

A Guide to Property Values

Annual analysis of property sales data from Valuer-General Victoria January – December 2022



Contents

Purpose.....	1	Colac Otway Shire (C)	161	Moira Shire (C).....	226
Market Overview	2	Corangamite Shire (C)	163	Monash City (M).....	228
Explanatory notes	9	Greater Dandenong City (M)....	165	Moonee Valley City (M).....	230
Property Classification codes	11	Darebin City (M).....	167	Moorabool Shire (C).....	232
Map of municipal boundaries (Melbourne Metro).....	35	East Gippsland Shire (C)	169	Mornington Peninsula Shire (M)..	234
Map of municipal boundaries (Victoria).....	36	Frankston City (M).....	171	Mount Alexander Shire (C).....	237
Statewide aggregate data	37	French Island (C)	173	Moyne Shire (C).....	239
Suburb/township house price data	69	Gannawarra Shire (C)	175	Murrindindi Shire (C).....	241
Suburb/township unit/ apartment price data	99	Greater Geelong City (C)	177	Nillumbik Shire (M).....	243
Suburb/township vacant house block price data	115	Glen Eira City (M).....	180	Northern Grampians Shire (C) ..	245
Municipality statistics and time series data		Glenelg Shire (C)	182	Port Phillip City (M)	247
(M) Melbourne Metropolitan area		Golden Plains Shire (C)	184	Pyrenees Shire (C)	249
(C) Country Victoria		Hepburn Shire (C)	186	Borough of Queenscliffe (C).....	251
Alpine Shire (C).....	128	Hindmarsh Shire (C)	188	Greater Shepparton City (C)	253
Ararat Rural City (C).....	130	Hobsons Bay City (M)	190	South Gippsland Shire (C)	256
Ballarat City (C).....	132	Horsham Rural City (C).....	192	Southern Grampians Shire (C)	258
Banyule City (M).....	134	Hume City (M)	194	Stonnington City (M)	260
Bass Coast Shire (C)	136	Indigo Shire (C)	196	Strathbogie Shire (C)	262
Baw Baw Shire (C).....	138	Kingston City (M).....	198	Surf Coast Shire (C).....	264
Bayside City (M).....	140	Knox City (M)	200	Swan Hill Rural City (C)	266
Benalla Rural City (C)	142	Latrobe City (C).....	202	Towong Shire (C).....	268
Greater Bendigo City (C).....	144	Loddon City (C)	204	Wangaratta Rural City (C).....	270
Boroondara City (M).....	147	Macedon Ranges Shire (C).....	206	Warrnambool City (C)	272
Brimbank City (M)	149	Manningham City (M).....	208	Wellington Shire (C)	274
Buloke Shire (C).....	151	Mansfield Shire (C)	210	West Wimmera Shire (C)	276
Campaspe Shire (C)	154	Maribyrnong City (M).....	212	Whitehorse City (M)	278
Cardinia Shire (M)	155	Maroondah City (M)	214	Whittlesea City (M)	280
Casey City (M)	157	Melbourne City (M).....	216	Wodonga City (C)	282
Central Goldfields Shire (C)	159	Melton City (M).....	218	Wyndham City (M)	284
		Merri-bek (M).....	220	Yarra City (M)	286
		Mildura Rural City (C).....	222	Yarra Ranges Shire (M)	288
		Mitchell Shire (C).....	224	Yarriambiack Shire (C).....	290



Purpose

The figures shown in this guide provide a summary of sales activity in Victoria for the 2022 calendar year. The guide is produced annually using data from Valuer-General Victoria and includes every property sale in the state. Figures cover median prices by suburb for houses, units and vacant land; details of commercial, industrial and primary production sales; a summary of sales activity for every local government area; and statewide, metropolitan and country summaries.

This guide presents factual data relating to property sales received throughout Victoria during the 2022 calendar year. Due to the extended settlement period for off-the-plan sales, many 2022 sales are yet to be received. The report provides time series data for residential property, summary statistics for each of the 79 local government areas and yearly medians by suburb from 2012–2022. This guide also provides some preliminary statistics for 2023 based on sales evidence available at the time of publication.

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

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

Considerable care has been taken to ensure the accuracy and quality of information and the computer programs used to derive these tables and charts.

However, the Department of Transport and Planning accepts no responsibility for the accuracy of the results obtained and people using this information are strongly advised to seek confirmation of any statistical information.

Report highlights

In 2022, data shows that Victoria's average residential property prices increased while average commercial and industrial and primary production prices decreased. The total number of sales decreased for residential, primary production, commercial and industrial. The total value of sales showed decreases for residential, industrial, primary production and commercial.

The total value of sales of all property decreased by 18.7 per cent from \$199.24 billion in 2021 to an estimated \$161.96 billion in 2022.

The total number of sales decreased by 25.8 per cent from 226,088 to an estimated 167,834, reflecting a decrease of 30.4 per cent in residential sales.

The median house price for the whole of Victoria increased by 5.1 per cent to \$778,000, while the median house price for metropolitan Melbourne increased by 2 per cent to \$892,500. The median house price in country Victoria increased by 13.7 per cent to \$580,000.

The Valuer-General's report shows that the state's median house price increased by 87 per cent in the 10 years from 2012.



Market overview from Robert Marsh, Valuer-General Victoria

In general terms, there was a decline across all sectors. The total number of sales decreased for residential, commercial, industrial and primary production. The total value of sales decreased for residential, commercial, industrial and primary production properties for the period of January – December 2022. Median property prices showed increases in residential markets while average prices in commercial, industrial, and primary production markets showed a decrease.

The total value of all property in Victoria decreased by 18.7 per cent from \$199.24 billion in 2021 to an estimated \$161.96 billion in 2022. The total number of sales decreased by 25.8 per cent from 226,088 to an estimated 167,834, reflecting a decrease of 30.4 per cent in the number of residential sales. It should be noted that there is an estimated five per cent of all property and 15 per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off-the-plan sales.

The median house price in Victoria's residential property market increased by 5.1 per cent to \$778,000 in 2022. It increased by 18.4 per cent in 2021 (\$740,000) and increased by 2.5 per cent in 2020 (\$625,000).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 87 per cent – from \$415,000 to \$778,000 – between 2012 and 2022.

Growth in house prices in country Victoria (regional cities and towns) in 2022 was higher than metropolitan Melbourne, with country Victoria median house sale prices increasing 13.7 per cent compared to the 2 per cent increase in the metropolitan median.

Unit/apartment median prices in metropolitan Melbourne decreased by 1.7 per cent, compared with an 8.9 per cent increase for unit/apartment prices in country Victoria.

Overall, recorded commercial and industrial property sales saw a 38.2 per cent decrease in their total value, from \$26.04 billion in 2021 to an estimated \$16.08 billion in 2022. The total number of recorded sales for these sectors showed a decrease of 28.7 per cent.

The total value of recorded primary production property sales decreased by 40.5 per cent from \$6.90



Victorian Valuer-General, Robert Marsh PSM

billion to \$4.10 billion. The total number of recorded sales decreased by 35.2 per cent.

Analysis of 2022 sales data reveals many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

A sub-market group is a set of properties, grouped by land values and other market characteristics or attributes common to the group, such as land use, location or building construction.

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

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

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2021 and 2022 figures be read in conjunction with the 2012 to 2022 figures.



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

Market summary

Tables 1 and 2 show the change in the total number of sales and median house price in metropolitan Melbourne and country Victoria between 2021 and 2022.

While it can be noted that total volume has decreased significantly in metropolitan Melbourne, the median house price has continued to increase. Country Victoria has also recorded a decrease in sales volume while showing an increase median house price.

As in previous years, there were wide variations within these property groupings, however the trend is mostly toward price increases. In 2022, 37 out of 437 metropolitan suburbs showed median house sale price increases of more than 10 per cent and 18 suburbs showed decreases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2022 (on 9th May 2023) was 149,820, with an additional 15 per cent expected as the remaining 2022 notifications are received. It is estimated that total sales numbers for 2022 will be approximately 167,834.

In 2022 there were 167,834 sales recorded, which was a 25.8 per cent decrease in sales volume compared to an increase of 33.8 per cent the previous year. Total value of sales decreased by 18.7 per cent from \$199.24 billion in 2021 to an estimated \$161.96 billion in 2022.

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

In 2022 in metropolitan Melbourne, 121,018 sales totalling approximately \$129.78 billion are expected. This compares to 154,218 sales totalling \$156.78 billion in sales value in 2021. This represents a 21.5 per cent decrease in sales numbers and a 17.2 per cent decrease in sales value between 2021 and 2022.

In country Victoria, total sales volumes are expected to reach 46,816 in 2022, a 34.9 per cent decrease from 71,870 in 2021. The total value is expected to decrease by 24.2 per cent, from \$42.46 billion in 2021 to \$32.19 billion in 2022.

Commercial and industrial property

The figures in table 3 and 4 include an additional 5 per cent in the sales estimate to account for further 2022 notifications.

For the whole of Victoria, commercial sales volumes for 2022 decreased by 22.1 per cent and the total value of sales decreased by 38 per cent. Industrial sales volumes decreased by 35.4 per cent and the total value of industrial sales decreased by 38.5 per cent.

Primary production property

Tables 5 and 6 take into account the estimated 5 per cent additional sales from 2022 still to be notified.

The total value of all primary production sales in Victoria decreased by 40.5 per cent from \$6.9 billion in 2021 to an estimated \$4.1 billion in 2022. The total number of primary production sales decreased 35.2 per cent from 3,975 in 2021 to an estimated 2,578 in 2022.

The total number of primary production property sales in metropolitan Melbourne decreased by 47.5 per cent from 258 sales in 2021 to 135 expected sales in 2022. The number of sales in country Victoria decreased from 3,717 sales in 2021 to 2,442 expected sales in 2022 (34.3 per cent decrease). The total value of primary production sales decreased by 50 per cent in metropolitan Melbourne and 38 per cent in country Victoria.

Residential market in metropolitan Melbourne and regional Victoria

The figures in table 1 and 2 include an additional 5 per cent in the sales estimate to account for further 2022 notifications.

In percentage terms, the total value and total volume of residential sales in metropolitan Melbourne was similar to country Victoria. Country Victoria residential sales volumes decreased 35 per cent compared to metropolitan Melbourne's 28.4 per cent decrease. The total value of country residential sales decreased 20.5 per cent compared to metropolitan Melbourne's decrease of 21.6 per cent. In terms of median house prices, country Victoria increased 13.7 per cent and metropolitan Melbourne increased 2 per cent.

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

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

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

Median house prices increased by 15.8 per cent for large towns, 14.3 per cent for medium towns and 17.6 per cent for small towns. This compares to an increase of 2 per cent for metropolitan Melbourne. The statistics below for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns showed a 16.1 per cent median price increase, which is a 13.9 per cent decrease from 2021.

Residential – metropolitan Melbourne

Residential median sale prices varied across Melbourne. The median sale price for Melbourne houses increased by 2 percent from \$875,000 in 2021 to \$892,500 in 2022. Unit values decreased by 1.7 per cent from \$631,000 in 2021 to \$620,000 in 2022 and vacant land values increased 12.9 per cent from \$325,000 to \$367,000.

Houses

The median sale price recorded for Melbourne houses in 2022 was \$892,500; however, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2021 and 2022.

The highest median price increases recorded were 34 per cent in Beaconsfield Upper, which increased from \$900,000 to \$1,205,000; 32 per cent in Bonnie Brook, which increased from \$492,500 to \$650,000; 29 per cent in Kalorama, which increased from \$822,500 to \$1,060,000; and 26 per cent in Mount Dandenong, which increased from \$850,000 to \$1,075,000.

Ten of the 437 metropolitan suburbs with more than 10 sales for both 2021 and 2022 recorded an increase in the 15–25 per cent range.

One-hundred and twenty-nine out of 437 metropolitan suburbs with more than 10 sales for both 2021 and 2022 showed a decrease in median price. The biggest reductions in median prices were recorded in St Kilda West, down 24 per cent from \$3,300,000 to \$2,505,000; Glen Huntly, down 22 per cent from \$2,002,500 to \$1,570,000; and Ripponlea, down 19 per cent from \$1,892,500 to \$1,530,000.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2021 were Toorak at \$6,200,000, Portsea at \$3,850,000, Canterbury at \$3,490,000, Brighton at \$3,450,000, Flinders at \$3,342,000, East Melbourne at \$3,127,500, Malvern at \$3,020,000, Deepdene at \$3,001,000, Balwyn at \$2,850,500 and Kew at \$2,850,000.

The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2022 were Melton at \$500,000, Melton South at \$515,000, Dallas at \$525,000, Coolaroo at \$530,000, Kurunjang at \$550,000, Melton West at \$551,000, Brookfield at \$570,000, Weir Views at \$579,000, Meadow Heights at \$580,000, and Wyndham Vale at \$580,000.

Units

The median sale price recorded for Melbourne's units in 2022 was \$620,000, a decrease of 1.7 per cent on the 2021 figure of \$631,000.

The highest median price increases recorded in 2022 included Gardenvale, up 46 per cent from 341,000 to 496,500; Albert Park, up 40 per cent from \$835,000 to \$1,170,000; Warranwood, up 35 per cent from \$882,500 to \$1,193,000; Vermont South, up 27 per cent from \$735,000 to \$935,000.

Suburbs that recorded the highest fall in median unit sale prices from 2021 to 2022 included Sunshine, down 37 per cent from \$616,500 to \$387,500; Spotswood, down 33 per cent from \$750,000 to \$502,500 and Kingsville, down 32 per cent from \$581,000 to \$393,000.

Vacant residential land

Melbourne's median sale price for vacant residential land rose 12.9 per cent from \$325,000 in 2021 to \$367,000 in 2022.

Large increases were recorded in Lang Lang, up 39 per cent from \$302,000 to \$421,000; Melton South, up 38 per cent from \$228,000 to \$315,000; Aintree, up 37 per cent from \$388,500 to \$533,000; and Berwick, up 34 per cent from \$424,000 to \$567,000.

Twenty four of the 105 metropolitan suburbs with more than 10 sales for both 2021 and 2022 showed median price increases between 5 per cent and 20 per cent. Examples include Harkness by 20 per cent, from \$250,000 to \$300,000; Rye by 18 per cent, from \$687,500 to \$808,500; Greenvale by 16 per cent, from \$418,000 to \$485,000; Craigieburn by 12 per cent, from \$373,000 to \$417,500; and Fraser Rise by 10 per cent, from \$345,000 to \$380,000.

Six suburbs with more than 10 sales for both 2021 and 2022 showed reductions in median price. Examples include Brookfield by 28 per cent, from \$251,000 to \$181,000; Cranbourne South by 27 per cent from \$322,500 to \$235,500; and Bonnie Brook by 3 per cent, from \$330,000 to \$320,000.

Residential – country Victoria

Country Victoria has shown significant growth in the residential housing sector for the 10 years to 2022, with median house prices continuing to rise.

The median sale price of housing across country Victoria increased 107 per cent, from \$280,000 in 2012 to \$580,000 in 2022. Units rose 73 per cent, from \$240,000 in 2012 to \$415,000 in 2022.

From 2021 to 2022 the median sale price of houses in country Victoria increased from \$510,000 to \$580,000, an increase of 13.7 per cent. This compares to an increase of 2 per cent in metropolitan Melbourne for the same period.

Houses

The following data refers to country suburbs with 10 or more sales for both 2021 and 2022.

Wedderburn recorded the largest increase, up 73 per cent from 179,000 to \$310,000; Murtoa, up 69 per cent from \$145,000 to \$244,500; Coleraine, up 62 per cent from \$174,000 to \$282,000; and Bruthen, up 60 per cent from \$285,000 to \$455,000.

The biggest falls were recorded in Stanhope, down 15 per cent from \$255,000 to \$217,000; Mount Macedon, down 14 per cent from \$1,547,500 to \$1,330,000; and Sunnyciffs, down 11 per cent from \$326,500 to \$291,000.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2022 were Connewarre at \$2,570,000, Mount Macedon at \$1,330,000, Lake Wendouree at \$1,225,000, Newtown (Greater Geelong) at \$1,220,000, and Bright at \$1,210,000.

The 10 towns in country Victoria with the lowest median house sale prices in 2022 were Rainbow at \$141,000, Jeparit at \$150,000, Minyip at \$155,000, Ouyen at \$170,000, Birchip at \$170,000, Sea Lake at \$173,000, Wycheeproof at \$185,000, Hopetoun at \$185,000, Kaniva at \$205,000 and Nhill at \$211,000.

Units

The median sale price of units in country Victoria increased by 8.9 per cent from \$381,000 in 2021 to \$415,000. However, there were wide variations across the state.

Vacant residential land

The median sale price for vacant residential land in country Victoria increased 8.2 per cent from \$256,000 to \$277,000 between 2021 and 2022. However, there were wide variations in movements across Victoria.

Table 1: House sales – metropolitan Melbourne

Year	Total number of sales	Median sale price
2021	70,606	\$875,000
2022	58,177	\$892,500
% Change 2021-22	-17.6%	2%

Table 2: House sales – country Victoria

Year	Total number of sales	Median sale price
2021	32,566	\$510,000
2022	26,424	\$580,000
% Change 2021-22	-18.9%	13.7%

Table 3: Commercial and industrial sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2021	7,388	\$22,115,395,706	\$2,993,421
2022	5,391	\$13,504,384,486	\$2,505,126
% Change 2021-22	-27.0%	-38.9%	-16.3%

Table 4: Commercial and industrial sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2021	3,329	\$3,920,177,757	\$1,177,584
2022	2,247	\$2,577,641,640	\$1,147,148
% Change 2021-22	-32.5%	-34.2%	-2.6%

Table 5: Primary production sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2021	258	\$1,461,447,536	\$5,664,525
2022	135	\$731,060,057	\$5,397,269
% Change 2021-22	-47.5%	-50.0%	-4.7%

Table 6: Primary production sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2021	3,717	\$5,435,031,813	\$1,462,209
2022	2,442	\$3,371,895,772	\$1,380,623
% Change 2021-22	-34.3%	-38.0%	-5.6%

Table 7: Regional cities – median house price movement 2021 to 2022

Regional cities	No. suburbs included in the regional cities	Quartile	2021 to 2022 median % price movement	Examples of % price movement in each category
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	94	Upper	16.1	Baranduda 33, Tatura 26, East Bendigo 23, Wodonga 18, Shepparton 16
		Median	10.8	Mooroopna 16, Kangaroo Flat 15, Geelong West 12, Leopold 9, Ballarat East 8, Clifton Springs 7
		Lower	6.7	Mount Pleasant 6, Strathdale 5, Brown Hill 0, Ballarat Central -4, East Geelong -7

Table 8: Country towns – median house price movement 2021 to 2022

Category	No. of towns	Quartile	2021 to 2022 median % price movement	Examples of % price movement in each category
Large towns (more than 150 house sales)	25	Upper	19.0	Bairnsdale 26, Sale 23, Portland 22
		Median	15.8	Echuca 19, Warrnambool 16, Mildura 11
		Lower	10.1	Horsham 10, Armstrong Creek 9, Hamilton 5
Medium towns (50–150 house sales)	48	Upper	18.1	Orbost 43, Newborough 22, Stawell 22, Stratford 19
		Median	14.3	Churchill 18, Darley 16, Cobram 13, Eastwood 10
		Lower	9.0	Winter Valley 9, Castlemaine 7, Beveridge 4, Woodend -2
Small towns (fewer than 50 house sales)	124	Upper	27.7	Charlton 54, St Arnaud 38, Bright 33, Ellimininty 31, Yarram 29
		Median	17.6	Dennington 27, Rutherglen 21, Leneva 17, Mortlake 13, Cohuna 10
		Lower	8.8	Yea 8, Beaufort 6, Wendouree West 3, Lancefield -2, Robinvale -7
Seaside towns	41	Upper	24.4	Metung 42, Lake Tyers Beach 30, Lakes Entrance 27, Queenscliff 26
		Median	16.1	Paynesville 22, Ocean Grove 17, Barwon Heads 13, Inverloch 11
		Lower	9.8	Kalimna 9, Jan Juc 5, Aireys Inlet -3, Sunderland Bay -6

Explanatory notes

Statistical accuracy

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

Symbols

^ Fewer than 10 sales in that year.

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

Limited sales recorded for 2022 may cause statistics for that year to be skewed. Similarly, small numbers of sales in rural areas in previous years can distort sales trends.

Block size

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

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

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

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

Compound growth per annum

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

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

Conversion factors

1 hectare = 10,000 square metres

1 hectare = 2.4798 acres

1 acre = 4,046.86 square metres

1 square metre = 10.7639 square feet.

Property classification

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

The specific descriptions and abbreviations used are shown on page 11-34.

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

Vacant Residential Site A – less than 2000 sq. metres

Vacant Residential Site B – 2000–3999 sq. metres

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

HA is an abbreviation for hectare

SM is an abbreviation for square metre.

Median sale price

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

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

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

Mean sale price

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

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2022 calendar year. In some cases, preliminary 2023 statistics are shown and are those sales recorded at the time of publication.

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



Municipality and suburb/township data

Categories

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

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

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

Price index (base 2021 and 2017)

The price indices shown in the municipality tables relate the median price for 2022 to those of 2021 and 2017 respectively. For example, an index of 104.5 for 2021 indicates that the median price has increased by 4.5 per cent between 2021 and 2022.

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

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

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

Suburb/township classification of sales

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

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

Total of sale prices

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

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

Property classification codes

Description	Abbreviation
Residential	
Residential Use Development Land	
Vacant Residential Home Site/Surveyed Lot < 2000sm	Vac Res A
Vacant Residential Home Site/Surveyed Lot < 4000sm	Vac Res B
Residential Rural/Rural Lifestyle < 1ha	Vac Res C
Residential Development Site	Res Dev Site
Vacant In globo Residential Subdivisional Land	
Vacant In globo Residential Subdivisional Land (Unspecified)	Vac Res Englobo Oth
Subdivisional Land (Multi Lot)	Sub Div (Multi Lot)
Subdivisional Land (In globo/Potential)	Sub Div (EnGlobo)
Vacant Residential Rural/Rural Lifestyle	Vac Res Rural Lstyle
Residential Airspace	Residential Airspace
Single Residential Accommodation	
Detached Dwelling	
Detached Dwelling (Unspecified)	Detached Home Unsp
Detached Dwelling (new)	Detached Home (new)
Detached Dwelling (existing)	Detached Home(exist)
Detached Dwelling Non Conforming Use- Commercial	Detached Home(Comm)
Detached Dwelling Non Conforming Use- Industrial	Detached Home (Ind)
Separate Dwelling and Curtilage	Sep House&Curtilage
Semi-Detached/Terrace/Row House	
Semi-detached/Terrace/Row House (Unspecified)	Semi-Detached Unspec
Semi-detached	Semi-Detached
Terrace	Terrace House
Row House	Row House
Half Pair or Duplex	Half Pair or Duplex

Description	Abbreviation
Granny Flat/Studio	Granny Flat/Studio
Dwelling and Dependant Unit	House & Flat/Studio
Shack/Hut/Donga	Shack/Hut/Donga
Cabin/Accommodation (rental/leased individual residential site)	Cabin/Accommodation
Residential Rural/Rural Lifestyle	Res/Rural Lstyle
Residential Land (with buildings that add no value)	Res Land (WithBuild)
Multiple Occupation (within residential development)	
Single Strata Unit/Villa Unit/Townhouse	
Single Strata Unit/Villa Unit/Townhouse (Unspecified)	Single Strata Unspec
Single Strata Unit	Single Strata Unit
Villa Unit	Villa Unit
Townhouse	Townhouse
OYO Subdivided Dwelling	OYO Sub Dwelling
OYO Subdivided Unit	OYO Sub Unit
OYO Unit	OYO Unit
Conjoined Strata Unit/Townhouse	
Conjoined Strata Unit/Townhouse (Unspecified)	Cojoin Strata Unsp
Half Pair or Duplex	Half Pair or Duplex
Conjoined Strata Unit	Conjoined StrataUnit
Townhouse	Townhouse
Residential Company Share Unit (ground level)	
Residential Company Share Unit (ground level) (Unspecified)	Res Co Sh Unit Unsp
OYO Company Share Unit	OYO Co Share Unit
OYO Stratum Flat	OYO Stratum Flat
OYO Stratum Unit	OYO Stratum Unit
OYO Company Share Flat	OYO Co Share Flat
OYO Cluster Unit	OYO Cluster Unit
Residential Company Share Unit (within multi-storey development)	Res Co Sh Unit HR

Description	Abbreviation
Strata unit or flat	
Strata Unit or Flat (Unspecified)	Strata unit/flat Uns
Strata Dwelling	Strata Dwelling
OYO Subdivided Flat	OYO Subdivided Flat
OYO Strata Flat	OYO Strata Flat
Individual Car Park	Individual Car Park
Individual Berth	Individual Berth
Individual Flat	Individual Flat
Common Land associated with a residential development	Common Land Unit Dev
Investment Residential	
Boarding House	Boarding House
Residential Investment Flats	Res Investment Flat
Short Term Holiday Accommodation	Short Term Hol Accom
Dormitory Accommodation/University Residential College	
Dormitory Accommodation/University Residential College (Unspecified)	Dorm Accom Unspec
Dormitory Accommodation	Dormitory Accom
University Residential College	Uni Res College
Retirement/Aged Care Accommodation/Special Accommodation	
Retirement Village Unit	Retire Village Unit
Retirement Village Complex	Retire Village Compl
Aged Care Complex	
Aged Care Complex (Unspecified)	Age Care/Nursing Uns
Aged Care Complex	Aged Care Complex
Nursing Home	Nursing Home
Special Accommodation	Special Accomm Res
Disability Housing	Disability Housing
Ancillary Buildings	
Miscellaneous Improvements on Residential Land	

Description	Abbreviation
Miscellaneous Improvements on Residential Land (Unspecified)	ResLandWithImprovemt
Storage Area (on Residential Land)	Storage Area Res
Garage/Outbuilding (on Residential Land)	Garage/Outbuild Res
Miscellaneous Improvements on Residential Rural Land	
Misc Improvements on Residential Rural Land (Unspecified)	MisImpRuralLand Unsp
Storage Area (Rural)	Storage Area Rural
Garage/Outbuilding (Rural)	Garage/Outbuild Rur
Site Improvements (Rural)	Site Improves Rur
Commercial	
Commercial Use Development Land	
Commercial Development Site	Commerical Dev Site
Vacant In globo Commercial Land	Vac Englobo Land
Commercial Land (with buildings that add no value)	Com Land (Struct 0)
Commercial Airspace	Com Dev Airspace
Retail	
Retail Premises (single occupancy)	
Retail Premises (single occupancy) (Unspecified)	Retail Sgle Occ Unsp
Bank	Bank
Retail Store/Showroom	Retail Store/Showrm
Shop	Shop
Cafe	Café
Timber Yard/Trade Supplies	Timber Yard/Supplies
Display Yard	Display Yard
Convenience Store/Fast Food	Convenience/FastFood
Plant/Tree Nursery	Plant/Tree Nursery
Retail Premises (multiple occupancies)	
Retail Premises (multiple occupancies) (Unspecified)	Retail Mult Occ Unsp
Shop and Dwelling (single occupancy)	Shop & Dwelling

Description	Abbreviation
Office and Dwelling (single occupancy)	Office & Dwelling
Mixed Use Occupation	
Mixed Use Occupation (Unspecified)	Mixed Use Unspec
Office	Mixed Use Office
Shop (Mixed use)	Mixed Use Shop
Studio	Mixed Use Studio
Workroom	Mixed Use Workroom
Shopping Centre	
Shopping Centre (Unspecified)	Shopping Centre Unsp
Shopping Centre (Super Regional)	Shop Cnt SuperRegnal
Shopping Centre (Major Regional)	Shop Cnt MajorRegnal
Shopping Centre (Regional)	Shop Cnt Regional
Shopping Centre (Sub Regional)	Shop Cnt SubRegional
Shopping Centre (Neighbourhood)	Shop Cnt Neighbhood
National Company Retail	
National Company Retail (Unspecified)	National Co Ret Unsp
Supermarket	Supermarket
Department/Discount Department Store	Dept/Discount Store
National Company Retail (Bulky Goods)	Nat Co Bulky Goods
Fuel Outlet/Garage/Service Station	Fuel Outlet/Garage
Multi-Purpose Fuel Outlet (fuel/food/groceries)	Multi Use FuelOutlet
Bottle Shop/Licensed Liquor Outlet	Bottle Shop/Licensed
Licensed Retail Premises	Licensed Ret Prem
Market Stall	Market Stall
Office	
Office Premises	
Office Premises (Unspecified)	Office Premises Uns
Office (Converted dwelling)	Office Cvrt Dwelling

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

Description	Abbreviation
Bunkhouse	Bunkhouse
Ski lodge/ Member facility	Ski lodge/Memb fac
Recreation Camp	Recreation Camp
Hospitality	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub (Unspecified)	Pub/Tavern/Club Unsp
Pub	Pub
Tavern	Tavern
Hotel	Hotel
Licensed Club	Licensed Club
Restaurant	Restaurant
Licensed Restaurant	Licensed Restaurant
Nightclub/Cabaret	Nightclub/Cabaret
Reception/Function Centre	Reception/Function
Hotel-Gaming	Hotel-Gaming
Club - Gaming - stand alone	Club-Gaming-Stand
Member Club Facility	Member Club Facility
Casino	Casino
National Company Restaurant	National Co Rest
Kiosk	Kiosk
Conference/Convention centre	ConferenceConvention
Entertainment – Cinema, Live Theatre and Amusements (non-sporting)	
Live Entertainment – Major Multi-Purpose Complex	Live Ent-Major Multi
Cinema Complex	Cinema Complex
Playhouse/Traditional Theatre	Playhouse/Theatre
Drive-In	Drive-In

Description	Abbreviation
Tourism Facilities/Infrastructure	
Large Theme Attraction/Park	Large Theme Park
Amusement Park	Amusement Parks etc.
Major Infrastructure Attractions, often associated with a major historic or feature natural location	Major Inf Attraction
Tourism Infrastructure – Local Attractions	Tourism Infrastruct
Personal Services	
Health Surgery	Health Surgery
Health Clinic	
Health Clinic (Unspecified)	Health Clinic Unsp
Diagnostic Centre/X-Ray	Diagnostic/X-ray
Medical Centre/Surgery	Medical/Surgery
Dental Clinic	Dental Clinic
Super Clinic	Super Clinic
Brothel	Brothel
Crematorium/Funeral Services	Crematorium/Funeral
Automatic Teller Machine	Automatic Teller
Veterinary Clinic	Veterinary Clinic
Vehicle Car Parking, Washing and Sales	
Ground Level Parking	Ground Level Parking
Multi-Storey Car Park	Multi-Storey CarPark
Individual Car Park Site	
Individual Car Park Site (Unspecified)	Indiv CarPark Unspe
Car park – Under Cover	CarPark – UnderCover
Car park – Open Air	CarPark – Open Air
Car Wash	Car Wash
Vehicle Sales Centre	Vehicle Sales Centre
Vehicle Rental Centre	Vehicle Rental Centre

Description	Abbreviation
Advertising or Public Information Screens	
Advertising Sign	
Advertising Sign (Unspecified)	Advertising Sign Uns
Self Standing Pole	Adv Self Stand Pole
Bridge Fixed	Adv Sign Bridge Fix
Roof Mounted	Adv Sign Roof Mount
Wall Fixed	Adv Sign Wall Fixed
Electronic Stadium/Street TV Relay Screen/Scoreboard	ElectronicScoreboard
Industrial	
Industrial Use Development Land	
Industrial Development Site	Ind Dev Site
Vacant Industrial In globo Land	Vac Englobo Land
Industrial Airspace	Ind Dev Airspace
Industrial Land (with buildings which add no value)	Ind Land Building \$0
Manufacturing	
General Purpose Factory	
General Purpose Factory (Unspecified)	Factory Unspec
Factory Unit	Factory Unit
Factory	Factory
Garage/Motor Vehicle Repairs	Garage/Motor Vehicle
Office/Factory	Office/Factory
Workshop	Workshop
Food Processing Factory	
Food Processing Factory (Unspecified)	Food ProcessingUnsp
Processing Plant	Processing Plant
Dairy	Food ProcessingDairy
Major Industrial Complex – Special Purpose Improvements	Major Ind Complex
Warehouse/Distribution/Storage	

Description	Abbreviation
General Purpose Warehouse	
General Purpose Warehouse (unspecified)	Warehouse Unspec
Warehouse	Warehouse
Warehouse/Office	Warehouse/Office
Warehouse/Factory	Warehouse/Factory
Warehouse/Showroom	Warehouse/Showroom
Depot	Storage Depot
Store	Warehouse Store
Open Area Storage	
Open Area Storage (Unspecified)	OpenStorageUnspec
Hardstand/Storage Yard	Hard/Storage Yard
Wrecking Yard	Wrecking Yard
Concrete Batching Plant	Concrete Batch Plant
Container storage	OpArea ContainerStor
Bulk Grain Storage (structures)	Bulk Grain (Struct)
Bulk Grain Storage (earthen walls and flooring - pit bunker)	Bulk Grain Stor(Pit)
Bulk Liquid Storage Fuel Depot/Tank Farm	Bulk Liquid Depot
Coolstore/Coldstore	Coolstore/Coldstore
Works Depot	Works Depot
Noxious/Offensive/Dangerous Industry	
Tannery/Skins Depot and Drying	Tannery/Skins Depot
Abattoirs	Abattoirs
Stock sales yards	Stock Sales Yards
Rendering Plant	Rendering Plant
Oil Refinery	Oil Refinery
Petro-chemical Manufacturing	Petrochemical Man
Sawmill	Sawmill
Extractive industries	

Description	Abbreviation
Extractive industry site with permit or reserve not in use	
Sand	ExtInd Sand
Gravel/Stone	ExtInd Gravel/Stone
Manufacturing Materials	ExtInd Manufact Mat
Soil	ExtInd Soil
Coal	ExtInd Coal
Minerals/Ores	ExtInd Minerals/Ores
Precious Metals	ExtInPrecious Metals
Uranium	ExtInd Uranium
Quarry/Mine (open cut) – Exhausted (dry)	Quarry/Mine open dry
Quarry/Mine (open cut) – Exhausted (wet)	Quarry/Mine open wet
Quarry (in use)	
Sand	Quarry Sand
Gravel/Stone	Quarry Gravel/Stone
Manufacturing Materials	Quarry Manufact Mat
Soil	Quarry Soil
Mine (open cut)	
Black or Brown Coal	MineOpen Coal
Iron Ore	MineOpen Iron Ore
Bauxite	MineOpen Bauxite
Gold	MineOpen Gold
Metals (other than gold)	MineOpen Metals
Precious Stones	MineOpen PrecStones
Uranium	MineOpen Uranium
Non Metals (other than Uranium)	MineOpenNon Metals
Mine (deep shaft)	
Non-metals	MineDeepNon-metals
Black Coal	MineDeep Black Coal

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

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

Description	Abbreviation
Horse Stud	Horse Stud
Training Facilities	Horse Training Fac
Stables	Horse Stables
Piggery	Piggery
Kennel/Cattery	Kennel/Cattery
Horticulture Fruit and Vegetable Crops	
Market Garden – Vegetables	MarketGardenVeg <20h
Orchards, Groves and Plantations	Orchard Plantations
Horticulture – Special Purpose Structural Improvements	
Vineyard	Vineyard
Plant/Tree Nursery	Plant/Tree Nursery
Commercial Flower and Plant Growing – (outdoor)	Com Flower&Plant
Glasshouse Plant/Vegetable Production	Glasshouse Plant/Veg
Forestry – Commercial Timber Production	
Softwood Plantation	Softwood Plantation
Hardwood Plantation	Hardwood Plantation
Native Hardwood (standing timber)	Native Hardwood
Aquaculture	
Oyster Beds	Oyster Beds
Fish Farming – Sea Water Based	FishFarming–SeaWater
Yabby Farming	Yabby Farming
Aquaculture Breeding/Research Facilities/Fish Hatchery	Aquaculture Breeding
Infrastructure and utilities (industrial)	
Vacant	
Vacant Land	Utilities Vac Land
(Unspecified) – Transport, Storage, Utilities and Communication	Unsp–TranspStorUtil
Gas or Fuel	
Gas or Fuel Wells	Gas or Fuel Wells

Description	Abbreviation
Gas or Fuel Production/Refinery	GasFuel Prod/Refine
Gas or Fuel Storage	Gas or Fuel Storage
Gas or Fuel Transmission Pipeline (through easements, freehold and public land)	Gas Trans Pipeline
Gas or Fuel Distribution/Reticulation Pipelines (through easements, freehold and public land)	GasFuel Dist/Ret Pip
Electricity	
Electricity Power Generators – Fuel Powered(brown coal, black coal, natural steam, gas, oil, nuclear)	ElectPowerGenerator
Hydro Electricity Generation	Hydro ElectGenerat
Wind Farm Electricity Generation	WindFarmElectricity
Electricity Substation/Terminal	Electric Substation
Electricity Transmission Lines (through easements, freehold and public land)	Electric Trans Lines
Electricity Distribution/Reticulation Lines (through easements, freehold and public land)	ElectricDistribLines
Solar Electricity Generation	Solar Elect Generat
Waste Disposal, Treatment and Recycling	
Refuse Incinerator	Refuse Incinerator
Refuse Transfer Station	RefseTransferStation
Sanitary Land Fill	Sanitary Land Fill
Refuse Recycling	Refuse Recycling
Hazardous Materials/Toxic Storage Centre	Hazardous/ToxicStore
Toxic By-product Storage and Decontamination Site	ToxicByProductStore
Sewerage/Stormwater Treatment Plant Site	Sewerage/StormTreat
Sewerage/Stormwater Pump Stations	Sewerage/StormPump
Sewerage/Stormwater Pipelines (through easements, freehold and public land)	
Sewerage/Stormwater Pipelines (through easements, freehold and public land) (Unspecified)	Sewerage/StormUnsp
Public Utility – Drainage	PublicUtilityDrainag

Description	Abbreviation
Public Utility – Sewerage	PublicUtilitySewerag
Reserve for Drainage or Sewerage Purposes	Reserve for Drainage
Retarding Basin	Retarding Basin
Water Supply	
Water Catchment Area	Water Catchment Area
Water Catchment Dam/Reservoir	WaterCatchDamReser
Water Storage Dam/Reservoir (Non-Catchment)	WaterStorageDamRes
Water Treatment Plant	WaterTreatmentPlant
Water Storage Tanks, Pressure Control Towers and Pumping Stations	Water Storage Tanks
Major Water Conduits	Major Water Conduits
Water – Urban Distribution Network (through easements, freehold and public land)	WaterUrbanDistribut
Transport – Road Systems	
Freeways	Freeways
Main Highways (including national routes)	Main Highways
Secondary Roads	Secondary Roads
Suburban and Rural Roads	Suburban&Rural Road
Closed Roads	Closed Roads
Reserved Roads	ReservedRoads
Bus Maintenance Depot	BusMaintenanceDepot
Bus Interchange Centre/Bus Terminal	BusInterchangeCentre
Designated Bus/Taxi Stops/Stands/Shelters	DesignatedBus/Taxi
Weighbridge	Weighbridge
Transport – Rail and Tramway Systems	
Railway Line in use	Railway Line in use
Railway Switching and Marshalling Yards	Railway Switching
Railway Maintenance Facility	Railway Maintenance
Railway Passenger Terminal Facilities (including stations)	RailwayPassengerTerm

Description	Abbreviation
Railway Freight Terminal Facilities	Railway Freight Term
Tramway/Light Rail Right of Way and Associated Track Infrastructure	Tramway/Light Rail
Tramway Maintenance /Terminal Storage	Tramway Maintenance
Tram Stopping Facilities	TramStoppingFacility
Railway/Tramway Line Closed/Unused	Railway/TramClosed
Transport – Air	
Airfield (includes associated open space)	Airfield incOpenSpac
Airstrip	Airstrip
Airport Traffic Control Centre	AirportTrafficContro
Airport Hangar Building	Airport Hangar Build
Airport Terminal Building – Passengers	AirportTermPassenger
Airport Terminal Building – Freight	AirportTermFreight
Heliport	Heliport
Transport – Marine	
Port Channel	Port Channel
Port Dock / Berth	Port Dock/Berth
Port Wharf / Pier and Apron - Cargo	PortWharf/Pier Cargo
Wharf – Storage Sheds	Wharf – Storage Shed
Wharf – Passenger Terminal and Ferry Pier Facilities	Wharf–Passenger Term
Piers, Storages and Slipways	Piers/Storages/Slipw
Ramps and Jetties	Ramps and Jetties
Marinas and Yacht Clubs	Marinas & Yacht Club
Dockyard, Dry Dock and/or Ship Building Facility	Dockyard,Dry Dock
Lighthouse and Navigation Aids	Lighthouse&Navigate
Communications, including Print, Post, Telecommunications and Airwave Facilities	
Post Offices	Post Offices
Postal Exchange/Mail Sorting Centres	Postal Exchange/Mail

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

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

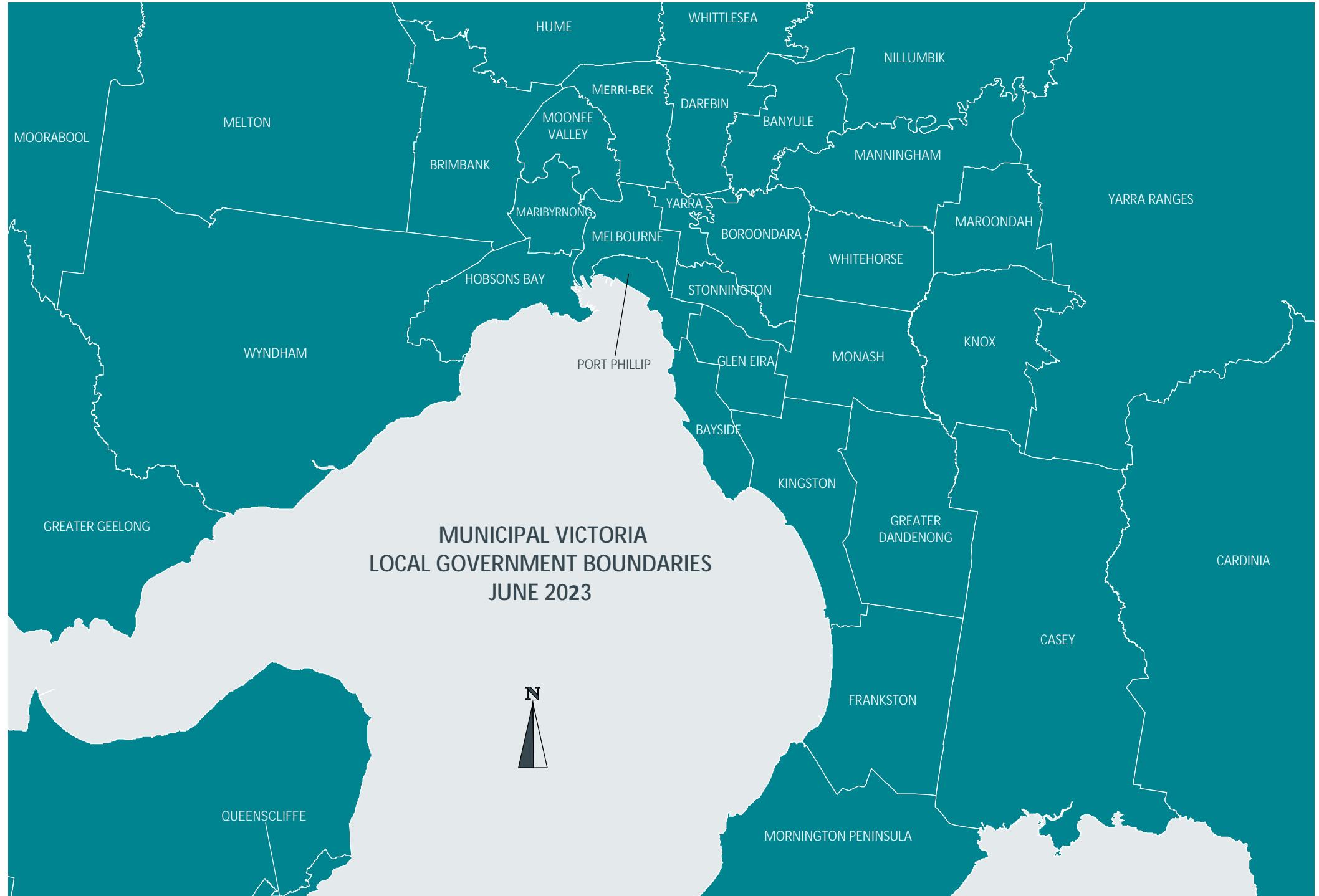
Description	Abbreviation
Justice and Community Protection	
Police Facility	Police Facility
Court Facility	Court Facility
Prison/Detention Centre/Goal Complex/Corrective Institution	Prison/Detention
Fire Station Facility	Fire Station
Ambulance Station Facility	Ambulance Station
Emergency Services Complex	Emergency Serv Comp
Community Protection and Services Training Facility	Community Protection
Religious	
Place of Worship	Place of Worship
Religious Hall	Religious Hall
Religious Residence	Religious Residence
Religious Study Centre	Religious Study Cent
Community Service and Sporting Clubrooms and Halls	
Halls and Service Clubrooms	Halls&Service Rooms
Rural and Community Camps	Rural&Comm Camps
Community Facility	Community Facility
Government Administration	
Parliament House	Parliament House
Government House	Government House
Local Government	Local Government
Civic Buildings	Civic Buildings
Defence Services/Military Base	
Army Barracks/Administration Base	Army Barracks/Admin
Army Maintenance Depots	Army Maintenance Dep
Army Field Camps and Firing Ranges	Army Field Camps&FR
Naval Base/Administration Base	Naval Base/Admin
Naval Specialised Facilities – Ground Based	Naval Spec-Grnd Base

Description	Abbreviation
Naval Specialised Facilities – Water Based	Naval Spec-Wter Base
Air Force Base/Administration	Air Force Base/Admin
Airstrip and Specialised Facilities	Airstrip&Specialised
Munitions Storage Facility	Munitions Storage
Other Community service facilities	
Public Conveniences	Public Conveniences
(Unspecified) – Public, Education and Health Improved	Public,Ed,Health Imp
(Unspecified) – Public, Education and Health vacant	Public,Ed,Health Vac
Animal Shelter	Animal Shelter
Sport, Heritage and Culture	
Vacant Land	
Vacant Site - Sporting Use	Vac Site – Sporting
Vacant Site - Heritage Application	Vac Site – Heritage
Vacant Site - Cultural Use	Vac Site – Cultural
State/Regional Sports Complex	
Major Sports Complex	MajorSportsComplex
Major Indoor Sports Complex	Major Indoor Sports
Outdoor/Indoor Sports Complex - non major	OutdoorSport Complex
Outdoor Sports - Extended Areas/Cross Country	OutdoorSportCountry
Aquatic Complex	Aquatic Complex
Water Sports – Outdoor	WaterSport–Outdoor
Motor Racing Tracks/Speedways	Motor Racing Tracks
Racecourse/Tracks	Racecourse/Tracks
Ski Fields	Ski Fields - Comm
Local Sporting Facilities	
Indoor Sports Centre	
Indoor Sports Centre (Unspecified)	IndoorSportCent Unsp
Squash Courts	Squash Courts

Description	Abbreviation
Gymnasium/Health Club	Gymnasium/Health
Indoor Sports Complex	Indoor Sport Complex
Bowling Alley	Bowling Alley
Outdoor Sports Grounds town or suburban facilities	
Outdoor Sports Grounds town or suburban facilities (Unspecified)	OutdoorSportGrndUnsp
Tennis Club	Tennis Club
Bowling Club	Bowling Club
Outdoor Park and Facilities	Outdoor Park and Fac
Outdoor Sports – Extended Areas/Cross Country	Outdoor–CrossCountry
Swimming Pools/Aquatic Centres	SwimmingPool/Aqua
Water Sports – Outdoor	WaterSport–Outdoor
Motor Race Tracks/Speedways	Motor Race Speedway
Aero Club Facility	Aero Club Facility
Ski Fields	Ski Fields
Equestrian Centre	Equestrian Centre
Bike Track/Walking Trails	Bike Tk/Walking Tk
National/State Cultural Heritage Centres	
Library/Archives	National Library
Museum/Art Gallery	National Museum
Cultural Heritage Centre	National Culture
Wildlife Zoo	National Wildlife Zoo
Aquarium	National Aquarium
Botanical Gardens	Nat BotanicalGdns
Monument/Memorial	Nat Monum/Memorial
Culture, recreation and sport	Culture,Rec&Sport
Local Cultural Heritage Sites, Memorials and Monuments	
Library/Archives	LocalLibrary/Archive
Museum/Art Gallery	Local Museum/Gallery

Description	Abbreviation
Cultural Heritage Centre	Local CulturalCentre
Wildlife Zoo/Park/Aquarium	Local Wildlife Zoo
Parks and Gardens	Local Parks&Gardens
Monument/Memorial	Local Monum/Memorial
Local Recreation – Other	
Bathing Boxes	Bathing Boxes
Boat Sheds	Boat Sheds
National parks, conservation areas, forest reserves and natural water reserves	
Reserved Land	
Vacant Land (future reserve etc.)	VacLnd FutureReserve
Nature Reserve	
Nature Reserve	Nature Reserve
Wilderness Area	
World Heritage Area	World Heritage Area
Local Wilderness Area	LocalWilderness Area
National Park (Land and Marine)	
National Park - Land	National Park – Land
National Park - Marine	National Park–Marine
Natural Monument/Feature	
Natural Monument - Land	Nat Monument–Land
Natural Monument - Marine	Nat Monument–Marine
Natural Forests and Forest Reserves	
Forest Reserves - Public	ForestRes–Public
Forest Reserves - Private	Forest Res–Private
Conservation Area	
Conservation Area - Public	Conservation–Public
Conservation Area - Private	Conservation–Private

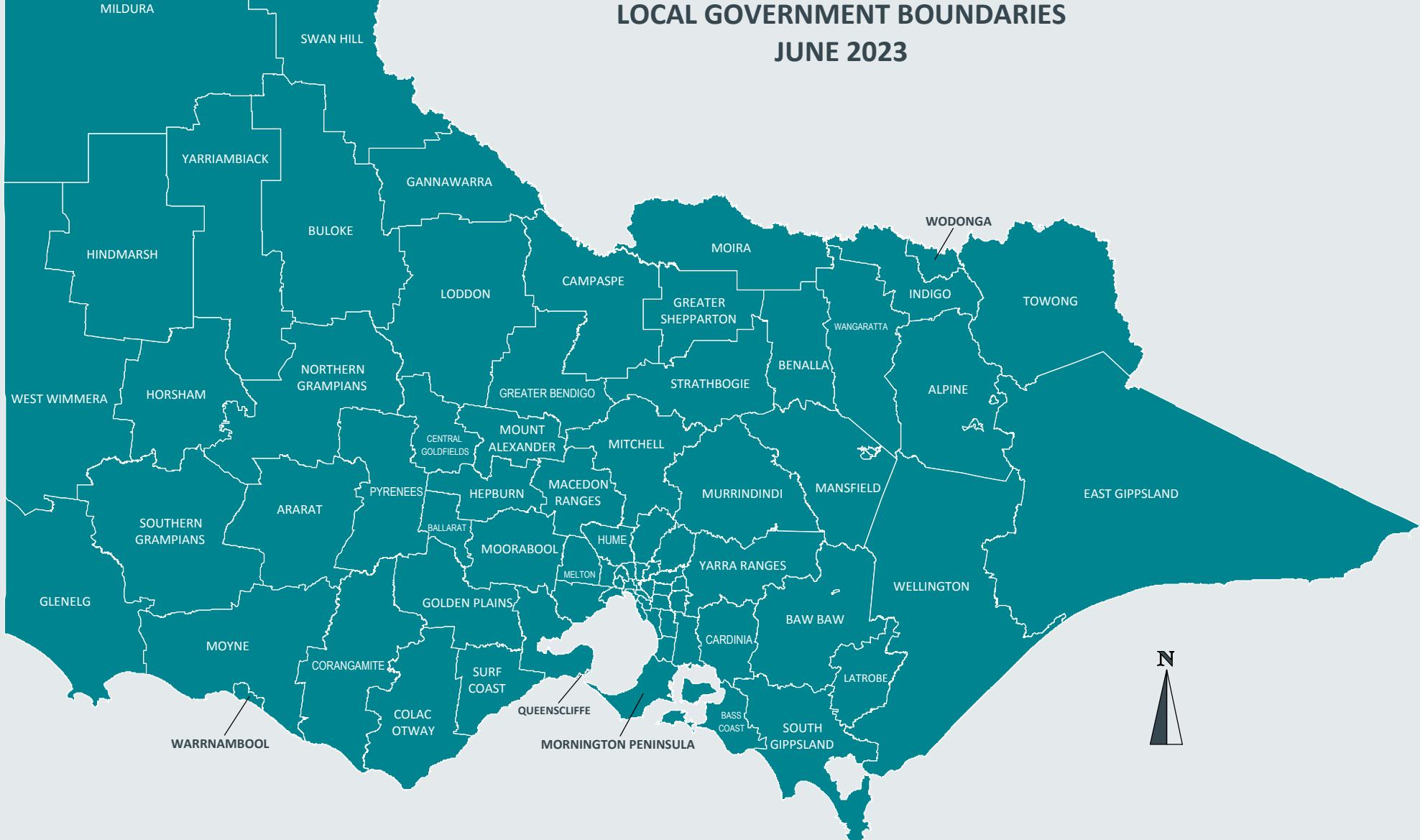
Description	Abbreviation
Protected Landscape/Seascape	
Protected Landscape - Public	PrtcLandscapePublic
Protected Landscape - Private	PrtcLandscapePrivate
Protected Seascapes - Public	PrtcSeascapePublic
Protected Landscape - Private	PrtcSeascapePrivate
Wetlands	
River Reserve (fresh water)	RiverRes(freshWater)
Creek Reserve (fresh water)	CreekRes(freshWater)
River Reserve (salt water)	RiverRes (saltWater)
Creek Reserve (salt water)	CreekRes (saltWater)
Floodway Reserve	Floodway Reserve
Fresh Water Lake Reserve	Fresh Water Lake Res
Salt Water Lake Reserve	Salt Water Lake Res
Inland Low Lying Tidal Estuary Wetlands Reserve	InlandTidal Wetlands
Seabed - Open Sea/Ocean/Bays	Seabed–OpenSea/Ocean
Game/Fauna Reserves	
Game Reserve – Public	Game Res – Public
Game Reserve – Private	Game Res – Private



MUNICIPAL VICTORIA
LOCAL GOVERNMENT BOUNDARIES
JUNE 2023

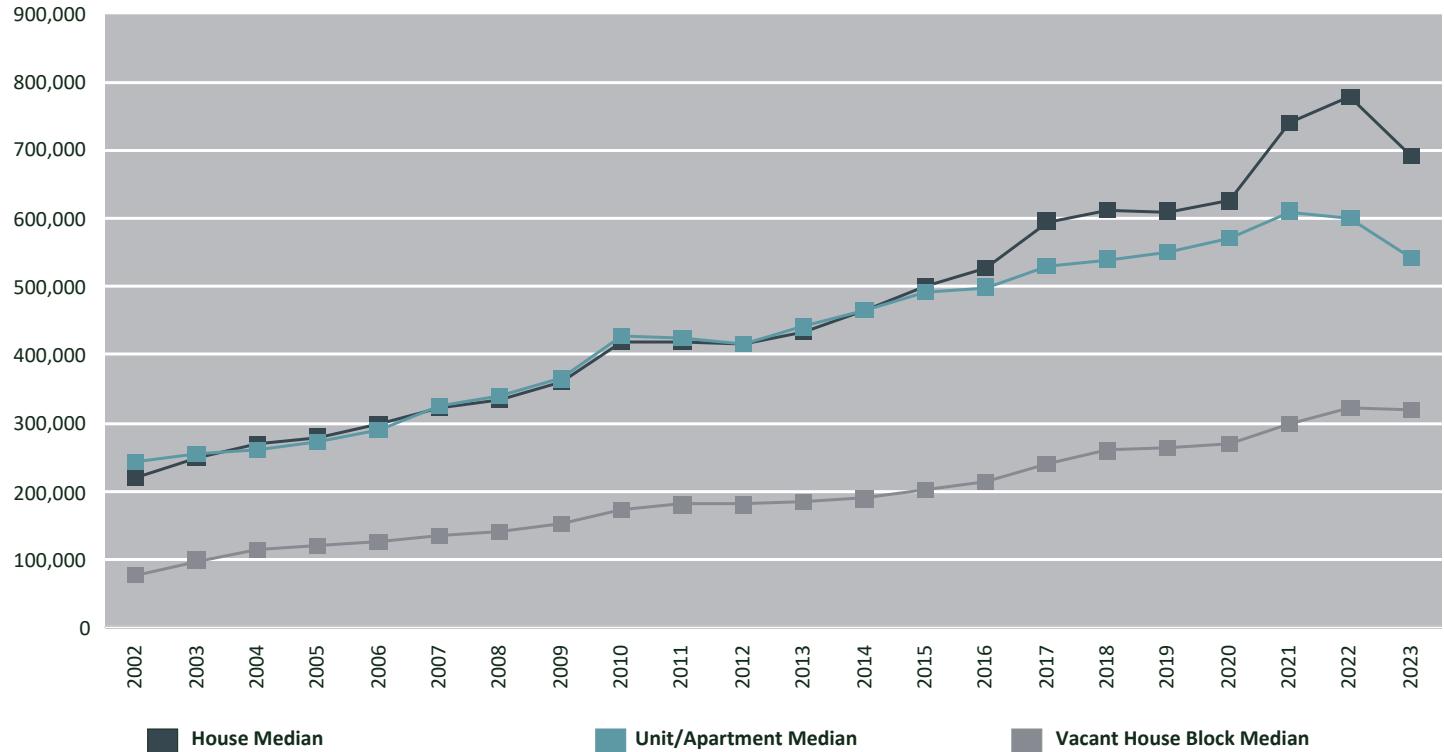
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MUNICIPAL VICTORIA LOCAL GOVERNMENT BOUNDARIES JUNE 2023



Victoria

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	90,903	220,000	270,998	37,153	243,000	284,707	34,153	77,000	83,104
2003	88,783	250,000	308,351	35,301	256,000	302,409	34,389	99,000	107,294
2004	78,345	270,000	328,178	30,368	260,629	308,204	21,930	114,775	119,643
2005	81,025	280,000	348,437	33,419	272,000	320,745	21,281	121,000	126,758
2006	78,149	300,000	381,694	35,197	290,000	351,380	22,427	126,500	136,063
2007	92,770	322,800	433,327	47,414	325,000	392,748	28,562	135,000	142,933
2008	73,511	335,000	436,677	36,311	340,000	390,296	22,791	142,000	146,910
2009	84,820	360,200	460,156	46,569	365,000	414,838	32,890	153,000	156,134
2010	78,066	420,000	540,177	44,911	428,000	485,431	30,211	173,000	180,497
2011	69,621	420,000	537,725	38,790	425,000	481,568	21,073	181,000	192,088
2012	67,900	415,000	525,699	38,503	416,666	468,482	17,697	181,000	190,391
2013	77,905	435,000	566,848	47,358	441,000	498,016	21,177	186,000	197,944
2014	83,874	465,000	618,151	55,621	465,500	521,769	24,566	190,000	203,716
2015	91,206	500,000	685,498	58,423	491,000	562,284	29,106	202,000	215,762
2016	87,643	526,500	713,518	51,833	499,000	585,828	35,768	214,000	224,484
2017	91,161	595,500	779,084	53,508	531,000	626,044	42,810	240,000	251,945
2018	79,277	611,000	780,147	40,580	540,000	620,390	30,678	260,000	270,068
2019	76,212	610,000	775,431	36,888	550,000	637,746	22,540	263,950	275,201
2020	73,478	625,000	801,582	33,407	570,000	647,425	40,422	270,000	279,356
2021	103,172	740,000	976,609	49,140	610,000	708,750	44,583	300,000	316,380
2022	80,573	778,000	1,011,680	39,789	600,000	696,255	10,052	321,776	359,615
2023	10,726	690,000	839,914	6,120	542,541	613,623	1,179	320,000	361,799

Statistics for 2023 are based on a small number of sales and are preliminary only.

