^]	716000	872500 [^]	855000 [^]	854000 [^]	2	6	-0.7	-0.1
MCKINNON	885000	1080000	832500	836000	1133000	23	41	28.0	35.5
MEADOW HEIGHTS	440000	415000 [^]	450000	455000 [^]	445000	10	19	1.1	-2.2
MELBOURNE	520000	529000	500000	544000	565900	539	980	8.8	4.0
MELTON	335000	350000 [^]	359600	375000 [^]	379300 [^]	8	17	13.2	1.1
MELTON SOUTH	320000	332500	367100	355000	343500	14	26	7.3	-3.2
MENTONE	703000	630000	760000	683800	730000	41	87	3.8	6.8
MERBEIN	190000 [^]	190000 [^]	190000 [*]	196500 [^]	240000 [^]	1	2	26.3	22.1
MERINDA PARK	452500 [^]	397500 [^]	520000 [^]	498100 [^]	590000 [^]	1	3	30.4	18.4
MERNDA	410000	435000	452000	440000	433800 [^]	4	17	5.8	-1.4
METUNG	370000 [^]	225000 [^]	340000 [^]	546300 [^]	220000 [^]	3	7	-40.5	-59.7

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MICKLEHAM	525000	546000	515000 [^]	623000 [^]	624000 [^]	7	11	18.9	0.2
MIDDLE PARK	1425000 [^]	1235000 [^]	962500	820000 [^]	709500	12	21	-50.2	-13.5
MILDURA	230500	252500	272000	291400	321000	36	74	39.3	10.2
MILL PARK	465000	497500	500500	515000	500000	21	38	7.5	-2.9
MITCHAM	705000	870000	824800	760000	845000	45	78	19.9	11.2
MOE	230000	225000	168500 [^]	225000	222500	14	25	-3.3	-1.1
MONT ALBERT	988000	720000	812900	940000	857500	14	28	-13.2	-8.8
MONT ALBERT NORTH	1445500	1300000	1200000	1108800	1278000	16	27	-11.6	15.3
MONTMORENCY	772000	832500	884000	898500	842000	17	29	9.1	-6.3
MOONEE PONDS	594000	570000	695000	583300	650000	61	111	9.4	11.4
MOORABBIN	716300	500000	907500	702000 [^]	837000	11	20	16.9	19.2
MOOROOLBARK	667400	682500	710000	695000	690000	27	54	3.4	-0.7
MOOROPNA	245000 [^]	260000 [^]	270000 [^]	242000 [^]	225000 [^]	8	15	-8.2	-7.0
MORDIALLOC	690000	760000	772500	658500	661000	23	45	-4.2	0.4
MORNINGTON	780000	715000	830000	850000	875000	52	116	12.2	2.9
MORWELL	235000	229000	192500	245000	299300	10	25	27.3	22.1
MOUNT CLEAR	350000 [^]	402000 [^]	365000 [^]	488500 [^]	467500 [^]	2	6	33.6	-4.3
MOUNT ELIZA	605000	660000	802500	900000	691000	10	24	14.2	-23.2
MOUNT EVELYN	635000 [^]	695000 [^]	757500 [^]	720000 [^]	542500 [^]	3	8	-14.6	-24.7
MOUNT MARTHA	700000 [^]	405000 [^]	805000 [^]	982500 [^]	420000 [^]	6	14	-40.0	-57.3
MOUNT PLEASANT	403800 [^]	371500 [^]	357500 [^]	385000 [^]	417500 [^]	2	3	3.4	8.4
MOUNT WAVERLEY	1000500	1207500	1182000	1060000	1092500	50	101	9.2	3.1
MULGRAVE	773100	850000	731300	857500	758000	16	32	-1.9	-11.6
MURRUMBEENA	545000	638800	591500	554000	630000	43	74	15.6	13.7
NARRE WARREN	503300	483800	515000	516300	560000	16	36	11.3	8.5
NARRE WARREN SOUTH	585000 [^]	624000 [^]	559500 [^]	627500 [^]	602000 [^]	3	9	2.9	-4.1
NEW GISBORNE	955000 [^]	595000 [^]	520000 [^]	520000 [*]	520000 [*]	0	0	NA	NA
NEWBOROUGH	265000 [^]	285000 [^]	249900 [^]	360000 [^]	240000 [^]	4	6	-9.4	-33.3
NEWCOMB	419500 [^]	475000	516000 [^]	505000 [^]	524000 [^]	8	16	24.9	3.8
NEWPORT	810000	800000	760000	802500	759000	25	53	-6.3	-5.4
NEWTOWN (GREATER GEELONG)	695000	647000	670000	596000 [^]	517000	15	22	-25.6	-13.3
NIDDRIE	783500 [^]	666500	830000 [^]	775000	652300	14	29	-16.8	-15.8
NOBLE PARK	520000	540000	552500	540000	570500	81	173	9.7	5.6
NOBLE PARK NORTH	555300 [^]	565000 [^]	542000 [^]	615000 [^]	615000 [*]	0	2	NA	NA

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NORLANE	380000	415000 [^]	395000 [^]	425000 [^]	475000	10	17	25.0	11.8
NORTH BENDIGO	330500 [^]	385000 [^]	473000 [^]	458500 [^]	401800 [^]	4	10	21.6	-12.4
NORTH MELBOURNE	572000	542000	610000	499500	615000	53	111	7.5	23.1
NORTHCOTE	672300	710000	656500	630000	625000	44	83	-7.0	-0.8
NOTTING HILL	420000	416100 [^]	415000 [^]	400000	429000	12	28	2.1	7.3
NUMURKAH	180000 [^]	230000 [^]	248000 [^]	242500 [^]	225000 [^]	1	7	25.0	-7.2
NUNAWADING	755500	712500	770000	750000	755000	25	52	-0.1	0.7
OAK PARK	657500	739000	707500	697500	682500	26	52	3.8	-2.2
OAKLEIGH	607500	695000	634000	655000	600000	49	70	-1.2	-8.4
OAKLEIGH EAST	875100	758000	837500	750000	803000	13	34	-8.2	7.1
OAKLEIGH SOUTH	780000	808500	831000	835000	660000	19	34	-15.4	-21.0
OCEAN GROVE	851000	787500	897500	972500	945000 [^]	9	23	11.0	-2.8
OFFICER	570000 [^]	455000 [^]	495000 [^]	585000 [^]	571000 [^]	2	9	0.2	-2.4
ORMOND	600000	690000	785000	540000	582000	25	47	-3.0	7.8
OSBORNE	740000	752500	785000	800000 [^]	744500 [^]	6	11	0.6	-6.9
PAKENHAM	425000	430000	457500	480000	473500	62	105	11.4	-1.4
PARKDALE	740000	832500	912500	783500	766500	26	52	3.6	-2.2
PARKVILLE	497000	795000	495000	677500	550000	15	38	10.7	-18.8
PASCOE VALE	653500	640000	685000	633000	650000	69	143	-0.5	2.7
PASCOE VALE SOUTH	620000	780000 [^]	737500	780500 [^]	510000	26	34	-17.7	-34.7
PATTERSON LAKES	707000	603000	661500	617500	710000 [^]	9	29	0.4	15.0
PAYNESVILLE	359500 [^]	365000 [^]	437500 [^]	370000 [^]	379000 [^]	5	12	5.4	2.4
POINT COOK	465000	465000	530000	555000	560000	20	49	20.4	0.9
POINT LONSDALE	780000 [^]	1652500 [^]	680000 [^]	905500 [^]	725000 [^]	3	6	-7.1	-19.9
PORT FAIRY	800000 [^]	745000 [^]	795000 [^]	795000 [*]	795000 [*]	0	0	NA	NA
PORT MELBOURNE	860000	830000	830000	806000	801000	84	183	-6.9	-0.6
PORTARLINGTON	665000	670000 [^]	678800 [^]	707500 [^]	990800 [^]	2	8	49.0	40.0
PORTLAND	269000	402000 [^]	235000 [^]	340000 [^]	275500 [^]	6	15	2.4	-19.0
PRAHRAN	610000	610000	595300	575000	625000	61	133	2.5	8.7
PRESTON	592000	620000	611000	580000	645000	92	169	9.0	11.2
QUARRY HILL	349000 [^]	320000 [^]	429500 [^]	345000 [^]	380000 [^]	5	11	8.9	10.1
QUEENSCLIFF	753500 [^]	457500 [^]	1012500 [^]	990000 [^]	565000 [^]	1	4	-25.0	-42.9
REDAN	319000 [^]	355000 [^]	357000 [^]	379000 [^]	353500 [^]	8	14	10.8	-6.7
RESERVOIR	648000	630000	630000	641000	626500	134	273	-3.3	-2.3

