

Victorian Property Sales Report

June 2020 quarter

Valuer-General Victoria



Environment,
Land, Water
and Planning

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Contents

Explanatory notes.....	i
Quarterly sales statistics – overall observations.....	1
Quarterly update – median house prices.....	2
Metropolitan Melbourne.....	2
Country Victoria.....	6
Map – metropolitan Melbourne houses – quarter change in median prices.....	9
Map – metropolitan Melbourne houses – year-to-date change in median prices.....	10
Aggregate data.....	11
Suburb/township house price data.....	14
Suburb/township unit price data.....	37
Suburb/township vacant residential land price data	50

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 decreased by 1.6 per cent from \$620,000 to \$610,000 in the June 2020 quarter, having showed a 3.2 per cent decrease in the previous quarter (December 2019 to March 2020). For the 12 months from June 2019 to June 2020, the median house price in Victoria increased 1.7 per cent, from \$600,000 to \$610,000.

The median price of units in Victoria increased by 0.9 per cent from \$545,000 in the March 2020 quarter to \$550,000 in the June 2020 quarter, having decreased by 3.7 per cent in the previous quarter. The median price of units in Victoria for the June 2020 quarter was lower than the median price of houses. For the 12 months from June 2019 to June 2020, the median unit price increased by 5.4 per cent from \$522,000 to \$550,000.

The metropolitan Melbourne median house price decreased by 2 per cent to \$725,000 in the June 2020 quarter and the median unit price showed no change, remaining at \$580,000. For the 12 months to June 2020, median sales prices in metropolitan Melbourne increased by 2.8 per cent for houses and 4.9 per cent for units.

In the June 2020 quarter, the median house price in country Victoria showed no change, remaining at \$395,000 and units increased by 3.3 per cent to \$315,000. Over the 12 months to June 2020, median sale prices in country Victoria increased by 4.2 per cent for houses and by 8.6 per cent for units.

Of the 749 listed Victorian locations, 135 had median house price increases for the June 2020 quarter compared to 291 in the March 2020 quarter. Five localities recorded no change, 270 showed a decrease and 339 had insufficient sales.

The maximum number of house sales for the quarter was 192 in Pakenham and there were nine locations with 100 or more sales in the June 2020 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 2020 indicates that the median house sale price decreased by 1.6 per cent from \$620,000 to \$610,000 in the June 2020 quarter. Metropolitan house prices decreased by 2 per cent to \$725,000 and country Victoria house prices showed no change, remaining at \$395,000.

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

The number of Victorian house sales so far recorded for the June 2020 quarter is 13,771. Using the above percentage, it is anticipated that the number of sales for the June 2020 quarter will be approximately 14,808. This is a 15.8 per cent decrease from the number of sales in the March 2020 quarter and a 17.4 per cent decrease on the same quarter the previous year (June 2019).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$740,000 in the March 2020 quarter to \$725,000 in the June 2020 quarter. This follows a 3.9 per cent decrease in the previous quarter. The

number of metropolitan sales for the quarter is expected to culminate at 11,318, which is 14.7 per cent lower than the March 2020 quarter and 21.3 per cent lower than the June 2019 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 2020 quarter compared to the March 2020 quarter (70 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 168 suburbs for the March 2020 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 115 shifted from showing a median price increase for the March 2020 quarter to a median price decrease for the June 2020 quarter. For example, Balwyn North increased by 5 per cent in the March 2020 quarter, while it decreased by 7.9 per cent in the June 2020 quarter. This compares to 103 metropolitan suburbs shifting from an increase in the December 2019 quarter to a decrease in the March 2020 quarter.

Conversely, 45 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2020 quarter to a median price increase in the June 2020 quarter. This compares to 59 metropolitan suburbs shifting from a decrease in the December 2019 quarter to an increase in the March 2020 quarter.

Fifty-nine metropolitan suburbs with 10 or more sales showed decreases for both the March 2020 and June 2020 quarters. Significant examples include Glen Waverley and Blackburn North. This compares to 19 metropolitan suburbs in the previous quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Collingwood, which had 10 sales and rose by 39.3 per cent (\$1,150,000 to \$1,602,500).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Malvern East, which had 36 sales and rose by 22.9 per cent to \$1,090,000.

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

10 or more sales. It had 10 house sales and its median house price decreased by 34.3 per cent, from \$3,032,500 to \$1,993,000. Patterson Lakes experienced the second highest median price decrease in metropolitan Melbourne. It had 11 sales and its median price decreased by 31.5 per cent from \$1,300,000 to \$890,000.

Melton South's median price of \$390,000 was the lowest for metropolitan suburbs in the June 2020 quarter. It had 30 sales and its median price decreased by 2.6 per cent from the March 2020 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019- Jun 2020	% change Mar 2020- Jun 2020
Albert Park	1725000	2040000	1777500	3.0	-12.9
Ascot Vale	1181500	1205000	1272500	7.7	5.6
Brunswick	1010000	1209500	1097500	8.7	-9.3
Caulfield South	1440000	1725000	1800000	25.0	4.3
Elwood	1925000	1730000	1925000	0.0	11.3
Fitzroy North	1360000	1672500	1600000	17.6	-4.3
Footscray	788500	1050000	822500	4.3	-21.7
Hawthorn	2040000	2665000	1960000	-3.9	-26.5
Kensington	865000	1170000	970000	12.1	-17.1
Malvern	2377500	2577500	2300000	-3.3	-10.8
McKinnon	1420000	1750000	1592500	12.1	-9.0
Melton	380000	390000	390000	2.6	0.0
Preston	876500	1018000	969500	10.6	-4.8
Richmond	1245000	1249500	1341000	7.7	7.3
South Melbourne	1210000	1540000	1337500	10.5	-13.1
South Yarra	1800000	2068800	1630000	-9.4	-21.2
St Kilda	1355000	1771800	1315000	-3.0	-25.8
Toorak	4350000	4500000	5205000	19.7	15.7
Williamstown	1275000	1510000	1323000	3.8	-12.4

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019–Jun 2020	% change Mar 2020–Jun 2020
Balwyn	2029000	2267500	2029000	0.0	-10.5
Blackburn	1369000	1355500	1387500	1.4	2.4
Box Hill North	1120200	1187500	1210000	8.0	1.9
Box Hill South	946500	1370000	1196400	26.4	-12.7
Burwood	1065500	1294000	1100000	3.2	-15.0
Camberwell	1908000	2050000	2140000	12.2	4.4
Glen Iris	1920000	2100000	1990000	3.6	-5.2
Oakleigh South	889000	1000000	975800	9.8	-2.4
Surrey Hills	1819000	1650000	1650000	-9.3	0.0

Western suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019–Jun 2020	% change Mar 2020–Jun 2020
Altona	853000	1010000	925000	8.4	-8.4
Braybrook	557500	690000	674000	20.9	-2.3
Cairnlea	725000	807500	789500	8.9	-2.2
Deer Park	550000	582000	556500	1.2	-4.4
Keilor East	803500	834500	822500	2.4	-1.4
St Albans	550000	593000	590000	7.3	-0.5
Sunshine	685000	819500	705000	2.9	-14.0
Sunshine West	600000	656300	650000	8.3	-1.0

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

Suburb	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019–Jun 2020	% change Mar 2020–Jun 2020
Burnside Heights	537500	618000	651000	21.1	5.3
Caroline Springs	614500	652500	680000	10.7	4.2
Hoppers Crossing	527500	535000	550000	4.3	2.8
Point Cook	626800	660000	655000	4.5	-0.8
Sydenham	610000	601000	635000	4.1	5.7
Tarneit	540000	555000	576500	6.8	3.9
Taylors Hill	692500	735000	705000	1.8	-4.1
Werribee	495000	515000	511300	3.3	-0.7

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

Suburb	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019- Jun 2020	% change Mar 2020- Jun 2020
Bayswater	678000	760000	747000	10.2	-1.7
Bayswater North	665000	759500	690000	3.8	-9.2
Boronia	630000	725000	695000	10.3	-4.1
Ferntree Gully	671000	758500	729400	8.7	-3.8
Heathmont	810000	900000	940000	16.0	4.4
Knoxfield	730000	812400	765000	4.8	-5.8
Wantirna	807500	930000	850000	5.3	-8.6

Country Victoria

Country Victoria's median house price showed no change and remained at \$395,000 in the June 2020 quarter. Over the 12 months to June 2020, the median house price in country Victoria increased by 4.2 per cent from \$379,000 to \$395,000.

The number of country Victoria house sales for the June 2020 quarter is expected to be 5,156, which is 9.1 per cent less than the June 2019 quarter.

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

Bendigo median house prices increased by 26 per cent, having increased by 4.1 per cent in the previous quarter. Mildura increased by 6.3 per cent for the June 2020 quarter, having decreased by 6 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that five of the 12 large towns had increases in median house prices in the June 2020 quarter compared to the March 2020 quarter which showed increases in eight towns. For the 12 months from the June 2019 to June 2020 quarter, there were increases in nine towns.

Bairnsdale showed a decrease of 3.4 per cent for the June 2020 quarter, having increased by 1.4 per cent in the previous quarter. Wangaratta increased by 13 per cent and Sale decreased by 15.2 per cent in the June 2020 quarter, having increased in the previous quarter by 4.9 per cent.

The sample of seaside towns shows that four of the nine towns selected had increases in their median house prices from the March 2020 to June 2020 quarters. Anglesea decreased by 12.7 per cent, having decreased by 12.1 per cent during the previous quarter. Cowes West's median house price decreased by 4.3 per cent for the June 2020 quarter, having increased by 2.8 per cent in the previous quarter. Venus Bay's median house price increased by 2.3 per cent for the June 2020 quarter, having increased by 2.2 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019-Jun 2020	% change Mar 2020-Jun 2020
Ballarat Central	507500	591000	550000	8.4	-6.9
Bendigo	487500	430000	542000	11.2	26.0
Geelong West	667500	770000	705000	5.6	-8.4
Horsham	258800	258000	242500	-6.3	-6.0
Mildura	293000	315000	335000	14.3	6.3
Shepparton	290000	281500	310000	6.9	10.1
Warrnambool	360000	393800	397500	10.4	1.0
Wodonga	323800	359000	339800	4.9	-5.4

Large towns

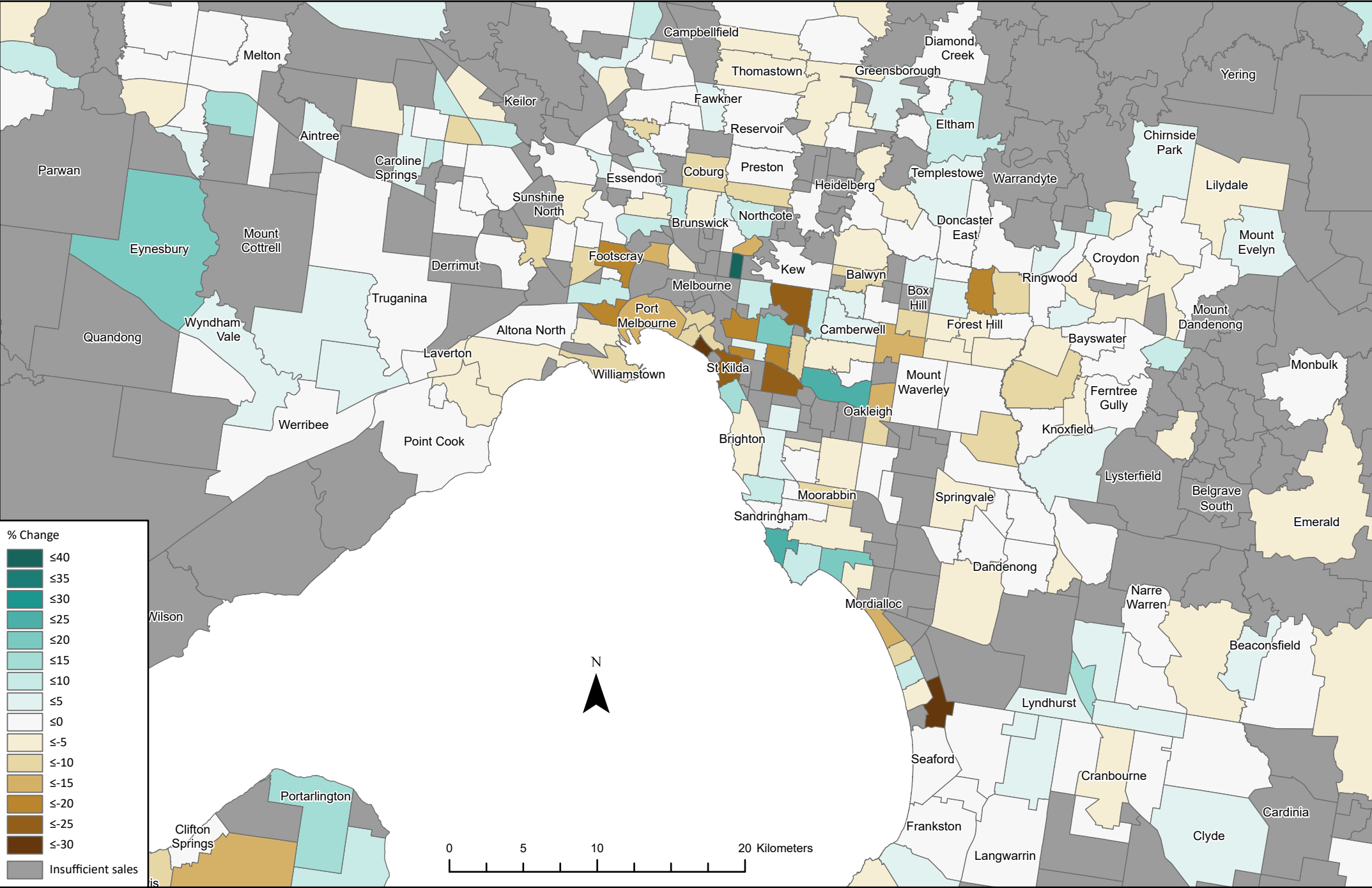
Suburbs in large towns	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019-Jun 2020	% change Mar 2020-Jun 2020
Bairnsdale	290000	290000	280000	-3.4	-3.4
Castlemaine	555000	565000	479500	-13.6	-15.1
Colac	322500	350000	337500	4.7	-3.6
Echuca	347500	382000	427500	23.0	11.9
Hamilton	193000	236300	205000	6.2	-13.2
Moe	207500	235000	209000	0.7	-11.1
Morwell	175500	180000	187500	6.8	4.2
Sale	348000	345000	292500	-15.9	-15.2
Swan Hill	283500	317500	290000	2.3	-8.7
Traralgon	308500	319500	333800	8.2	4.5
Wangaratta	315000	330100	373000	18.4	13.0
Yarrawonga	376000	401500	452500	20.3	12.7

Seaside towns

Suburbs in seaside towns	June quarter 2019 \$	March quarter 2020 \$	June quarter 2020 \$	% change Jun 2019- Jun 2020	% change Mar 2020- Jun 2020
Anglesea	830000	980000	856000	3.1	-12.7
Cowes West	507500	488500	467600	-7.9	-4.3
Inverloch	590000	649500	620000	5.1	-4.5
Lakes Entrance	357300	330000	313500	-12.2	-5.0
Ocean Grove	702000	710000	744000	6.0	4.8
Portland	242500	317500	266300	9.8	-16.1
St Leonards	520000	520000	562500	8.2	8.2
Torquay	772000	815000	833000	7.9	2.2
Venus Bay	327500	350000	358000	9.3	2.3

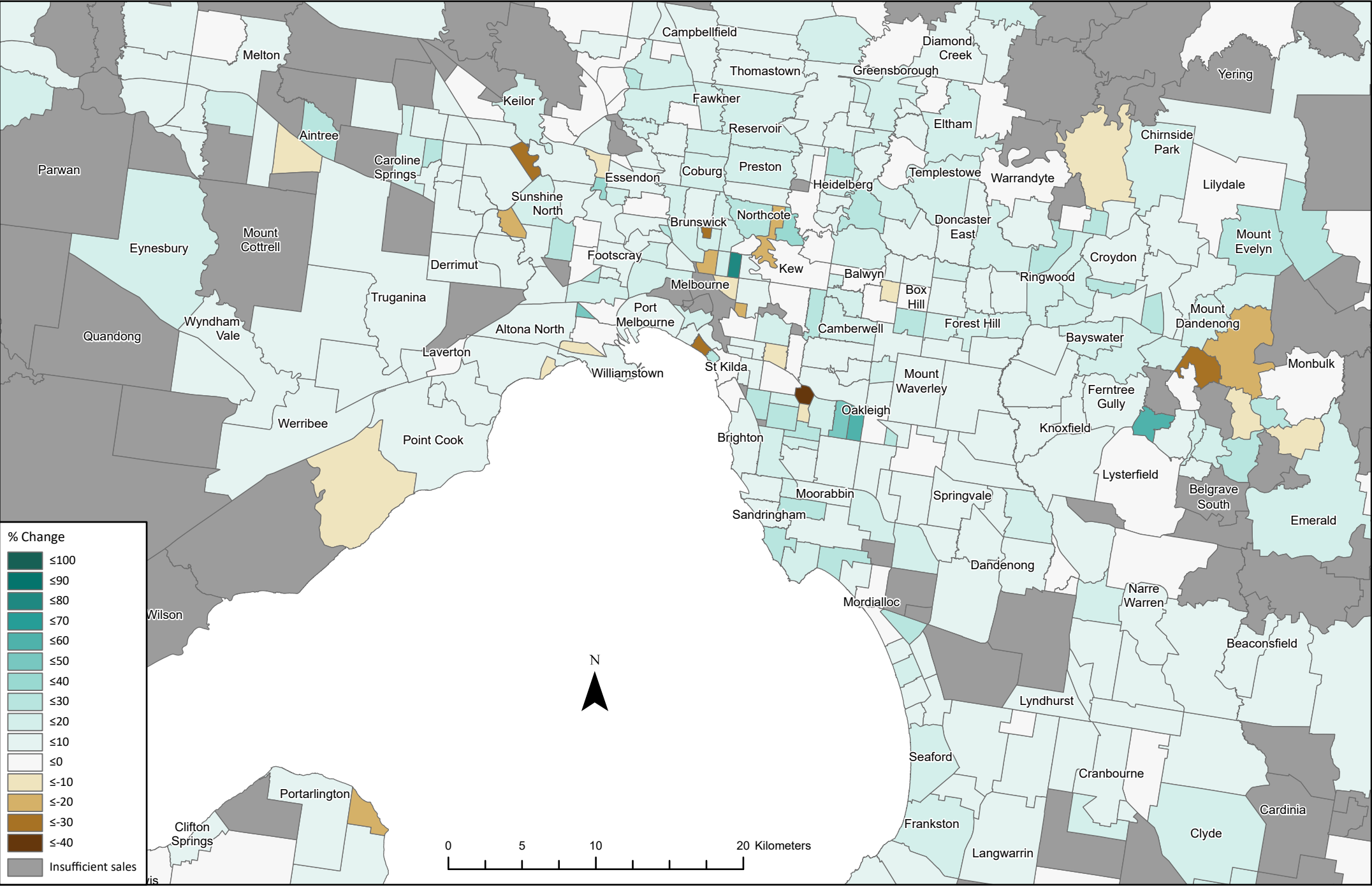
Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2020 to June quarter 2020



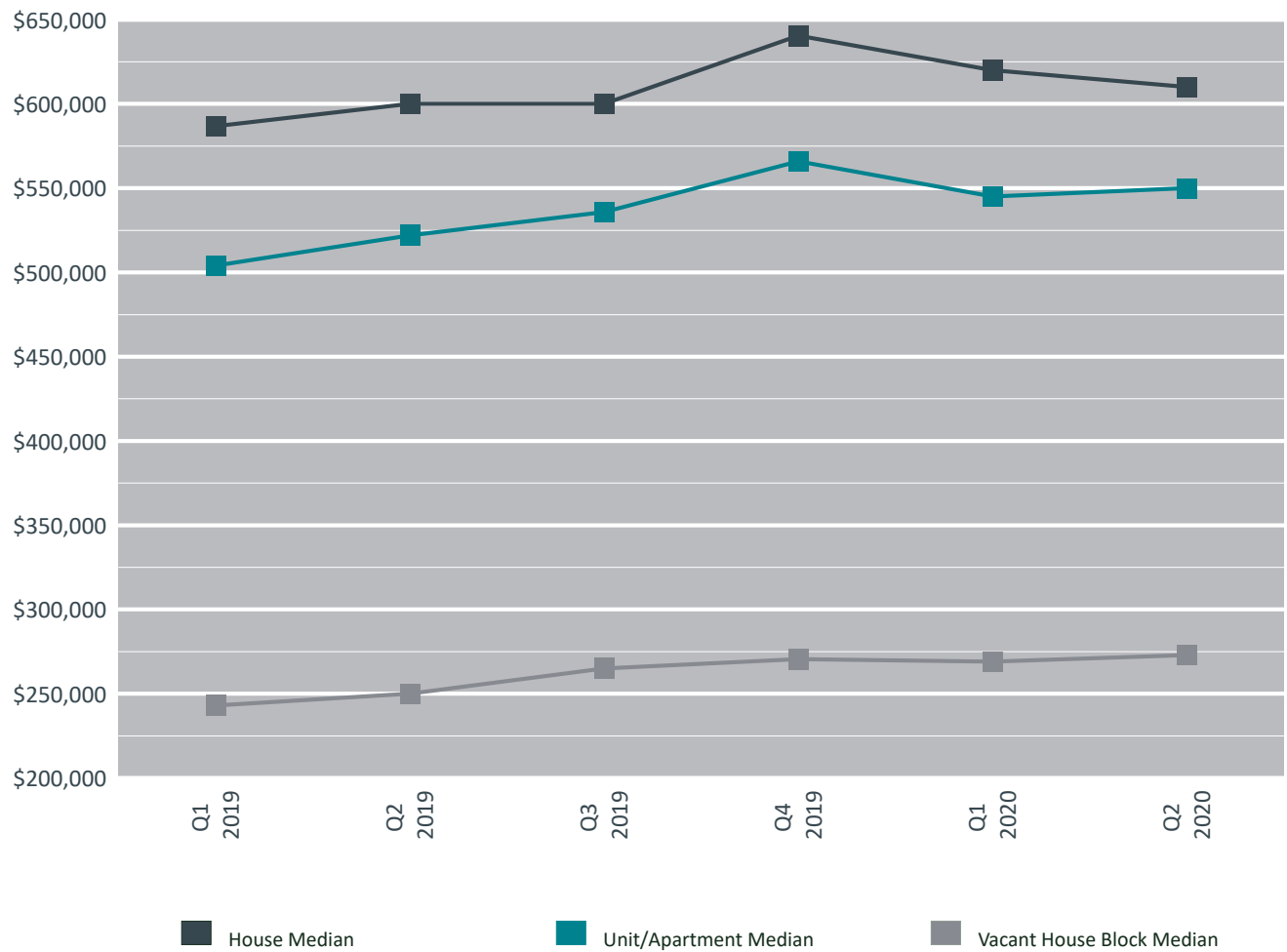
Metropolitan Melbourne houses - yearly change in median prices