VICTORIA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Advertising Sign Uns	3	235000	165000	64.88	2543.00	7.85<	ND	3446.67	68.18
Amusement Parks etc.	1	2216500	2216500	851.84	2602.00	196.59<	ND	2602.00	851.84
Apartment Hotel Comp	1	2257000	2257000	778.54	2899.00	ND	151.40<	2899.00	778.54
Bank	13	1643961	750000	7883.82	482.00	64.63<	50.00<	640.23	2567.76
Bed and Breakfast	10	1464000	1362500	293.91	3933.00	108.13<	123.86<	19893.10	73.59
Brothel	5	1553500	1560000	1012.79	938.00	66.10<	173.33<	790.80	1964.47
Café	26	1287236	875500	1426.62	293.00	129.21<	142.36<	949.35	1256.62
Car Wash	14	1577500	1625000	983.36	1322.00	94.97<	ND	1531.62	1013.76
CarPark – UnderCover	11	35359	34000	10.81	2869.00	158.14<	47.22<	2807.25	13.36
Cinema Complex	2	1920000	1920000	4595.59	680.00	17.45<	ND	680.00	4595.59
Com Land (Struct 0)	11	2806460	1927410	837.35	1934.00	182.52<	134.31<	3083.00	665.05
Convenience/FastFood	2	1437500	1437500	2939.61	446.00	28.75<	25.63<	446.00	3223.09
Crematorium/Funeral	7	2069000	1000000	702.25	1424.00	65.57<	ND	3990.57	518.47
Dental Clinic	7	901000	1000000	1652.89	726.00	66.67<	126.90<	4386.86	205.39
Dept/Discount Store	1	2160000	2160000	1771.94	1219.00	21.22<	ND	1219.00	1771.94
Dev Site	198	2830130	655000	98.12	1223.00	95.19<	75.18<	10123.93	259.26
Diagnostic/X-ray	3	1593333	1465000	1942.97	754.00	ND	ND	766.33	2079.16
Display Yard	6	1863333	1420000	3385.45	867.00	41.46<	315.56<	3053.17	610.30
Fuel Outlet/Garage	34	2823343	2167784	2369.60	2001.00	83.02<	67.89<	3379.42	824.00
Ground Level Parking	19	3415781	60000	658.33	900.00	6.21<	1.45<	1089.18	5394.01
Guest/BackPack Unsp	4	2912500	2850000	626.74	20471.00	191.21<	ND	30363.00	95.92
Health Clinic Unsp	136	2118641	1425000	3237.81	728.00	132.56<	152.82<	1110.09	1929.17
Health Surgery	14	1467935	1110000	1450.35	853.00	86.05<	138.75<	2920.79	502.58
Holiday Units	7	489285	240000	1105.99	217.00	31.58<	413.79<	7002.67	110.91
Hotel	21	846521	715000	173.01	4046.00	81.48<	94.70<	4892.48	173.03
Hotel-Gaming	1	2282000	2282000	1128.03	2023.00	21.70<	15.01<	2023.00	1128.03
Hotel/Motel Unsp	50	4763839	1052500	869.57	2530.00	89.96<	140.33<	6434.85	779.85
Indiv CarPark Unspe	24	50151	38250	12.14	2422.00	127.50<	76.50<	3146.38	14.63
Kiosk	3	246666	125000	3267.97	153.00	ND	ND	153.00	3267.97
Licensed Restaurant	9	1729888	1550000	872.76	613.00	236.64<	27.15<	4494.56	384.89
Licensed Ret Prem	2	350000	350000	695.56	977.00	0.97<	ND	977.00	358.24
Live Ent-Major Multi	5	4699000	3500000	164.37	2829.00	285.71<	55.47<	2499.00	1880.35
LowRise Office Build	30	8243816	1138500	1290.46	356.00	23.51<	17.25<	930.42	3130.43
Medical/Surgery	11	1456000	1150000	1646.96	603.00	85.19<	93.98<	643.90	2376.30
Member Club Facility	5	2099000	2260000	422.68	2011.00	42.99<	ND	2736.20	767.12
Mixed Use Office	41	805785	550231	73.92	5235.00	105.81<	105.81<	9360.94	84.31
Mixed Use Shop	5	1607400	1112000	4873.16	749.00	267.95<	143.95<	1549.20	1037.57
Mixed Use Studio	2	935000	935000	1024.64	6251.00	178.71<	ND	6251.00	149.58
Mixed Use Unspec	195	3336201	875000	1049.68	392.50	114.01<	114.38<	9593.87	224.22
Mixed Use Workroom	1	800000	800000	1498.13	534.00	2857.14<	ND	534.00	1498.13
Motel	10	1622000	1095000	706.17	2445.00	78.07<	86.05<	3713.20	436.82
Multi Use FuelOutlet	4	3769283	2818567	3039.47	2711.00	138.67<	357.91<	2259.00	1782.08
Multi-Lvl Offic Unsp	20	7424050	899250	4820.51	975.00	121.52<	2.00<	1785.31	1671.05
Multi-storey CarPark	5	68600200	5852000	3019.36	3461.00	14.11<	48.77<	3461.00	3019.36
National Co Rest	5	1604800	1200000	610.07	1967.00	34.29<	21.05<	2243.80	715.22
National Co Ret Unsp	6	4795833	3680000	2567.96	2641.00	43.81<	162.04<	3257.33	1472.32
Nightclub/Cabaret	2	1165000	1165000	3024.23	380.50	ND	ND	380.50	3061.76
Office & Dwelling	5	1109000	935000	1587.61	601.00	86.98<	93.50<	532.50	2164.32
Office Crt Dwelling	18	826611	675000	1264.62	493.00	95.74<	ND	568.89	1453.03
Office Premises Uns	720	2523103	675000	2422.45	677.00	96.43<	115.38<	1920.88	1356.12
Plant/Tree Nursery	4	2327500	1422388	24.71	43300.00	129.31<	243.14<	8013.75	290.44
Pub	3	6410000	7560000	23108.81	386.00	112.84<	152.73<	388.33	16506.44
Pub/Tavern/Club Unsp	72	2682148	1680000	4296.43	1186.50	140.00<	175.92<	3443.53	803.37
Reception/Function	2	2800000	2800000	30.45	89019.00	27.93<	ND	89019.00	31.45
Restaurant	26	1763684	1494500	7794.12	374.00	100.47<	66.42<	1423.90	1253.96
Retail Mult Occ Unsp	216	2134390	1262500	5047.56	290.00	121.10<	107.45<	932.28	1945.08
Retail Sgle Occ Unsp	1363	1430744	800000	2870.97	310.00	111.89<	110.34<	1455.93	869.14
Retail Store>Showrm	28	3927454	2884500	1368.40	982.00	106.34<	192.30<	2590.46	1410.93
Serv Apt/Unit Unsp	103	474297	340000	195.41	2354.00	103.03<	70.47<	12307.31	54.02
Serviced Apartments	9	360888	382000	220.16	1885.00	92.33<	65.86<	2894.80	140.39
Serviced Office	1	297000	297000	NA	NA	45.17<	ND	NA	NA
Shop	168	1304229	835000	3459.00	261.00	124.63<	109.51<	2040.40	556.49
Shop & Dwelling	48	1100784	942500	4994.14	229.50	118.55<	65.03<	513.96	2168.50
Shopping Centre Unsp	16	15822812	2050000	5149.45	366.50	18.03<	24.85<	11582.10	506.64
Strata/Subdiv Office	100	463971	265000	44.22	4353.00	113.55<	199.44<	4248.80	96.79
Supermarket	13	8785991	6810000	3537.02	3633.00	95.14<	97.63<	60489.23	145.25
Tavern	1	980000	980000	4689.00	209.00	81.67<	36.30<	209.00	4689.00
Timber Yard/Supplies	2	1662500	1662500	715.70	2241.00	259.77<	51.40<	2241.00	741.86
Tourist Park/Caravan	28	4942975	2200000	188.70	28087.00	127.54<	229.17<	81828.11	58.97
Vac Engloblo Land	1	6487965	7136600	4.25	58916.00	201.25<	74.34<	12853.00	504.78
Vehicle Sales Centre	25	3805336	1600000	830.57	1752.50	53.38<	54.55<	4147.09	1031.04
Veterinary Clinic	20	1209215	961000	1463.27	667.00	124.40<	120.13<	1929.16	616.56

VICTORIA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Community Services									
Ambulance Station	1	1591000	1591000	8329.84	191.00	107.94<	120.53<	191.00	8329.84
Centre Mental ill	2	3978000	3978000	7350.95	621.50	ND	37.25<	621.50	6400.64
Child Centre Unsp	3	6363000	6455000	3348.03	1928.00	103.28<	280.56<	2214.67	2873.12
Civic Buildings	1	80000	80000	65.90	1214.00	ND	ND	1214.00	65.90
Community Health Cen	1	10285000	10285000	2773.73	3708.00	1724.22<	ND	3708.00	2773.73
Day Care Centre	25	4292765	3900000	2372.88	1475.00	64.97<	133.56<	1745.68	2459.08
Early Childhood Cent	2	2875000	2875000	2338.41	1202.50	37.83<	ND	1202.50	2390.85
Fire Station	2	1012000	1012000	1184.61	881.50	248.65<	547.03<	881.50	1148.04
Gov School (Unsp)	4	683125	316250	119.60	2522.00	2.35<	15.97<	23777.00	28.73
Halls&Service Rooms	9	1231985	240000	117.70	1028.00	177.78<	281.86<	2019.78	609.96
Local Government	2	70000	70000	100.79	694.50	679.61<	1750.00<	694.50	100.79
NonGov Secondary	4	5287500	3800000	3899.37	795.00	ND	ND	1262.33	4396.62
Place of Worship	32	933910	603350	59.41	2020.00	108.08<	61.10<	2367.34	410.14
Police Facility	1	325000	325000	1625.00	200.00	ND	ND	200.00	1625.00
Private Hospital	3	21416666	21100000	9390.30	2247.00	40.20<	64.35<	2222.00	9638.46
Religious Residence	7	1002714	957000	753.23	1394.00	96.76<	ND	1660.57	603.84
School Camps	1	43713630	43713630	NA	NA	ND	3014.73<	NA	NA
Technical&Further Ed	1	1660000	1660000	23.09	71900.00	286.21<	94.47<	71900.00	23.09
University	1	39050000	39050000	55233.38	707.00	175.31<	145.98<	707.00	55233.38
Vac Edu & Res Site	1	7122500	7122500	232.76	30600.00	71.88<	83.01<	30600.00	232.76
Vac Religious Site	1	60000	60000	9.02	6651.00	60.00<	18.81<	6651.00	9.02
Welfare Centre	1	66000	66000	71.66	921.00	ND	10.15<	921.00	71.66
Extractive Industry									
Quarry Gravel/Stone	3	1216666	650000	25.00	20000.00	57.67<	141.30<	181911.33	6.69
Quarry Manufact Mat	1	2090000	2090000	1.74	1200000.00	121.16<	1072.72<	1200000.00	1.74
Quarry/Mine open dry	1	70000	70000	0.22	320000.00	ND	ND	320000.00	0.22
Vacant Land Mine unsp	1	319000	319000	240.94	1324.00	ND	ND	1324.00	240.94
Industrial									
Abattoirs	2	18236268	18236268	1274.95	476441.50	911.81<	ND	476441.50	38.28
Concrete Batch Plant	3	1516666	2000000	571.59	3499.00	131.15<	ND	3239.00	468.25
Coolstore/Coldstore	6	1300590	357500	166.82	1589.50	6.24<	13.49<	2173.50	598.39
Factory	71	893140	676800	1043.84	479.00	105.75<	102.55<	1421.93	690.74
Factory Unit	53	1194621	645000	2862.60	262.00	125.85<	167.32<	1594.26	799.23
Factory Unsp	1420	1719349	813250	935.56	679.00	120.30<	145.22<	2577.34	638.56
Food Processing Unsp	7	9967642	3000000	845.50	2602.00	295.57<	170.45<	52955.20	54.72
Garage/Motor Vehicle	14	1772844	1295000	2372.66	1134.00	98.11<	86.33<	2287.93	774.87
Hard/Storage Yard	6	1950710	1991000	484.20	2059.00	154.50<	ND	3276.00	645.85
Ind Dev Site	399	1908746	792000	441.31	2004.00	136.55<	136.49<	15792.81	121.90
Ind Land Building \$0	19	3542236	1800000	133.52	1760.00	109.09<	197.69<	4737.16	747.76
Office/Factory	94	2750331	1687500	822.85	1033.00	161.48<	129.81<	2473.32	1161.33
OpArea ContainerStor	1	2045629	2045629	494.59	4136.00	7.87<	ND	4136.00	494.59
OpenStorageUnspec	19	1649925	693000	25.77	2348.00	98.65<	482.76<	11852.16	139.21
Rendering Plant	1	6853550	6853550	554.94	12350.00	214.84<	ND	12350.00	554.94
Sawmill	2	775000	775000	22.65	89542.50	46.97<	44.29<	89542.50	8.66
Storage Depot	4	530000	550000	147.02	4317.50	35.60<	ND	4363.25	121.47
Tannery/Skins Depot	1	5290000	5290000	871.36	6071.00	ND	ND	6071.00	871.36
Vac Englob Land	6	12551860	7136600	4.25	58916.00	201.25<	74.34<	106012.67	118.40
Warehouse	26	1914897	580500	979.10	526.50	95.95<	55.75<	4902.68	442.40
Warehouse Store	44	610370	220785	47.38	2216.00	70.09<	152.46<	3374.37	211.14
Warehouse Unspec	908	2286745	841500	1894.57	828.00	118.73<	133.57<	16659.52	140.84
Warehouse/Factory	62	4129704	957500	941.03	837.00	117.85<	182.38<	2826.56	963.53
Warehouse/Office	96	2536560	1003800	3011.90	840.00	98.17<	29.10<	7122.36	382.70
Warehouse>Showroom	17	1424215	676500	3516.39	366.00	85.31<	5.55<	5023.35	283.52
Workshop	7	1151285	540000	400.59	1348.00	167.44<	30.42<	1083.00	1063.05
Wrecking Yard	2	895000	895000	608.82	1487.00	52.65<	ND	1487.00	601.88
Infrastruc&Utilities									
Airport Hangar Build	2	550000	550000	514.99	1048.50	157.14<	ND	1048.50	524.56
BusMaintenanceDepot	3	7857699	8149924	870.25	9365.00	6653.00<	ND	12116.67	648.50
Cable Lines,Conduit	1	10000	10000	714.29	14.00	ND	ND	14.00	714.29
Closed Roads	6	57076	52250	300.19	68.50	237.50<	546.32<	179.83	317.39
ElectPowerGenerator	1	317661	317661	0.25	1287000.00	83.60<	ND	1287000.00	0.25
Port Dock/Berth	5	168600	79000	790.00	100.00	136.21<	45.14<	121.20	1391.09
PortWharf/Pier Cargo	1	35000	35000	636.36	55.00	ND	ND	55.00	636.36
Post Offices	7	1640000	1100000	561.53	837.00	343.75<	200.00<	906.14	1809.87
RailwayPassengerTerm	1	130000000	130000000	170380.08	763.00	ND	ND	763.00	170380.08
Refuse Recycling	1	325000	325000	165.90	1959.00	ND	ND	1959.00	165.90
ReservedRoads	5	217400	9000	257.14	35.00	69.23<	45.86<	3513.60	61.87
Secondary Roads	1	58333	58333	620.56	94.00	ND	ND	94.00	620.56
Telecom Tower	2	5245054	5245054	532.27	17793.50	46.21<	ND	17793.50	294.77
TelecomTowers Unspec	4	2777473	2654946	2026.39	5781.00	62.05<	ND	43405.50	63.99
TV/Radio Station	1	935000	935000	1968.42	475.00	6.43<	ND	475.00	1968.42
Utilities Vac Land	19	40157	21040	980.00	50.00	31.67<	10.71<	775.42	51.79
National Parks, etc									
Conservation-Private	1	195000	195000	139.78	1395.00	221.59<	365.85<	1395.00	139.78
Nature Reserve	1	7000	7000	14.00	500.00	12.40<	2.92<	500.00	14.00
VacLnd FutureReserve	2	313750	313750	48.17	8205.50	259.30<	8.79<	8205.50	38.24

VICTORIA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Primary Production									
Crop – Fodder Crops	7	1048619	540000	1.10	448400.00	78.83<	ND	525655.71	1.99
DomsticLivestockGraz	328	1268251	774750	3.98	379650.00	121.53<	158.11<	650922.15	1.96
GenCrop >20ha Unspec	340	1385167	1013716	0.79	1174800.00	139.46<	174.78<	1571706.67	0.88
Glasshouse Plant/Veg	4	3890000	2055000	13.69	115447.50	117.43<	ND	115238.25	33.76
Hardwood Plantation	2	2200000	2200000	4131.02	1071615.00	271.60<	358.31<	1071615.00	2.05
Horse Unspecified	17	2207352	2400000	27.73	216400.00	161.62<	202.96<	330188.35	6.69
Livestock – Beef	210	1470826	1128000	2.08	405300.00	125.33<	149.65<	527680.00	2.78
Livestock – Dairy	182	1733828	1251657	2.29	581700.00	124.66<	147.25<	736348.60	2.35
Livestock – Sheep	73	1954850	1060000	9.69	606900.00	121.50<	158.83<	965646.23	2.02
MarketGarden/Veg <20h	14	2267976	1775000	12.09	88050.00	180.20<	193.99<	83278.21	27.23
MixedFarm + infrast	281	1750679	1310000	2.65	483000.00	122.14<	173.51<	667475.73	2.62
MixedFarm no infrast	107	2642427	960000	2.69	548600.00	116.36<	159.30<	1207267.82	2.19
MixedFarm&GrazUnsp	687	1681476	1100000	2.17	441100.00	122.22<	184.87<	813776.53	2.07
Native Bshland	46	659517	377500	5.09	197593.00	144.64<	167.78<	639350.96	1.03
Native Hardwood	18	753611	542500	0.80	402350.00	155.00<	393.12<	527738.50	1.43
Orchard Plantations	39	1218505	800000	7.71	176388.00	104.12<	137.93<	454099.89	2.67
Piggery	2	1033750	1033750	3.99	267875.00	75.18<	159.04<	267875.00	3.86
Plant/Tree Nursery	10	1395165	1422388	24.71	43300.00	129.31<	243.14<	466630.33	3.25
Poultry – Open Range	3	543333	525000	6.48	81000.00	86.07<	ND	103333.33	5.26
Poultry broiler	7	1960879	2341154	13.70	118600.00	90.04<	107.39<	735002.29	2.67
Poultry egg	3	1160333	1200000	29.49	40693.00	19.05<	100.00<	29419.67	39.44
Softwood Plantation	7	1304527	650000	0.80	810100.00	134.02<	260.52<	1148628.57	1.14
Specialised Cropping	11	1003538	850000	1.66	433400.00	64.44<	69.39<	711604.18	1.41
Vineyard	57	1414307	671000	0.92	81009.00	63.60<	134.20<	211859.54	6.68

VICTORIA

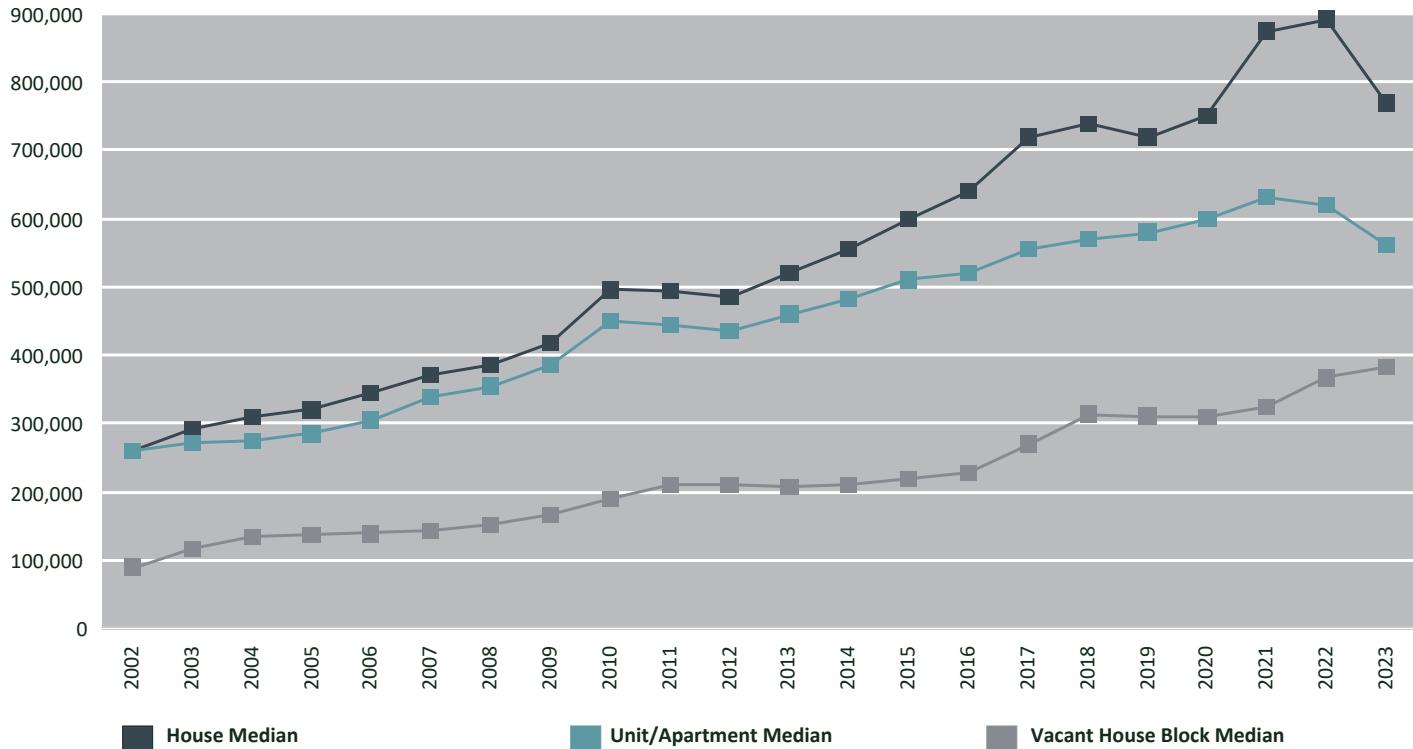
Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Residential									
Age Care/Nursing Uns	8	9427812	8387500	2790.49	2887.50	214.79<	112.40<	3358.88	2806.84
Boarding House	32	1408162	1050500	1452.63	610.00	110.58<	62.72<	669.25	2104.09
Cojoin Strata Unsp	1057	917371	680000	4603.96	101.00	102.53<	107.94<	101.00	4603.96
Conjoined StrataUnit	363	594692	590000	NA	NA	100.85<	136.26<	NA	NA
Detached Home (Ind)	33	548424	430000	482.76	870.00	117.81<	116.22<	4598.85	119.25
Detached Home (New)	105	1179709	750000	1155.23	554.00	107.14<	129.31<	658.20	1556.94
Detached Home Unsp	71661	1024861	785000	1691.54	603.00	104.67<	128.69<	662.07	1546.75
Detached Home(Comm)	66	637776	592500	794.61	586.50	115.72<	80.45<	755.86	843.77
Detached Home(exist)	6443	742411	600000	1123.82	743.00	107.14<	113.85<	931.71	796.90
Disability Housing	3	1571296	1438888	2382.26	604.00	101.33<	ND	8882.67	176.89
Dorm Accom Unspec	1	540000	540000	675.00	800.00	ND	ND	800.00	675.00
Garage/Outbuild Res	6	288166	282000	91.27	3270.00	141.00<	ND	4546.17	63.39
Garage/Outbuild Rur	10	464550	450000	2.63	162300.00	168.22<	450.00<	1755328.80	2.65
Granny Flat/Studio	5	1234000	1250000	1218.76	1053.50	254.32<	744.05<	1106.00	901.90
Half Pair or Duplex	95	1078578	1060000	2650.33	373.50	113.98<	143.34<	382.64	2849.50
House & Flat/Studio	15	1061333	800000	677.86	804.00	118.65<	108.11<	970.31	1136.44
Individual Berth	21	249333	250000	4270.16	58.50	129.87<	132.28<	66.20	3788.52
Individual Car Park	646	28644	1000	19.91	1243.00	36.36<	3.33<	1195.60	38.38
Individual Flat	35	903228	865000	NA	NA	125.09<	224.68<	NA	NA
MisImpRuralLand Unsp	145	771362	375000	11.88	40000.00	125.00<	192.31<	64538.90	11.95
Nursing Home	3	12267666	13750000	1375.00	10000.00	268.29<	ND	9691.33	1265.84
OYO Cluster Unit	10	1059450	1065000	NA	NA	117.55<	ND	NA	NA
OYO Co Share Flat	2	1075000	1075000	1943.05	597.00	199.63<	ND	597.00	1943.05
OYO Strata Flat	1157	529169	495000	470.49	2423.00	94.29<	93.61<	2423.00	470.49
OYO Stratum Flat	23	560480	502500	NA	NA	76.14<	90.71<	NA	NA
OYO Sub Dwelling	155	861931	850000	NA	NA	94.92<	140.50<	NA	NA
OYO Sub Unit	2145	632484	535000	NA	NA	95.62<	97.27<	NA	NA
OYO Subdivided Flat	1683	675566	570000	228.50	12829.00	103.64<	131.79<	12829.00	57.21
OYO Unit	163	1053313	1010000	NA	NA	101.41<	212.63<	NA	NA
Res Co Sh Unit HR	25	643459	649000	NA	NA	105.10<	114.87<	NA	NA
Res Co Sh Unit Unsp	23	795362	790000	NA	NA	92.94<	123.44<	NA	NA
Res Dev Site	177	2074532	600000	1735.06	875.00	175.54<	144.29<	10740.87	196.60
Res Investment Flat	174	1008577	748750	572.99	733.00	93.59<	64.00<	676.24	1478.60
Res Land (WithBuild)	1057	1292737	1125000	1038.20	775.00	89.78<	89.21<	1320.33	985.91
Res/Rural Lstyle	5540	1313844	995000	70.50	16100.00	109.94<	155.47<	32279.76	40.70
ResLandWithImprovemt	129	342863	160000	3.47	1440.00	125.98<	154.22<	6135.28	63.12
Retire Village Compl	5	11104544	5024550	2219.74	2810.00	176.30<	55.83<	2810.00	994.86
Retire Village Unit	485	485632	450000	2968.75	32.00	95.74<	102.27<	32.00	2968.75
Row House	22	893034	866000	6246.38	138.00	108.93<	205.46<	156.14	5772.11
Semi-detached	30	1125000	982500	5437.65	288.00	81.20<	112.93<	302.58	3797.13
Semi-detached Unspec	2139	1312125	1150000	8069.31	202.00	103.77<	176.92<	251.62	5274.85
Sep House&Curtilage	10	1457813	1135000	568.26	1543.00	117.13<	68.64<	3716.63	365.02
Shack/Hut/Donga	1	499000	499000	249.50	2000.00	178.53<	304.27<	2000.00	249.50
Short Term Hol Accom	55	861925	805000	745.86	686.50	108.27<	142.48<	4296.98	210.50
Singls Strata Unit	368	541128	495500	NA	NA	107.72<	93.49<	NA	NA
Single Strata Unsp	20491	705556	620000	2941.18	204.00	99.02<	116.18<	566.41	1781.27
Special Accomm Res	3	1908333	1925000	1142.20	1751.00	175.16<	ND	1737.67	1098.22
Storage Area Res	33	101398	13200	6.43	2334.00	77.27<	132.00<	2889.46	32.02
Storage Area Rural	2	253000	253000	548.85	911.00	632.50<	1531.57<	911.00	548.85
Strata Dwelling	10	2284550	737500	NA	NA	108.94<	115.87<	NA	NA
Strata Unit/Flat Uns	9870	681059	569000	1413.76	1061.00	96.44<	101.34<	4036.23	182.84
Sub Div (EnGlobo)	3	22693333	19000000	158.33	120000.00	201.06<	575.76<	140900.00	161.06
Sub Div (Multi Lot)	6	9927429	2897500	21.99	117921.50	49.93<	128.78<	123771.83	80.21
Terrace House	78	2578806	2245000	4922.28	193.00	103.46<	77.95<	245.55	10531.91
Townhouse	1283	813024	720000	4770.19	161.00	100.00<	106.98<	156.33	3865.67
Vac Res A	9605	358890	323000	820.31	448.00	107.67<	121.89<	538.90	670.87
Vac Res B	440	377219	286250	30.89	2225.50	110.10<	151.86<	2517.65	149.83
Vac Res C	7	247785	180000	2.00	10000.00	65.45<	88.89<	40954.29	6.05
Vac Res Englob Oth	33	9393005	4400000	425.86	35000.00	146.67<	142.35<	137769.67	68.18
Vac Res Rural Lstyle	1414	576702	360000	36.99	17116.50	114.29<	167.44<	34600.00	16.65
Villa Unit	287	611740	600000	4189.19	148.00	105.26<	123.71<	148.00	4189.19
Sport/Hrtge/Cultural									
Aero Club Facility	1	625000	625000	1388.89	450.00	88.15<	ND	450.00	1388.89
Equestrian Centre	1	3920000	3920000	16.35	239700.00	108.29<	ND	239700.00	16.35
Gymnasium/Health	4	1051250	510000	2329.32	1245.00	31.78<	ND	2384.00	523.63
IndoorSportCent Unsp	6	981833	715000	428.96	2219.50	72.22<	34.36<	2356.17	416.71
Major Indoor Sports	2	2555000	2555000	928.35	3300.00	85.57<	ND	3300.00	774.24
Outdoor-CrossCountry	1	690000	690000	0.59	1171000.00	ND	16.86<	1171000.00	0.59
OutdoorSportGrndUnsp	2	385000	385000	143.54	1045.00	24.62<	6.94<	1045.00	143.54
Squash Courts	1	255200	255200	410.95	621.00	11.46<	ND	621.00	410.95
SwimmingPool/Aqua	1	1225000	1225000	1740.06	704.00	122.50<	ND	704.00	1740.06
Vac Site – Sporting	1	209000	209000	10.45	20000.00	60.76<	6.77<	20000.00	10.45

Municipality totals			
Commercial Total	3,984	Commercial Total Prices	\$8,694,323,437
Community Services Total	105	Community Services Total Prices	\$382,355,765
Extractive Industry Total	6	Extractive Industry Total Prices	\$6,129,000
Industrial Total	3,290	Industrial Total Prices	\$6,621,891,921
Infrastruc&Utilities Total	60	Infrastruc&Utilities Total Prices	\$192,469,539
National Parks, etc Total	4	National Parks, etc Total Prices	\$829,500
Primary Production Total	2,455	Primary Production Total Prices	\$3,907,576,980
Residential Total	139,896	Residential Total Prices	\$123,671,993,669
Sport/Hrtge/Cultural Total	20	Sport/Hrtge/Cultural Total Prices	\$22,900,200
All Sales Total	149,820	All Sales Total	\$143,500,470,011

Melbourne Metropolitan Area

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	62,945	259,000	320,239	32,445	260,000	305,078	21,449	89,000	98,802
2003	61,369	291,500	361,587	30,649	272,000	320,849	22,177	117,000	126,084
2004	53,795	308,850	381,609	26,105	275,000	324,948	12,998	135,000	144,947
2005	56,845	320,000	399,911	29,133	285,000	335,814	13,332	137,000	146,848
2006	55,172	345,000	439,673	30,862	305,000	368,461	14,768	139,000	153,139
2007	66,461	372,000	503,370	42,264	340,000	411,137	20,424	143,900	155,663
2008	52,124	385,000	510,277	32,105	355,000	409,915	16,164	152,000	161,800
2009	60,062	418,100	540,085	41,048	385,000	437,861	22,634	166,000	174,726
2010	55,462	495,500	636,509	40,135	449,000	511,202	19,560	190,000	206,051
2011	48,935	493,000	633,436	34,547	445,000	506,062	12,330	210,759	227,213
2012	47,571	485,000	618,309	34,260	435,500	493,832	10,219	210,000	226,841
2013	55,222	520,000	668,701	42,987	460,000	521,143	13,507	207,900	227,227
2014	60,825	556,000	726,538	51,225	481,500	542,615	16,205	210,000	232,679
2015	66,592	600,000	811,722	53,982	510,000	585,073	20,569	219,500	240,550
2016	61,894	641,000	861,339	47,329	520,000	612,717	26,133	229,000	245,169
2017	63,267	720,000	953,075	48,394	555,000	657,117	28,403	270,000	287,266
2018	51,740	740,000	977,346	35,783	570,000	659,463	16,757	314,000	332,829
2019	51,554	720,000	942,005	32,705	580,000	675,445	12,447	311,000	335,855
2020	46,674	750,000	989,576	29,182	600,000	687,137	22,600	310,000	326,793
2021	70,606	875,000	1,159,518	43,898	631,000	740,929	26,813	325,000	352,185
2022	55,407	892,500	1,178,449	35,899	620,000	720,340	5,088	367,000	417,689
2023	6,718	770,000	983,123	5,498	560,000	630,502	536	383,500	440,881

Statistics for 2023 are based on a small number of sales and are preliminary only.

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Advertising Sign Uns	1	390000	390000	557.14	700.00	18.55<	ND	700.00	557.14
Bank	5	2243600	1888000	3811.66	446.00	86.79<	ND	502.40	4465.76
Bed and Breakfast	4	1616250	1245000	803.09	3250.50	56.59<	97.27<	3317.25	487.23
Brothel	5	1553500	1560000	1012.79	938.00	66.10<	173.33<	790.80	1964.47
Café	21	1398959	895000	4292.60	257.00	114.38<	111.87<	781.83	1659.09
Car Wash	6	1870833	1775000	983.36	1322.00	90.79<	ND	1241.60	1502.09
CarPark – UnderCover	11	35359	34000	11.85	2869.00	158.14<	47.22<	2807.25	13.36
Com Land (Struct 0)	6	4604233	3593950	1608.03	2068.00	249.75<	153.75<	3458.80	997.91
Convenience/FastFood	1	2400000	2400000	3443.33	697.00	48.00<	42.80<	697.00	3443.33
Dental Clinic	3	1086666	1050000	1652.89	726.00	75.00<	133.25<	9322.67	116.56
Dev Site	80	5434839	2032400	3057.69	1560.00	138.57<	204.44<	11447.58	437.35
Display Yard	3	2246666	1240000	6234.41	802.00	20.00<	ND	802.67	2799.00
Fuel Outlet/Garage	10	4213400	4095000	965.67	3262.00	86.21<	79.59<	5035.11	839.31
Ground Level Parking	12	446420	44200	28.81	1534.00	7.31<	0.43<	1933.25	657.29
Guest/BackPack Unsp	1	4100000	4100000	1128.85	3632.00	221.50<	ND	3632.00	1128.85
Health Clinic Unsp	101	2168370	1525000	2587.46	722.00	119.61<	122.00<	1055.02	2117.38
Health Surgery	8	1987512	1736750	1970.49	1246.50	97.16<	159.88<	4603.38	431.75
Hotel-Gaming	1	2282000	2282000	1128.03	2023.00	12.67<	9.43<	2023.00	1128.03
Hotel/Motel Unsp	4	40837500	44250000	7993.80	3941.50	825.62<	1484.90<	4153.00	9833.25
Indiv CarPark Unspe	23	47114	38000	12.14	2422.00	126.67<	76.00<	3146.38	14.63
Kiosk	3	246666	125000	3267.97	153.00	ND	ND	153.00	3267.97
Licensed Restaurant	2	3172000	3172000	7405.60	782.00	130.80<	55.55<	782.00	4056.27
Live Ent-Major Multi	4	5441250	4650000	1907.00	1894.00	91.12<	73.69<	2216.00	2455.44
LowRise Office Build	24	9962896	1091000	4044.91	278.00	18.18<	16.53<	1011.06	3390.16
Medical/Surgery	11	1456000	1150000	1646.96	603.00	81.59<	93.98<	643.90	2376.30
Member Club Facility	5	2099000	2260000	422.68	2011.00	42.99<	ND	2736.20	767.12
Mixed Use Office	37	766708	525000	56.26	5235.00	82.72<	100.96<	10108.97	73.39
Mixed Use Shop	1	1112000	1112000	454.06	2449.00	267.95<	143.95<	2449.00	454.06
Mixed Use Studio	1	955000	955000	1973.14	484.00	127.33<	ND	484.00	1973.14
Mixed Use Unspec	104	5214411	1060002	7419.35	248.00	107.14<	116.80<	3423.90	927.18
Multi-Lvl Offic Unsp	10	13909200	2062500	10756.48	2035.50	17.18<	4.58<	2716.33	1938.03
Multi-storey CarPark	5	68600200	5852000	3019.36	3461.00	7.24<	48.77<	3461.00	3019.36
National Co Ret Unsp	3	6911666	8000000	3394.87	3467.00	95.24<	66.32<	3515.33	1966.15
Office & Dwelling	3	1498333	1400000	6128.40	388.00	104.28<	ND	388.00	4587.63
Office Cvt Dwelling	3	1955666	1650000	13306.45	124.00	78.57<	ND	229.67	8515.24
Office Premises Uns	598	2760405	675000	3483.43	818.00	90.00<	112.50<	2168.23	1326.69
Plant/Tree Nursery	2	2650000	1471000	43.40	32260.00	71.76<	56.58<	2939.00	901.67
Pub	3	6410000	7560000	23108.81	386.00	112.84<	152.73<	388.33	16506.44
Pub/Tavern/Club Unsp	34	3919288	2010000	2047.08	977.00	83.06<	126.14<	4058.97	978.42
Reception/Function	1	3800000	3800000	37.02	102638.00	37.91<	ND	102638.00	37.02
Restaurant	24	1841325	1690000	9288.03	309.00	87.00<	51.21<	1478.21	1275.79
Retail Mult Occ Unsp	163	2511528	1350000	7283.00	245.50	108.00<	93.62<	639.98	3233.48
Retail Sgle Occ Unsp	850	1843630	997500	9274.40	268.00	106.95<	110.77<	1711.48	950.69
Retail Store>Showrm	21	4559820	3660000	1674.36	866.00	120.00<	135.30<	1956.89	2173.59
Serv Apt/Unit Unsp	64	313603	295000	123.76	1414.00	95.16<	62.43<	2138.63	150.58
Serviced Apartments	8	375375	398500	211.41	1885.00	97.49<	67.26<	2323.25	192.30
Serviced Office	1	297000	297000	NA	NA	45.17<	ND	NA	NA
Shop	142	1432057	895000	3350.39	236.00	126.73<	92.51<	2280.97	541.57
Shop & Dwelling	38	1254675	1070000	6931.41	208.00	104.90<	73.29<	227.14	5638.71
Shopping Centre Unsp	8	16860000	10240000	4655.56	14719.50	52.38<	195.51<	20683.00	627.33
Strata/Subdiv Office	100	463971	265000	47.96	4353.00	113.55<	199.44<	4248.80	96.79
Supermarket	10	10488988	7365000	2719.06	3899.50	70.23<	73.28<	77737.70	134.93
Timber Yard/Supplies	1	2400000	2400000	971.66	2470.00	ND	37.45<	2470.00	971.66
Tourist Park/Caravan	4	7955000	7566250	516.07	21000.00	42.94<	ND	25969.67	304.20
Vac Englob Land	1	6487965	9011114	531.81	16746.50	106.22<	93.87<	12853.00	504.78
Vehicle Sales Centre	9	6549377	2375000	2662.56	892.00	55.23<	66.58<	4593.43	1814.06
Veterinary Clinic	10	1517005	1155500	4796.37	615.50	87.54<	102.26<	527.10	2878.02
Community Services									
Centre Mentaly ill	2	3978000	3978000	7350.95	621.50	ND	37.25<	621.50	6400.64
Child Centre Unsp	2	4844500	4844500	2780.79	1694.50	66.35<	294.10<	1694.50	2858.96
Day Care Centre	20	4438956	4110000	5792.71	1353.50	67.60<	260.46<	1641.75	2703.80
Early Childhood Cent	1	1900000	1900000	2137.23	889.00	25.00<	ND	889.00	2137.23
Fire Station	1	1078000	1078000	1433.51	752.00	197.35<	98.00<	752.00	1433.51
Halls&Service Rooms	2	4932500	4932500	3338.88	1424.50	185.78<	499.49<	1424.50	3462.62
NonGov Secondary	4	5287500	3800000	3899.37	795.00	ND	ND	1262.33	4396.62
Place of Worship	8	2338753	2152500	2233.58	1273.50	120.62<	143.50<	1678.38	1393.46
Private Hospital	2	16375000	16375000	8187.36	1957.50	65.50<	63.60<	1957.50	8365.26
Religious Residence	4	1218000	1012500	929.79	1129.50	69.18<	ND	1736.25	701.51
School Camps	1	43713630	43713630	NA	NA	ND	2483.73<	NA	NA
University	1	39050000	39050000	55233.38	707.00	175.31<	145.98<	707.00	55233.38
Extractive Industry									
Quarry Gravel/Stone	1	2500000	2500000	4.77	523600.00	33.92<	ND	523600.00	4.77
VacantLand Mine unsp	1	319000	319000	240.94	1324.00	ND	ND	1324.00	240.94

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Industrial									
Concrete Batch Plant	2	2000000	2000000	1437.87	2183.50	ND	ND	2183.50	915.96
Coolstore/Coldstore	3	2129513	132000	59.57	2216.00	2.31<	3.30<	3516.67	605.55
Factory	68	844676	655500	1195.77	432.00	100.85<	93.76<	533.15	1737.05
Factory Unit	47	1291296	750000	3199.20	287.50	136.36<	189.39<	1732.88	791.83
Factory Unsp	1133	1934269	850000	2276.24	505.00	118.06<	144.44<	2283.75	814.06
Food ProcessingUnsp	2	26727500	26727500	845.50	2602.00	1979.81<	1092.88<	2602.00	845.50
Garage/Motor Vehicle	7	2493035	2500000	2646.24	1077.00	119.05<	151.52<	2722.29	915.79
Hard/Storage Yard	6	1950710	1991000	484.20	2059.00	139.49<	ND	3276.00	645.85
Ind Dev Site	202	2973188	1291840	1115.21	1521.00	121.73<	144.01<	7520.42	396.31
Ind Land Building \$0	17	3895147	1815000	1087.61	1655.00	98.11<	102.98<	5062.82	769.36
Office/Factory	92	2794578	1700000	11707.32	1025.00	162.29<	130.77<	2464.86	1185.91
OpArea ContainerStor	1	2045629	2045629	494.59	4136.00	7.87<	ND	4136.00	494.59
OpenStorageUnspec	11	1933371	445000	970.52	916.00	49.04<	316.67<	3163.45	611.16
Rendering Plant	1	6853550	6853550	554.94	12350.00	214.84<	ND	12350.00	554.94
Sawmill	1	700000	700000	40.03	17485.00	3.54<	40.00<	17485.00	40.03
Storage Depot	1	800000	800000	1103.45	725.00	22.46<	ND	725.00	1103.45
Tannery/Skins Depot	1	5290000	5290000	871.36	6071.00	ND	ND	6071.00	871.36
Vac Engloblo Land	3	19771837	9011114	531.81	16746.50	106.22<	93.87<	91713.33	215.58
Warehouse	17	2666813	900000	9105.82	1219.00	128.57<	86.43<	6243.00	427.17
Warehouse Store	41	570115	143000	44.68	2216.00	92.86<	129.81<	3391.31	197.70
Warehouse Unspec	695	2691703	935000	2003.13	639.00	121.43<	125.00<	3870.42	718.54
Warehouse/Factory	62	4129704	957500	941.03	837.00	119.69<	134.39<	2826.56	963.53
Warehouse/Office	88	2667571	1003800	2452.66	676.00	94.10<	29.10<	7164.58	407.61
Warehouse>Showroom	16	1374218	663250	2764.49	342.00	57.67<	5.44<	5139.38	267.39
Workshop	2	2853500	2853500	15825.46	190.50	70.63<	106.67<	190.50	14979.00
Wrecking Yard	1	1200000	1200000	589.97	2034.00	70.59<	ND	2034.00	589.97
Infrastruc&Utilities									
BusMaintenanceDepot	3	7857699	8149924	870.25	9365.00	ND	ND	12116.67	648.50
Cable Lines,Conduit	1	10000	10000	714.29	14.00	ND	ND	14.00	714.29
Closed Roads	6	57076	52250	300.19	68.50	237.50<	522.50<	179.83	317.39
Port Dock/Berth	2	312500	312500	4730.19	66.50	114.68<	178.57<	66.50	4699.25
PortWharf/Pier Cargo	1	35000	35000	636.36	55.00	ND	ND	55.00	636.36
Post Offices	4	2543750	1775000	6124.64	632.50	21.98<	322.73<	589.25	4316.93
RailwayPassengerTerm	1	130000000	130000000	170380.08	763.00	ND	ND	763.00	170380.08
Refuse Recycling	1	325000	325000	165.90	1959.00	ND	ND	1959.00	165.90
ReservedRoads	3	9000	9000	257.14	35.00	81.82<	26.66<	34.33	262.14
Telecom Tower	1	8800000	8800000	1001.48	8787.00	77.53<	ND	8787.00	1001.48
TelecomTowers Unspec	2	2900000	2900000	2026.39	5781.00	46.44<	ND	5781.00	501.64
Utilities Vac Land	12	52273	24420	532.39	46.00	18.09<	3.49<	57.25	913.07
National Parks, etc									
VacInd FutureReserve	1	600000	600000	93.59	6411.00	495.87<	25.37<	6411.00	93.59
Primary Production									
DomsticLivestockGraz	10	2462550	2100000	9.21	323082.50	149.47<	175.00<	335618.60	7.34
GenCrop >20ha Unspec	6	2978560	1639813	3.29	1275300.00	85.41<	131.19<	1527362.33	1.95
Glasshouse Plant/Veg	1	2660000	2660000	39.18	67900.00	ND	ND	67900.00	39.18
Horse Unspecified	5	3310000	2775000	49.17	80330.00	146.05<	90.98<	102360.00	32.34
Livestock – Beef	8	8204075	5375000	19.74	212450.00	111.49<	229.46<	205738.63	39.88
Livestock – Dairy	3	2373333	1520000	3.44	406884.00	73.16<	50.67<	458394.67	5.18
Livestock – Sheep	2	3590000	3590000	12.96	343500.00	75.58<	197.69<	343500.00	10.45
MarketGardenVeg <20h	7	3843571	2500000	40.78	61300.00	97.09<	106.95<	71329.00	53.89
MixedFarm + infrast	1	13000000	13000000	54.17	240000.00	146.48<	262.63<	240000.00	54.17
MixedFarm no infrast	4	38397500	23515000	54.52	435400.00	29.92<	ND	430025.00	89.29
MixedFarm&GrazUnsp	65	4672800	2200000	5.95	370000.00	110.00<	139.24<	559539.23	8.35
Native Bshland	1	580000	580000	1.36	424935.00	49.36<	6.78<	424935.00	1.36
Native Hardwood	2	2400000	2400000	4.80	548000.00	132.41<	ND	548000.00	4.38
Orchard Plantations	1	5575000	5575000	70.42	79170.00	ND	199.11<	79170.00	70.42
Plant/Tree Nursery	3	1313666	1471000	43.40	32260.00	71.76<	56.58<	39520.00	33.24
Poultry broiler	1	2800000	2800000	64.07	43700.00	93.18<	128.44<	43700.00	64.07
Poultry egg	1	931000	931000	135.46	6873.00	49.00<	ND	6873.00	135.46
Vineyard	8	4844270	3802500	38.26	166850.00	149.12<	98.13<	255934.38	18.93

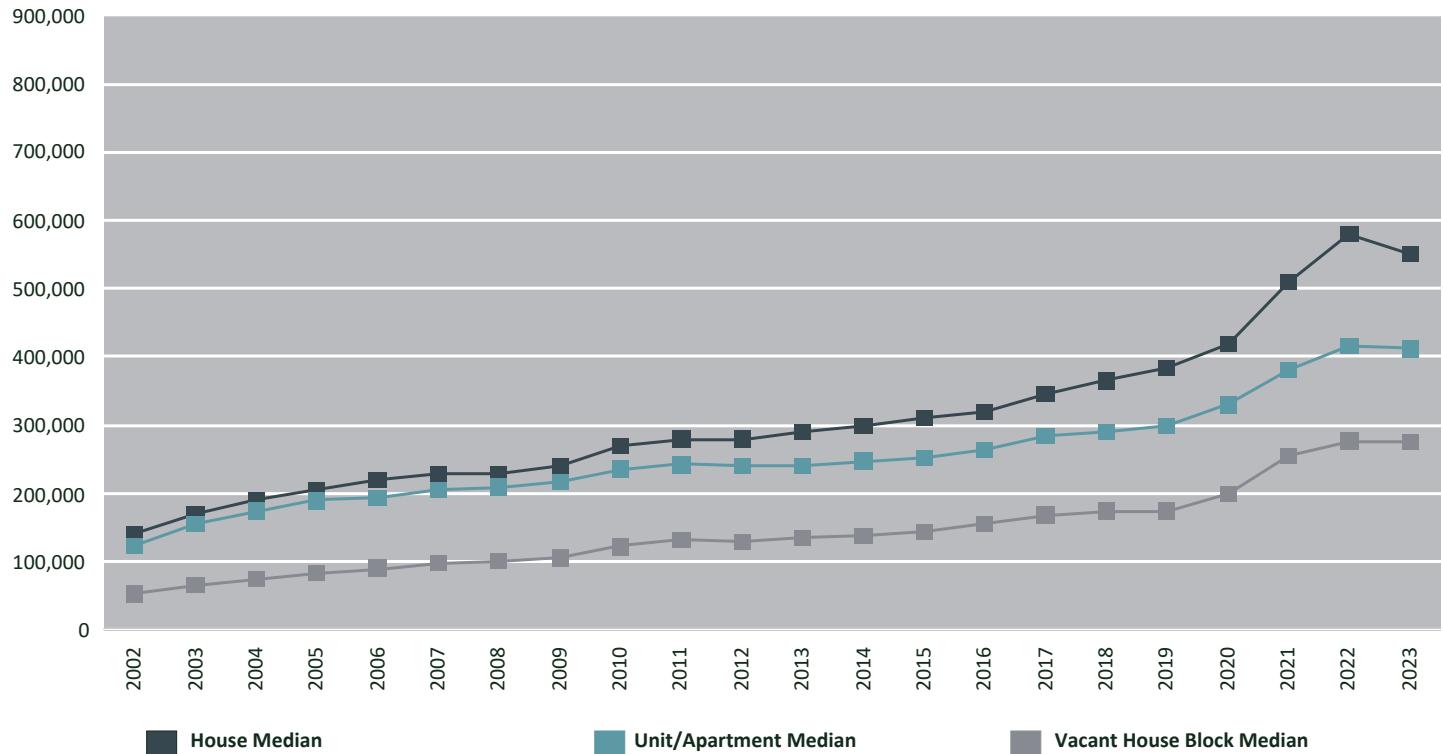
MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Residential									
Age Care/Nursing Uns	6	9870416	8387500	1554.74	2743.50	135.22<	112.40<	3516.00	2807.29
Boarding House	27	1566044	1100000	1516.67	600.00	110.00<	65.67<	660.96	2369.34
Cojoin Strata Unsp	994	945397	699000	4603.96	101.00	99.57<	108.37<	101.00	4603.96
Conjoined StrataUnit	336	612619	599500	NA	NA	99.92<	137.82<	NA	NA
Detached Home (Ind)	2	1605000	1605000	2179.09	1036.00	16.05<	408.57<	1036.00	1549.23
Detached Home (New)	50	1730269	996000	1982.68	452.00	116.42<	170.84<	478.43	2992.23
Detached Home Unsp	51549	1164212	875000	1571.18	576.00	102.10<	121.44<	606.76	1917.72
Detached Home(Comm)	14	975214	995000	3513.30	274.50	87.55<	93.43<	343.29	2840.82
Detached Home(exist)	1598	1321944	1200000	1411.09	613.00	115.08<	146.34<	775.43	1704.23
Disability Housing	2	1231944	1231944	2039.64	604.00	86.76<	ND	604.00	2039.64
Granny Flat/Studio	2	1990000	1990000	1941.75	927.00	219.65<	ND	927.00	1941.75
Half Pair or Duplex	84	1165553	1120000	2109.16	371.00	111.89<	151.56<	379.45	2990.71
House & Flat/Studio	7	1490000	970000	1480.92	655.00	90.23<	ND	860.29	1731.98
Individual Berth	21	249333	250000	4270.16	58.50	129.87<	132.28<	66.20	3788.52
Individual Car Park	622	29657	1000	19.91	1243.00	33.33<	3.33<	1195.60	38.38
Individual Flat	32	961750	873750	NA	NA	106.68<	226.95<	NA	NA
MisImpRuralLand Unsp	12	4493583	1760000	64.52	45671.00	167.62<	155.75<	64570.08	69.59
Nursing Home	3	12267666	13750000	1375.00	10000.00	206.38<	ND	9691.33	1265.84
OYO Cluster Unit	10	1059450	1065000	NA	NA	117.55<	ND	NA	NA
OYO Co Share Flat	2	1075000	1075000	1943.05	597.00	199.63<	ND	597.00	1943.05
OYO Strata Flat	1156	528809	495000	470.49	2423.00	94.29<	93.61<	2423.00	470.49
OYO Stratum Flat	23	560480	502500	NA	NA	76.14<	64.18<	NA	NA
OYO Sub Dwelling	141	899116	870000	NA	NA	95.19<	122.02<	NA	NA
OYO Sub Unit	1956	652687	565000	NA	NA	94.96<	92.78<	NA	NA
OYO Subdivided Flat	1681	675743	570000	228.50	12829.00	103.64<	131.79<	12829.00	57.21
OYO Unit	161	1060839	1020000	NA	NA	102.41<	150.55<	NA	NA
Res Co Sh Unit HR	24	645062	656500	NA	NA	106.75<	116.19<	NA	NA
Res Co Sh Unit Unsp	23	795362	790000	NA	NA	92.40<	112.86<	NA	NA
Res Dev Site	106	2683868	646000	762.45	541.00	192.26<	138.22<	9206.11	297.68
Res Investment Flat	94	1394542	1017500	572.99	733.00	92.50<	59.85<	698.48	1728.61
Res Land (WithBuild)	999	1323931	1160000	2608.91	771.00	90.63<	89.23<	994.14	1340.12
Res/Rural Lstyle	1389	2121739	1725000	154.80	9690.00	105.20<	143.75<	22921.80	92.56
ResLandWithImprovemt	41	420311	15000	593.61	1752.00	104.35<	4.29<	3353.81	216.02
Retire Village Compl	3	16749391	16431604	3519.07	161.00	1095.44<	ND	161.00	3519.07
Retire Village Unit	421	517041	495000	NA	NA	101.02<	104.21<	NA	NA
Row House	22	893034	866000	6231.88	138.00	109.03<	205.46<	156.14	5772.11
Semi-detached	22	1300909	1300000	5914.54	281.50	96.47<	139.97<	296.75	4390.40
Semi-detached Unspec	2010	1363455	1222000	9087.50	200.00	103.12<	182.27<	249.63	5498.98
Sep House&Curtilage	2	1860000	1860000	660.00	2000.00	114.81<	106.29<	2000.00	660.00
Single Strata Unit	352	547312	499000	NA	NA	108.48<	84.29<	NA	NA
Single Strata Unsp	17766	740838	650000	5439.02	205.00	97.74<	112.07<	630.60	1661.12
Special Accomm Res	3	1908333	1925000	1142.20	1751.00	206.99<	ND	1737.67	1098.22
Storage Area Res	32	100035	12650	3.97	2488.50	79.06<	126.50<	3102.17	28.42
Storage Area Rural	1	6000	6000	NA	NA	15.00<	ND	NA	NA
Strata Dwelling	10	2284550	737500	NA	NA	108.94<	110.90<	NA	NA
Strata Unit/Flat Uns	9258	693709	575000	836.45	1070.00	95.83<	100.00<	4201.94	177.22
Sub Div (EnGlob)	2	32765000	32765000	178.17	177500.00	327.65<	546.08<	177500.00	184.59
Sub Div (Multi Lot)	5	11336915	2915000	15.52	134600.00	41.04<	127.85<	128277.60	88.38
Terrace House	74	2662444	2305000	24497.35	189.00	100.48<	80.03<	224.41	11903.36
Townhouse	1197	833552	735500	4385.09	183.00	99.90<	102.51<	183.00	4338.80
Vac Res A	5046	414074	366000	981.23	373.00	112.62<	118.06<	406.29	1028.78
Vac Res B	42	851954	730000	294.44	2372.00	86.90<	132.73<	2588.67	329.11
Vac Res Englob Oth	13	18818091	1250000	209.12	66700.00	138.08<	197.63<	170212.77	110.56
Vac Res Rural Lstyle	142	1903812	1042500	99.90	10020.00	105.30<	130.31<	28194.06	67.79
Villa Unit	285	611050	600000	4189.19	148.00	104.90<	110.60<	148.00	4189.19
Sport/Hrtge/Cultural									
Aero Club Facility	1	625000	625000	1388.89	450.00	86.21<	ND	450.00	1388.89
Gymnasium/Health	1	460000	460000	NA	NA	27.88<	ND	NA	NA
IndoorSportCent Unsp	3	1202000	675000	187.42	3100.00	58.32<	27.00<	3431.00	350.34
OutdoorSportGrndUnsp	1	620000	620000	NA	NA	19.43<	2.06<	NA	NA
SwimmingPool/Aqua	1	1225000	1225000	1740.06	704.00	ND	ND	704.00	1740.06
Municipality totals									
Commercial Total		2,614				Commercial Total Prices		\$6,979,361,986	
Community Services Total		48				Community Services Total Prices		\$279,512,795	
Extractive Industry Total		2				Extractive Industry Total Prices		\$2,819,000	
Industrial Total		2,520				Industrial Total Prices		\$5,881,956,572	
Infrastruc&Utilities Total		37				Infrastruc&Utilities Total Prices		\$180,339,840	
National Parks, etc Total		1				National Parks, etc Total Prices		\$600,000	
Primary Production Total		129				Primary Production Total Prices		\$696,247,673	
Residential Total		99,875				Residential Total Prices		\$98,820,555,932	
Sport/Hrtge/Cultural Total		7				Sport/Hrtge/Cultural Total Prices		\$6,536,000	
All Sales Total		105,233				All Sales Total		\$112,847,929,798	

Country Victoria

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	27,958	141,000	160,136	4,708	124,500	144,323	12,704	52,500	56,599
2003	27,414	171,000	189,178	4,652	155,000	180,917	12,212	65,000	73,170
2004	24,550	190,000	211,099	4,263	175,000	205,671	8,932	75,000	82,821
2005	24,180	205,000	227,425	4,286	190,000	218,321	7,949	84,000	93,063
2006	22,977	220,000	242,478	4,335	195,000	229,779	7,659	90,000	103,138
2007	26,309	228,750	256,387	5,150	206,000	241,835	8,138	97,000	110,984
2008	21,387	230,000	257,300	4,206	210,000	240,539	6,627	100,000	110,592
2009	24,758	241,000	266,253	5,521	218,000	243,664	10,256	105,000	115,104
2010	22,604	270,000	303,814	4,776	236,250	268,861	10,651	122,500	133,567
2011	20,686	280,000	311,309	4,243	242,500	282,132	8,743	132,000	142,552
2012	20,329	280,000	308,988	4,243	240,000	263,788	7,478	130,000	140,581
2013	22,683	290,000	318,887	4,371	240,000	270,571	7,670	136,000	146,377
2014	23,049	300,000	332,124	4,396	248,000	278,862	8,361	138,000	147,581
2015	24,614	310,000	344,004	4,441	252,500	285,265	8,537	144,530	156,037
2016	25,749	320,000	358,192	4,504	265,000	303,272	9,635	155,000	168,381
2017	27,894	345,000	384,453	5,114	285,000	331,995	14,407	169,000	182,309
2018	27,537	365,000	409,624	4,797	290,000	328,929	13,921	175,000	194,521
2019	24,658	385,000	427,164	4,183	300,000	342,994	10,093	174,900	200,401
2020	26,804	420,000	474,224	4,225	330,000	373,132	17,822	200,000	219,200
2021	32,566	510,000	580,045	5,242	381,000	439,274	17,770	255,950	262,354
2022	25,166	580,000	644,513	3,890	415,000	473,983	4,964	277,000	300,090
2023	4,008	550,000	599,875	622	412,000	464,429	643	275,000	295,878

Statistics for 2023 are based on a small number of sales and are preliminary only.