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RICHMOND	620000	630000	642500	630000	587500	118	239	-5.2	-6.7
RIDDELLS CREEK	487500 [^]	557500 [^]	660000 [^]	662500 [^]	662500 [*]	0	2	NA	NA
RINGWOOD	635000	625000	630000	580500	610000	79	135	-3.9	5.1
RINGWOOD EAST	678500	717500	753000	798000	721000	30	54	6.3	-9.6
RINGWOOD NORTH	900000 [^]	940000 [^]	845000 [^]	700000 [^]	980000 [^]	4	9	8.9	40.0
RIPPLESIDE	529500 [^]	405000 [^]	635800 [^]	515000 [^]	1220000 [^]	2	4	130.4	136.9
RIPPONLEA	384500 [^]	390000 [^]	586500	955000 [^]	662500	10	14	72.3	-30.6
ROBINVALE	210000 [^]	210000 [*]	210000 [*]	270000 [^]	290000 [^]	1	2	38.1	7.4
ROMSEY	494000 [^]	532500 [^]	508800 [^]	530000 [^]	615000 [^]	3	8	24.5	16.0
ROSANNA	830000	910000	900000	850000	890000	13	27	7.2	4.7
ROSEBUD	645000	735900	747800	770000	752000	21	45	16.6	-2.3
ROSEBUD SOUTH	600000 [^]	615000 [^]	749000 [^]	660000 [^]	720000 [^]	1	2	20.0	9.1
ROWVILLE	670000	595000	690000	655000	826000	15	27	23.3	26.1
ROXBURGH PARK	410000	432500 [^]	422000 [^]	525000	432500	12	26	5.5	-17.6
RYE	1005000 [^]	690000 [^]	1015000	673300 [^]	670000 [^]	1	9	-33.3	-0.5
SAFETY BEACH	762500	805300	800000	875000	767500	14	40	0.7	-12.3
SALE	262500	262000	295000	310000	290000	19	44	10.5	-6.5
SAN REMO	677500 [^]	835000 [^]	542500 [^]	650000 [^]	392500 [^]	6	10	-42.1	-39.6
SANCTUARY LAKES	532500	522500 [^]	608700 [^]	604000 [^]	591000 [^]	9	17	11.0	-2.2
SANDRINGHAM	1041000	930000	847500	870000	815000	40	85	-21.7	-6.3
SCORESBY	625000 [^]	750000 [^]	938000 [^]	725000 [^]	777500 [^]	4	9	24.4	7.2
SEAFORD	620000	617000	651800	641500	647500	36	86	4.4	0.9
SEBASTOPOL	312000	345000	350400	336900	355000	17	37	13.8	5.4
SEDDON	575000 [^]	545000 [^]	552500	817500 [^]	612500 [^]	6	10	6.5	-25.1
SEYMOUR	340000 [^]	330000 [^]	329000 [^]	270000 [^]	412500 [^]	2	4	21.3	52.8
SHEPPARTON	249900	265000	287000	334500	381800	34	68	52.8	14.1
SKYE	535000	550000	631000 [^]	585000	570000 [^]	4	23	6.5	-2.6
SOLDIERS HILL	441000 [^]	480000 [^]	454000 [^]	460000 [^]	315000 [^]	1	6	-28.6	-31.5
SOMERVILLE	500000	540000	565000	550000	572000 [^]	9	24	14.4	4.0
SORRENTO	2137500 [^]	1540000 [^]	2500000 [^]	2205000 [^]	2150000 [^]	1	3	0.6	-2.5
SOUTH GEELONG	715000 [^]	1720000 [^]	454000 [^]	515000 [^]	486000 [^]	1	4	-32.0	-5.6
SOUTH KINGSVILLE	740000	658800 [^]	820000 [^]	670000 [^]	827400 [^]	4	13	11.8	23.5
SOUTH MELBOURNE	707500	613800	667500	665000	690000	59	112	-2.5	3.8
SOUTH MORANG	550000	440000	507500	471500	560800	22	41	2.0	18.9

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SOUTH YARRA	651000	630000	665000	626000	605000	185	390	-7.1	-3.4
SOUTHBANK	570000	555000	620900	610000	635000	317	546	11.4	4.1
SPOTSWOOD	740000	815000 [^]	694500 [^]	746000 [^]	502500 [^]	7	10	-32.1	-32.6
SPRING GULLY	285000 [^]	385000	380000 [^]	260000	255000 [^]	9	20	-10.5	-1.9
SPRINGVALE	616000	637500	591000	612500	610000	25	65	-1.0	-0.4
SPRINGVALE SOUTH	600000	632500	612600	698000	600000	13	30	0.0	-14.0
ST ALBANS	485000	486000	535000	495000	475000	41	98	-2.1	-4.0
ST ALBANS PARK	381800 [^]	590000 [^]	440000 [^]	455000 [^]	490000 [^]	3	9	28.4	7.7
ST KILDA	576000	555000	527500	550000	519500	160	317	-9.8	-5.5
ST KILDA EAST	637800	586000	602500	627500	626300	82	153	-1.8	-0.2
ST KILDA WEST	525000	561000	650500	595000	665500	18	39	26.8	11.8
ST LEONARDS	535000 [^]	421300 [^]	467000 [^]	630000 [^]	790000 [^]	3	8	47.7	25.4
STRATHDALE	440000	405000 [^]	403500 [^]	388000 [^]	475500 [^]	6	12	8.1	22.6
STRATHMORE	765000	898500	750000 [^]	850000 [^]	855000 [^]	6	15	11.8	0.6
STUDFIELD	750500 [^]	450000 [^]	736500 [^]	845000 [^]	815500 [^]	4	6	8.7	-3.5
SUNBURY	450000	450000	500000	473000	492500	30	76	9.4	4.1
SUNSHINE	620300	635000	656000	287500	408000	16	38	-34.2	41.9
SUNSHINE NORTH	522500	565000 [^]	615000	740000 [^]	569900	10	18	9.1	-23.0
SUNSHINE WEST	607500	500000	588000	642000	510000	15	29	-16.0	-20.6
SURREY HILLS	832000	922500	901000	825000	949700	28	53	14.1	15.1
SWAN HILL	325000	285000 [^]	312000 [^]	360000 [^]	360000 [^]	9	18	10.8	0.0
SYDENHAM	428000	454300	485000	485000	463300	16	40	8.2	-4.5
SYNDAL	895000	727500	985000	1230000	757500	14	25	-15.4	-38.4
TARNEIT	434000	430000	422500	438500	419000	16	40	-3.5	-4.4
TATURA	205000 [^]	260000 [^]	291000 [^]	265000 [^]	409500 [^]	3	12	99.8	54.5
TAYLORS HILL	490000 [^]	510000 [^]	520000 [^]	565000 [^]	605000 [^]	1	4	23.5	7.1
TAYLORS LAKES	515000 [^]	472000 [^]	505000 [^]	590000 [^]	600000 [^]	3	10	16.5	1.7
TEMPLESTOWE	902500	1080000	930500	998000	1177000	25	47	30.4	17.9
TEMPLESTOWE LOWER	950000	930000	935000	1060000	920000	21	35	-3.2	-13.2
THOMASTOWN	520000	499500	540000	539000	514000	22	39	-1.2	-4.6
THORNBURY	668500	725000	677500	686000	610000	53	115	-8.8	-11.1
TOORAK	950000	1317500	1067600	1261500	1105000	69	129	16.3	-12.4
TORQUAY	705000 [^]	820000	870000	930000	942000	21	42	33.6	1.3
TRAFALGAR	379000 [^]	300000 [^]	335000 [^]	483500 [^]	1305000 [^]	1	3	244.3	169.9