June quarter 2019 to June quarter 2020



VICTORIA

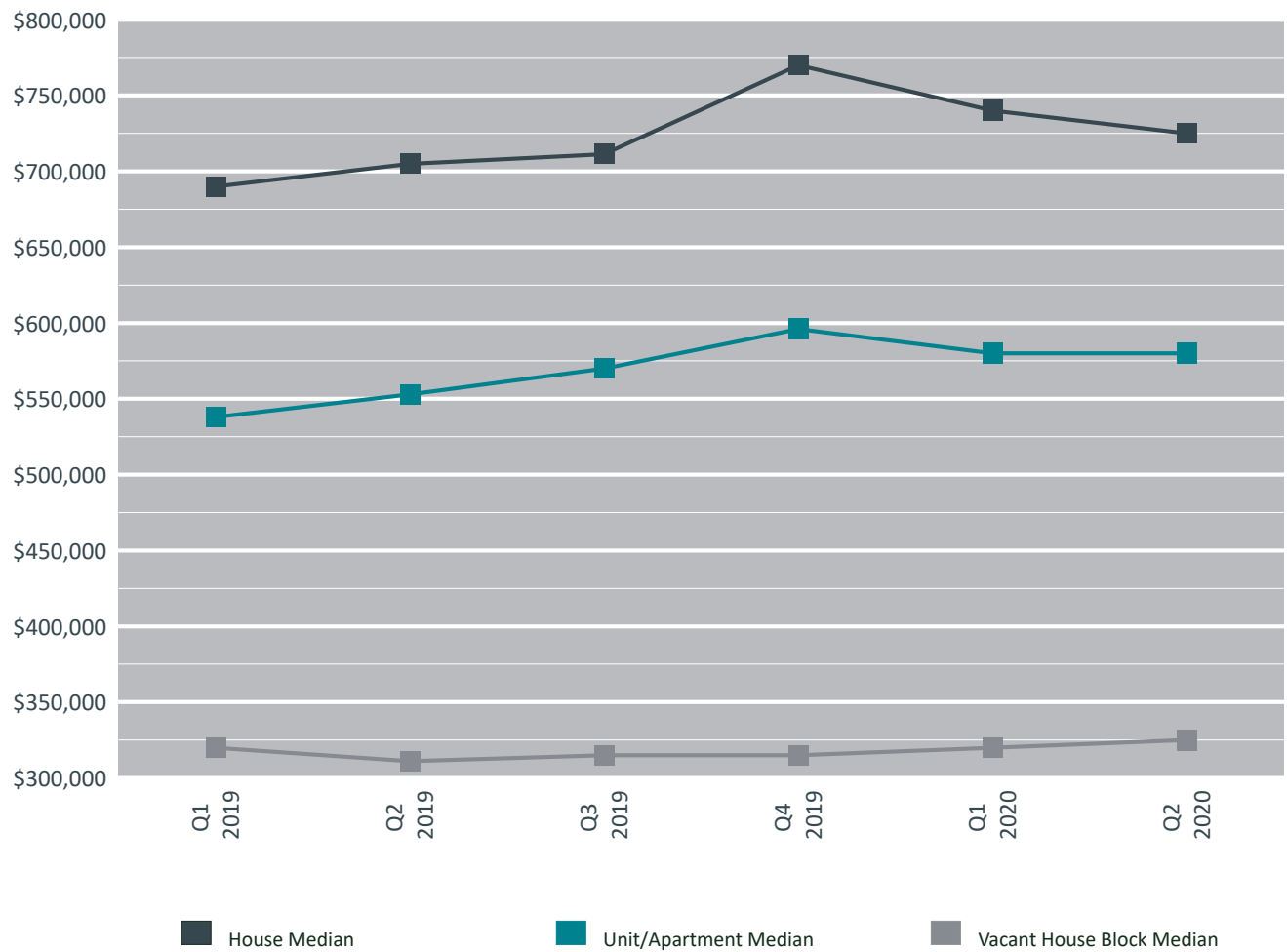
RESIDENTIAL PRICE STATISTICS



Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2019	15,718	586,800	0.0	6,599	504,000	0.0	3,829	243,000	0.0
Apr-Jun	2019	17,934	600,000	2.3	7,919	522,000	3.6	3,954	250,000	2.9
Jul-Sep	2019	19,019	600,000	0.0	8,824	535,800	2.6	5,303	265,000	6.0
Oct-Dec	2019	22,447	640,500	6.8	10,049	566,000	5.6	5,477	270,500	2.1
Jan-Mar	2020	17,240	620,000	-3.2	7,682	545,000	-3.7	4,550	269,000	-0.6
Apr-Jun	2020	13,766	610,000	-1.6	5,871	550,000	0.9	4,896	273,000	1.5

MELBOURNE METROPOLITAN AREA

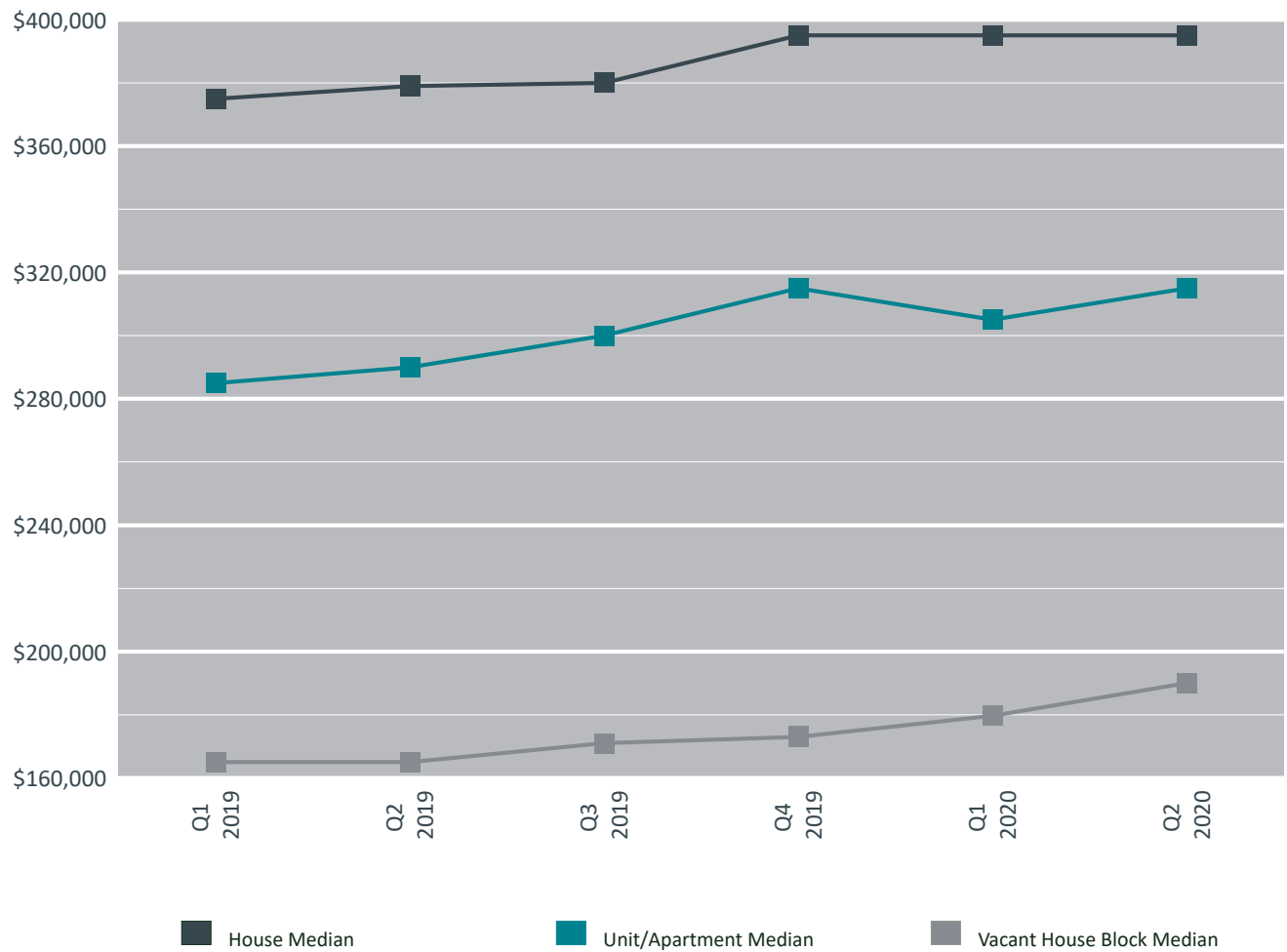
RESIDENTIAL PRICE STATISTICS



Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2019	10,082	690,000	0.0	5,635	538,000	0.0	1,702	320,000	0.0
Apr-Jun	2019	12,265	705,000	2.2	6,941	553,000	2.8	1,957	311,000	-2.8
Jul-Sep	2019	12,832	711,400	0.9	7,751	570,000	3.1	2,954	315,000	1.3
Oct-Dec	2019	15,351	770,000	8.2	8,884	596,000	4.6	3,103	315,000	0.0
Jan-Mar	2020	11,091	740,000	-3.9	6,690	580,000	-2.7	2,440	320,000	1.6
Apr-Jun	2020	8,973	725,000	-2.0	5,209	580,000	0.0	2,611	325,000	1.6

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2019	5,636	375,000	0.0	964	285,000	0.0	2,127	165,000	0.0
Apr-Jun	2019	5,669	379,000	1.1	978	290,000	1.8	1,997	165,000	0.0
Jul-Sep	2019	6,187	380,000	0.3	1,073	300,000	3.4	2,349	171,000	3.6
Oct-Dec	2019	7,096	395,000	3.9	1,165	315,000	5.0	2,374	173,000	1.2
Jan-Mar	2020	6,149	395,000	0.0	992	305,000	-3.2	2,110	179,700	3.9
Apr-Jun	2020	4,793	395,000	0.0	662	315,000	3.3	2,285	190,000	5.7

MEDIAN HOUSE PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
ABBOTSFORD	982500	1180000	1027500	1230000	1050000^	8	24	6.9	-14.6
ABERFELDIE	1172500^	1352500^	1650000	1732500^	1375000^	9	17	17.3	-20.6
AINTREE	570000	575000	620400	675000	685000	23	44	20.2	1.5
AIREYS INLET	719000^	700000^	1400000^	1005000^	1010000^	3	11	40.5	0.5
AIRPORT WEST	758000	810500	851000	815000	798500	28	51	5.3	-2.0
ALBANVALE	491500	500000	517000	551500	505000^	9	23	2.7	-8.4
ALBERT PARK	1725000	2465000	2220000	2040000	1777500	22	49	3.0	-12.9
ALBION	728000^	600000^	737500^	765000^	571000^	1	9	-21.6	-25.4
ALEXANDRA	307500	285000	325000	388500	395000	11	29	28.5	1.7
ALFREDTON	453500	498000	485100	500000	510000	40	94	12.5	2.0
ALPHINGTON	1380000^	1700000^	1717500	1435500^	1930000^	6	14	39.9	34.4
ALTONA	853000	887500	941000	1010000	925000	22	53	8.4	-8.4
ALTONA EAST	860000	900000^	855000^	802500^	892000^	5	13	3.7	11.2
ALTONA MEADOWS	592500	625000	612500	650000	595000	14	35	0.4	-8.5
ALTONA NORTH	755000	742500	801000	835000	825000	26	59	9.3	-1.2
ANGLESEA	830000	1000000	1115000	980000	856000	15	38	3.1	-12.7
APOLLO BAY	625000^	600000^	545000	730000	590000^	5	16	-5.6	-19.2
ARARAT	210000	219000	227500	234000	240000	35	83	14.3	2.6
ARDEER	557500	575000	572000	600000^	575000^	3	11	3.1	-4.2
ARMADALE	2035000	2610000	2825000	2210000	1725900	10	30	-15.2	-21.9
ARMSTRONG CREEK	530000	540000	527500	530500	550000	35	87	3.8	3.7
ASCOT (GREATER BENDIGO)	450000^	425400^	415000	453800	442500	14	24	-1.7	-2.5
ASCOT VALE	1181500	978800	1034300	1205000	1272500	40	71	7.7	5.6
ASHBURTON	1498500	1760000	1722500	1553000	1528000	14	36	2.0	-1.6
ASHWOOD	1050000	1210000	1219400	1172000	1220000^	7	18	16.2	4.1
ASPENDALE	1030000	1032500	963000	1215000	993000	11	34	-3.6	-18.3
ASPENDALE GARDENS	815500	836000^	881500	925000	985000^	7	18	20.8	6.5
ATTWOOD	780000^	716000^	632000^	680000^	813800^	6	13	4.3	19.7
AVENEL	387000^	351000^	370000^	445000^	535000^	5	6	38.2	20.2
AVOCA	180000^	160000^	230000^	265000^	160000^	3	12	-11.1	-39.6
AVONDALE HEIGHTS	790000	800000	856000	843800	791000	21	51	0.1	-6.3
BACCHUS MARSH	499800	498500	505000	490000	525000	29	62	5.0	7.1
BADGER CREEK	442500^	435000^	498000^	530000^	572500^	3	6	29.4	8.0

^ 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

MEDIAN HOUSE PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
BAIRNSDALE	290000	274500	286000	290000	280000	37	80	-3.4	-3.4
BALACLAVA	1310000	1502500	1361000 [^]	1436000 [^]	1390000 [^]	7	14	6.1	-3.2
BALCOMBE	1222500	1140000	1081500	1070000	1312500	26	49	7.4	22.7
BALLAN	470000 [^]	479500	451000	534500	470000 [^]	7	24	0.0	-12.1
BALLARAT CENTRAL	507500	505000	522500	591000	550000	22	48	8.4	-6.9
BALLARAT EAST	350000	340000	379000	376000	372600	16	57	6.4	-0.9
BALLARAT NORTH	430000	400000	457500	425000	421000	11	28	-2.1	-0.9
BALNARRING	780000 [^]	825000 [^]	800000 [^]	970000 [^]	730000 [^]	7	14	-6.4	-24.7
BALNARRING BEACH	1310500 [^]	1310500 [*]	1275000 [^]	1212500 [^]	1138500 [^]	2	8	-13.1	-6.1
BALWYN	2029000	2400000	2408000	2267500	2029000	20	48	0.0	-10.5
BALWYN NORTH	1626000	1752000	1910500	2005100	1846900	54	104	13.6	-7.9
BANDIANA	350000 [^]	365000 [^]	400300 [^]	369000 [^]	456300 [^]	2	7	30.4	23.6
BANNOCKBURN	477000	555000	530000	560000	555000	18	41	16.4	-0.9
BARANDUDA	389000 [^]	409000 [^]	407500	449000 [^]	398500 [^]	6	13	2.4	-11.2
BARNAWARTHA	262000 [^]	312000 [^]	357000 [^]	432500 [^]	327500 [^]	2	3	25.0	-24.3
BARWON HEADS	1170000	913500	1027500	1217300	958500	12	28	-18.1	-21.3
BAXTER	500000	482500 [^]	569000	541500 [^]	577500 [^]	8	14	15.5	6.6
BAYSWATER	678000	736000	800000	760000	747000	23	46	10.2	-1.7
BAYSWATER NORTH	665000	707900	695600	759500	690000	22	41	3.8	-9.2
BEACONSFIELD	687500	650000	640000	710000	740000	26	51	7.6	4.2
BEAUFORT	296000 [^]	225000 [^]	238500	294500 [^]	310000 [^]	8	14	4.7	5.3
BEAUMARIS	1530000	1680000	1637500	1685000	1800000	28	54	17.6	6.8
BEECHWORTH	450000	520000	499000	480000	439100	12	25	-2.4	-8.5
BELGRAVE	573000	620000	691000	667000	655000 [^]	9	22	14.3	-1.8
BELGRAVE HEIGHTS	683300 [^]	770000 [^]	622500 [^]	702500 [^]	750000 [^]	7	11	9.8	6.8
BELL PARK	483500	487500	480000	510000	500000	21	36	3.4	-2.0
BELL POST HILL	485000	457500	476000	560000	492500	20	33	1.5	-12.1
BELLFIELD (BANYULE)	770000 [^]	844500 [^]	750000 [^]	735000 [^]	910000 [^]	4	8	18.2	23.8
BELMONT	508000	558800	561000	575500	582500	42	103	14.7	1.2
BENALLA	298000	286500	292000	300000	275000	31	85	-7.7	-8.3
BENDIGO	487500	390000	413000	430000	542000	23	60	11.2	26.0
BENTLEIGH	1335000	1376000	1411000	1510000	1469000	20	52	10.0	-2.7
BENTLEIGH EAST	1135000	1225000	1250000	1262900	1190000	51	125	4.8	-5.8

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MEDIAN HOUSE PRICES

Apr-Jun 2019 to Apr-Jun 2020

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BERWICK	655000	692500	675000	723300	676000	120	254	3.2	-6.5
BEVERIDGE	542500^	620300^	550000^	600000^	555000^	8	17	2.3	-7.5
BIRCHIP	90000^	108500^	130500^	102500^	115000^	5	9	27.8	12.2
BIRREGURRA	586300^	462800^	423000^	450000^	425000^	2	10	-27.5	-5.6
BITTERN	557800	577500	605000	615000	567500^	4	14	1.7	-7.7
BLACK HILL	480000^	532500^	515000	420000^	405000^	9	16	-15.6	-3.6
BLACK ROCK	1810500	1939300	1727500	1830000	2220000	13	26	22.6	21.3
BLACKBURN	1369000	1305000	1380000	1355500	1387500	26	60	1.4	2.4
BLACKBURN NORTH	931000	978500	1152000	1090000	1043000	15	39	12.0	-4.3
BLACKBURN SOUTH	963500	1003000	1180000	1170000	1101000	21	38	14.3	-5.9
BLACKWOOD	277500^	340000^	405000^	405000*	542500^	8	8	95.5	NA
BLAIRGOWRIE	960000	915000	950000	937500	957500	38	68	-0.3	2.1
BLIND BIGHT	550000^	520000^	555000^	600000^	560000^	9	11	1.8	-6.7
BONBEACH	830000	900000	908000	965000	900000	14	30	8.4	-6.7
BONSHAW	399000^	399000^	348500^	447900^	415000^	3	5	4.0	-7.3
BOOLARRA	187000^	230000^	283500^	283500*	245000^	1	1	31.0	NA
BORONIA	630000	700000	730000	725000	695000	43	110	10.3	-4.1
BOTANIC RIDGE	600000	675000	720600	726000	720000	31	56	20.0	-0.8
BOX HILL	1490000	1677000	1552500	1592000	1383000^	4	22	-7.2	-13.1
BOX HILL NORTH	1120200	1222500	1265000	1187500	1210000	16	34	8.0	1.9
BOX HILL SOUTH	946500	1292900	1283400	1370000	1196400	11	30	26.4	-12.7
BRAYBROOK	557500	649000	670000	690000	674000	25	52	20.9	-2.3
BREAKWATER	405000^	392000^	405000^	405000*	418300^	4	4	3.3	NA
BRIAGOLONG	292500^	279000^	300000^	300000*	262500^	6	6	-10.3	NA
BRIAR HILL	790000	816300^	868000	900000^	830000^	3	6	5.1	-7.8
BRIGHT	659000^	725000^	575000	645000^	629900	10	19	-4.4	-2.3
BRIGHTON	2620000	2975000	2675000	2910000	2690000	33	79	2.7	-7.6
BRIGHTON EAST	1680000	1700500	1762500	1797500	1850000	29	63	10.1	2.9
BROADFORD	412500	420000	445000	429500	420000	14	34	1.8	-2.2
BROADMEADOWS	490000	490000	562700	566300	554800	12	28	13.2	-2.0
BROOKFIELD	435000	440000	480000	502500	460000	33	75	5.7	-8.5
BROOKLYN	687500^	750000^	675000^	617500^	725000^	1	7	5.5	17.4
BROWN HILL	427000	435000	467500	486000	465000^	9	20	8.9	-4.3

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BRUNSWICK	1010000	1037500	1155000	1209500	1097500	36	66	8.7	-9.3
BRUNSWICK EAST	1050000	1192000	992800	1168500	1193500	10	31	13.7	2.1
BRUNSWICK WEST	985000	1074500	1140000	1100000	1180000	13	36	19.8	7.3
BRUTHEN	215000^	275000^	276500^	215000^	215000*	0	2	NA	NA
BULLEEN	965000	1200000	1210000	1250000	1205000	18	41	24.9	-3.6
BUNDOORA	665000	754500	770000	770000	704300	44	105	5.9	-8.5
BUNINYONG	411200	470000	445000	572500^	590000^	5	13	43.5	3.1
BUNYIP	476800^	455000^	564000^	627500^	557500	12	14	16.9	-11.2
BURNSIDE	611500^	620000	616000	663000	632500^	5	21	3.4	-4.6
BURNSIDE HEIGHTS	537500	685000	595000	618000	651000	20	33	21.1	5.3
BURWOOD	1065500	1359000	1200000	1294000	1100000	13	32	3.2	-15.0
BURWOOD EAST	960000	1055000	1106000	1088000	990000	20	55	3.1	-9.0
CAIRNLEA	725000	772500	730000	807500	789500	10	32	8.9	-2.2
CALIFORNIA GULLY	277500	312500	290800	318000	300000	17	40	8.1	-5.7
CAMBERWELL	1908000	2169000	2295000	2050000	2230000	31	70	16.9	8.8
CAMPBELLFIELD	515000^	505000	544000	530000^	530000^	5	12	2.9	0.0
CAMPBELLS CREEK	488000^	483000	530000	442000^	430000^	5	12	-11.9	-2.7
CAMPERDOWN	295300	252500	295300	250000	264500	16	37	-10.4	5.8
CANADIAN	398800	377500	357000	385100	427500	22	40	7.2	11.0
CANTERBURY	2450000	3268000^	3048000	2625000	2700000	19	39	10.2	2.9
CAPE PATERSON	525000^	560000^	557500	644100	697500^	2	16	32.9	8.3
CAPE SCHANCK	835000^	1075000^	1010000^	1018500^	1200000^	5	7	43.7	17.8
CAPEL SOUND	552500	505000	500000	610500	557500	14	34	0.9	-8.7
CARISBROOK	305000^	305000*	315000^	238500^	185000^	1	5	-39.3	-22.4
CARLTON	1480000^	1134000	1750000	1522500^	1175000^	7	15	-20.6	-22.8
CARLTON NORTH	1415000	1512500	1816000	1347500^	1590000^	8	16	12.4	18.0
CARNEGIE	1225000	1262500	1507500	1371000	1375500^	8	22	12.3	0.3
CAROLINE SPRINGS	614500	620000	652500	652500	680000	57	119	10.7	4.2
CARRUM	760000	836300	750000	900000^	833000^	7	14	9.6	-7.4
CARRUM DOWNS	540000	527500	544600	575000	553000	61	144	2.4	-3.8
CASTERTON	165000^	170000^	122500^	161500	120000^	8	22	-27.3	-25.7
CASTLEMAINE	555000	452000	559000	565000	479500	16	49	-13.6	-15.1
CAULFIELD	1580000^	1830000	1811000	2125000^	1780000^	5	9	12.7	-16.2