Analysis of property sales for 2022									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Advertising Sign Uns	2	157500	157500	43.01	4820.00	ND	ND	4820.00	32.68
Amusement Parks etc.	1	2216500	2216500	851.84	2602.00	328.98<	ND	2602.00	851.84
Apartment Hotel Comp	1	2257000	2257000	778.54	2899.00	ND	ND	2899.00	778.54
Bank	8	1269187	539000	4126.14	547.00	89.31<	35.93<	726.38	1747.29
Bed and Breakfast	6	1362500	1362500	264.62	6061.50	115.47<	165.15<	30943.67	44.03
Café	5	818000	450000	482.08	809.00	81.30<	141.73<	1552.40	526.93
Car Wash	8	1357500	1300000	941.57	1584.00	108.33<	ND	1712.88	792.53
Cinema Complex	2	1920000	1920000	4595.59	680.00	9.71<	ND	680.00	4595.59
Com Land (Struct 0)	5	649132	380000	66.67	1800.00	80.85<	86.36<	2707.20	239.78
Convenience/FastFood	1	475000	475000	2435.90	195.00	ND	ND	195.00	2435.90
Crematorium/Funeral	7	2069000	1000000	702.25	1424.00	100.00<	ND	3990.57	518.47
Dental Clinic	4	761750	755000	1096.79	685.50	34.71<	ND	685.00	1112.04
Dept/Discount Store	1	2160000	2160000	1771.94	1219.00	21.22<	ND	1219.00	1771.94
Dev Site	118	1064226	375833	167.89	1020.00	104.69<	64.74<	9269.57	117.31
Diagnostic/X-ray	3	1593333	1465000	1942.97	754.00	ND	ND	766.33	2079.16
Display Yard	3	1480000	1540000	266.67	6000.00	236.92<	342.22<	5303.67	279.05
Fuel Outlet/Garage	24	2244153	1225000	2303.72	1934.00	87.34<	102.08<	2758.54	813.53
Ground Level Parking	7	8506114	225000	401.79	560.00	12.77<	12.64<	606.86	14016.67
Guest/BackPack Unsp	3	2516666	1600000	124.63	37310.00	109.97<	ND	39273.33	64.08
Health Clinic Unsp	35	1975139	900000	1040.65	776.50	148.76<	160.79<	1259.09	1502.41
Health Surgery	6	775166	678000	1778.49	642.50	115.40<	115.64<	677.33	1144.44
Holiday Units	7	489285	240000	1105.99	217.00	30.00<	413.79<	7002.67	110.91
Hotel	21	846521	715000	173.01	4046.00	83.63<	94.70<	4892.48	173.03
Hotel/Motel Unsp	46	1626999	975000	869.57	2530.00	107.44<	148.35<	6647.12	253.67
Indiv CarPark Unspe	1	120000	120000	NA	NA	209.79<	ND	NA	NA
Licensed Restaurant	7	1317857	1200000	872.76	613.00	214.29<	ND	5555.29	237.23
Licensed Ret Prem	2	350000	350000	695.56	977.00	1.32<	ND	977.00	358.24
Live Ent-Major Multi	1	1730000	1730000	476.45	3631.00	203.53<	ND	3631.00	476.45
LowRise Office Build	6	1367500	1166000	3943.95	486.00	86.53<	ND	688.50	1986.20
Mixed Use Office	4	1167250	1145000	1871.58	487.50	293.59<	ND	3376.75	345.67
Mixed Use Shop	4	1731250	1287500	3850.48	691.00	166.13<	ND	1324.25	1307.34
Mixed Use Studio	1	915000	915000	76.14	12018.00	230.83<	ND	12018.00	76.14
Mixed Use Unspec	91	1189675	670000	4084.97	612.00	125.23<	146.45<	16440.00	61.77
Mixed Use Workroom	1	800000	800000	1498.13	534.00	ND	ND	534.00	1498.13
Motel	10	1622000	1095000	706.17	2445.00	80.51<	86.05<	3713.20	436.82
Multi Use FuelOutlet	4	3769283	2818567	3039.47	2711.00	183.62<	552.66<	2259.00	1782.08
Multi-Lvl Offic Unsp	10	938900	669500	1234.20	459.00	103.00<	ND	987.29	1041.46
National Co Rest	5	1604800	1200000	610.07	1967.00	82.76<	ND	2243.80	715.22
National Co Ret Unsp	3	2680000	3160000	1741.05	1815.00	44.20<	139.15<	2999.33	893.53
Nightclub/Cabaret	2	1165000	1165000	3024.23	380.50	ND	ND	380.50	3061.76
Office & Dwelling	2	525000	525000	770.25	677.00	101.55<	52.50<	677.00	775.48
Office Cvt Dwelling	15	600800	620000	1199.26	542.00	115.89<	ND	636.73	943.57
Office Premises Uns	122	1359934	662500	2558.14	430.00	110.42<	120.45<	833.45	1692.68
Plant/Tree Nursery	2	2005000	800000	4.73	165206.50	208.45<	184.97<	13088.50	153.19
Pub/Tavern/Club Unsp	38	1575233	1054625	434.47	2060.00	129.83<	185.02<	2863.26	569.39
Reception/Function	1	1800000	1800000	23.87	754000.00	ND	ND	75400.00	23.87
Restaurant	2	832000	832000	1069.52	908.00	95.09<	256.00<	908.00	916.30
Retail Mult Occ Unsp	53	974515	821000	860.64	682.00	174.68<	134.59<	1940.73	479.28
Retail Sgle Occ Unsp	513	746627	500000	2156.33	371.00	111.11<	119.05<	1067.50	670.42
Retail Store>Showrm	7	2030357	781250	2301.26	1673.00	67.49<	236.74<	4310.14	471.06
Serv Apt/Unit Unsp	39	738000	475000	491.84	2452.00	115.85<	59.01<	23928.67	44.16
Serviced Apartments	1	245000	245000	47.29	5181.00	23.76<	57.65<	5181.00	47.29
Shop	26	606088	571500	1147.83	460.00	145.70<	115.78<	789.44	780.72
Shop & Dwelling	10	516000	465000	545.88	1350.00	117.13<	845.53<	1546.50	333.66
Shopping Centre Unsp	8	14785625	1840000	5149.45	366.50	90.86<	13.24<	5514.83	204.90
Supermarket	3	3109333	1380000	1417.04	669.00	19.28<	35.38<	2994.33	1038.41
Tavern	1	980000	980000	4689.00	209.00	92.76<	ND	209.00	4689.00
Timber Yard/Supplies	1	925000	925000	459.74	2012.00	144.53<	1528.93<	2012.00	459.74
Tourist Park/Caravan	24	4440970	1850000	230.40	28743.50	132.14<	192.71<	88810.42	50.01
Vehicle Sales Centre	16	2261812	1550000	877.81	2005.00	122.53<	219.86<	3938.80	604.91
Veterinary Clinic	10	901425	723000	169.57	1032.00	149.07<	109.55<	3487.00	236.73
Community Services									
Ambulance Station	1	1591000	1591000	8329.84	191.00	167.47<	ND	191.00	8329.84
Child Centre Unsp	1	9400000	9400000	2887.86	3255.00	752.00<	258.42<	3255.00	2887.86
Civic Buildings	1	80000	80000	65.90	1214.00	ND	ND	1214.00	65.90
Community Health Cen	1	10285000	10285000	2773.73	3708.00	3673.21<	ND	3708.00	2773.73
Day Care Centre	5	3708000	3850000	1924.17	2110.00	72.64<	89.02<	2161.40	1715.55
Early Childhood Cent	1	3850000	3850000	2539.58	1516.00	ND	ND	1516.00	2539.58
Fire Station	1	946000	946000	935.71	1011.00	232.43<	788.33<	1011.00	935.71
Gov School (Unsp)	4	683125	316250	119.60	2522.00	5.10<	29.95<	23777.00	28.73
Halls&Service Rooms	7	174695	185000	45.33	1012.00	175.36<	462.50<	2189.86	79.77
Local Government	2	70000	70000	100.79	694.50	679.61<	1750.00<	694.50	100.79
Place of Worship	24	465629	402500	543.48	2024.00	96.12<	157.84<	2629.81	171.06
Police Facility	1	325000	325000	1625.00	200.00	ND	ND	200.00	1625.00
Private Hospital	1	31500000	31500000	11450.38	2751.00	30.05<	91.37<	2751.00	11450.38
Religious Residence	3	715666	760000	467.69	1625.00	148.73<	ND	1559.67	458.86
Technical&Further Ed	1	1660000	1660000	23.09	71900.00	286.21<	61.60<	71900.00	23.09
Vac Edu & Res Site	1	7122500	7122500	232.76	306000.00	244.97<	ND	306000.00	232.76
Vac Religious Site	1	60000	60000	9.02	6651.00	60.00<	ND	6651.00	9.02
Welfare Centre	1	66000	66000	71.66	921.00	ND	10.15<	921.00	71.66

COUNTRY VICTORIA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Extractive Industry									
Quarry Gravel/Stone	2	575000	575000	164.80	11067.00	119.48<	125.00<	11067.00	51.96
Quarry Manufact Mat	1	2090000	2090000	1.74	1200000.00	121.16<	1072.72<	1200000.00	1.74
Quarry/Mine open dry	1	70000	70000	0.22	320000.00	ND	ND	320000.00	0.22
Industrial									
Abattoirs	2	18236268	18236268	1274.95	476441.50	ND	ND	476441.50	38.28
Concrete Batch Plant	1	550000	550000	102.80	5350.00	36.07<	ND	5350.00	102.80
Coolstore/Coldstore	3	471666	440000	782.12	895.00	176.00<	18.14<	830.33	568.04
Factory	3	1991666	2200000	181.05	16570.00	349.21<	526.95<	17420.00	114.33
Factory Unit	6	437333	401250	2764.86	185.00	100.31<	174.46<	429.80	1049.79
Factory Unsp	287	870905	660000	1034.77	1379.50	127.73<	152.69<	3641.64	239.58
Food ProcessingUnsp	5	3263700	3000000	273.49	30328.00	375.47<	267.38<	65543.50	46.87
Garage/Motor Vehicle	7	1052653	510000	293.75	1600.00	113.08<	331.17<	1853.57	567.91
Ind Dev Site	197	817288	375000	30.58	2606.50	125.00<	125.00<	24687.85	32.02
Ind Land Building \$0	2	542500	542500	261.89	1969.00	68.78<	326.32<	1969.00	275.52
Office/Factory	2	715000	715000	474.02	2833.00	89.82<	ND	2833.00	252.38
OpenStorageUnspec	8	1260187	1087500	142.81	15790.50	202.33<	435.00<	23799.13	52.95
Sawmill	1	850000	850000	5.26	161600.00	89.47<	ND	161600.00	5.26
Storage Depot	3	440000	300000	114.94	6960.00	52.17<	ND	5576.00	78.91
Vac Englob Land	3	5331883	7136600	58.16	122700.00	463.42<	ND	120312.00	44.32
Warehouse	9	494611	505000	1346.15	416.00	148.75<	ND	345.60	1378.18
Warehouse Store	3	1160523	420000	103.07	4075.00	71.55<	234.21<	3193.67	363.38
Warehouse Unspec	213	965403	583000	337.96	1685.00	104.29<	138.81<	56844.22	17.25
Warehouse/Office	8	1095437	1095000	1274.99	1339.50	134.11<	ND	6768.75	161.84
Warehouse>Showroom	1	2224157	2224157	702.29	3167.00	529.56<	ND	3167.00	702.29
Workshop	5	470400	525000	387.74	1354.00	190.91<	70.56<	1440.00	326.67
Wrecking Yard	1	590000	590000	627.66	940.00	ND	ND	940.00	627.66
Infrastr&Utilities									
Airport Hangar Build	2	550000	550000	514.99	1048.50	157.14<	ND	1048.50	524.56
ElectPowerGenerator	1	317661	317661	0.25	1287000.00	317.66<	ND	1287000.00	0.25
Port Dock/Berth	3	72666	79000	456.65	173.00	141.07<	ND	157.67	460.89
Post Offices	3	435000	470000	434.59	1116.00	164.91<	ND	1328.67	327.40
ReservedRoads	2	530000	530000	107.10	8732.50	3533.33<	9636.36<	8732.50	60.69
Secondary Roads	1	58333	58333	620.56	94.00	ND	ND	94.00	620.56
Telecom Tower	1	1690108	1690108	63.06	26800.00	ND	ND	26800.00	63.06
TelecomTowers Unspec	2	2654946	2654946	7196.80	81030.00	102.11<	ND	81030.00	32.76
TV/Radio Station	1	935000	935000	1968.42	475.00	437.57<	ND	475.00	1968.42
Utilities Vac Land	7	19386	11000	5.46	2014.00	48.89<	7.23<	2006.57	9.66
National Parks, etc									
Conservation–Private	1	195000	195000	139.78	1395.00	221.59<	195.00<	1395.00	139.78
Nature Reserve	1	7000	7000	14.00	500.00	12.40<	2.92<	500.00	14.00
VacLnd FutureReserve	1	27500	27500	2.75	10000.00	ND	0.58<	10000.00	2.75
Primary Production									
Crop – Fodder Crops	7	1048619	540000	1.10	448400.00	78.83<	ND	525655.71	1.99
DomsticLivestockGraz	318	1230695	750000	3.91	396229.50	120.87<	159.57<	660900.11	1.87
GenCrop >20ha Unspec	334	1356544	1001604	0.79	1174800.00	138.63<	174.04<	1572508.08	0.87
Glasshouse Plant/Veg	3	4300000	1450000	9.76	148595.00	82.86<	ND	131017.67	32.82
Hardwood Plantation	2	2200000	2200000	4131.02	1071615.00	271.60<	358.31<	1071615.00	2.05
Horse Unspecified	12	1747916	1257500	8.78	336350.00	104.79<	137.43<	425116.83	4.11
Livestock – Beef	202	1204163	1065000	2.46	414600.00	134.81<	156.54<	540493.59	2.22
Livestock – Dairy	179	1723110	1250000	3.07	590000.00	125.62<	152.44<	741007.05	2.33
Livestock – Sheep	71	1908790	1000000	3.48	613100.00	120.48<	149.84<	983171.48	1.94
MarketGardenVeg <20h	7	692381	620000	6.37	97300.00	116.43<	137.78<	95227.43	7.27
MixedFarm + infrast	280	1710503	1305000	2.73	485800.00	122.87<	189.13<	669002.43	2.56
MixedFarm no infrast	103	1253880	950000	1.73	550000.00	115.15<	157.64<	1237452.01	1.01
MixedFarm&GrazUnsp	622	1368878	997500	2.54	443544.00	121.41<	181.36<	840344.74	1.63
Native Bshland	45	661284	375000	8.43	177914.00	166.67<	211.27<	644115.76	1.03
Native Hardwood	16	547812	480000	0.80	402350.00	137.14<	347.83<	525205.81	1.04
Orchard Plantations	38	1103861	800000	9.34	190076.00	104.12<	189.35<	464233.14	2.36
Piggery	2	1033750	1033750	3.99	267875.00	75.18<	159.04<	267875.00	3.86
Plant/Tree Nursery	7	1430093	800000	4.73	165206.50	208.45<	184.97<	680185.50	2.37
Poultry – Open Range	3	543333	525000	6.48	81000.00	90.52<	ND	103333.33	5.26
Poultry broiler	6	1821025	1983077	17.93	122508.00	233.30<	49.58<	850219.33	2.14
Poultry egg	2	1275000	1275000	31.33	40693.00	14.91<	106.25<	40693.00	31.33
Softwood Plantation	7	1304527	650000	0.80	810100.00	134.02<	260.52<	1148628.57	1.14
Specialised Cropping	11	1003538	850000	1.66	433400.00	64.44<	69.39<	711604.18	1.41
Vineyard	49	854313	575000	13.67	805000.00	72.78<	117.35<	204663.65	4.17

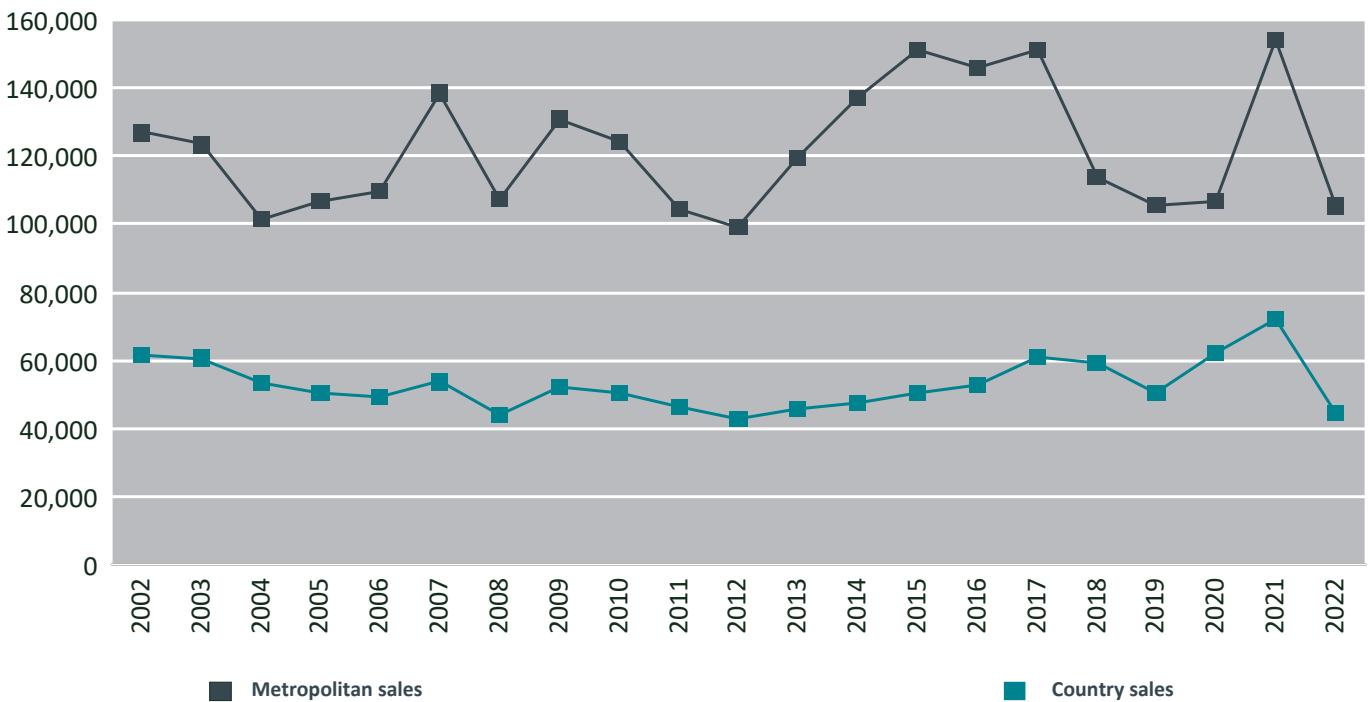
COUNTRY VICTORIA

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Residential									
Age Care/Nursing Uns	2	8100000	8100000	2790.49	2887.50	629.13<	ND	2887.50	2805.19
Boarding House	5	555600	545000	827.01	659.00	76.22<	ND	714.00	778.15
Cojoin Strata Unsp	63	475180	450000	NA	NA	136.36<	118.58<	NA	NA
Conjoined StrataUnit	27	371592	372000	NA	NA	124.00<	128.94<	NA	NA
Detached Home (Ind)	31	480258	420000	482.76	870.00	115.38<	381.82<	4828.71	99.46
Detached Home (New)	55	679200	685000	771.78	723.00	122.93<	145.74<	807.43	850.90
Detached Home Unsp	20112	667693	595000	73.53	680.00	112.26<	154.55<	803.84	829.05
Detached Home(Comm)	52	546927	510000	652.05	682.00	110.87<	125.00<	866.94	630.87
Detached Home(exist)	4845	551266	511000	455.71	779.00	115.61<	141.94<	983.30	560.71
Disability Housing	1	2250000	2250000	88.44	25440.00	151.01<	ND	25440.00	88.44
Dorm Accom Unspec	1	540000	540000	675.00	800.00	ND	ND	800.00	675.00
Garage/Outbuild Res	6	288166	282000	91.27	3270.00	141.00<	ND	4546.17	63.39
Garage/Outbuild Rur	10	464550	450000	2.63	162300.00	168.22<	450.00<	175328.80	2.65
Granny Flat/Studio	3	730000	585000	495.76	1180.00	119.39<	348.21<	1165.67	626.25
Half Pair or Duplex	11	414409	280500	888.63	431.00	93.50<	37.91<	430.40	982.11
House & Flat/Studio	8	686250	592500	746.04	815.00	91.72<	80.07<	1098.67	592.38
Individual Car Park	24	2375	500	NA	NA	50.00<	0.48<	NA	NA
Individual Flat	3	279000	252000	NA	NA	173.79<	ND	NA	NA
MisImpRuralLand Unsp	133	435522	340000	11.88	40000.00	119.30<	206.06<	64536.08	6.75
OYO Strata Flat	1	945000	945000	NA	NA	277.94<	ND	NA	NA
OYO Sub Dwelling	14	487428	377500	NA	NA	122.17<	106.34<	NA	NA
OYO Sub Unit	189	423403	390000	NA	NA	113.04<	192.59<	NA	NA
OYO Subdivided Flat	2	526875	526875	NA	NA	279.14<	ND	NA	NA
OYO Unit	2	447500	447500	NA	NA	ND	127.86<	NA	NA
Res Co Sh Unit HR	1	605000	605000	NA	NA	94.53<	ND	NA	NA
Res Dev Site	71	1164818	600000	221.88	1307.00	137.14<	190.48<	13077.37	88.26
Res Investment Flat	80	555067	491000	851.72	669.50	92.64<	74.96<	634.93	967.82
Res Land (WithBuild)	58	755448	528000	551.71	919.00	132.66<	986.92<	6993.61	110.15
Res/Rural Lstyle	4151	1043508	855500	40.50	20000.00	111.83<	158.43<	35411.85	29.47
ResLandWithImprovemt	88	306779	210000	313.39	1323.50	116.67<	350.00<	6799.05	45.12
Retire Village Compl	2	2637275	2637275	920.42	5459.00	61.63<	29.30<	5459.00	920.42
Retire Village Unit	64	279023	279500	2968.75	32.00	96.38<	99.82<	32.00	2968.75
Semi-detached	8	641250	602500	2145.92	333.50	106.83<	141.76<	322.00	1974.64
Semi-detached Unspec	129	512332	425000	2043.48	230.00	100.59<	108.97<	287.69	1740.90
Sep House&Cartilage	8	1357267	885000	476.52	1086.00	110.63<	56.84<	3961.86	343.75
Shack/Hut/Donga	1	499000	499000	249.50	2000.00	356.43<	304.27<	2000.00	249.50
Short Term Hol Accom	55	861925	805000	745.86	686.50	107.05<	167.71<	4296.98	210.50
Single Strata Unit	16	405093	440000	NA	NA	100.23<	133.74<	NA	NA
Single Strata Unsp	2725	475532	418000	8466.60	85.00	110.00<	142.18<	85.00	8466.60
Storage Area Res	1	145000	145000	430.27	337.00	92.95<	ND	337.00	430.27
Storage Area Rural	1	500000	500000	548.85	911.00	1980.20<	3026.82<	911.00	548.85
Strata Unit/Flat Uns	612	489697	420000	708.58	501.00	105.00<	131.25<	611.67	980.93
Sub Div (EnGlobo)	1	2550000	2550000	37.67	67700.00	74.78<	92.73<	67700.00	37.67
Sub Div (Multi Lot)	1	2880000	2880000	28.45	101243.00	205.71<	250.43<	101243.00	28.45
Terrace House	4	1031500	695000	1949.70	356.00	113.01<	ND	631.25	1634.06
Townhouse	86	527302	473500	2184.47	103.00	107.61<	132.45<	103.00	2184.47
Vac Res A	4559	297810	277500	757.70	617.00	107.98<	160.40<	689.70	431.10
Vac Res B	398	327121	270000	162.37	2201.00	112.50<	152.97<	2510.16	130.32
Vac Res C	7	247785	180000	2.45	10000.00	65.45<	92.90<	40954.29	6.05
Vac Res Englolo Oth	20	3266699	2404000	269.47	35000.00	182.12<	164.49<	116681.65	28.00
Vac Res Rural Lstyle	1272	428550	340000	10.87	18400.00	117.24<	178.95<	35312.89	12.11
Villa Unit	2	710000	710000	NA	NA	202.86<	220.16<	NA	NA
Sport/Hrtge/Cultural									
Equestrian Centre	1	3920000	3920000	16.35	239700.00	108.29<	ND	239700.00	16.35
Gymnasium/Health	3	1248333	560000	2329.32	1245.00	53.33<	ND	2384.00	523.63
IndoorSportCent Unsp	3	761666	755000	331.63	980.00	107.86<	117.19<	1281.33	594.43
Major Indoor Sports	2	2555000	2555000	928.35	3300.00	85.57<	ND	3300.00	774.24
Outdoor–CrossCountry	1	690000	690000	0.59	1171000.00	ND	16.86<	1171000.00	0.59
OutdoorSportGrndUnsp	1	150000	150000	143.54	1045.00	20.41<	5.40<	1045.00	143.54
Squash Courts	1	255200	255200	410.95	621.00	ND	ND	621.00	410.95
Vac Site – Sporting	1	209000	209000	10.45	20000.00	44.47<	580.56<	20000.00	10.45
Municipality totals									
Commercial Total		1,370				Commercial Total Prices		\$1,714,961,451	
Community Services Total		57				Community Services Total Prices		\$102,842,970	
Extractive Industry Total		4				Extractive Industry Total Prices		\$3,310,000	
Industrial Total		770				Industrial Total Prices		\$739,935,349	
Infrastruc&Utilities Total		23				Infrastruc&Utilities Total Prices		\$12,129,699	
National Parks, etc Total		3				National Parks, etc Total Prices		\$229,500	
Primary Production Total		2,326				Primary Production Total Prices		\$3,211,329,307	
Residential Total		40,021				Residential Total Prices		\$24,851,437,737	
Sport/Hrtge/Cultural Total		13				Sport/Hrtge/Cultural Total Prices		\$16,364,200	
All Sales Total		44,587				All Sales Total		\$30,652,540,213	

Metropolitan and Country Victoria-All

Number of Sales

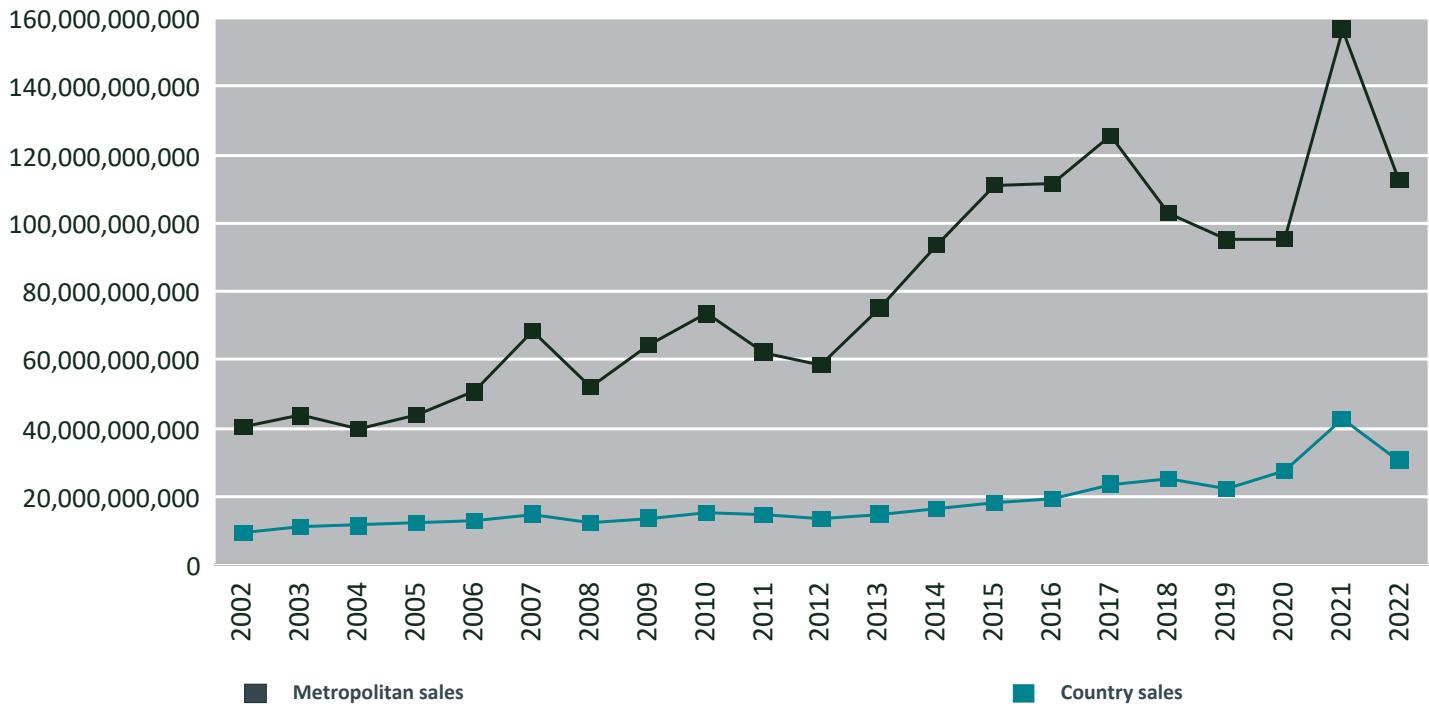


Number of Sales

Year	Metropolitan	Country
2002	126,937	61,633
2003	123,406	60,637
2004	101,385	53,203
2005	106,873	50,243
2006	109,373	49,020
2007	138,596	53,644
2008	107,110	43,984
2009	130,959	51,930
2010	124,345	50,405
2011	104,297	46,218
2012	99,007	42,821
2013	119,689	45,949
2014	137,136	47,666
2015	151,240	50,496
2016	145,985	52,756
2017	151,255	60,992
2018	113,504	59,287
2019	105,265	50,272
2020	106,825	62,190
2021	154,218	71,870
2022	105,233	44,587

Metropolitan and Country Victoria-All

Total Value of Sales

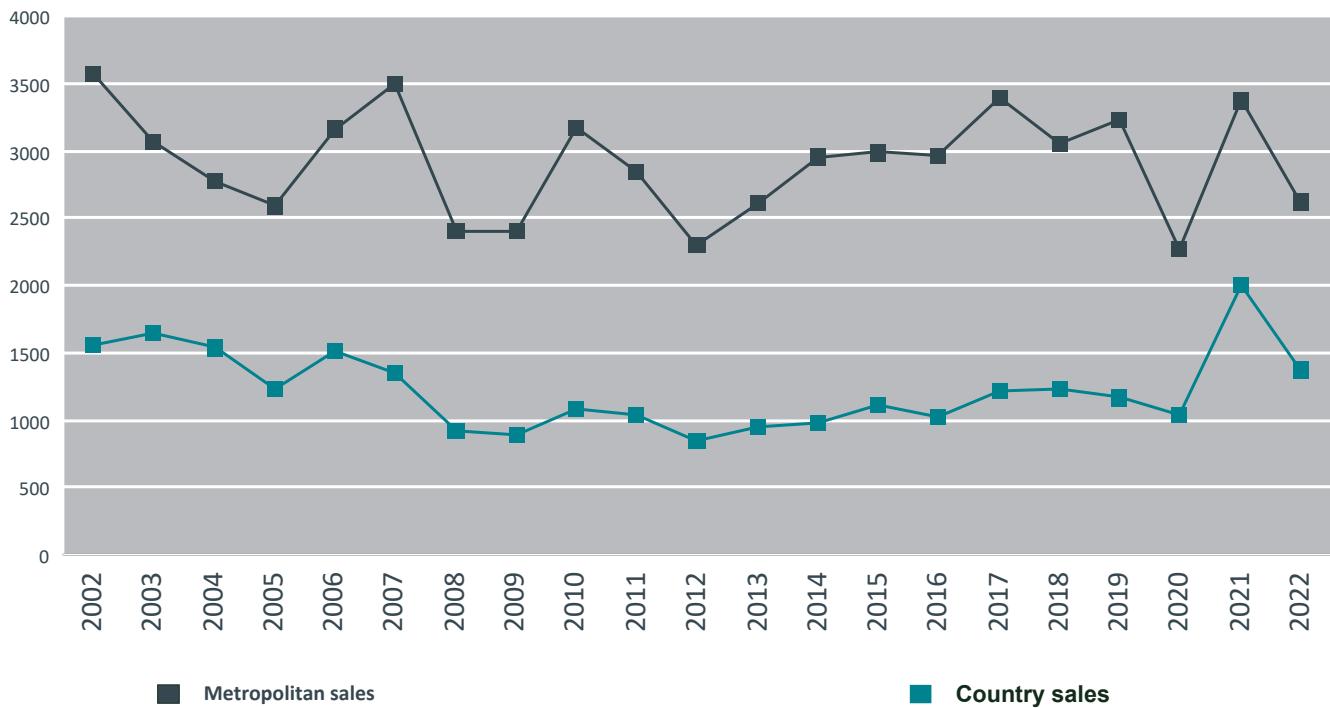


Total Price

Year	Metropolitan	Country
2002	\$40,307,617,335	\$9,300,428,274
2003	\$43,535,509,953	\$11,040,048,479
2004	\$39,590,974,095	\$11,388,547,701
2005	\$43,861,395,954	\$12,199,459,428
2006	\$50,526,332,013	\$12,891,352,043
2007	\$68,410,377,188	\$14,854,924,891
2008	\$51,822,610,936	\$12,273,439,295
2009	\$64,416,057,854	\$13,683,414,156
2010	\$73,319,644,591	\$15,151,793,303
2011	\$62,184,670,754	\$14,571,849,784
2012	\$58,426,608,323	\$13,303,654,372
2013	\$75,006,297,434	\$14,883,905,838
2014	\$93,294,317,769	\$16,312,856,089
2015	\$110,998,345,402	\$18,006,289,271
2016	\$111,529,520,576	\$19,455,585,030
2017	\$125,571,978,168	\$23,626,770,858
2018	\$102,577,418,107	\$25,039,152,110
2019	\$94,967,802,663	\$22,367,385,372
2020	\$95,034,889,841	\$27,544,396,584
2021	\$156,781,999,496	\$42,460,296,274
2022	\$112,847,929,798	\$30,652,540,213

Metropolitan and Country Victoria-Commercial

Number of Sales

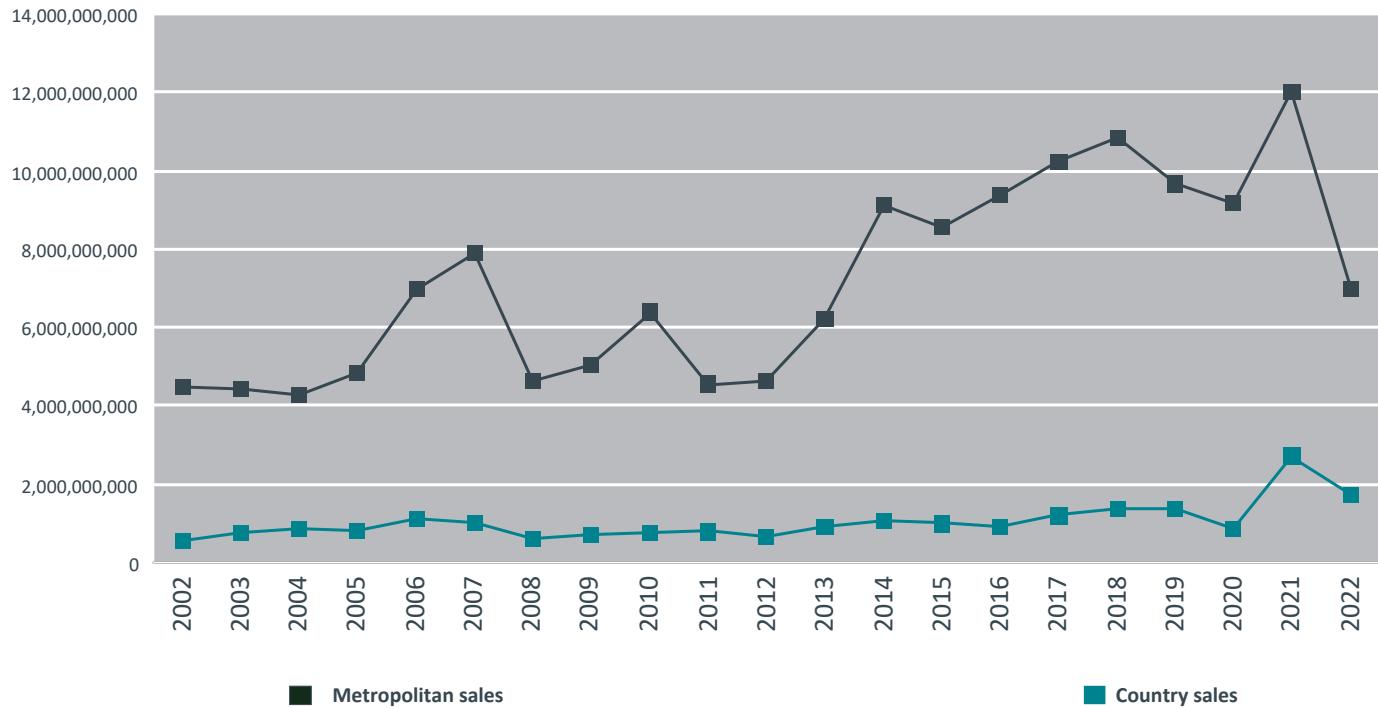


Number of Sales

Year	Metropolitan	Country
2002	3,571	1,561
2003	3,071	1,645
2004	2,768	1,534
2005	2,586	1,233
2006	3,162	1,511
2007	3,494	1,347
2008	2,398	921
2009	2,402	886
2010	3,165	1,080
2011	2,839	1,034
2012	2,294	848
2013	2,604	947
2014	2,955	981
2015	2,986	1,113
2016	2,960	1,018
2017	3,393	1,218
2018	3,056	1,227
2019	3,225	1,164
2020	2,270	1,038
2021	3,371	1,996
2022	2,614	1,370

Metropolitan and Country Victoria-Commercial

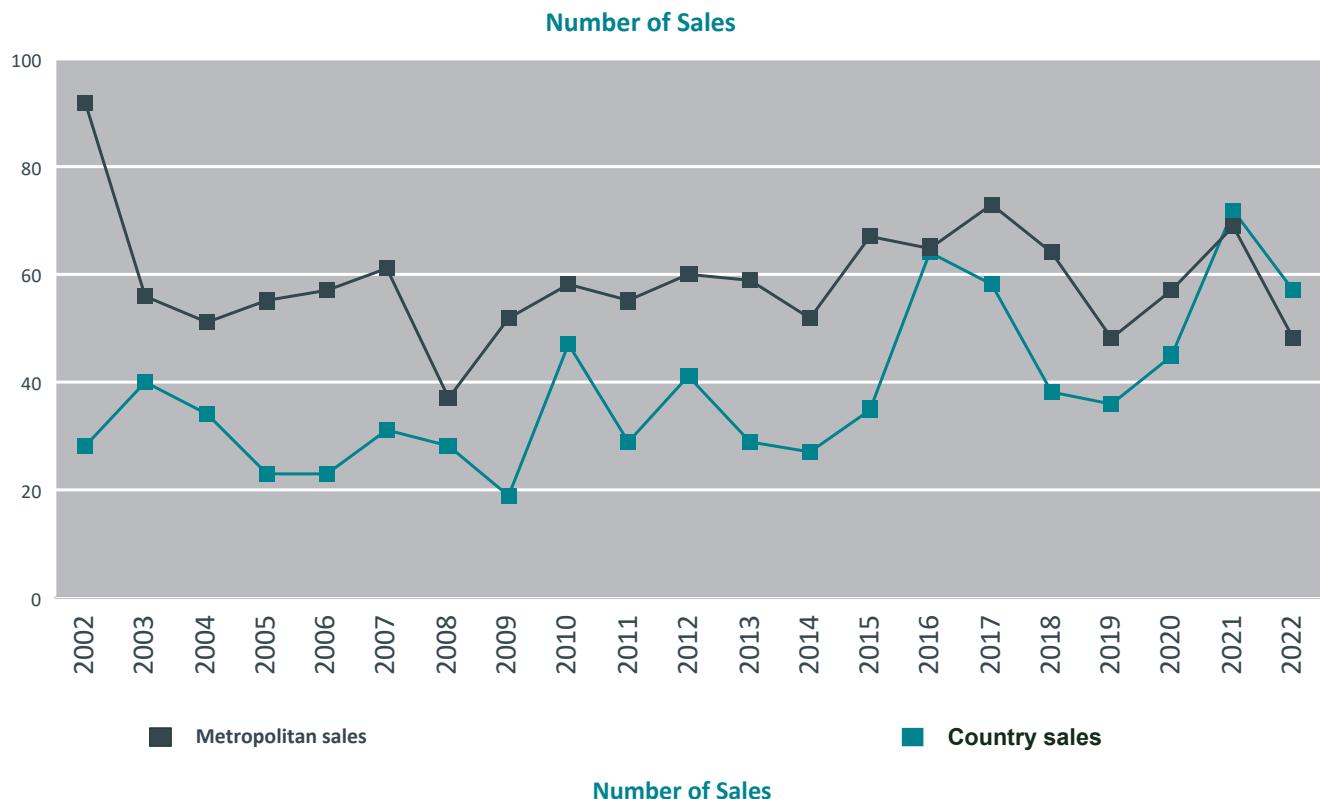
Total Value of Sales



Total Price

Year	Metropolitan	Country
2002	\$4,474,669,507	\$573,818,303
2003	\$4,416,249,257	\$775,503,497
2004	\$4,262,057,196	\$885,645,369
2005	\$4,824,468,836	\$824,802,217
2006	\$6,973,267,772	\$1,128,773,008
2007	\$7,870,660,274	\$1,019,486,751
2008	\$4,642,546,303	\$623,854,976
2009	\$5,034,530,841	\$706,369,663
2010	\$6,387,002,167	\$763,788,886
2011	\$4,554,045,879	\$791,074,495
2012	\$4,632,091,791	\$646,162,120
2013	\$6,205,292,596	\$919,687,016
2014	\$9,097,718,560	\$1,076,656,450
2015	\$8,545,972,257	\$992,683,195
2016	\$9,346,133,007	\$905,998,678
2017	\$10,244,767,501	\$1,198,246,781
2018	\$10,861,546,473	\$1,374,308,108
2019	\$9,649,892,495	\$1,366,577,745
2020	\$9,177,020,115	\$856,859,848
2021	\$12,014,483,376	\$2,720,118,017
2022	\$6,979,361,986	\$1,714,961,451

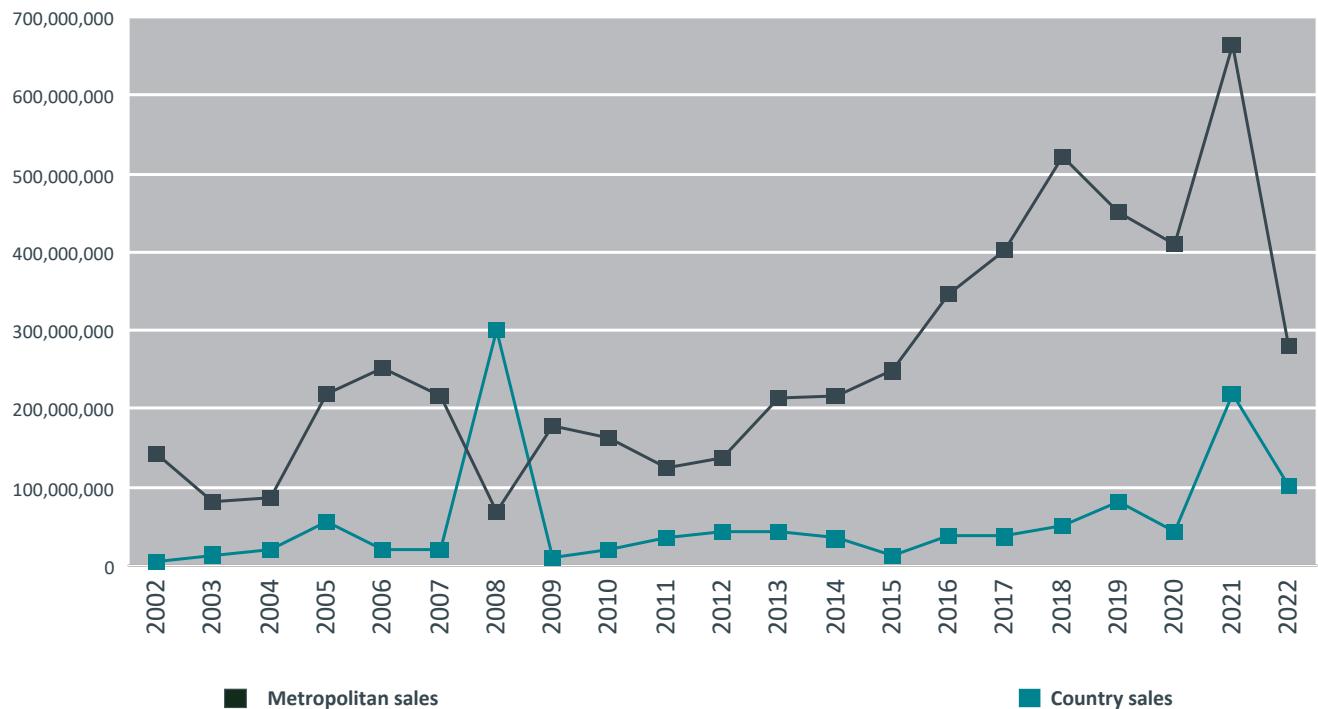
Metropolitan and Country Victoria-Community Services



Year	Metropolitan	Country
2002	92	28
2003	56	40
2004	51	34
2005	55	23
2006	57	23
2007	61	31
2008	37	28
2009	52	19
2010	58	47
2011	55	29
2012	60	41
2013	59	29
2014	52	27
2015	67	35
2016	65	64
2017	73	58
2018	64	38
2019	48	36
2020	57	45
2021	69	72
2022	48	57

Metropolitan and Country Victoria-Community Services

Total Value of Sales

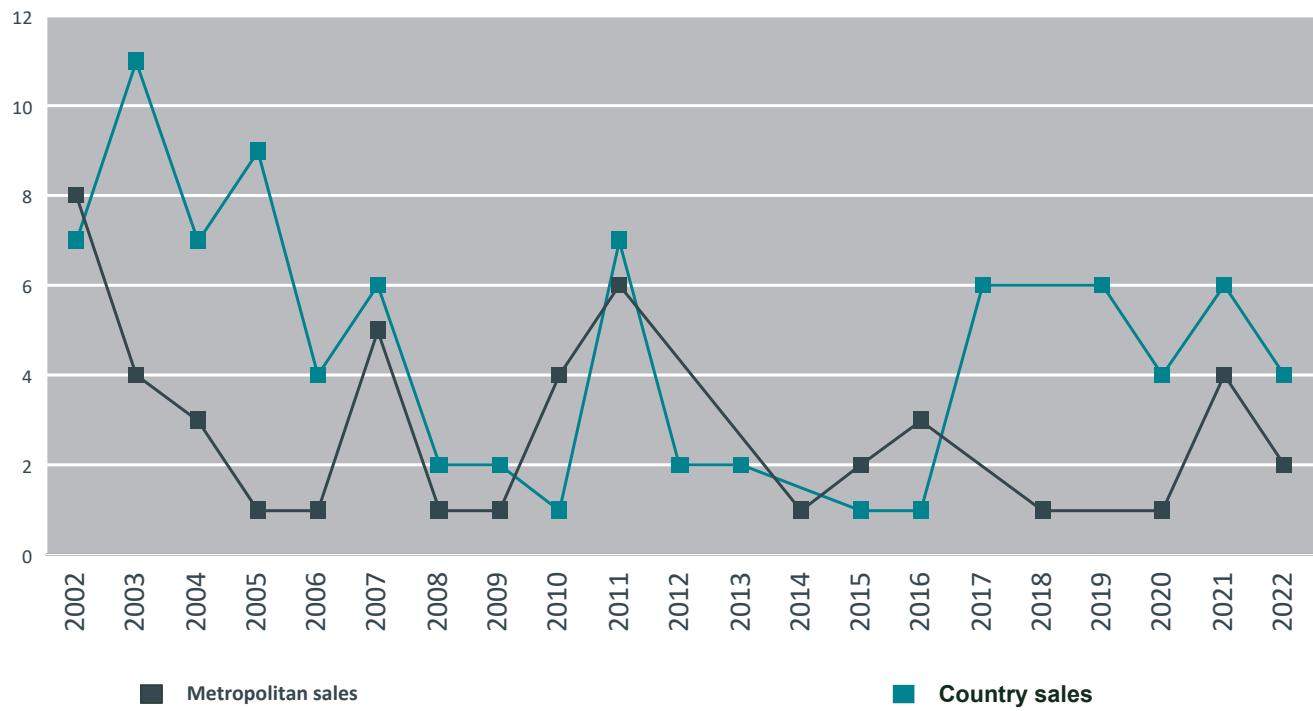


Total Price

Year	Metropolitan	Country
2002	\$143,546,209	\$5,468,205
2003	\$82,345,642	\$13,908,000
2004	\$87,055,536	\$19,900,910
2005	\$219,784,692	\$56,647,157
2006	\$252,468,593	\$19,789,765
2007	\$215,416,023	\$20,751,330
2008	\$67,961,366	\$300,037,054
2009	\$177,143,423	\$9,855,499
2010	\$163,365,128	\$20,283,579
2011	\$125,174,356	\$36,262,580
2012	\$136,626,137	\$43,317,910
2013	\$213,358,318	\$43,523,000
2014	\$216,883,622	\$34,512,340
2015	\$248,298,623	\$13,644,034
2016	\$347,229,005	\$37,211,407
2017	\$402,062,020	\$37,046,779
2018	\$521,493,740	\$50,070,349
2019	\$450,429,185	\$80,430,924
2020	\$408,919,589	\$42,458,290
2021	\$665,105,460	\$218,401,209
2022	\$279,512,795	\$102,842,970