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MEDIAN UNIT PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
TRARALGON	300000	317500	307000	306000	297000	26	47	-1.0	-2.9
TRAVANCORE	395000	379000 [^]	386300	378500	340000	21	31	-13.9	-10.2
TRUGANINA	418000	474100 [^]	442500	473500	433500 [^]	7	19	3.7	-8.4
TULLAMARINE	572500	550000	572500	526500	573000	21	41	0.1	8.8
TYABB	357500 [^]	597500 [^]	500000 [^]	571000 [^]	571000 [*]	0	1	NA	NA
UPPER FERNTREE GULLY	570000 [^]	570000 [*]	440000 [^]	462500 [^]	590000 [^]	5	7	3.5	27.6
VERMONT	907100	907000	916000	840000	930000	11	33	2.5	10.7
VERMONT SOUTH	742500	610000 [^]	772500	840000 [^]	1080000 [^]	4	12	45.5	28.6
VIEWBANK	685000	687500 [^]	720000 [^]	725000 [^]	884300 [^]	2	9	29.1	22.0
WALLAN	405000 [^]	420000	473500	470000 [^]	445000	10	14	9.9	-5.3
WANGARATTA	273000	312000	350000	302500	336500	13	29	23.3	11.2
WANTIRNA	670000	730000	785000 [^]	770000	670000	11	21	0.0	-13.0
WANTIRNA SOUTH	550000	472500 [^]	788500	535000	385000	13	26	-30.0	-28.0
WARRAGUL	325000	350000	375000	389000	460000 [^]	6	28	41.5	18.3
WARRNAMBOOL	351100	385300	440000	408800	416000	31	56	18.5	1.8
WATSONIA	742000	841000 [^]	785000	667500 [^]	880000 [^]	2	10	18.6	31.8
WENDOUREE	367600 [^]	350000 [^]	358500 [^]	401000	260000	15	27	-29.3	-35.2
WERRIBEE	410000	410000	403800	420000	405000	52	105	-1.2	-3.6
WERRIBEE SOUTH	560000 [^]	490000 [^]	530000	470000	480000	11	24	-14.3	2.1
WEST FOOTSCRAY	570000	490000	610000	604500	610000	34	76	7.0	0.9
WEST MELBOURNE	670000	575000	485000	595000	603000	45	83	-10.0	1.3
WEST WODONGA	245000	267000 [^]	320000	306000	284500	12	25	16.1	-7.0
WESTALL	630000	650000	595000	615000	699000	20	52	11.0	13.7
WESTGARTH	725000	560000 [^]	750300	630000 [^]	627000	13	20	-13.5	-0.5
WESTMEADOWS	588000	595000	583500	605000	630000	15	30	7.1	4.1
WHEELERS HILL	804000 [^]	1602000 [^]	1280000 [^]	1280300 [^]	753800 [^]	8	12	-6.3	-41.1
WHITTINGTON	367700	375000	430300 [^]	435500 [^]	446000 [^]	7	15	21.3	2.4
WHITTLESEA	460000 [^]	500000 [^]	529000 [^]	515000 [^]	380000 [^]	1	7	-17.4	-26.2
WILLIAMS LANDING	483000 [^]	571000 [^]	420000 [^]	432500	400000 [^]	5	15	-17.2	-7.5
WILLIAMSTOWN	640000	808300	792500	763600	820000	20	42	28.1	7.4
WILLIAMSTOWN NORTH	745000 [^]	908500 [^]	726000 [^]	685000 [^]	743100 [^]	6	11	-0.3	8.5
WINDSOR	492000	611000	641000	582000	600000	41	72	22.0	3.1
WODONGA	299000	297500	315000	349000	312500	21	46	4.5	-10.5
WOLLERT	397000	487000	425000	422500	464500	18	28	17.0	9.9