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CAULFIELD EAST	1650000^	1340000^	1372500^	1748500^	900000^	1	7	-45.5	-48.5
CAULFIELD NORTH	1861300	2200000	2657500	2557500	1821500	15	43	-2.1	-28.8
CAULFIELD SOUTH	1440000	1360000	1722500	1725000	1800000	13	38	25.0	4.3
CHADSTONE	921500	925000	1190000	1196000^	966500	10	19	4.9	-19.2
CHARLEMONT	520000^	460000^	495300^	540000	533500^	8	19	2.6	-1.2
CHARLTON	96000^	141000^	135000^	197500^	137500^	5	13	43.2	-30.4
CHELSEA	823000	900000	960000	880000	950300	16	33	15.5	8.0
CHELSEA HEIGHTS	751500	710000	790400	845000	790000^	9	21	5.1	-6.5
CHELTENHAM	1022000	1194000	1190000	1170000	1090000	17	51	6.7	-6.8
CHELTENHAM EAST	900000	935000	955500	1038000^	917500^	8	17	1.9	-11.6
CHELTENHAM NORTH	744000^	1005000^	1036000^	950500	905000^	7	20	21.6	-4.8
CHEWTON	404000^	475000^	532500^	576000^	520000^	3	5	28.7	-9.7
CHILTERN	285500^	187200^	221500^	311100^	311100*	0	4	NA	NA
CHIRNSIDE PARK	672500	717500	676800	765300	770300	35	77	14.5	0.7
CHURCHILL	193500	180000	192300	217800	210000	20	44	8.5	-3.6
CLARINDA	805000^	789000	848000	852500	843800	10	25	4.8	-1.0
CLAYTON	1045000	1082500	1158000	1121000	1030000^	9	20	-1.4	-8.1
CLAYTON NORTH	1264500^	1240000^	1680000^	1655000^	1444400^	2	4	14.2	-12.7
CLAYTON SOUTH	750000	832000	880000	790000	760000^	5	15	1.3	-3.8
CLIFTON HILL	1292000	1250000	1574000	1538500	1272500	12	24	-1.5	-17.3
CLIFTON SPRINGS	495000	459800	489000	517000	500000	37	70	1.0	-3.3
CLUNES	388000^	310000	372500^	305000^	360000^	2	9	-7.2	18.0
CLYDE	536000	542500	582000	565000	590000	35	94	10.1	4.4
CLYDE NORTH	568500	574900	611100	600000	592000	69	162	4.1	-1.3
COBBLEBANK	450000	493000	524000	465000^	528500	10	19	17.4	13.7
COBDEN	184000^	195000^	300000^	230000^	276500^	8	15	50.3	20.2
COBRAM	269000	302500	275000	304000	252000	15	41	-6.3	-17.1
COBURG	855000	953000	1070000	1132500	970000	55	101	13.5	-14.3
COBURG EAST	750000	960000^	934000	943500	945000	14	36	26.0	0.2
COBURG NORTH	741500^	875000	825000	915000	860000^	9	28	16.0	-6.0
COCKATOO	540500	570000	660000	600000	505000^	9	20	-6.6	-15.8
COHUNA	205000^	197000	192500	193000	240000	11	25	17.1	24.4
COLAC	322500	300100	315000	350000	337500	38	79	4.7	-3.6

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COLDSTREAM	637500^	638600^	645000^	665500^	652000^	7	15	2.3	-2.0
COLERAINE	190000^	103000^	165000^	120000^	145000^	5	8	-23.7	20.8
COLLINGWOOD	910500	995500	1173000	1150000	1602500	10	23	76.0	39.3
COOLAROO	420000^	438300^	455000^	480000^	420300^	4	9	0.1	-12.4
COONANS HILL	960000^	815000^	905000	985000^	980000^	5	12	2.1	-0.5
COONGULLA	295000^	285000^	355800^	310000^	310000*	0	1	NA	NA
CORINELLA	355000^	335000^	345000^	540000^	450000^	9	12	26.8	-16.7
CORIO	350000	350000	374800	367500	380000	33	89	8.6	3.4
CORONET BAY	307500	347500	388800^	380000	380000^	6	17	23.6	0.0
COROROOKE	280000^	215000^	142000^	142000*	335000^	6	6	19.6	NA
CORRYONG	155000^	282500^	241000^	200000^	190000^	7	16	22.6	-5.0
COWES	565000	600000	605000	542000^	545000^	7	16	-3.5	0.6
COWES WEST	507500	520000	475000	488500	467600	31	75	-7.9	-4.3
CRAIGIEBURN	520000	530000	539000	560500	566500	154	353	8.9	1.1
CRANBOURNE	475000	505000	501000	518800	492500	52	124	3.7	-5.1
CRANBOURNE EAST	560000	559500	593000	560000	545000	38	107	-2.7	-2.7
CRANBOURNE NORTH	582500	579900	567500	575000	600000	71	134	3.0	4.3
CRANBOURNE SOUTH	-	625000^	636800^	637900^	640000^	1	6	0.0	0.3
CRANBOURNE WEST	490500	511000	530000	536300	530500	89	167	8.2	-1.1
CREMORNE	1341300^	1190000^	1299500	1472500^	1051000^	5	9	-21.6	-28.6
CRESWICK	368500^	350000^	354000	370000	380000	15	34	3.1	2.7
CRIB POINT	473500	568500	502800	577000	557500^	7	20	17.7	-3.4
CROYDON	730000	725000	780000	767500	738500	66	118	1.2	-3.8
CROYDON HILLS	785000	815500	868000	955000^	1004000	10	19	27.9	5.1
CROYDON NORTH	810000	815500	864000	902500	850000	10	32	4.9	-5.8
CROYDON SOUTH	682500	688000	750000	762500	828000^	8	29	21.3	8.6
CURLEWIS	530000	535000	570000	546000	485000	10	25	-8.5	-11.2
DALLAS	450000	442500	460000	480000	450000	11	28	0.0	-6.3
DALYSTON	376000^	373500^	410000^	350000^	417500^	6	11	11.0	19.3
DANDENONG	600000	600000	623500	630000	612500	36	72	2.1	-2.8
DANDENONG NORTH	580000	605000	637500	651000	650000	31	65	12.1	-0.2
DARLEY	461500	520100	555000	535000	485000	22	53	5.1	-9.3
DAYLESFORD	620000	560000	600000	665000	638800	16	36	3.0	-3.9

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DEEPDENE	2550000^	2680000^	2880000^	5475000^	2915000^	2	4	14.3	-46.8
DEER PARK	550000	540000	602500	582000	556500	40	90	1.2	-4.4
DELACOMBE	393000	365000	395000	365000	392500	21	37	-0.1	7.5
DELAHEY	532500	535000	590000	602000	541500	16	30	1.7	-10.0
DENNINGTON	355000^	280000^	405000^	427300^	390000	11	17	9.9	-8.7
DERRIMUT	607500	671500	680000	630000	645000^	9	28	6.2	2.4
DIAMOND CREEK	714000	775000	741800	762200	749000	30	61	4.9	-1.7
DIGGERS REST	525000	495000	567500	530000	537800	14	29	2.4	1.5
DIMBOOLA	145000^	95000^	93000^	157000^	220000^	3	11	51.7	40.1
DINGLEY VILLAGE	750000	860000	890000	940000	880000^	9	24	17.3	-6.4
DINNER PLAIN	440000^	610000^	515000^	452500^	557500^	4	10	26.7	23.2
DONALD	125000^	145000^	105000	164000^	125000	10	19	0.0	-23.8
DONCASTER	1200000	1280000	1300000	1310000	1261500	34	72	5.1	-3.7
DONCASTER EAST	1150000	1185000	1267500	1290000	1250000	57	116	8.7	-3.1
DONNYBROOK	565000^	510000^	540000^	622500	707500^	2	12	25.2	13.7
DONVALE	988500	1240000	1199000	1167500	1123500	16	34	13.7	-3.8
DOREEN	591000	585000	611000	620000	596000	74	181	0.8	-3.9
DOVETON	474000	450000	485000	490000	463000	23	52	-2.3	-5.5
DROMANA	790000	708000	655500	720000	770000	18	56	-2.5	6.9
DROUIN	425000	425000	451300	467500	465000	47	101	9.4	-0.5
DRYSDALE	556500	572500	636300	630000	517500	10	22	-7.0	-17.9
DUNNSTOWN	-	-	607500^	549900^	390000^	1	2	0.0	-29.1
DUNOLLY	230000^	257000^	158800^	209000^	245000^	1	6	6.5	17.2
EAGLE POINT	345000^	382000^	425000^	372000^	468000^	5	12	35.7	25.8
EAGLEHAWK	270000	329000	336000	353500	325500	17	51	20.6	-7.9
EAGLEMONT	1960000	1799000^	1630000	1875000	2000000^	7	20	2.0	6.7
EAST BAIRNSDALE	235000^	235000^	313000^	335000^	314500^	4	7	33.8	-6.1
EAST BENDIGO	405000^	388500	409300	398500^	339000^	9	16	-16.3	-14.9
EAST GEELONG	612500	590000	710000	865000	760000^	7	19	24.1	-12.1
EAST MELBOURNE	2563500^	3350000^	3837500^	2350000^	2100000^	3	6	-18.1	-10.6
EAST WARBURTON	395000^	525000^	469000^	532500^	593000^	2	5	50.1	11.4
EASTWOOD	390500	440000	410000	395000	437500	12	22	12.0	10.8
ECHUCA	347500	386300	370000	382000	427500	34	81	23.0	11.9

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MEDIAN HOUSE PRICES

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EDENHOPE	147500^	104000^	162800	162800*	177000^	1	1	20.0	NA
EDITHVALE	893000	950000	1055000	1075000	956000	16	31	7.1	-11.1
EILDON	210000^	207500^	260000^	282500	283000^	5	15	34.8	0.2
ELLIMINYT	350000^	462500^	469000^	380000	482500^	8	20	37.9	27.0
ELMORE	243800^	332500^	210500^	235000^	377500^	4	10	54.9	60.6
ELSTERNWICK	1607500	2055000	1927500	2375000^	1950000^	7	16	21.3	-17.9
ELTHAM	848800	937500	982500	910000	985500	38	76	16.1	8.3
ELTHAM NORTH	985000	1044500	930000	1000000	982000	15	30	-0.3	-1.8
ELWOOD	1925000	1955000	1995000	1730000	1925000	25	43	0.0	11.3
EMERALD	628800	662500	700000	742500	700000	19	33	11.3	-5.7
ENDEAVOUR HILLS	612000	620000	638000	658300	645000	39	113	5.4	-2.0
EPPING	530000	524400	580000	579500	567500	61	142	7.1	-2.1
EPSOM	352000	366300	375000	410000	416800	16	37	18.4	1.6
ESSENDON	1325000	1400000	1555000	1387500	1375000	29	63	3.8	-0.9
ESSENDON NORTH	1300000^	935000^	1100000^	1090000^	1260000^	5	9	-3.1	15.6
ESSENDON WEST	980000^	1140000^	1320000^	1378000^	1300000^	5	10	32.7	-5.7
EUMEMMERRING	573300^	561500^	520000^	556500^	525000^	4	12	-8.4	-5.7
EUREKA	302500^	345000^	371500^	315000^	475000^	1	3	57.0	50.8
EUROA	307500	250000	338000	360000	350000^	5	16	13.8	-2.8
EYNESBURY	542500	599500	578000	547000	630000	13	24	16.1	15.2
FAIRFIELD	1406000	1060000	1215000	1445000^	1121000^	6	12	-20.3	-22.4
FAIRHAVEN	1450000^	742500^	1395000^	1420000^	2200000^	3	7	51.7	54.9
FAWKNER	645000	690000	702000	708300	710000	32	60	10.1	0.2
FERNTREE GULLY	671000	706500	765000	758500	729400	52	123	8.7	-3.8
FERNY CREEK	885000^	728000^	703500^	920000^	815000^	3	5	-7.9	-11.4
FINGAL	1200000^	1280000^	1860000^	991300^	1176000^	6	10	-2.0	18.6
FITZROY	1242500	1392500	1570000	1340000	1459000^	6	25	17.4	8.9
FITZROY NORTH	1360000	1275000	1450000	1672500	1600000	25	48	17.6	-4.3
FLEMINGTON	925000	1100000	1019500	1017000	1010000^	8	25	9.2	-0.7
FLINDERS	1685000^	1400000^	1415000	1653000^	2472500^	4	12	46.7	49.6
FLORA HILL	340000	361000	385000	384500	362500	10	24	6.6	-5.7
FLOWERDALE	-	285000^	405000^	420000^	398000^	2	7	0.0	-5.2
FOOTSCRAY	788500	820000	883500	1050000	822500	22	45	4.3	-21.7

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FOREST HILL	865000	990000	925000	1075000	978500	16	32	13.1	-9.0
FOSTER	267500 [^]	320000	330000	400000 [^]	349000 [^]	5	12	30.5	-12.8
FRANKSTON	555000	586300	600000	618000	612600	94	207	10.4	-0.9
FRANKSTON NORTH	410000	427500	431500	455000	435000	18	45	6.1	-4.4
FRANKSTON SOUTH	810000	827500	841500	820000	842000	46	92	4.0	2.7
FRASER RISE	580000	579000	640000	639000	605000	16	46	4.3	-5.3
GARDEN CITY	1245000 [^]	1470000 [^]	1300000 [^]	1387500 [^]	1315000 [^]	4	5	5.6	-5.2
GARFIELD	539000 [^]	540000 [^]	530000 [^]	600000 [^]	610000 [^]	4	7	13.2	1.7
GEELONG	720000	710800	658000	795000	1100000 [^]	8	19	52.8	38.4
GEELONG WEST	667500	685000	690000	770000	705000	30	59	5.6	-8.4
GEMBROOK	710000 [^]	602500	676000	630000 [^]	600000 [^]	6	9	-15.5	-4.8
GISBORNE	692500	730000	757500	782000	787500	22	63	13.7	0.7
GLADSTONE PARK	615000	642000	650000	650000	610000	21	44	-0.8	-6.2
GLEN HUNTLY	1292500 [^]	1602000 [^]	1440000 [^]	1350500 [^]	1149000 [^]	5	7	-11.1	-14.9
GLEN IRIS	1920000	1920000	2094000	2100000	1990000	41	73	3.6	-5.2
GLEN WAVERLEY	1167000	1250000	1339500	1282500	1222000	57	141	4.7	-4.7
GLENROWAN	316300 [^]	365000 [^]	372500 [^]	372500 [*]	330000 [^]	5	5	4.3	NA
GLENROY	649000	705000	747500	740000	715000	29	62	10.2	-3.4
GOLDEN BEACH	265000 [^]	255300 [^]	220000 [^]	300000 [^]	240000 [^]	5	10	-9.4	-20.0
GOLDEN POINT (BALLARAT)	390000	392500	352500	378500	467500	13	23	19.9	23.5
GOLDEN SQUARE	355000	333800	340000	365000	340300	35	83	-4.2	-6.8
GORDON	470000 [^]	380000 [^]	630000 [^]	649500 [^]	649500 [*]	0	2	NA	NA
GOROKE	45000 [^]	120000 [^]	120000 [*]	120000 [*]	57000 [^]	1	1	26.6	NA
GOUGHS BAY	280000 [^]	274800 [^]	365000 [^]	500000 [^]	263000 [^]	5	7	-6.1	-47.4
GOWANBRAE	667500 [^]	697000 [^]	750000 [^]	764000 [^]	630000 [^]	7	11	-5.6	-17.5
GRANTVILLE	387500 [^]	392500 [^]	460000	452500	360000 [^]	9	19	-7.1	-20.4
GREEN LAKE	270000 [^]	304500 [^]	195000 [^]	375000 [^]	360000 [^]	3	11	33.3	-4.0
GREENSBOROUGH	738000	785600	825000	835000	863500	39	78	17.0	3.4
GREENVALE	721000	705000	720000	723500	705000	53	99	-2.2	-2.6
GROVEDALE	503800	480000	530000	547000	530000	40	93	5.2	-3.1
HADFIELD	730500	726500	750000	735800	710000	10	30	-2.8	-3.5
HALLAM	512500	555000	577500	590000	605500 [^]	8	39	18.1	2.6
HALLS GAP	310000 [^]	302800 [^]	320000 [^]	397500 [^]	350000 [^]	5	8	12.9	-11.9

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HAMILTON	193000	200000	217500	236300	205000	45	97	6.2	-13.2
HAMLYN HEIGHTS	512500	550000	550500	561000	576000	25	53	12.4	2.7
HAMPTON	1878000	1799000	1918000	1827500	1980000	21	49	5.4	8.3
HAMPTON EAST	1090000	1235000	1305000	1330000	1282500	20	33	17.7	-3.6
HAMPTON PARK	485000	515500	510000	527500	530000	52	122	9.3	0.5
HARKNESS	460000	480000	480000	470000	465000	42	97	1.1	-1.1
HASTINGS	495000	508500	512500	555000	555000	17	64	12.1	0.0
HASTINGS WEST	442500	441900^	450000	561000	547600^	4	16	23.8	-2.4
HAWTHORN	2040000	1865000	2427500	2665000	1960000	27	57	-3.9	-26.5
HAWTHORN EAST	1825000	2412500	2250000	2177500	2332500	14	32	27.8	7.1
HEALESVILLE	605000	547500	613000	570000	610000	17	37	0.8	7.0
HEATHCOTE	350000	295500	320000	370000	340000^	5	17	-2.9	-8.1
HEATHERTON	892500^	985000^	1000000^	865000^	1040500^	8	15	16.6	20.3
HEATHMONT	810000	852000	915000	900000	940000	15	31	16.0	4.4
HEIDELBERG	960000	1090500^	1305000	1325000	1092000^	7	18	13.8	-17.6
HEIDELBERG HEIGHTS	747600	775000	770000	873400	705000^	9	21	-5.7	-19.3
HEIDELBERG WEST	634000	670000	652000	790000	681000^	8	21	7.4	-13.8
HEPBURN SPRINGS	684500^	540000	570000^	558800^	565000^	5	9	-17.5	1.1
HERNE HILL	565000	497500	532500	542500	583500	12	24	3.3	7.6
HEYFIELD	226500^	169300^	183500	207500	197000^	3	19	-13.0	-5.1
HEYWOOD	155000^	185500	162500^	210000	188000^	3	13	21.3	-10.5
HIGHETT	1056000	1280000	1333800	1300000	1300000	26	55	23.1	0.0
HIGHTON	665000	695000	692500	730000	710000	55	120	6.8	-2.7
HILLSIDE (MELTON)	625000	630300	650000	671000	670000	32	71	7.2	-0.1
HOPETOUN	60000^	91300^	152000^	160000^	168000^	4	10	180.0	5.0
HOPPERS CROSSING	527500	537500	525000	535000	550000	78	185	4.3	2.8
HORSHAM	258800	269000	265000	258000	242500	74	149	-6.3	-6.0
HUGHESDALE	980000	1125500	1308500	1457500^	1505000^	7	9	53.6	3.3
HUNTINGDALE	820000^	871000^	1016000^	1220300^	1040000^	4	8	26.8	-14.8
HUNTLY	387500	348800^	367500	372500	371000^	8	18	-4.3	-0.4
HURSTBRIDGE	697500^	670000	740500	740000^	772500^	6	9	10.8	4.4
INDENTED HEAD	649000^	797500^	615500	605000^	497500^	6	15	-23.3	-17.8
INGLEWOOD	172500^	250000^	185000^	275000^	195000^	4	9	13.0	-29.1

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INVERLOCH	590000	575000	625000	649500	620000	43	93	5.1	-4.5
INVERMAY PARK	510000^	450000^	500000	541300^	440000^	3	11	-13.7	-18.7
IRONBARK	313500^	296000^	280000	465500^	372900	10	12	18.9	-19.9
IRYMPLE	380000	418000	393000	307500	278000	14	32	-26.8	-9.6
IVANHOE	1525500	1700000	1482500	1565000	1500000	13	32	-1.7	-4.2
IVANHOE EAST	1560000	1853800^	2044000	2145000^	1670000^	6	12	7.1	-22.1
JACANA	488000^	524500	517500^	587500^	615000^	2	6	26.0	4.7
JACKASS FLAT	310000	313500^	338500	415000	415000*	0	11	NA	NA
JAN JUC	844000^	887000	870100	933000^	920000	15	24	9.0	-1.4
JEERALANG NORTH	238000^	185000^	242500^	236500^	337500^	4	8	41.8	42.7
JEPARIT	191000^	83500^	79500^	89000^	150000^	2	8	-21.5	68.5
JUNCTION VILLAGE	484000^	453200^	535000^	467500^	515000^	3	4	6.4	10.2
JUNORTOUN	535000^	530000^	537500^	590000^	614000^	4	7	14.8	4.1
KALIMNA	295000^	269000^	310000^	320000^	350000^	5	10	18.6	9.4
KALKALLO	522500	547500	564000	545000	570000	17	33	9.1	4.6
KALLISTA	850000^	750000^	630000^	563800^	725000^	1	3	-14.7	28.6
KALORAMA	565000	590000^	695000^	609000^	657500^	2	7	16.4	8.0
KANGAROO FLAT	340000	355000	350000	370000	355000	29	95	4.4	-4.1
KANGAROO GROUND SOUTH	935000^	800000^	970000^	1080000^	845000^	5	8	-9.6	-21.8
KEALBA	888000^	612000^	598000^	600000^	590000^	5	12	-33.6	-1.7
KEILOR	810000	865000	875000	800000	913800^	8	21	12.8	14.2
KEILOR DOWNS	638000	630000	690000	650500	691200	13	25	8.3	6.2
KEILOR EAST	803500	885000	815000	834500	822500	34	76	2.4	-1.4
KEILOR PARK	700000^	735000^	750000^	740000^	688000^	5	13	-1.7	-7.0
KENNINGTON	390000	372500	374500	411000	437500	16	40	12.2	6.4
KENSINGTON	865000	947000	1180000	1170000	970000	21	42	12.1	-17.1
KERANG	175000^	168500	147000	160000	180000	18	31	2.9	12.5
KEW	2150000	2188800	2700000	2200000	2125000	34	85	-1.2	-3.4
KEW EAST	1895000^	1631000^	2000000^	1540500^	1825000^	4	6	-3.7	18.5
KEW NORTH	1833000^	1897500^	1770000	2221500	1600000^	6	20	-12.7	-28.0
KEYSBOROUGH	698900	770000	750000	773500	722500	60	122	3.4	-6.6
KIALLA	400000	453800	470000	420000	455000	19	46	13.8	8.3
KILCUNDA	533000*	440000^	567500^	662000^	662500^	2	7	NA	0.1