Metropolitan and Country Victoria-Extractive Industry

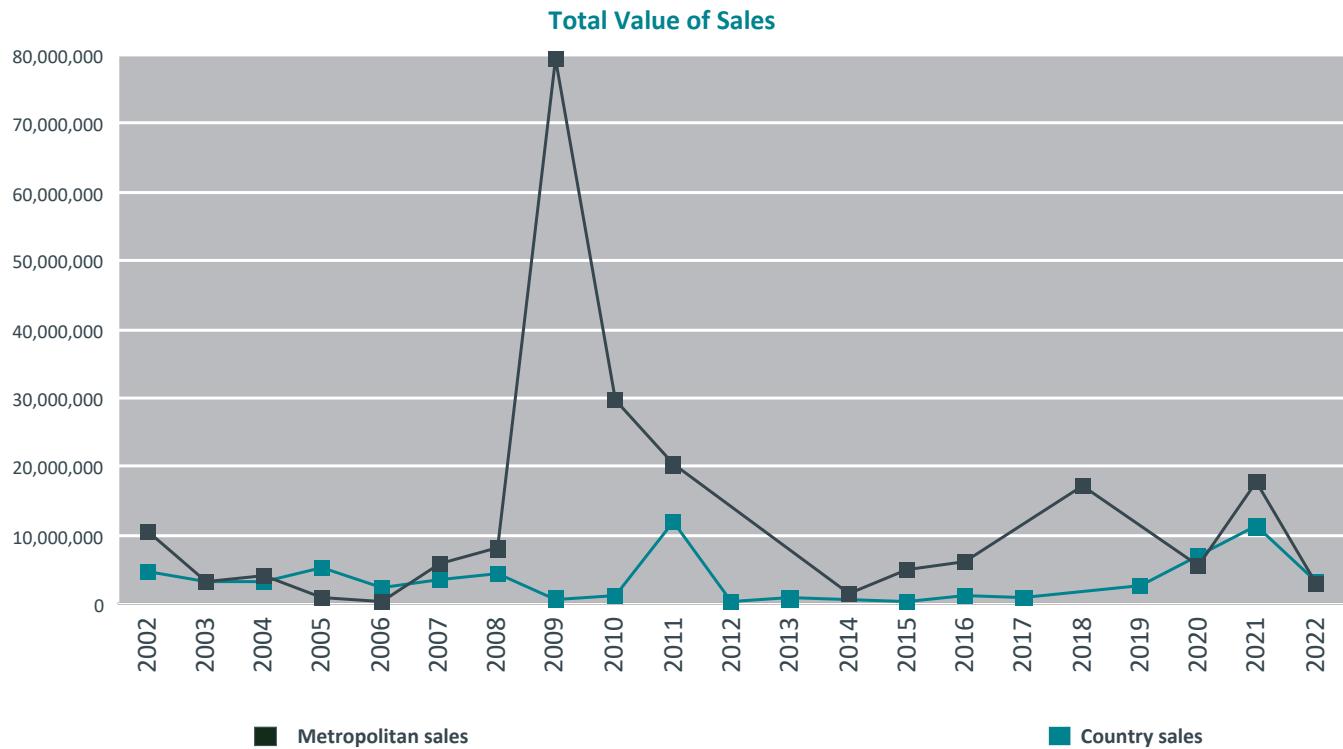
Number of Sales



Number of Sales

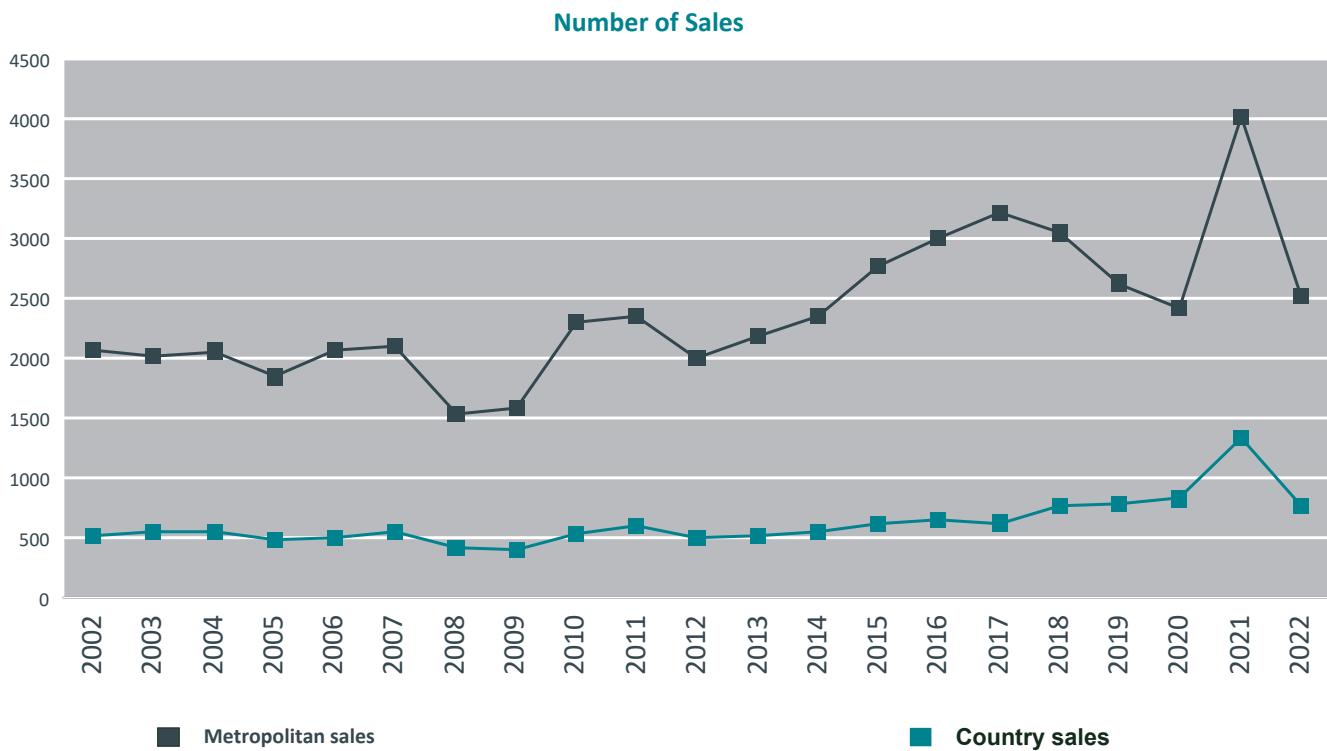
Year	Metropolitan	Country
2002	8	7
2003	4	11
2004	3	7
2005	1	9
2006	1	4
2007	5	6
2008	1	2
2009	1	2
2010	4	1
2011	6	7
2012	5	2
2013	3	2
2014	1	1
2015	2	1
2016	3	1
2017	2	6
2018	1	6
2019	1	6
2020	1	4
2021	4	6
2022	2	4

Metropolitan and Country Victoria-Extractive Industry



Year	Metropolitan	Country
2002	\$10,552,255	\$4,671,000
2003	\$3,155,000	\$3,258,000
2004	\$3,976,000	\$3,250,000
2005	\$880,000	\$5,284,000
2006	\$212,000	\$2,325,000
2007	\$5,776,200	\$3,417,986
2008	\$8,000,000	\$4,452,000
2009	\$79,420,000	\$710,000
2010	\$29,564,000	\$1,200,000
2011	\$20,230,000	\$11,814,000
2012		\$377,000
2013		\$735,000
2014	\$1,500,000	
2015	\$4,845,500	\$196,900
2016	\$6,109,228	\$1,250,000
2017		\$944,154
2018	\$17,050,000	
2019		\$2,550,956
2020	\$5,550,000	\$6,996,258
2021	\$17,736,520	\$11,216,711
2022	\$2,819,000	\$3,310,000

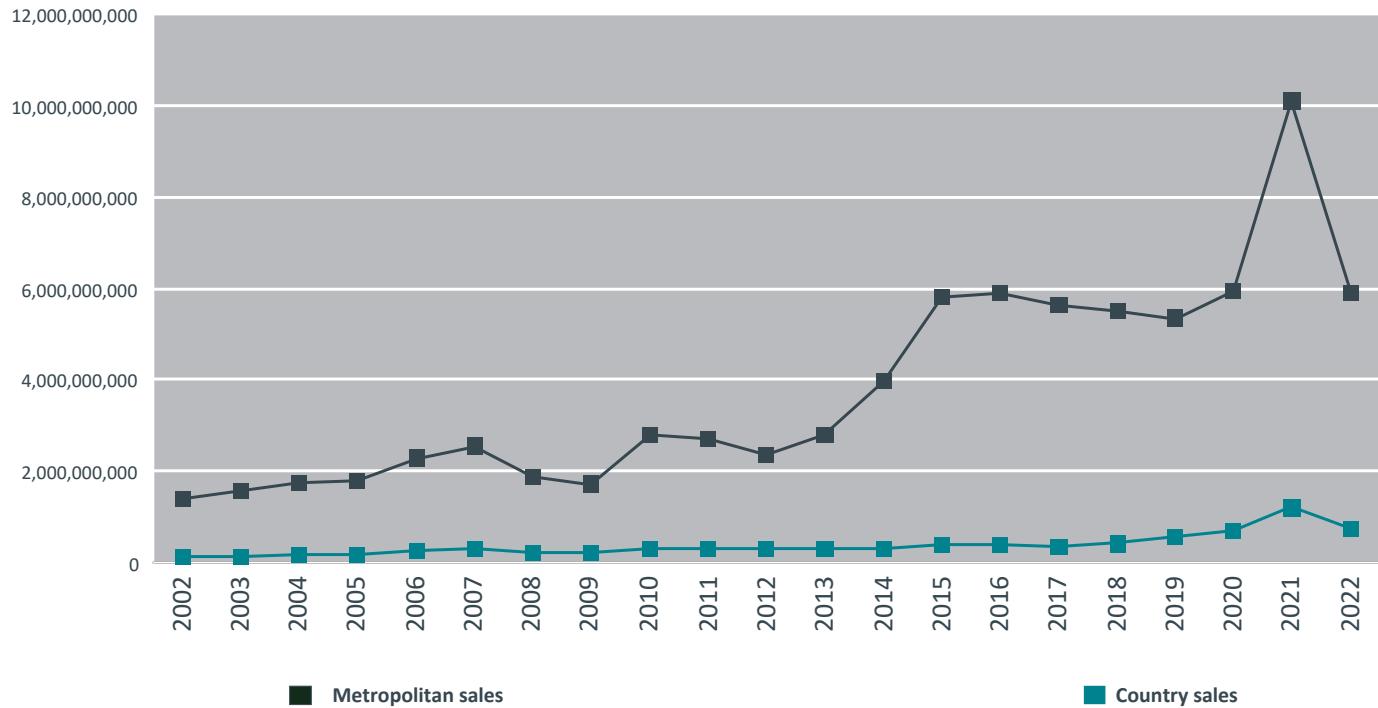
Metropolitan and Country Victoria-Industrial



Year	Metropolitan	Country
2002	2,066	510
2003	2,021	552
2004	2,058	550
2005	1,842	486
2006	2,064	505
2007	2,095	553
2008	1,536	414
2009	1,588	401
2010	2,296	535
2011	2,346	607
2012	2,001	495
2013	2,180	520
2014	2,356	545
2015	2,767	615
2016	2,999	643
2017	3,215	624
2018	3,042	763
2019	2,625	784
2020	2,412	826
2021	4,017	1,333
2022	2,520	770

Metropolitan and Country Victoria-Industrial

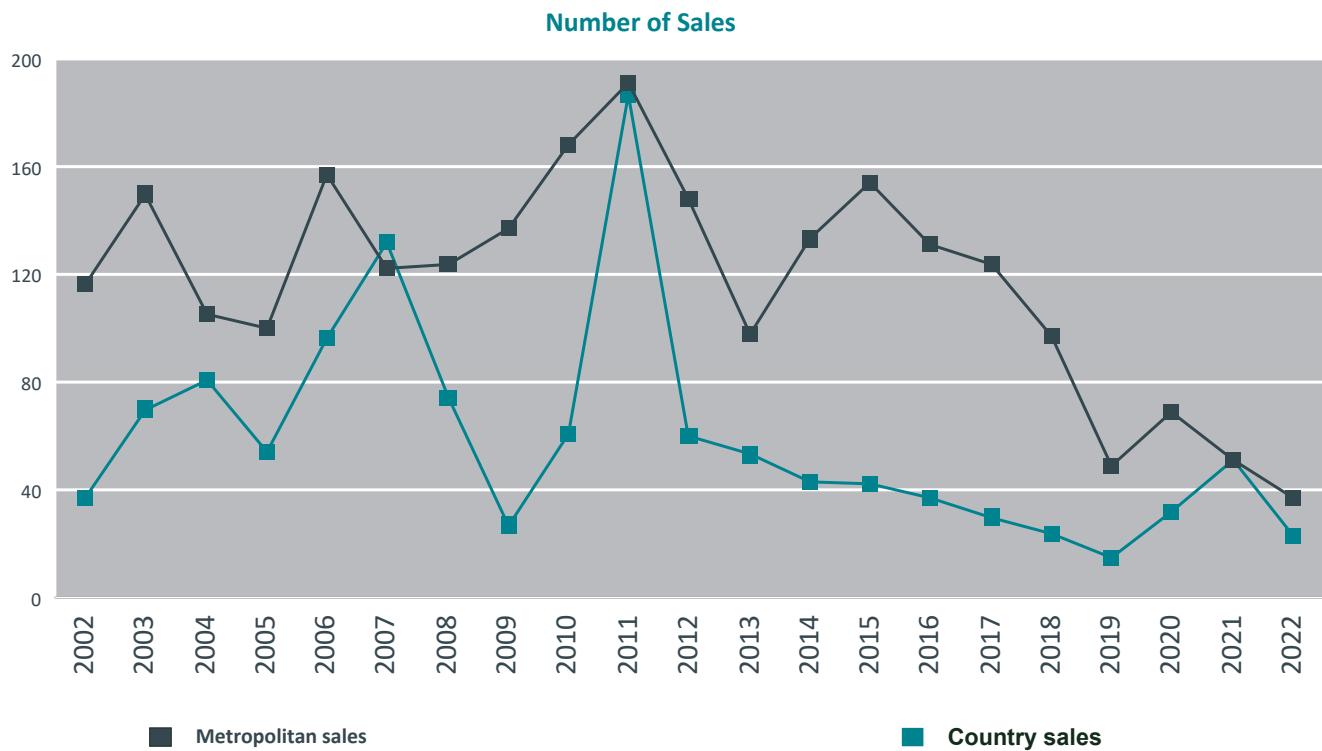
Total Value of Sales



Total Price

Year	Metropolitan	Country
2002	\$1,392,373,100	\$135,522,361
2003	\$1,561,281,957	\$133,986,347
2004	\$1,741,558,000	\$170,410,405
2005	\$1,801,119,176	\$163,477,619
2006	\$2,289,797,193	\$253,404,328
2007	\$2,550,576,332	\$309,262,276
2008	\$2,775,956,676	\$222,087,050
2009	\$2,722,778,188	\$203,928,214
2010	\$2,706,311,660	\$300,114,571
2011	\$2,799,208,592	\$310,137,795
2012	\$3,963,239,534	\$295,833,100
2013	\$5,805,106,955	\$294,715,437
2014	\$5,873,716,801	\$297,532,361
2015	\$5,631,028,506	\$379,022,798
2016	\$5,480,176,465	\$395,503,036
2017	\$5,344,071,453	\$337,109,258
2018	\$5,943,735,227	\$416,324,834
2019	\$10,100,912,330	\$553,611,410
2020	\$5,881,956,572	\$680,137,900
2021	\$10,200,059,740	\$739,935,349
2022	\$5,881,956,572	\$739,935,349

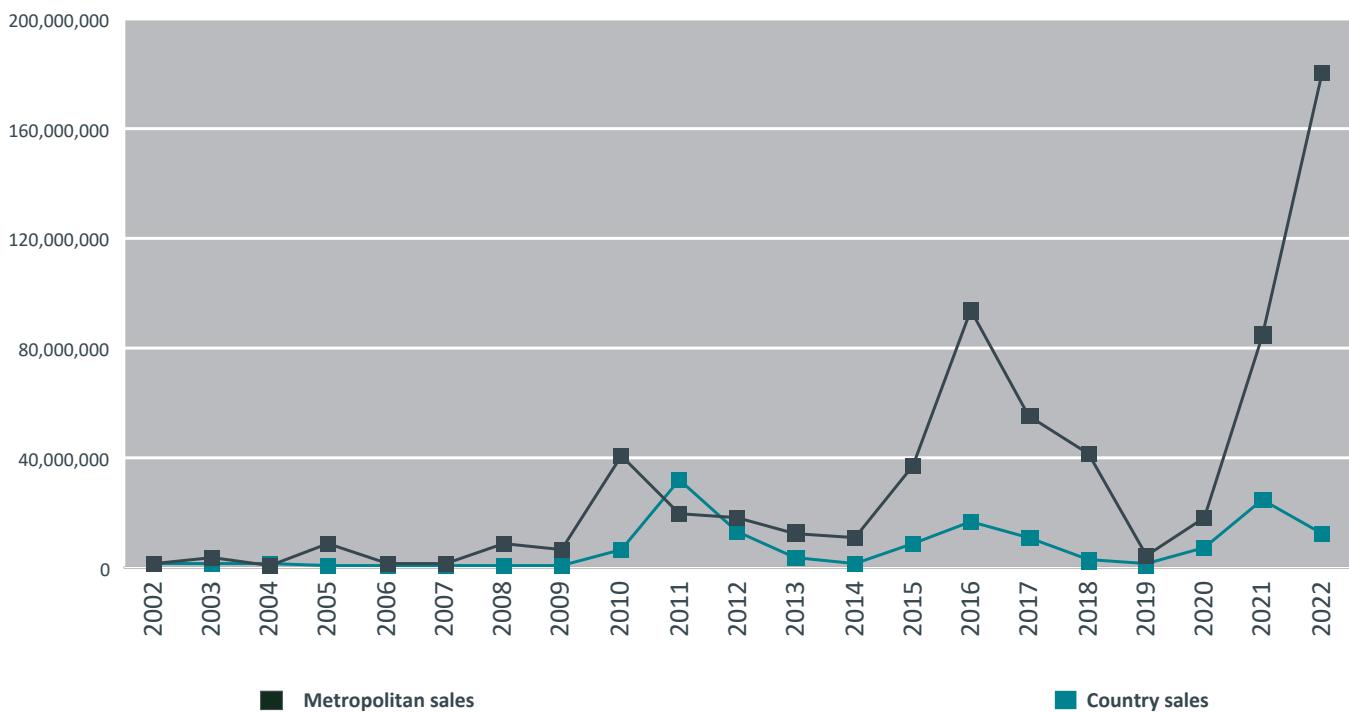
Metropolitan and Country Victoria-Infrastruc&Utilities



Year	Metropolitan	Country
2002	116	37
2003	150	70
2004	105	81
2005	100	54
2006	157	96
2007	122	132
2008	124	74
2009	137	27
2010	168	61
2011	191	187
2012	148	60
2013	98	53
2014	133	43
2015	154	42
2016	131	37
2017	124	30
2018	97	24
2019	49	15
2020	69	32
2021	51	51
2022	37	23

Metropolitan and Country Victoria-Infrastruc&Utilities

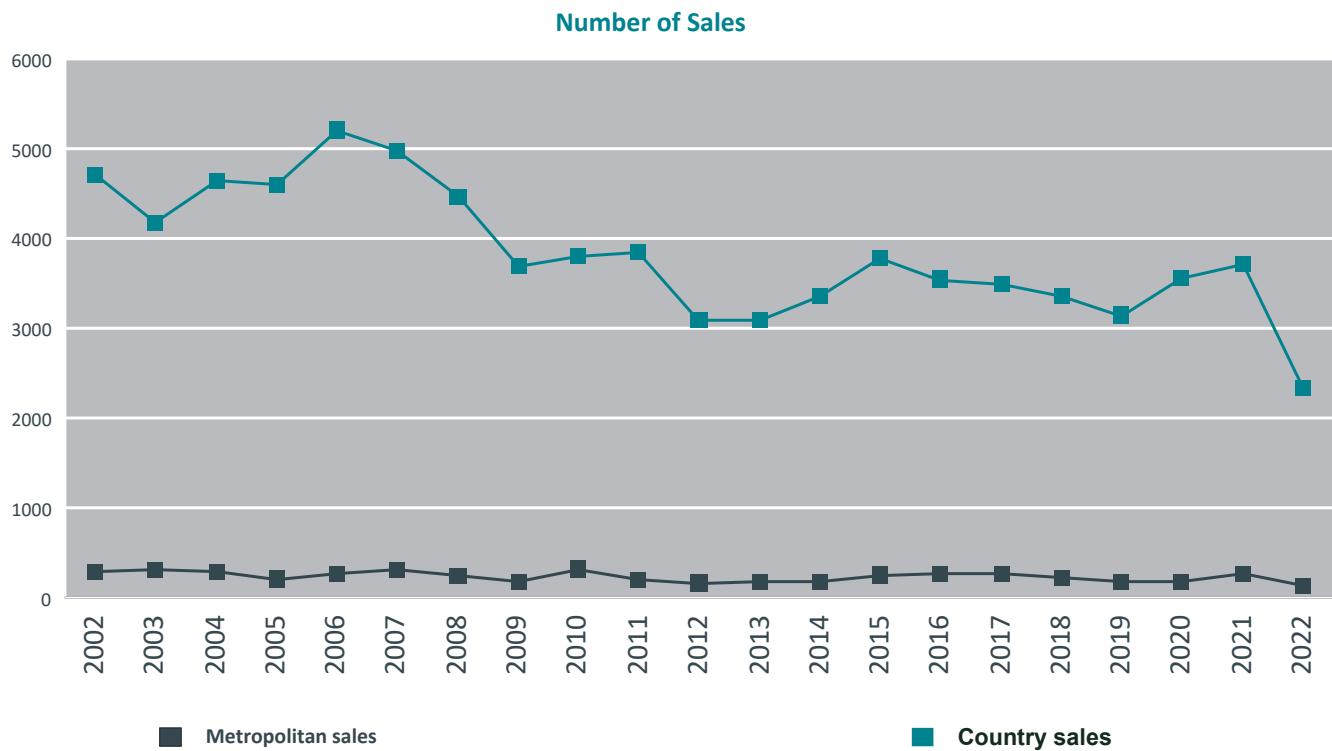
Total Value of Sales



Total Price

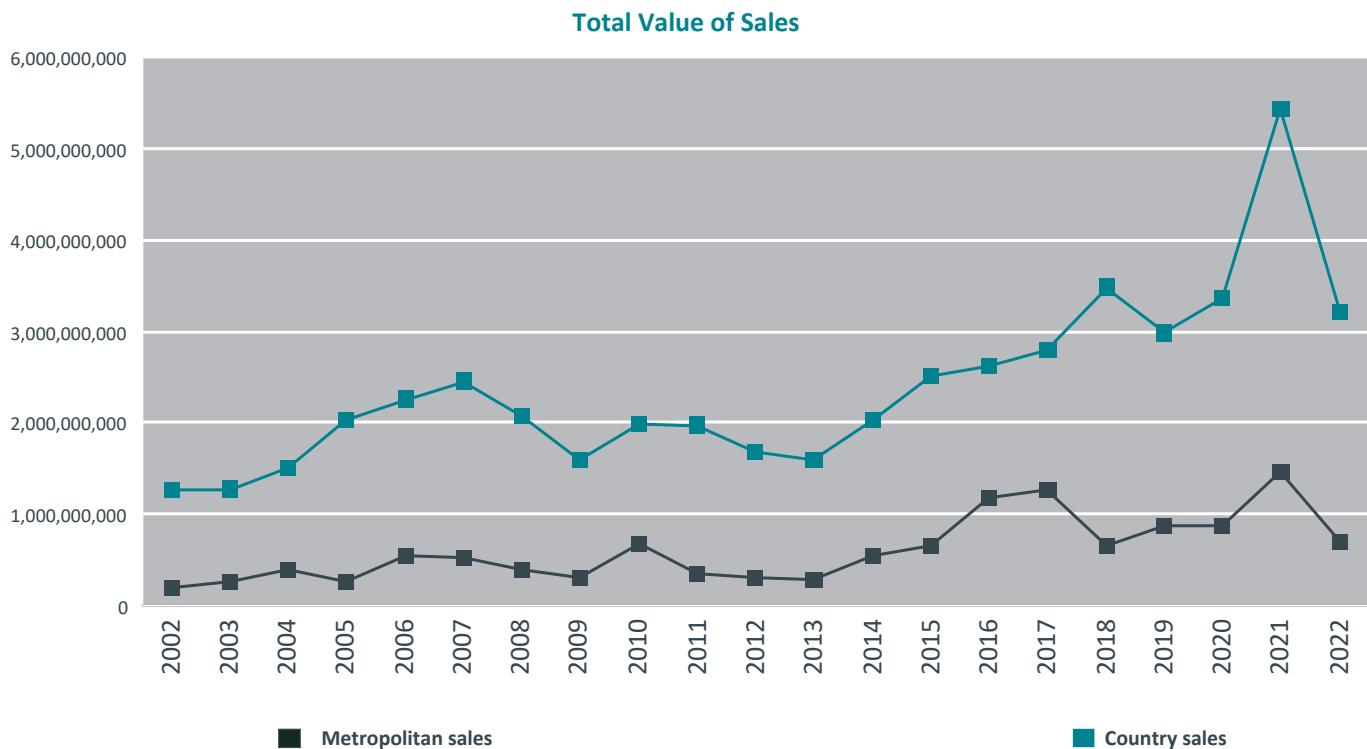
Year	Metropolitan	Country
2002	\$1,588,810	\$1,284,919
2003	\$3,336,328	\$1,477,530
2004	\$930,175	\$1,420,776
2005	\$8,896,020	\$522,088
2006	\$1,581,040	\$713,050
2007	\$1,579,832	\$766,971
2008	\$8,697,066	\$519,223
2009	\$6,432,576	\$823,471
2010	\$41,016,996	\$6,506,683
2011	\$19,923,102	\$32,190,924
2012	\$18,231,319	\$13,342,440
2013	\$12,699,508	\$3,381,654
2014	\$11,111,375	\$1,623,097
2015	\$36,863,771	\$8,930,680
2016	\$93,468,498	\$16,720,909
2017	\$54,971,901	\$10,755,097
2018	\$41,573,211	\$2,576,893
2019	\$4,238,647	\$1,132,009
2020	\$18,368,752	\$7,384,657
2021	\$84,719,241	\$24,476,374
2022	\$180,339,840	\$12,129,699

Metropolitan and Country Victoria-Primary Production



Year	Metropolitan	Country
2002	285	4,704
2003	303	4,177
2004	293	4,638
2005	210	4,604
2006	267	5,210
2007	304	4,975
2008	240	4,462
2009	171	3,683
2010	322	3,796
2011	201	3,846
2012	166	3,095
2013	169	3,093
2014	187	3,365
2015	254	3,769
2016	258	3,544
2017	274	3,490
2018	213	3,362
2019	176	3,144
2020	181	3,565
2021	258	3,717
2022	129	2,326

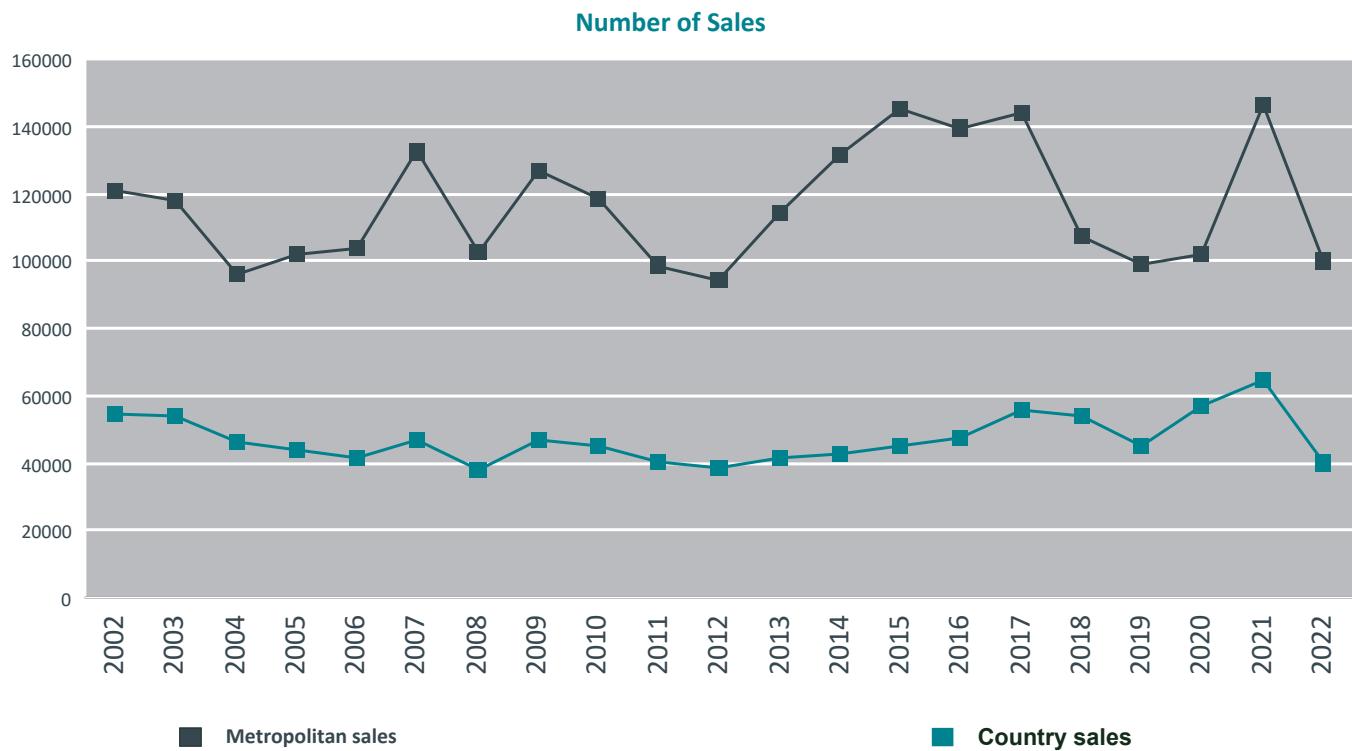
Metropolitan and Country Victoria-Primary Production



Total Price

Year	Metropolitan	Country
2002	\$205,330,695	\$1,258,081,464
2003	\$258,577,613	\$1,275,695,385
2004	\$399,191,866	\$1,507,984,534
2005	\$268,619,305	\$2,028,497,987
2006	\$546,961,814	\$2,257,872,425
2007	\$529,816,509	\$2,454,166,866
2008	\$386,275,743	\$2,078,424,624
2009	\$301,673,217	\$1,592,265,523
2010	\$670,716,323	\$1,990,911,825
2011	\$347,908,850	\$1,974,519,413
2012	\$308,156,160	\$1,671,943,619
2013	\$286,447,280	\$1,589,626,254
2014	\$542,871,296	\$2,035,873,352
2015	\$652,143,053	\$2,504,042,246
2016	\$1,174,752,671	\$2,615,227,745
2017	\$1,269,402,637	\$2,795,544,036
2018	\$653,015,439	\$3,479,608,564
2019	\$868,184,560	\$2,978,895,631
2020	\$871,518,178	\$3,359,333,678
2021	\$1,461,447,536	\$5,435,031,813
2022	\$696,247,673	\$3,211,329,307

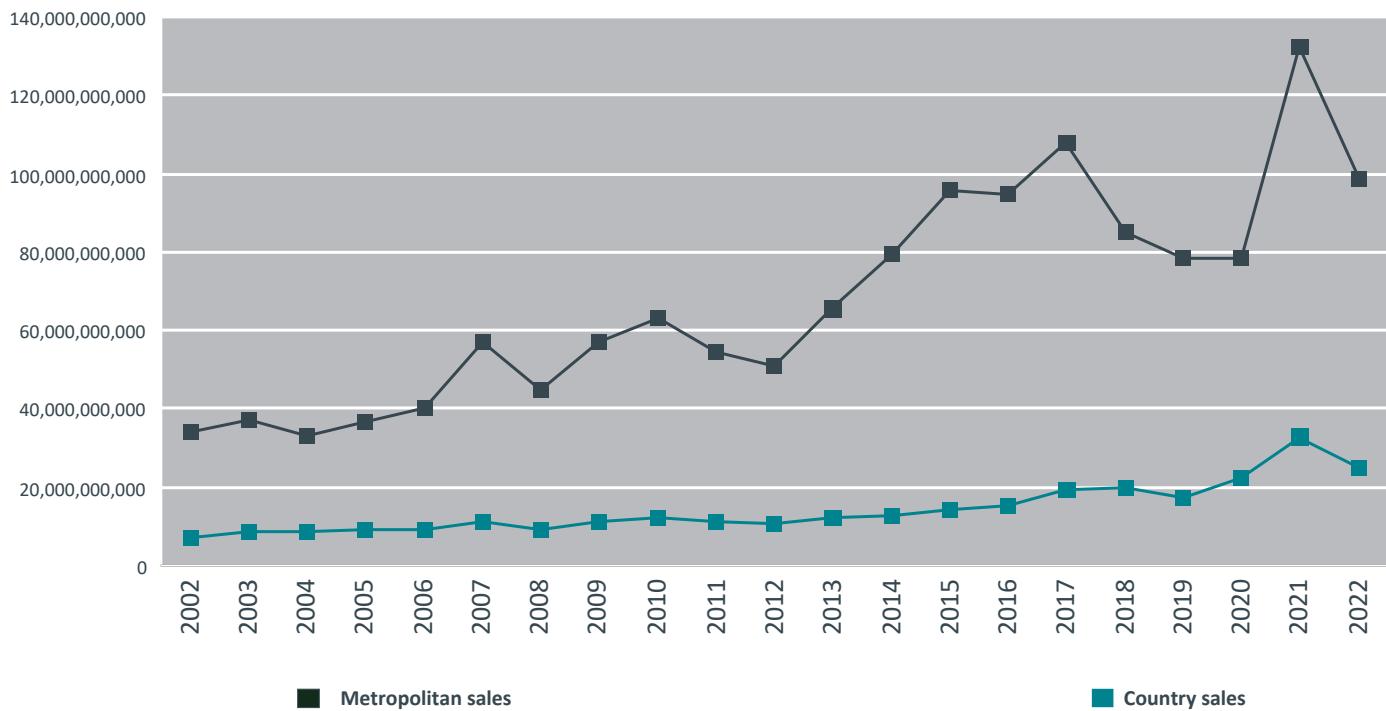
Metropolitan and Country Victoria-Residential



Year	Metropolitan	Country
2002	120,779	54,771
2003	117,782	54,131
2004	96,083	46,345
2005	102,060	43,823
2006	103,650	41,662
2007	132,481	46,592
2008	102,770	38,080
2009	126,600	46,902
2010	118,303	44,872
2011	98,638	40,490
2012	94,320	38,270
2013	114,561	41,291
2014	131,427	42,669
2015	144,968	44,902
2016	139,524	47,427
2017	144,155	55,551
2018	107,017	53,864
2019	99,128	45,112
2020	101,814	56,657
2021	146,417	64,667
2022	99,875	40,021

Metropolitan and Country Victoria-Residential

Total Value of Sales

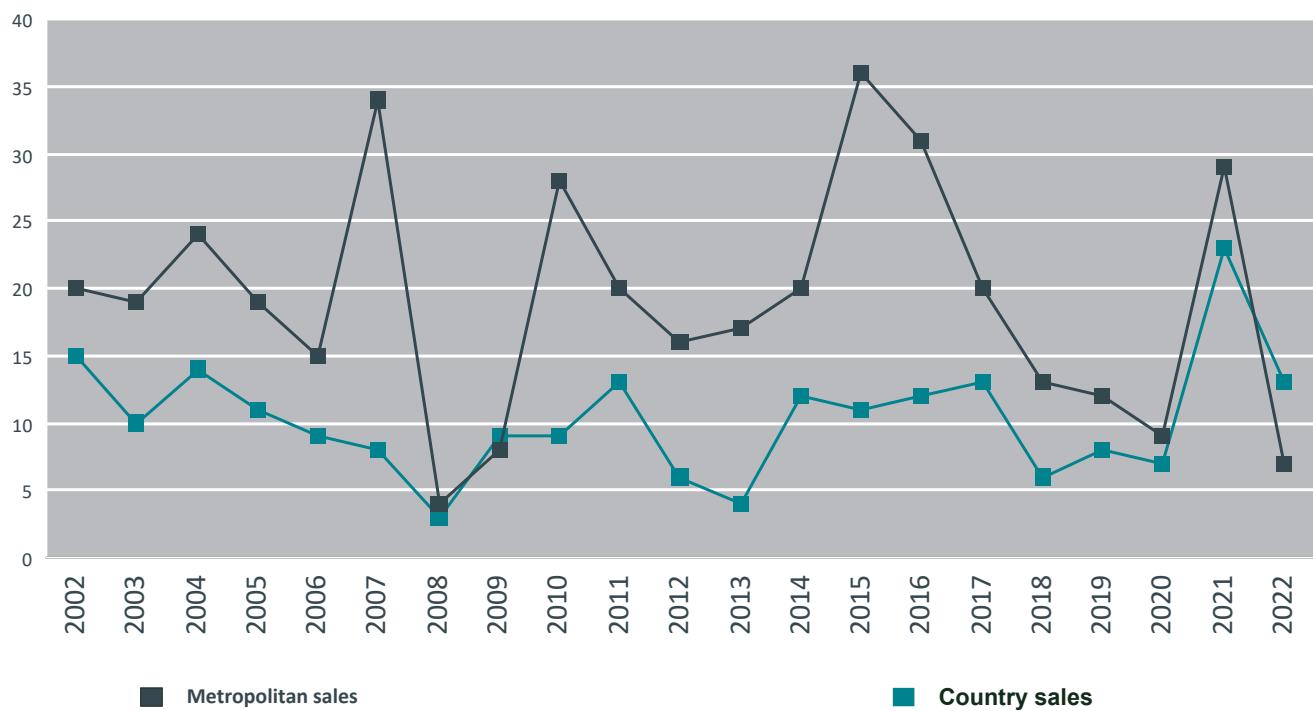


Total Price

Year	Metropolitan	Country
2002	\$34,071,622,071	\$7,317,010,674
2003	\$37,193,780,201	\$8,830,906,100
2004	\$33,046,032,412	\$8,793,239,009
2005	\$36,690,027,725	\$9,115,555,360
2006	\$40,388,643,451	\$9,204,150,467
2007	\$57,146,023,026	\$11,043,813,560
2008	\$44,630,607,292	\$9,039,404,368
2009	\$57,072,308,859	\$11,155,870,636
2010	\$63,195,152,401	\$12,061,980,630
2011	\$54,378,124,057	\$11,406,396,911
2012	\$50,922,029,903	\$10,630,399,350
2013	\$65,450,160,380	\$12,026,745,164
2014	\$79,379,932,204	\$12,850,366,924
2015	\$95,590,441,081	\$14,092,804,850
2016	\$94,572,677,623	\$15,473,195,038
2017	\$107,851,672,049	\$19,230,872,753
2018	\$84,916,699,586	\$19,685,862,922
2019	\$78,526,746,623	\$17,366,605,993
2020	\$78,561,844,520	\$22,536,567,253
2021	\$132,361,217,534	\$32,813,158,082
2022	\$98,820,555,932	\$24,851,437,737

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Number of Sales

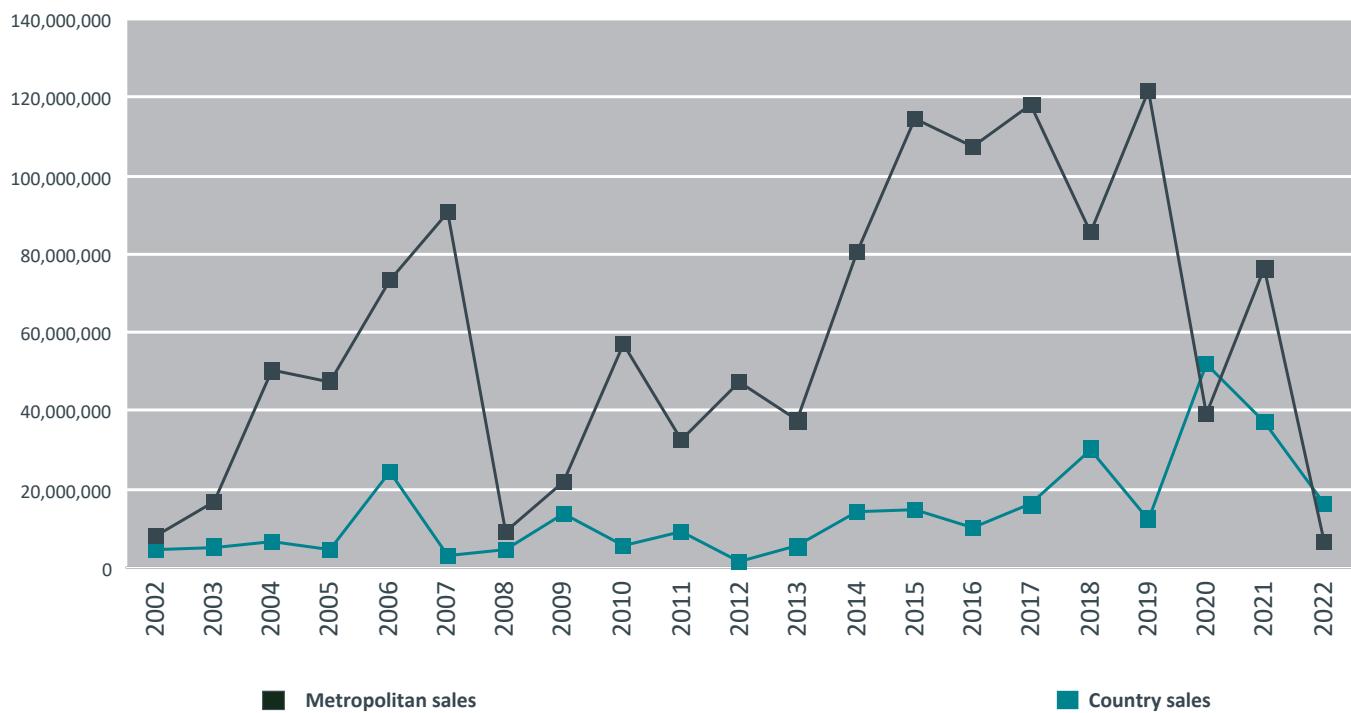


Number of Sales

Year	Metropolitan	Country
2002	20	15
2003	19	10
2004	24	14
2005	19	11
2006	15	9
2007	34	8
2008	4	3
2009	8	9
2010	28	9
2011	20	13
2012	16	6
2013	17	4
2014	20	12
2015	36	11
2016	31	12
2017	20	13
2018	13	6
2019	12	8
2020	9	7
2021	29	23
2022	7	13

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Total Value of Sales



Total Price

Year	Metropolitan	Country
2002	\$7,934,688	\$4,571,348
2003	\$16,783,955	\$5,310,500
2004	\$50,172,910	\$6,696,698
2005	\$47,600,200	\$4,673,000
2006	\$73,400,150	\$24,324,000
2007	\$90,528,992	\$3,259,151
2008	\$9,000,000	\$4,660,000
2009	\$21,770,750	\$13,589,750
2010	\$56,847,800	\$5,812,729
2011	\$32,402,850	\$9,337,860
2012	\$47,334,174	\$1,475,500
2013	\$37,425,760	\$5,364,545
2014	\$80,544,200	\$14,039,071
2015	\$114,580,025	\$14,721,500
2016	\$107,416,925	\$10,061,919
2017	\$117,998,754	\$16,041,000
2018	\$85,626,693	\$30,268,940
2019	\$121,868,100	\$12,466,704
2020	\$39,231,000	\$52,110,000
2021	\$76,135,499	\$37,153,420
2022	\$6,536,000	\$16,364,200

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth	
													21-22 (%)	12-22 (%)	PA (%)	
ABBOTSFORD	714000	792500	862500	925000	1187500	1280000	1192500	1050000	1200000	1365000	1341500	1409000	^	-2	88	6.5
ABERFELDIE	852500	947500	1045000	1207500	1300000	1471000	1498500	1390000	1520000	1858000	1860000	NA	0	118	8.1	
AINTREE	-	-	-	^	600000	600000	571000	557500	575000	630000	719000	760000	710000	6	NA	NA
AIREYS INLET	634000	664000	625500	680000	715000	737500	869000	985000	1132500	1775000	1725000	1570000	^	-3	172	10.5
AIRPORT WEST	495000	532000	575000	635000	742000	845000	845000	795000	812500	965000	926500	795000	-4	87	6.5	
ALBANVALE	310000	313000	328000	345000	439000	526500	546000	512000	545000	610000	600000	610000	^	-2	94	6.8
ALBERT PARK	1270000	1360000	1503000	1700000	1775000	2150000	2070000	1990000	1895000	2355000	2475000	2097000	^	5	95	6.9
ALBION	379500	379000	432000	481000	593000	730000	755000	675000	727500	832500	830000	670000	^	0	119	8.1
ALEXANDRA	239000	261000	247500	285000	275000	291500	335000	325000	380000	440000	550000	420000	25	130	8.7	
ALFREDTON	340000	361500	362000	340500	375000	412500	439000	480000	512000	605000	650000	630000	7	91	6.7	
ALLANSFORD	257500	^	310000	242500	259000	275000	280000	245000	300000	371000	445000	573500	600000	29	123	8.3
ALPHINGTON	1000000	1080000	1029000	1296500	1272500	1560000	1612500	1455000	1865000	2280000	2195000	2185000	^	-4	120	8.2
ALTONA	570000	572500	646500	718000	829000	950000	932500	890000	914000	1160000	1175000	1175000	1	106	7.5	
ALTONA EAST	550000	561000	603000	650000	795000	885000	902000	855000	870000	980000	1080000	867500	^	10	96	7.0
ALTONA MEADOWS	375000	390000	413000	440000	495000	625000	631500	615000	640000	720000	740000	661500	3	97	7.0	
ALTONA NORTH	484000	510000	555000	645000	726000	828000	830000	790000	832500	960000	957500	880000	0	98	7.1	
ANGLESEA	587500	550000	612500	635000	652500	788000	870000	915000	1100000	1440000	1717500	1456500	^	19	192	11.3
APOLLO BAY	432500	450000	457500	435000	480000	545000	555000	600000	710000	929000	1000000	1000000	^	8	131	8.7
ARARAT	165000	180000	200000	210000	204500	199000	199000	215000	244000	313000	381000	302500	22	131	8.7	
ARDEER	342500	330000	360000	381500	517500	595000	629000	572000	615000	719000	682000	592500	^	-5	99	7.1
ARMADALE	1500000	1675000	1750000	2172500	2364000	2300000	2341500	2490000	2625000	2700000	2714500	2080000	1	81	6.1	
ARMSTRONG CREEK	362500	^	467500	441500	440000	450000	471000	535000	529500	545500	660000	720000	675000	9	99	7.1
ASCOT (GREATER BENDIGO)	350000	349500	344500	349000	370000	358000	380000	415500	470000	562500	595000	652500	6	70	5.4	
ASCOT VALE	701500	735000	810000	885000	1010000	1185000	1197500	1098500	1250000	1300000	1315000	1349000	1	87	6.5	
ASHBURTON	870000	1000000	1200000	1435000	1567500	1812500	1712500	1641500	1600000	2000000	2005000	1715000	^	0	130	8.7
ASHWOOD	681000	775000	888000	1140000	1230000	1359000	1210000	1100000	1250500	1450000	1585000	1310000	9	133	8.8	
ASPENDALE	610000	620000	690000	795500	891000	1125000	980000	994000	1120000	1321500	1420000	1257500	7	133	8.8	
ASPENDALE GARDENS	552000	586500	632000	715000	775000	882500	935000	844000	970000	1130500	1150000	985000	2	108	7.6	
ATTWOOD	500000	540000	515000	620000	660000	742500	750000	767500	750000	970000	990500	1200000	2	98	7.1	
AVENEL	230500	231000	302000	245000	250000	355000	349000	370000	450000	455000	497500	510000	^	9	116	8.0
AVOCA	181500	182500	180000	182500	165000	212500	220000	219500	290000	325000	375000	330000	15	107	7.5	
AVONDALE HEIGHTS	536000	532500	560000	650000	750000	845500	830000	810000	842500	965500	990000	857000	3	85	6.3	
AVONSLEIGH	345000	420000	355000	397500	501000	562000	540000	532500	615000	752500	837500	645000	11	143	9.3	

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)	
	^	^	^	^	^	^	^	^	^	^	^	NA	3	72	5.6	
AXEDALE	302500	240000	357500	327500	340000	350000	355000	387500	390000	505000	520000	NA	3	72	5.6	
BACCHUS MARSH	325000	335500	348000	355000	376000	415500	480000	500000	520000	597000	665000	657500	11	105	7.4	
BADGER CREEK	295000	315000	325000	345000	379000	465000	500000	498000	550000	665000	715000	610000	8	142	9.3	
BAIRNSDALE	231000	235000	244000	246500	255000	272500	279000	274000	290000	350000	440000	432500	26	90	6.7	
BALACLAVA	717500	860500	942000	1100000	1242500	1385500	1190000	1405000	1418000	1550000	1527000	1342500	-2	113	7.8	
BALCOMBE	686000	710000	737000	871000	950000	1100000	1240000	1125000	1300000	1750000	1852500	1865000	6	170	10.4	
BALLAN	305000	352000	330000	359000	370000	417000	462000	450000	505000	603500	640000	652000	6	110	7.7	
BALLARAT CENTRAL	313500	322000	327500	353000	385000	430000	447500	515000	560000	710000	680000	602500	-4	117	8.1	
BALLARAT EAST	255000	265000	265000	275000	295000	310000	340000	360000	398000	490000	530000	495000	8	108	7.6	
BALLARAT NORTH	280000	296000	312000	315000	339500	346500	389000	417500	425000	566500	627500	732500	11	124	8.4	
BALNARRING	501500	525000	544000	595000	670000	815000	814500	825000	938500	1275000	1327500	1202500	4	165	10.2	
BALNARRING BEACH	660000	750000	700000	887500	904000	890000	1115000	1275000	1250000	1635000	1885000	1900000	15	186	11.1	
BALWYN	1295000	1530000	1780000	2210000	2180000	2340000	2420000	2377500	2260000	2750000	2850500	3100000	4	120	8.2	
BALWYN NORTH	997500	1240000	1452000	1850000	1800000	1950000	1810000	1720000	1900000	2252500	2230000	2220000	-1	124	8.4	
BANDIANA	^	345500	339000	355000	377500	370000	375000	390000	374000	380000	447000	599500	660000	34	74	5.7
BANNOCKBURN	351500	370000	405000	393000	382000	430000	487500	530000	555000	680000	729500	702500	7	108	7.6	
BARANDUDA	340000	345000	330000	323000	350000	350000	403500	395000	436000	487000	645500	535000	33	90	6.6	
BARNAWARTHA	^	222000	245000	220000	305000	245000	312000	280000	316000	345000	358500	469000	468500	31	111	7.8
BARWON HEADS	632500	742500	715000	775000	842500	916000	965000	1023000	1280000	1590000	1800000	1350000	13	185	11.0	
BAXTER	315000	330500	325000	340000	403000	530000	542500	530000	567500	710000	717500	695000	1	128	8.6	
BAYSWATER	426500	458500	525000	632500	693000	800500	753000	720000	745500	870000	902000	873500	4	112	7.8	
BAYSWATER NORTH	427500	468500	490000	580000	628000	737500	713000	695000	731000	855500	869500	831000	2	103	7.4	
BEACONSFIELD	511500	486500	525000	559000	585000	694500	730000	685000	711000	892000	940000	830000	5	84	6.3	
BEACONSFIELD UPPER	535000	470000	507500	602500	630000	725500	903500	787500	818000	900000	1205000	1180000	34	125	8.5	
BEAUFORT	186000	186000	220000	205000	237500	220000	225000	242500	325000	390000	415000	465000	6	123	8.4	
BEAUMARIS	997000	1074000	1129500	1345000	1455000	1611000	1674000	1587500	1725000	2100000	2070000	1865000	-1	108	7.6	
BEEAC	^	216000	157500	162500	158000	148000	200500	191500	180000	265000	345500	537500	553000	56	149	9.5
BEECHWORTH	304500	295000	295000	332000	345000	399000	400000	478500	487500	645000	703000	718000	9	131	8.7	
BELGRAVE	390000	410000	426000	482500	545000	620000	676000	636000	680000	784000	850000	770000	8	118	8.1	
BELGRAVE HEIGHTS	399000	430000	480000	590500	624000	687500	701500	685000	737500	902500	1055500	NA	17	165	10.2	
BELGRAVE SOUTH	447500	548000	541000	555500	565000	689000	782500	665500	845000	1085000	919000	1300000	-15	105	7.5	
BELL PARK	290500	314000	323500	340000	360000	400000	452500	482000	500000	620500	640000	595000	3	120	8.2	
BELL POST HILL	328000	328000	333500	344500	355000	435000	487000	475000	507000	657500	678000	592500	3	107	7.5	

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)	
BELFIELD (BANYULE)	510000	516000	582500	700000	778000	897000	882500	790000	780000	992500	937500	1000000 [^]	-6	84	6.3	
BELMONT	350000	360000	362000	395000	430000	500000	545000	545000	605000	730000	740000	650000	1	111	7.8	
BENALLA	216500	228000	235500	222500	231500	250000	284000	290000	302000	394000	432000	432500	10	100	7.2	
BENDIGO	335000	340000	376500	372000	400000	400000	400000	420000	500000	600000	681500	540000 [^]	14	103	7.4	
BENTLEIGH	820000	900000	1050000	1245000	1380000	1470000	1394000	1376000	1510000	1748500	1726500	1885000	-1	111	7.7	
BENTLEIGH EAST	680000	750000	850000	1000500	1115000	1256000	1205000	1200000	1255000	1480000	1500000	1305000	1	121	8.2	
BERWICK	451000	453000	487500	535000	583000	670000	690500	671000	700000	820000	885000	850000	8	96	7.0	
BEVERIDGE	412500	396000	351500	400000	430000	495000	540000	585000	536000	636500	663000	640000	4	61	4.9	
BIRCHIP	87500	120000	90000	121500	55000	100000	100000	108500	121500	130000	170000	236000 [^]	31	94	6.9	
BIRREGURRA	260000 [^]	255000	337500	302500	345000	382500	412500	463000	489500	692500	700000	860000	1	169	10.4	
BITTERN	382500	402000	390000	382500	464000	526500	650000	577500	630000	750000	832500	765000 [^]	11	118	8.1	
BLACK HILL	265000	283500	321500	300000	315000	370000	405000	492500	491000	550000	642500	650000 [^]	17	142	9.3	
BLACK ROCK	1175000	1225000	1400000	1545000	1745000	2017500	2029000	1793000	1920000	2605000	2557500	2237500 [^]	-2	118	8.1	
BLACKBURN	750000	860500	936000	1200500	1241000	1410000	1370500	1305000	1405000	1640500	1551000	1481000	-5	107	7.5	
BLACKBURN NORTH	609000	692000	790000	921500	1040000	1140500	1038000	1017500	1090000	1300000	1230000	1340000 [^]	-5	102	7.3	
BLACKBURN SOUTH	632000	697500	780000	920500	1050000	1200000	1063500	1034000	1100500	1338500	1295000	1285000	-3	105	7.4	
BLACKWOOD	245000	310000	266000	260000	291000	403000	326500	372500 [^]	477500	605000	599000	705000 [^]	-1	144	9.4	
BLAIGOWRIE	580000	609000	627500	621500	770000	883000	990500	921500	1143500	1562500	1725000	1825000	10	197	11.5	
BLIND BIGHT	319000	362500	343000	401000	440000	514000	546000	552500	570000	668500	705000	831000 [^]	5	121	8.3	
BONBEACH	535000	580000	635000	700000	778000	882500	910000	855000	930000	1115000	1180000	995000 [^]	6	121	8.2	
BONNIE BROOK	-	-	-	-	-	-	-	-	-	315000 [^]	492500	650000	645000	32	NA	NA
BONNIE DOON	262500	250000	275000	290000	290000	315000	417500	410000	372500	565000	670000	850000 [^]	19	155	9.8	
BONSHAW	-	-	309000 [*]	309000 [*]	322500 [^]	235000 [^]	400000 [^]	379000	435000	525000	560000	585500 [^]	7	NA	NA	
BOOLARRA	190000	196500	260000	212500	202500	255000 [^]	250000 [^]	247500	255000 [^]	355000	362500	420000 [^]	2	91	6.7	
BOORT	107000	157500	162500 [^]	130000 [^]	200500	215000	180000	185000	165000	240000	225000	310000 [^]	-6	110	7.7	
BORONIA	430000	459500	500500	592500	648500	735000	742500	680000	715000	845000	832500	782500	-1	94	6.8	
BOTANIC RIDGE	500000	492000	519000	565000	600000	690000	730000	700000	726000	847000	930000	860000	10	86	6.4	
BOX HILL	852000	855000	1067000	1350000	1360500	1752500	1700500	1545000	1512500	1630500	1713500	1455500 [^]	5	101	7.2	
BOX HILL NORTH	648500	746000	856500	1060000	1146000	1321000	1188000	1200000	1191500	1321000	1325000	1100000	0	104	7.4	
BOX HILL SOUTH	715000	785000	910000	1153000	1255000	1409000	1285500	1177500	1252500	1559000	1439000	1280000 [^]	-8	101	7.2	
BRAYBROOK	396000	424000	479500	550000	629000	665000	728500	646500	670000	743500	795000	688500 [^]	7	101	7.2	
BREAKWATER	242500	255000	251500	267500	277500	335000	385000	405000	410000 [^]	534500	580000	575000 [^]	9	139	9.1	
BRIAGOLONG	215000 [^]	226000 [^]	200000	215000	265000	257000	264000 [^]	315000	277500	400000	415000	NA	4	93	6.8	