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MEDIAN UNIT PRICES

Apr-Jun 2021 to Apr-Jun 2022

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
WONTHAGGI	437500 [^]	394000	492000	490000 [^]	480000	11	20	9.7	-2.0
WOODEND	715000 [^]	642500 [^]	620000 [^]	730000 [^]	460000 [^]	1	5	-35.7	-37.0
WYNDHAM VALE	441000 [^]	410000 [^]	439500	435500 [^]	460000 [^]	5	11	4.3	5.6
YARRA GLEN	545000 [^]	727500 [^]	720000 [^]	701000 [^]	850000 [^]	1	3	56.0	21.3
YARRA JUNCTION	560000 [^]	591000 [^]	526000 [^]	707000 [^]	495000 [^]	3	8	-11.6	-30.0
YARRAM	180000 [^]	197500 [^]	282500 [^]	275500 [^]	275500 [*]	0	2	NA	NA
YARRAVILLE	605000	657500	685000	650000	562100	26	51	-7.1	-13.5
YARRAWONGA	389500	355000	302000	389500	385000 [^]	9	21	-1.2	-1.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
AINTREE	387000 [^]	411000 [^]	605000 [^]	482500 [^]	660000 [^]	3	7	70.5	36.8
ALEXANDRA	157500 [^]	207300 [^]	275000 [^]	140000 [^]	207000 [^]	1	5	31.4	47.9
ALFREDTON	255000	277500	305000	349900	320000	18	35	25.5	-8.5
APOLLO BAY	340000 [^]	455000 [^]	597500 [^]	340000 [^]	495000 [^]	9	12	45.6	45.6
ARARAT	80000 [^]	147500 [^]	175000 [^]	136000 [^]	179000 [^]	8	10	123.8	31.6
ARMSTRONG CREEK	286000	317500	296500	369000	349000	15	34	22.0	-5.4
AVENEL	186500 [^]	160000 [^]	240000 [^]	270000 [^]	125000 [^]	3	9	-33.0	-53.7
BACCHUS MARSH	310000 [^]	292500 [^]	360000 [^]	381500 [^]	382500 [^]	4	10	23.4	0.3
BAGSHOT	133000 [^]	134000 [^]	237700 [^]	242200 [^]	242200 [*]	0	4	NA	NA
BAIRNSDALE	149500	158000	178000 [^]	230000 [^]	199900 [^]	3	4	33.7	-13.1
BALLAN	256000 [^]	282500 [^]	265000 [^]	360000 [^]	401200 [^]	2	3	56.7	11.5
BALLARAT EAST	233000	271200 [^]	365000 [^]	173000 [^]	173000 [*]	0	1	NA	NA
BANNOCKBURN	262500 [^]	415000 [^]	415000 [*]	365000 [^]	340000 [^]	1	4	29.5	-6.8
BARANDUDA	160000	162500	163000 [^]	92000	175000 [^]	3	21	9.4	90.2
BAXTER	448000 [*]	448000 [*]	448000 [*]	448000 [*]	545000 [^]	6	6	NA	NA
BEACONSFIELD	382000 [^]	403100 [^]	512800 [^]	512800 [*]	525000 [^]	5	5	37.4	NA
BEALIBA	-	-	85000 [^]	52000 [^]	51000 [^]	6	7	0.0	-1.9
BEAUFORT	80000	75000 [^]	142500 [^]	142500 [*]	72000 [^]	3	3	-10.0	NA
BELL PARK	500000 [^]	356000 [^]	452800 [^]	452800 [*]	452800 [*]	0	0	NA	NA
BENALLA	136000	153000	163800	170000 [^]	179500 [^]	6	11	32.0	5.6
BENDIGO	248800 [^]	222500 [^]	240000 [^]	350000 [^]	320000 [^]	1	8	28.6	-8.6
BERWICK	412000	372000	304500	567000	528000	30	68	28.2	-6.9
BEVERIDGE	270000	280000	285000	282500	325000	19	37	20.4	15.0
BIRREGURRA	325000 [^]	362500 [^]	395000 [^]	422500 [^]	422500 [*]	0	4	NA	NA
BITTERN	510000 [^]	542000 [^]	542000 [*]	610000 [^]	550000 [^]	5	7	7.8	-9.8
BLAIRGOWRIE	770000 [^]	770000 [*]	1290000 [^]	1438000 [^]	1445000 [^]	2	5	87.7	0.5
BONNIE BROOK	340000	330000	345400	328000	320800	16	58	-5.7	-2.2
BONSHAW	240000 [^]	265000 [^]	255000 [^]	278500 [^]	300000 [^]	3	7	25.0	7.7
BOTANIC RIDGE	488500	505000	500000 [^]	477500 [^]	630000 [^]	1	5	29.0	31.9
BRIGHT	300000 [^]	300000 [*]	300000 [*]	682500 [^]	206300 [^]	2	4	-31.3	-69.8
BROADFORD	220000 [^]	315000 [^]	255000 [^]	200000 [^]	291300 [^]	2	6	32.4	45.6
BROOKFIELD	346500 [^]	346500 [*]	385000 [^]	385000 [*]	385000 [*]	0	0	NA	NA
BROWN HILL	267500	385000	247500 [^]	320000 [^]	317500 [^]	2	7	18.7	-0.8
BUNINYONG	145700 [^]	385000 [^]	385000 [*]	432500 [^]	435000 [^]	6	10	198.5	0.6
BURNSIDE	470000	485000	480000	511000	544000	11	27	15.7	6.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
CAIRNLEA	320000 [^]	330000 [^]	330000 [^]	345000 [^]	550000 [^]	2	5	71.9	59.4
CAMPBELLS CREEK	270000 [^]	190000 [^]	197000 [^]	249000 [^]	338500 [^]	2	4	25.4	35.9
CANADIAN	262300 [^]	250000 [^]	193000 [^]	342500 [^]	319000 [^]	1	3	21.6	-6.9
CAPE PATERSON	380000 [^]	410000 [^]	535000 [^]	655000 [^]	802500 [^]	2	5	111.2	22.5
CARDIGAN	405000 [^]	336000 [^]	535000	395000 [^]	600000 [^]	1	5	48.1	51.9
CARISBROOK	90000 [^]	91300 [^]	230000 [^]	176500 [^]	157500 [^]	2	6	75.0	-10.8
CARRUM DOWNS	242000 [^]	398900 [^]	330200	311500 [^]	398900 [^]	3	9	64.9	28.0
CASTERTON	65000 [^]	45000 [^]	45000 [*]	45000 [*]	139500 [^]	1	1	114.6	NA
CASTLEMAINE	370000 [^]	335000 [^]	330000 [^]	301000 [^]	301000 [*]	0	5	NA	NA
CHARLEMONT	285000	269500	305000	309000	374500 [^]	4	22	31.4	21.2
CHEWTON	200000 [^]	185000 [^]	315000 [^]	315000 [*]	190000 [^]	2	2	-5.0	NA
CHIRNSIDE PARK	481300 [^]	360000 [^]	415000 [^]	385000 [^]	385000 [*]	0	3	NA	NA
CHURCHILL	112000 [^]	320000 [^]	320000 [*]	320000 [*]	340000 [^]	1	1	203.6	NA
CLIFTON SPRINGS	372000 [^]	407600 [^]	492500 [^]	517500 [^]	520000 [^]	3	5	39.8	0.5
CLUNES	185000 [^]	155000 [^]	223500 [^]	210000 [^]	210000 [*]	0	5	NA	NA
CLYDE	343000	321000	285500	317000	395000	31	68	15.2	24.6
CLYDE NORTH	349000	389000	370000	344000	460000	39	79	31.8	33.7
COBBLEBANK	282000	195200 [^]	242600	172800 [^]	276700 [^]	6	9	-1.9	60.1
COBRAM	145000	187500 [^]	175000	172500 [^]	150000 [^]	3	7	3.4	-13.0
COHUNA	86750 [*]	83000 [^]	192500 [^]	390000 [^]	300000 [^]	1	2	NA	-23.1
COLAC	132000 [^]	210000 [^]	100000 [^]	300000 [^]	310000 [^]	5	10	134.8	3.3
CONNEWARRE	315000 [^]	957500 [^]	1102500 [^]	1102500 [*]	970000 [^]	2	2	207.9	NA
CORINELLA	286500 [^]	395000 [^]	425000 [^]	447800 [^]	437500 [^]	2	6	52.7	-2.3
CORIO	275000	304000	314000 [^]	333500 [^]	132500 [^]	4	8	-51.8	-60.3
CORONET BAY	285000 [^]	372500 [^]	535000 [^]	515000 [^]	460000 [^]	2	7	61.4	-10.7
COWES WEST	345000 [^]	411500 [^]	522500 [^]	565000 [^]	580000 [^]	3	8	68.1	2.7
CRAIGIEBURN	346000	413000	444500	457000 [^]	410000 [^]	7	15	18.5	-10.3
CRANBOURNE	365000	405000 [^]	395500 [^]	430000 [^]	443000 [^]	2	3	21.4	3.0
CRANBOURNE EAST	288100	295000	379000	400000	432000	15	43	50.0	8.0
CRANBOURNE SOUTH	410000	288800	201000	204100	233600	17	47	-43.0	14.5
CRANBOURNE WEST	226000	200600	192000	235200 [^]	235200 [*]	0	6	NA	NA
CRESSY	67500 [^]	67500 [*]	80000 [^]	80000 [*]	80000 [*]	0	0	NA	NA
CRESWICK	149500 [^]	217500 [^]	211800 [^]	155000 [^]	206000 [^]	2	3	37.8	32.9
CRIB POINT	390000 [^]	357500 [^]	535000 [^]	535000 [^]	402500 [^]	1	2	3.2	-24.8
CROYDON	657900 [^]	632500 [^]	465000 [^]	500000 [^]	640000 [^]	3	4	-2.7	28.0