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KILLARA (WODONGA)	447500^	525000^	430000^	421000	427500^	7	22	-4.5	1.5
KILMORE	465000	422000	435000	476300	455000	31	65	-2.2	-4.5
KILSYTH	621000	676300	677500	693300	653700	25	73	5.3	-5.7
KILSYTH SOUTH	710000^	680000^	854000^	856500^	875000^	7	9	23.2	2.2
KINGLAKE	666500^	555000^	550000^	620000^	585000^	4	10	-12.2	-5.6
KINGS PARK	520000	499000	522500	550000	530000	19	34	1.9	-3.6
KINGSBURY	617500^	676000^	697500^	729000^	667500^	4	12	8.1	-8.4
KINGSVILLE	790000^	1187500	998000	923500	1007000^	3	13	27.5	9.0
KNOXFIELD	730000	846300	784500	812400	765000	10	31	4.8	-5.8
KOO WEE RUP	520000	570000	547500^	510000	486300	10	21	-6.5	-4.7
KOONDROOK	150000^	218500^	231300	253800^	170000^	5	9	13.3	-33.0
KOROIT	345000	327500^	380000^	360000	365000^	4	17	5.8	1.4
KORUMBURRA	301000	326500	316300	378000	394000	18	37	30.9	4.2
KURUNJANG	418000	412500	429000	425000	416000	31	67	-0.5	-2.1
KYABRAM	265000	261500	262500	267000	277500	24	49	4.7	3.9
KYNETON	613300	590000	622500	617500	570000	21	44	-7.1	-7.7
LAKE BOGA	260000^	239000^	135000^	211500^	235000^	3	7	-9.6	11.1
LAKE GARDENS	555000	570000^	517500	638000	661300^	2	12	19.1	3.6
LAKE TYERS BEACH	349000^	366300^	357500^	351000^	308000^	9	13	-11.7	-12.3
LAKE WENDOUREE	670000^	1000000	855000	1200000^	1200000^	7	16	79.1	0.0
LAKES ENTRANCE	357300	277000	336500	330000	313500	26	55	-12.2	-5.0
LALOR	557800	580000	628000	625000	590000	37	88	5.8	-5.6
LANCEFIELD	450000	477000	545000	510000^	537500	10	12	19.4	5.4
LANG LANG	483800	497500	507000^	530000^	530000^	9	16	9.6	0.0
LANGWARRIN	595000	650000	631500	645000	638100	64	127	7.2	-1.1
LARA	492500	495000	489000	552500	500000	18	34	1.5	-9.5
LARA LAKE	500000	540000	550500	560800	535000	36	58	7.0	-4.6
LAUNCHING PLACE	535000^	512500^	566300	522500	600000^	3	13	12.1	14.8
LAVERTON	530000	547500	508400	560000	510000	15	28	-3.8	-8.9
LAVERTON SOUTH	600000	610300	650000	652500	645000	17	29	7.5	-1.1
LENEVA	442000^	452500^	420500	455000^	441000^	4	9	-0.2	-3.1
LEONGATHA	370000	376000	360000	395000	385000	25	48	4.1	-2.5
LEOPOLD	495000	520000	520000	535000	523100	46	108	5.7	-2.2

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LILYDALE	690000	657500	700000	730000	682000	33	81	-1.2	-6.6
LINTON	249500^	310000^	433800^	337500^	309300^	2	7	23.9	-8.4
LISMORE	150000^	138500^	87000^	237500^	210000^	1	5	40.0	-11.6
LOCH SPORT	205000	262500	240000	220000	216300	18	49	5.5	-1.7
LONG GULLY	277000	267500	303500	271000	292800	12	29	5.7	8.0
LONGWARRY	418500	405000	442500^	453000^	417500	14	19	-0.2	-7.8
LORNE	1100000^	1817500^	1450000	1650000	990000^	3	16	-10.0	-40.0
LOVELY BANKS	570000^	663000^	533100^	563000^	532500^	6	10	-6.6	-5.4
LOWER PLENTY	985000^	770000^	950000^	1311500^	912200^	8	12	-7.4	-30.4
LUCAS	426300	431000^	465000	480000	430000	21	37	0.9	-10.4
LUCKNOW	190000^	282000^	265000^	435000^	331500^	6	11	74.5	-23.8
LYNBROOK	629300	580300	650000	617500	690000	14	28	9.7	11.7
LYNDHURST	640000	661500	707500	700000	700800	19	44	9.5	0.1
LYSTERFIELD	980000	897000	951400	1145300	917500^	6	20	-6.4	-19.9
MACEDON	850000^	790000^	718000^	880000^	885000^	5	10	4.1	0.6
MACLEOD	864000	1005000	920000	975000	940000	16	37	8.8	-3.6
MADDINGLEY	461500	470000	440000	518000	517000	11	28	12.0	-0.2
MAFFRA	285500	250000	274500	274300	303800	24	42	6.4	10.8
MAIDEN GULLY	487000	513800	505000	508800	570000	13	23	17.0	12.0
MAIDSTONE	760000	745000	839000	775000	750000	17	40	-1.3	-3.2
MALDON	505000^	482500	532500	379000^	410000^	6	11	-18.8	8.2
MALLACOOTA	440000^	512500^	305000^	420000^	355000^	4	10	-19.3	-15.5
MALVERN	2377500	2825500	2625000	2577500	2300000	15	29	-3.3	-10.8
MALVERN EAST	1907500	1828500	1787500	1700000	2090000	36	79	9.6	22.9
MANIFOLD HEIGHTS	684500^	583500^	752500	1134500^	960000^	7	14	40.2	-15.4
MANOR LAKES	510000	535000	563500	557500	545000	41	79	6.9	-2.2
MANSFIELD	455000	495000	440000	440000	460000	14	30	1.1	4.5
MARIBYRNONG	935000	1015000	1150000	1035000	1000000	15	33	7.0	-3.4
MARONG	404000^	440000^	375000^	375000^	465000^	6	10	15.1	24.0
MARSHALL	450000^	492500	480000	485000	499000^	8	19	10.9	2.9
MARYBOROUGH	232000	228500	241000	260000	269500	28	68	16.2	3.7
MCCRAE	837500	625000^	815000	850000	960000	14	34	14.6	12.9
MCKENZIE HILL	536000^	567500^	520000^	537500^	584000^	3	11	9.0	8.7

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MCKINNON	1420000	1542500	1525000	1750000^	1592500	10	17	12.1	-9.0
MEADOW HEIGHTS	462500	479000	511000	482500	507500	20	59	9.7	5.2
MELTON	380000	397500	385000	390000	390000	21	50	2.6	0.0
MELTON SOUTH	385000	380900	391000	400500	390000	30	72	1.3	-2.6
MELTON WEST	451000	413000	420000	474000	456000	34	66	1.1	-3.8
MENTONE	920000	980000	1130000	972500	1160000	21	41	26.1	19.3
MERBEIN	237000	226000^	210000^	198300	168000	11	22	-29.1	-15.3
MERINDA PARK	436300	473500^	508000^	545000^	480000	11	18	10.0	-11.9
MERNDA	541000	555000	560000	553000	560000	66	136	3.5	1.3
METUNG	530000	405000^	390000	450000^	455000	10	16	-14.2	1.1
MICKLEHAM	520000	530000	545000	550000	547500	62	145	5.3	-0.5
MIDDLE PARK	3237500	2700000^	2725000	3032500	1993000	10	20	-38.4	-34.3
MILDURA	293000	315000	335100	315000	335000	113	273	14.3	6.3
MILL PARK	612500	673000	684000	686000	685000	51	101	11.8	-0.1
MILLGROVE	383800	405000	425000	430000	430000	10	25	12.1	0.0
MINERS REST	429000	435000	420000	438000	420000	15	28	-2.1	-4.1
MINYIP	139000*	64500^	140000^	95000^	65300^	4	8	NA	-31.3
MIRBOO NORTH	272000^	320000^	322500	307500^	325000^	9	15	19.5	5.7
MITCHAM	878000	925000	1040000	1092500	949000	29	70	8.1	-13.1
MITCHELL PARK	305000^	327500^	305000^	325000^	330000^	5	6	8.2	1.5
MOE	207500	190000	241300	235000	209000	42	93	0.7	-11.1
MOGGS CREEK	1275000^	1500000^	1500000*	1010000^	1350000^	5	7	5.9	33.7
MONBULK	625000	610000^	663000	633500	620000	16	26	-0.8	-2.1
MONT ALBERT	1637500^	1960000^	1655000	2212500^	1439000^	4	12	-12.1	-35.0
MONT ALBERT NORTH	1340000	1417000^	1551000	1630000^	1345000^	6	15	0.4	-17.5
MONTMORENCY	833000	838500	870000	904300	895000	17	33	7.4	-1.0
MONTROSE	670000	723500	735000	720000	710000	13	26	6.0	-1.4
MOONEE PONDS	1300000	1255000	1351000	1300000	1217500	16	51	-6.3	-6.3
MOORABBIN	980800	1120000	1177500	1177500	1040000	21	35	6.0	-11.7
MOOROOLBARK	647500	670800	735000	723000	689000	51	126	6.4	-4.7
MOOROOPNA	232500	272300	231800	270000	223800	26	62	-3.8	-17.1
MORDIALLOC	1000000	1090000	1022500	1100000	965000^	9	30	-3.5	-12.3
MORNINGTON	779000	816300	872500	896500	860000	69	173	10.4	-4.1

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MORTLAKE	165000^	162500	165000	185500	152500^	6	16	-7.6	-17.8
MORWELL	175500	170500	183000	180000	187500	76	168	6.8	4.2
MOUNT BEAUTY	302300^	300000^	290000	293500^	345000^	5	9	14.1	17.5
MOUNT CLEAR	375000	447500	407500	422500	400000	15	27	6.7	-5.3
MOUNT DANDENONG	602500^	572500^	820000^	817000^	692500^	4	9	14.9	-15.2
MOUNT DUNEED	495000	563500	607000	570000	585000^	6	29	18.2	2.6
MOUNT ELIZA	1100000	1150000	1213800	1280000	1200000	61	122	9.1	-6.3
MOUNT EVELYN	577000	602000	666100	705000	720000	29	56	24.8	2.1
MOUNT HELEN	415000	445000	509000^	450000	440000	19	32	6.0	-2.2
MOUNT MACEDON	700000^	940000^	850000^	1035800^	1140000^	3	8	62.9	10.1
MOUNT MARTHA	958500	1316500	1510000	1250000	1320000	31	60	37.7	5.6
MOUNT PLEASANT	390000^	318800^	341500^	407500^	372500^	6	12	-4.5	-8.6
MOUNT WAVERLEY	1225000	1303000	1330500	1320000	1300000	51	127	6.1	-1.5
MULGRAVE	743000	881000	861000	850000	815000	42	86	9.7	-4.1
MURCHISON	275000^	219500^	253500^	275000^	275500^	4	7	0.2	0.2
MURRUMBEENA	1085000	1400800	1401300	1495000	1619500^	4	20	49.3	8.3
MURTOA	117000^	119000^	125000^	140000	122500^	4	16	4.7	-12.5
MYRTLEFORD	295000	296000	332500	351300	370000	13	29	25.4	5.3
NAGAMBIE	418800	365000^	430000	455000	423800^	4	15	1.2	-6.9
NARRE WARREN	565000	595000	627500	602500	601100	61	133	6.4	-0.2
NARRE WARREN NORTH	1155000^	1030000	1064500	1185000^	1050000^	6	13	-9.1	-11.4
NARRE WARREN SOUTH	610000	620000	636800	647500	643500	56	148	5.5	-0.6
NATHALIA	252000^	181500^	225000	227500^	270000^	3	9	7.1	18.7
NEERIM SOUTH	476500*	375000^	520000^	577500^	425000^	5	9	NA	-26.4
NELSON	247500^	200000^	305000^	247500^	260000^	1	5	5.1	5.1
NERRINA	377000^	690000^	440000^	625000^	411000^	5	13	9.0	-34.2
NEW GISBORNE	725000^	735000^	717500^	715000^	715000^	7	10	-1.4	0.0
NEWBOROUGH	268000	257500	247000	272500	308000	27	63	14.9	13.0
NEWCOMB	412000	455000	434000	468000	437500	12	31	6.2	-6.5
NEWINGTON	541300	485000	516300^	625000^	575000^	3	6	6.2	-8.0
NEWLANDS ARM	436000^	480000^	430500^	422800^	720000^	2	8	65.1	70.3
NEWPORT	1051400	1075000	1000000	1095000	992000	30	63	-5.6	-9.4
NEWSTEAD	448500^	400000^	462500	419000^	250000^	1	4	-44.3	-40.3

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NEWTOWN (GREATER GEELONG)	863300	755000	896000	1005000	880000	31	70	1.9	-12.4
NHILL	156500	96500^	109500	107500	158500^	9	25	1.3	47.4
NICHOLS POINT	420000^	530000^	465500^	435000^	450000^	2	3	7.1	3.4
NIDDRIE	1087000	1147500	1050000	880000	882500	14	29	-18.8	0.3
NOBLE PARK	590000	633000	655000	649000	617500	30	70	4.7	-4.9
NOBLE PARK NORTH	610000^	597000	660000	656500^	645000	12	16	5.7	-1.8
NORLANE	331500	350000	350000	366500	363500	22	48	9.7	-0.8
NORTH BENDIGO	336300	320000	315000	360000	400000	16	33	19.0	11.1
NORTH GEELONG	415000^	490000^	548000^	675000	535000	12	23	28.9	-20.7
NORTH MELBOURNE	990000	1301000	1510000	1120000^	1061100	10	19	7.2	-5.3
NORTH WONTHAGGI	405000	429000	357000	410000	366500^	5	26	-9.5	-10.6
NORTHCOTE	1166000	1340000	1465000	1375000	1460500	40	85	25.3	6.2
NOTTING HILL	870000^	1181000^	1025400^	1526800^	930000^	3	4	6.9	-39.1
NUMURKAH	265000	245000	230000	232000	235000	11	28	-11.3	1.3
NUNAWADING	876000	941500	1044400	1170500	930000	27	51	6.2	-20.5
OAK PARK	760000	947500	926000	1005800	875000	15	29	15.1	-13.0
OAKLEIGH	1078000	1100000	1135000	1200000	1062500	12	27	-1.4	-11.5
OAKLEIGH EAST	935000^	1026100^	959000^	967000^	995000^	5	11	6.4	2.9
OAKLEIGH SOUTH	889000	886000	1112500	1000000	975800	20	39	9.8	-2.4
OCEAN GROVE	702000	687500	752500	710000	744000	59	144	6.0	4.8
OFFICER	535000	550000	554000	590000	587000	65	130	9.7	-0.5
OFFICER SOUTH	693300^	767000^	714000^	864000^	864000*	0	5	NA	NA
OLINDA	769000^	700000^	837500^	710000^	590000^	1	8	-23.3	-16.9
OMELO	233800^	305000^	242500^	238000^	238000*	0	5	NA	NA
ORBOST	185000	260000	180000	177500	217000	11	23	17.3	22.3
ORMOND	1325600	1460000^	1755000	1490000	1595000^	7	23	20.3	7.0
OSBORNE	780000	771500	830000	853000	850000	23	45	9.0	-0.4
OUYEN	115000^	112300^	75000^	143800^	70500^	6	12	-38.7	-51.0
PAKENHAM	480000	488000	503800	529000	491000	192	422	2.3	-7.2
PARADISE BEACH	100000^	212000^	235000^	248000^	183000^	3	8	83.0	-26.2
PARK ORCHARDS	1430000^	1605000^	1835000^	1570000^	1500000^	1	3	4.9	-4.5
PARKDALE	1125000	1152500	1282000	1225500	1160000	21	53	3.1	-5.3
PARKVILLE	1380000^	2012500^	2300000^	1690000^	1625000^	2	5	17.8	-3.8

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PASCOE VALE	835000	847000	872500	927500	915000	30	58	9.6	-1.3
PASCOE VALE SOUTH	903800	966800	1130000	957500	989300 [^]	6	16	9.5	3.3
PATTERSON GARDENS	975000 [^]	890000 [^]	946000 [^]	967500 [^]	967500 [*]	0	8	NA	NA
PATTERSON LAKES	870000	823500	1037500	1300000	890000	11	24	2.3	-31.5
PAYNESVILLE	299000	350000	370000	404000	309200	14	46	3.4	-23.5
PEARCEDALE	643000	692000	700000	705000	617500 [^]	8	19	-4.0	-12.4
PETERBOROUGH	637500 [^]	407300 [^]	825000 [^]	650000 [^]	650000 [*]	0	5	NA	NA
PIONEER BAY	310000 [^]	347500 [^]	295000 [^]	323800 [^]	375000 [^]	4	10	21.0	15.8
PLENTY	1307500 [^]	1400000 [^]	1301000 [^]	1120000 [^]	1245000 [^]	4	9	-4.8	11.2
POINT COOK	626800	657500	650000	660000	655000	85	211	4.5	-0.8
POINT LONSDALE	840000	795000	845000	995000	800000	13	27	-4.8	-19.6
POREPUNKAH	680000 [^]	515100 [^]	467000 [^]	467500 [^]	595500 [^]	6	8	-12.4	27.4
PORT FAIRY	540000	625000	650000	635000	615000	12	31	13.9	-3.1
PORT MELBOURNE	1397500	1303000	1670000	1710000	1432500	16	54	2.5	-16.2
PORT WELSHPOOL	360000 [^]	150000 [^]	300000 [^]	330000 [^]	283000 [^]	6	9	-21.4	-14.2
PORTARLINGTON	680000	590000	610000	636300	722000	13	39	6.2	13.5
PORTLAND	242500	275000	282000	317500	266300	42	102	9.8	-16.1
PORTSEA	2525000 [^]	2300000 [^]	1860000	2570000	2564900 [^]	4	20	1.6	-0.2
PRAHRAN	1547000	1570000	1575000	1513500	1566000	33	59	1.2	3.5
PRESTON	876500	956000	1043500	1018000	969500	46	104	10.6	-4.8
PRINCES HILL	1945300 [^]	2218500 [^]	2212500 [^]	1332000 [^]	1236200 [^]	7	12	-36.5	-7.2
PYRAMID HILL	77500 [^]	125000 [^]	130000 [^]	115000 [^]	115000 [^]	1	4	48.4	0.0
QUARRY HILL	512500	350000	390000	369000	377500 [^]	6	19	-26.3	2.3
QUEENSCLIFF	880000 [^]	825000	1105000 [^]	990000	905000 [^]	5	18	2.8	-8.6
RAINBOW	68100 [^]	85000 [^]	67000 [^]	77500 [^]	60000 [^]	3	9	-11.9	-22.6
RAYMOND ISLAND	270000 [^]	300000 [^]	365000 [^]	650000 [^]	565000 [^]	1	4	109.3	-13.1
RED CLIFFS	250000	206500	210200	210000	250000	26	39	0.0	19.0
RED HILL	825000 [^]	825000 [*]	825000 [*]	825000 [*]	880000 [^]	4	4	6.7	NA
REDAN	332500	348500	369000	357500	367500	14	30	10.5	2.8
RESEARCH	946500 [^]	930000 [^]	1025000 [^]	1400000 [^]	927500 [^]	4	9	-2.0	-33.8
RESERVOIR	691700	762500	787500	827000	787500	76	166	13.8	-4.8
RHYLL	418000 [^]	530000 [^]	875000 [^]	495000 [^]	571500 [^]	3	9	36.7	15.5
RICHMOND	1245000	1243500	1335000	1249500	1341000	34	80	7.7	7.3

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RIDDELLS CREEK	638500^	757500^	662500	685000^	650000^	3	10	1.8	-5.1
RINGWOOD	755000	845000	814500	937500	896500	26	60	18.7	-4.4
RINGWOOD EAST	780500	779000	885000	925000	860000	11	32	10.2	-7.0
RINGWOOD NORTH	761500	865000	928000	890500	916000	19	45	20.3	2.9
ROBINVALE	347500^	241500	220000^	197000^	265000	11	16	-23.7	34.5
ROCHESTER	240000^	260000	255000	235000	220000	10	22	-8.3	-6.4
ROCKBANK	480500^	575000^	443000^	480000^	387500^	4	9	-19.4	-19.3
ROMSEY	565000^	597500	580300	627500	642500	10	36	13.7	2.4
ROSANNA	910000	1105000	1126000	1105000	1120000^	8	24	23.1	1.4
ROSEBUD	536000	542500	560000	584900	535000	44	125	-0.2	-8.5
ROSEBUD SOUTH	622000	699000	727500	865000	652500	14	33	4.9	-24.6
ROSEDALE	296000	177500	215000^	218000	262500^	4	15	-11.3	20.4
ROWVILLE	779500	840000	860000	813500	830000	73	159	6.5	2.0
ROXBURGH PARK	528500	545000	570000	579000	550000	47	108	4.1	-5.0
RUPANYUP	78300^	159000^	85000^	140000^	140000*	0	5	NA	NA
RUSHWORTH	182500^	162500^	258000^	185000^	200000^	6	11	9.6	8.1
RUTHERGLEN	259000^	327000^	275000^	330000^	350000^	7	11	35.1	6.1
RYE	670000	705000	685000	720000	695500	63	137	3.8	-3.4
SAFETY BEACH	750000	805000	770000	980000	925000	17	52	23.3	-5.6
SALE	348000	309000	329000	345000	292500	44	100	-15.9	-15.2
SAN REMO	537500^	601000^	475000^	652500^	500000^	7	16	-7.0	-23.4
SANCTUARY LAKES	626500	620000	638000	620000	670000	64	144	6.9	8.1
SANDHURST	820000	805000	887500	790000	810000	11	38	-1.2	2.5
SANDRINGHAM	1620000	1636300	1710000	1800000	1776000	18	41	9.6	-1.3
SANDY POINT	385000^	410000^	445000^	517500	517500*	0	10	NA	NA
SASSAFRAS	845000^	767500^	860500^	768000^	558500^	2	4	-33.9	-27.3
SCORESBY	751500	765900	863100	790000	760500	12	25	1.2	-3.7
SEA LAKE	115000^	135000^	97500^	121500^	80500^	6	12	-30.0	-33.7
SEABROOK	640000	578800	673000	655000	647500	12	31	1.2	-1.1
SEAFORD	589500	655500	685000	690000	672500	50	107	14.1	-2.5
SEAHOLME	1005000^	1020000^	1100000^	960000^	900000^	5	10	-10.4	-6.3
SEBASTOPOL	291300	326000	320000	345000	330000	37	72	13.3	-4.3
SEDDON	960000	925000	960000	1100000	1046300	12	29	9.0	-4.9