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA (%)
BRIAR HILL	540000	572500	633000	680000	721500	833000	880000	823500	863000	1015000	979000	900000	^ -4	81	6.1
BRIDGEWATER ON LODDON	175000	180000	190000	245000	269000	276000	288000	265000	290000	360000	326500	262000	^ -9	87	6.4
BRIGHT	340000	325000	339500	392500	429500	495000	590000	580000	700000	911500	1210000	1108000	^ 33	256	13.5
BRIGHTON	1789500	1802500	1940000	2302500	2740000	3050000	2888000	2675000	3148500	3522500	3450000	3195000	-2	93	6.8
BRIGHTON EAST	1075000	1230000	1300000	1600000	1750000	1900000	1880000	1700000	1950000	2257500	2312500	2425000	2	115	8.0
BROADFORD	268500	291000	267000	270000	287500	330000	396500	415000	454000	505000	570000	550000	13	112	7.8
BROADMEADOWS	320000	325000	345000	370000	416500	546000	575000	528000	552500	599500	603500	520000	1	89	6.5
BROOKFIELD	332000	330000	350500	340000	360000	425000	491500	445000	500000	537500	570000	570000	6	72	5.6
BROOKLYN	470000	491500	540000	602000	700500	834000	695000	672500	700000	860000	811500	945000	^ -6	73	5.6
BROWN HILL	300000	310000	281500	270000	338000	350000	405000	449000	487500	600000	601000	600000	^ 0	100	7.2
BRUNSWICK	673000	750000	815000	860500	946000	1200000	1100000	1037500	1100000	1350000	1325000	1300000	-2	97	7.0
BRUNSWICK EAST	713000	767000	819500	888000	998000	1150000	1170000	1011500	1286500	1440000	1355000	1201000	-6	90	6.6
BRUNSWICK WEST	685000	745000	790000	866500	1005000	1155000	1160000	1061000	1177500	1342500	1285500	1225000	-4	88	6.5
BRUTHEN	175000	198000	182500	205000	207000	229500	261000	229000	345000	285000	455000	520000	60	160	10.0
BULLEEN	707000	780000	861000	1095000	1170000	1300000	1230000	1105000	1177000	1360000	1395000	1302000	3	97	7.0
BUNDALONG	385000	337500	336500	372500	425000	373000	462000	515000	725000	674500	2519000	1020000	273	554	20.7
BUNDOORA	485000	530000	553500	600500	652000	753000	730000	735000	745000	865000	853000	850000	-1	76	5.8
BUNINYONG	376500	348000	385000	364500	381000	470000	467500	475000	587500	666000	770000	540000	16	105	7.4
BUNYIP	342500	332500	325000	420000	357500	437500	550000	500500	541500	652500	750000	900000	15	119	8.2
BURNLEY	797500	836000	1100000	999000	1215000	1405000	1277500	1188500	1497500	1595000	1565000	1748000	^ -2	96	7.0
BURNSIDE	385000	390000	401000	415000	518500	572500	605000	605000	660000	720000	780000	811500	8	103	7.3
BURNSIDE HEIGHTS	420000	427000	442500	460000	522000	590000	633000	591000	652500	701000	749000	740000	7	78	6.0
BURWOOD	765000	780000	921000	1190000	1219000	1357000	1320000	1170000	1275000	1430500	1381000	1370000	-3	81	6.1
BURWOOD EAST	617000	685500	782000	982500	1021000	1126500	1005000	1106000	1101000	1252000	1257500	1183000	0	104	7.4
CAIRNLEA	440000	480000	545000	540000	608500	710000	734000	752500	807500	850000	941500	900000	11	114	7.9
CALIFORNIA GULLY	255000	252500	262000	255000	255000	250000	275000	287000	318000	415000	463000	418500	12	82	6.1
CAMBERWELL	1300000	1382000	1655000	1912500	2090000	2300000	2155000	2070000	2072500	2567000	2650000	2250000	3	104	7.4
CAMPBELLFIELD	330000	330000	338000	374500	420000	507000	550000	533000	537500	602500	605000	593000	0	83	6.2
CAMPBELLS CREEK	343500	382000	345000	387500	426500	380000	460500	500000	522500	652500	715000	750000	10	108	7.6
CAMPERDOWN	183500	220000	186000	218000	217500	240000	235000	280000	295000	362500	408000	434000	13	122	8.3
CANADIAN	290500	322500	297000	345000	339000	334500	373000	375000	422500	490000	580000	542500	18	100	7.2
CANTERBURY	1790000	1950000	2100000	2523000	2620000	3140000	2533000	2902500	2705000	3388000	3490000	2440000	3	95	6.9
CAPE PATERSON	348000	337000	332000	350000	358000	407500	442000	540000	635500	782500	900000	895000	15	159	10.0

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth
													21-22 (%)	12-22 (%)	PA (%)
CAPE SCHANCK	655000	620000	557500	660000	667500	972500	845000 [^]	940000	1095500	1365000	1230000	2225000 [^]	-10	88	6.5
CAPEL SOUND	330000	350000	366000	390000	442500	542500	550000	520000	582500	775000	812500	742500	5	146	9.4
CARDIGAN	-	177500 [^]	216500 [^]	225000 [^]	225000	242500 [^]	622500 [^]	863500 [^]	727500 [^]	1090000	1150000	NA	6	0	NA
CARISBROOK	192500	218500	238500	200000	200000	245000	232500	300000	301500	364000	485000	290000 [^]	33	152	9.7
CARLTON	870000	1002500	1020000	830000	1050000	1470000	1625000	1308000	1452500	1492500	1500000	1610000 [^]	1	72	5.6
CARLTON NORTH	940000	890500	1095000	1177500	1360000	1628000	1445000	1555000	1500000	1718500	1645000	1595000	-4	75	5.8
CARNEGIE	845000	865000	1007500	1300000	1348500	1510000	1445000	1313500	1420000	1776000	1683500	1480000 [^]	-5	99	7.1
CAROLINE SPRINGS	427500	435000	460000	480000	530000	611000	620000	620000	650000	720000	749000	670000	4	75	5.8
CARRUM	499000	510000	536000	611000	750000	835500	860000	770000	830500	967000	992500	960000 [^]	3	99	7.1
CARRUM DOWNS	334000	330000	346000	370000	430000	525000	575000	537000	575000	668000	715000	680000 [^]	7	114	7.9
CASTERTON	110000	97500	99000	100000	126500	142000	132500	150000	161500	200000	300000	327500 [^]	50	173	10.6
CASTLEMAINE	338000	372500	369500	380000	410000	435000	499000	520000	556500	680500	727500	765000 [^]	7	115	8.0
CAULFIELD	1085000	1172500	1322000	1650000	1715000	1885000	1701000	1762500	1818500	2060000	2079000	NA	1	92	6.7
CAULFIELD NORTH	1330000	1415000	1480000	1875000	2181000	2285000	1960000	2112000	2350000	2695000	2645000	1975000 [^]	-2	99	7.1
CAULFIELD SOUTH	890000	1050000	1200000	1375000	1517500	1690000	1600000	1494500	1747500	1950000	1845000	1800000 [^]	-5	107	7.6
CHADSTONE	595000	719000	823500	925000	1017500	1131000	1050000	958000	1095000	1255000	1172500	1362000 [^]	-7	97	7.0
CHARLEMONT	-	-	-	-	-	157000 [^]	455000	465000	530000	628000	650000	619500 [^]	4	NA	NA
CHARLTON	123000	120000	131000	179500	160000	136000	150000	147000	149500	195000	300000	320000 [^]	54	144	9.3
CHELSEA	545000	577500	580000	730000	890000	914000	905000	856500	980000	1167500	1135000	1082500 [^]	-3	108	7.6
CHELSEA HEIGHTS	440000	465000	513000	598000	641000	750000	778000	750000	805000	977500	935000	877500 [^]	-4	113	7.8
CHELTONHAM	635500	695000	775000	867000	940500	1171000	1105000	1035000	1130000	1306000	1359500	1372500 [^]	4	114	7.9
CHELTONHAM EAST	545000	600000	670000	770000	867500	982500	940000	940000	1010500	1190000	1157500	1173000 [^]	-3	112	7.8
CHELTONHAM NORTH	570000	584000	662000	745000	900000	1025000	925000	913000	922500	1057500	1050000	1488000 [^]	-1	84	6.3
CHEWTON	230500 [^]	312500	296000	369000	403500 [^]	320000	435000	439500	562500	672500	782500 [^]	NA	16	239	13.0
CHILTERN	208000	171500	187500	220000	250000	240000	260000	223500	321000	330000	397500	469000 [^]	20	91	6.7
CHIRNSIDE PARK	435500	450000	490500	542500	627000	735000	700000	680500	750000	900000	920000	852500	2	111	7.8
CHURCHILL	176500	182000	178500	172500	182000	175000	180000	185000	226000	305000	360000	340000	18	104	7.4
CLARINDA	475500	525000	606500	682500	751000	866000	802500	820000	851500	1024500	1090000	929000 [^]	6	129	8.6
CLAYTON	572500	645000	750000	976000	1010500	1250000	1255000	1158000	1055000	1202500	1111000	1230000 [^]	-8	94	6.9
CLAYTON NORTH	649000	630000	850000	1100000	1100000	1234500	1330000	1377500	1330000	1300000	1322500	1306000 [^]	2	104	7.4
CLAYTON SOUTH	467500	522500	580000	690000	755000	850000	850000	832000	830000	982500	993000	942000 [^]	1	112	7.8
CLIFTON HILL	801500	867000	965000	1085000	1220000	1390000	1364500	1348000	1375000	1750000	1720000	1603000 [^]	-2	115	7.9
CLIFTON SPRINGS	325000	336000	344000	345000	365000	420000	472000	485000	520000	665000	710000	675000	7	118	8.1

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth			
													21-22 (%)	12-22 (%)	PA (%)			
CLUNES	196500	219000	237500	245000	255000	263000	354000	320000	360000	450000	500000	475000	^	11	154	9.8		
CLYDE	272500	397000	406000	397000	435000	430000	505000	542500	575000	636000	698000	690000	10	156	9.9			
CLYDE NORTH	395000	409000	380000	410000	491000	550000	595000	570000	605000	670000	740000	700500	10	87	6.5			
COBBLEBANK	400000	335500	323000	318000	328000	374000	460000	480000	510000	565000	645000	590000	14	61	4.9			
COBDEN	186500	162500	145000	178500	177000	263000	225000	237000	272000	349000	386000	360000	11	107	7.5			
COBRAM	221500	218000	230000	236000	265000	255000	255000	272500	300000	370000	417000	430000	13	88	6.5			
COBURG	594000	633000	710000	778000	876000	1000000	966500	935500	1085000	1256000	1215000	1100000	-3	105	7.4			
COBURG EAST	466500	560000	597500	675000	765000	861000	841500	825000	975000	1102000	1060000	1112000	-4	127	8.6			
COBURG NORTH	489500	538500	600000	665000	780000	821000	814000	805000	912500	1000000	1012500	900000	^	1	107	7.5		
COCKATOO	333500	355000	365000	385500	430000	539500	591000	580000	610000	730500	770000	662500	5	131	8.7			
COHUNA	140000	139000	175000	175000	157500	180000	177500	204000	232500	260000	285000	338500	10	104	7.4			
COLAC	225000	226500	235000	246500	259500	282500	320000	315000	350000	420000	500000	480000	19	122	8.3			
COLDSTREAM	368000	385000	405000	441000	521000	597500	660000	635000	648000	767000	780000	790000	2	112	7.8			
COLERAIN	109500	118000	95000	96000	90000	133000	114000	144000	127000	174000	282000	203500	62	158	9.9			
COLLINGWOOD	734000	741000	775000	914000	920000	1205000	1110000	1060000	1155000	1251500	1295500	1062500	4	77	5.8			
CONNEWARRE	810000	^	612500	^	722500	800000	892000	955000	1200000	1345000	1647500	1625000	2570000	NA	58	217	12.2	
COOLAROO	278000	290000	290000	302500	340000	451000	480000	441000	477000	500000	530000	500000	^	6	91	6.7		
COONANS HILL	613500	655000	732000	743000	870000	963000	927000	902500	1055000	1213000	1207500	1225000	0	97	7.0			
COONGULLA	156000	^	150000	^	205000	^	189000	^	185000	192000	242000	335000	285000	^	35	142	9.2	
CORINELLA	290000	330000	270000	370000	325000	391000	450000	357500	510000	670000	777500	699000	16	168	10.4			
CORIO	230000	230000	242000	240000	250000	305000	370000	351500	390000	457000	520000	487500	14	126	8.5			
CORONET BAY	222500	251000	249000	240000	266000	325500	345000	370000	407500	522500	635000	575000	22	185	11.1			
CORRYONG	152500	166500	135000	160000	164000	180000	162500	236000	226500	240000	310000	467500	29	103	7.4			
COWES	380000	387500	357500	412500	400000	440000	541000	560000	589500	872500	875000	845000	0	130	8.7			
COWES WEST	345000	320000	350000	329000	353500	390000	485500	508000	545000	705000	820000	785000	16	138	9.0			
CRAIGIEBURN	350000	360000	362000	390000	425000	502500	546500	525000	560000	620000	660000	646000	6	89	6.6			
CRANBOURNE	313000	315000	331500	360000	406000	510000	540000	500000	510000	616500	660000	633000	7	111	7.8			
CRANBOURNE EAST	370000	390000	410000	437000	460000	535000	574500	567000	590000	666000	720000	687000	8	95	6.9			
CRANBOURNE NORTH	370000	370000	375000	410000	455000	541000	600000	570000	587500	653500	720000	705000	10	95	6.9			
CRANBOURNE SOUTH	-	-	455000	^	685000	^	685000	*	600000	425000	632500	634000	710000	820000	^	15	NA	NA
CRANBOURNE WEST	320000	330000	335000	350000	410000	510500	540000	508000	526000	621500	680000	635000	9	113	7.8			
CREMORNE	701000	821000	886500	1030000	1072000	1230000	1420000	1290000	1405000	1500000	1312500	1680000	-13	87	6.5			
CRESWICK	245000	245000	270000	265000	292500	311500	324000	350000	387500	500000	542500	602500	9	121	8.3			

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)	
CRIB POINT	350000	355000	339000	350000	402000	502500	555000	527500	578500	740000	785000	757500	^ 6	124	8.4	
CROYDON	450000	470000	525000	605000	695000	810000	792500	735000	785000	920000	900000	845500	-2	100	7.2	
CROYDON HILLS	538000	571500	606000	697000	730000	875000	877500	835000	920000	1100000	1104000	1054500	^ 0	105	7.5	
CROYDON NORTH	520000	540500	600000	702500	790500	872000	840000	827500	860500	1050000	1069000	1182500	^ 2	106	7.5	
CROYDON SOUTH	436500	442000	530000	600000	655000	800000	757500	715500	740000	890000	864000	880000	-3	98	7.1	
CURLEWIS	^ 439500	385500	382500	387000	406500	430000	495000	565000	572500	646500	705000	635000	^ 9	60	4.8	
DALLAS	276500	280000	295000	321500	345000	430000	490000	451500	467500	526500	525000	495000	0	90	6.6	
DALYSTON	210000	245000	260000	257000	255000	273500	305000	373000	421000	536000	580000	435000	^ 8	176	10.7	
DANDENONG	400000	405000	439000	485000	555500	620000	640000	601000	630000	700000	740000	670000	6	85	6.3	
DANDENONG NORTH	370000	390000	415500	481000	551000	633500	640000	606500	640000	729000	740000	705000	2	100	7.2	
DANYO	^ 72000	^ 54500	^ 78500	^ 60500	^ 40000	70000	78500	^ 40000	^ 80000	117500	170000	86000	^ 45	137	9.0	
DARLEY	340500	330500	360000	377500	371500	430000	505000	520000	500000	610000	705000	640000	16	107	7.5	
DAYLESFORD	384500	385000	401500	442500	464000	502000	552500	592500	692500	835000	910000	902500	9	137	9.0	
DEANSIDE	-	-	-	-	-	-	340000	454000	335000	502500	580000	610000	669500	5	NA	NA
DEEPDENE	1875000	1981000	2215000	2750000	2600000	2862500	2692500	2858000	3150000	3250000	3001000	2232000	-8	60	4.8	
DEER PARK	345000	348000	365000	390000	441000	552500	580000	550000	580000	630000	635000	618000	1	84	6.3	
DELACOMBE	285000	280000	292000	290000	319000	325000	360000	390000	410000	525000	570000	493500	9	100	7.2	
DELAHEY	360000	372500	370000	400000	458000	545000	575000	530000	575000	645000	650000	659000	^ 1	81	6.1	
DENNINGTON	323500	320000	315000	345000	342500	345000	355000	360000	395000	485000	616500	645000	^ 27	90	6.7	
DERRIMUT	410000	417000	435000	466000	530000	635000	615000	649000	658000	715000	770000	740000	8	88	6.5	
DERRINALLUM	^ 160000	^ 97000	^ 174000	^ 125000	^ 150000	162000	122500	221500	^ 250000	270500	357500	NA	32	123	8.4	
DIAMOND CREEK	490000	513000	550000	580000	646500	755000	782500	750500	797500	1000000	990000	970000	-1	102	7.3	
DIGGERS REST	279000	280000	325000	325000	360000	440500	500000	515000	560000	614000	650500	670000	6	133	8.8	
DIMBOOLA	90000	89000	90500	109500	107000	122500	130000	120000	154000	200000	249000	232500	^ 25	177	10.7	
DINGLEY VILLAGE	515000	553500	607000	690000	775500	887000	840500	810000	934000	1050000	1112000	931000	6	116	8.0	
DINNER PLAIN	410000	390000	309000	359000	400000	412500	510000	520000	565000	765000	975000	1200000	^ 27	138	9.0	
DONALD	104000	140000	120000	125000	145000	122000	145000	135500	145000	170000	225000	240000	^ 32	116	8.0	
DONCASTER	720000	850000	999000	1176000	1297500	1366500	1320000	1270000	1280000	1500000	1500000	1320000	0	108	7.6	
DONCASTER EAST	682000	789000	894500	1113500	1230000	1360000	1222000	1198000	1255000	1500000	1535000	1500000	2	125	8.5	
DONNYBROOK	-	-	-	-	-	-	530000	^ 540000	^ 620000	604000	665000	623000	10	NA	NA	
DONVALE	681000	735000	840000	964000	970000	1201000	1182500	1140000	1195000	1337500	1440000	1250000	^ 8	111	7.8	
DOREEN	450000	415000	430000	440000	470500	550000	601000	598000	625000	705000	741500	700000	5	65	5.1	
DOVETON	290000	302000	310500	348000	405000	490000	543500	472000	500000	582500	625000	545000	7	116	8.0	

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA (%)
													21-22 (%)	12-22 (%)	
DROMANA	451000	462000	492000	551000	583000	690000	786000	715000	762500	1000000	1100000	929500	10	144	9.3
DROUIN	290000	300000	311000	320000	347000	390000	455000	440000	469000	565000	622000	620000	10	114	7.9
DRUMCONDRA	744000	802500	742000 [^]	787500 [^]	777500	858500 [^]	1025500 [^]	900000 [^]	1157500 [^]	1700000	1322500 [^]	1300000 [^]	-22	78	5.9
DRYSDALE	360000	390000	401500	410000	409000	436500	515000	575500	585000	687500	744000	820000	8	107	7.5
DUNKELD	179000 [^]	210000 [^]	177500	191500	207500	210000 [^]	297500 [^]	225000	287500	588000	432500 [^]	NA	-26	142	9.2
DUNOLLY	159000	182500	170000	167500	180000	179000	206500	234500	209500	265000	320000	267500 [^]	21	101	7.2
EAGLE POINT	237000	227000	267000	341500	255000	250000	290000	354000	394500	409500	580000	530000 [^]	42	145	9.4
EAGLEHAWK	260000	264000	274000	283000	270000	295000	315000	321500	360000	440000	507500	535000	15	95	6.9
EAGLEMONT	1343500	1340000	1522500	1730000	1895500	1963000	1955000	1863000	2029000	2432500	2425000	2290000 [^]	0	80	6.1
EAST BAIRNSDALE	190000	226000	160000	202500	212500	222000	227000	235000	320000	355000	377500	300000 [^]	6	99	7.1
EAST BENDIGO	295000	285000	330000	300000	303500	335000	318000	390000	389500	465000	570000	585000	23	93	6.8
EAST GEELONG	395000	450000	427000	440000	512500	600000	637000	632500	815000	910000	846000	775000 [^]	-7	114	7.9
EAST MELBOURNE	2480000	1790000	1850000	2750000	3655000	3585000	2675000	3090000	2675000	3300000	3127500	3725000 [^]	-5	26	2.3
EAST WARBURTON	282500	289500	275000	305000	369000	392500	428500	458000	532500 [^]	645000	620000	726000 [^]	-4	119	8.2
EASTWOOD	332000	335000	342000	335000	357500	380000	385000	410000	417000	535000	590000	670000 [^]	10	78	5.9
ECHUCA	270000	285000	285000	300000	310000	320000	365000	372500	412000	467500	555000	591500 [^]	19	106	7.5
EDENHOPE	106000	160000	130000	115000	144500	160000	147000	169500	143000	206500	225000	345000 [^]	9	112	7.8
EDITHVALE	625000	615000	670000	766000	930000	1058500	1047500	950000	1029500	1240000	1366500	1267500 [^]	10	119	8.1
EILDON	185000	210000	205000	208500	210000	225000	258000	251500	285000	350000	430000	450000 [^]	23	132	8.8
ELLIMINYT	323000	332000	313000	318000	364000	366500	385000	445000	470000	517000	675000	925000 [^]	31	109	7.6
ELMORE	160000	184000	176000	200000	220000	162000	227500	235000	245000	332500	405000	310000 [^]	22	153	9.7
ELSTERNWICK	1155000	1365000	1315000	1621000	1723500	2087500	1970000	1825000	2081000	2175000	2275000	2325000 [^]	5	97	7.0
ELTHAM	590500	631500	670000	750000	820000	930000	942500	928000	995000	1234500	1261500	1040000 [^]	2	114	7.9
ELTHAM NORTH	580500	622000	680000	758000	850500	900000	930500	930000	1050000	1237500	1237000	1046000 [^]	0	113	7.9
ELWOOD	1287500	1350000	1412500	1631000	1830000	1900000	2140000	1950000	2110000	2217500	2600000	2030000 [^]	17	102	7.3
EMERALD	410500	440000	449500	502000	545000	660500	730000	660000	732500	881000	950000	882500 [^]	8	131	8.8
ENDEAVOUR HILLS	390000	400000	432000	496500	550000	630500	651000	620000	672000	750000	815000	710000 [^]	9	109	7.6
EPPING	365000	366500	386500	400000	455000	556500	600000	546000	577000	652500	677000	639000 [^]	4	85	6.4
EPSOM	315000	322500	342500	340000	340000	352000	357000	371500	431000	530000	600000	546500 [^]	13	90	6.7
ESSENDON	920000	870000	942000	1228000	1365000	1400000	1691000	1450000	1520000	1750000	1825000	1765000 [^]	4	98	7.1
ESSENDON NORTH	686000	725000	840000	808000	875000	1100000	1145000	1100000	1260000	1400000	1510000	1055000 [^]	8	120	8.2
ESSENDON WEST	720000	720000	785000	920000	962500	1296000	1221000	1180000	1275000	1390000	1265500	960000 [^]	-9	76	5.8
EUMEMMERRING	327500	353000	365000	408500	450500	517500	622000	540000	550000	628000	750500	580000 [^]	19	129	8.6

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)				
EUREKA	237000	243500	259000	247500	275000	251500	315500	360000	412500	430000	490000	NA	14	107	7.5				
EUROA	215000	208000	230000	235500	265000	239000	270000	309000	360000	407500	480000	490000	18	123	8.4				
EYNESBURY	400000	390500	390000	403500	459000	484000	550000	555000	600000	676500	707500	658500	5	77	5.9				
FAIRFIELD	825000	915000	945000	1111500	1303000	1496000	1316000	1295000	1395500	1700000	1800000	1304000	6	118	8.1				
FAIRHAVEN	990000	^	785000	955000	897500	1052500	880000	1020000	1395000	1478000	1890000	2786000	1830000	47	181	10.9			
FAWKNER	406500	410000	444000	510000	587500	705000	720000	665000	715000	815000	770000	777000	-6	90	6.6				
FERNTREE GULLY	429500	451000	505000	599000	660000	749000	732500	692000	750000	865000	873000	860000	1	103	7.4				
FERNY CREEK	456000	497500	492500	621000	735000	798000	830000	800000	908000	1120000	940000	1040000	-16	106	7.5				
FINGAL	600000	^	677500	730000	857500	840000	1000000	1350000	1240000	1312500	1807500	1975000	NA	9	229	12.7			
FITZROY	918500	945000	1130000	1297500	1600000	1625000	1450000	1400000	1400000	1520000	1502500	1715000	-1	64	5.0				
FITZROY NORTH	871000	976000	1014000	1188000	1279000	1450000	1475000	1385000	1600000	1706000	1620000	1600000	-5	86	6.4				
FIVEWAYS	343500	355000	315000	380000	417500	525000	542500	485000	530000	751500	825000	390000	10	140	9.2				
FLEMINGTON	652000	735500	730000	830000	918000	1100000	926500	1000000	1035000	1261500	1103500	1117500	-13	69	5.4				
FLINDERS	710000	765000	808000	839000	1225000	1525000	1697500	1670000	2085000	2667500	3342000	NA	25	371	16.8				
FLORA HILL	309000	310000	323500	321000	325000	335000	352500	370000	395000	481000	550000	512500	14	78	5.9				
FLOWERDALE	250000	^	292500	^	170000	^	255000	^	237500	310000	390000	287500	400000	475000	530000	624000	12	112	7.8
FOOTSCRAY	568000	600000	645000	690500	775000	883500	899000	820000	873000	970000	990000	860000	2	74	5.7				
FOREST HILL	565000	650500	721000	892000	933500	1060000	935000	900000	986000	1207500	1155500	1100000	-4	105	7.4				
FOSTER	269500	298000	315000	325000	315000	320000	333500	330000	387500	457500	595000	590000	30	121	8.2				
FRANKSTON	340000	350000	372000	426000	474000	600000	605000	581000	621500	750000	764500	698000	2	125	8.4				
FRANKSTON NORTH	245000	255000	269000	297000	352000	470000	502000	423000	450000	580000	610000	555000	5	149	9.6				
FRANKSTON SOUTH	510000	535000	560000	620000	690000	815500	855000	817500	860000	1150000	1185000	1080000	3	132	8.8				
FRASER RISE	634500	^	455000	490000	465000	483000	541000	615000	595000	625000	675000	717500	700000	6	13	1.2			
FYANSFORD	310000	^	386500	^	478000	^	688000	^	592500	610000	650000	660000	800500	845000	1065000	1112500	26	244	13.1
GARDEN CITY	965000	1055000	1055000	1320000	1440000	1650000	1507500	1375000	1602500	2074500	1850000	NA	-11	92	6.7				
GARDENVALE	956000	1150000	1180000	1348000	1857500	1880000	1830000	1740000	1900000	2120000	2005000	3000000	-5	110	7.7				
GARFIELD	335000	405000	355000	370000	405000	414500	540000	518000	590000	715000	789000	745000	10	136	8.9				
GEELONG	463000	500000	512000	607500	590000	735000	750000	720000	883500	950000	892500	830000	-6	93	6.8				
GEELONG WEST	410000	440000	469000	490000	543500	654000	713000	675000	749500	882500	990000	900000	12	141	9.2				
GEMBROOK	349000	344000	400000	440000	525000	565000	610000	650000	680000	789500	862500	934000	9	147	9.5				
GISBORNE	429500	496000	510000	550000	635000	655000	770000	730000	810000	898500	1052500	975000	17	145	9.4				
GLADSTONE PARK	380000	392500	400000	460000	525000	645000	630000	636500	640000	728000	730000	677500	0	92	6.7				
GLEN HUNTRY	792500	977500	1135000	1350000	1330000	1415000	1253000	1440000	1342500	2002500	1570000	1513000	-22	98	7.1				

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
GLEN IRIS	1200000	1310000	1500000	1800000	1935000	2025000	1927500	1967000	2130000	2492500	2500000	2235000	0	108	7.6
GLEN WAVERLEY	720000	815000	960000	1212500	1221000	1337500	1300000	1287500	1302500	1559000	1560000	1750500	0	117	8.0
GLEN GARRY	232000	232500	283000 [^]	286000 [^]	277500	310000	300000	324000 [^]	388000 [^]	490000	576500	707500 [^]	18	148	9.5
GLENLYON	315000 [^]	300000 [^]	287500 [^]	321000 [^]	380000 [^]	525000 [^]	591000 [^]	567500 [^]	709000 [^]	730000	1000000 [^]	NA	37	218	12.2
GLENROWAN	246000	230000	239000 [^]	225000 [^]	272500	300000	265000 [^]	372500	375000	500000	517000	400000 [^]	3	110	7.7
GLENROY	437500	454000	500000	560000	600000	730000	725000	700000	740000	835500	850000	735000	2	94	6.9
GOLDEN BEACH	206000	169500	172500	180000	212500	209500	225500	220000	270000	325000	355000	400000 [^]	9	72	5.6
GOLDEN POINT (BALLARAT)	250000	265000	265000	259500	295000	302500	347500	370000	430000	515000	545000	575000 [^]	6	118	8.1
GOLDEN SQUARE	285000	295000	305000	306000	315000	320000	334000	340000	377500	469500	540000	507500	15	89	6.6
GORDON	229500 [^]	278500	303000	290000	330000 [^]	404000	402500 [^]	495000	618000 [^]	632500	690000	832000 [^]	9	201	11.6
GOUGHS BAY	220000	257500	247500	265000	235000	257500	345500	299500 [^]	360000	498500	710000 [^]	560000 [^]	42	223	12.4
GOWANBRAE	467500	616500	557500	573000	619000	790000	727500	700500	739000	940000	900000	967500 [^]	-4	93	6.8
GRANTVILLE	245000	215000	255000	250000	272500	339500	402500	397500	440000	540000	622500	600000 [^]	15	154	9.8
GREEN LAKE	250000	262500	254500 [^]	281500 [^]	305000	280000	270000	290000	360000	384500	440000	400000 [^]	14	76	5.8
GREENSBOROUGH	491000	534000	574000	635000	717000	830000	815000	798000	850000	1001000	996500	938500	0	103	7.3
GREENVALE	537000	550000	539500	500000	510000	650000	720000	715000	720000	820000	880000	825000	7	64	5.1
GROVEDALE	340000	352000	362000	370000	400000	432000	495000	505000	550000	655000	700000	630000	7	106	7.5
HADFIELD	430000	461500	500000	550000	624500	740500	741500	730000	745000	890000	888000	795000 [^]	0	107	7.5
HALLAM	360000	362500	380000	424000	455000	580000	630000	550000	600000	700000	720000	660000	3	100	7.2
HALLS GAP	233500	184500	224500	245000	272500	280000	355000	320000	350000	468000	570000	547500 [^]	22	144	9.3
HAMILTON	189000	192500	200000	200000	216000	190000	225000	209500	255000	339000	357000	402500	5	89	6.6
HAMLYN HEIGHTS	339500	363500	366500	382500	415000	500000	545000	540000	562000	708000	770000	755000	9	127	8.5
HAMPTON	1200000	1270000	1340000	1650000	1800000	2020000	1905000	1900000	2000000	2425000	2332000	2142500	-4	94	6.9
HAMPTON EAST	732500	770000	862500	1020000	1200000	1340000	1230000	1211500	1290500	1512500	1617500	1270000 [^]	7	121	8.2
HAMPTON PARK	320000	330000	337500	370000	410000	505000	550000	502000	538000	620000	665000	645000	7	108	7.6
HARCOURT	287500 [^]	309000 [^]	358000 [^]	295000 [^]	377500	385000	375000 [^]	420000 [^]	527500	604000	705000	578000 [^]	17	145	9.4
HARKNESS	329000	330000	340000	350000	360000	420000	485000	475000	490000	535000	595000	575000	11	81	6.1
HASTINGS	347000	345000	368000	365000	400000	507500	519500	506000	562000	651000	729000	682500	12	110	7.7
HASTINGS WEST	282500	280000	277000	289500	338000	425000	480000	430000	487500	590000	660000	577500 [^]	12	134	8.9
HAWTHORN	1405000	1575000	1606500	1916500	2245000	2650000	2506500	2200000	2512500	2915000	2475000	2601000	-15	76	5.8
HAWTHORN EAST	1300000	1247500	1554000	1850000	1890000	2350000	2221500	2087500	2383000	2300000	2521500	2215000 [^]	10	94	6.8
HEALESVILLE	380000	385500	400000	447500	457000	550000	601000	580000	602500	750000	810000	745000	8	113	7.9
HEATHCOTE	220000	227500	260000	240000	268500	275000	310000	335000	365000	390000	490000	532500 [^]	26	123	8.3

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)		
	^	^	^	^	^	^	^	^	^	^	^	^	2	129	8.6		
HEATHCOTE JUNCTION	395000	372500	422000	380000	437500	567000	594500	600000	738000	885000	905000	695000	^	2	129	8.6	
HEATHERTON	630000	630000	712000	771000	845000	981000	935000	965000	964000	1140000	1147000	1095000	^	1	82	6.2	
HEATHMONT	525000	589000	638000	760000	789000	925000	932000	873000	930000	1094000	1077000	1028000	-2	105	7.4		
HEIDELBERG	750000	772500	840500	1060000	1150000	1280000	1114000	1107500	1283000	1500000	1410000	1265000	-6	88	6.5		
HEIDELBERG HEIGHTS	500000	536500	555000	676500	750000	843000	820000	790000	805000	1000000	1041000	835000	4	108	7.6		
HEIDELBERG WEST	400000	425500	461000	580000	630000	730000	700000	670000	719500	812500	807000	815000	-1	102	7.3		
HEPBURN	275000	291000	330000	395000	377000	440000	425000	452500	535000	695000	675000	750000	-3	145	9.4		
HEPBURN SPRINGS	310000	340000	350000	380000	418000	515000	490000	595000	570000	825000	925000	690000	12	198	11.6		
HERNE HILL	321000	350000	357000	368500	402000	490000	550000	534000	600000	738000	765000	760000	^	4	138	9.1	
HEYFIELD	171500	200000	180000	182500	195000	178500	193000	195000	230000	330000	370000	405000	12	116	8.0		
HEYWOOD	153000	142000	150000	173000	160000	164000	166000	178000	185000	240000	326500	NA	36	113	7.9		
HIGHETT	682500	750000	850000	992500	1175000	1318500	1275000	1234000	1325000	1585500	1465000	1535000	-8	115	7.9		
HIGHTON	460000	477500	510000	505000	555000	622500	681000	690000	744000	886000	950000	790000	7	107	7.5		
HILLSIDE (MELTON)	422500	430000	440000	470000	525500	620000	647000	641000	680000	730000	789000	720500	8	87	6.4		
HOPETOUN	81000	88000	^	95500	75000	80000	92000	86000	66000	150000	157000	185000	220000	18	128	8.6	
HOPPERS CROSSING	312500	321500	340000	365500	415000	516000	552000	526500	550000	585000	620000	625000	6	98	7.1		
HORSHAM	220000	215000	215000	240000	245000	262500	255000	269000	260000	345000	380000	399500	10	73	5.6		
HUGHESDALE	741500	820000	856000	1165000	1222500	1407000	1260000	1150500	1300000	1507500	1500000	1207500	0	102	7.3		
HUNTINGDALE	590000	659000	728000	835000	924500	1132000	1010000	914000	1090000	1299500	1250000	1364000	-4	112	7.8		
HUNTLY	215000	^	337500	325000	355000	340000	335000	357500	367500	383000	486500	570000	524000	17	165	10.2	
HURSTBRIDGE	445000	482000	482000	547500	614500	714000	731000	700000	775000	900000	950000	902500	6	113	7.9		
INDENTED HEAD	430000	390000	385000	382500	395000	455000	575500	606000	590000	752500	875000	864000	16	103	7.4		
INGLEWOOD	186500	160000	^	145000	^	200000	^	152500	182500	180000	214000	320000	NA	22	109	7.7	
INVERLOCH	420000	431000	440000	425000	442500	495000	598000	590000	665000	891000	985000	1000000	11	135	8.9		
INVERMAY PARK	370000	378000	387000	405000	377500	391000	465000	475000	485000	680000	670000	725000	-1	81	6.1		
IRONBARK	280000	277000	280000	292500	365000	280000	320000	304000	438500	523000	525000	530000	0	88	6.5		
IRYMPLE	215000	248000	228500	268000	257500	291000	310000	386500	354000	431000	455000	500000	6	112	7.8		
IVANHOE	907500	1100000	1206000	1125000	1400000	1547500	1600000	1590000	1630000	1900000	1970000	1302500	4	117	8.1		
IVANHOE EAST	1200000	1310000	1513000	1542500	1764500	1975000	1914000	1775000	2055000	2225000	2200000	4775000	-1	83	6.2		
JACANA	310500	334000	342500	375000	423000	571500	555000	512500	555000	626000	642500	567500	3	107	7.5		
JACKASS FLAT	357500	^	287500	360000	350500	345500	299000	310000	331500	401000	460000	520000	509000	13	45	3.8	
JAMIESON	267500	205000	210000	^	258500	^	220000	266500	265000	311500	345000	410000	625000	540000	52	134	8.9
JAN JUC	570000	555000	595000	615000	716000	850000	905000	870000	964000	1333500	1400000	1260000	5	146	9.4		

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
JERALANG NORTH	159500	145500	187500	175000	140000	248000	170000	235000	240000	283500	402500	357500	42	152	9.7
JEPARIT	59000	80500	63000	89000	124000	66500	77000	81000	110000	129000	150000	133500	17	154	9.8
JUNCTION VILLAGE	300000	312000	320000	370000	389000	436000	509000	483500	515000	605000	635000	630000	5	112	7.8
JUNORTOUN	465000	490000	508500	417500	490000	512500	506500	530000	599000	682000	885000	867500	30	90	6.6
KALIMNA	281500	230000	285000	300000	270000	276500	326500	292500	350000	467000	510000	537500	9	81	6.1
KALKALLO	272500	450000	450000	180000	432500	529500	548000	538000	555000	611500	650000	645000	6	139	9.1
KALLISTA	452500	425000	465000	523000	567500	676000	737500	700000	715000	910000	1000000	605500	10	121	8.3
KALORAMA	420000	442500	451000	496000	533000	670000	686500	645000	697500	822500	1060000	950000	29	152	9.7
KANGAROO FLAT	284500	292500	300000	303000	300000	310000	325000	340000	380000	465000	535000	495000	15	88	6.5
KANGAROO GROUND SOUTH	631000	615000	655000	650000	670000	853500	930000	815500	970000	1217000	1130000	920000	-7	79	6.0
KANIVA	87000	75000	87500	100000	125000	157500	164000	169500	115000	174000	205000	255000	18	136	8.9
KEALBA	375000	370000	390000	400000	470000	595000	612000	596000	600000	660000	705000	665000	7	88	6.5
KEILOR	592500	572500	633000	703000	805000	845000	817000	836500	885000	1070500	1000000	1043500	-7	69	5.4
KEILOR DOWNS	400000	403500	429000	496500	562000	670000	660000	630000	660000	775000	770000	790000	-1	93	6.8
KEILOR EAST	527500	560000	599000	651000	720000	843000	830000	835000	842000	1000000	992500	960000	-1	88	6.5
KEILOR LODGE	480000	490000	500000	555500	607500	760000	715000	740000	757500	865000	880000	980000	2	83	6.2
KEILOR PARK	480000	455000	512500	565000	650000	741000	770000	704000	735000	820500	892500	795000	9	86	6.4
KENNINGTON	300000	351500	345000	334000	355000	372000	383500	374000	428500	550000	595000	587500	8	98	7.1
KENSINGTON	650000	690000	737500	823500	908000	1019000	1020000	978000	1106500	1165000	1200000	927500	3	85	6.3
KERANG	150000	152000	145000	152000	167000	160000	177000	170000	198500	239000	275500	226500	15	84	6.3
KEW	1500000	1751000	1950000	2080000	2207500	2317500	2380000	2310000	2251500	2775000	2850000	2735000	3	90	6.6
KEW EAST	1005000	1210000	1314000	1600000	1655000	1876000	1800000	1837000	1785000	1990000	2040000	4600000	3	103	7.3
KEW NORTH	995500	1260000	1301000	1665000	1827500	1880000	1767500	1833000	1840000	2086000	2255000	2607500	8	127	8.5
KEYSBOROUGH	425000	435000	456500	559500	650000	730000	745000	735000	756000	887500	911500	901000	3	114	7.9
KIALLA	318500	360000	365000	367500	374000	390000	418000	450000	482500	543000	640000	690000	18	101	7.2
KILCUNDA	350000	375000	320000	400000	480000	504000	496000	533000	702500	865000	900000	545000	4	157	9.9
KILLARA (WODONGA)	116500	351000	346000	360000	425000	400000	420000	453500	447500	560000	658500	650000	18	465	18.9
KILMORE	312000	327500	319000	336500	333000	387500	440000	435000	477000	548000	600000	600000	9	92	6.8
KILSYTH	415000	435000	460000	548500	620000	698500	685500	645000	677500	781500	840000	760000	8	102	7.3
KILSYTH SOUTH	501000	542500	575000	676000	738000	845000	826000	780500	870000	977500	1080000	865000	10	116	8.0
KINGLAKE	310000	330000	318000	340000	346000	458000	480000	555000	600000	640000	770000	645000	20	148	9.5
KINGS PARK	324000	315000	325000	355000	415000	532500	550000	510000	550000	600000	630000	600000	5	94	6.9
KINGSBURY	437500	470000	502500	560000	610000	731000	730000	660000	732500	850000	782000	774000	-8	79	6.0

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12-22 (%)
KINGSVILLE	597500	635000	703500	785000	925000	1020000	990000	1010000	970000	1225000	1287500	1090000	^ 5	115	8.0
KNOXFIELD	465000	500000	580000	681000	741000	870000	815000	760000	810000	980000	970000	808000	-1	109	7.6
KOO WEE RUP	320000	315000	335000	345000	400000	450500	508500	550000	540000	610000	700000	640000	15	119	8.1
KOONDROOK	165000	147500	155000	198500	165000	247500	268000	212500	254000	322500	320000	303000	-1	94	6.8
KOROIT	290000	275000	300000	296000	294000	325000	352000	347500	390000	490000	560000	470000	14	93	6.8
KORUMBURRA	240000	236000	222500	262500	257500	292000	317500	320000	391000	480000	515000	476000	7	115	7.9
KURUNJANG	281000	287000	280000	289500	310000	370000	435000	420000	432000	485000	550000	500000	13	96	6.9
KYABRAM	217500	237000	235000	240000	234000	239000	261000	263000	280000	319500	400000	455000	25	84	6.3
KYNEDON	370000	369000	400000	425500	455000	495000	550000	595000	614000	760000	897500	790000	18	143	9.3
LAKE BOGA	200000	200000	143500	245000	222500	182500	232500	239000	230000	320000	391000	280000	22	96	6.9
LAKE BUNGA	330000	^ 197500	^ 162500	^ 270000	^ 270000	392500	380000	^ 300000	^ 350000	600000	650000	530000	8	97	7.0
LAKE GARDENS	385000	445000	445000	461000	485000	461500	575000	552500	607500	705000	752000	925000	7	95	6.9
LAKE TYERS BEACH	274000	270000	354000	330000	268500	362500	300000	357500	375000	505000	655000	690000	30	139	9.1
LAKE WENDOUREE	545000	634000	650000	685000	700000	795000	775000	855000	1000000	1230000	1225000	945000	0	125	8.4
LAKES ENTRANCE	250000	269500	254000	255500	280000	281500	328000	300000	350000	425000	540000	525000	27	116	8.0
LALOR	360500	365000	385000	445000	499500	625500	625000	590000	623000	700000	700000	655000	0	94	6.9
LANCEFIELD	315000	377500	362000	360000	360000	416000	456000	500000	540000	685000	671500	727500	-2	113	7.9
LANG LANG	277500	285000	295000	316500	355000	390000	475000	495000	540000	657000	720000	631000	10	159	10.0
LANGWARRIN	375000	385000	420000	450000	503000	600000	642500	610000	660000	810000	860000	816000	6	129	8.7
LARA	335000	350000	340000	348000	355000	430000	515000	495000	535000	685000	700000	757500	2	109	7.6
LARA LAKE	355000	363500	398000	375000	395000	450500	525000	535500	575000	666000	702000	700000	5	98	7.1
LAUNCHING PLACE	340000	330000	337500	366000	435000	490000	531000	554000	572500	688500	767000	536000	11	126	8.5
LAVERTON	320000	325000	358000	377500	429000	535000	579000	529000	560000	605000	610000	565000	1	91	6.7
LAVERTON SOUTH	390500	392500	425000	450000	528500	610500	646000	622500	647500	730000	752000	684500	3	93	6.8
LEITCHVILLE	145000	^ 98000	^ 67500	^ 100000	^ 126500	100000	109500	^ 106000	^ 123500	227500	250000	442000	10	72	5.6
LENEVA	382000	361500	372500	370500	376000	397500	387500	426000	470000	554000	650000	730000	17	70	5.5
LEONGATHA	289000	300000	295500	305000	305000	320000	360000	370000	426000	505000	505000	605000	17	104	7.4
LEOPOLD	350000	360000	366500	365000	407000	447000	500500	510000	535000	652000	709000	695000	9	103	7.3
LILYDALE	420000	469000	482500	534000	633500	710500	705000	675500	716000	850000	877500	775000	3	109	7.6
LINDENOW	249500	200000	226000	212500	212000	245000	313500	^ 282500	^ 282500	385000	466000	342500	21	87	6.4
LISMORE	132500	110000	109000	115000	141500	155000	132500	^ 144500	220000	176000	277500	260000	58	109	7.7
LOCH	286500	^ 279000	^ 242500	^ 241000	^ 339500	300000	398000	^ 395000	^ 444000	472500	468000	670000	-1	63	5.0
LOCH SPORT	165000	166000	153500	145000	178000	182000	230000	245000	247000	324500	390000	365000	20	136	9.0

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA (%)
LOCKINGTON	165000	175000	174000	220000	196000	149000	183000	222000	195000	243000	339000	385000	40	105	7.5
LONG GULLY	220000	230000	255000	244000	240000	256000	269000	280000	299500	385000	451500	400000	17	105	7.5
LONGWARRY	286500	289500	297500	307000	334000	377000	403000	406000	427500	512500	575000	577500	12	101	7.2
LORNE	800000	840000	815000	895000	765000	1150000	1275000	1297500	1497500	1960000	2150000	1824500	10	169	10.4
LOVELY BANKS	402000	360500	406500	388500	470000	460000	525000	570000	565000	662500	767500	650000	16	91	6.7
LOWER PLENTY	615000	680500	675000	770000	900000	980000	1055000	950000	909500	1220000	1335000	1410000	9	117	8.1
LUCAS	461000	348000	355000	389000	345000	349500	395000	431000	465000	582500	705000	620000	21	53	4.3
LUCKNOW	200000	235000	229000	230000	244500	261500	280000	275000	314500	355000	449000	400000	26	125	8.4
LYNBROOK	415000	430000	460000	500000	542500	595000	640000	623000	660000	750000	810000	814500	8	95	6.9
LYNDHURST	450000	465000	482500	550000	585000	625000	695000	665500	701500	815500	952500	841500	17	112	7.8
LYSTERFIELD	643500	681500	670000	780000	857500	995500	976500	956500	994500	1132000	1260000	810000	11	96	6.9
LYSTERFIELD SOUTH	830000	931500	1000000	1018500	1240000	1300000	1275000	775000	1410000	1618000	1844000	NA	14	122	8.3
MACEDON	525000	490000	460000	532500	585000	696000	815000	800000	883000	1130000	1073000	1105000	-5	104	7.4
MACLEOD	555000	647500	705000	755000	868000	950000	922500	922500	972500	1156500	1140000	1102500	-1	105	7.5
MACS COVE	175500	244000	185000	189000	225000	240000	269500	300000	280000	450000	560000	NA	24	220	12.3
MADDINGLEY	308000	316500	320000	332500	345000	395000	442000	460000	521000	560000	635000	635000	13	106	7.5
MAFFRA	235000	229000	215000	230000	258000	251500	261500	255000	315000	338000	378500	401000	12	61	4.9
MAIDEN GULLY	422500	440000	415000	430000	477000	471000	495500	514000	579000	725000	760000	705000	5	80	6.0
MAIDSTONE	499000	535000	587500	630000	695000	825000	798500	779000	789500	850000	885000	897500	4	77	5.9
MALDON	272500	315000	325000	339000	385000	426500	420000	510000	546500	624500	756000	802500	21	178	10.8
MALLACOOTA	267500	285000	285000	288500	325000	345000	280000	406500	415000	497000	500000	1120000	1	87	6.5
MALMSBURY	332500	292500	317500	397500	344000	447000	465000	475000	505000	750000	772500	855500	3	132	8.8
MALVERN	1550000	1508500	1946000	2230000	2332000	2750000	2661000	2570000	2865000	3001000	3020000	1750000	1	95	6.9
MALVERN EAST	1039000	1200000	1380000	1610000	1729000	1824000	1900000	1789000	1890000	2110000	2275000	1511000	8	119	8.2
MAMBOURIN	-	-	-	-	-	-	-	-	329500	597500	631500	652500	6	NA	NA
MANIFOLD HEIGHTS	425000	532500	489000	489500	620000	721500	785500	715000	825000	924500	1075000	850000	16	153	9.7
MANOR LAKES	345000	340500	360000	385000	417500	490000	526000	533000	570000	596000	648000	605500	9	88	6.5
MANSFIELD	315000	364000	347000	367500	359000	385000	430000	450000	510000	640000	732500	730000	14	133	8.8
MARENGO	450000	750000	382500	577500	599000	670000	597500	687500	750000	1075000	1600000	NA	49	256	13.5
MARIBYRNONG	646000	714000	750500	837500	940000	1056000	1050000	961500	936500	1165000	1160000	1055000	0	80	6.0
MARLO	315000	295000	285000	335500	305000	432500	385000	355000	405000	435000	686000	655000	58	118	8.1
MARONG	312500	310000	345000	364000	330000	348000	365000	420000	465000	560000	650000	635000	16	108	7.6
MARSHALL	365000	360000	382500	377000	400000	430000	468000	486500	510000	600000	676500	623500	13	85	6.4

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
MARYBOROUGH	184000	194000	200000	192500	206500	194000	229500	236000	269500	340000	390000	387500	15	112	7.8
MARYSVILLE	145000	180000	125000	320000	332500	383000	477500	462500	475000	675000	755000	780000	12	421	17.9
MCCRAE	555000	530000	535000	597500	689000	775000	847500	795000	952500	1200000	1280000	1572500	7	131	8.7
MCKENZIE HILL	465000	397000	140000	429500	475000	471500	495000	536500	544500	700000	755000	900000	8	62	5.0
MCKINNON	944000	1025000	1220000	1500000	1657500	1720000	1555000	1520500	1675000	1995000	1975000	1130000	-1	109	7.7
MCLOUGHLINS BEACH	151500	145500	169500	145000	180000	110000	191000	210000	208000	271500	275000	360000	1	82	6.1
MEADOW HEIGHTS	315000	317000	322500	350500	370000	451000	510000	474000	499000	557500	580000	535000	4	84	6.3
MELTON	250000	245000	240000	255000	280500	369000	415000	385000	390000	455000	500000	456000	10	100	7.2
MELTON SOUTH	230000	230000	238000	260000	276000	377000	417000	390000	420000	465000	515000	495000	11	124	8.4
MELTON WEST	283000	285500	290000	295000	330000	409000	453000	428000	470000	515000	551000	550000	7	95	6.9
MENTONE	665000	705000	810000	950000	982500	1097500	1080000	1031000	1050000	1367500	1470000	1436000	7	121	8.3
MENZIES CREEK	465000	515000	428000	580000	597000	640000	760000	682500	745000	1020000	960000	685000	-6	106	7.5
MERBEIN	142500	140500	167000	180000	170000	183500	180000	210000	201500	225000	320000	312500	42	125	8.4
MEREDITH	230000	353000	230000	280000	250000	323500	400000	330500	470000	523000	590500	600000	13	157	9.9
MERINDA PARK	285000	310000	310000	345000	385000	471500	523000	476000	527500	615000	657500	639500	7	131	8.7
MERINDA	374500	375000	370000	410000	430000	525000	573500	552000	570000	670000	680000	642500	1	82	6.1
MERRIGUM	150000	160500	149000	209500	164500	160000	190000	270000	179000	255000	266500	250000	4	78	5.9
MERRIJIG (MANSFIELD)	272500	332500	390000	292500	344000	420000	461000	422500	613000	882000	905000	NA	3	232	12.8
METUNG	350000	337500	287500	299000	360000	347500	371500	455000	480000	517500	732500	892500	42	109	7.7
MICKLEHAM	-	213000	168000	390000	437000	500500	520000	525000	565000	626500	680000	670000	9	0	NA
MIDDLE PARK	1415000	1587500	2125000	2317000	2238500	2390000	2685000	2775000	2680000	2864000	2750000	2485000	-4	94	6.9
MILDURA	225000	225500	245000	252000	260000	264000	281500	310000	337000	380000	423500	430500	11	88	6.5
MILL PARK	405000	408000	430500	480000	560000	668500	657000	653000	690000	755000	786000	755000	4	94	6.9
MILLGROVE	235000	245000	260000	275000	293500	343000	411000	415000	425000	540000	600000	594000	11	155	9.8
MINERS REST	325000	330000	327500	335000	334000	370000	400000	427500	440000	530000	599500	645000	13	84	6.3
MINYIP	81000	73500	95000	93000	82500	94000	81000	114500	75000	151500	155000	NA	2	91	6.7
MIRBOO NORTH	252000	265000	250000	262000	275000	264000	307500	327500	376000	475000	565000	575000	19	124	8.4
MITCHAM	584500	650000	730000	885500	941000	1070000	998000	942000	1066500	1212500	1200000	1155000	-1	105	7.5
MITCHELL PARK	270000	267000	267500	260000	259000	263000	304500	313000	330000	400000	487500	450000	22	81	6.1
MOE	165000	155000	170000	162500	173000	175000	200000	210000	250000	315000	370000	345000	17	124	8.4
MONBULK	380000	395000	425000	471500	521500	608000	650000	630000	650000	790000	799000	815000	1	110	7.7
MONT ALBERT	1177500	1316000	1490000	1863000	1921000	2100000	1990000	1690000	2170000	2372500	2320000	1702000	-2	97	7.0
MONT ALBERT NORTH	780000	995000	1100000	1400000	1490000	1565000	1460000	1380000	1437000	1580000	1643000	1751500	4	111	7.7

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)								
MONTMORENCY	561000	570000	614000	732000	780500	890000	926000	860000	913000	1162000	1110000	1173500	-4	98	7.1								
MONTROSE	426000	445000	476500	559000	625000	700500	737500	707500	730000	842500	913500	767500	8	114	7.9								
MOONEE PONDS	775000	830500	920000	1006000	1110500	1310000	1360000	1300000	1290000	1540000	1550000	1065000	^	1	100	7.2							
MOORABBIN	631000	682000	768000	855000	980000	1160000	1130000	1065000	1072500	1400000	1377500	1312500	^-	-2	118	8.1							
MOOROOLBARK	425000	440000	465000	558500	620000	725000	720000	670000	720000	836000	870000	770500	4	105	7.4								
MOOROOPNA	217500	207500	215000	230000	215500	225000	230000	247500	268500	335000	387500	385000	16	78	5.9								
MORDIALLOC	642500	680000	755000	850000	933000	1120000	1046500	1017500	1089000	1375000	1327000	1355000	^	-3	107	7.5							
MORNINGTON	501500	525000	558000	641000	745000	800000	850000	810000	895000	1100000	1133500	1050000	3	126	8.5								
MORTLAKE	152000	129500	152500	120000	152000	170000	165000	164000	220000	290500	327500	362500	13	115	8.0								
MORWELL	150500	160000	150000	150000	153000	170000	167000	179000	200000	275000	325000	315000	18	116	8.0								
MOUNT BEAUTY	140000	180000	200000	189500	183000	258000	267500	295000	330000	446000	572500	455000	^	28	309	15.1							
MOUNT CLEAR	305000	286000	288000	322500	345000	345000	379000	396500	414000	505000	522500	500000	3	71	5.5								
MOUNT DANDEMONG	476500	450000	610000	612500	641000	847000	647500	690000	791000	850000	1075000	750000	26	126	8.5								
MOUNT DUNEDD	480000	^	286000	^	532000	545000	425000	497500	555000	557000	593000	696000	770000	684500	11	60	4.8						
MOUNT EGERTON	275000	^	250000	^	295000	^	230000	^	271500	310000	^	340500	^	330000	^	271000	555000	600000	^	540000	8	118	8.1
MOUNT ELIZA	680000	750000	777500	832000	950000	1137500	1220000	1180000	1313000	1700000	1725000	1782500	1	154	9.8								
MOUNT EVELYN	393000	406000	428500	493500	551000	640000	671500	636000	710000	820000	875000	795000	7	123	8.3								
MOUNT HELEN	325000	344000	368000	342000	355000	376000	420000	417000	472500	610000	632500	610500	^	4	95	6.9							
MOUNT MACEDON	543000	662500	600000	635000	750000	665000	859000	775000	1043000	1547500	1330000	1216000	^-	-14	145	9.4							
MOUNT MARTHA	715500	730000	745000	785000	965000	1050000	1202500	1262500	1420000	1818000	1880000	1685000	3	163	10.1								
MOUNT PLEASANT	259000	276500	269500	293500	297500	293000	350000	377500	415000	498000	530000	560000	^	6	105	7.4							
MOUNT WAVERLEY	733000	820000	950000	1267500	1265000	1416000	1320000	1270500	1300000	1511000	1506000	1407000	0	105	7.5								
MULGRAVE	533000	577500	627000	765500	786000	900500	860000	840000	850000	1000000	992000	933000	-1	86	6.4								
MURCHISON	183000	186000	155000	165000	187000	254500	225000	244500	291500	400000	450000	410000	^	13	146	9.4							
MURRUMBEENA	785000	870000	982500	1204000	1286000	1420000	1343500	1241500	1405000	1695000	1680000	1840000	^-	-1	114	7.9							
MURTOA	108500	95000	110000	91000	97500	115000	110000	119000	130000	145000	244500	258500	^	69	126	8.5							
MYRTLEFORD	220000	220000	245000	242000	270500	265000	295000	325000	385000	530000	609000	622000	15	177	10.7								
NAGAMBIE	255000	312500	378000	360500	336000	330000	385000	414000	460000	545000	655000	680000	^	20	157	9.9							
NAR NAR GOON	395500	^	350000	^	395500	^	550000	^	442500	470000	522500	508500	^	535000	^	655000	800000	NA	22	102	7.3		
NARRE WARREN	356000	370000	386000	430000	487000	590000	614000	588000	610000	700000	747500	708000	7	110	7.7								
NARRE WARREN NORTH	660000	682500	822500	771500	900000	1108000	1180000	1075000	1167500	1421500	1600000	1677500	^	13	142	9.3							
NARRE WARREN SOUTH	405000	410000	440000	476000	530000	620000	636500	625000	660000	750000	800000	790000	7	98	7.0								
NATHALIA	205000	165000	190500	178000	185000	232500	210000	229000	256000	265000	350000	375000	^	32	71	5.5							