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MEDIAN VACANT RESIDENTIAL LAND PRICES

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
CURLEWIS	334500	400000 [^]	415000 [^]	520000 [^]	385000 [^]	3	6	15.1	-26.0
DALYSTON	180000 [^]	270000 [^]	281500 [^]	337500 [^]	309000 [^]	6	10	71.7	-8.4
DARLEY	264300	296900	350000 [^]	341500	361000 [^]	8	18	36.6	5.7
DAYLESFORD	369000	389000 [^]	450000 [^]	481300 [^]	462500 [^]	4	8	25.3	-3.9
DEANSIDE	319600	325000	368000	388500	355000	14	54	11.1	-8.6
DENNINGTON	120000 [^]	140000 [^]	140000 [^]	180000 [^]	117000 [^]	3	4	-2.5	-35.0
DIAMOND CREEK	488500	579000 [^]	660000 [^]	621500 [^]	649000 [^]	6	11	32.9	4.4
DIGGERS REST	285000	307500	242000	355000	347500	18	30	21.9	-2.1
DINNER PLAIN	265000 [^]	215000	260000 [^]	210000 [^]	285000 [^]	7	9	7.5	35.7
DONALD	39500 [^]	39500 [*]	60000 [^]	90000 [^]	66000 [^]	1	2	67.1	-26.7
DONCASTER	1265000 [^]	1165000 [^]	1290000	940000 [^]	940000 [*]	0	2	NA	NA
DONNYBROOK	282000	255000	300000	293000	296500	44	85	5.1	1.2
DOREEN	342000	369100	430000 [^]	366000 [^]	471000 [^]	5	10	37.7	28.7
DROMANA	650000 [^]	750000 [^]	730000 [^]	695000 [^]	910000 [^]	1	4	40.0	30.9
DROUIN	270000	280000	290000	255000	380000	15	33	40.7	49.0
DRYSDALE	283000 [^]	290000 [^]	290000 [*]	385000 [^]	375000 [^]	1	5	32.5	-2.6
EAGLE POINT	220000	242000	220000 [^]	255000 [^]	262500 [^]	4	6	19.3	2.9
EASTWOOD	141900	145000 [^]	169800 [^]	169800 [*]	249500 [^]	2	2	75.9	NA
ECHUCA	245000	193500 [^]	322500 [^]	295000 [^]	300000 [^]	2	9	22.4	1.7
ELLASWOOD	160000 [^]	145000 [^]	145000 [*]	145000 [*]	145000 [*]	0	0	NA	NA
ELLIMINYT	190000 [^]	255000 [^]	264500 [^]	307500 [^]	300000 [^]	2	8	57.9	-2.4
ELTHAM NORTH	680000 [^]	680000 [*]	652500 [^]	652500 [*]	652500 [*]	0	0	NA	NA
EPPING	354500	260000 [^]	225500	375000 [^]	324300 [^]	4	9	-8.5	-13.5
EPSOM	212500 [^]	277000	296000	350000	317200 [^]	8	18	49.3	-9.4
EUROA	160000 [^]	171300 [^]	225000 [^]	225000 [*]	200000 [^]	1	1	25.0	NA
EYNESBURY	292500	302500	304000	359000	326000 [^]	9	29	11.5	-9.2
FLORA HILL	220000 [^]	188000 [^]	252500 [^]	252500 [*]	252500 [*]	0	0	NA	NA
FOSTER	145000	160000 [^]	160000 [*]	206000 [^]	206000 [*]	0	1	NA	NA
FRANKSTON	532500 [^]	540000 [^]	540000 [*]	340000 [^]	340000 [*]	0	1	NA	NA
FRANKSTON SOUTH	800000 [^]	1120000 [^]	1120000 [*]	490000 [^]	500000 [^]	1	2	-37.5	2.0
FRASER RISE	340000	349000	347500	350000	380000	28	47	11.8	8.6
FYANSFORD	420000	430000	535000 [^]	511500 [^]	565500 [^]	3	5	34.6	10.6
GEE LONG	363500 [^]	363500 [*]	342300 [^]	465500 [^]	465500 [*]	0	1	NA	NA
GISBORNE	415000	421800	475000	431800	510000 [^]	6	16	22.9	18.1
GLENGARRY	183000 [^]	243000 [^]	248000 [^]	281500 [^]	320000 [^]	1	3	74.9	13.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2021 to Apr-Jun 2022

Locality	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	No. of Sales Apr-Jun 2022	No. of Sales 2022	Change (%)	
								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
GLENLYON	340000 [^]	425000 [^]	450000 [^]	490000 [^]	490000 [*]	0	3	NA	NA
GOLDEN BEACH	92500	125000	135000	152500	149000	10	24	61.1	-2.3
GOLDEN SQUARE	187500	312000 [^]	305000 [^]	265000 [^]	240000 [^]	5	10	28.0	-9.4
GRANTVILLE	311500 [^]	305500 [^]	350000 [^]	357000 [^]	277500 [^]	2	3	-10.9	-22.3
GREEN LAKE	123750 [*]	165200 [^]	262000 [^]	267200 [^]	390000 [^]	1	2	NA	46.0
GREENSBOROUGH	430200	385000 [^]	478500 [^]	557500 [^]	557500 [*]	0	2	NA	NA
GREENVALE	456000	441000	435000	413000	540000	13	23	18.4	30.8
GROVEDALE	325000 [^]	325000 [^]	147500 [^]	147500 [*]	147500 [*]	0	0	NA	NA
HALLS GAP	181300	230000 [^]	189000 [^]	270000 [^]	235000 [^]	1	2	29.7	-13.0
HAMILTON	117000 [^]	199000 [^]	234500 [^]	141300 [^]	170000 [^]	5	9	45.3	20.4
HAMPTON PARK	294800 [^]	294800 [*]	369000 [^]	366300 [^]	240000 [^]	1	3	-18.6	-34.5
HARCOURT	200000 [^]	197500 [^]	197500 [*]	197500 [*]	197500 [*]	0	0	NA	NA
HARKNESS	265000	270000	243000	271500	307500 [^]	4	14	16.0	13.3
HASTINGS	350000 [^]	447500 [^]	447500 [*]	374000 [^]	374000 [*]	0	1	NA	NA
HAVEN	-	-	210000	210000 [^]	285000 [^]	1	2	0.0	35.7
HEALESVILLE	450000 [^]	465000 [^]	378500 [^]	360000 [^]	465000 [^]	6	8	3.3	29.2
HEATHCOTE	185000 [^]	155000 [^]	170000 [^]	240000 [^]	240000 [*]	0	3	NA	NA
HEPBURN	282500 [^]	280000 [^]	280000 [*]	280000 [*]	280000 [^]	1	1	-0.9	NA
HEPBURN SPRINGS	335000 [^]	370000 [^]	170500 [^]	170500 [*]	170500 [*]	0	0	NA	NA
HEYWOOD	57500 [^]	85000 [^]	115000 [^]	115000 [*]	61500 [^]	6	6	7.0	NA
HIGHTON	346000	437800	535000	530000 [^]	497500	14	20	43.8	-6.1
HORSHAM	112000	110000	203500	200000	224000	15	26	100.0	12.0
HUNTLY	165000	223800	171500 [^]	241000 [^]	207500 [^]	6	14	25.8	-13.9
HUON CREEK	320000 [^]	355000 [^]	355000 [*]	355000 [*]	355000 [*]	0	0	NA	NA
INDENTED HEAD	470500 [^]	500000 [^]	470000 [^]	505000 [^]	847000 [^]	2	8	80.0	67.7
INVERLOCH	450000 [^]	452500	580000 [^]	595000	595000 [*]	0	10	NA	NA
IRYMPLE	165000	170000 [^]	160000 [^]	165000 [^]	205000 [^]	5	12	24.2	24.2
JACKASS FLAT	174000	175500	273000 [^]	280000 [^]	280000 [*]	0	3	NA	NA
JEERALANG NORTH	104500 [^]	117000 [^]	295000 [^]	119000 [^]	119000 [*]	0	3	NA	NA
JUNCTION VILLAGE	314500	289500	467000	500000 [^]	361500 [^]	5	9	14.9	-27.7
JUNORTOUN	223500 [^]	352500 [^]	191000 [^]	191000 [*]	365000 [^]	2	2	63.3	NA
KALKALLO	329000	345000	360000	350000	360000	48	91	9.4	2.9
KANGAROO FLAT	157500 [^]	227500 [^]	175000 [^]	200000 [^]	202500 [^]	8	14	28.6	1.3
KEILOR EAST	815000 [^]	800000 [^]	888000 [^]	756300 [^]	1235000 [^]	1	3	51.5	63.3
KENNINGTON	260000 [^]	385000 [^]	235000 [^]	235000 [*]	220000 [^]	1	1	-15.4	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2021 to Apr-Jun 2022