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SELBY	600000^	731000^	597500^	705000^	743500^	4	9	23.9	5.5
SEVILLE	605000^	613300^	717500^	625600^	595000^	3	10	-1.7	-4.9
SEVILLE EAST	585000^	509500^	582000^	598000^	598000*	0	1	NA	NA
SEYMOUR	275000	285000	312500	310000	340000	21	48	23.6	9.7
SHEPPARTON	290000	297500	274000	281500	310000	101	225	6.9	10.1
SILVERLEAVES	494100^	660000^	575000^	620000^	575000^	2	9	16.4	-7.3
SKENES CREEK	1200000^	880000^	710000^	855000^	855000*	0	4	NA	NA
SKIPTON	220000^	146000^	205000^	212000^	168000^	1	6	-23.6	-20.8
SKYE	572500	610000	615000	612500	613500	26	51	7.2	0.2
SMITHS BEACH	440000^	730000^	595000^	560000^	742000^	4	9	68.6	32.5
SMYTHESDALE	227800^	410000^	290000^	270500^	425000^	5	7	86.6	57.1
SOLDIERS HILL	490000	462300	479000	554000	545000	17	35	11.2	-1.6
SOMERS	850000	990000	1050000	880000	952500	12	23	12.1	8.2
SOMERVILLE	598000	612500	600000	606000	636000	20	65	6.4	5.0
SORRENTO	1325000	1485000	1425000	1500000	1625800	20	53	22.7	8.4
SOUTH GEELONG	731000^	677300^	691500^	687500^	610000^	1	3	-16.6	-11.3
SOUTH KINGSVILLE	780000^	915000^	847600^	975000	1146000^	4	14	46.9	17.5
SOUTH MELBOURNE	1210000	1525000	1720000	1540000	1337500	22	38	10.5	-13.1
SOUTH MORANG	610000	621000	661000	662000	600000	48	101	-1.6	-9.4
SOUTH YARRA	1800000	2088000	1665500	2068800	1630000	17	37	-9.4	-21.2
SPOTSWOOD	950000	912500	1020000	1135000^	906000	10	15	-4.6	-20.2
SPRING GULLY	389000	345000^	382500	381000^	405000^	4	13	4.1	6.3
SPRINGVALE	685000	759000	762000	813600	752500	16	32	9.9	-7.5
SPRINGVALE SOUTH	640000	685000	720000	712000	685000	11	24	7.0	-3.8
ST ALBANS	550000	590000	625000	593000	590000	35	104	7.3	-0.5
ST ALBANS PARK	425000	420000	432500	447500	450000^	9	27	5.9	0.6
ST ANDREWS BEACH	1725000^	695000^	937500	992500^	1370000^	1	5	-20.6	38.0
ST ARNAUD	186500	152500	195000^	155000	145000^	9	20	-22.3	-6.5
ST HELENA	866000^	871000^	1001000	990000^	905000^	6	15	4.5	-8.6
ST KILDA	1355000	1467500	3017500	1771800^	1315000	10	18	-3.0	-25.8
ST KILDA EAST	1520000	1511000	1565000	1559500	1580000^	6	18	3.9	1.3
ST KILDA WEST	2114000^	3100000^	1737000^	2450000^	2630000^	3	6	24.4	7.3
ST LEONARDS	520000	577500	572500	520000	562500	20	52	8.2	8.2

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Apr-Jun 2019 to Apr-Jun 2020

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STAWELL	185000	185000	197000	220000	155000	21	66	-16.2	-29.5
STRATFORD	322500^	336500	302500	318500	315000	11	23	-2.3	-1.1
STRATHDALE	492500	467000	490000	521000	397500	16	39	-19.3	-23.7
STRATHFIELDSAYE	447500	495000	460000	542500	526000	15	31	17.5	-3.0
STRATHMERTON	190000^	277500^	162500^	162500*	162500*	0	0	NA	NA
STRATHMORE	1235500	1325000	1500000	1218000	1260000	17	37	2.0	3.4
STRATHTULLOH	426000^	540300^	540000^	470000^	520000	15	24	22.1	10.6
STUDFIELD	680000^	874000^	920000	870000^	830000^	3	6	22.1	-4.6
SUNBURY	532800	520000	560000	575000	550000	129	268	3.2	-4.3
SUNDERLAND BAY	436300^	335000^	412000^	510800^	390000^	1	5	-10.6	-23.6
SUNSET STRIP	395000^	460000^	475800^	510500^	410000^	5	11	3.8	-19.7
SUNSHINE	685000	625000	770000	819500	705000	16	38	2.9	-14.0
SUNSHINE NORTH	580000	610000	675500	647000	647000^	9	25	11.6	0.0
SUNSHINE WEST	600000	645000	655000	656300	650000	18	48	8.3	-1.0
SURF BEACH	472500^	617500^	496000^	492000^	462500^	4	11	-2.1	-6.0
SURREY HILLS	1819000	1931000	1960000	1650000	1650000	31	54	-9.3	0.0
SWAN HILL	283500	277500	292500	317500	290000	27	69	2.3	-8.7
SYDENHAM	610000	565000	599500	601000	635000	11	28	4.1	5.7
SYNDAL	1410000	1605000	1579500	1570000	1550000	10	21	9.9	-1.3
TALLANGATTA	255000^	255000^	260000^	325000^	165000^	4	6	-35.3	-49.2
TARNEIT	540000	561000	560000	555000	576500	124	283	6.8	3.9
TATURA	369000	282000^	272500	275000	298300	20	40	-19.2	8.5
TAWONGA SOUTH	478800^	383500^	382500^	375000^	380000^	3	8	-20.6	1.3
TAYLORS HILL	692500	693500	734500	735000	705000	19	44	1.8	-4.1
TAYLORS LAKES	725500	759500	762500	768000	720000	15	32	-0.8	-6.3
TECOMA	592500^	650000^	797500^	727500^	667500^	8	12	12.7	-8.2
TEMPLESTOWE	1249500	1400000	1320000	1399000	1400000	17	42	12.0	0.1
TEMPLESTOWE LOWER	1038000	1102500	1200000	1250000	1144300	26	60	10.2	-8.5
TERANG	177500	200000	172000	203500^	260000^	9	17	46.5	27.8
THE BASIN	717500^	752600	695000	778000^	833000	12	20	16.1	7.1
THE HONEYSUCKLES	348000^	215000^	350000^	285000^	465000^	3	8	33.6	63.2
THE PATCH	560000^	655500^	990000^	990000*	720000^	4	4	28.6	NA
THOMASTOWN	561500	600000	615000	636000	577000	27	63	2.8	-9.3

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THOMSON (GREATER GEELONG)	378000^	387500^	425000^	419000^	420000^	5	11	11.1	0.2
THORNBURY	1095000	1115000	1250000	1290000	1120000	17	54	2.3	-13.2
THORNHILL PARK	535000	535000	552500	575000^	570000	10	16	6.5	-0.9
TIMBOON	275000^	277500^	260000^	405000^	340000^	3	8	23.6	-16.0
TONGALA	241000^	229000^	247500^	212500^	210000^	2	10	-12.9	-1.2
TOORA	227500*	275000^	310000^	222500^	230000^	2	4	NA	3.4
TOORADIN	660000^	785000^	745000^	665000^	760000^	4	12	15.2	14.3
TOORAK	4350000	4750000	5000000	4500000	5205000	10	21	19.7	15.7
TOOTGAROOK	580000	617500	582000	585000	587500	10	39	1.3	0.4
TORQUAY	772000	765000	845000	815000	833000	40	107	7.9	2.2
TRAFALGAR	370000	407500	382500	410000	470000	13	28	27.0	14.6
TRARALGON	308500	325000	340800	319500	333800	100	250	8.2	4.5
TRARALGON EAST	415000^	577500^	430000^	454000^	500000^	4	7	20.5	10.1
TRAVANCORE	815000^	1560000^	1250000^	1250000*	1050000^	3	3	28.8	NA
TRENTHAM	580000^	622000^	615000	592500	585000^	7	19	0.9	-1.3
TRUGANINA	565500	590000	570800	587000	582500	84	181	3.0	-0.8
TULLAMARINE	600000	618000	619000	675000	597600^	4	14	-0.4	-11.5
TYABB	610300	615000^	635000^	577000^	560000^	5	12	-8.2	-2.9
UPPER FERNTREE GULLY	641500	602500	708000	691500^	965000^	5	9	50.4	39.6
UPWEY	650000	742000	718000	750000	700500	17	37	7.8	-6.6
VENTNOR	563500^	487500^	523500	532600	910000^	2	16	61.5	70.9
VENUS BAY	327500	335000	342500	350000	358000	23	48	9.3	2.3
VERMONT	900000	989500	1016500	1122500	1068000	17	39	18.7	-4.9
VERMONT SOUTH	1031000	1170000	1260000	1210000	1122500	20	40	8.9	-7.2
VIEWBANK	886500	920000	998000	985000	912500	10	23	2.9	-7.4
VIOLET TOWN	275000^	342500^	306400^	279000^	294000^	2	6	6.9	5.4
WAHGUNYAH	320000^	314000^	350000^	395000^	395000*	0	4	NA	NA
WALLAN	455000	489900	480000	490000	502500	24	51	10.4	2.6
WALLAN EAST	440000	445000	451500	470000	457000^	9	38	3.9	-2.8
WANDANA HEIGHTS	763000^	690000^	878000^	980000^	595000^	3	8	-22.0	-39.3
WANDIN NORTH	567000^	612000	627500	721300^	715000^	3	7	26.1	-0.9
WANGARATTA	315000	299500	343000	330100	373000	78	170	18.4	13.0
WANTIRNA	807500	951000	877500	930000	850000	15	42	5.3	-8.6

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WANTIRNA SOUTH	910000	1012500	1050000	1088000	938800	19	59	3.2	-13.7
WARBURTON	540000	495000^	500000^	552500^	530000^	8	14	-1.9	-4.1
WARRACKNABEAL	113500	115000	120000	142000^	136000	14	21	19.8	-4.2
WARRAGUL	460000	460000	473000	485000	483800	78	174	5.2	-0.3
WARRANTYTE	967500	878000^	1050000	977500	918000^	7	25	-5.1	-6.1
WARRANWOOD	890000	997000	893300	940000^	865000^	9	16	-2.8	-8.0
WARRNAMBOOL	360000	370000	389000	393800	397500	84	214	10.4	1.0
WATERWAYS	1625000*	1105000^	1270000^	1422400^	1282000^	5	13	NA	-9.9
WATSONIA	710300	753500	791000	826000	761300	18	33	7.2	-7.8
WATSONIA NORTH	643800	706800^	764000	776800	760000^	5	17	18.1	-2.2
WATTLE GLEN	772500^	815000^	755000^	765000^	822900^	5	10	6.5	7.6
WAURN PONDS	580000	685000	650000	575000	717500^	8	19	23.7	24.8
WEDDERBURN	140000^	167500^	135300^	135300*	115000^	4	4	-17.9	NA
WEIR VIEWS	472500	486500	430000	472500	493000	12	28	4.3	4.3
WENDOUREE	332500	331900	350000	357500	350000	45	95	5.3	-2.1
WENDOUREE WEST	229000^	257500^	282500^	300000^	258000^	4	13	12.7	-14.0
WERRIBEE	495000	525000	510000	515000	511300	134	269	3.3	-0.7
WERRIBEE SOUTH	679500^	650000^	760000^	590000^	600000^	7	12	-11.7	1.7
WEST FOOTSCRAY	755000	835000	868000	840000	751300	28	53	-0.5	-10.6
WEST MELBOURNE	1105000^	1385000^	1540000^	1450000^	1277500^	4	7	15.6	-11.9
WEST WODONGA	339500	346500	340000	392500	368800	38	89	8.6	-6.1
WESTALL	690000	748000	761300^	769500	737000^	9	19	6.8	-4.2
WESTGARTH	1307500	1765000	1472500	1441000^	1405000^	4	8	7.5	-2.5
WESTMEADOWS	584100	634400	622500	560000	570000	13	32	-2.4	1.8
WHEELERS HILL	947500	980000	1138000	1138500	1014000	23	69	7.0	-10.9
WHITE HILLS	400000	330000	360000	318500	425000	13	29	6.3	33.4
WHITTINGTON	397500	372000	385000	412000	361300^	8	19	-9.1	-12.3
WHITTLESEA	571000	569000	601300	604500	573500	14	34	0.4	-5.1
WILLIAMS LANDING	637500	656000	700000	687500	671300	16	44	5.3	-2.4
WILLIAMSTOWN	1275000	1350000	1402500	1510000	1323000	31	55	3.8	-12.4
WILLIAMSTOWN NORTH	1000000^	851000^	1520000^	1290000^	890000^	5	7	-11.0	-31.0
WIMBLEDON HEIGHTS	357000^	388300^	447500^	405000^	465000^	5	9	30.3	14.8
WINCHELSEA	450000^	376500	438500	471300^	455000^	6	11	1.1	-3.5

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WINDSOR	1152000	1350000	1670000	1483000	1180000	11	27	2.4	-20.4
WINTER VALLEY	417500	413800	440000	485000^	457500	10	19	9.6	-5.7
WODONGA	323800	320000	353500	359000	339800	86	184	4.9	-5.4
WOLLERT	583700	585000	577000	600000	585000	97	205	0.2	-2.5
WONGA PARK	1052500^	888000^	1685000^	1038000^	890000^	5	9	-15.4	-14.3
WONTHAGGI	372500	369000	401500	385000	367500	12	45	-1.3	-4.5
WOODEND	801300	693500	717500	661300	705000	18	34	-12.0	6.6
WOOLAMAI WATERS	495300^	447500	512500	575000	460000	16	29	-7.1	-20.0
WOORI YALLOCK	532500^	450000^	570000	552200	525000	10	29	-1.4	-4.9
WY YUNG	330500^	360000	311000^	315000^	380000^	9	14	15.0	20.6
WYCHEPROOF	197500^	124500^	100000^	170000^	115000^	3	6	-41.8	-32.4
WYNDHAM VALE	457500	465000	485000	470300	472000	63	129	3.2	0.4
YACKANDANDAH	480000^	441300^	560000^	545000^	530000^	3	4	10.4	-2.8
YALLAMBIE	695000	861000^	878000	857000^	830000^	7	12	19.4	-3.2
YALLOURN NORTH	205000^	172500^	213000^	150000^	200500^	4	11	-2.2	33.7
YARRA GLEN	685000^	650000^	703000	755500	640000^	5	15	-6.6	-15.3
YARRA JUNCTION	562500	600000	580000	540000	602500	12	24	7.1	11.6
YARRAGON	426000^	425000	430000^	425000^	375000^	7	12	-12.0	-11.8
YARRAM	227500	224000	249800	258000	247500	12	25	8.8	-4.1
YARRAVILLE	915000	1010000	986000	970300	1027500	38	78	12.3	5.9
YARRAWONGA	376000	372500	389800	401500	452500	22	63	20.3	12.7
YEA	417000^	470500^	420000	395000^	421300^	8	15	1.0	6.6
YINNAR	255000^	300000^	223000^	295000^	374000^	2	8	46.7	26.8

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ABBOTSFORD	545000	527000	546500	560000	572500	22	65	5.0	2.2
ABERFELDIE	762500^	993500^	672500^	662800^	405000^	3	5	-46.9	-38.9
AIRPORT WEST	610000	598000	645000	651500	640000	16	26	4.9	-1.8
ALBERT PARK	607500^	1730000^	892500^	850000^	1205000^	4	5	98.4	41.8
ALBION	256000	297500	250000	469500	520000^	9	19	103.1	10.8
ALEXANDRA	290000^	285000^	260000^	300000^	435000^	1	4	50.0	45.0
ALFREDTON	408500^	264000^	290000^	280500	380000^	5	15	-7.0	35.5
ALPHINGTON	697500^	711000	574500	825000^	720000^	5	10	3.2	-12.7
ALTONA	615000	635000	620000	635000	666300	20	42	8.3	4.9
ALTONA EAST	560000^	767500^	740000^	680500^	475000^	4	6	-15.2	-30.2
ALTONA MEADOWS	465000^	560000^	502000^	453000^	445000^	2	4	-4.3	-1.8
ALTONA NORTH	641300	710000	637500	625000	625000	13	26	-2.5	0.0
APOLLO BAY	418000^	572500^	372500^	435800^	470000^	1	5	12.4	7.9
ARARAT	205000^	258000^	208500^	184000^	227800^	2	8	11.1	23.8
ARDEER	425000^	520000^	555000^	512500^	482500^	2	7	13.5	-5.9
ARMADALE	631900	687500	675500	713000	530000	23	48	-16.1	-25.7
ASCOT VALE	489000	510000	614300	643300	571000	17	39	16.8	-11.2
ASHBURTON	1352500^	1175500^	1158000	1241500^	1115000^	5	13	-17.6	-10.2
ASHWOOD	850000^	856500	923000	956000^	836000	13	20	-1.6	-12.6
ASPENDALE	696600	696300	755000	774500	790000^	6	20	13.4	2.0
AVONDALE HEIGHTS	446000^	655000	715500^	685000^	641300^	2	5	43.8	-6.4
BACCHUS MARSH	425000^	439000^	382000^	331500^	312500^	6	15	-26.5	-5.7
BAIRNSDALE	214500	202000	250000^	230000	280000^	3	13	30.5	21.7
BALACLAVA	620500	540000	650000	621300	545500	14	34	-12.1	-12.2
BALLAN	335000^	389000^	325000^	325000^	404500^	4	7	20.7	24.5
BALLARAT CENTRAL	140000^	305000^	250000^	455000^	253300^	6	14	80.9	-44.3
BALLARAT EAST	330000^	288500^	319000^	329400^	370000^	1	7	12.1	12.3
BALLARAT NORTH	255000^	174500^	345000^	225000^	245000^	3	6	-3.9	8.9
BALWYN	827500	810000	1200000	782500	725000	21	41	-12.4	-7.3
BALWYN NORTH	1030000^	1150000	977500	1222900	1069000	14	27	3.8	-12.6
BARWON HEADS	1125000^	635000^	885000^	1117500^	637000^	3	5	-43.4	-43.0
BAXTER	467500^	480000^	539000^	540000^	477400^	2	5	2.1	-11.6
BAYSWATER	555000	610000	611000	593500	595000	32	57	7.2	0.3
BAYSWATER NORTH	470000	500000	478000	532500	470000	15	29	0.0	-11.7

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BEACONSFIELD	449800 [^]	446100	550000 [^]	516900 [^]	430000 [^]	3	11	-4.4	-16.8
BEAUMARIS	1000000	955500	875000	1289000	1100000	11	26	10.0	-14.7
BEECHWORTH	256000 [*]	315000 [^]	595000 [^]	595000 [*]	375000 [^]	1	1	NA	NA
BELL PARK	355500	372500 [^]	418000	415000 [^]	400000 [^]	3	10	12.5	-3.6
BELLFIELD (BANYULE)	642500 [^]	655800 [^]	666500 [^]	637500 [^]	830000 [^]	5	13	29.2	30.2
BELMONT	414000	401800	463800	479000	483000	18	33	16.7	0.8
BENALLA	214000	202000 [^]	260000 [^]	186300	206000 [^]	4	16	-3.7	10.6
BENDIGO	270000 [^]	208000 [^]	340000 [^]	393800 [^]	381500 [^]	4	8	41.3	-3.1
BENTLEIGH	691000	642500	726000	630000	615500	44	84	-10.9	-2.3
BENTLEIGH EAST	752500	682500	810000	807000	875000	37	81	16.3	8.4
BERWICK	505000	540000	517000	550100	530000	11	50	5.0	-3.7
BITTERN	437500 [^]	515000 [^]	479000 [^]	520000 [^]	505000 [^]	3	7	15.4	-2.9
BLACK ROCK	950000	835000	1000000	937500	720000 [^]	7	23	-24.2	-23.2
BLACKBURN	546500	520000	720000	626500	678000	23	51	24.1	8.2
BLACKBURN NORTH	730000 [^]	752000 [^]	1020000 [^]	780000 [^]	740000 [^]	7	13	1.4	-5.1
BLACKBURN SOUTH	760000 [^]	761000	770000 [^]	1035000 [^]	800000 [^]	1	8	5.3	-22.7
BONBEACH	495000	620500	575000	590000	607800	16	35	22.8	3.0
BORONIA	566000	566000	591000	590000	560000	44	99	-1.1	-5.1
BOX HILL	498000	510000	565500	493500	555000	28	80	11.4	12.5
BOX HILL NORTH	830000	900000	860000	871000	748000	17	39	-9.9	-14.1
BOX HILL SOUTH	746000 [^]	617500	855000	880000	752500	14	24	0.9	-14.5
BRAYBROOK	530000	499000	600000	600000	560000	15	37	5.7	-6.7
BRIAR HILL	566500 [^]	713000 [^]	677500	567000 [^]	820000 [^]	5	10	44.7	44.6
BRIGHT	429500	377500 [^]	500000 [^]	496000 [^]	419000 [^]	5	7	-2.4	-15.5
BRIGHTON	1047500	1175500	1016500	1074500	1125000	42	89	7.4	4.7
BRIGHTON EAST	875000	1185000	1090000	1036000	1235000	11	28	41.1	19.2
BROADMEADOWS	380000	381000	408000	392500	420000	19	37	10.5	7.0
BROOKFIELD	412500 [^]	465000 [^]	460000 [^]	460000 [*]	460000 [*]	0	0	NA	NA
BROOKLYN	535000 [^]	540000 [^]	600000	585500 [^]	525000 [^]	3	12	-1.9	-10.3
BROWN HILL	308500 [^]	289500 [^]	310000 [^]	312000 [^]	313500 [^]	2	5	1.6	0.5
BRUNSWICK	534000	539500	605500	569000	541000	39	107	1.3	-4.9
BRUNSWICK EAST	487900	485000	527500	522000	477500	46	123	-2.1	-8.5
BRUNSWICK WEST	485500	559500	512000	547500	540000	47	103	11.2	-1.4
BULLEEN	572500	582300	696000	570000	770000	12	25	34.5	35.1