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
NATIMUK	^ 116000	166000	145000	161000	165500	249500	158500	148500	221000	296000	330000	272500	12	184	11.0
NEERIM SOUTH	265000	340000	336500	280000	330000	320000	406500	413000	473500	530000	600000	707500	13	126	8.5
NELSON	205000	224000	203500	257500	220000	249500	255000	247500	210000	355000	410000	NA	15	100	7.2
NERRINA	467500	455000	482500	522500	517500	570000	575000	617500	630000	580000	795000	670000	37	70	5.5
NEW GIBORNE	475000	500000	510000	498000	545000	625000	757500	695000	721500	798500	875000	895000	10	84	6.3
NEWBOROUGH	213500	213000	215000	220000	224500	220000	250000	255000	290000	359000	437500	375000	22	105	7.4
NEWCOMB	275000	280000	292000	290500	310000	375000	453500	435000	476000	584000	605000	544000	4	120	8.2
NEWHAVEN	360000	442500	422500	480000	457500	447500	520000	712000	505000	827500	897500	550000	8	149	9.6
NEWINGTON	300000	320000	341000	345000	372500	422500	465000	490000	735000	720000	668000	835000	-7	123	8.3
NEWLANDS ARM	325000	320000	302000	332500	380000	380000	367500	443000	470000	550000	619500	565000	13	91	6.7
NEWPORT	630000	695000	740000	825000	950000	1080000	1059000	1055000	1090000	1288000	1280000	1297500	-1	103	7.3
NEWSTEAD	252000	^ 300000	297500	365000	362000	420000	318500	436000	470000	540000	625000	650000	16	148	9.5
NEWTOWN (GREATER GEELONG)	527500	570000	620000	642500	712500	780000	843000	832000	945000	1175000	1220000	1061000	4	131	8.7
NHILL	105000	110000	125000	128000	140000	126500	149000	137000	158500	180000	211000	232500	17	101	7.2
NICHOLS POINT	^ 232000	316500	304000	370000	396000	346000	470000	430000	475000	510000	661000	690000	30	185	11.0
NIDDRIE	666000	700000	747500	832500	910000	1095000	1070000	1070000	1000500	1246000	1305000	903000	5	96	7.0
NOBLE PARK	382000	400000	440000	510000	600000	680000	680000	625500	675000	752000	755000	709000	0	98	7.1
NOBLE PARK NORTH	370000	383000	420000	491500	563000	640000	660000	610000	655500	750000	795000	730000	6	115	7.9
NORLANE	206500	202500	215000	216000	236500	290000	355000	350000	372000	450000	481500	460000	7	133	8.8
NORTH BENDIGO	267000	271000	280000	286000	279000	302000	310000	325000	374000	460500	513000	532500	11	92	6.8
NORTH GEELONG	286500	277000	301000	335000	338500	422000	495000	500000	550500	600000	675000	560000	13	136	9.0
NORTH MELBOURNE	775000	802500	832000	943000	1200000	1380000	1185000	1375000	1150000	1313000	1305000	1080000	-1	68	5.3
NORTH SHORE	^ 284000	354000	403500	561000	533000	511000	497000	552500	615000	670000	795000	1232500	19	180	10.9
NORTH WONTAGGI	256000	230000	268500	274500	259500	294000	369000	389000	419000	557500	667000	661500	20	161	10.0
NORTHCOTE	786000	818000	935000	1008500	1190000	1325000	1345000	1307500	1413000	1655000	1656000	1690000	0	111	7.7
NOTTING HILL	547000	566500	660000	780000	872500	993000	957500	880000	930000	1141000	1058000	1200000	-7	94	6.8
NUMURKAH	200500	195000	215000	219000	195000	219000	225000	250000	239000	310000	346500	400000	12	73	5.6
NUNAWADING	591500	637500	721500	880000	970000	1090000	986000	951000	1038500	1250000	1150000	1100000	-8	94	6.9
NYAH WEST	^ 116500	94000	107500	146500	130000	133500	136000	85000	129000	202500	215000	266500	6	85	6.3
OAK PARK	540000	576500	626000	660000	822500	853500	878500	840000	911500	1150000	1155000	840500	0	114	7.9
OAKLEIGH	645000	753500	801500	1002000	1050000	1210000	1250000	1101000	1255000	1389500	1421000	1525000	2	120	8.2
OAKLEIGH EAST	610000	672000	820000	990000	983000	1195000	992500	950000	995000	1187500	1152500	884000	-3	89	6.6
OAKLEIGH SOUTH	590000	603000	700000	830000	890000	1030000	960000	908000	983500	1188500	1171500	1046000	-1	99	7.1

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA (%)
OCEAN GROVE	465000	459000	515000	516500	555000	637000	691000	695000	790000	975500	1136500	1012500	17	144	9.3
OFFICER	429000	344000	339000	375000	440000	480000	548000	540000	571000	650000	700000	700000	8	63	5.0
OFFICER SOUTH	-	-	-	-	-	283000 [^]	569500 [^]	714000	770000 [^]	703000	850000	855000 [^]	21	NA	NA
OLINDA	445000	496000	520000	553500	620000	705000	760000	746500	757500	1125000	935500	809500 [^]	-17	110	7.7
OMEO	170000 [^]	210000 [^]	190000 [^]	212500 [^]	150000 [^]	183000 [^]	183500 [^]	250000 [^]	238000	339000	385000	320000 [^]	14	126	8.5
ORBOST	150000	156000	150000	145000	162500	159000	165000	185500	220000	240000	344000	350000	43	129	8.6
ORMOND	857500	997500	1187500	1300000	1550000	1604500	1600000	1475000	1590000	1900000	1875000	1636000 [^]	-1	119	8.1
OSBORNE	507500	530000	540500	580000	640000	735000	757000	777500	850500	1112000	1130000	1012500	2	123	8.3
OUYEN	116500	75000	77500	105500	130000	130000	93000	99000	121000	155500	170000	215000 [^]	9	46	3.9
PAKENHAM	335000	335000	350000	367000	400000	470000	520000	485000	525000	600000	652000	638000	9	95	6.9
PARADISE BEACH	212500 [^]	163500	178000	188500	200000	180000	199000	200000	248000	321500	415000	NA	29	95	6.9
PARK ORCHARDS	953000	952500	1103000	1225000	1335000	1450000	1480000	1510000	1530000	1920000	1934000	1729000 [^]	1	103	7.3
PARKDALE	677000	760000	860000	965000	1100000	1300000	1245000	1157500	1200500	1540000	1530000	1251500 [^]	-1	126	8.5
PARKVILLE	1360000	1200000	1525000	1360500	2130000	2287500	2430000	1480000	1837500 [^]	2301500	1910000	2500000 [^]	-17	40	3.5
PASCOE VALE	540000	580000	655000	720000	805000	891000	901000	855000	947500	1050000	1105000	897500	5	105	7.4
PASCOE VALE SOUTH	627500	645500	701000	745000	840000	975000	955000	950000	1006000	1299500	1140000	1085000 [^]	-12	82	6.2
PATTERSON GARDENS	610000	620000	672000	739000	812000	885000	890000	920000	970000	1155000	1300500	865000 [^]	13	113	7.9
PATTERSON LAKES	730000	645000	734000	787500	810000	1021500	1025000	924000	1100000	1308500	1494500	1361000 [^]	14	105	7.4
PAYNESVILLE	290000	283000	305000	305000	309000	336500	351500	346000	397000	465000	565000	516000	22	95	6.9
PEARCEDALE	425000	385000	445000	470000	534000	607000	660000	660000	660000	790500	815000	695000 [^]	3	92	6.7
PENSHURST	83000 [^]	144000 [^]	132500	191000	152000 [^]	125000	165000	165000 [^]	175000 [^]	194000	310000	245000 [^]	60	273	14.1
PETERBOROUGH	333000 [^]	287500 [^]	307500 [^]	296500 [^]	340000 [^]	315000	450000 [^]	419000	550000	625000 [^]	701000	NA	12	111	7.7
PIONEER BAY	235000 [^]	200000	220000	240000	216000	271500	308000	310000	355000	354000	491500	482500 [^]	39	109	7.7
PLENTY	770000	773000	750000	915500	935000	1145000	1350000	1301000	1202500	1605000	1543000	1850000 [^]	-4	100	7.2
POINT COOK	435000	450000	445000	465000	505000	590000	630000	635000	664000	739000	780000	750000	6	79	6.0
POINT LONSDALE	700000	700000	707500	655000	641000	780000	840000	827500	880000	1312500	1525000	1847500	16	118	8.1
POOWONG	185000 [^]	215000 [^]	218000 [^]	240000 [^]	325000	293000	315000	443000 [^]	412500 [^]	422500	590000	610000 [^]	40	219	12.3
POREPUNKAH	285000 [^]	347000	285000	323000	330000	447000	464500	530000	615000	757500	1035000	935000 [^]	37	263	13.8
PORT ALBERT	235000	262500 [^]	190000 [^]	197500 [^]	218500	270000	240000	250000 [^]	315000	425000	467500	610000 [^]	10	99	7.1
PORT FAIRY	410000	400000	425000	447500	473500	500000	651000	620000	670000	950000	1137500	1075000 [^]	20	177	10.7
PORT MELBOURNE	962500	995000	917500	1252500	1380000	1485000	1488000	1400000	1595000	1805000	1646000	1735000 [^]	-9	71	5.5
PORT WELSHPOOL	266000 [^]	201500 [^]	244000 [^]	200000 [^]	380000 [^]	247500 [^]	295000	315000	310000	447500	510000 [^]	NA	14	92	6.7
PORTARLINGTON	389000	390000	414500	409000	460000	515000	640000	625000	690000	829500	980000	900000	18	152	9.7

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)
PORLAND	227500	235000	210000	220000	220000	230000	234500	266000	295000	370000	450000	432500	22	98	7.1
PORLAND NORTH	226500	^ 300000	^ 248000	330000	340000	360000	367500	276000	507000	470000	560000	750000	19	147	9.5
PORTSEA	1398000	1195000	1305000	1800000	1701000	1925000	2180000	1950000	2530000	3765000	3850000	3500000	2	175	10.7
PRAHRAN	932500	990000	1175000	1350000	1430000	1525000	1578000	1520000	1650000	1831000	1800000	1540000	-2	93	6.8
PRESTON	580000	632500	690000	791000	882000	996000	980000	940000	1026000	1251000	1158000	1079000	-7	100	7.2
PRINCES HILL	928500	1216500	1210000	1280000	1555000	1767500	1650000	2035000	1600000	1992500	1892500	1620000	-5	104	7.4
PYRAMID HILL	100000	^ 112500	^ 117000	112500	^ 112500	112500	100000	120000	117500	128000	230000	210000	80	130	8.7
QUAMBATOOK	-	^ 134000	^ 79000	^ 66500	^ 105000	^ 135000	^ 93500	^ 90500	^ 110000	^ 150000	^ 157000	^ 295000	5	0	NA
QUARRY HILL	300000	385000	355000	377500	349000	362000	407500	395000	430000	540500	613500	538500	14	105	7.4
QUEENSCLIFF	697500	630000	695000	700000	795000	763000	950000	950000	969000	1372000	1725000	776000	26	147	9.5
RAINBOW	69000	62000	77000	68000	59500	82500	99000	75000	82000	112000	141000	152500	26	104	7.4
RAWSON	141500	160500	^ 100000	^ 147000	^ 151000	146500	164000	156000	217500	330000	337000	295000	2	138	9.1
RAYMOND ISLAND	310000	297500	280000	285000	330000	289500	360000	300000	416500	450000	492500	505000	9	59	4.7
RED CLIFFS	154000	163000	151500	175000	165000	223500	211500	217500	270000	311000	325000	334000	5	111	7.8
RED HILL	585000	515000	675000	645000	677500	815000	930000	860000	900000	1550000	1930000	NA	25	230	12.7
REDAN	235000	250000	245000	246500	255000	287500	330000	357000	389000	455000	515000	440000	13	119	8.2
RESEARCH	622500	605500	685000	686000	825500	950000	915000	937500	1178000	1201000	1395000	NA	16	124	8.4
RESERVOIR	468500	510000	541000	615000	710000	812500	790000	754000	795000	945000	940000	815000	-1	101	7.2
RHYLL	400000	393000	482000	402000	460000	527500	657500	565000	579000	757500	925000	737500	22	131	8.7
RICHMOND	823000	900000	961000	1150000	1265000	1302500	1311000	1260000	1365000	1482500	1396500	1340000	-6	70	5.4
RIDDELLS CREEK	380000	450000	417500	456500	500000	580000	675000	710000	680000	880000	865000	757500	-2	128	8.6
RINGWOOD	503500	552000	660000	777500	837500	910500	896500	801000	900000	1018000	1036500	1047500	2	106	7.5
RINGWOOD EAST	490000	547000	612000	750000	806000	901000	881000	809000	866000	1050000	975000	1025000	-7	99	7.1
RINGWOOD NORTH	564000	630500	662000	783500	844000	960500	920000	870000	957500	1183000	1200000	980000	1	113	7.8
RIPPLESIDE	414000	585000	530000	644000	739000	725000	750000	825000	862000	1100000	1190000	749000	8	188	11.1
RIPPONLEA	1055000	^ 985000	1000000	1360000	1700000	1787500	1564000	1350000	2001000	1892500	1530000	1747500	-19	45	3.8
ROBINVALE	176000	152500	160000	184500	170000	197000	220000	231500	235000	340000	315000	280000	-7	79	6.0
ROCHESTER	210000	189500	215000	235000	239000	242500	236000	255000	237000	350000	432500	250000	24	106	7.5
ROCKBANK	262000	309000	^ 280000	300000	347000	455000	500000	497000	465000	567500	622500	620000	10	138	9.0
ROMSEY	367500	387500	396000	420000	428000	470000	550000	580500	630000	780000	839000	757500	8	128	8.6
ROSANNA	652500	717500	781500	905000	980000	1175000	1100000	1032500	1122500	1388000	1215000	1170000	-12	86	6.4
ROSEBUD	350000	367000	365000	389000	445000	536000	590000	550000	595000	780000	812500	710500	4	132	8.8
ROSEBUD SOUTH	450000	425000	500000	515000	545000	647500	711500	697000	675000	951000	1085000	1110000	14	141	9.2

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
ROSEDALE	208500	215000	215000	197000	230000	247000	280000	247000	250000	365000	420000	371500	15	102	7.3
ROWVILLE	530000	570000	617500	710000	778000	867000	838000	815500	838000	1000500	1080000	1050000	8	104	7.4
ROXBURGH PARK	355000	365000	385000	400000	435000	515000	546000	543000	572500	615000	652000	670000	6	84	6.3
RUPANYUP	127000 [^]	75000 [^]	105000 [^]	53500 [^]	75000 [^]	63500	87000 [^]	100500 [^]	90000	118000	195000 [^]	128000 [^]	65	54	4.4
RUSHWORTH	190000	161000	158000	177000	200000	192500	198000	205000	226000	301000	352500	272500 [^]	17	86	6.4
RUTHERGLEN	235000	232000	195000	230000	255000	262000	270000	282500	350000	402500	486500	595000 [^]	21	107	7.6
RYE	422000	425000	460000	488000	550000	658000	705000	690000	793500	1100000	1192500	1055000	8	183	10.9
SAFETY BEACH	551000	515000	516500	595000	665000	780000	825000	810000	897500	1117000	1250000	1340000	12	127	8.5
SAILORS GULLY	257500	253000	262500	235000	225000	232000 [^]	290000	280000 [^]	300000	390000	539000 [^]	457500 [^]	38	109	7.7
SALE	274500	290000	300000	298000	295500	300000	309500	325000	345000	399000	490000	450000	23	79	6.0
SAN REMO	402500	410000	407000	420000	460000	497000	515000	554500	597500	857500	1020000	1040000 [^]	19	153	9.7
SANCTUARY LAKES	512500	480000	485000	570000	503000	629000	627500	625000	653500	715000	750000	723000	5	46	3.9
SANDHURST	511500	545000	549000	617500	678500	730000	837500	812500	780000	950000	1009000	929000	6	97	7.0
SANDRINGHAM	1175000	1210000	1305000	1490000	1760000	1862500	1850000	1665000	1850000	2395000	2384000	2090500 [^]	0	103	7.3
SANDY POINT	355000	352500	380000	370000	359000	407500	410000	410000	517500	755000	820000	805000 [^]	9	131	8.7
SASSAFRAS	397500	632500	556000	562000	653500	775500	750000	805000	770000	860000	1020000	NA	19	157	9.9
SAWMILL SETTLEMENT	207000 [^]	259000 [^]	205500 [^]	233000 [^]	350000 [^]	270000 [^]	285000 [^]	441000 [^]	400000	560000	637500 [^]	550000 [^]	14	208	11.9
SCORESBY	480000	509000	570000	661000	700000	878500	835000	766500	785000	951500	970500	895000 [^]	2	102	7.3
SEA LAKE	65000 [^]	80000	75000	90000	75000	70000	110000	100000	106500	125000	173000	99500 [^]	38	166	10.3
SEABROOK	403500	422500	402500	456000	509000	635000	672500	626500	652500	730000	755000	750000	3	87	6.5
SEAFORD	392500	419500	450000	475000	580500	700000	695000	655000	700000	850000	880000	796500	4	124	8.4
SEAHOLME	600000	640000	670000	802500	872500	1157500	1015000	1020000	937500	1209500	1120000	NA	-7	87	6.4
SEASPRAY	192500 [^]	152000	164000 [^]	240000 [^]	175000	215000	210000	265000	260000	335000	390000	472500 [^]	16	103	7.3
SEBASTOPOL	239000	242000	235500	244500	247500	256000	289000	315000	341000	420000	482500	460000	15	102	7.3
SEDDON	670000	675000	730000	830000	934500	982500	1018500	960000	1100000	1244000	1050000	1215000	-16	57	4.6
SELBY	410000	420000	420000	469500	527500	600000	637500	601500	720000	904500	787500	627500 [^]	-13	92	6.7
SEVILLE	380000	400000	397500	450000	511500	611500	634500	630000	626000	775000	812500	940000	5	114	7.9
SEVILLE EAST	342500 [^]	339500	350000	395000	440000	482500	551500	580000	600000 [^]	720000	700000	907500 [^]	-3	104	7.4
SEYMOUR	220000	220000	213000	225000	242500	277000	295000	300000	325000	390000	450000	520000	15	105	7.4
SHEPPARTON	240000	247000	243000	250000	265000	261000	275000	282000	310000	370000	430000	450000	16	79	6.0
SHEPPARTON NORTH	284000 [^]	346000 [^]	375000 [^]	348000 [^]	361000	347000	334000	393000	379000	425000	616000	NA	45	117	8.1
SHOREHAM	618000	607000	620000	903000	868500	970000 [^]	1160000	1400000 [^]	1077000	1767500	2180000 [^]	1483500 [^]	23	253	13.4
SILVERLEAVES	505000 [^]	508000	460500	484000	446500	515000	721000	618500	775000	982000	990500	1150000	1	96	7.0

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth 12-22 (%)
SKENES CREEK	532500	465000	435000	491500	520000	517000	580000	667500	815000	952500	1270000	1155000	33	138	9.1
SKIPTON	149000	155000	117500	137000	169000	187500	159500	200000	219500	270000	360000	320000	33	142	9.2
SKYE	390000	395000	413000	430000	479000	570000	611000	597500	610000	742500	770000	730500	4	97	7.0
SMITHS BEACH	430000	372500	390000	455000	470000	458500	589000	624500	695000	837000	980000	1075000	17	128	8.6
SMYTHES CREEK	-	-	380000*	380000*	380000	380000	426500	430000	440500	525000	590000	NA	12	NA	NA
SMYTHESDALE	207500	260000	207500	225000	250000	315000	290000	342500	475000	522500	550000	532500	5	165	10.3
SOLDIERS HILL	292500	283000	341000	310000	374000	423500	447500	480000	557500	568000	700000	625000	23	140	9.1
SOMERS	692500	657500	755000	696500	755500	820000	888500	950000	980000	1707000	1765000	1542500	3	155	9.8
SOMERVILLE	360000	385000	395000	425000	465000	580000	615000	600000	640000	780000	811000	750000	4	125	8.5
SORRENTO	730000	770000	795000	859000	1130000	1300000	1380000	1470000	1665000	2207500	2355000	2262500	7	223	12.4
SOUTH GEELONG	430000	420500	470000	425000	495000	650000	676000	702500	835000	1000000	970000	850000	-3	126	8.5
SOUTH KINGSVILLE	610000	619500	671000	742000	903000	980000	1000000	859000	992000	1100000	972500	NA	-12	59	4.8
SOUTH MELBOURNE	930000	1030000	1200000	1310000	1595000	1532500	1465000	1355000	1580000	1710000	1850000	2045000	8	99	7.1
SOUTH MORANG	420000	415000	420000	450000	502000	610500	634500	625500	636000	728000	765000	710000	5	82	6.2
SOUTH YARRA	1238000	1352500	1450000	1700000	1890000	2035000	1851000	1850000	2059000	2353000	1937500	2700000	-18	57	4.6
SPOTSWOOD	655000	680000	640000	795000	917500	1027500	1080000	950000	985000	1260000	1260000	1360000	0	92	6.8
SPRING GULLY	340000	345000	350000	350000	350000	390000	400000	386500	440000	552500	610000	580000	10	79	6.0
SPRINGVALE	448000	451500	530000	629500	685000	750000	780000	746500	785000	854000	885000	832000	4	98	7.0
SPRINGVALE SOUTH	408000	430000	475000	562000	630000	720000	720000	679000	725000	800000	817500	771000	2	100	7.2
ST ALBANS	348000	350000	373500	428000	500000	610000	626500	594000	600000	675000	680500	650000	1	96	6.9
ST ALBANS PARK	307500	335000	330000	329000	331000	379000	450000	422000	455000	600000	651000	587500	9	112	7.8
ST ANDREWS BEACH	714000	480000	495000	560000	695000	855000	902500	930000	1207500	1745500	1582500	1550000	-9	122	8.3
ST ARNAUD	123000	140000	145000	141000	142500	145000	145000	175000	170000	225000	310000	272500	38	152	9.7
ST HELENA	550500	612500	623000	711000	800000	893500	910000	905000	930000	1137500	1202500	1134000	6	118	8.1
ST KILDA	861000	892000	1225000	1164000	1305000	1551000	1755000	1600000	1330000	1680000	1635000	1116500	-3	90	6.6
ST KILDA EAST	993000	1050500	1037500	1382500	1677500	1460000	1620000	1560500	1650000	1840000	1770000	1314000	-4	78	6.0
ST KILDA WEST	1262500	1142500	2235000	2013000	1797000	2380000	1942500	2465000	2630000	3300000	2505000	4000000	-24	98	7.1
ST LEONARDS	363000	350000	357000	375000	421500	469000	571500	562500	572000	705000	805000	765000	14	122	8.3
STANHOPE	175000	150000	131000	152500	147000	181000	161500	187500	201500	255000	217000	397000	-15	24	2.2
STAWEELL	167000	162500	172500	177000	177000	188000	190000	189000	227000	290000	352500	325000	22	111	7.8
STRATFORD	267500	230000	261500	260500	272500	265000	258000	316500	320000	397500	472000	504000	19	77	5.9
STRATHDALE	361000	392500	380000	410500	445000	380000	420000	451000	507000	640000	671500	765000	5	86	6.4
STRATHFIELD SAYE	359000	377000	397500	408000	425000	455000	444000	476500	535000	636000	705000	685000	11	96	7.0

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	12-22 (%)	Growth PA 12-22 (%)							
STRATHMERTON	164500	166000	172500	190000	182500	140000	187500	195000	205000	265000	325000	320000	23	98	7.0							
STRATHMORE	800000	827500	865000	997500	1140000	1230000	1357500	1310000	1360000	1591000	1605000	1200000	1	101	7.2							
STRATHMORE HEIGHTS	605000	621000	640000	700000	808000	970000	885000	800000	835000	962500	952500	1102500	-1	57	4.6							
STRATHTULLOH	191000	^	350000	^	440000	^	425000	^	430000	359000	425000	507500	522500	585500	629500	593000	8	230	12.7			
STUDFIELD	480500	532500	617500	785000	853000	957500	906000	811000	836000	1027500	955000	1280000	-7	99	7.1							
SUNBURY	350000	355000	360000	370000	395000	492000	546000	533500	570000	646500	670000	637500	4	91	6.7							
SUNDERLAND BAY	265000	324500	333000	287000	360000	357500	455000	413500	525000	717000	677500	642500	-6	156	9.8							
SUNNYCLIFFS	^	194000	^	195000	247500	150000	220000	228000	218000	229500	^	230000	326500	291000	382500	-11	50	4.1				
SUNSET STRIP	286500	301500	310000	301500	340000	345000	390000	460000	511000	602500	754000	^	737000	25	163	10.2						
SUNSHINE	400000	435000	483500	530500	675000	765000	742000	720000	750000	870000	855000	695000	-2	114	7.9							
SUNSHINE NORTH	395000	400000	425500	495000	560000	653000	673500	647000	690000	720000	750000	730000	4	90	6.6							
SUNSHINE WEST	375000	384500	395000	450000	520000	639000	635000	635000	657000	745000	751500	638000	1	100	7.2							
SURF BEACH	350000	375000	360000	355000	414000	425000	480000	525000	559000	706500	890000	799000	26	154	9.8							
SURREY HILLS	1121500	1323000	1450000	1750000	1800500	2170000	1900000	1890000	1880000	2310000	2320000	2270000	0	107	7.5							
SWAN HILL	225000	225000	230000	248000	262500	252000	267000	285000	319500	362000	405000	412000	12	80	6.1							
SWAN REACH	^	334000	^	230000	276000	^	331000	^	455000	350000	^	370000	^	450000	430000	562000	690500	653000	23	107	7.5	
SYDENHAM	415000	425000	415000	440000	505000	590000	620000	595000	635000	693500	707500	^	700000	2	70	5.5						
SYNDAL	778000	950500	1160000	1505000	1410000	1585000	1530000	1499000	1570000	1787500	1867500	1400000	4	140	9.2							
TALLANGATTA	185000	154000	200000	233000	216000	275000	245000	257500	280000	350000	436000	401500	25	136	9.0							
TANGAMBALANGA	^	177500	265000	245000	219500	^	276000	^	172500	292000	^	282500	^	459000	502500	576000	416000	15	225	12.5		
TARNEIT	356000	371000	395000	400000	445000	515000	570000	550000	570000	602500	650000	651000	8	83	6.2							
TATURA	229500	230000	237500	233000	228000	262000	250000	276500	303500	357500	450000	^	460000	26	96	7.0						
TAWONGA	^	231000	^	310000	^	375000	^	235000	^	275000	265000	^	354000	460000	^	425000	459000	620000	NA	35	168	10.4
TAWONGA SOUTH	255000	219500	235000	257500	298000	254000	310000	422500	380000	545000	641000	^	640000	18	151	9.7						
TAYLORS HILL	480000	487500	510000	530000	600000	686000	723000	702000	754000	840000	908000	897500	8	89	6.6							
TAYLORS LAKES	477500	490000	510000	561500	635000	720000	763500	750000	777500	883500	935000	820000	6	96	7.0							
TECOMA	412000	415000	478000	510000	601500	709000	700000	662500	742500	920000	837500	737500	-9	103	7.4							
TEMPLESTOWE	811000	865000	951500	1180000	1260000	1415000	1308000	1292500	1381500	1603000	1621500	1450000	1	100	7.2							
TEMPLESTOWE LOWER	670000	750000	830000	1060000	1105500	1302000	1150000	1080000	1189000	1430000	1390000	1580000	-3	107	7.6							
TERANG	155000	161500	195000	206500	150000	188500	194000	188500	232500	309000	365000	401500	18	135	8.9							
THE BASIN	410000	430000	463500	550000	595000	610000	682500	695000	739000	875000	853000	857000	-3	108	7.6							
THE HONEYSUCKLES	^	215000	214000	^	190000	^	160000	^	237000	265000	^	290000	336000	^	315000	477500	485000	592500	2	126	8.5	
THE PATCH	417500	393500	486500	505000	570500	665000	730000	755000	760000	882500	872000	NA	-1	109	7.6							

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA (%)	
													21-22 (%)	12-22 (%)		
THOMASTOWN	365000	390000	420000	437000	493000	654000	636000	592000	620000	720000	710000	680000	-1	95	6.9	
THOMSON (GREATER GEELONG)	273500	282000	290000	290000	308500	365000	411000	400500	435000	585000	575000	552000	^	-2	110	7.7
THORNBURY	715500	729000	840000	918000	1079500	1225000	1137500	1150000	1250000	1500000	1455000	1250000	1250000	-3	103	7.4
THORNHILL PARK	-	-	-	-	441000	447000	578000	535000	540000	565000	600000	632500	6	NA	NA	
TIMBOON	212500	184000	210000	240000	215000	220000	247000	260000	412500	425000	440000	558000	4	107	7.5	
TONGALA	175000	185000	179000	165000	204000	200000	275000	234500	236500	305000	377000	440000	24	115	8.0	
TOONGABBIE	212500	234000	261500	235000	315000	286500	280500	270000	320000	445000	525000	557500	18	147	9.5	
TOORA	210000	171500	155000	230000	195000	190000	241500	275000	300000	430000	430000	460000	0	105	7.4	
TOORADIN	380000	420000	480000	471000	411000	599000	702000	700000	755000	800000	910000	810000	14	139	9.1	
TOORAK	2775000	2875000	3391000	3987500	4900000	5100000	4700000	4550000	5500000	6320000	6200000	3930000	-2	123	8.4	
TOOTGAROOK	390000	387000	402500	405000	460000	591000	600500	586000	671000	874000	950000	825000	9	144	9.3	
TORQUAY	565000	580000	580000	620000	665000	720000	810000	815000	870000	1200000	1340000	1300000	12	137	9.0	
TRAFALGAR	285000	283000	311000	310000	312500	333500	375000	396500	435000	485000	590000	455000	22	107	7.5	
TRARALGON	260000	269000	275000	273000	268000	288500	298000	326500	340000	408000	484000	449000	19	86	6.4	
TRARALGON EAST	402500	435000	440000	432500	445000	455000	425000	470000	501500	640000	722000	785000	13	79	6.0	
TRAVANCORE	810000	905000	848000	1100000	1305000	1415000	1475000	1125000	1617500	1800000	1455000	900000	-19	80	6.0	
TRENTHAM	331500	407500	340000	422500	455000	475000	603000	614000	632500	825000	1037500	640000	26	213	12.1	
TRUGANINA	341500	360000	390000	391000	430000	519500	570000	575000	580000	616000	657500	625000	7	93	6.8	
TULLAMARINE	393500	395000	412000	472500	530000	655000	665500	612000	640000	757500	760000	730000	0	93	6.8	
TYABB	372500	370500	366000	395000	430000	510500	548000	586500	590000	736000	785000	745000	7	111	7.7	
UNDERBOOL	28000	85000	75000	25000	62500	60000	62500	39000	62000	99000	*	-	NA	NA	257	15.2
UPPER FERNTREE GULLY	410000	435000	500000	515000	582000	685000	700000	642500	735000	865000	885000	723000	2	116	8.0	
UPWEY	422500	425000	476000	515000	585000	680000	710000	702500	760500	899000	890000	810000	-1	111	7.7	
VENTNOR	363500	370000	377500	423500	420000	465000	490000	540000	619500	770000	867500	865000	13	139	9.1	
VENUS BAY	238500	242500	237000	236000	258000	262500	305000	330000	375000	579500	675000	590000	16	183	11.0	
VERMONT	571000	610000	725000	855000	900000	1065000	980000	935500	1000000	1226500	1200000	1200000	-2	110	7.7	
VERMONT SOUTH	654500	722500	815000	1000000	1082500	1200500	1150000	1165000	1200000	1420000	1419000	1525000	0	117	8.0	
VIEWBANK	589000	630000	725000	829500	920000	1000000	933000	920000	985000	1238000	1220000	1083000	-1	107	7.6	
VIOLET TOWN	204500	215000	199500	200000	238500	217000	242500	287500	328500	381500	385000	530000	1	88	6.5	
WAHGUNYAH	244000	190000	213500	267000	290000	270000	240000	355000	320000	387000	530000	625000	37	117	8.1	
WALKERVILLE	280000	279000	230000	246000	283500	275000	266500	334500	350000	461000	559000	863500	21	100	7.2	
WALLAN	335000	341500	356000	362000	375000	425000	490000	480000	520000	580000	630000	600000	9	88	6.5	
WALLAN EAST	317000	310000	306500	309500	352500	410000	500000	452500	492500	576000	610000	563500	6	92	6.8	

Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA (%)							
													21-22 (%)	12-22 (%)								
WANDANA HEIGHTS	557500	540000	582000	590000	592500	645000	700000	766500	827000	925000	1135000	932500	^	23	104	7.4						
WANDIN NORTH	379000	407500	439500	480000	496500	665000	665000	630000	715000	765000	805000	850000	^	5	112	7.8						
WANDONG	335000	^	397500	^	332000	^	297500	^	400000	492500	494000	452500	^	640000	^	700000	719000	775000	^	3	115	7.9
WANGARATTA	240000	240000	255000	272000	270500	270000	320000	319000	356500	425000	530000	460000	25	121	8.2							
WANTIRNA	515000	576000	667500	764000	801000	953000	906500	850000	907000	1065000	1102500	1053000	4	114	7.9							
WANTIRNA SOUTH	542500	579000	676500	829000	875000	1005000	1000000	988500	1015000	1223500	1225000	1210000	0	126	8.5							
WARBURTON	300000	310000	315000	325000	366000	418000	495000	512500	543000	675000	733500	742500	^	9	144	9.3						
WARNEET	284000	337000	355000	395000	390000	485000	534000	512500	600000	666000	719000	651000	^	8	153	9.7						
WARRACKNABEAL	105000	107500	110000	110000	123500	113000	112500	118000	141000	180000	228500	235000	27	117	8.1							
WARRAGUL	300000	315000	320000	342000	340000	365000	449000	460000	498000	581000	652000	616500	12	117	8.1							
WARRANTY	620000	640000	760000	829000	890000	1042500	1110000	994000	996000	1285000	1300000	1380000	^	1	110	7.7						
WARRANWOOD	654000	603000	665000	790000	865000	943500	1010000	935000	957000	1145000	1345000	1152500	^	17	106	7.5						
WARRNAMBOOL	316500	325000	323000	330000	320000	330000	350000	370000	415000	520000	602000	595000	16	90	6.6							
WATERWAYS	682000	667000	845000	902000	1050000	1127500	1110000	1270000	1408000	1445000	1475000	1275000	2	116	8.0							
WATSONIA	462000	505000	555000	607500	698000	835000	795000	736000	790000	980000	908500	751000	^	-7	97	7.0						
WATSONIA NORTH	462000	510000	572500	635000	702500	790000	770000	726500	795000	962500	897500	872000	^	-7	94	6.9						
WATTLE GLEN	527000	475000	500500	569000	580000	620000	810000	778500	810000	924000	950000	NA	3	80	6.1							
WAURN PONDS	452500	446500	470000	480000	501000	530000	621500	641500	671000	727500	801500	752000	10	77	5.9							
WEDDERBURN	122500	^	154000	137500	^	110000	^	150000	155000	130000	138500	150000	179000	310000	357500	73	153	9.7				
WEIR VIEWS	407000	^	327500	388000	389000	418000	440000	470000	465000	495500	530000	579000	560000	9	42	3.6						
WELSHPOOL	190000	^	166000	^	193000	^	272500	^	180000	230000	259000	^	300000	^	242500	^	380000	425000	NA	12	124	8.4
WENDOUREE	236500	243000	247000	250000	252500	267500	326000	335000	370000	465000	497500	470000	7	111	7.7							
WENDOUREE WEST	167500	190000	165000	207500	185000	200000	245000	259000	300000	380000	390000	365000	3	133	8.8							
WERRIBEE	300000	309000	315000	335000	403000	470000	510000	500000	516000	570000	614000	587000	8	105	7.4							
WERRIBEE SOUTH	440000	538000	585000	680000	540000	650000	735000	744500	650000	822500	855000	856000	4	94	6.9							
WESBURN	290000	^	312500	288500	395000	455000	455000	463500	530000	532000	665000	661000	707500	-1	128	8.6						
WEST BENDIGO	205000	^	259000	^	355000	^	293500	^	270000	215000	269500	^	241500	^	363500	^	575000	565000	370000	-2	176	10.7
WEST FOOTSCRAY	532500	553000	637500	697000	798000	887500	875000	875000	835000	1050000	960500	915000	-9	80	6.1							
WEST MELBOURNE	720000	905000	916000	1005000	1104500	1350000	1370000	1017500	1215000	1290000	1387500	1055000	8	93	6.8							
WEST WODONGA	267500	272500	296000	306000	308500	321000	322000	342500	370000	428000	515000	549000	20	93	6.8							
WESTALL	479000	513500	550000	610000	696000	780000	800000	744500	739000	855000	891500	842500	4	86	6.4							
WESTGARTH	840000	920000	1100000	1300000	1500000	1383000	1707500	1492500	1566000	2075000	1912500	1900000	-8	128	8.6							
WESTMEADOWS	377500	386500	419000	470000	500000	566000	620000	620000	605000	716000	694000	670000	-3	84	6.3							

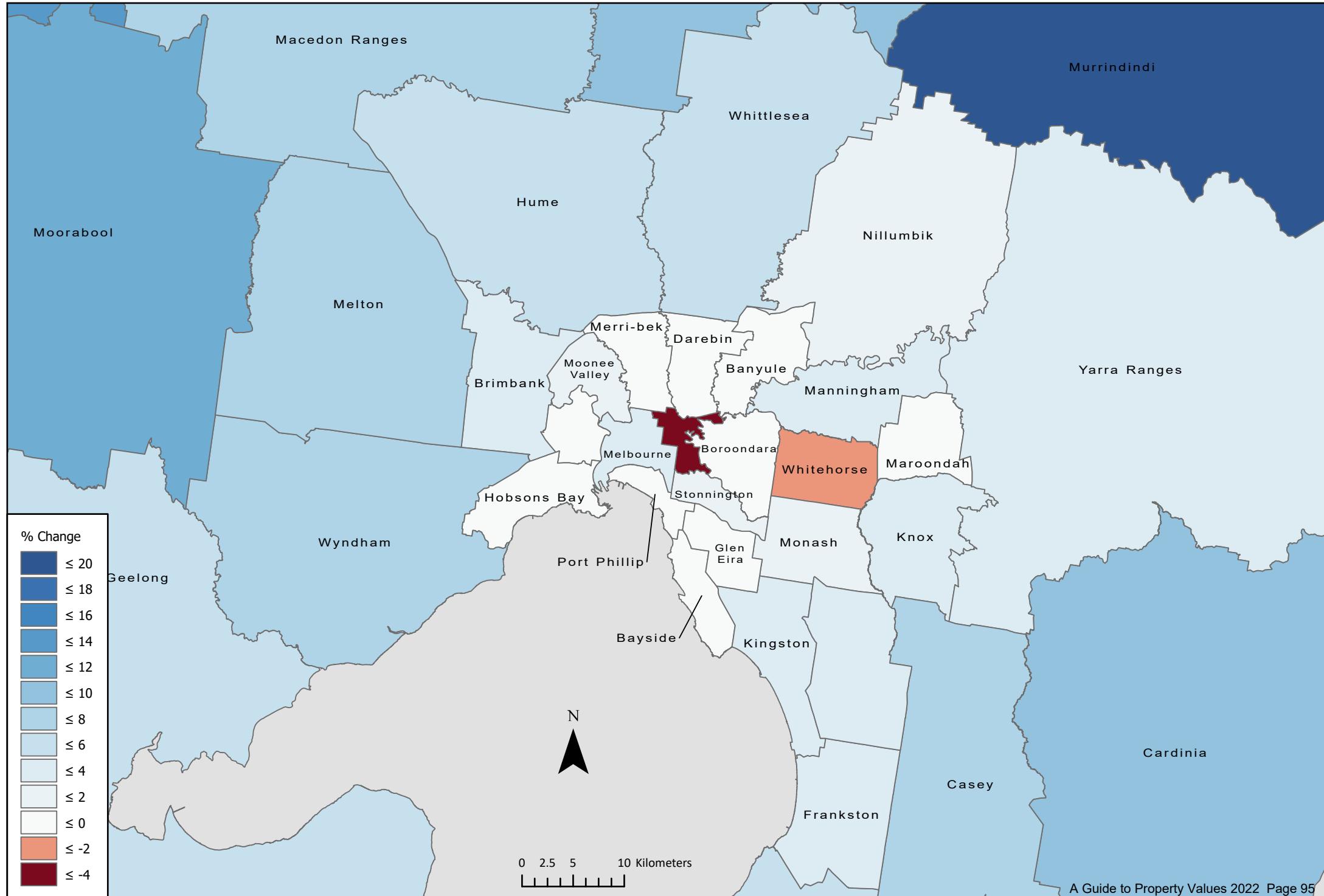
Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA (%)
													21-22 (%)	12-22 (%)	
WHEELERS HILL	669000	740000	805000	999000	1050000	1160000	1118500	1010000	1173500	1371000	1440000	1524000	5	115	8.0
WHITE HILLS	275000	280000	306000	297500	305000	300000	313500	330000	355000	470000	510000	460000	9	85	6.4
WHITTINGTON	252000	259000	262000	280000	265000	316500	395000	377500	408000	485000	532500	535000	10	111	7.8
WHITTLESEA	365000	375000	375000	400000	448500	469500	577500	581000	610000	675000	740000	712500	10	103	7.3
WILLIAMS LANDING	450000	470000	450000	510000	530000	600000	685000	657000	680000	760000	795000	812500	5	77	5.9
WILLIAMSTOWN	901000	920000	970000	1120000	1282500	1440000	1415000	1350000	1402500	1638500	1662500	1390000	1	85	6.3
WILLIAMSTOWN NORTH	680000	768000	803500	862500	1135500	1003000	880000	965000	905000	1250000	1021500	NA	-18	50	4.2
WILLOW GROVE	^ 230000	^ 235000	^ 172500	^ 135000	^ 195000	^ 230000	^ 280000	^ 388000	^ 427500	^ 427500	^ 452500	NA	6	97	7.0
WIMBLEDON HEIGHTS	290000	271500	310000	291500	299000	334000	410000	386500	435000	592000	670000	620000	13	131	8.7
WINCHELSEA	268500	287000	287500	262000	267000	357000	391000	430000	480000	552500	640000	560000	16	138	9.1
WINDSOR	818000	835000	956500	1094000	1505000	1420000	1422500	1350000	1350000	1645000	1650000	1399000	0	102	7.3
WINTER VALLEY	353500	344500	360000	365000	362500	375000	405000	435000	470000	573500	624000	582500	9	77	5.8
WODONGA	255500	282500	295000	295000	315000	341500	350000	331500	348000	439500	520000	497500	18	104	7.4
WOLLERT	410000	400000	395000	432000	460000	520000	538000	570000	575000	630000	710000	661000	13	73	5.6
WONGA PARK	622500	674500	673500	735000	801000	962500	1150000	1102000	1077500	1248000	1415000	1140000	13	127	8.6
WONTHAGGI	229000	225000	251000	262000	265000	289000	339000	375000	405000	550000	610000	577500	11	167	10.3
WOODEND	430000	470000	460000	482500	460000	560000	665000	747500	765000	895000	875000	865000	-2	103	7.4
WOOLAMAI WATERS	350000	349000	381500	340000	375000	418000	469500	495500	560000	762500	870000	750500	14	149	9.5
WOORI YALLOCK	315000	330000	317000	358000	391500	480000	520000	510000	552000	635000	670000	622500	6	113	7.8
WURRUK	^ 235000	^ 285000	^ 222000	^ 230000	^ 259500	^ 235000	^ 310000	^ 210000	^ 267000	^ 352500	^ 430000	^ 405000	22	83	6.2
WY YUNG	325000	285000	285000	290000	333500	328000	315000	349000	370000	453000	492500	431500	9	52	4.2
WYCHEPROOF	96500	95000	^ 103000	100000	82500	100000	124500	141500	131000	170000	185000	218000	9	92	6.8
WYNDHAM VALE	286500	288000	306000	325000	365000	435500	474000	460500	480000	530000	580000	555000	9	102	7.3
YACKANDAHAN	272500	327500	318000	300000	392500	445500	472500	497500	490000	669000	670000	635000	0	146	9.4
YALLAMBIE	471000	532500	580000	665000	713500	781000	810000	792500	832500	990000	1023000	925500	3	117	8.1
YALLOURN NORTH	161000	135000	149500	153000	165500	180000	172000	191000	206000	263000	325000	347500	24	102	7.3
YARRA GLEN	395000	420000	460000	530000	540000	620000	670000	670000	732500	850500	795000	781500	-7	101	7.2
YARRA JUNCTION	397000	406500	357500	417500	422500	535000	562500	582500	595000	687000	710000	693000	3	79	6.0
YARRAGON	266000	258000	297000	284000	300000	280000	390000	410000	414000	582500	595000	697500	2	124	8.4
YARRAM	215000	190000	202500	245000	230000	225000	218000	240000	260000	360000	462500	387500	28	115	8.0
YARRAVILLE	613000	696000	710000	810000	900500	1000000	1045000	971000	1033000	1195000	1205000	1070000	1	97	7.0
YARRAWONGA	300000	302500	297000	300500	320000	324500	345000	375000	456500	565000	665000	591000	18	122	8.3
YEA	255000	260000	255000	260000	305000	385000	390000	435500	422500	570000	617500	420000	8	142	9.2

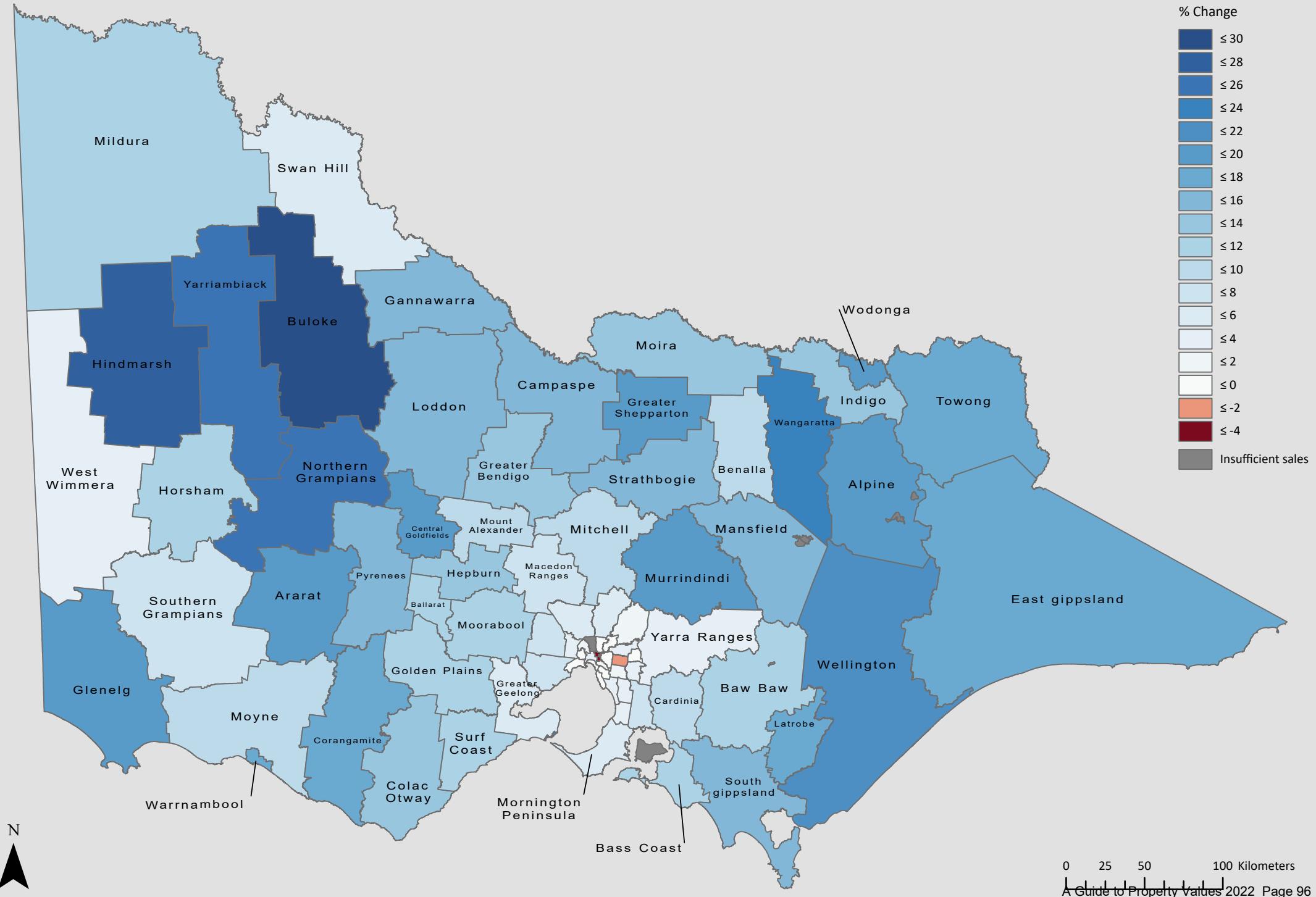
Median House Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA (%)
YINNAR	221500	220000 [^]	240000	182500	230000	270000	245000	255000	292500	465000	550500	587500 [^]	18	148	9.5

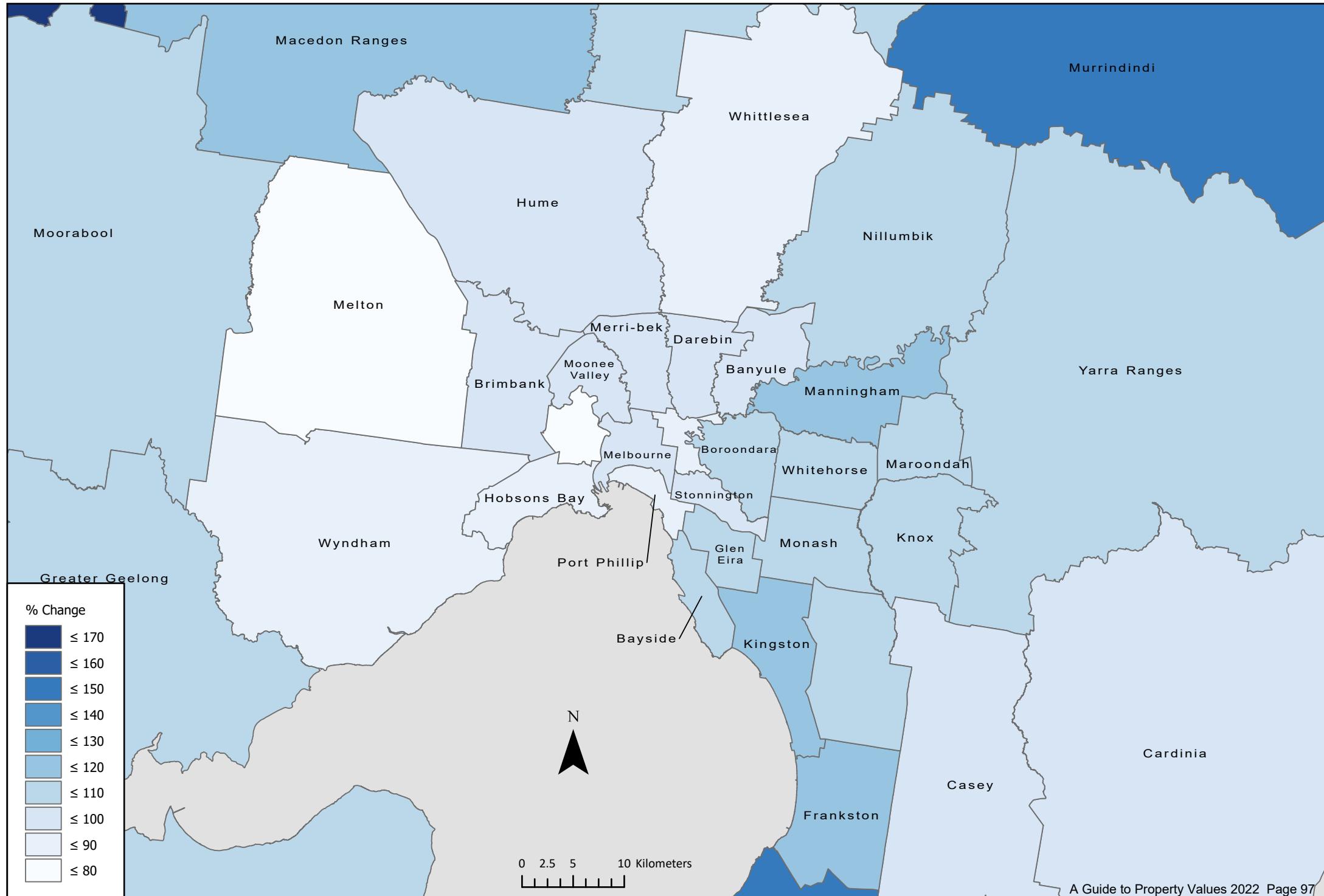
Municipality - 1 Year Change in Median House Price (Metro)



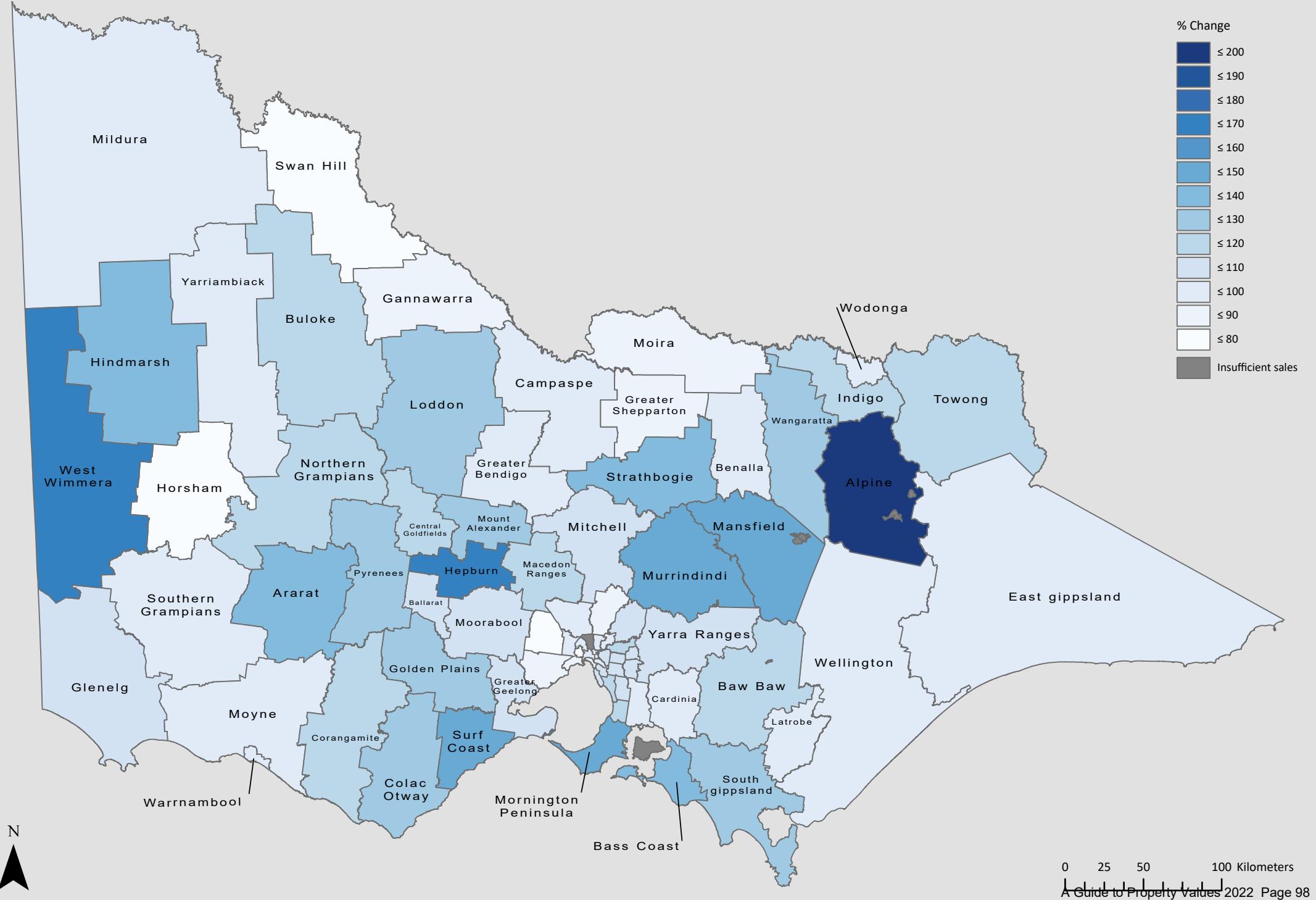
Municipality - 1 Year Change in Median House Price (Non-Metro)