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
KEYSBOROUGH	714800 [^]	717500 [^]	780000 [^]	755800 [^]	768500 [^]	2	4	7.5	1.7
KIALLA	158900	166000	228000	200000	289000 [^]	9	24	81.9	44.5
KILCUNDA	413800 [^]	450000 [^]	300000 [^]	447500 [^]	447500 [*]	0	4	NA	NA
KILMORE	279100	290000	280000	292000	335000 [^]	8	27	20.0	14.7
KILSYTH	587000	595000 [^]	550000 [^]	470000 [^]	470000 [*]	0	3	NA	NA
KOO WEE RUP	300000	300000 [^]	230000 [^]	350000 [^]	446500 [^]	2	5	48.8	27.6
KOONDROOK	158800 [^]	84000 [^]	85000 [^]	72000 [^]	130000 [^]	5	9	-18.1	80.6
KOROIT	147000 [^]	147000 [*]	139000 [^]	139000 [*]	304000 [^]	1	1	106.8	NA
KORUMBURRA	219500 [^]	215000	130000 [^]	260000 [^]	245000 [^]	4	8	11.6	-5.8
KURUNJANG	275000	285000	295000 [^]	580000 [^]	500000 [^]	2	3	81.8	-13.8
KYNETON	309000	497500 [^]	384500 [^]	545000 [^]	465000 [^]	3	6	50.5	-14.7
LAKE BOGA	375000 [^]	56000 [^]	56000 [*]	300000 [^]	545000 [^]	1	2	45.3	81.7
LAKE BUNGA	255000 [^]	285000 [^]	309500 [^]	220000 [^]	220000 [*]	0	1	NA	NA
LAKE TYERS BEACH	150000 [^]	217800 [^]	217800 [*]	190000 [^]	190000 [*]	0	1	NA	NA
LAKES ENTRANCE	187000	191800 [^]	185000	250000 [^]	240000 [^]	7	15	28.3	-4.0
LANCEFIELD	230000	270000 [^]	332000 [^]	326500 [^]	326500 [*]	0	4	NA	NA
LANG LANG	302000	335000 [^]	365000 [^]	362000 [^]	462500 [^]	4	6	53.1	27.8
LARA	287900	306900	318900	376900	292900 [^]	4	23	1.7	-22.3
LARA LAKE	345000 [^]	340000	340000 [^]	363300 [^]	437500 [^]	4	6	26.8	20.4
LENEVA	180000 [^]	155000 [^]	198500 [^]	222000 [^]	350000 [^]	1	2	94.4	57.7
LEONGATHA	235000	300000 [^]	320000 [^]	260000 [^]	255000 [^]	3	10	8.5	-1.9
LEOPOLD	255000 [^]	366300 [^]	290000 [^]	324500 [^]	330000 [^]	3	5	29.4	1.7
LILYDALE	570000 [^]	575000	660000	602000 [^]	647500 [^]	2	9	13.6	7.6
LOCH SPORT	109000	149500	135000	137500	130000 [^]	9	33	19.3	-5.5
LONG GULLY	120000 [^]	150000 [^]	150000 [*]	272300 [^]	272300 [*]	0	2	NA	NA
LONGWARRY	230000 [^]	274200 [^]	235500 [^]	235500 [*]	235500 [*]	0	0	NA	NA
LOVELY BANKS	275000 [^]	275000 [*]	380000 [^]	380000 [*]	380000 [*]	0	0	NA	NA
LUCAS	270000	285000	287500	330000	350000	17	40	29.6	6.1
LUCKNOW	124000	147500 [^]	150000 [^]	150000 [*]	115000 [^]	1	1	-7.3	NA
LYNDHURST	540000	479900	756000 [^]	760000 [^]	760000 [*]	0	2	NA	NA
MADDINGLEY	260000 [^]	326500 [^]	326500 [*]	357500 [^]	277000 [^]	1	7	6.5	-22.5
MAFFRA	149500	169000 [^]	150000 [^]	172500 [^]	144500 [^]	3	5	-3.3	-16.2
MAIDEN GULLY	277200 [^]	231000 [^]	382500 [^]	382500 [*]	395000	11	11	42.5	NA
MALLACOOTA	157500 [^]	174000 [^]	195000 [^]	261300 [^]	230000 [^]	1	5	46.0	-12.0
MALMSBURY	335500 [^]	336000 [^]	462500 [^]	317500 [^]	317500 [*]	0	2	NA	NA