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MEDIAN UNIT PRICES

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								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
BUNDOORA	386000	400000	407500	432500	465500	35	65	20.6	7.6
BURWOOD	715000	750000	670000	740000	710000	27	62	-0.7	-4.1
BURWOOD EAST	592500^	476000^	650000 ^	722500^	868000^	4	12	46.5	20.1
CAIRNLEA	458500^	335000^	431200	431200*	451500^	2	2	-1.5	NA
CAMBERWELL	830000	711000	865000	827500	783000	27	50	-5.7	-5.4
CANADIAN	299500^	300000	350000 ^	330000^	330000^	3	10	10.2	0.0
CANTERBURY	1294000	1150000	1380000	1131000^	945000^	7	11	-27.0	-16.4
CAPEL SOUND	473000^	630000	452000	480000^	567500^	8	16	20.0	18.2
CARLTON	420000	367500	430000	295000	250000	37	106	-40.5	-15.3
CARLTON NORTH	627000^	500000^	888000 ^	926000^	578500^	4	9	-7.7	-37.5
CARNEGIE	539300	650000	670000	620000	632900	51	128	17.4	2.1
CAROLINE SPRINGS	445000	445000^	480000	486000	477500	20	30	7.3	-1.7
CARRUM	567300^	680000^	608000	642000	603500	12	27	6.4	-6.0
CARRUM DOWNS	425000	440000	450000	495000	441500	20	54	3.9	-10.8
CASTLEMAINE	499200^	395000^	371300 ^	482500^	378500^	2	8	-24.2	-21.6
CAULFIELD	750000	770000	751000	773000^	700000^	8	16	-6.7	-9.4
CAULFIELD EAST	747500^	318000^	350000 ^	372800^	1300000^	1	5	73.9	248.8
CAULFIELD NORTH	675000	564000	630000	668000	655000	29	75	-3.0	-1.9
CAULFIELD SOUTH	675000	820000	730000	810000	913000	12	27	35.3	12.7
CHADSTONE	750000	798000	905000	860000	843000	29	54	12.4	-2.0
CHELSEA	600000	590000	650500	652500	650000	34	60	8.3	-0.4
CHELSEA HEIGHTS	555000^	627800^	580000 ^	694000^	581000^	3	7	4.7	-16.3
CHELTENHAM	572500	584000	565000	696300	595000	31	67	3.9	-14.5
CHELTENHAM EAST	525000^	592500^	620500	656500^	644000^	4	10	22.7	-1.9
CHELTENHAM NORTH	599500^	635000	657000 ^	681000^	630000^	9	16	5.1	-7.5
CHIRNSIDE PARK	568100^	617500	615000 ^	642000^	605500^	4	6	6.6	-5.7
CLARINDA	649500^	552000^	762000 ^	667300	680000	11	21	4.7	1.9
CLAYTON	702500	630000	600000	614900	559800	57	93	-20.3	-9.0
CLAYTON NORTH	551300^	490000^	641400	505800^	718000^	5	12	30.2	42.0
CLAYTON SOUTH	530000^	500000^	522000	667500^	602500^	3	9	13.7	-9.7
CLIFTON HILL	550000	815000^	600000	487500	717500	10	20	30.5	47.2
COBRAM	210000^	189500^	217500 ^	212500^	185000^	1	5	-11.9	-12.9
COBURG	535000	536000	610000	575900	500000	31	61	-6.5	-13.2
COBURG EAST	521000^	667500^	640500	521800	640000^	7	21	22.8	22.7

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COBURG NORTH	610000 [^]	528800	630000	610300 [^]	620000 [^]	9	16	1.6	1.6
COLAC	210000 [^]	320000 [^]	315000 [^]	312000 [^]	337000 [^]	2	4	60.5	8.0
COLLINGWOOD	591000	568000	620000	613000	709500	26	74	20.1	15.7
CORIO	297500 [^]	312500	292500 [^]	333000 [^]	319000 [^]	4	7	7.2	-4.2
COWES	261000 [^]	346000 [^]	517500 [^]	340000 [^]	298800 [^]	6	15	14.5	-12.1
COWES WEST	455000 [^]	427500 [^]	400000 [^]	410000 [^]	312500 [^]	6	13	-31.3	-23.8
CRAIGIEBURN	380000	375000	379900	370000	360000	29	55	-5.3	-2.7
CRANBOURNE	345000	370000	370500	372500	396500	14	28	14.9	6.4
CRANBOURNE NORTH	360000 [^]	437500 [^]	415000 [^]	405000 [^]	368300 [^]	2	4	2.3	-9.1
CRANBOURNE WEST	350000 [^]	426300 [^]	385000 [^]	421000 [^]	418800 [^]	4	7	19.6	-0.5
CREMORNE	1642900	850000 [^]	674000 [^]	1272500 [^]	427500 [^]	3	5	-74.0	-66.4
CRIB POINT	410000 [^]	433800 [^]	389000 [^]	452000 [^]	387500 [^]	1	6	-5.5	-14.3
CROYDON	550000	560000	600000	600500	601000	43	127	9.3	0.1
CROYDON NORTH	595000	610000	648500	611000 [^]	630000	11	20	5.9	3.1
CROYDON SOUTH	630000 [^]	668500	643500 [^]	720000 [^]	572300 [^]	2	7	-9.2	-20.5
DALLAS	360000 [^]	430000 [^]	434500 [^]	380000 [^]	395500 [^]	4	11	9.9	4.1
DANDENONG	325000	372500	354500	405000	370000	53	125	13.9	-8.6
DANDENONG NORTH	412500	425000 [^]	445000	486000	435500 [^]	6	20	5.6	-10.4
DARLEY	310000 [^]	300000 [^]	425000 [^]	327500 [^]	327500 [*]	0	6	NA	NA
DAYLESFORD	367000 [^]	700000 [^]	502500 [^]	720000 [^]	505000 [^]	2	5	37.6	-29.9
DEEPDENE	951000 [^]	2270000 [^]	980500 [^]	2268000 [^]	1398000 [^]	5	6	47.0	-38.4
DEER PARK	485000 [^]	450900	484500	450000 [^]	428500 [^]	8	15	-11.6	-4.8
DIAMOND CREEK	625000	625000	686000	623500 [^]	580000 [^]	2	8	-7.2	-7.0
DINGLEY VILLAGE	595100 [^]	576000 [^]	629500 [^]	610500 [^]	570000 [^]	7	11	-4.2	-6.6
DOCKLANDS	593000	587300	613000	555000	600000	61	173	1.2	8.1
DONCASTER	620000	584500	636900	555000	595000	41	100	-4.0	7.2
DONCASTER EAST	798000	810000	874500	850000	733000	33	88	-8.1	-13.8
DONVALE	745000	791600	806000	730000 [^]	712300	10	18	-4.4	-2.4
DOVETON	419500 [^]	403500	386000 [^]	386500 [^]	385000 [^]	7	14	-8.2	-0.4
DROMANA	585000 [^]	860000 [^]	502500	600000	595000	11	21	1.7	-0.8
DROUIN	320000	334000	333700	342800	347000 [^]	7	23	8.5	1.2
DRYSDALE	376700	450000 [^]	403000 [^]	372500 [^]	355800 [^]	2	11	-5.6	-4.5
EAGLEHAWK	242000 [^]	247500 [^]	256000 [^]	258000 [^]	216000 [^]	4	7	-10.7	-16.3
EAGLEMONT	870000 [^]	785000 [^]	545500	450000 [^]	853000 [^]	3	4	-2.0	89.6

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EAST BAIRNSDALE	-	225000 [^]	140000 [^]	140000 [*]	140000 [*]	0	0	NA	NA
EAST BENDIGO	307500 [^]	331000 [^]	376800 [^]	312500 [^]	396500 [^]	1	3	28.9	26.9
EAST GEELONG	691000 [^]	699000 [^]	464000 [^]	395000 [^]	472000 [^]	3	4	-31.7	19.5
EAST MELBOURNE	693700	609500	592500	820000	520000 [^]	9	30	-25.0	-36.6
ECHUCA	297500	255000	256000	312000	291300 [^]	4	15	-2.1	-6.7
EDITHVALE	715000	651000	720000	723500	720000	12	26	0.7	-0.5
ELSTERNWICK	566000	605600	600000	743800	719300	22	54	27.1	-3.3
ELTHAM	615000	700000	687500	791500	691000	19	41	12.4	-12.7
ELWOOD	642500	737500	708000	691500	645000	64	130	0.4	-6.7
ENDEAVOUR HILLS	500000 [^]	493000	565000 [^]	565000	590000 [^]	9	31	18.0	4.4
EPPING	393000	413500	413000	386500	410000 [^]	9	27	4.3	6.1
ESSENDON	492500	547500	547500	607500	530000	39	87	7.6	-12.8
ESSENDON NORTH	435000	430000	425000	430000	495000	20	31	13.8	15.1
EUMEMMERRING	430000 [^]	337500 [^]	450000 [^]	393000 [^]	420000 [^]	7	12	-2.3	6.9
EUROA	250000 [^]	230000 [^]	215000 [^]	162500 [^]	220000 [^]	1	6	-12.0	35.4
FAIRFIELD	570000 [^]	460000	555100	627000	570000	15	28	0.0	-9.1
FAWKNER	461000	515000	503500	534000	505000	18	28	9.5	-5.4
FERNTREE GULLY	507500	545400	575000	600000	585800	19	41	15.4	-2.4
FISHERMANS BEND	722000	660000	1085000	911300	1055000 [^]	9	25	46.1	15.8
FITZROY	712500	753500	770300	617500	775000	27	45	8.8	25.5
FITZROY NORTH	629000	630500	700000	615500 [^]	735000	13	21	16.9	19.4
FLEMINGTON	401500	427500	602500	368800	465000	14	30	15.8	26.1
FLORA HILL	210000 [^]	315000 [^]	246500 [^]	260000 [^]	358000 [^]	4	12	70.5	37.7
FOOTSCRAY	406300	391000	460000	468000	411500	48	117	1.3	-12.1
FOREST HILL	774000	749000	752000	772000	722000	11	26	-6.7	-6.5
FOSTER	170000 [^]	197500 [^]	163000 [^]	292500 [^]	292500 [*]	0	2	NA	NA
FRANKSTON	380500	421500	449000	417800	415000	65	151	9.1	-0.7
FRANKSTON SOUTH	615000	581000	647500	730000	718000	13	24	16.7	-1.6
GARDENVALE	530500 [^]	695500 [^]	643000 [^]	865000 [^]	865000 [*]	0	2	NA	NA
GEELONG	540000	595000	456400 [^]	615000	625000	15	40	15.7	1.6
GEELONG WEST	359000 [^]	525000 [^]	447500	323800 [^]	435000 [^]	7	15	21.2	34.4
GISBORNE	552500 [^]	510000 [^]	490000 [^]	550000 [^]	610000 [^]	7	14	10.4	10.9
GLEN HUNTLY	580000	500000	601300	617500	542500	42	66	-6.5	-12.1
GLEN IRIS	630000	585000	727500	671000	733500	53	97	16.4	9.3

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GLEN WAVERLEY	750000	864000	850000	815000	770000	26	71	2.7	-5.5
GLENROY	504500	560000	535000	587600	551800	46	112	9.4	-6.1
GOLDEN POINT (BALLARAT)	305000^	330000^	345000 ^	300000^	330000^	5	12	8.2	10.0
GOLDEN SQUARE	272500	300000	259500	267500	295000^	9	19	8.3	10.3
GREENSBOROUGH	605000	640000	680000	603800	667500	24	42	10.3	10.6
GROVEDALE	399000	401000	419800	442800	380000^	7	21	-4.8	-14.2
HADFIELD	510000	483500	520000	610000	518800	16	30	1.7	-15.0
HALLAM	445000^	425000	441500	502500	431000^	3	17	-3.1	-14.2
HAMILTON	153800	212500^	300000 ^	216300^	204500^	4	8	33.0	-5.4
HAMLYN HEIGHTS	425000^	475000	492500	421000^	480000^	5	11	12.9	14.0
HAMPTON	751000	850000	895000	915000	770000	21	45	2.5	-15.8
HAMPTON EAST	579500	635000	725000	895000^	650000	13	22	12.2	-27.4
HAMPTON PARK	400000	403000	420000	422500^	421300	16	24	5.3	-0.3
HARKNESS	340000^	358000^	340000 ^	339500^	370000^	3	7	8.8	9.0
HASTINGS	347500^	450000	385000	405000	442500	10	27	27.3	9.3
HAWTHORN	507500	570000	584000	580000	620000	59	131	22.2	6.9
HAWTHORN EAST	601300	620000	651000	666500	832500	30	68	38.5	24.9
HEALESVILLE	507500^	532500^	494000	551300^	490000^	6	10	-3.4	-11.1
HEATHMONT	610300	630000	703300	645000^	680000^	7	16	11.4	5.4
HEIDELBERG	603000	640000	710000	646300	629400	24	42	4.4	-2.6
HEIDELBERG HEIGHTS	632000	665000^	650000	740500	716000	17	36	13.3	-3.3
HEIDELBERG WEST	530000^	555000	605000	593000	589000	12	24	11.1	-0.7
HERNE HILL	290000^	255000^	405600 ^	419000^	498300^	2	7	71.8	18.9
HIGHETT	655000	691000	682500	624500	647500	34	84	-1.1	3.7
HIGHTON	390000	399000	433000	447500	359000	17	35	-7.9	-19.8
HILLSIDE (MELTON)	420000^	500000^	477500 ^	455000^	490000^	4	11	16.7	7.7
HOPPERS CROSSING	408800	410000	420000	420000	428000^	3	20	4.7	1.9
HORSHAM	270000	230000^	238500	187500	219500^	8	18	-18.7	17.1
HUGHESDALE	572000	724000	600000	626800	635000	11	21	11.0	1.3
HUNTINGDALE	634000^	642000^	642000 *	725000^	680000^	4	10	7.3	-6.2
INVERLOCH	390000	375000^	515000 ^	460000^	520000^	7	13	33.3	13.0
IRYMPLE	112500^	225500^	216500 ^	455000^	455000*	0	1	NA	NA
IVANHOE	447500	635000	717500	649200	720000	25	49	60.9	10.9
IVANHOE EAST	550000^	742500^	580000 ^	766000^	1560000^	1	5	183.6	103.7

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JACANA	355000^	450000^	363800^	350000^	427000^	1	2	20.3	22.0
JOLIMONT	900000^	1552500^	662500	1285500	1450000^	3	15	61.1	12.8
KANGAROO FLAT	252000^	240000	286000^	268500	280200^	8	18	11.2	4.4
KEILOR EAST	622500	642500	699500	615000^	720000^	5	9	15.7	17.1
KENNINGTON	294500^	267500	262500	300000^	395000^	4	11	34.1	31.7
KENSINGTON	535000	538000	509500	510000	552500	26	55	3.3	8.3
KEW	740000	839000	827500	837500	815000	38	74	10.1	-2.7
KEW NORTH	986300^	799000^	838400	1170000^	700000^	5	12	-29.0	-40.2
KEYSBOROUGH	542500^	570000	627500	670000	630000^	4	17	16.1	-6.0
KILMORE	352500^	335000^	345000^	319000^	319000*	0	3	NA	NA
KILSYTH	527000	596500	573600	611500	609000	24	52	15.6	-0.4
KINGSBURY	371300^	550000^	605000^	453500^	545000^	5	9	46.8	20.2
KINGSVILLE	393800	483500	484500	517500^	527000^	7	13	33.8	1.8
KNOXFIELD	596500	625000	680000	755500	629000^	5	15	5.4	-16.7
KOO WEE RUP	415000^	415000*	416000^	420000^	365000^	3	8	-12.0	-13.1
KORUMBURRA	325000^	250000^	328800^	328000^	268500^	4	7	-17.4	-18.1
KURUNJANG	295000^	395000^	356000^	347300^	370000^	1	3	25.4	6.6
KYABRAM	205000^	185000^	266300^	220000^	200000^	7	12	-2.4	-9.1
KYNETON	620000^	410000^	351000^	503000^	400000^	1	4	-35.5	-20.5
LAKE WENDOUREE	437500^	398800^	478500	459300^	422500^	4	6	-3.4	-8.0
LAKES ENTRANCE	261300^	217500^	212500	300000^	223500^	2	8	-14.4	-25.5
LALOR	418800	438000	480000	500000	483400	13	23	15.4	-3.3
LANGWARRIN	435000	462500	463000	459500	477500	20	48	9.8	3.9
LAVERTON	435000^	510000	520000	557500^	515000^	7	13	18.4	-7.6
LAVERTON SOUTH	431900^	550000^	495000^	486500^	471000^	5	11	9.1	-3.2
LEONGATHA	300000^	210000^	210000*	352000^	290000^	3	7	-3.3	-17.6
LEOPOLD	377500^	390000	407500	399000^	395000^	3	10	4.6	-1.0
LILYDALE	450000	570000	515000	528000	507500	22	48	12.8	-3.9
LORNE	860000^	515000^	897500	697500^	730000^	7	14	-15.1	4.7
LOWER PLENTY	505500^	590000	545000	625000^	680000^	5	13	34.5	8.8
MACLEOD	560000	741000	694000	699000	697500	20	38	24.6	-0.2
MAFFRA	225000^	208000^	415000^	305000^	262500^	2	3	16.7	-13.9
MAIDSTONE	507000	601600	600000	646000	567500	13	39	11.9	-12.2
MALVERN	600500	775000	887500	725000	620000	12	24	3.2	-14.5

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MALVERN EAST	678800	632000	649000	685500	600000	33	63	-11.6	-12.5
MANIFOLD HEIGHTS	298000^	339000^	433800^	444500^	485500^	2	8	62.9	9.2
MANSFIELD	370500^	291000^	305000^	390500^	372000^	1	7	0.4	-4.7
MARIBYRNONG	412000	546000	517500	510000	500000	35	73	21.4	-2.0
MARYBOROUGH	207500^	215000^	208000^	236300^	187500^	3	9	-9.6	-20.6
MCCRAE	525000^	589000^	907500^	561000^	600000^	1	6	14.3	7.0
MCKINNON	690800	620500^	986500	723600	1037500^	8	20	50.2	43.4
MEADOW HEIGHTS	375000^	397000	400000^	401000^	412000^	5	14	9.9	2.7
MELBOURNE	500000	519000	519500	492000	485000	185	518	-3.0	-1.4
MELTON	305000	305000	311500	322500	320000^	7	19	4.9	-0.8
MELTON SOUTH	291000	297500	308500	310000^	301300	10	19	3.5	-2.8
MENTONE	541300	600000	634000	617500	672000	31	57	24.2	8.8
MERNDA	412500^	370000^	380000^	407000	455000^	5	17	10.3	11.8
MIDDLE PARK	815000^	422500^	738500^	1187500^	835000^	4	8	2.5	-29.7
MILDURA	225000	233000	198000	200000	200000	35	62	-11.1	0.0
MILL PARK	422500^	453000	483000	450000	429300	10	23	1.6	-4.6
MITCHAM	720000	730000	709300	701000	683000	29	56	-5.1	-2.6
MOE	208000	140000	220000^	135000^	125000^	9	18	-39.9	-7.4
MONT ALBERT	750000^	677000	804000	766800	700000^	3	13	-6.7	-8.7
MONT ALBERT NORTH	920000	835500	888000	1140000^	867500^	6	11	-5.7	-23.9
MONTMORENCY	675500	735000	720000	789500^	712500	15	23	5.5	-9.8
MOONEE PONDS	492000	451500	534500	500000	527000	29	70	7.1	5.4
MOORABBIN	686000	645000	738000^	561300	727500^	5	17	6.0	29.6
MOOROOLBARK	535000	580000	580000	582000	590000	23	41	10.3	1.4
MOOROOPNA	178000^	171500^	175800^	187500^	134000^	5	13	-24.7	-28.5
MORDIALLOC	631500	599500	624300	616000	596300	18	42	-5.6	-3.2
MORNINGTON	655000	607500	680000	632500	563500	28	78	-14.0	-10.9
MORWELL	161000^	232500	175300	162300	166500	10	22	3.4	2.6
MOUNT CLEAR	292800^	261000^	290000^	375000^	302500^	4	5	3.3	-19.3
MOUNT ELIZA	495000^	600000^	742500	517500^	525000^	5	13	6.1	1.4
MOUNT EVELYN	520000^	582500^	582500*	577500^	633000^	2	8	21.7	9.6
MOUNT MARTHA	650000^	399000^	680000^	685000	375000^	3	16	-42.3	-45.3
MOUNT PLEASANT	255000^	225000^	293000^	283000^	290000^	5	9	13.7	2.5
MOUNT WAVERLEY	980100	1025000	983000	985000	1000000	27	64	2.0	1.5