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



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



Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
ABBOTSFORD	555000	545000	575000	530000	600000	599000	563500	545000	601500	606000	532500	440000	-12	-4	-0.4
ABERFELDIE	511500	550000	490000	555000	510000	820000	760000	950000	547500	655000	885000 ^	1021000 ^	35	73	5.6
AIRPORT WEST	442500	474000	460000	470000	535000	590000	601000	608000	621000	620000	660000	543000	6	49	4.1
ALBERT PARK	851000	657500	863000	850000	850000	662500	1300000	870000	875000	835000	1170000	725000 ^	40	37	3.2
ALBION	226000	229000	298000	213500	240000	301000	360000	275000	530000	370000	290000	210500 ^	-22	28	2.5
ALFREDTON	308000	197500	233500	254000	285000	290000	240500	285000	350000	350000	380000	527500 ^	9	23	2.1
ALPHINGTON	469000	522000	711000	582500	817000	700000	702500	673500	671000	731000	733000	584000	0	56	4.6
ALTONA	412500	485000	465000	550000	620000	632500	659000	620000	645000	720000	710500	807500	-1	72	5.6
ALTONA EAST	512000 ^	470000	500000	545000	569000	601000	675500	645000	650000	787500	742500	910000 ^	-6	45	3.8
ALTONA MEADOWS	306500	327500	320000	353500	365000	440500	457500	488500	480000	487000	492500	502500 ^	1	61	4.9
ALTONA NORTH	465000	450000	471000	530000	532000	635000	646000	630000	647000	733500	713500	685000	-3	53	4.4
ANGLESEA	462500	405000	527500	461500	570000	670000	690000	750000 ^	895000	1000000	1260000 ^	NA	26	172	10.5
APOLLO BAY	350000	390000	332500	375000 ^	415000	415000	375000	533000	470000	695000	962500 ^	770000 ^	38	175	10.6
ARARAT	250000	172000	185000 ^	170000	191500	133500	209000	207000	207500	247000	248500	290000 ^	1	-1	-0.1
ARDEER	329500	295000	318000	350000	380000	472500	491000	531000	539000	565000	557500	570000 ^	-1	69	5.4
ARMADALE	547500	572500	607500	840000	779000	785000	660000	700000	731500	760000	700000	610000	-8	28	2.5
ASCOT VALE	438000	470000	500000	522500	502500	583500	525000	517500	610000	605000	555000	596000	-8	27	2.4
ASHBURTON	655000	675000	734000	1015000	1200000	1215000	922500	1144500	1241500	1175000	1115000	985000 ^	-5	70	5.5
ASHWOOD	540000	614500	627000	701500	811000	880000	874000	872000	956000	974000	940000	1144000 ^	-3	74	5.7
ASPENDALE	479500	475000	570000	604000	685000	900000	800000	722500	854000	830000	900000	720500	8	88	6.5
AVONDALE HEIGHTS	420000	462000	468000	447500	534000	582500	550000	628000	665000	710000	694500	640000 ^	-2	65	5.2
BACCHUS MARSH	275000	255000	295000	279000	287000	305000	298500	393000	340000	392500	465000	372500 ^	18	69	5.4
BAIRNSDALE	192500	186500	212000	216000	211500	225000	215000	214500	249000	330000	304500 ^	500000 ^	-8	58	4.7
BALACLAVA	475500	474500	460000	494000	596500	590000	592500	651500	641000	645000	593000	540000	-8	25	2.2
BALLAN	306500 ^	330000 ^	283000 ^	315000 ^	320000	340000 ^	389500	337000	378500	384500	434500 ^	NA	13	42	3.6
BALLARAT CENTRAL	220500	236500	246500	267000	275500	255000	278000	270000	474500	395000	402500	415000 ^	2	83	6.2
BALLARAT EAST	247000	215000	251500	267000	230000	272500	282500	288500	322000	365000	402500	457500 ^	10	63	5.0
BALLARAT NORTH	212500	229500	245000	241000	228000	226500	259000	282500	329000	370000	427500	352500 ^	16	101	7.2
BALWYN	545000	600500	595000	820000	667000	799000	690000	905000	895000	850000	1045000	681000	23	92	6.7
BALWYN NORTH	605500	772500	735000	972500	991500	955000	1000500	1035500	980000	1166000	976000	1140000 ^	-16	61	4.9
BARWON HEADS	635000	590000	625000	617500	626000	750000	665000	926000	930000	1112500	1342500 ^	1250000 ^	21	111	7.8
BAYSWATER	363000	360000	387000	450000	459000	568000	590000	585000	602500	641000	650000	628000	1	79	6.0
BAYSWATER NORTH	318000	322500	354000	409000	444500	520000	525000	480000	554000	640000	600000	595000	-6	89	6.6

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
BEACONSFIELD	322000	417500	355500	400500	398000	463000	460000	453000	500000	610000	549000	510000 [^]	-10	70	5.5
BEAUMARIS	757500	760000	769000	896500	1018500	940000	900000	880000	1078000	1230000	1280000	921000	4	69	5.4
BELL PARK	291000	310000	297500	293000	316000	343000	392000	397500	420000	505000	552500	312500 [^]	9	90	6.6
BELL POST HILL	259000 [^]	282500	218000	315000 [^]	239000 [^]	314500	356000 [^]	385000 [^]	376500 [^]	406000	482000 [^]	NA	19	86	6.4
BELMONT	269500	295000	298000	310000	307500	356000	388500	415000	462500	550000	558500	510000	2	107	7.6
BENALLA	176000	167500	180000	186000	181500	185000	185000	209500	209500	253000	321000	352500 [^]	27	82	6.2
BENDIGO	234500	279500	308500	282500	285000	281500	310000	272500	426000	422000	471000	467500 [^]	12	101	7.2
BENTLEIGH	525000	575000	590000	570000	617500	655000	676000	655000	662000	875000	732000	590000	-16	39	3.4
BENTLEIGH EAST	500500	605000	633000	677500	665500	600000	730000	722000	877500	1000000	965000	772000	-4	93	6.8
BERWICK	360000	350000	380000	425000	427000	492000	515000	525000	583000	623000	638000	605000	2	77	5.9
BITTERN	344500 [^]	330000	302500	355000	340000	433000	497500	450000	505000	590000	627500	722500 [^]	6	82	6.2
BLACK HILL	222000	254500	255000	245000 [^]	186500 [^]	285000	260000	282500 [^]	333500	398500	460000	515000 [^]	15	107	7.6
BLACK ROCK	630000	704000	700000	820000	880000	945000	1150000	950000	925000	1208000	1300000	1400000 [^]	8	106	7.5
BLACKBURN	515000	489000	522500	591000	595000	626000	650000	565000	617500	785000	782500	576000	0	52	4.3
BLACKBURN NORTH	476000	526000	600000	715500	715000	785000	700000	768500	715000	856500	950000	800000 [^]	11	100	7.2
BLACKBURN SOUTH	494000	597000	592000	648500	767000	722500	660000	760500	762000	720000	887000	660000 [^]	23	80	6.0
BONBEACH	369000	442500	457000	464000	537500	600000	619000	541000	637500	745000	644000	624500	-14	74	5.7
BORONIA	365000	380000	410000	432500	485000	575000	590000	566000	585000	654500	650000	660000	-1	78	5.9
BOX HILL	425000	458000	485000	495000	605000	602000	510000	585000	599000	542000	536500	550000	-1	26	2.4
BOX HILL NORTH	487000	557000	631500	751000	825000	854000	752500	871500	850000	880000	882000	940000	0	81	6.1
BOX HILL SOUTH	531000	572500	648000	752000	774500	850000	726000	713000	826000	1000000	829000	935000 [^]	-17	56	4.6
BRAYBROOK	350000	352500	430000	441000	460000	514000	566500	562500	591500	600000	569000	560000 [^]	-5	63	5.0
BREAKWATER	261500	308000 [^]	245000 [^]	295000	310000	317500 [^]	352500	360500 [^]	290000 [^]	435000 [^]	525000	NA	21	101	7.2
BRIAR HILL	445500	453000	483500	575000	641000	670000	667000	650000	723000	799500	775000	755000 [^]	-3	74	5.7
BRIGHT	210000	209500	244000	260000	273000	349000	342500	450000	475000	560500	750000	NA	34	257	13.6
BRIGHTON	798000	740000	700000	845000	994000	981500	1167500	1120000	1080000	1305000	1395000	1125000	7	75	5.7
BRIGHTON EAST	657500	685000	800000	962000	922500	965000	945000	995000	1040000	1135000	1180000	1290000	4	79	6.0
BROADFORD	260000 [^]	200000 [^]	235000 [^]	218000 [^]	279500 [^]	305000	307500 [^]	260000 [^]	285000 [^]	372500	406500	430000 [^]	9	56	4.6
BROADMEADOWS	290000	280000	300000	300000	330000	368000	420000	395000	420000	440000	455000	445000	3	57	4.6
BROOKLYN	379000	398500	423000	447000	480000	550000	605000	570000	620000	627000	615000	622500 [^]	-2	62	5.0
BROWN HILL	260000	251000	242500	249000	247500	255500	285000	305000	312000	350000	420000	401500 [^]	20	62	4.9
BRUNSWICK	430000	470500	480000	495000	500000	500000	525000	600000	585000	600000	570000	520000	-5	33	2.9
BRUNSWICK EAST	450000	510000	493000	521000	518500	572000	544000	555000	598000	604500	575000	527500	-5	28	2.5

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
BRUNSWICK WEST	419000	395000	409000	420000	469000	479500	467000	499500	535500	540000	485000	394500	-10	16	1.5
BULLEEN	489000	607500	629000	722500	773500	787000	746000	685500	751000	755000	842500	970000 [^]	12	72	5.6
BUNDOORA	390000	441000	406000	410000	401000	437000	441500	419000	468000	470000	480000	416000	2	23	2.1
BURNLEY	417500	355500	420000	412500	470000 [^]	497500	987500 [^]	445000 [^]	539000	513000	488000 [^]	492500 [^]	-5	17	1.6
BURWOOD	535000	542500	590000	596000	666000	743500	710500	732500	761500	850000	791000	800000	-7	48	4.0
BURWOOD EAST	492000	572500	530000	600000	600000	842500	561000	599000	600000	820000	780000	687500	-5	59	4.7
CAIRNLEA	372500 [^]	400000 [^]	380000 [^]	429000	392500	403000	429500	432500	395000	419000	425000	430000 [^]	1	14	1.3
CALIFORNIA GULLY	180000	250000	200000 [^]	246000 [^]	195000	225000	265000 [^]	197000	290000	310000	355000 [^]	NA	15	97	7.0
CAMBERWELL	595000	570000	695000	730000	728500	854000	923000	827000	807500	895000	910000	792500	2	53	4.3
CAMPBELLFIELD	255000 [^]	315000 [^]	270000	355000	340000	420000	361000	343000 [^]	410000 [^]	429000	413000	398000 [^]	-4	62	4.9
CANADIAN	256000	250000	265000	270000	250000	279000	271000	308000	295000	390000	405000	450000 [^]	4	58	4.7
CANTERBURY	620000	745000	1050000	1201000	986000	913000	975000	1205000	944000	1142500	1100000	1030000 [^]	-4	77	5.9
CAPEL SOUND	310000	305000	346000	400000	405000	500000	479000	540000	540000	620000	718000	605000	16	132	8.8
CARLTON	465000	410000	445000	543000	530500	421500	429000	417500	340000	470000	393000	337500	-16	-15	-1.7
CARLTON NORTH	467000	505000	605000	560000	545000	652500	715000	579000	680000	666500	685000	607500 [^]	3	47	3.9
CARNEGIE	441000	461000	535000	540000	570500	591000	570000	635000	639000	620000	630000	570000	2	43	3.6
CAROLINE SPRINGS	385000	367000	410000	395000	395000	436500	458000	460000	470000	465000	492500	450000	6	28	2.5
CARRUM	420000	435000	458500	521000	542500	636500	672500	617500	663000	771500	735000	776000	-5	75	5.8
CARRUM DOWNS	310000	310000	302500	319000	345000	388000	430000	433000	460000	545000	580000	571000	6	87	6.5
CASTLEMINE	315000	311500	260000	317500	327500	332500	396500	420000	431000	506500	552000	465000 [^]	9	75	5.8
CAULFIELD	565000	550000	629000	622000	722500	726000	890000	760000	793000	830000	830000 [^]	0	47	3.9	
CAULFIELD EAST	375000	417000	237000	530000	322500	470000	303000	350000	555000	550000	406500	565000 [^]	-26	8	0.8
CAULFIELD NORTH	528500	542000	549500	620000	585000	580000	689000	605500	720000	715000	700000	525000	-2	32	2.9
CAULFIELD SOUTH	580000	580000	700000	750000	755000	762500	780000	707000	995000	1122000	1026500	804500	-9	77	5.9
CHADSTONE	543500	580000	485000	515500	675000	751500	691500	785000	787000	820000	835500	700500	2	54	4.4
CHELSEA	390000	404000	425000	482500	525000	600000	610000	604000	635000	685000	685000	630000	0	76	5.8
CHELSEA HEIGHTS	295000	364000	329500	423500	495000	599000	585000	605000	645000	720000	615000	469500 [^]	-15	108	7.6
CHELTONHAM	420000	468000	480000	508000	510000	615000	549500	590000	607000	595000	664500	613500	12	58	4.7
CHELTONHAM EAST	426000	457000	433000	506000	640500	655000	565000	590000	662500	682500	650000	726000 [^]	-5	53	4.3
CHELTONHAM NORTH	380000	376500	408000	525000	550500	580000	588000	620000	681000	743000	729000	813500 [^]	-2	92	6.7
CHIRNSIDE PARK	329000	390000	497000	464000	476500	495000	532500	598000	619500	675000	700500	695000 [^]	4	113	7.9
CLARINDA	380000	440000	420000	540500	515000	666000	710000	678000	722000	781000	816000 [^]	779000 [^]	4	115	7.9
CLAYTON	415000	433000	522500	590000	540000	550500	540000	606500	650000	730000	671000	636000	-8	62	4.9

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
CLAYTON NORTH	520000	465000	465000	530000	629500	709000	622000	600000	624000	785000	675000	350000 [^]	-14	30	2.6
CLAYTON SOUTH	386000	435000	460000	557500	475000	467500	503500	522000	519000	555000	599000	477500 [^]	8	55	4.5
CLIFTON HILL	440000	622000	566500	575000	743500	679000	749500	620000	750000	756000	659500	655000 [^]	-13	50	4.1
COBRAM	184000	176000	185000	170000	195000	185000	180000	215000	205000	250000 [^]	220000	285000 [^]	-12	20	1.8
COBURG	415000	427000	454000	480000	485000	500000	550000	550000	530000	577500	600000	590000	4	45	3.8
COBURG EAST	430000	415000	540000	530000	515000	575000	575000	631000	617000	683500	685000	615000 [^]	0	59	4.8
COBURG NORTH	432500	424000	412000	498500	525500	535000	600000	572000	641000	720000	659000	870000 [^]	-9	52	4.3
COLAC	240000	240000	208500	203000	269500	225000	250000	312500	301000	343500	380000	460000 [^]	11	58	4.7
COLLINGWOOD	538500	485000	585000	544500	540000	605000	612500	620000	666000	669000	650000	525000	-3	21	1.9
CORIO	175500	270000	235000	206500	215000	255000	298500	310000	312500	375000	410000	314000 [^]	9	134	8.9
COWES	183000	309500	328000	305000	283500	305000	310000	346000	332500	460000	590000	433000 [^]	28	222	12.4
COWES WEST	330000	315000	345000	337000	350000	394000	429500	443000	429500	680000	710000	547000 [^]	4	115	8.0
CRAIGIEBURN	303000	311000	335000	339500	349000	367000	393500	380000	380000	425000	430000	438500	1	42	3.6
CRANBOURNE	246000	260000	265000	281500	285000	358500	400000	365000	395000	447000	480000	440000	7	95	6.9
CRANBOURNE EAST	355000	340000	345000	379000	379000	418500	440000	427500 [^]	415000	451500	502500	510000 [^]	11	42	3.5
CRANBOURNE NORTH	279000	262000	369000	330500	375000	405000	407500	425000 [^]	395000	450000	500000	473000 [^]	11	79	6.0
CRANBOURNE WEST	235000	253500	306500	316000	379000	405000	390000	385000	440000	480000	527500	509000 [^]	10	124	8.4
CREMORNE	613000	697500	599500	680000	590000	764000	753000	745000	568500	621000	703500	325000 [^]	13	15	1.4
CRIB POINT	300000	306000	272500	305000	290000	340000	415000	405000	400000	495000	540000	560000 [^]	9	80	6.1
CROYDON	365000	390000	409000	449000	500000	561000	580000	565000	600000	665000	661000	629000	-1	81	6.1
CROYDON NORTH	385000	390000	411000	482500	524500	615000	623000	610000	645500	706000	741500	680500	5	93	6.8
CROYDON SOUTH	390000	406000	450000	540500	560000	652500	695500	652000	685500	810000	789000	660000 [^]	-3	102	7.3
DALLAS	236000 [^]	305000 [^]	220500 [^]	280000	268000	350000	372500	429000	390000	447500	430000	430000 [^]	-4	82	6.2
DANDENONG	292500	302500	307000	320000	335000	362500	363000	340000	380000	415000	400000	390000	-4	37	3.2
DANDENONG NORTH	311500	328000	325500	350000	407500	455000	477500	430000	466000	520000	555000	510000	7	78	5.9
DARLEY	200000	294000 [^]	307000	278500	273000	318500	311000	310000	315000	352500	430000	435000 [^]	22	115	8.0
DAYLESFORD	313500	295000	315000	325000	351000	385000	417500 [^]	535000	505000	605000	615000	475000 [^]	2	96	7.0
DEEPDENE	653000 [^]	875000 [^]	690500	810000	960500	1290000	1042500	1060000	1550000	1790000	1365000	1000000 [^]	-24	109	7.7
DEER PARK	300000	305000	322000	315000	345000	415000	447500	460000	464500	487500	495000	380000 [^]	2	65	5.1
DIAMOND CREEK	412500	444000	475000	500000	585000	594500	601000	670000	650000	730500	732500	902500 [^]	0	78	5.9
DINGLEY VILLAGE	388500	445000	474500	505000	550000	580000	640000	600000	635000	785500	750000	750000 [^]	-5	93	6.8
DINNER PLAIN	241000 [^]	230000 [^]	205000 [^]	225000 [^]	370000	270000 [^]	358000 [^]	310000 [^]	357500 [^]	494500	595000	545000 [^]	20	147	9.5
DOCKLANDS	543000	590000	559500	645000	635500	560000	616000	620000	590000	572500	615000	555000	7	13	1.3

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
DONCASTER	511000	577000	549000	578000	572500	600000	589500	651500	600000	685000	629500	565000	-8	23	2.1
DONCASTER EAST	541000	592500	597500	650000	658000	651000	640000	798000	718000	860500	789000	620500	-8	46	3.8
DONVALE	505000	535000	567500	655000	650000	750000	685000	760000	755000	848000	870000	830000 [^]	3	72	5.6
DOREEN	195000	305000 [^]	204000	135500	379000	365500	442500	430000 [^]	425500	530000	542500	483000 [^]	2	178	10.8
DOVETON	280000	286000	310000	315000	320000	380000	445500	400000	420000	480000	523000	513500 [^]	9	87	6.4
DROMANA	422000	450000	467500	400000	525000	521000	680000	582500	595000	780000	825000	740000 [^]	6	95	6.9
DROUIN	181500	235000	240000	247500	250500	284000	334000	334000	345000	400000	428500	425000 [^]	7	136	9.0
DRYSDALE	262500	269000	290000	303000	325000	309000	382500	392500	413500	465000	550000	478000 [^]	18	110	7.7
EAGLEHAWK	218000	230000	235000	237500 [^]	220000	228000	219000	242000	280000	359500	405000	480000 [^]	13	86	6.4
EAGLEMONT	777500	645000	650000	807500	725000	758000	1265000	785000	743000	1312500	921500	NA	-30	19	1.7
EAST BENDIGO	145000	284000	270500 [^]	270000	325000 [^]	337000	322000	331000	320000	380000	449000	499000 [^]	18	209	12.0
EAST GEELONG	295000	300000	314500	325000	369000	313000	385000	415000	410000 [^]	660000 [^]	413000	NA	-37	40	3.4
EAST MELBOURNE	514000	610000	581500	697500	1280000	739500	750000	615000	710000	767000	872000	642500 [^]	14	70	5.4
ECHUCA	246000	220000	246000	255000	277500	283000	278000	272500	295500	336500	380000	340500	13	54	4.4
EDITHVALE	450000	475000	472500	482000	565000	700000	709000	710000	717000	807000	787500	815000 [^]	-2	75	5.8
ELSTERNWICK	490000	535000	561000	558000	595000	716500	637500	635000	708000	696000	653000	705500	-6	33	2.9
ELTHAM	450000	470000	493000	549000	562000	687500	661500	650000	728000	805000	802500	788500	0	78	6.0
ELWOOD	525000	560000	588000	615500	629500	667500	665000	680000	650000	730000	670000	585000	-8	28	2.5
ENDEAVOUR HILLS	330000	342500	345000	405500	396000	457000	620000	497500	594000	610000	615000	610000 [^]	1	86	6.4
EPPING	294500	308500	310500	344000	349000	375000	370000	400000	410000	457000	486000	476500	6	65	5.1
EPSOM	260000 [^]	115500	275000 [^]	260000 [^]	272500 [^]	275000	291000	305000	326500 [^]	379500	400000 [^]	NA	5	54	4.4
ESSENDON	430000	462000	469000	511000	530000	535000	505000	548000	615000	620000	575500	510000	-7	34	3.0
ESSENDON NORTH	465000	425000	485000	435000	480000	470000	400000	425000	485000	546000	391000	442000	-28	-16	-1.7
ESSENDON WEST	500000 [^]	590000 [^]	510000	500000	652500 [^]	767500 [^]	445000 [^]	650000 [^]	600000	938000	880000	473500 [^]	-6	76	5.8
EUMEMMERRING	280500	295500	295500	325000	341000	492500	414000	430000	435500	520000	555000	522000 [^]	7	98	7.1
FAIRFIELD	395000	435000	488500	464000	600000	621500	509000	500000	600000	605000	580000	603000	-4	47	3.9
FAWKNER	378000	344000	345000	370000	400000	471000	506000	475000	512000	570000	560000	641000 [^]	-2	48	4.0
FERNTREE GULLY	372000	380000	405000	430000	510000	550000	597000	540000	590000	639500	660000	630000	3	77	5.9
FISHERMANS BEND	776500	822000	881000	921000	895000	962500	988000	876500	937000	990000	910000	920000	-8	17	1.6
FITZROY	538000	572500	603000	685000	680000	704000	720500	750000	770000	844000	787500	710000	-7	46	3.9
FITZROY NORTH	525000	569500	550000	608500	615000	581500	640000	640000	595000	725000	720000	645000	-1	37	3.2
FLEMINGTON	387500	363000	437000	437500	415000	436000	440500	407500	430000	459000	425000	337500	-7	10	0.9
FLORA HILL	222000	272000	261500	225000	240000	250000	247500	244500	337500	360000	430000	500000 [^]	19	94	6.8

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
FOOTSCRAY	385000	396500	408000	460000	440000	485000	500000	446000	498000	507000	482500	470000	-5	25	2.3
FOREST HILL	440000	560000	590000	465000	637500	707500	700500	735000	753500	800000	800000	420500 [^]	0	82	6.2
FOSTER	237500 [^]	298000 [^]	275500	248000	260000 [^]	200000 [^]	200000	175000	280000	320000 [^]	339000	274000 [^]	6	43	3.6
FRANKSTON	275000	285000	300000	321000	334500	398500	440000	413500	436000	520000	550000	455000	6	100	7.2
FRANKSTON NORTH	257000 [^]	100000 [^]	247000 [^]	316000	307500	408500 [^]	414000	397500 [^]	417500 [^]	508000	499000	503000 [^]	-2	94	6.9
FRANKSTON SOUTH	405000	405000	425000	430000	477000	547500	665000	612500	685500	765000	745000	657500	-3	84	6.3
GARDENVALE	352000	481500	491000	315000	345000	560000	307500	641500	790000	341000	496500	270000 [^]	46	41	3.5
GARFIELD	337000 [^]	289500 [^]	280500	284000	290000	335000	390000 [^]	375000 [^]	420000 [^]	457500	527500 [^]	550000 [^]	15	57	4.6
GEELONG	473000	486500	495000	473500	470000	550000	550000	513000	625000	632500	690000	757500	9	46	3.8
GEELONG WEST	317000	265000	340000	338500	381500	380000	396500	434000	435000	629000	428000	527500 [^]	-32	35	3.0
GISBORNE	327500	355000	375000	435000	447500	450000	503500	510000	555000	630000	655000	487500 [^]	4	100	7.2
GLEN HUNTLY	435000	507500	412500	545000	572500	560000	610000	531500	592500	603000	570000	397000	-5	31	2.7
GLEN IRIS	500000	540000	560000	590000	645000	779000	736500	706000	730500	730000	730000	587500	0	46	3.9
GLEN WAVERLEY	510000	601500	649000	651000	700000	847000	866000	834000	780000	855000	805500	810500	-6	58	4.7
GLENROY	380000	379500	400000	415000	446000	501000	520000	530000	575000	610000	590000	560000	-3	55	4.5
GOLDEN POINT (BALLARAT)	257500	245000	256000	250000	232000	315000	310000	329000	327500	392500	407500	352000 [^]	4	58	4.7
GOLDEN SQUARE	253000	273000	270000	245000	250000	272000	252500	271000	285000	359000	441000	382000 [^]	23	74	5.7
GREENSBOROUGH	440000	430000	446000	490500	520000	622500	626000	635500	640500	729500	715000	640000	-2	63	5.0
GREENVALE	331000	257500	399000	385000	395000	427500	485000 [^]	561500 [^]	530000	610000	459500	442500 [^]	-25	39	3.3
GROVEDALE	286000	280000	245000	275000	302500	330000	359000	399000	447500	510000	524500	580000 [^]	3	83	6.3
HADFIELD	350000	360000	350000	383000	432000	535000	575500	495000	574000	599500	595000	560000	-1	70	5.4
HALLAM	345000	330000	306500	350000	365000	410000	449500	422000	500000	535000	555000	535500 [^]	4	61	4.9
HAMILTON	184500	148500	200000 [^]	207000	195000	175000	168000	187500	212000	290000	314000	303500 [^]	8	70	5.5
HAMLYN HEIGHTS	274000	320000	295500	306500	326500	370000	436000	472500	482000	506000	627500	325000 [^]	24	129	8.6
HAMPTON	599500	680000	650000	750000	802000	877000	880000	792500	930000	942500	935000	782500	-1	56	4.5
HAMPTON EAST	537000	584000	593500	643500	627500	600500	653000	595000	710000	755500	795000	605000 [^]	5	48	4.0
HAMPTON PARK	278500	280000	285000	339000	340000	390500	425000	400000	450000	505000	530000	510000 [^]	5	90	6.7
HARKNESS	260000	260000	265000	245000	270000	331500	365000	348500	335000	385000	408500	445000 [^]	6	57	4.6
HASTINGS	303500	275000	285000	295000	320000	340000	450000	390000	427500	536000	580000	454000 [^]	8	91	6.7
HAWTHORN	450500	482500	553000	579000	566000	610000	585000	556500	633500	605000	590000	560000	-2	31	2.7
HAWTHORN EAST	529000	510000	540500	570000	655000	640000	635000	636000	656500	677500	641000	512000	-5	21	1.9
HEALESVILLE	350000	332500	369500	360000	407500	435500	450000	475000	520000	600500	605000	672500 [^]	1	73	5.6
HEATHERTON	345000	399000	426500	442500	412000	449000	440500 [^]	415000 [^]	300000	468500	440500	415000 [^]	-6	28	2.5

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim	Change 21-22 (%)	12-22 (%)	PA 12-22
												2023			
HEATHMONT	405000	460500	491500	550000	639500	656500	679000	630500	661000	751000	862500	757000 [^]	15	113	7.9
HEIDELBERG	479000	543500	515000	522500	550000	579500	579000	640000	630000	658000	641500	575000 [^]	-3	34	3.0
HEIDELBERG HEIGHTS	423000	450000	462000	541000	536000	655000	665500	630000	715500	715000	752500	703500	5	78	5.9
HEIDELBERG WEST	345000	397000	386500	437500	470000	530000	580500	580000	606500	665000	655000	658000 [^]	-2	90	6.6
HERNE HILL	207500	211000	223500	213000	226000	260000	277500	290000	312000	382500	367500	352500 [^]	-4	77	5.9
HIGHETT	500000	520000	545000	580000	569000	565000	574000	675000	645000	725000	670000	795000	-8	34	3.0
HIGHTON	297500	297500	295000	340000	357000	337500	390000	415000	436000	510000	542000	510000	6	82	6.2
HILLSIDE (MELTON)	338000	320000	314000	345500	395000	436500	482000	457500	490000	510000	515000	NA	1	52	4.3
HOPPERS CROSSING	257500	253000	290000	290000	305000	370000	387500	402500	420000	415000	422500	450000	2	64	5.1
HORSHAM	186500	175000	185000	212500	227500	259500	255000	220000	241000	273000	330000	259000 [^]	21	77	5.9
HUGHESDALE	472000	512000	506000	605000	587500	620000	661500	624500	674000	721500	715000	745000	-1	51	4.2
HUNTINGDALE	540000 [^]	461000	375000	498500	372500	432500	422500	661000 [^]	680000	422500	775000 [^]	400000 [^]	83	44	3.7
INVERLOCH	305000	319000	351000	317000	365000	360000	487500	515000	470000	633000	770000	1412500 [^]	22	152	9.7
IRYMPLE	65000	162500	157500 [^]	230000 [^]	165000 [^]	207500	197500	157500 [^]	354000 [^]	290000 [^]	358500	299000 [^]	24	452	18.6
IVANHOE	525000	575000	544000	615000	597500	728000	605500	575000	656500	785500	717500	500000	-9	37	3.2
IVANHOE EAST	712000	567500	562000	640000	755000	639500	708000	640000	861000	778000	760000	911000 [^]	-2	7	0.7
JACANA	285000	310000 [^]	320000 [^]	330000	310000	421000	430000 [^]	413000	427000	484000	450000	445000 [^]	-7	58	4.7
JOLIMONT	716000	725000	700000	760000	1602000	1035000	1125000	1041500	1250000	1200000	1150500	1075000 [^]	-4	61	4.9
JUNCTION VILLAGE	262500 [^]	230000	263500	247000	260000	310000	275000	285000 [^]	265000	268000	310000	405000 [^]	16	18	1.7
KANGAROO FLAT	204500	226500	227500	240500	237500	213500	237500	240000	300000	327000	415000	342000 [^]	27	103	7.3
KEILOR	400000 [^]	410000 [^]	400000 [^]	629000	654000	760000 [^]	570000 [^]	627500 [^]	677500	785000	863500 [^]	NA	10	116	8.0
KEILOR DOWNS	329000	317000	340000	380500	382000	521500	550500	466000	490000	600000	600000	517500 [^]	0	82	6.2
KEILOR EAST	507000	540000	485000	580000	488000	684000	645000	642000	680000	740500	697500	671000 [^]	-6	38	3.2
KENNINGTON	235000	235000	160000	77500	207500	315000	290000	267500	350000	354000	440000	397500 [^]	24	87	6.5
KENSINGTON	418000	439000	430000	476000	459000	500000	511000	519000	531000	535000	532000	489000	-1	27	2.4
KERANG	173000 [^]	187500 [^]	180000 [^]	187000 [^]	157500 [^]	220000 [^]	180500 [^]	225000 [^]	197000	236500 [^]	217500	207500 [^]	-8	26	2.3
KEW	597000	598500	648500	680000	800000	752000	760000	825000	972500	913000	850000	710000	-7	42	3.6
KEW EAST	671000	810000 [^]	625000	906000 [^]	830000 [^]	634000	994500 [^]	1292500 [^]	772500 [^]	975000	760000 [^]	1750000 [^]	-22	13	1.3
KEW NORTH	641000	675000	795000	636000	629000	1205000	850000	862000	735500	940000	940000	680000 [^]	0	47	3.9
KEYSBOROUGH	355000	379500	439000	511000	490000	562500	582500	590000	670000	661000	689500	650000 [^]	4	94	6.9
KILMORE	248000	237000	230000	255000	275000	275000	315000	335000	329500	400000	415000	340000 [^]	4	67	5.3
KILSYTH	345000	367500	400000	425000	492500	547500	569000	570000	620000	661000	700000	655500	6	103	7.3
KINGSBURY	377000	370500	357500	400000	450000	485000	511000	547500	565000	575000	455000	510000 [^]	-21	21	1.9

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
KINGSVILLE	386500	320000	322500	400000	407000	404000	445000	415000	531000	581000	392500	395000 [^]	-32	2	0.2
KNOXFIELD	460000	446000	498000	562000	593500	625000	647500	625000	685500	785000	756000	795500 [^]	-4	64	5.1
KOO WEE RUP	241000	228000	230000	270000	277500	358000	372500	415000 [^]	391500	416000	480000 [^]	430000 [^]	15	99	7.1
KOONYONG	1190000 [^]	695000	705000	1170000	1410000	762500 [^]	935000	750000 [^]	1460000	842500 [^]	1015000	NA	20	-15	-1.6
KORUMBURRA	259500 [^]	254500	215000	198000	210000	221500	259000	319000	308000	350000	410000	430000 [^]	17	58	4.7
KURUNJANG	255000	255500	268500	261000	250000	309000	360000	372000	347500 [^]	392500	385000	330000 [^]	-2	51	4.2
KYABRAM	199000	175000	195000	160000	199000	220000	227000	205000	210000	282500	330000	400000 [^]	17	66	5.2
KYNETON	268000	285000	297500	325000	360500	389000	408000	420000	425000	555000	682500	522500 [^]	23	155	9.8
LAKE WENDOUREE	350000	330000	376500	305000	313000	362500	442500	412000	445000	480000	730000	565000 [^]	52	109	7.6
LAKES ENTRANCE	225000	228500	238000	250000	252500	265000	257000	265000	300000	309000	415000	670000 [^]	34	84	6.3
LALOR	312000	310000	315000	327000	375500	440500	442500	445000	484000	538000	538000	517500 [^]	0	72	5.6
LANGWARRIN	301000	307500	310000	316500	356000	435000	460000	450500	480000	570000	600000	577500	5	99	7.1
LARA	275000	263000	265000	300000	294000	320000	353000	377500 [^]	382500	495000	515000	479500 [^]	4	87	6.5
LARA LAKE	266000	252000	314000	285000	267000	312500	355000	379000	372500	470000	460000	485000 [^]	-2	73	5.6
LAVERTON	342500	297500	321500	375000	425000	414500	448500	510000	506500	540000	525000	570000 [^]	-3	53	4.4
LAVERTON SOUTH	320000	320000	338500	361000	370000	437000	480000	475000	465000	488000	510000	422500 [^]	5	59	4.8
LEONGATHA	235000	270000	265000	292500	276000	265000	265000	247500	315000	352500	397500	430000 [^]	13	69	5.4
LEOPOLD	261000	285000	290000	285000	308000	308500	360000	391500	412500	480000	553500	435000 [^]	15	112	7.8
LILYDALE	359000	345500	366500	400000	440000	464000	525500	500000	515000	565000	593000	578500	5	65	5.2
LONG GULLY	211500	204000	223000	230000	239000	216500	250000	255000	295000	340500	391500	265000 [^]	15	85	6.4
LONGWARRY	225000	222500 [^]	212500	252500	270500	308000	350000	335000 [^]	345000 [^]	416500	470000 [^]	475000 [^]	13	109	7.6
LORNE	597500	550000	554000	755000	593000	567500	777500	815000	762500	965000	1025000	653000 [^]	6	72	5.5
LOVELY BANKS	260000 [^]	270000	278000	280000 [^]	210000 [^]	265000	270500	280000 [^]	337500	350500	359000 [^]	412500 [^]	2	38	3.3
LOWER PLENTY	385000	420000	441500	491500	567000	560000	517500	552500	665000	675000	687000	425000 [^]	2	78	6.0
LYN BROOK	380000 [^]	367500 [^]	372500	370000 [^]	421000	450000 [^]	244000	535000 [^]	525000 [^]	550000	619500 [^]	620000 [^]	13	63	5.0
MACLEOD	414500	337500	483000	554000	543500	651500	634000	642000	675500	770000	777500	565000 [^]	1	88	6.5
MADDINGLEY	208000 [^]	307500	211000	288000 [^]	324000 [^]	325000	379000	365000 [^]	398000 [^]	480000	475000 [^]	399000 [^]	-1	128	8.6
MAFFRA	177000 [^]	217500 [^]	201000 [^]	214000	227000 [^]	225000 [^]	205000 [^]	220000	220000	250000	340000	359000 [^]	36	92	6.8
MAIDSTONE	435000	420000	435000	482500	500000	600000	600000	582500	640000	640000	567500	500000	-11	30	2.7
MALVERN	725000	612500	769000	668500	649000	740000	839000	730000	760000	788000	743000	815500	-6	2	0.2
MALVERN EAST	445000	499000	525000	591000	659500	631000	640000	637000	660000	751000	673500	480000	-10	51	4.2
MANIFOLD HEIGHTS	306500	275000	280000	287000	262000	335000	360000	339000	428000	489500	496500	615000 [^]	1	62	4.9
MANSFIELD	296000	258000	279000	275000	200000	247500	334000	340000	385000	426000	497500	630000 [^]	17	68	5.3

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
MARIBYRNONG	434500	480000	460000	459000	459500	486000	466500	510000	510000	525000	552500	525000	5	27	2.4
MARYBOROUGH	185000	200000	178500	193500	219000	215000	227500	208000	245000	298000	311500	316500 [^]	4	68	5.3
MCCRAE	500000	502500	436000	490000	607500	682000	690000	700000	572500	750000	849000 [^]	980000 [^]	13	70	5.4
MCKINNON	591500	557500	600000	687000	661500	744500	780000	692500	851000	941000	950000	595000 [^]	1	61	4.9
MEADOW HEIGHTS	275000	270000	268000	285000	300000	350000	400000	376500	412000	440000	447000	380000 [^]	2	62	5.0
MELBOURNE	488000	497500	524000	577000	582500	605000	566000	559000	585000	525000	550000	485000	5	13	1.2
MELTON	230000	224500	249000	225000	229500	274500	317000	314000	320000	345000	370000	385000 [^]	7	61	4.9
MELTON SOUTH	228000	192000	212000	221500	230000	280000	320000	305000	311000	335000	352500	370000 [^]	5	55	4.5
MENTONE	466000	482500	485000	475000	550000	558000	586000	601000	645000	685000	660500	626000	-4	42	3.5
MERINDA PARK	325500 [^]	252500 [^]	287000 [^]	287000 [^]	315000 [^]	385500 [^]	430000 [^]	430000 [*]	454500 [^]	470000	540000 [^]	NA	15	66	5.2
MERNDA	285000	310000	329000	315000	317500	400000	424000	368000	375000	435000	445000	480000 [^]	2	56	4.6
METUNG	375000 [^]	380000 [^]	315000 [^]	311000 [^]	225000 [^]	212500	265000	292500	326000	340000	625000	NA	84	67	5.2
MICKLEHAM	140000 [^]	157000 [^]	342000 [^]	342000 [*]	430000 [^]	457500 [^]	472000 [^]	422500 [^]	491500	525000	561000	540000 [^]	7	301	14.9
MIDDLE PARK	530000	660000	670000	780000	752000	780000	702500	735000	829000	1055000	820000	932500 [^]	-22	55	4.5
MILDURA	149000	155000	164500	163000	182000	190000	225000	220000	214000	258000	305000	320000	18	104	7.4
MILL PARK	328000	340000	357000	382500	395000	440000	455500	444500	440000	498000	505000	402500 [^]	1	54	4.4
MITCHAM	476000	491500	550000	641000	677500	677500	665000	708000	763500	820000	777500	700000	-5	63	5.0
MOE	135000	135500	170000	126000	137000	135000	133500	166000	145000	208000	245000	264000 [^]	18	81	6.1
MONT ALBERT	567000	617500	600000	637500	727000	725000	740000	707000	758000	809000	826500	820000 [^]	2	46	3.8
MONT ALBERT NORTH	645000	778000	832500	870000	932500	1020000	1094000	888000	1022500	1253500	1140000	928500 [^]	-9	77	5.9
MONTMORENCY	454500	463000	490500	552500	628000	711000	690500	685000	784000	814000	875500	687500	8	93	6.8
MONTROSE	375000 [^]	435000	430000	510000 [^]	474500	568000 [^]	640000 [^]	605000 [^]	590000 [^]	651500 [^]	700000	328000 [^]	7	87	6.4
MOONEE PONDS	435000	475000	475000	463500	525500	531500	534500	495000	525000	645000	600000	490000	-7	38	3.3
MOORABBIN	480000	495000	480000	484000	570000	650000	590000	645000	630000	656000	650000	590000 [^]	-1	35	3.1
MOOROOLBARK	360000	370000	381000	410500	495000	596500	568000	567500	591000	665000	688000	626500	3	91	6.7
MOOROPNA	169000	163000	157500	165000	167000	161500	164000	175000	187000	259000	262500	295000 [^]	1	55	4.5
MORDIALLOC	430000	430000	455000	538500	545000	585000	644000	617500	633500	749500	648500	640000	-13	51	4.2
MORNINGTON	410000	440000	462500	485000	587000	595500	671500	650000	700000	780000	800000	720000	3	95	6.9
MORWELL	150000	160000	145000	180000	155000	165000	150000	175500	175000	202500	288500	292500 [^]	42	92	6.8
MOUNT CLEAR	276500	240500	256500	215000	227500	263000	270000	275500	352500	397500	460000	372500 [^]	16	66	5.2
MOUNT ELIZA	375000	445000	475000	445000	500000	595500	535000	591500	640000	720000	870000	627500 [^]	21	132	8.8
MOUNT EVELYN	370000	387500	423000	435500	438500	677000 [^]	645000	550500	630000	695000	667500	560000 [^]	-4	80	6.1
MOUNT MARTHA	430000	365000	446500	510000	550000	631500	570000	650000	530000	812000	629000	430000 [^]	-23	46	3.9

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
MOUNT PLEASANT	195000	263500	235000 ^	264500 ^	255000 ^	266500	275000	245000	290500	395000	390000	421500 ^	-1	100	7.2
MOUNT WAVERLEY	567500	656500	720000	800000	851000	930000	905000	961500	999000	1126000	1022000	940500	-9	80	6.1
MULGRAVE	478000	496000	500000	600000	614500	665000	750000	748500	766000	764000	795000	752500 ^	4	66	5.2
MURRUMBEENA	500000	503000	525000	523000	530000	580000	602500	554500	599000	590000	598000	605500	1	20	1.8
NARRE WARREN	305000	299000	295000	319000	350000	420000	447500	426500	450000	504000	535000	530000	6	75	5.8
NARRE WARREN SOUTH	360000 ^	357500	377500	349000	402500	431000	477500 ^	475000 ^	530000 ^	590000	625000	580000 ^	6	74	5.7
NEWBOROUGH	150500	171000	65000	156000	161500	135500	165000	203500	230000	267500	265000	268000 ^	-1	76	5.8
NEWCOMB	265000	268500	276500	280000	250000	298000	355000	350000	392500	460000	502000	475000 ^	9	89	6.6
NEWPORT	505000	495000	575000	620500	652500	698000	652500	715000	703500	800000	752500	845000	-6	49	4.1
NEWTOWN (GREATER GEELONG)	340000	329000	337500	368000	420000	420500	392500	562000	465000	660000	595500	495000 ^	-10	75	5.8
NIDDRIE	470000	500000	457000	545000	617500	646000	672500	660000	682500	770000	756000	511000 ^	-2	61	4.9
NOBLE PARK	315000	322000	322500	352000	390000	450000	480000	460000	475000	530000	552500	530000	4	75	5.8
NOBLE PARK NORTH	318000	350000	305000	381000 ^	392500	477000	502000	507500 ^	477000	551000	612500	500000 ^	11	93	6.8
NORLANE	218000	213500	221500	215000	225000	268000	290000	310000	330000	382500	467500	380000 ^	22	114	7.9
NORTH BENDIGO	219000	228000	222500	264500	239000	290000	269500	260000	275000	375000	412500	435000 ^	10	88	6.5
NORTH GEELONG	294000	178500	256000	277000	215000 ^	313500	321500 ^	396500 ^	390000	300000	427500	285000 ^	43	45	3.8
NORTH MELBOURNE	420000	485500	529000	526500	550000	580000	568500	490000	580000	570000	570000	500000	0	36	3.1
NORTHCOTE	442000	509000	530000	500000	530000	510000	568500	596000	665000	648000	580000	615000	-10	31	2.8
NOTTING HILL	367500	409000	409000	400000	327000	338500	320000	398000	357500	416500	414000	390000	-1	13	1.2
NUMURKAH	180000	170000	150000 ^	205000	160000	152500	190000	175000	171500	225000	250000	275000 ^	11	39	3.3
NUNAWADING	421000	441000	480500	593500	652500	722500	599000	612000	715000	774000	752500	850000	-3	79	6.0
OAK PARK	425000	470000	470000	517000	525000	578000	630000	658000	639500	672500	665000	700000	-1	56	4.6
OAKLEIGH	423500	426000	460000	487000	544000	550000	604000	626500	600000	615000	600000	580000	-2	42	3.5
OAKLEIGH EAST	537000	570000	615000	680000	730000	810000	795000	824000	787500	852500	803000	750000 ^	-6	50	4.1
OAKLEIGH SOUTH	380000	482500	506000	535000	663000	767000	772500	695000	819500	826000	700500	701000 ^	-15	84	6.3
OCEAN GROVE	400000	390000	410000	435000	491500	537500	605000	622500	645000	864000	927500	695000	7	132	8.8
OFFICER	185000	160000	348000	362000	369000	387000	449000	421500	499500	495000	583000	565000 ^	18	215	12.2
ORMOND	492000	505000	498500	485000	562000	564000	572500	599000	669000	652500	575000	574000	-12	17	1.6
OSBORNE	425500	452500	460000	500000	530000	561500	647500	640000	620000	750000	740000	760000 ^	-1	74	5.7
PAKENHAM	270000	272500	279500	290000	310000	359000	400000	372500	400000	436500	480000	457000	10	78	5.9
PARKDALE	489000	468500	499000	548500	617500	650000	690000	674500	760000	780000	735000	737500 ^	-6	50	4.2
PARKVILLE	510000	520000	505000	526000	526000	549500	500000	456500	543500	521500	570000	585000	9	12	1.1
PASCOE VALE	430500	445000	464000	478000	505000	580000	620000	610000	630000	668500	635000	595000	-5	48	4.0

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
PASCOE VALE SOUTH	457500	460000	440000	495000	543000	620000	630000	600000	530000	695000	615000	320000 [^]	-12	34	3.0
PATTERSON LAKES	380000	391000	417500	475000	470000	551000	625000	586500	595000	627500	675000	605000 [^]	8	78	5.9
PAYNESVILLE	210000	236500	236500	233000	266000	272500	275000	275000	289000	347500	375000	NA	8	79	6.0
POINT COOK	315000	326000	327500	355000	375000	450000	474000	455000	457000	475000	544000	570000	15	73	5.6
POINT LONSDALE	366000	386500	413500	475000	610000	557500	675000	595500	535000	784000	840000	837500 [^]	7	130	8.7
PORT FAIRY	340000 [^]	460000	377500	331000	395000	590000	447500	495000	617500	770000	1700000 [^]	NA	121	400	17.5
PORT MELBOURNE	627000	690000	745000	670000	678000	700500	687000	730000	747500	856500	778000	602500	-9	24	2.2
PORTARLINGTON	299500	305000	295000	340000	359000	407500	537000	494000	507500	675000	695000	660000 [^]	3	132	8.8
PORTLAND	215500	155000	225000	210000	150000	180000	171500	189500	191000	235000	340000	340000 [^]	45	58	4.7
PRAHRAN	461000	515000	550000	530000	595000	585000	542000	602500	573000	600000	582500	425000	-3	26	2.4
PRESTON	393000	425000	440000	450000	455000	450000	500000	500000	550000	630000	600000	496000	-5	53	4.3
PRINCES HILL	620000 [^]	358000 [^]	591000 [^]	633000 [^]	665000 [^]	404000 [^]	440000 [^]	592500 [^]	845500 [^]	827000 [^]	790500	717500 [^]	-4	28	2.5
QUARRY HILL	226000 [^]	267500 [^]	170500 [^]	282000 [^]	225000 [^]	226500 [^]	266000 [^]	283500 [^]	300000 [^]	385000	375000	430000 [^]	-3	66	5.2
QUEENSCLIFF	475000 [^]	460000 [^]	455500 [^]	550000	535000	435000	565000 [^]	567500 [^]	666500 [^]	578500	840000 [^]	570000 [^]	45	77	5.9
REDAN	209000	171500	217500	218000	209500	230000	250000	255000	320000	327000	362000	385000 [^]	11	73	5.6
RESERVOIR	355000	370000	381000	390000	430000	534500	568000	559000	581500	640000	630000	630000	-2	77	5.9
RICHMOND	540000	556000	539000	551000	550000	585000	599000	579000	570000	642500	598000	527000	-7	11	1.0
RIDDELLS CREEK	340000	325000 [^]	350000 [^]	326500 [^]	380000 [^]	386500	400000	490000	526500	575000	600000 [^]	600000 [^]	4	77	5.9
RINGWOOD	385000	410000	445000	475000	495000	558000	549000	538000	595500	630000	600000	590000	-5	56	4.5
RINGWOOD EAST	380000	392500	440000	535000	542000	660000	632000	629000	630000	715000	703000	615000	-2	85	6.3
RINGWOOD NORTH	442500	435000	600000	600000	733000	652500	827500	760000	820000	847500	827500	920000 [^]	-2	87	6.5
RIPPONLEA	435000	427000	430000	482500	470000	612000	568000	525500	542500	543500	662500	457000 [^]	22	52	4.3
ROMSEY	275000	317500 [^]	319000	315500	330500	288000	350000	425000	437500	471000	527500	530000 [^]	12	92	6.7
ROSANNA	494500	541000	480000	620000	646000	745000	749000	685000	781500	840000	834000	835000 [^]	-1	69	5.4
ROSEBUD	330000	330000	370000	380000	432000	502000	532500	526000	577000	665000	750000	600000 [^]	13	127	8.6
ROSEBUD SOUTH	393000	432500	445000	453500	475000	520500	585000	520000 [^]	615000	705000	745000 [^]	NA	6	90	6.6
ROWVILLE	390000	393000	390000	420000	456500	460000	587500	582000	634000	667000	677500	697500 [^]	2	74	5.7
ROXBURGH PARK	266000	300500	314000	324000	321000	398000	390000	401000	390000	428000	455000	480000 [^]	6	71	5.5
RYE	430500	320000	425000	370000	420000	490000	550000	480000	635000	950000	697500	679500 [^]	-27	62	4.9
SAFETY BEACH	375000	439000	435500	312000	453500	668000	662500	645000	705000	750000	860000	840000	15	129	8.7
SALE	231000	195000	205000	220000	221000	282500	207500	214000	235000	265000	320000	335000	21	38	3.3
SAN REMO	437000 [^]	341000 [^]	330000 [^]	255000	294000	351000	360000	243500 [^]	454500	642500	615000	NA	-4	41	3.5
SANCTUARY LAKES	332500 [^]	370000	380000	382000	380500	429000	420000	532500	547500	529000	600000	525000 [^]	13	80	6.1

Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
SANDRINGHAM	458000	554000	535000	573500	721000	724500	660000	783000	685000	871500	805000	654500	-8	76	5.8
SCORESBY	436500	388000	^ 455000	546500	550000	630000	610000	570000	600000	737500	742500	625000	1	70	5.5
SEAFORD	336000	350000	350000	360000	420000	466500	506500	497500	570000	617000	639000	590000	4	90	6.6
SEBASTOPOL	192500	221500	210000	215000	212000	218500	236000	235500	285000	321000	355000	340000	11	84	6.3
SEDDON	430000	400000	430500	483000	522500	495000	740000	675000	513500	545000	506000	352500	-7	18	1.6
SEYMOUR	180000	158000	175000	179500	190000	163000	195000	195000	264500	347500	392500	240000	13	118	8.1
SHEPPARTON	221500	205000	214000	215000	210000	225000	195000	254000	229500	265000	360000	310000	36	63	5.0
SKYE	261000	318000	354000	320000	339000	410000	459000	445000	440000	545000	570000	557500	5	118	8.1
SOLDIERS HILL	250000	193500	275000	^ 255000	295000	284000	417000	322500	355000	446000	456500	512000	2	83	6.2
SOMERVILLE	295000	347500	329000	320000	350000	403500	475000	453500	490000	520000	572000	620000	10	94	6.8
SORRENTO	900000	^ 1050000	1050000	^ 940000	^ 770000	1300000	^ 1040000	890000	^ 1100000	2330000	2150000	^ NA	-8	139	9.1
SOUTH GEELONG	322500	500000	^ 270000	^ 425000	^ 294000	342000	^ 376000	^ 269500	^ 605000	715000	564000	^ 475000	-21	75	5.7
SOUTH KINGSVILLE	404000	484500	435500	413500	574000	630000	762500	656500	690000	770000	764000	775000	^ -1	89	6.6
SOUTH MELBOURNE	515000	516000	567500	585000	591500	625000	630000	600000	582500	665000	651000	592500	-2	26	2.4
SOUTH MORANG	350000	330000	337500	360000	365000	423000	450500	407000	475000	475000	491500	500000	3	40	3.5
SOUTH YARRA	535000	565000	567000	615000	660000	623500	597000	610000	632500	645000	595000	590000	-8	11	1.1
SOUTHBANK	540000	570500	550000	582500	600000	585000	592000	613500	593000	580000	612500	570000	6	13	1.3
SPOTSWOOD	359000	485000	488500	410500	535000	646000	670000	^ 650000	697000	750000	502500	NA	-33	40	3.4
SPRING GULLY	242500	197500	235000	210000	220000	306500	282500	282500	335000	350000	275000	350000	^ -21	13	1.3
SPRINGVALE	350000	365000	415000	420000	450000	470000	550000	516000	600000	615000	610000	400000	-1	74	5.7
SPRINGVALE SOUTH	306500	330000	351000	398000	412000	454000	525000	470000	489000	612500	630500	530000	3	106	7.5
ST ALBANS	298500	295000	296000	325000	340000	385000	440000	430000	464000	490000	490000	455000	0	64	5.1
ST ALBANS PARK	247500	263000	239500	252500	261500	280000	327500	377500	335000	412000	470000	515000	^ 14	90	6.6
ST KILDA	462000	480000	491000	515000	520000	540000	557000	560000	558000	558000	525000	485000	-6	14	1.3
ST KILDA EAST	486000	475000	499500	548000	535000	580000	565500	594500	600000	611000	610000	532500	0	26	2.3
ST KILDA WEST	529000	467000	495000	536500	545000	600000	511000	575000	635000	592000	595000	500000	1	12	1.2
ST LEONARDS	295000	280000	320000	382500	325000	356000	345000	419000	435000	485000	641000	735000	32	117	8.1
STAWEELL	122500	127000	^ 148000	^ 160000	115000	^ 163500	^ 132500	^ 221500	145000	247500	217000	^ 215000	-12	77	5.9
STRATHDALE	260500	225000	262000	252500	239500	270000	260000	273500	295000	408500	417500	475500	2	60	4.8
STRATHMORE	524000	533500	620000	519500	559000	695000	689000	732000	762500	837500	770000	705000	-8	47	3.9
STUDFIELD	455000	455000	584500	550000	650000	720000	660000	728000	643000	640000	755000	728000	18	66	5.2
SUNBURY	315000	307000	316000	320000	358000	375000	415000	412500	431000	451000	481500	455000	7	53	4.3
SUNSHINE	342500	330000	370000	375000	385000	425000	336000	395000	550000	616500	387500	420500	-37	13	1.2