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
MAMBOURIN	299800	301000	310000	342500	320000	23	82	6.8	-6.6
MANOR LAKES	334500	313800	330000	415500	416700 [^]	5	17	24.6	0.3
MANSFIELD	220000 [^]	430000 [^]	305000 [^]	400000 [^]	437500 [^]	4	7	98.9	9.4
MARLO	160000 [^]	160000 [^]	320000 [^]	320000 [*]	290000 [^]	2	2	81.3	NA
MARONG	237000 [^]	312500 [^]	260000	260000 [^]	271500 [^]	8	17	14.6	4.4
MARYBOROUGH	92000	100000	117500 [^]	135000 [^]	120000 [^]	4	9	30.4	-11.1
MARYSVILLE	200000 [^]	228800 [^]	296000 [^]	295000 [^]	320000 [^]	3	8	60.0	8.5
MCCRAE	750000 [*]	708600 [^]	708600 [*]	724300 [^]	660000 [^]	1	3	NA	-8.9
MELTON	360000 [^]	411700 [^]	337300 [^]	337300 [*]	337300 [*]	0	0	NA	NA
MELTON SOUTH	215000	225000	226500	289000 [^]	287500	12	20	33.7	-0.5
MERBEIN	85000 [^]	85000	80000 [^]	118000 [^]	129000 [^]	1	6	51.8	9.3
MERNDA	310000	366300	389500	485000 [^]	428500	10	15	38.2	-11.6
METUNG	212500	259000 [^]	185000 [^]	393000 [^]	320000 [^]	5	11	50.6	-18.6
MICKLEHAM	319000	276000	340000	344000	391000	17	40	22.6	13.7
MILDURA	177500	135500	157500	265000	187500	18	35	5.6	-29.2
MINERS REST	327500 [^]	327500 [*]	220000 [^]	220000 [*]	360000 [^]	1	1	9.9	NA
MINYIP	24000 [^]	38500 [^]	38500 [*]	44500 [^]	80000 [^]	1	3	233.3	79.8
MOE	159000	175000 [^]	198000 [^]	270000 [^]	246300 [^]	2	7	54.9	-8.8
MOOROOLBARK	409200	457000 [^]	415000 [^]	450000 [^]	520000 [^]	1	2	27.1	15.6
MOOROOPNA	137300	141200	152000	210000 [^]	227500 [^]	4	8	65.8	8.3
MORWELL	147500	205000 [^]	195000	192500 [^]	245000 [^]	7	11	66.1	27.3
MOUNT CLEAR	240000 [^]	240000 [*]	340000 [^]	340000 [*]	350000 [^]	1	1	45.8	NA
MOUNT COTTRELL	225000	311000	230000 [^]	230000 [*]	407500 [^]	2	2	81.1	NA
MOUNT DUNEED	284000	319000	352400	405000	352900 [^]	5	22	24.3	-12.9
MOUNT ELIZA	990000 [^]	1200000 [^]	1010500 [^]	902500 [^]	902500 [*]	0	2	NA	NA
MOUNT HELEN	219500 [^]	279000 [^]	230000 [^]	230000 [*]	290000 [^]	1	1	32.1	NA
MOUNT MARTHA	1585000 [^]	1625000 [^]	1509000 [^]	1407500 [^]	1407500 [*]	0	2	NA	NA
MOYHU	197500 [^]	197500 [*]	197500 [*]	197500 [*]	197500 [*]	0	0	NA	NA
MYRTLEFORD	193500 [^]	300000 [^]	140000 [^]	140000 [*]	140000 [*]	0	0	NA	NA
NAGAMBIE	216000	247000 [^]	257000 [^]	267000	265000 [^]	9	29	22.7	-0.7
NARRE WARREN	600000 [^]	690000 [^]	613000 [^]	613000 [*]	613000 [*]	0	0	NA	NA
NARRE WARREN NORTH	654000 [^]	520000 [^]	850000 [^]	850000 [*]	1150000 [^]	3	3	75.8	NA
NARRE WARREN SOUTH	493000 [^]	493000 [*]	493000 [*]	652000 [^]	652000 [*]	0	3	NA	NA
NATHALIA	116000 [^]	143800 [^]	149000 [^]	155000 [^]	120000 [^]	1	4	3.4	-22.6
NEERIM SOUTH	240000 [^]	251500 [^]	235000 [^]	250500 [^]	330000 [^]	1	3	37.5	31.7

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								Apr-Jun 2021 to Apr-Jun 2022	Jan-Mar 2022 to Apr-Jun 2022
NELSON	90000 [^]	100000 [^]	125000 [^]	190000 [^]	190000 [*]	0	1	NA	NA
NEW GISBORNE	394300 [^]	287000	287000 [*]	287000 [*]	287000 [*]	0	0	NA	NA
NEWBOROUGH	174000	179000	158000 [^]	158000 [*]	231400 [^]	4	4	33.0	NA
NEWHAVEN	350000 [*]	350000 [*]	350000 [*]	350000 [*]	350000 [*]	0	0	NA	NA
NEWLANDS ARM	212500 [^]	130000 [^]	115000 [^]	270000 [^]	270000 [*]	0	2	NA	NA
NICHOLSON	218500 [^]	204000 [^]	250000 [^]	250000 [*]	240000 [^]	1	1	9.8	NA
NORTH GEELONG	379000 [*]	379000 [*]	379000 [*]	379000 [*]	450000 [^]	1	1	NA	NA
NORTH WONTHAGGI	260000	310000 [^]	350000	355000	360000 [^]	4	19	38.5	1.4
NUMURKAH	87500 [^]	85000 [^]	85000 [^]	130000 [^]	130000 [*]	0	1	NA	NA
OCEAN GROVE	408000	520000	469000	517500 [^]	585000	13	21	43.4	13.0
OFFICER	378000	355500	410000	240000	468600 [^]	8	37	24.0	95.3
OFFICER SOUTH	382000	408000 [^]	408000 [*]	469000 [^]	469000 [*]	0	1	NA	NA
ORBOST	66000 [*]	95000 [^]	125000 [^]	107000 [^]	111000 [^]	2	3	NA	3.7
PAKENHAM	320000	330000	380000	377500	337500	22	46	5.5	-10.6
PARADISE BEACH	95000 [^]	130000	100000 [^]	145000 [^]	153500 [^]	3	12	61.6	5.9
PAYNESVILLE	210000	175500 [^]	485000 [^]	270000 [^]	382500 [^]	2	5	82.1	41.7
PETERBOROUGH	196000 [*]	325000 [^]	300000 [^]	300000 [*]	300000 [*]	0	0	NA	NA
PLENTY	705000 [^]	887500 [^]	887500 [*]	887500 [*]	820000 [^]	1	1	16.3	NA
POINT COOK	575000	607500	372500 [^]	336000 [^]	763000 [^]	2	6	32.7	127.1
POINT LONSDALE	522000	782500 [^]	921000 [^]	1261000 [^]	863500 [^]	4	8	65.4	-31.5
POREPUNKAH	150000 [^]	150000 [^]	380000 [^]	380000 [*]	380000 [*]	0	0	NA	NA
PORT ALBERT	50000 [^]	52500 [^]	197500 [^]	205000 [^]	240000 [^]	1	4	380.0	17.1
PORT FAIRY	485000 [^]	420000 [^]	510000 [^]	480000 [^]	480000 [*]	0	2	NA	NA
PORTARLINGTON	450000	400000 [^]	625000 [^]	565000 [^]	1561300 [^]	2	6	246.9	176.3
PORTLAND	130000	157500 [^]	165000 [^]	172500 [^]	158000 [^]	3	11	21.5	-8.4
RAINBOW	-	27000 [^]	29000 [^]	29000 [*]	29000 [*]	0	0	NA	NA
RED CLIFFS	112500 [^]	86000 [^]	103500 [^]	108000 [^]	137500 [^]	6	11	22.2	27.3
RIDDELLS CREEK	422500	422500 [^]	475000	470000 [^]	627600 [^]	2	3	48.6	33.5
ROBINVALE	65000 [^]	99500 [^]	99500 [*]	99500 [*]	147000 [^]	1	1	126.2	NA
ROCKBANK	295000	295000	286000	260000	290000	23	56	-1.7	11.5
ROMSEY	390000 [^]	475000 [^]	455000 [^]	465000 [^]	420000 [^]	3	5	7.7	-9.7
ROSEBUD	493000 [^]	432500 [^]	768500 [^]	500000 [^]	500000 [*]	0	1	NA	NA
ROSEBUD SOUTH	653000 [^]	653000 [*]	653000 [*]	840000 [^]	840000 [*]	0	1	NA	NA
ROXBURGH PARK	425000 [^]	385000 [^]	307500 [^]	427500 [^]	227000 [^]	1	3	-46.6	-46.9
RYE	660100	780000 [^]	735000 [^]	932500 [^]	770000 [^]	3	12	16.7	-17.4