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MEDIAN UNIT PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
MULGRAVE	722500	762000	791000	835500 [^]	755000 [^]	9	13	4.5	-9.6
MURRUMBEENA	441500	586000	617500	580000	670000	24	53	51.8	15.5
MYRTLEFORD	255000 [^]	255000 [*]	327500 [^]	284500 [^]	284500 [*]	0	2	NA	NA
NARRE WARREN	430000	422000	435000	480000	465000 [^]	9	22	8.1	-3.1
NEWBOROUGH	230000 [^]	184000 [^]	190000 [^]	261500 [^]	202500 [^]	2	10	-12.0	-22.6
NEWCOMB	290000 [^]	288000 [^]	400000 [^]	385000 [^]	322000 [^]	5	12	11.0	-16.4
NEWPORT	674000	790000	725000	705000	782500 [^]	8	25	16.1	11.0
NEWTOWN (GREATER GEELON	625000	561000	407000	347500	406100 [^]	7	17	-35.0	16.9
NIDDRIE	665000	653000	690000	595000 [^]	678000 [^]	5	10	2.0	13.9
NOBLE PARK	465000	457500	470000	460500	435000	43	99	-6.5	-5.5
NORLANE	340000 [^]	285800 [^]	260000 [^]	320000	294500 [^]	2	14	-13.4	-8.0
NORTH BENDIGO	272500 [^]	255000 [^]	310000 [^]	275000 [^]	248500 [^]	4	12	-8.8	-9.6
NORTH MELBOURNE	421000	515000	531000	518000	470000	32	90	11.6	-9.3
NORTHCOTE	567500	645900	561500	652500	526000	20	47	-7.3	-19.4
NOTTING HILL	380000	400000	431900	320000	410000 [^]	5	18	7.9	28.1
NUMURKAH	192500 [^]	135000 [^]	177500 [^]	171500 [^]	171500 [*]	0	6	NA	NA
NUNAWADING	520500	618000	766000	854000	722000	18	34	38.7	-15.5
OAK PARK	675500	610000	680000	610000	655000 [^]	9	26	-3.0	7.4
OAKLEIGH	582000 [^]	731000	555000	463000	600000	11	24	3.1	29.6
OAKLEIGH EAST	783500	824000	848000	750000	760000 [^]	5	16	-3.0	1.3
OAKLEIGH SOUTH	470000 [^]	740000	765000	891300	800000 [^]	7	21	70.2	-10.2
OCEAN GROVE	502500	600000	657500	590000	610000	15	33	21.4	3.4
OFFICER	430000 [^]	396500 [^]	397500 [^]	420000 [^]	420000 [*]	0	5	NA	NA
ORMOND	611000	525000	636500	686000	629800	21	51	3.1	-8.2
OSBORNE	635000 [^]	605000	664000 [^]	562800	600000 [^]	7	17	-5.5	6.6
PAKENHAM	362000	380000	373800	405000	412500	27	54	14.0	1.9
PARKDALE	544000	674000	744300	812500	738000	22	43	35.7	-9.2
PARKVILLE	535300	443000	458000	495000	507500	14	36	-5.2	2.5
PASCOE VALE	612000	590000	619000	610000	605000	38	87	-1.1	-0.8
PASCOE VALE SOUTH	486000 [^]	610000 [^]	665000 [^]	690000	517500 [^]	4	21	6.5	-25.0
PATTERSON LAKES	647500	620000	618800	583500	590000 [^]	7	21	-8.9	1.1
PAYNESVILLE	170000 [^]	266800	272500	287000 [^]	285000 [^]	1	8	67.6	-0.7
POINT COOK	441300	412500	499000	460000	447500	12	29	1.4	-2.7
POINT LONSDALE	435000 [^]	570000 [^]	640000 [^]	535000 [^]	489000 [^]	3	6	12.4	-8.6

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MEDIAN UNIT PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
PORT FAIRY	555000 [^]	735000 [^]	560000 [^]	543800 [^]	577500 [^]	1	7	4.1	6.2
PORT MELBOURNE	702000	740000	740000	808000	775000	49	103	10.4	-4.1
PORTARLINGTON	586300 [^]	910000 [^]	490000	550000 [^]	455000 [^]	6	13	-22.4	-17.3
PORTLAND	166800 [^]	197500	203500	200000	182500 [^]	6	19	9.4	-8.8
PRAHRAN	590000	575000	623800	429000	565000	43	109	-4.2	31.7
PRESTON	460000	485000	529000	495500	491000	53	117	6.7	-0.9
QUARRY HILL	247000 [^]	287500 [^]	300000 [^]	287500 [^]	287500 [*]	0	3	NA	NA
REDAN	227000 [^]	263000 [^]	260000 [^]	184000 [^]	295000 [^]	1	5	30.0	60.3
RESEARCH	780000 [^]	730000 [^]	515000 [^]	515000 [*]	515000 [*]	0	0	NA	NA
RESERVOIR	513800	589000	597500	578000	565000	71	166	10.0	-2.2
RICHMOND	550000	585000	604000	609300	555000	84	176	0.9	-8.9
RINGWOOD	545000	536000	529000	570000	548300	36	99	0.6	-3.8
RINGWOOD EAST	552500	675000	635800	645000	650000	21	50	17.6	0.8
RINGWOOD NORTH	651000 [^]	640000 [^]	780000 [^]	825000 [^]	820000 [^]	4	9	26.0	-0.6
RIPPLESIDE	852500 [^]	852500 [*]	470000 [^]	750000 [^]	750000 [*]	0	1	NA	NA
RIPPONLEA	467500 [^]	436300 [^]	1346000 [^]	470000 [^]	541000 [^]	4	7	15.7	15.1
ROMSEY	370000 [^]	419000 [^]	425000 [^]	382000 [^]	555000 [^]	2	4	50.0	45.3
ROSANNA	685000	693000	750000	650000	715000 [^]	7	18	4.4	10.0
ROSEBUD	535000	522500	560000	580000	560000	13	35	4.7	-3.4
ROWVILLE	555500	585300	615000	640300	570000	15	27	2.6	-11.0
ROXBURGH PARK	469000 [^]	368000 [^]	462500 [^]	388000 [^]	350000 [^]	2	7	-25.4	-9.8
RYE	492000 [^]	460800 [^]	770000 [^]	630000 [^]	630000 [*]	0	6	NA	NA
SAFETY BEACH	575000	597500	697500	658000	680000	13	34	18.3	3.3
SALE	210000	220000	253300	259000	250000 [^]	9	20	19.0	-3.5
SANCTUARY LAKES	595000	542500	558000	485300 [^]	490000 [^]	7	9	-17.6	1.0
SANDRINGHAM	610000	785000	795000	600000	805500	16	57	32.0	34.3
SCORESBY	733900 [^]	677500 [^]	550000 [^]	555000 [^]	727500 [^]	2	5	-0.9	31.1
SEAFORD	460000	493000	540200	558000	620000	23	60	34.8	11.1
SEBASTOPOL	230000	227500	240000	277500	262500	10	38	14.1	-5.4
SEDDON	625000 [^]	690000 [^]	482000 [^]	465000 [^]	465000 [*]	0	9	NA	NA
SEYMOUR	132500 [^]	266500 [^]	185000 [^]	251000 [^]	239000 [^]	5	6	80.4	-4.8
SHEPPARTON	200000	274500	262000	262500	326000 [^]	9	32	63.0	24.2
SKYE	435000 [^]	452500 [^]	432000 [^]	510000 [^]	480000 [^]	4	5	10.3	-5.9
SOLDIERS HILL	315000 [^]	453800 [^]	290000 [^]	355000 [^]	378000 [^]	1	2	20.0	6.5

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MEDIAN UNIT PRICES

Apr-Jun 2019 to Apr-Jun 2020

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SOMERVILLE	505000 [^]	443000	448500 [^]	460000	490000 [^]	1	14	-3.0	6.5
SOUTH KINGSVILLE	643000	800000 [^]	640000 [^]	705000 [^]	695500 [^]	6	15	8.2	-1.3
SOUTH MELBOURNE	584000	599000	610000	538500	650000	29	68	11.3	20.7
SOUTH MORANG	390000 [^]	420000	432500	432500	505000 [^]	8	24	29.5	16.8
SOUTH YARRA	607500	541000	665800	590000	590000	96	213	-2.9	0.0
SOUTHBANK	600000	600000	600500	580000	550000	124	280	-8.3	-5.2
SPOTSWOOD	518800 [^]	820500 [^]	650000 [^]	697500 [^]	725000 [^]	2	4	39.8	3.9
SPRING GULLY	317500	230000 [^]	251500	302500	300000 [^]	3	14	-5.5	-0.8
SPRINGVALE	525000	434000	567500	600000	380000 [^]	8	30	-27.6	-36.7
SPRINGVALE SOUTH	422500 [^]	491500 [^]	467500	466200 [^]	440300 [^]	6	12	4.2	-5.6
ST ALBANS	412500	445500	457500	477000	455000	26	57	10.3	-4.6
ST ALBANS PARK	321750 [*]	378000 [^]	396000 [^]	227500 [^]	352500 [^]	6	8	NA	54.9
ST KILDA	530700	485000	580000	589000	491000	98	220	-7.5	-16.6
ST KILDA EAST	624000	550000	616000	617500	605300	36	68	-3.0	-2.0
ST KILDA WEST	520000	530000	707500	641500 [^]	615000	13	19	18.3	-4.1
ST LEONARDS	365000 [^]	365000 [*]	481000 [^]	375000 [^]	360000 [^]	3	6	-1.4	-4.0
STAWELL	138000 [*]	305000 [^]	221300 [^]	125000 [^]	210500 [^]	2	5	NA	68.4
STRATHDALE	276300 [^]	257800 [^]	120000 [^]	286000 [^]	277500 [^]	3	7	0.5	-3.0
STRATHMORE	730300 [^]	744000	850000 [^]	762500 [^]	800000 [^]	8	15	9.6	4.9
STUDFIELD	515000 [^]	805000 [^]	705500 [^]	663500 [^]	606000 [^]	3	7	17.7	-8.7
SUNBURY	392500	395000	425000	457500	420000	15	41	7.0	-8.2
SUNSHINE	400000 [^]	390000	390000	310000	535000 [^]	6	16	33.8	72.6
SUNSHINE NORTH	514000 [^]	442000	580000 [^]	461500 [^]	460000 [^]	4	8	-10.5	-0.3
SUNSHINE WEST	505000	450000	537500	485000	540000 [^]	9	20	6.9	11.3
SURREY HILLS	720000	777500	903000	867000	767500	18	39	6.6	-11.5
SWAN HILL	236000	258500	264000 [^]	204500 [^]	254500 [^]	2	8	7.8	24.4
SYDENHAM	415500	435000	405000	427500	419000	12	28	0.8	-2.0
SYNDAL	875000	1020000 [^]	1000700	1225000 [^]	950000 [^]	5	12	8.6	-22.4
TARNEIT	400000	390000	378500	395000	417500 [^]	8	18	4.4	5.7
TATURA	240800 [^]	210000 [^]	207500 [^]	227500 [^]	227500 [*]	0	3	NA	NA
TAYLORS HILL	422000 [^]	460000 [^]	442500 [^]	540000 [^]	511500 [^]	8	11	21.2	-5.3
TEMPLESTOWE	735000	710500	790000	790000	742400 [^]	8	19	1.0	-6.0
TEMPLESTOWE LOWER	758800	838000	810000	870000	750000	11	22	-1.2	-13.8
THOMASTOWN	413000	465000	464000	457800	501000	12	26	21.3	9.4

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THORNBURY	589500	557500	683000	582500	585000	27	53	-0.8	0.4
TOORAK	1800000	1010000	917500	915000	1517500	30	73	-15.7	65.8
TORQUAY	647000	790000^	617500	640000^	620000	11	20	-4.2	-3.1
TRAFALGAR	330000^	233000^	310000^	310000*	332500^	4	4	0.8	NA
TRARALGON	184000	227300	206000	219000	218800	14	41	18.9	-0.1
TRAVANCORE	339500^	346000	347500	350000	340300^	6	21	0.2	-2.8
TRUGANINA	417300^	415000^	409500	413500	368000^	3	16	-11.8	-11.0
TULLAMARINE	450000	500000	468000	482500	525000^	9	21	16.7	8.8
TYABB	483500^	443000^	439300^	490000^	486300^	2	7	0.6	-0.8
VERMONT	677800^	680000	790500	890000^	859000	11	16	26.7	-3.5
VERMONT SOUTH	665000^	735000^	880000^	1000500^	1097000^	5	7	65.0	9.6
VIEWBANK	650000^	607500^	650000^	568000^	682100^	1	2	4.9	20.1
WALLAN	317500^	373000^	385000^	342500^	320000^	5	7	0.8	-6.6
WALLAN EAST	344000^	340000^	362000^	363500^	365000^	5	11	6.1	0.4
WANGARATTA	173000	187500	235000	252000	255000^	5	16	47.4	1.2
WANTIRNA	620000	740000^	635000^	760000^	628800^	3	8	1.4	-17.3
WANTIRNA SOUTH	465000	480000	593500^	372500	386400^	6	16	-16.9	3.7
WARRAGUL	345000^	290000^	352500	327000	192000	13	32	-44.3	-41.3
WARRNAMBOOL	253100	275000	315000	274500	267000	29	55	5.5	-2.7
WATSONIA	656000^	495000^	690000^	750000^	605000^	6	14	-7.8	-19.3
WENDOUREE	180000^	273500	277500^	277100^	249000^	7	13	38.3	-10.1
WERRIBEE	375000	365000	395000	377000	380700	20	51	1.5	1.0
WERRIBEE SOUTH	530000^	465000^	500000^	550000^	677500^	2	9	27.8	23.2
WEST FOOTSCRAY	427000	429000	515000	440600	478000	22	42	11.9	8.5
WEST MELBOURNE	560000	600000	650000	550000	683500	32	61	22.1	24.3
WEST WODONGA	222500	235500	242500	214000	228500	10	26	2.7	6.8
WESTALL	450000	617900	582000	431000	595000	18	32	32.2	38.1
WESTGARTH	750000	500000	542500	612500^	496500^	8	12	-33.8	-18.9
WESTMEADOWS	519500	530000^	470000	515000^	535000^	5	12	3.0	3.9
WHITE HILLS	255000^	292500^	165000^	309800^	309800*	0	2	NA	NA
WHITTINGTON	342000^	238000^	304000^	350000^	307000^	3	8	-10.2	-12.3
WHITTLESEA	330000^	410000^	310000^	420000^	420000*	0	5	NA	NA
WILLIAMSTOWN	565000	654500	580000	728000	686000	15	35	21.4	-5.8
WILLIAMSTOWN NORTH	781000^	782500^	737500^	570000^	700000^	6	8	-10.4	22.8

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WINDSOR	510000	461000	564500	555000	637500	14	46	25.0	14.9
WODONGA	217500	265000	208500 ^	260000	246000^	9	30	13.1	-5.4
WOLLERT	375000^	449800^	392500 ^	419000^	425000	10	19	13.3	1.4
WONTHAGGI	306500^	375000	315000	398000^	340000^	3	9	10.9	-14.6
WOODEND	547000^	512000^	525000 ^	309000^	309000*	0	3	NA	NA
WYNDHAM VALE	390000^	365000^	367500 ^	426000^	390000^	4	5	0.0	-8.5
YARRA JUNCTION	480000^	420000^	420000 *	370000^	525000^	1	4	9.4	41.9
YARRAVILLE	635000	669300	619500	600000	600000^	9	27	-5.5	0.0
YARRAWONGA	310000^	261300^	275000	260000	365800	12	25	18.0	40.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
AINTREE	347100	325000	315700	340000	349500	32	49	0.7	2.8
ALEXANDRA	179000 [^]	115000 [^]	180000	135000 [^]	141300 [^]	4	9	-21.1	4.6
ALFREDTON	170000	171000	177000	189900	197000	43	91	15.9	3.7
APOLLO BAY	231500	242000 [^]	251300 [^]	240000 [^]	237500 [^]	2	8	2.6	-1.0
ARARAT	85000 [*]	85000 [*]	91000 [^]	65000 [^]	92000 [^]	7	11	NA	41.5
ARMSTRONG CREEK	260000	254300	269500	262000	275000	39	80	5.8	5.0
ASCOT (GREATER BENDIGO)	144000	164500 [^]	170000	150000 [^]	175000 [^]	3	4	21.5	16.7
AXEDALE	159000 [*]	162000 [^]	154000 [^]	155000 [^]	155000 [^]	1	2	NA	0.0
BACCHUS MARSH	202000	226000	240000	240000 [^]	232500	24	33	15.1	-3.1
BAGSHOT	105000 [^]	116000 [^]	116000 [^]	119000	116000 [^]	5	16	10.5	-2.5
BAIRNSDALE	123000 [^]	107500 [^]	119000 [^]	125000 [^]	125000 [^]	1	2	1.6	0.0
BALLAN	251500 [^]	225000 [^]	185000 [^]	222500 [^]	227500 [^]	8	16	-9.5	2.2
BANNOCKBURN	209500 [^]	255000 [^]	327300 [^]	252500 [^]	360000 [^]	1	5	71.8	42.6
BARANDUDA	135000	145000	145000	144800	140000	19	45	3.7	-3.3
BEACONSFIELD	332500 [^]	290000 [^]	350800 [^]	366000 [^]	327200	12	15	-1.6	-10.6
BEAUFORT	105000 [^]	65000 [^]	68000 [^]	62500 [^]	62500 [*]	0	4	NA	NA
BEECHWORTH	175000 [^]	175000 [^]	195000 [^]	197000 [^]	170000 [^]	3	8	-2.9	-13.7
BENALLA	120000 [^]	145000	140000	143800 [^]	136000	12	18	13.3	-5.4
BERWICK	428000	428000	465000	428000	459000	26	54	7.2	7.2
BEVERIDGE	317500	285000	278500	311300	263000	21	35	-17.2	-15.5
BIRREGURRA	285000 [^]	285000 [*]	220800 [^]	254500 [^]	376000 [^]	2	6	31.9	47.7
BLAIRGOWRIE	717500 [^]	685000 [^]	470000 [^]	794500 [^]	710000 [^]	1	7	-1.0	-10.6
BONSHAW	148500	160000	160000	161000 [^]	182000 [^]	6	14	22.6	13.0
BOTANIC RIDGE	455000	355000	345000	390500	374000	31	75	-17.8	-4.2
BRIDGEWATER ON LODDON	-	150000 [^]	150000 [*]	130000 [^]	130000 [*]	0	5	NA	NA
BRIGHT	285000 [^]	290000 [^]	292500 [^]	397500 [^]	449000 [^]	1	3	57.5	13.0
BROOKFIELD	216500 [^]	231000 [^]	266000 [^]	315000 [^]	268500 [^]	2	5	24.0	-14.8
BROWN HILL	170000	197000	194000	220800	198800	18	36	16.9	-10.0
BUNINYONG	210000 [*]	277000 [^]	248500 [^]	292500 [^]	322500 [^]	2	3	NA	10.3
BUNYIP	285000 [^]	280000	310000 [^]	220000 [^]	328000 [^]	1	2	15.1	49.1
BURNSIDE	442000 [^]	454500 [^]	457500	499500 [^]	487000	10	15	10.2	-2.5
CAMPBELLS CREEK	215000 [^]	185000 [^]	203000 [^]	215000 [^]	192000 [^]	2	4	-10.7	-10.7
CAMPERDOWN	100000 [^]	95000 [^]	98000 [^]	98000 [*]	70000 [^]	5	5	-30.0	NA
CANADIAN	135000 [^]	200000 [^]	187500 [^]	171500 [^]	179900	11	17	33.3	4.9
CAPE PATERSON	280000 [^]	250000	262500 [^]	300000 [^]	230000 [^]	7	12	-17.9	-23.3

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CAPEL SOUND	300000 [^]	417500 [^]	355000 [^]	265500 [^]	366000 [^]	1	3	22.0	37.9
CARDIGAN	265800 [^]	248800	330000 [^]	365000 [^]	365000 [*]	0	1	NA	NA
CARRUM DOWNS	330000 [^]	339500 [^]	447300 [^]	411000 [^]	346800 [^]	2	5	5.1	-15.6
CASTLEMAINE	300000 [^]	245000 [^]	235000 [^]	215000 [^]	220000 [^]	6	10	-26.7	2.3
CHARLEMONT	235000	244000	220000	245000	260500	42	87	10.9	6.3
CHEWTON	147500 [^]	179300 [^]	258000 [^]	175000 [^]	154300 [^]	2	8	4.6	-11.9
CHIRNSIDE PARK	430000 [^]	400000	326300 [^]	553000 [^]	407000 [^]	3	6	-5.3	-26.4
CLIFTON SPRINGS	313500 [^]	265000 [^]	280000 [^]	273500 [^]	344000 [^]	4	8	9.7	25.8
CLUNES	75000 [^]	115900 [^]	100000 [^]	80000 [^]	190000 [^]	1	4	153.3	137.5
CLYDE	300000	305000	310000	311500	318000	141	254	6.0	2.1
CLYDE NORTH	320000	309000	320000	324500	350000	168	310	9.4	7.9
COBBLEBANK	261000	251000	239800	287000 [^]	313500	10	17	20.1	9.2
COBRAM	110000 [^]	110000 [^]	115000 [^]	126500 [^]	130000 [^]	9	13	18.2	2.8
COLAC	147000 [^]	170000 [^]	167500 [^]	155000 [^]	175000 [^]	5	10	19.0	12.9
CONNEWARRE	550000 [^]	660000 [^]	660000 [*]	610000 [^]	572500 [^]	2	6	4.1	-6.1
CORINELLA	225000 [^]	200000 [^]	195000	195000	203500 [^]	7	19	-9.6	4.4
CORIO	172500 [^]	220000 [^]	215000 [^]	220000 [^]	221500 [^]	2	10	28.4	0.7
CORONET BAY	202500 [^]	232500 [^]	285000 [^]	250000 [^]	275000	15	17	35.8	10.0
COWES WEST	220000	240000	242500	240000	254900	19	31	15.9	6.2
CRAIGIEBURN	288000	284000	292500	347000	355000	75	177	23.3	2.3
CRANBOURNE	368500	346000	346000	351000	315000 [^]	6	18	-14.5	-10.3
CRANBOURNE EAST	280000	287500	302500	293300	300000	31	62	7.1	2.3
CRANBOURNE NORTH	387500 [^]	360000 [^]	360000 [^]	355000 [^]	402500 [^]	6	15	3.9	13.4
CRANBOURNE SOUTH	300000	328800	335000	345000	361300	44	87	20.4	4.7
CRANBOURNE WEST	351300 [^]	246800	160900	171300	188500	13	40	-46.3	10.0
CRESSY	45000 [^]	45000 [*]	45000 [*]	70000 [^]	100000 [^]	1	2	122.2	42.9
CRESWICK	153500 [^]	104400 [^]	150000 [^]	120000 [^]	186500 [^]	6	12	21.5	55.4
CROYDON	292500	350000 [^]	417100 [^]	380000 [^]	350000 [^]	3	6	19.7	-7.9
CURLEWIS	249000	239000	258000	300000	300000	17	32	20.5	0.0
DALYSTON	125000	139300 [^]	145000 [^]	160000 [^]	167000	19	28	33.6	4.4
DARLEY	232000	288000 [^]	360000 [^]	260000 [^]	222000 [^]	5	11	-4.3	-14.6
DAYLESFORD	210000 [^]	222500 [^]	346500 [^]	286500 [^]	299000 [^]	2	8	42.4	4.4
DEANSIDE	262500 [^]	270000	250000	362300	343500	22	36	30.9	-5.2
DELACOMBE	177000 [^]	165000 [^]	160000	171000 [^]	187000 [^]	7	12	5.6	9.4
DENNINGTON	130000 [^]	130000 [^]	132500 [^]	132000	115000 [^]	9	21	-11.5	-12.9