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SAFETY BEACH	861000 [^]	665000 [^]	520000 [^]	1793300 [^]	1010000 [^]	1	3	17.3	-43.7
SALE	187000	183000	197300	195000 [^]	185000 [^]	7	14	-1.1	-5.1
SAN REMO	357000	445000	500500	553000	498500 [^]	8	30	39.6	-9.9
SANCTUARY LAKES	442500	510000	560000 [^]	633000 [^]	915000 [^]	2	6	106.8	44.5
SEBASTOPOL	131000	133800	133800 [*]	200000 [^]	243500	16	17	85.8	21.8
SEYMOUR	185000	187500	210000	260000 [^]	220000 [^]	3	10	18.9	-15.4
SHEPPARTON	120000	116600 [^]	185000 [^]	175800	200000 [^]	4	16	66.7	13.8
SHEPPARTON NORTH	205000 [^]	278000 [^]	335000 [^]	351000 [^]	351000 [*]	0	3	NA	NA
SMYTHES CREEK	231000	260000	259500	281500	282000 [^]	9	45	22.1	0.2
SOMERVILLE	380000 [^]	717500 [^]	717500 [*]	717500 [*]	717500 [*]	0	0	NA	NA
SOUTH MORANG	480000	425000 [^]	460000 [^]	460000 [^]	306400 [^]	5	11	-36.2	-33.4
ST LEONARDS	295000	349000	395000	450000	462000	13	38	56.6	2.7
STAWELL	87500 [^]	106800 [^]	224000 [^]	149500 [^]	95000 [^]	6	8	8.6	-36.5
STRATFORD	123000	128000	138500 [^]	195000 [^]	215000 [^]	3	8	74.8	10.3
STRATHDALE	229500 [^]	367500 [^]	400000 [^]	392500 [^]	392500 [*]	0	2	NA	NA
STRATHFIELDSAYE	161300	224800 [^]	372000	282500 [^]	390000 [^]	3	11	141.9	38.1
STRATHTULLOH	290000	298000	300000	327500	287000	14	28	-1.0	-12.4
SUNBURY	300000	325000	235000	300000	365000	17	44	21.7	21.7
SUNSHINE NORTH	534500	525000 [^]	600000 [^]	500000 [^]	564000 [^]	4	7	5.5	12.8
SWAN HILL	175000	188000 [^]	138800	245000 [^]	145000 [^]	5	6	-17.1	-40.8
TANGAMBALANGA	170000 [^]	170000 [*]	190000	200000 [^]	260000 [^]	1	6	52.9	30.0
TANKERTON	-	-	35000 [^]	35000 [*]	42500 [^]	1	1	0.0	NA
TARNEIT	335000	349500	334900	367000	344500	70	159	2.8	-6.1
TATURA	187000	175000 [^]	235000 [^]	250000 [^]	295000 [^]	2	3	57.8	18.0
TAYLORS LAKES	296300 [^]	315900 [^]	322900 [^]	527000 [^]	527000 [*]	0	1	NA	NA
THE HONEYSUCKLES	140000 [^]	155000 [^]	193500 [^]	257500 [^]	192500 [^]	2	4	37.5	-25.2
THORNHILL PARK	292500	220000	179300	250000	173300	19	54	-40.7	-30.7
TIMBOON	150000 [^]	180000 [^]	180000 [*]	240000 [^]	240000 [*]	0	3	NA	NA
TORQUAY	531000	445000	740000	735000	445000	13	29	-16.2	-39.5
TRARALGON	209000	210000	245000	324000	325000 [^]	7	25	55.5	0.3
TRENTHAM	460000 [^]	525000 [^]	496000 [^]	517500 [^]	570000 [^]	1	5	23.9	10.1
TRUGANINA	330700	332500	311200	290000	315000	57	100	-4.7	8.6
TYABB	485000 [^]	485000 [*]	485000 [*]	485000 [*]	485000 [*]	0	0	NA	NA
VENUS BAY	293000 [^]	275000	320000	312500	300000 [^]	5	22	2.4	-4.0
WAHGUNYAH	162500 [*]	162500 [*]	162500 [*]	190000 [^]	150000 [^]	4	9	NA	-21.1

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WALDARA	263800	260000 [^]	399000 [^]	399000 [*]	257500 [^]	2	2	-2.4	NA
WALLAN	285000	295000	295800	320000	385000	17	30	35.1	20.3
WALLAN EAST	250000	250000	260000	301500 [^]	370000 [^]	1	4	48.0	22.7
WALWA	52500 [^]	28000 [^]	28000 [*]	36800 [^]	36800 [*]	0	2	NA	NA
WANDANA HEIGHTS	429900	455000 [^]	470000 [^]	574000 [^]	476300 [^]	2	6	10.8	-17.0
WANGARATTA	172500	166500	265000	220000 [^]	255000 [^]	4	9	47.8	15.9
WARBURTON	299000 [^]	262000 [^]	260000 [^]	385000 [^]	385000 [*]	0	5	NA	NA
WARRAGUL	270000	300000	330000	335000	360000	13	44	33.3	7.5
WARRNAMBOOL	189500	215000	232500	243800	295000	18	31	55.7	21.0
WEIR VIEWS	238000	257500	355000	290000	343500	24	35	44.3	18.4
WELSHPOOL	110000 [^]	120000 [^]	129000 [^]	133000 [^]	133000 [*]	0	2	NA	NA
WERRIBEE	330000	329000	319000	341000	316000	47	86	-4.2	-7.3
WERRIBEE SOUTH	475000	660000 [^]	890000 [^]	542500 [^]	542500 [*]	0	2	NA	NA
WEST WODONGA	185000	238500	385000	265000	229300	19	30	23.9	-13.5
WHITE HILLS	255000 [^]	255000 [*]	282500 [^]	323000 [^]	323000 [*]	0	2	NA	NA
WHITTLESEA	280000 [^]	340000 [^]	390000 [^]	420000 [^]	435000 [^]	2	3	55.4	3.6
WILLIAMS LANDING	251200	557500 [^]	480000 [^]	480000 [*]	617500 [^]	4	4	145.8	NA
WINCHELSEA	325000 [^]	222000 [^]	205000 [^]	360000 [^]	340000 [^]	3	8	4.6	-5.6
WINTER VALLEY	225000	250000	280000	292000	310000	31	83	37.8	6.2
WISELEIGH	-	124000 [^]	124000 [*]	124000 [*]	124000 [*]	0	0	NA	NA
WODONGA	200000	195000	210000	205000	250000 [^]	5	19	25.0	22.0
WOLLERT	354000	322000	317500	410000	417500	28	64	17.9	1.8
WONTHAGGI	240000 [^]	305000 [^]	278500 [^]	515000 [^]	350000 [^]	7	15	45.8	-32.0
WOODEND	425000 [^]	420000 [^]	660000 [^]	585000 [^]	585000 [*]	0	2	NA	NA
WYE RIVER	507500 [^]	552000 [^]	562500 [^]	562500 [*]	562500 [*]	0	0	NA	NA
WYNDHAM VALE	276500	288000	250000	320500	255000	34	70	-7.8	-20.4
YARRA JUNCTION	370000 [^]	330000 [^]	330000 [*]	330000 [*]	420000 [^]	1	1	13.5	NA
YARRAGON	220000 [^]	365000 [^]	305000 [^]	290000 [^]	350000 [^]	1	4	59.1	20.7
YARRAWONGA	185000	220000	211000	300000 [^]	309800 [^]	4	11	67.4	3.3
YEA	199800	287500 [^]	272300 [^]	278900 [^]	220000 [^]	3	4	10.1	-21.1
YINNAR	120000 [^]	146500 [^]	150000 [^]	220000 [^]	100000 [^]	1	4	-16.7	-54.5

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

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

NA means insufficient data was available to create the percentage change