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DIAMOND CREEK	419000 [^]	403000	430000	465000	427500	22	34	2.0	-8.1
DIGGERS REST	296000	275000	285500	291500	295000	17	49	-0.3	1.2
DONCASTER	990000	948000 [^]	1030000	1030000 [^]	1135000 [^]	5	12	14.6	10.2
DONNYBROOK	279500	270000	288000	308000	293000	53	95	4.8	-4.9
DOREEN	310000	310000	340000	340000	315000	41	70	1.6	-7.4
DROMANA	409500 [^]	333000 [^]	440000 [^]	505000 [^]	710000 [^]	4	10	73.4	40.6
DROUIN	205000	210000	210000	215000	217000	69	104	5.9	0.9
DRYSDALE	315000 [^]	230000 [^]	267500 [^]	267500 [*]	235000 [^]	2	2	-25.4	NA
EAGLE POINT	154800 [^]	120000 [^]	144500 [^]	106300 [^]	117500	27	33	-24.1	10.6
EAGLEHAWK	137500 [^]	99000 [^]	107800 [^]	150000 [^]	119700 [^]	5	7	-12.9	-20.2
EAST BAIRNSDALE	-	-	-	74000 [^]	73500 [^]	3	8	0.0	-0.7
EASTWOOD	100000 [^]	120000 [^]	175000 [^]	164000 [^]	167500 [^]	4	13	67.5	2.1
ECHUCA	155600	150300	150100	152000	154100	18	39	-1.0	1.4
ELLIMINYT	151500 [^]	170000	157500 [^]	162500 [^]	169000 [^]	1	5	11.6	4.0
ELMORE	67500 [^]	75000 [^]	72500 [^]	75000 [^]	71300 [^]	4	5	5.6	-5.0
ELPHINSTONE	125000 [^]	125000 [^]	125000 [*]	125000 [*]	125000 [*]	0	0	NA	NA
EPPING	330500	290000	202000	249000	246500	19	33	-25.4	-1.0
EPSOM	134000	139000	165000 [^]	144000	144000	18	36	7.5	0.0
EYNESBURY	327000 [^]	215800 [^]	265000 [^]	372500 [^]	349000 [^]	3	5	6.7	-6.3
FLORA HILL	190000 [^]	155000 [^]	155000 [^]	185000 [^]	185000 [^]	7	16	-2.6	0.0
FLOWERDALE	95000 [*]	125000 [^]	180000 [^]	93500 [^]	105000 [^]	1	3	NA	12.3
FOSTER	115800 [^]	126300 [^]	144000 [^]	137000 [^]	126000 [^]	5	8	8.9	-8.0
FRANKSTON	395000 [^]	1295500 [^]	497500 [^]	497500 [*]	460000 [^]	5	5	16.5	NA
FRASER RISE	326000	330000	325000	320000	327000	37	84	0.3	2.2
FYANSFORD	350000 [^]	329500 [^]	349000 [^]	320000 [^]	420000 [^]	1	6	20.0	31.3
GISBORNE	434000 [^]	417500	420000 [^]	440000 [^]	385000 [^]	8	11	-11.3	-12.5
GLENLYON	251300 [^]	205000 [^]	205000 [*]	205000 [*]	180000 [^]	2	2	-28.4	NA
GOLDEN BEACH	53000	42500 [^]	55000	43000	68500 [^]	6	17	29.2	59.3
GOLDEN SQUARE	107500 [^]	148000	176500	170000	165000	17	31	53.5	-2.9
GRANTVILLE	85000 [^]	320000 [^]	325000 [^]	199500 [^]	202000 [^]	4	10	137.6	1.3
GREENVALE	385000	376000	371000	400000	391000	62	106	1.6	-2.3
GROVEDALE	327500 [^]	327500 [^]	320000 [^]	325000 [^]	307500	14	17	-6.1	-5.4
HALLS GAP	90000 [^]	96300 [^]	95000 [^]	112500 [^]	140000 [^]	4	8	55.6	24.4
HAMILTON	90000 [^]	82000 [^]	82000 [^]	113000 [^]	125000	11	16	38.8	10.6
HARCOURT	150000 [^]	175000 [^]	190000 [^]	143800 [^]	198000 [^]	1	3	32.0	37.7

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HARKNESS	231000	225000	257500	267000	260000	21	36	12.6	-2.6
HEALESVILLE	341000 [^]	310000 [^]	330000 [^]	340000 [^]	347500 [^]	3	6	1.9	2.2
HIGHTON	287000	295500	285800	315000	315000	30	52	9.8	0.0
HORSHAM	124300	99500 [^]	125000	115000	118500	22	37	-4.6	3.0
HUNTLY	130000	129000	135000	135000	139000	16	47	6.9	3.0
HUON CREEK	293000 [^]	290000 [^]	293000 [^]	285000 [^]	285000 [*]	0	2	NA	NA
INVERLOCH	270000 [^]	280000	352500	373800	330000	17	27	22.2	-11.7
IRYMPLE	134000	135000	129000	129000	139000	14	26	3.7	7.8
JACKASS FLAT	138000	131500	138000	141000	137500	26	60	-0.4	-2.5
JUNORTOUN	194500	250000 [^]	235000 [^]	194500	192500	20	39	-1.0	-1.0
KALIMNA	167500 [^]	90000 [^]	90000 [*]	110000 [^]	115000 [^]	1	4	-31.3	4.5
KALKALLO	257500	284500	288000	278500	291500	68	138	13.2	4.7
KANGAROO FLAT	130000	138000	139300	170000	185000	12	33	42.3	8.8
KEILOR EAST	732500 [*]	665000 [^]	610000 [^]	650000 [^]	650000 [*]	0	5	NA	NA
KEILOR PARK	-	655000	629000 [^]	597000 [^]	597000 [*]	0	1	NA	NA
KEYSBOROUGH	520000	527500	562400 [^]	580500 [^]	710000 [^]	4	8	36.5	22.3
KIALLA	135000	136000	136000	140800	137400	28	71	1.8	-2.5
KILCUNDA	470000 [*]	295000 [^]	295000 [^]	395000 [^]	295000 [^]	7	8	NA	-25.3
KILLARA (WODONGA)	144000	146000	146000 [^]	142300 [^]	153000	13	19	6.3	7.6
KILMORE	195000 [^]	230000	245000 [^]	252000	250000	17	27	28.2	-0.8
KINGLAKE	245000 [^]	119000 [^]	244000 [^]	215000 [^]	221500 [^]	4	11	-9.6	3.0
KOO WEE RUP	295000 [^]	302500	295000 [^]	320000 [^]	320000 [^]	3	8	8.5	0.0
KOROIT	222500 [^]	147500 [^]	129900 [^]	255000 [^]	130000 [^]	3	7	-41.6	-49.0
KORONG VALE	15000 [^]	15000 [*]	15000 [*]	20000 [^]	20500 [^]	5	8	36.7	2.5
KORUMBURRA	180000 [^]	197000 [^]	200000 [^]	195000 [^]	163000 [^]	4	7	-9.4	-16.4
KURUNJANG	245000 [^]	245000 [^]	235000 [^]	241000 [^]	241000 [^]	4	9	-1.6	0.0
KYABRAM	124000 [^]	124000 [^]	125500	121300 [^]	120000 [^]	3	5	-3.3	-1.1
KYNETON	400000 [^]	400000 [*]	321500 [^]	330000 [^]	289000	15	21	-27.8	-12.4
LAKES ENTRANCE	110000 [^]	87500 [^]	118000 [^]	98000 [^]	95500 [^]	7	12	-13.2	-2.6
LALOR	466000	495000	500000 [^]	500000 [*]	500000 [*]	0	0	NA	NA
LANCEFIELD	220000 [^]	237500 [^]	205000	195000 [^]	210000 [^]	1	8	-4.5	7.7
LANG LANG	270000 [^]	265000 [^]	262500	265000	267000	10	27	-1.1	0.8
LANGWARRIN	408500 [^]	405000	406300	405000 [^]	410000 [^]	5	11	0.4	1.2
LARA	415000 [^]	425000 [^]	427500 [^]	317500 [^]	300000 [^]	5	11	-27.7	-5.5
LARA LAKE	277000	283500 [^]	261500 [^]	260000	262000	11	21	-5.4	0.8

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LAVERTON SOUTH	-	490000 [^]	470000 [^]	490000 [^]	540000 [^]	4	11	0.0	10.2
LENEVA	145000 [^]	145000	147500	147000	148500	10	24	2.4	1.0
LEONGATHA	138800	187500 [^]	143000 [^]	195000 [^]	200000	16	23	44.1	2.6
LETHBRIDGE	319000 [*]	293500 [^]	292000 [^]	292000 [*]	285000 [^]	3	3	NA	NA
LILYDALE	456500 [^]	490000	470000	470000	485000	12	23	6.2	3.2
LOCH SPORT	47500	57500	51000	52500	59000	11	28	24.2	12.4
LONGWARRY	200000 [*]	245000 [^]	250000 [^]	195000	185000 [^]	7	21	NA	-5.1
LOVELY BANKS	269500 [*]	269500 [^]	269500 [^]	273500 [^]	277500	13	21	NA	1.5
LUCAS	185000	190000	190000	200000	200000	34	74	8.1	0.0
LUCKNOW	129000 [^]	120000 [^]	115000	105000	116000 [^]	9	20	-10.1	10.5
LYNDHURST	425000	450000	432900	463900	468000	14	25	10.1	0.9
MADDINGLEY	224000	235000	245000	261500	255000	18	28	13.8	-2.5
MAFFRA	108500 [^]	120000 [^]	132300 [^]	132300 [*]	125000 [^]	1	1	15.2	NA
MAIDEN GULLY	166800	187500	177500	189000	176400 [^]	8	19	5.8	-6.7
MAIDSTONE	409000 [^]	444500 [^]	414500 [^]	414500 [*]	414500 [^]	1	1	1.3	NA
MALLACOOTA	110000 [^]	110000 [^]	168000 [^]	295000 [^]	127500 [^]	8	9	15.9	-56.8
MAMBOURIN	296900 [^]	290000	323800	297500	288500	17	39	-2.8	-3.0
MANOR LAKES	299000	300000	307500	283000	141300	30	87	-52.7	-50.1
MANSFIELD	175000	188800	170000	170000	172500 [^]	8	29	-1.4	1.5
MARONG	137000	137000	140000	143000	152000 [^]	4	14	10.9	6.3
MARYBOROUGH	101000 [^]	85000 [^]	98500 [^]	75000 [^]	107000 [^]	8	13	5.9	42.7
MCKENZIE HILL	165800 [^]	165000 [^]	158000 [^]	195000 [^]	210000 [^]	5	10	26.7	7.7
MELTON SOUTH	255000 [^]	243500 [^]	249500	237500	225000	17	31	-11.8	-5.3
MERNDA	276800	280000	315000	326000	320000	23	48	15.6	-1.8
METUNG	94000	115000	118800	90000 [^]	102500	10	19	9.0	13.9
MICKLEHAM	285000	280000	285000	272000	292500	230	389	2.6	7.5
MILDURA	130000	122000	140500	132000	139000	31	61	6.9	5.3
MINERS REST	147500	160000 [^]	160000	160000 [^]	190000 [^]	3	11	28.8	18.8
MOE	129000 [^]	120000 [^]	135000	116300	125000 [^]	5	17	-3.1	7.5
MOOROOLBARK	470000 [^]	344800	340000 [^]	312000 [^]	312500 [^]	3	6	-33.5	0.2
MOOROOPNA	105000 [^]	110500 [^]	110000 [^]	110500 [^]	110300	10	12	5.0	-0.2
MORWELL	141500 [^]	75000 [^]	142500 [^]	114000 [^]	132500 [^]	4	5	-6.4	16.2
MOUNT CLEAR	160000 [^]	162000 [^]	163000 [^]	167000 [^]	160000 [^]	4	10	0.0	-4.2
MOUNT DUNEED	273000	266900	275000	270900	296900	46	85	8.8	9.6
MOUNT ELIZA	840000 [^]	850000 [^]	757500 [^]	790000 [^]	745000 [^]	3	6	-11.3	-5.7

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MOUNT HELEN	117000 [^]	185000 [^]	150000 [^]	199500 [^]	182500 [^]	2	4	56.0	-8.5
MOUNT MARTHA	670000 [^]	802500 [^]	700000 [^]	842500 [^]	925000 [^]	1	7	38.1	9.8
MOUNT PLEASANT	127500 [^]	119400 [^]	126700 [^]	135800 [^]	135800 [*]	0	3	NA	NA
MYRTLEFORD	335000 [^]	151500 [^]	140500 [^]	130500 [^]	146000 [^]	7	10	-56.4	11.9
NAGAMBBIE	184000 [^]	138000 [^]	156500	183000	168500 [^]	6	21	-8.4	-7.9
NARRE WARREN	300000 [^]	600000 [^]	360000 [^]	360000 [*]	364200 [^]	6	6	21.4	NA
NARRE WARREN SOUTH	295000	297500	340000 [^]	424000 [^]	380000 [^]	8	13	28.8	-10.4
NATHALIA	142000 [^]	96000 [^]	96000 [*]	125000 [^]	109500 [^]	2	8	-22.9	-12.4
NEERIM SOUTH	180500 [^]	150000 [^]	195000 [^]	191500 [^]	195000 [^]	7	9	8.0	1.8
NERRINA	260000 [^]	149500 [^]	149500 [*]	214500 [^]	260000 [^]	7	9	0.0	21.2
NEWMBOROUGH	147500 [^]	145000 [^]	121300 [^]	182000 [^]	215000	11	16	45.8	18.1
NICHOLSON	155000 [^]	150000 [^]	133500 [^]	135000 [^]	135200 [^]	5	8	-12.8	0.1
NORTH BENDIGO	150000 [^]	102500 [^]	145000 [^]	124000 [^]	107500 [^]	4	5	-28.3	-13.3
NORTH WONTHAGGI	160000 [^]	155000	175000	181000 [^]	200000 [^]	9	16	25.0	10.5
OCEAN GROVE	338000	335000	359000	340000	337000	43	82	-0.3	-0.9
OFFICER	325000	328000	340000	347000	348000	68	126	7.1	0.3
OFFICER SOUTH	353000	335000	360000	359500	349000	35	67	-1.1	-2.9
PAKENHAM	280000	319500	265000	327000	300000	31	69	7.1	-8.3
PARADISE BEACH	52500 [^]	55000 [^]	63300 [^]	45000 [^]	56000 [^]	1	2	6.7	24.4
PAYNESVILLE	142500	125000	115000 [^]	175000 [^]	102500 [^]	4	7	-28.1	-41.4
POINT COOK	392500	404500	415000	400000	396000	58	97	0.9	-1.0
POINT LONSDALE	376000	448800	418500	479500	428000 [^]	4	20	13.8	-10.7
POREPUNKAH	175000 [*]	194000 [^]	410000 [^]	180000 [^]	199000 [^]	1	2	NA	10.6
PORT FAIRY	227500 [^]	360000 [^]	220000 [^]	350000 [^]	350000 [*]	0	7	NA	NA
PORTARLINGTON	360000 [^]	332500 [^]	346300 [^]	272500 [^]	280300 [^]	8	16	-22.2	2.8
PORTLAND	73000 [^]	59000	59000	60000	52000	19	34	-28.8	-13.3
RED CLIFFS	82000 [^]	84500 [^]	72000 [^]	75000	77500	12	24	-5.5	3.3
ROCKBANK	235500	275000	280000	272000	239000	56	89	1.5	-12.1
ROMSEY	300000 [^]	290000 [^]	300000 [^]	360000 [^]	300000	13	21	0.0	-16.7
ROXBURGH PARK	335000	295000 [^]	347500 [^]	512500 [^]	370000 [^]	7	11	10.4	-27.8
RUTHERGLEN	135000 [^]	140000 [^]	140000 [*]	160000	160000 [^]	3	13	18.5	0.0
RYE	400000 [^]	474500	455000	392500 [^]	390000 [^]	7	15	-2.5	-0.6
SAFETY BEACH	530000 [^]	800000 [^]	400000 [^]	627500 [^]	477500 [^]	2	6	-9.9	-23.9
SALE	130000	123300	138000	135000	175000 [^]	3	15	34.6	29.6
SAN REMO	327000	286500	312500	307000	270000	13	35	-17.4	-12.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2019 to Apr-Jun 2020

Locality	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	No. of Sales Apr-Jun 2020	No. of Sales 2020	Change (%)	
								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
SANCTUARY LAKES	394500	434500	485000	455000	422500	13	34	7.1	-7.1
SANDY POINT	200000 [^]	230000 [^]	200000 [^]	200000 [*]	215000 [^]	1	1	7.5	NA
SEVILLE	300000 [^]	300000 [*]	415000 [^]	457500 [^]	340000 [^]	2	6	13.3	-25.7
SEYMOUR	143500	158000	159500 [^]	161000 [^]	130000 [^]	5	11	-9.4	-19.3
SHEPPARTON	90000	133900	126000	93000	130000	16	39	44.4	39.8
SHEPPARTON NORTH	174000	143800	169000	176000 [^]	177900 [^]	7	14	2.2	1.1
SMYTHES CREEK	138000 [^]	136000	137000	139500 [^]	160000	12	18	15.9	14.7
SOMERVILLE	475000 [^]	430000	430000	490000 [^]	460000 [^]	6	15	-3.2	-6.1
SOUTH GEELONG	303000 [^]	269500	280300 [^]	280300 [*]	280300 [*]	0	0	NA	NA
SOUTH MORANG	420000 [^]	390000 [^]	424000 [^]	424000 [*]	420000 [^]	5	5	0.0	NA
SPRING GULLY	185000 [*]	185000 [*]	178500 [^]	196500 [^]	196000 [^]	4	10	NA	-0.3
ST LEONARDS	235000	221000	219000	230000	220000	23	40	-6.4	-4.3
STRATFORD	86000	84500	83000 [^]	82300 [^]	85500 [^]	5	13	-0.6	4.0
STRATHDALE	249000 [^]	255000 [^]	230000 [^]	233500	210000	11	23	-15.7	-10.1
STRATHFIELDSAYE	169500	163000	166000	181500	178500	20	47	5.3	-1.7
STRATHTULLOH	230000	271000	266000	266000	269000	47	94	17.0	1.1
SUNBURY	288000	315000	299000	301500	309000	32	66	7.3	2.5
SUNSHINE NORTH	400000 [^]	430000 [^]	475000 [^]	588500 [^]	587500 [^]	2	4	46.9	-0.2
SWAN HILL	115000 [^]	107800	106500 [^]	136000	115000	14	25	0.0	-15.4
TANGAMBALANGA	134000 [^]	140000 [^]	137000 [^]	136000	136000	11	21	1.5	0.0
TARNEIT	295500	308500	300000	319500	315000	209	398	6.6	-1.4
TATURA	155000 [^]	156000 [^]	149700	164000 [^]	165000 [^]	9	12	6.5	0.6
TAWONGA SOUTH	150000 [^]	151500 [^]	180000 [^]	204500 [^]	267500 [^]	4	6	78.3	30.8
THE HONEYSUCKLES	90000 [^]	80000 [^]	92000 [^]	101000 [^]	87000 [^]	1	2	-3.3	-13.9
THORNHILL PARK	275500 [^]	270500	265000	251500	263800	42	82	-4.3	4.9
TORQUAY	400500	425000	418000	426000	430000	35	68	7.4	0.9
TRAFALGAR	210000 [*]	215000 [^]	220000 [^]	225000 [^]	215000 [^]	9	15	NA	-4.4
TRARALGON	152000	146000	159500	155500	159000	57	95	4.6	2.3
TRENTHAM	347500 [^]	348500 [^]	235000 [^]	427500 [^]	357500 [^]	2	4	2.9	-16.4
TRUGANINA	323900	330000	335000	336600	337800	100	200	4.3	0.3
VENUS BAY	113800	108000	121500	107500	125000	13	32	9.9	16.3
WALLAN	250000	216000	255000	243000	221000	84	115	-11.6	-9.1
WALLAN EAST	275000 [^]	265000 [^]	242000 [^]	168500	245000	11	35	-10.9	45.4
WANDANA HEIGHTS	452500 [^]	259900	300000	405000	277500	10	22	-38.7	-31.5
WANGARATTA	143000	155000	163000	162500	144500	27	51	1.0	-11.1

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								Apr-Jun 2019 to Apr-Jun 2020	Jan-Mar 2020 to Apr-Jun 2020
WARBURTON	195000 [^]	260000 [^]	262500 [^]	170000 [^]	220000 [^]	2	7	12.8	29.4
WARRAGUL	219000	214000	216500	230000	230000	46	90	5.0	0.0
WARRNAMBOOL	160000	155000	150000	144000	149900	51	106	-6.3	4.1
WEIR VIEWS	209500	215500	227000	234500	237000	42	68	13.1	1.1
WERRIBEE	285900	288000	299000	300000	302500	76	159	5.8	0.8
WERRIBEE SOUTH	386000 [^]	345000 [^]	425000 [^]	425000 [*]	325000 [^]	5	5	-15.8	NA
WEST WODONGA	137000	146800	169000	140500	138000	13	27	0.7	-1.8
WHITE HILLS	154000 [^]	152000	215000 [^]	158800 [^]	208500 [^]	6	13	35.4	31.3
WILLIAMS LANDING	395000	322500	313600	270800 [^]	466800 [^]	6	13	18.2	72.4
WINTER VALLEY	145000	151500	155000	165000	185000	21	40	27.6	12.1
WODONGA	148000	160000	157000 [^]	162000	151000	32	47	2.0	-6.8
WOLLERT	319500	310000	309900	315000	345300	150	273	8.1	9.6
WONTHAGGI	175000 [^]	207000 [^]	149000 [^]	194000 [^]	187500	12	17	7.1	-3.4
WOODEND	436000 [^]	437500 [^]	385000 [^]	377000 [^]	352500	10	13	-19.2	-6.5
WOOLAMAI WATERS	440000 [^]	360000 [^]	350000 [^]	350000 [*]	295000 [^]	1	1	-33.0	NA
WY YUNG	149000 [^]	168500 [^]	168500 [*]	168500 [*]	152500 [^]	2	2	2.3	NA
WYNDHAM VALE	260000	271000	289000	286500	279000	49	103	7.3	-2.6
YARRA JUNCTION	280000 [^]	197000 [^]	242500 [^]	260000	270000 [^]	7	18	-3.6	3.8
YARRAGON	160000 [*]	207500 [^]	205000 [^]	210000 [^]	180000 [^]	1	2	NA	-14.3
YARRAWONGA	167500	135000	155000	183500	160000	15	37	-4.5	-12.8
YINNAR	79000	85000 [^]	100000 [^]	100000 [^]	93000	11	18	17.7	-7.0

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