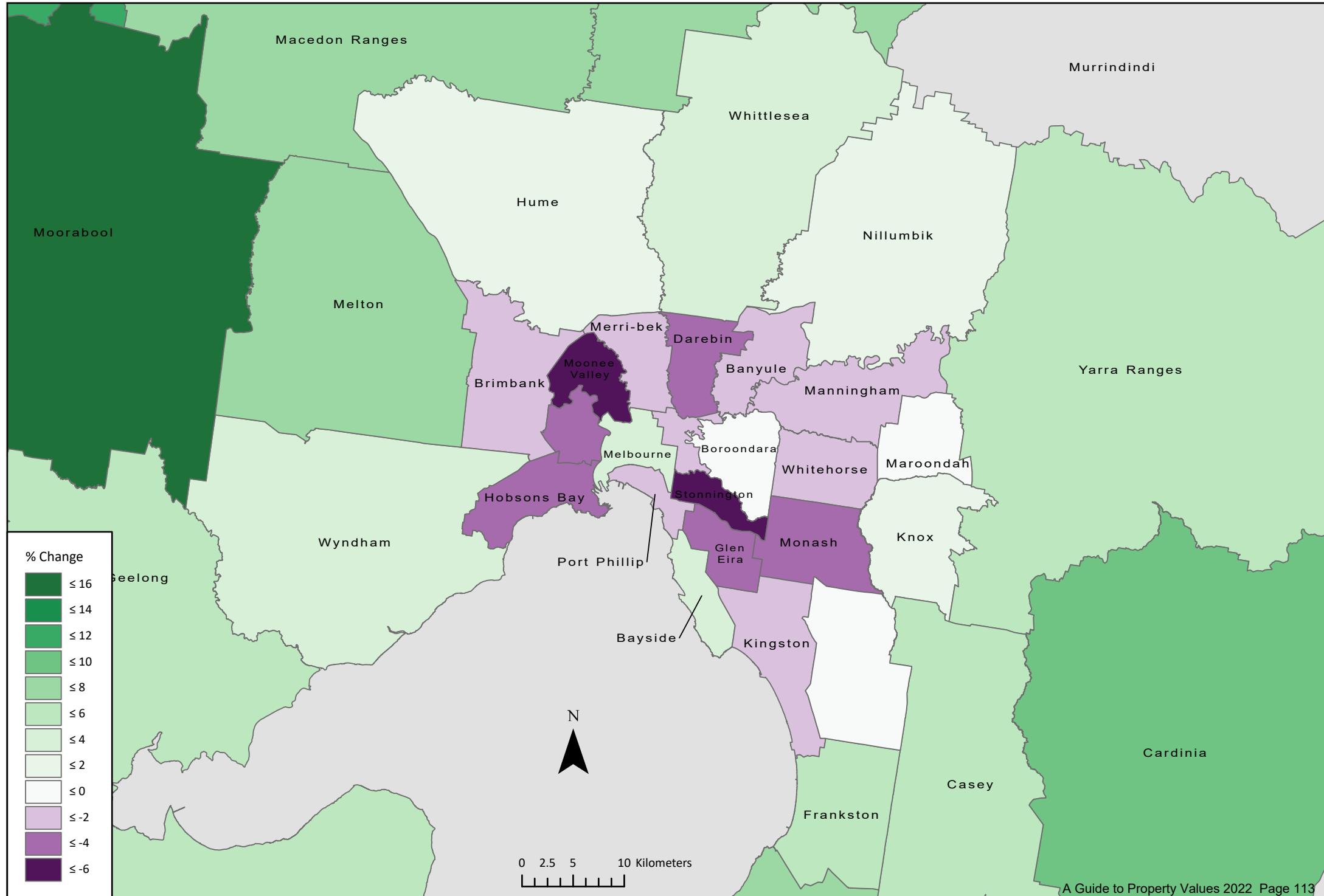
Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change		Growth PA 12-22
													21-22 (%)	12-22 (%)	
SUNSHINE NORTH	288500	330000	345000	355000	415000	450000	515000	435000	555000	598000	600000	490000 [^]	0	108	7.6
SUNSHINE WEST	343500	342000	350000	357500	387500	439000	464000	480000	507500	570000	570000	495000	0	66	5.2
SURREY HILLS	600000	650000	625000	695000	735000	857500	784000	770000	815000	912500	838500	846000 [^]	-8	40	3.4
SWAN HILL	190000	185000	185000	189000	230000	222500	212000	243000	242500	305500	325000	265000 [^]	6	71	5.5
SYDENHAM	314000	300000	295000	307500	342500	371000	426000	416000	430000	459500	472500	477500	3	50	4.2
SYNDAL	516500	649000	662500	855000	692500	820500	795000	959000	1075000	920000	1011000	1170000 [^]	10	96	6.9
TARNEIT	288000	295000	299000	300000	320500	377500	403000	389000	438500	430000	419000	420000 [^]	-3	46	3.8
TATURA	162000	166500	165000	197500 [^]	184500	180000 [^]	195000	221500	215500 [^]	265000	280000	410000 [^]	6	73	5.6
TAYLORS HILL	320000 [^]	251000	326000	374000	361000	473000	492000 [^]	445000 [^]	516500	485000	573500	525000 [^]	18	79	6.0
TAYLORS LAKES	350000	385000 [^]	349000	379000	402000	466000 [^]	7000 [^]	455000 [^]	453000 [^]	507500	590000	NA	16	69	5.4
TEMPLESTOWE	585500	586500	670500	732000	720000	777000	845000	745000	735000	900000	998000	811500 [^]	11	70	5.5
TEMPLESTOWE LOWER	532500	555000	567500	700000	699000	880000	810000	777000	880000	937500	980000	685000 [^]	5	84	6.3
THOMASTOWN	307500	309000	300000	314000	340000	438000	449000	455000	477500	512500	520000	488500	1	69	5.4
THORNBURY	390000	428500	459500	507500	519000	572000	565000	595000	600000	680000	647500	722500	-5	66	5.2
TOORAK	808000	787500	820500	1000000	1305000	1200500	1027500	1100000	1150000	1079500	1157500	900000	7	43	3.7
TORQUAY	442500	439000	452500	472000	485000	599000	657000	617500	625000	845000	900000	932500	7	103	7.4
TRAFALGAR	265000 [^]	252000 [^]	257500 [^]	235000 [^]	250000 [^]	275000 [^]	297500	310000	400000 [^]	379000	479500 [^]	450000 [^]	27	81	6.1
TRARALGON	206000	195000	250000	209000	225000	205000	213500	215000	219000	298000	303000	293000	2	47	3.9
TRAVANCORE	505000	429000	430000	352000	363000	355000	348500	350000	350500	411500	340000	339000	-17	-33	-3.9
TRUGANINA	277000	250000	283500	325000	334000	408000	428500	415000	420000	425500	457500	425000 [^]	8	65	5.1
TULLAMARINE	340000	330000	339000	362500	399500	472500	486000	480000	505000	575000	525000	520000	-9	54	4.4
TYABB	304500	300000	335000	308000	320000	389000	428000	443500	495000	520000	630000 [^]	685000 [^]	21	107	7.5
UPPER FERNTREE GULLY	340500	381000 [^]	360000 [^]	390000 [^]	380000 [^]	395000	488500 [^]	530500 [^]	560000 [^]	505000 [^]	590000	NA	17	73	5.7
VERMONT	482500	530000	617500	677500	680000	741500	757500	725000	740000	907000	850000	800000 [^]	-6	76	5.8
VERMONT SOUTH	530000 [^]	583000	600000	838000	699000	596500	778000	649000	951000	735000	935000	800000 [^]	27	76	5.8
VIEWBANK	405000	451000	475000	557500	510000	655000	580000	636500	682000	690000	770000	775000 [^]	12	90	6.6
WALLAN	250000	246000	265000	263000	277000	325000	330000 [^]	360000	380000	405000	440000	424500 [^]	9	76	5.8
WALLAN EAST	275000	267000	251000	245000	277000 [^]	322000	377500	358000	365000	408500	440000 [^]	422000 [^]	8	60	4.8
WANGARATTA	150500	175000	214000	210000	202000	190000	202500	229500	242000	320500	340000	372500 [^]	6	126	8.5
WANTIRNA	416000	413000	460000	557500	575000	615000	670000	640000	735000	675000	735000	883000 [^]	9	77	5.9
WANTIRNA SOUTH	385000	425000	462000	485000	501500	510000	535000	495000	535000	699000	490000	401000	-30	27	2.4
WARRAGUL	235000	243000	250000	242500	263000	290000	310000	300000	327000	347500	400000	425000	15	70	5.5
WARRANWOOD	558000 [^]	725000 [^]	505000	627500	790000	819000 [^]	965000 [^]	760000 [^]	930000 [^]	882500	1193000	NA	35	114	7.9

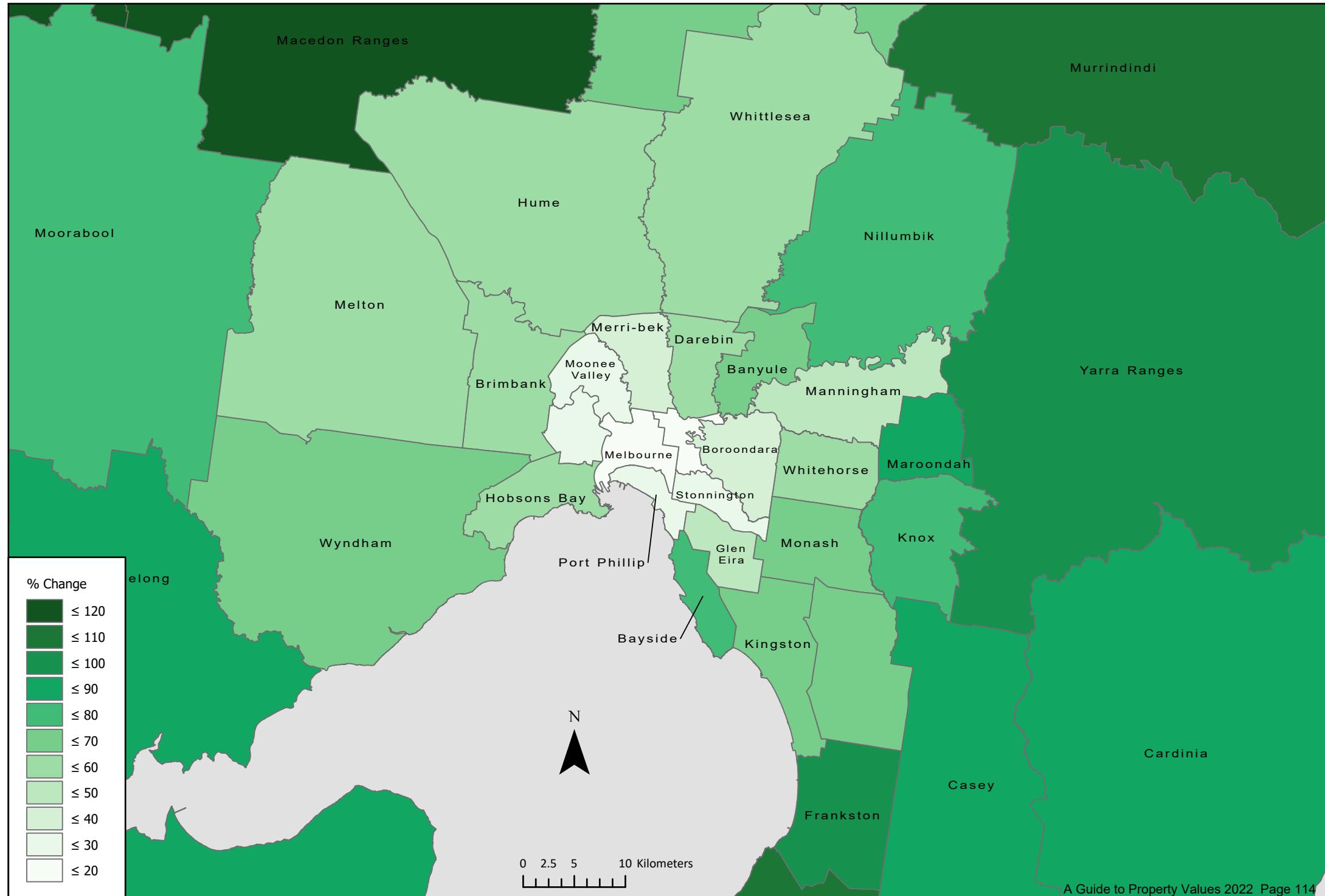
Median Unit/Apartment Prices 2012 - 2023

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim	Change 21-22 (%)	12-22 (%)	PA 12-22
												2023			
WARRNAMBOOL	256500	258000	258500	255000	252500	257500	252000	280000	308500	380000	430000	450000	13	68	5.3
WATSONIA	424000	434000	455500	521000	549500	570000	525000	515000	688500	752500	701500	714500 [^]	-7	66	5.2
WENDOUREE	230000	213000	240000	209000	240000	232500	225000	270000	252000	350000	375000	392500 [^]	7	63	5.0
WERRIBEE	250000	250000	261500	287500	305000	360000	390000	381000	380000	407000	420000	419500	3	68	5.3
WERRIBEE SOUTH	425000 [^]	461000 [^]	568000	589000	489000	495000	420000	467500	547500	515000	477500	455000 [^]	-7	12	1.2
WEST FOOTSCRAY	370000	387500	410000	440000	429500	487000	440000	505000	600000	577500	607500	630000	5	64	5.1
WEST MELBOURNE	442500	445000	470000	538500	527500	592000	610000	595000	673000	572500	550000	525000	-4	24	2.2
WEST WODONGA	186000	190000	195000	198000	205000	208000	215000	235000	220000	285000	330000	340000	16	77	5.9
WESTALL	370000	375000	465000	530000	426000	590000	562500	600000	600000	630000	645000	614000	2	74	5.7
WESTGARTH	465000	550000	480000	508500	485000	574000	545000	550000	550000	680000	630000	611000 [^]	-7	35	3.1
WESTMEADOWS	375000	385000	379000	399500	410000	455000	525000	511000	549000	584000	616000	485000 [^]	5	64	5.1
WHEELERS HILL	481000	665000	525500	632500	753500	845000	826000	803000	811000	998000	865000	900000 [^]	-13	80	6.0
WHITE HILLS	95000	260000 [^]	191500 [^]	210000	295000	260000 [^]	319500	260000	330000	415500	416500	475000 [^]	0	338	15.9
WHITTINGTON	223500	211000	289000	218500	209000	225000	330500	299000	345000	380000	421000	322000 [^]	11	88	6.5
WHITTLESEA	262500	285000	280000 [^]	281000	295000	337500	407500	330000 [^]	412500	490000	492500	445000 [^]	1	88	6.5
WILLIAMS LANDING	296500 [^]	287500	350000 [^]	375000	359000	389000	438500	432000	415000	475500	412500	432500 [^]	-13	39	3.4
WILLIAMSTOWN	457500	540000	570000	563000	615000	715000	659500	670000	720000	750000	740000	586000	-1	62	4.9
WILLIAMSTOWN NORTH	414000	535000	545000	489500	548000	531500	577000	740000	705000	763500	701500	762500 [^]	-8	69	5.4
WINDSOR	465000	530000	490000	505000	556000	600000	543000	499000	593000	590000	575000	459000	-3	24	2.1
WODONGA	177000	184000	198000	188500	206000	240000	233500	225000	212500	282000	331000	321500	17	87	6.5
WOLLERT	209500	334000	339000	339000	387500	425000	412000	405000	427000	447500	440000	446000 [^]	-2	110	7.7
WONTHAGGI	260000	237500	233000	215000	255000	260000	305000	320000	346500	422500	490000	420000 [^]	16	88	6.5
WOODEND	315000	437500 [^]	337500	422000 [^]	430000	560000	470000	522500	700000 [^]	627500	615000	990000 [^]	-2	95	6.9
WYNDHAM VALE	275000	250000	255000	240000	211000	256000	372000	378000	410000	410000	429000	460000 [^]	5	56	4.5
YARRA GLEN	360000	325000	360000	410000	397500	580000 [^]	498000	425000 [^]	610000	620000	729000 [^]	530000 [^]	18	102	7.3
YARRA JUNCTION	264000	308500	345000	320000	374000	440000	470000	461500	467500	550000	549000	465000 [^]	0	108	7.6
YARRAM	272500 [^]	265000 [^]	115000 [^]	172500 [^]	249000 [^]	164000 [^]	165000 [^]	185000 [^]	195000	222500	246000 [^]	270000 [^]	11	-10	-1.0
YARRAVILLE	509500	480000	525000	550000	555000	550000	565000	649500	640000	680000	602000	577000	-11	18	1.7
YARRAWONGA	245000	214000	213500	228000	232500	236000	248000	277500	296000	345000	410000	321000 [^]	19	67	5.3

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



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



Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
AINTREE	-	-	-	197500	228000	280000	313000	329500	365000	388500	533000	445000^	37	0	NA
ALEXANDRA	93500	89000	85000	95000^	88000^	90000^	89000^	120000	140000	145000	207000^	NA	43	121	8.3
ALFREDTON	190000	170000	161000	180000	183500	152000	155000	170000	202500	250000	302500	290000^	21	59	4.8
ALTONA NORTH	250000^	225000^	302500^	484000^	416000^	284500^	392500	440000^	731000	483500	935000^	NA	93	274	14.1
APOLLO BAY	197000	190000	185000^	190000	182500	185000	225000	244000	250000	337500	525000	472500^	56	166	10.3
ARARAT	80000	70000	85000	83500	50000	97500^	99500	87000^	79000	157000	169000	144000^	8	111	7.8
ARMSTRONG CREEK	176000	169000	167500	172000	175000	198000	247000	265000	269000	290000	354500	380000^	22	101	7.3
AVENEL	77500	86500	105000^	80000^	105000	95500	135000	159500	169000	186500	250000	290000^	34	223	12.4
BACCHUS MARSH	155000	135000	150000	152000	148000	165000	212000	238000	270000	304000	340000	NA	12	119	8.2
BAIRNSDALE	91500	98000	95000	100000	112000	110000	118000	117500	125000	152500	200000^	NA	31	118	8.1
BALLAN	120000	122500	115000	133000	135000	140000	185000	220000	239000	272500	292500	215000^	7	144	9.3
BALLARAT EAST	100000	129500	108000	108500	106000	142500	147500	200000	200000^	233000	355000^	NA	52	255	13.5
BANNOCKBURN	139500	150000	149000	146000	155000	165000	215500	259500	244000	286500	362500^	NA	27	160	10.0
BARANDUDA	118000	115000	116500	130000	125000	129000	136500	145000	140000	158000	197000	225000	25	67	5.3
BEACONSFIELD	248500^	188500	162500	184000	205000	263000	277500	311500^	326500	397500	525000^	NA	32	111	7.8
BEAUFORT	48000	48000	53000	51500^	52000	59000	56000	75000^	84000	89000	150000^	100000^	69	213	12.1
BEECHWORTH	128000	130000	115000	115500	123000	130000	145000	175000	230000	282000	460000^	NA	63	259	13.6
BENALLA	88000	95000	88000	104000	100000	96500	113000	129000	137500	140000	175000	218500^	25	99	7.1
BENDIGO	160000^	156000^	132500^	392500^	252500^	203500^	288000^	193500^	273000^	225000^	320000	150000^	42	100	7.2
BERWICK	295000	255000	255000	289000	331000	385000	455000	430000	424000	424000	567000	565000^	34	92	6.8
BEVERIDGE	173500	156000	166000	182000	192000	255000	302000	292500	259000	280000	315000	307500	13	82	6.1
BIRREGURRA	133500^	127500^	142000^	109500	121500^	160000^	197500^	221500^	275000	349500	450000^	375000^	29	238	12.9
BLAIRGOWRIE	351500	352000	367500	375000	505000	530000	655000	577500	790500	1100000^	1409000	NA	28	301	14.9
BONNIE BROOK	196500^	-	-	-	-	350500	344000	315000	312500	330000	320000	430000^	-3	63	5.0
BONSHAW	-	-	110500^	126000	129000	123000	132000	155000	186000	234500	308000	NA	31	0	NA
BOTANIC RIDGE	257000	261500	245500	230000	254500	338000	382000	355000	390000	492000	552000	549500^	12	115	7.9
BROADFORD	107000	112000	117500	130000	125000	140000	147500	195000	239000	255000	290000	280000^	14	171	10.5
BROOKFIELD	150000	139500	130000	142000	150000	162000	218000	237500	273500	251000	181000	158500^	-28	21	1.9
BROWN HILL	160000	135000	152500	162500	180000	190000	182500	186000	221000	285000	395000	295000^	39	147	9.5
BUNDALONG	96000^	95000	87000	102500	124000	138500	242000	160000	185000^	295000	440000^	NA	49	358	16.4
BUNINYONG	177000	196000	195000	190000	192500	225000	232500	275000	296500	203500^	435000	NA	114	146	9.4
BUNYIP	187000^	176500^	171500^	154000	180000	241500	275000	280000	340000	295000	420000^	NA	42	125	8.4
BURNSIDE	260000^	295000	282500	302500	307500	416000	487000	454500	451500	474000	534000	742000^	13	105	7.5
CAIRNLEA	295000	324000	349000	339500	437500	480000^	582000^	642500^	340000	330000	330000	NA	0	12	1.1
CAMPBELLS CREEK	119000^	126500	115000	119000	130000	135000	154500	200500	162000	236000	180000	287000^	-24	51	4.2
CANADIAN	140000	145000	162500	140000^	109500	125000^	145000	160000	180000	300000	320000^	240000^	7	129	8.6
CAPE PATERSON	210500^	215000	238500^	224000	220000	280000	250000	250000	280000	362500	697500^	1200000^	92	231	12.7
CARDIGAN	-	170000^	205000	210000	220000	220000	210000	277500	342000	520000	596500	610000^	15	0	NA

Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
	-	63000^	60000^	59000^	142500^	56500^	65000^	52500^	71500	90000	173000^	NA	92	0	NA
CARISBROOK	-	63000^	60000^	59000^	142500^	56500^	65000^	52500^	71500	90000	173000^	NA	92	0	NA
CARRUM DOWNS	207500	206000	209000	225000	235000	300500	371000	370000	277500	386500	399000	NA	3	92	6.8
CASTLEMINE	139500	139000	130000	130000	150000	181000	190000	267500	240000	321000	312500	365000^	-3	124	8.4
CHARLEMONT	-	50000^	50000*	145000	161000	176500	214000	228000	249000	279500	340000	323000^	22	0	NA
CHEWTON	107500^	123000^	130000	105000^	158500^	127500	154000^	179500^	180000	200000	190000^	340000^	-5	77	5.9
CHIRNSIDE PARK	257000	281500	289500	315500	408000	471500	520000	405000	530000	550000	382500^	350000^	-30	49	4.1
CHURCHILL	110000^	117500^	122500^	124000^	144000^	151500	139500	105000^	110000	112000	159000^	180000^	42	45	3.8
CLIFTON SPRINGS	175000	169000	165000	175000	177000	182000	210000	280000	285000	304000	520000^	NA	71	197	11.5
CLUNES	64500	76500^	79000	61000	83500^	81500	120000^	96500	150000^	172500	210000^	207000^	22	226	12.5
CLYDE	200000	195000	186000	208000	221000	277000	325000	310000	305000	323000	361000	395000	12	81	6.1
CLYDE NORTH	210000	204000	220000	230000	243000	300000	337500	314500	316000	357000	415000	410000	16	98	7.0
COBBLEBANK	155000	136500	140000	140000	161000	187000	183000	252000	273000	273000	308500	241000	13	99	7.1
COBRAM	70000	86000	75000	78000	80500	81500	100500	104500	114500	152500	165000^	196000^	8	136	9.0
COHUNA	62000^	111500^	63000^	84000^	97500^	119000^	120000^	196500^	85000	88500	345000^	280000^	290	456	18.7
COLAC	92000	99000	99000	99000	97000	110000	150000	147500	155000	200000	305000	NA	53	232	12.7
CONNEWARRE	395000^	395000^	370000	380000	377500	415000	480000	545000	585000	605000	1010000^	NA	67	156	9.8
CORINELLA	174000^	165000^	150000^	149000	143000	145000	185000	200000	230000	286000	420000^	447500^	47	141	9.2
CORIO	188000	194000^	126500^	170000^	152000^	148000	174000	217500	268000	296000	317000	335000^	7	69	5.4
CORONET BAY	120000^	104000^	139000^	133500^	135000	149000	245000	269000	275000	321000	510000	347500^	59	325	15.6
COWES WEST	145000	133500	140000	140000	145000	163000	237500	240000	256000	341000	580000	830000^	70	300	14.9
CRAIGIEBURN	190000	195000	208000	230000	247500	303500	344000	279000	329000	373000	417500	352500^	12	120	8.2
CRANBOURNE	177000	178000	180000	214000	210500	325000	381000	346000	326500	307000	433000^	690000^	41	144	9.4
CRANBOURNE EAST	209500	196000	202000	211000	232000	295000	345000	295000	299000	315000	400000	385000^	27	91	6.7
CRANBOURNE SOUTH	-	-	224000^	224000	224000	224000	290000	325000	354500	322500	235500	201000^	-27	0	NA
CRANBOURNE WEST	205000	198500	208000	221000	235500	292000	294500	242500	188500	221000	170000	124500^	-23	-17	-1.8
CRESWICK	100000	80000	70000	109500	125500	110000	127500	135000	157500	185000	221000^	NA	19	121	8.3
CRIB POINT	134000	165000^	89000^	190000	183000^	238000^	295000^	320000^	355000^	370000	379000^	NA	2	183	11.0
CROYDON	252000	245000	316000	425000	357500	400000^	350000	326000	452000	633500	643000^	NA	1	155	9.8
CURLEWIS	155000	159000	160000	157000	165000	180000	210000	249000	315000	337000	470000^	425000^	39	203	11.7
DALYSTON	125000	129000	107500	89500	89000	109000	122000	139000	169000	250000	309000	270000^	24	147	9.5
DARLEY	154000	162000	152000	151500	182000	170000	270000	250000	240000	270000	345000	282500^	28	124	8.4
DAYLESFORD	157000	155000	180000	150000	162500	170000	241000	226500	340000	386500	490000	339500^	27	212	12.1
DEANSIDE	-	-	-	-	-	351000	340500	235000	309500	329000	377000	359000	15	0	NA
DENNINGTON	117500	120000	128500	123000^	130000^	125000	124000^	130000	132000	140000	160000	140000^	14	36	3.1
DERRIMUT	270000	245000	280000	282500^	360000^	380000^	907500^	413000^	305000^	369000	473500^	NA	28	75	5.8
DIAMOND CREEK	129000	314000	345000	375000	400000	430000	433000	425000	439000	487500	621500	604000^	27	382	17.0
DIGGERS REST	137000	178500	175000	181000	196500	220000	280000	284000	277500	289500	340000	335000^	17	148	9.5
DINNER PLAIN	98000^	59000	60000^	59500	63000^	84000	90000	115000^	130000	217000	297500	NA	37	204	11.7

Median Vacant House Block Prices 2011 - 2022

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DONCASTER	300000^	112500^	702500^	795000	907500	1005000	1010000	1005000	1080000	1175000	1167500^	1100000^	-1	289	14.6
DONNYBROOK	-	-	182000^	182000*	182000	255000	300000	277500	278500	285000	290000	320500	2	0	NA
DOREEN	190000	180000	182000	199000	210000	245000	330000	312500	322500	368500	378500	475000^	3	99	7.1
DROMANA	240000^	283000	285000	294000	420000	475000	557500	400000	542500	690000	695000^	430000^	1	190	11.2
DROUIN	135000	130000	125000	125000	136500	165000	210000	205000	220000	275000	336500	300000	22	149	9.6
DRYSDALE	157500	171500	169500	164000	157000	180000	225000	290000	250000	273000	350000	380000^	28	122	8.3
DUNOLLY	95000^	33000^	21500^	18500^	72500^	37000^	78000^	40000^	50500^	62000	75000^	67000^	21	-21	-2.3
EAGLE POINT	99000^	132500	109000^	223500	110000	108000	135000	135000	130000	169000	255000	457500^	51	158	9.9
EAGLEHAWK	112000	105500	109500	115000	108000	100000	100000	115000^	119500	160000	235000	NA	47	110	7.7
EASTWOOD	116500	115000	121500	125000	111500	120000	128000	122000	143500	145000	249500^	170000^	72	115	7.9
ECHUCA	115500	140000	139000	140000	144500	150500	154000	150500	156000	240000	321000	275000^	34	178	10.8
ELTHAM	218000^	282500^	443500	300000^	447500^	700000^	525000^	950000^	431500^	780000	612500^	NA	-21	181	10.9
EPPING	190000	193500	195000	220000	275000	245000	316000	240000	320000	325000	338000	541000^	4	78	5.9
EPSOM	110000	116000	117500	125000	118000	116500	133000	135000	151000	186000	350000	350000^	88	218	12.3
EUROA	84000	78000	80000	77500	93000	105000	105000^	80000^	107500	160000	205000^	265000^	28	144	9.3
EYNESBURY	163000	149000	143000	165000	180000	246500	287500	263500	273000	296000	365000	330000^	23	124	8.4
FERNTREE GULLY	280000^	270000	228000^	415000	370000^	400000^	520000	402000^	582500	580000	504000^	712500^	-13	80	6.1
FLORA HILL	143500^	190000^	240000^	181500^	155000^	225000^	155000^	185000	185000	204000	200000^	385000^	-2	39	3.4
FOSTER	121000^	125000	126000^	132000^	165000^	140000	129500	127500	125000	142000	220500^	150000^	55	82	6.2
FRANKSTON SOUTH	401000^	340000^	295000^	460000^	584000^	616000^	815000^	500000^	685000^	800000	500000^	4750000^	-38	25	2.2
FRASER RISE	226000	223000	235000	257000	265000	296000	339000	302000	317500	345000	380000	374000	10	68	5.3
FYANSFORD	-	-	227000	240000	275000	258500	320000	356000	390000	398000	565000	468500^	42	0	NA
GARFIELD	210000^	185000^	188000^	230500^	232500	225000	291500	355000^	372500	400000	431000^	NA	8	105	7.5
GEELONG	165000^	266000^	485000^	177000^	177000*	270000^	360000^	437500^	370500^	364000	465500^	NA	28	182	10.9
GISBORNE	230000	224000	227000	245000	285000	298000	410000	394000	363500	400000	497500	419500^	24	116	8.0
GLENGARRY	165000^	112000^	115000^	115000*	180000^	145000^	177000^	242500^	185000^	199000	268000	298000^	35	62	5.0
GLENLYON	112500^	-	-	28000^	165000^	132500^	185000^	227500^	305000	345000	480000^	325000^	39	327	15.6
GOLDEN BEACH	44000	47000	40000	46000	47000	45000	50500	52000	53500	97500	150000	146000^	54	241	13.0
GOLDEN SQUARE	129000	148500	156500	178500	175000	173500	137500	161000	168000	190000	255000	223500^	34	98	7.1
GRANTVILLE	126000	122500^	115000^	139000	135000	140000	175000	265000^	202500	335000	358500^	388500^	7	185	11.0
GREENSBOROUGH	261000	217500	206000^	182000	304500^	425000^	186000^	542500^	445000^	443000	557500^	NA	26	114	7.9
GREENVALE	244000	228000	248000	260000	292000	342000	415500	376000	385000	418000	485000	540000	16	99	7.1
GROVEDALE	195000	184000	189000	200000	195000	255000	329000^	322500	310000	330000	200000^	420000^	-39	3	0.3
HALLS GAP	95000^	84000^	112000^	125000^	85000^	84000	92000^	93500^	130000	185000	240000^	300000^	30	153	9.7
HAMILTON	83500	91000	87000	88000^	98000	76500^	91000	82000	98500	155000	170000	145000^	10	104	7.4
HAMPTON PARK	177500	194000	210000	185500	199500	214500	512500^	250000	265000	324500	350000^	NA	8	97	7.0
HARCOURT	96500^	98000^	100000^	135000^	137000^	144000	149500	173500	162500	195000	295000^	380000^	51	206	11.8
HARKNESS	152000	141000	145000	143500	150000	176000	194000	230000	240000	250000	300000	NA	20	98	7.1

Median Vacant House Block Prices 2011 - 2022

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HASTINGS	245000	239000^	210000	232500^	249000	250000	268000	285000^	315000	332500	312000^	338000^	-6	27	2.4
HAVEN	174000^	180000^	180000*	115000^	115000	115000	115000	115000	126500^	210000	285000^	NA	36	64	5.1
HEALESVILLE	135000	211000^	225500^	190000	247500^	310000	300000^	332500	355000	442500	497500	NA	12	269	13.9
HEATHCOTE	87000^	74500^	118500^	110000^	105000^	103500^	85000	120000	145000	160000	242500^	155000^	52	179	10.8
HEPBURN	135000^	116000^	150000^	142500^	170000^	190000^	265000^	193500^	205000^	280000	315000^	380000^	13	133	8.8
HEPBURN SPRINGS	175000^	170000^	137500^	143500^	172000^	215000^	184000^	275000^	250000^	322500	400000^	NA	24	129	8.6
HIGHTON	220000	220500	252500	250000	260000	260000	284000	300000	325000	324000	515000	380000^	59	134	8.9
HORSHAM	91500	99500	108500	106000	102000	117000	112000	115000	124000	149000	208000	183000^	40	127	8.6
HUNTLY	107000	111000	108500	115000	113000	115000	117000	130000	130000	158000	228000	249000^	44	113	7.9
HUON CREEK	-	-	-	-	267500	265000	270000	293000	330000	330000	450000^	450000	36	0	NA
INDENTED HEAD	184500	170000	169000	184500	200000	179000	302500^	292000^	269000	285000	505000^	365000^	77	173	10.6
INVERLOCH	199000	185000	200000	200000	205000	259000	262500	290000	337000	415000	595000	1272500^	43	199	11.6
IRYMPLE	110000^	130000^	108000	115000	99500	115000	131500	138000	139000	165000	190000	169500^	15	73	5.6
JACKASS FLAT	119000	118000	121000	128000	130000	133000	135000	138000	139500	164500	277000^	260000^	68	133	8.8
JEERALANG NORTH	75000^	90000	97500^	70000	90000	75000^	62000^	65000^	108000	137500	177000^	NA	29	136	9.0
JUNCTION VILLAGE	-	-	-	205000^	205000	205000	205000	457000	337000	385500	480000	317500^	25	0	NA
JUNORTOUN	145000	154500	184500	207500	194500	195000	180000	195000	197500	230000	395000^	NA	72	172	10.5
KALIMNA	78500^	116500	80500^	105500^	93500	85000^	135000^	93000	100000	164000	156000^	NA	-5	99	7.1
KALKALLO	-	105500^	176000	181000	202000	268000	325000	285500	286000	313000	333000	267500	6	0	NA
KANGAROO FLAT	106000	127000	130000	135500	140000	135000	139000	136000	170000	175000	285000	260000^	63	169	10.4
KEILOR EAST	379000	417500	396500	470000	412500	407500^	730000^	665000^	662500	811000	837500^	NA	3	121	8.3
KENNINGTON	205000^	275000^	220000^	302500^	221500^	170000^	139000^	270000^	220000^	235000	360000^	386500^	53	76	5.8
KERANG	50000^	48000^	42000	54500^	48500^	65000	65000	68000^	45000	64000	100000^	72000^	57	100	7.2
KEYSBOROUGH	355000	365000	377500	370000	553000	565000	560000	545500	645000	670000	885000	992000^	32	149	9.6
KIALLA	118000	121500	124000	126000	130000	128000	131500	136000	149000	174000	235000	275000	35	99	7.1
KILCUNDA	221500^	235000^	157000^	141000	180000	233500	245000	295000	295000	320000	485000^	NA	52	119	8.2
KILMORE	110000	115000	110000	105000	112500	129500	206500	230000	240000	270000	315000	330000^	17	186	11.1
KILSYTH	177500	179500	206000	237000	310000	366000	375000^	316000^	325000^	583500	594500^	727500^	2	235	12.8
KINGLAKE	110000	110000^	120000^	128500^	135000	185000	145000	205000^	225000	147500	249000^	NA	69	126	8.5
KOO WEE RUP	165000	175000	173000	200000	225000	254000	299000	300000	320000	300000	400000^	NA	33	142	9.3
KOONDROOK	48000^	65000	57000^	66500^	71000^	63500^	58000	69000^	79500	84500	100000	142500^	18	108	7.6
KOROIT	98500	119000	101500	107500^	114000	103500	108500	125000	140000	147000	277500^	300000^	89	182	10.9
KORUMBURRA	90000	115000	107000	110000	123000	129000	150000	180000	201500	215000	310000	NA	44	244	13.2
KURUNJANG	164500	145000	133500	130000	132500	150500	227500	250000	251000	275000	535000^	160000^	95	225	12.5
KYNETON	166500	177000	170000	178500	195000	211000	230000	311500^	314000	329000	397000	352500^	21	138	9.1
LAKE BOGA	110000^	73000^	40000^	45000^	35000^	42500^	257000^	67000^	72000	375000	322500^	307000^	-14	193	11.4
LAKE BUNGA	135000^	130000^	118500^	121000^	131000^	115000^	122500^	117000	120000	219500	187500^	NA	-15	39	3.3
LAKE TYERS BEACH	105000^	97500^	135000^	116000^	106000^	119000	150000^	132000	182500	189000	235000^	NA	24	124	8.4

Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
LAKES ENTRANCE	94000	94500	89000	79500	98000	101000	96500	96000	125000	185000	250000	220000^	35	166	10.3
LANCEFIELD	115000	115000	138000	144000	128000	135000	205000	220000	215000	242000	295000	290000^	22	157	9.9
LANG LANG	165000^	169500	150000	165000	160000	195000	266000	265000	275000	302000	421000	390000^	39	155	9.8
LANGWARRIN	233500	227000	246000	250000	365500	297500	353500^	407500	405000	350000	645000^	552500^	84	176	10.7
LARA	170000^	202000	190000^	195000	194000	225000	260000	268500	279000	303000	341500	355000	13	101	7.2
LARA LAKE	185000	186000	194000	190000	185500	193500	252000	275000	269500	342500	407500^	NA	19	120	8.2
LENEVA	109000	130000	130000	112500	148000	142500	135000	147000	150000	178000	235000	237500	32	116	8.0
LEONGATHA	145000^	152000	142000	140500	152500	135000	165000	185000	207500	257500	262500	455000^	2	81	6.1
LEOPOLD	171500	166000	165000	178000	179000	225000	241500	275000	269000	276500	330000	353000^	19	92	6.8
LILYDALE	213500	225000	257500	290000	388000	352500	516000	490000	490000	570000	620500	560000^	9	191	11.3
LINDENOW	78500^	-	-	-	60000^	80000^	90000^	95000^	108000^	158000	158000*	NA	0	101	8.1
LOCH SPORT	50000	44000	48000	53000	40000	42500	48500	60000	55000	100000	134000	132500^	34	168	10.3
LONGWARRY	110000	115000^	111000^	123000^	134000^	160000	200000	227500^	211500	226000	400000^	NA	77	264	13.8
LOVELY BANKS	266500^	100000^	227500^	227500	227500	184500	259500	269500	280000	284500	572000^	NA	101	115	7.9
LUCAS	133500	130000	137000	129000	140000	145500	169500	190000	210000	265000	320000	305000	21	140	9.2
LUCKNOW	88500^	77500^	77500*	90000^	81500^	113000^	112500	115000	115000	128000	175000	210000^	37	98	7.1
LYNDHURST	230000	260000	340000	229000	307500	355000	440000	440000	459000	536000	715000^	NA	33	211	12.0
MADDINGLEY	143000	153000	150000	156000	153000	174500	209000	231000	239500	257000	303500	231000^	18	112	7.8
MAFFRA	110000	110000^	112000	109000	111500	113000	109000	117000	125000	145000	219000^	200000^	51	99	7.1
MAIDEN GULLY	130000	159000	158000	159500	171000	165000	159500	182500	189500	285000	395000	NA	39	204	11.8
MALLACOOTA	119000^	92000^	150000^	180500^	70500	150000	150000	124500	150000	174000	261500	395000^	50	120	8.2
MALMSBURY	107500	124500^	136500	160500^	155000	157000	190000^	244000	260000	272500	317500^	500000^	17	195	11.4
MAMBOURIN	-	-	-	-	-	365000^	295000	291500	292000	303500	337500	367500^	11	0	NA
MANOR LAKES	184000	155000	165000	182500	201000	250500	300000	307500	307500	330000	360000	320000^	9	96	6.9
MANSFIELD	147000	167000	165000	160000	180000	172500	172500	172000	185000	260000	360000	350000^	38	145	9.4
MARLO	147000^	185000^	106500^	120000^	95000^	130000^	150000^	140000^	142500^	160000	290000^	NA	81	97	7.0
MARONG	94000	103000	112000	113000^	137500^	128000	134000	137000	146000	260000	271000	279000^	4	188	11.2
MARYBOROUGH	74000	82000	77000	76000	90000	85000	83000	99000	98000	100000	137500	154500^	38	86	6.4
MARYSVILLE	115000	105000^	130000	120000	154500	135000	145000	145000^	200000^	235000	307500^	250000^	31	167	10.3
MCCRAE	323500	347500^	337000	385000	351500	520000^	526500^	492500^	450000	750000	853500^	NA	14	164	10.2
MCKENZIE HILL	127500^	125000	131500	129000	135000	132500	147000	158500	205000	204000	370000^	265000^	81	190	11.2
MELTON	202000^	217000^	113500^	75000	133500^	145000	175000^	220000^	247500^	337500	337500*	484500^	0	67	5.9
MELTON SOUTH	162000	135000	143000	150000	160000	194500	231000	230000	229000	228000	315000	345000^	38	94	6.9
MERBEIN	42500^	59500^	70000^	42500^	57000^	77000^	81000	82500^	90000^	85000	118000^	140000^	39	178	10.8
MERNDA	199000	186000	190000	191000	217000	244000	304000	285000	327000	310000	376000	397000^	21	89	6.6
METUNG	98500	74000	80500	65000	65000	126500	120000	115000	115000	180000	320000	NA	78	225	12.5
MICKLEHAM	186500	168000	180000	187000	202000	258000	295500	284500	291000	318000	362500	365000	14	94	6.9
MILDURA	84500	89000	89000	95500	96000	108000	131000	135000	135000	160000	185000	210000	16	119	8.2

Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
MINERS REST	126500	127500	123000	130000	132000	133000	136000	156000	206000	241500	80000^	280000^	-67	-37	-4.5
MOE	110000	104000	98000	122000	129000	121500	124000	129000	147000	165000	215500	240000^	31	96	7.0
MOOROOLBARK	200000	186500	255000	321000	325000	372500	391000	355000	368500	405000	430500^	NA	6	115	8.0
MOOROOPNA	80000	105000	106000	100000	106000	105000	105000	110000	118000	145000	200000	210000^	38	150	9.6
MORNINGTON	280000	255000	345000	295000	434500	840000	820000	782500^	814000	632500	1070000^	425000^	69	282	14.3
MORWELL	106500	115000	106000	110000	96000	107000	119000	121000	132000	165000	239000	240000^	45	124	8.4
MOUNT CLEAR	159500	160500	168000	148000	140000	178000^	145000	160000	159000	227000	320000^	NA	41	101	7.2
MOUNT COTTRELL	-	-	73500^	82000^	82000	82000	220000^	212000	280000	283000	357000^	575000^	26	0	NA
MOUNT DUNEDD	200000	199000	178000	187500	193500	219000	266000	277000	285000	294500	365000	340000^	24	83	6.2
MOUNT ELIZA	510000	485000	470000	440000^	561000^	607500	735000^	850000	840000	1000000	991500^	NA	-1	94	6.9
MOUNT HELEN	95000^	100000^	110000^	99500	95000	105000	122000^	165000	209000	222500	289000^	NA	30	204	11.8
MOUNT MARTHA	410000	391000	420000	534500	670000	870000	1065000	802500	890000	1400000	1315000^	790000^	-6	221	12.4
MULGRAVE	506000^	512000^	516500^	516500*	660000^	706000^	740500	745000^	658000	721500	829500^	799000^	15	64	5.1
MYRTLEFORD	92500^	87500	80000^	95000	94000^	128000	130000	145000	155000	230000	363000^	NA	58	292	14.7
NAGAMBIE	110000	113500	112500	115000	120000	125000	125000	153000	182500	234500	267000	268000^	14	143	9.3
NARRE WARREN	230000	245000	247500	235000	240000	340000	445000	439000^	387500	585500	599000^	585000^	2	160	10.0
NARRE WARREN NORTH	390000	385000	387500	440000	500000	535000	555000^	637500^	720000	760000	965000^	1002500^	27	147	9.5
NARRE WARREN SOUTH	300000	307500	279500	260000	301000	415000	450000	295000	334500	288500	621000^	1035000^	115	107	7.5
NATHALIA	59000^	60000^	66000^	79000^	72000^	62000^	70000	119500^	111000	116000	120000^	NA	3	104	7.4
NEERIM SOUTH	118000^	109000^	110000^	130000	116000^	127500	142000	185000	205000	235000	225000	NA	-4	91	6.7
NELSON	-	145000^	70000^	70000*	142500^	87000^	131500^	89000^	97500^	96000	144500^	135000^	51	0	NA
NEW GIBORNE	262500^	230000	374000^	240000^	235000^	287000	275000	342500	359000	382500	475000	457500^	24	81	6.1
NEWBOROUGH	142500	116000^	115000^	87500^	103500^	107500^	122000	164000	169500	177000	219000	247000^	24	54	4.4
NEWHAVEN	334500^	285000^	240000^	170000^	275000^	238500^	332500	327500^	317000^	350000	350000*	NA	0	5	0.5
NEWLANDS ARM	93000^	95000^	56500^	93000	98500	105000	115000	120000^	132000^	220000	550000^	530000^	150	491	19.5
NICHOLSON	-	-	-	126000^	125000^	125000^	128500	136500	135000	204000	240000^	277500^	18	0	NA
NORTH WONTHAGGI	137000	135000	135000	129000	126500	130000	155000	165000	205000	250000	352500	297500^	41	157	9.9
NUMURKAH	77000	90000	84000^	83000	85000^	112000^	97500	106500	110000	85000	130000^	100000^	53	69	5.4
NYAH WEST	52000^	11000^	55000^	12000^	10500^	17000^	17000*	10000^	12000^	31000	38500^	37000^	24	-26	-3.0
OCEAN GROVE	188000	199500	214500	219500	225000	244000	320000	350000	369000	411000	565000	563000	37	200	11.6
OFFICER	180000	183500	185000	211000	232500	273500	330500	328000	338000	364000	439000	482500^	21	144	9.3
OFFICER SOUTH	-	-	-	-	258500	299000	330000	345000	350000	369500	420000^	NA	14	0	NA
ORBOST	75000^	53500^	62500^	52500^	57500^	57500^	49500^	60000^	51000^	95000	110000^	135000^	16	47	3.9
PAKENHAM	179000	173000	170000	187000	199000	232000	300000	290000	313000	333000	380000	415000^	14	112	7.8
PARADISE BEACH	50000^	39000^	45000	47500	52500	50000	60000	52500	64000	95000	154500	130000^	63	209	11.9
PAYNESVILLE	112500	124000	150000	141500	115000	142500	155000	132500	137500	170000	236000	260000^	39	110	7.7
PETERBOROUGH	145000^	79000^	110000^	139000^	145000^	155000	182500	185000^	193000^	257500	460000^	NA	79	217	12.2
PLENTY	480000	462500	390000	500000^	557500^	570000^	750000^	656000^	670000^	705000	820000^	640000^	16	71	5.5

Median Vacant House Block Prices 2011 - 2022

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POINT COOK	250000	244500	255000	280000	305000	330000	439500	410000	417000	520000	650000	461000^	25	160	10.0
POINT LONSDALE	235000	285000	232000	265000	251500	320000	367500	397000	464000	499000	863500	830000^	73	267	13.9
PORT ALBERT	86500^	120000^	92500^	106000^	53000^	98000^	72500^	89000^	90000	150000	205000^	290000^	37	138	9.0
PORT FAIRY	160000	175000	215000	185000	220000	215000	235000	266500	344500	447500	480000^	400000^	7	200	11.6
PORTARLINGTON	217000	194000	179500	192000	180000	200000	250000	360000	305500	420000	572500^	NA	36	164	10.2
PORTLAND	80000	85000	91000	52000^	82000^	50000	76000	60000	67500	140000	180000	157500^	29	125	8.4
PORTLAND NORTH	170000^	81000^	80000^	80000^	130000^	70000^	73000	95000	95000	195000	230000	215000^	18	35	3.1
RAINBOW	67500^	67500*	25500^	25500	25500	25500	10500^	12000^	23500^	28000	28000*	39000^	0	-59	-9.3
RED CLIFFS	45000	60000	55000	68500	70000	75000	79000	82000	85000	105000	125000	126000^	19	178	10.8
RIDDELLS CREEK	227500	189000	165000^	247500	260000	277500	360000	418000^	410000	422500	482500^	745000^	14	112	7.8
RINGWOOD	345000^	298500^	285000^	444500^	350000^	870000^	600000^	525000^	718000	800000	620000^	603500^	-23	80	6.0
ROBINVALE	65000^	55000^	50000^	59000^	50000^	55000^	69000	70500^	134000^	70000	108500^	NA	55	67	5.3
ROCKBANK	115500^	115500*	265000^	184500^	208000	237000	248500	256500	253500	290000	280000	295000	-3	142	9.3
ROMSEY	196000^	220000^	179000	179000	186000	204000	257000	300000	338500	435000	447500^	351500^	3	128	8.6
ROSEBUD	187000	242000	220000^	205000^	340000	360000	310500	342500^	330000	450000	550000^	NA	22	194	11.4
ROXBURGH PARK	212000	210000	231000	239000	263000	265000	277500	332500	372500	430000	392500^	185000^	-9	85	6.4
RYE	270000	255000	232500	275000	282500	370000	450000	448000	420000	687500	808500	532500^	18	199	11.6
SAFETY BEACH	280000	192500	282500	305000	420500	447500	448500	420000	552500	620000	1060000^	NA	71	279	14.2
SALE	120000	115000	120000	125500	128000	137000	142000	135000	150000	185000	210000	240000^	14	75	5.8
SAN REMO	270000^	242500	255000	250000	249000	240000	270000	308000	300000	375500	489000	555000^	30	81	6.1
SANCTUARY LAKES	281500	278500	265000	289000	335000	355000	435000	419000	460000	510000	630000	620000^	24	124	8.4
SEBASTOPOL	105000	105000	86500	105000	111000	115000	120000	138500	150000	132000	243500	232500^	84	132	8.8
SEYMORE	98000	109000	105000^	820000^	112500^	89500	140000	155000	170000	187500	194000	222500^	3	98	7.1
SHEPPARTON	109000	107500	123000	127000	128000	124500	127500	129500	140000	156000	197500	245000^	27	81	6.1
SHEPPARTON NORTH	110000	118000	117500	116000	115000	116000	165000	164000	191000	215500	368000	387500^	71	235	12.8
SMYTHES CREEK	-	-	-	-	138000^	127500	130000	141000	175000	238000	283000	425000^	19	0	NA
SOMERVILLE	242500^	342500^	325000^	278000	315000	325000	374000	440000	475000	500000	500000*	NA	0	106	8.4
SORRENTO	250000^	380000^	655000^	640000^	700000	965000	965000^	790000^	952000	1487500	1750000^	1925000^	18	600	21.5
SOUTH MORANG	248000	240000	260000	270000	280000	274000	350000	345000	350000	427500	420000	857500^	-2	69	5.4
ST ALBANS	260000^	267500	295000	311500	452500	490000	555000	580000^	442500	639500	612000^	653500^	-4	135	8.9
ST LEONARDS	199500	190000	166500	181500	179000	165000	205000	225000	230500	320000	445000	395000^	39	123	8.4
STAWELL	35000^	35000^	35000^	56000^	60000^	52000^	73500	90000^	90000^	62500^	123000	180000^	97	251	13.4
STRATFORD	81000^	78000^	83500	81000	81000	85000	83000	84500	93000	123000	172500	225000^	40	113	7.9
STRATHDALE	181000	165000	212500	234000^	239000	267500^	242000	240000	215000	276500	392500^	NA	42	117	8.1
STRATHFIELD SAYE	146500	162000	172000	173500	173500	166500	168500	166000	181000	194000	350000	298500^	80	139	9.1
STRATHTULLOH	176000	153000	152500^	161000	150000	230000	267000	267000	274000	283500	332000	317500^	17	89	6.6
SUNBURY	200500	210000	211000	215000	218000	235000	332000	299000	296000	313000	342000	315000	9	71	5.5
SUNSHINE NORTH	253000^	247500	320000	280000	387500	385000	335500	662500	668000	580000	590000	546500^	2	133	8.8

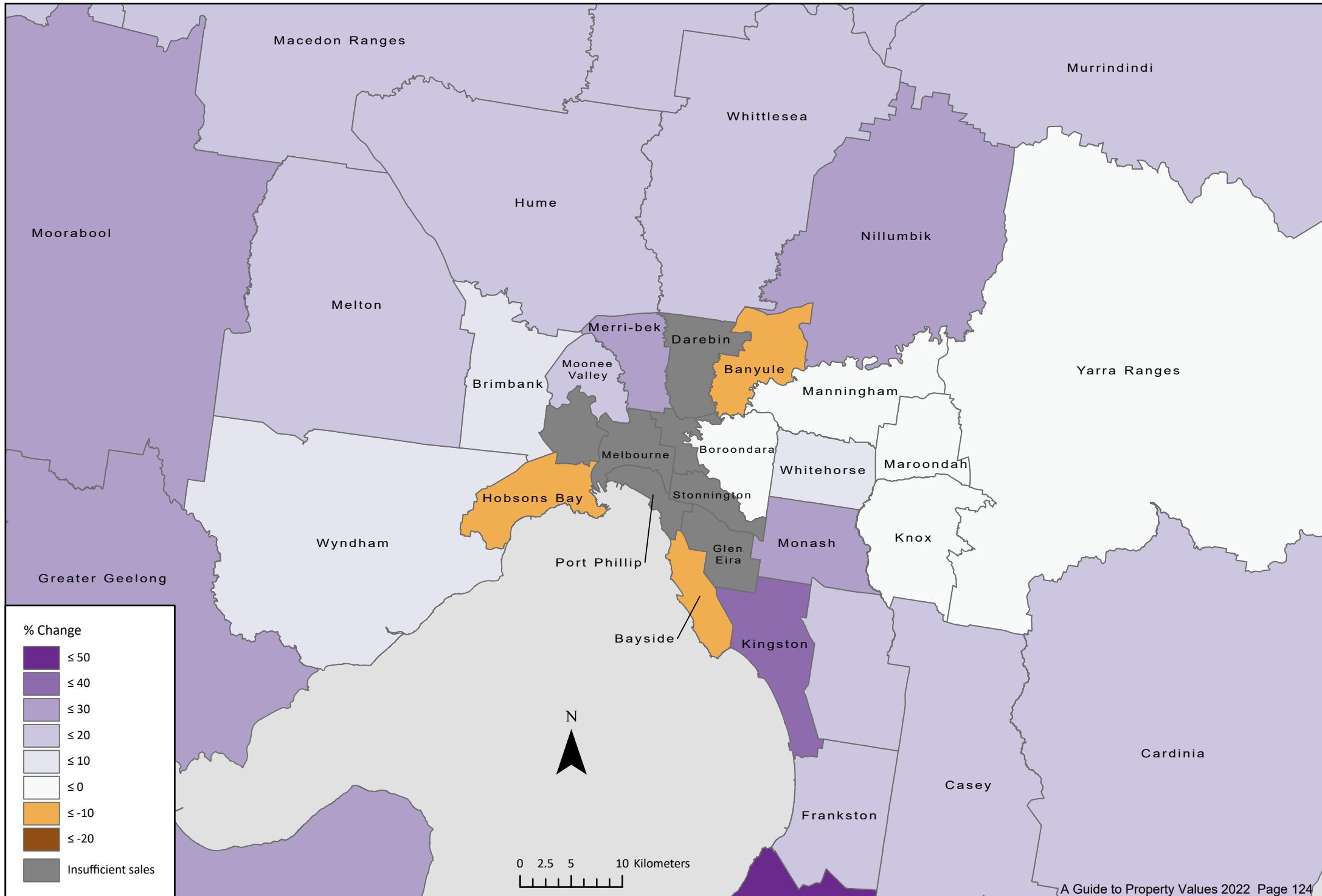
Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
SWAN HILL	80000	79000	85000	88000	102500	109000	138000	113000	126000	166000	175000	145000^	5	119	8.1
TANGAMBALANGA	-	-	-	-	131000^	123000	134000	135500	138000	185000	212000^	235000^	15	0	NA
TANKERTON	-	360000^	360000	360000	360000	360000	360000	1000^	1000*	35000*	25000	31000^	-29	0	NA
TARNEIT	195000	186500	191000	210000	225000	275000	305000	305000	303000	330000	337500	361000	2	73	5.6
TATURA	88000	98000	96500	95000	105000	112500	125000	152500	166000	185000	75000	187500^	-59	-15	-1.6
TAYLORS LAKES	362500^	370500^	409500^	415000^	379000^	622500^	710000^	413000	432000	362000	490000^	NA	35	35	3.1
THE HONEYSUCKLES	65000^	77000^	70000^	79000^	77000^	77000^	69000	80000	96000^	150000	200000^	306000^	33	208	11.9
THOMASTOWN	307000^	266000^	269500^	185000^	297000^	500000^	536000^	450000^	520000^	185000^	366000	369500^	98	19	1.8
THORNHILL PARK	-	-	-	193000	199000	243000	275500	268000	242500	260000	277500	325000^	7	0	NA
TIMBOON	111500^	-	-	-	87500^	87500*	80500^	83500^	120000	180000	240000^	230000^	33	115	8.0
TORQUAY	252000	240000	245000	250000	268000	295000	360000	420000	430000	499000	665000	1196500^	33	164	10.2
TRAFALGAR	130000	136000	140000	140000	147500	147000	195000^	215000	220000	195000	210000^	NA	8	62	4.9
TRARALGON	157000	145000	148500	152500	150000	143000	138000	150000	171000	200000	309000	312000^	55	97	7.0
TRENTHAM	139000	140000	155500	167500	185000	210000	337500	348500	385000	485000	567500	600000^	17	308	15.1
TRUGANINA	209000	206000	212000	228500	254500	282000	327500	335000	322000	327000	345000	391500	6	65	5.1
TYABB	283500	298500^	306500^	355000^	291500^	291500*	305000^	540000^	422500	465000	465000*	NA	0	64	5.7
TYERS	-	-	95000^	95000	95000	100000^	100000*	100000	235000	325000	375000^	NA	15	0	NA
VENUS BAY	93000	92500	83000	83500	90000	81000	94000	105500	120000	271500	312500	310000^	15	236	12.9
WAHGUNYAH	69000	77000	65000^	90000^	78500^	91500^	110000^	90500^	145000	162500^	185000	NA	14	168	10.4
WALDARA	-	-	160000^	237000^	237000*	237000^	240000^	211500	242000	266500	372000^	NA	40	0	NA
WALLAN	149000	155000	150000	150500	155000	192000	250000	240000	245000	285000	326000	340000^	14	119	8.1
WALLAN EAST	158500	140500	136000	148000	154000	160000	254000	250000	250000	250000	300000	340000^	20	89	6.6
WANDANA HEIGHTS	230000	230000	194500^	221500^	262500^	310000	265000	315000	349000	432500	616000	NA	42	168	10.4
WANGARATTA	111000	125500	125000	131000	132000	151000	162000	145000	150000	178500	277000	275000^	55	150	9.6
WARBURTON	137500^	105000	105000^	86000	85500	130000	146000	192000^	165000	266000	360000^	NA	35	162	10.1
WARRAGUL	145000	148000	146000	143000	149000	170500	200000	213000	230000	293000	345000	340000	18	138	9.1
WARRNAMBOOL	142500	152000	145000	140000	150000	150000	150000	155000	165000	182500	250000	250000	37	75	5.8
WEIR VIEWS	155000	150000	142500	138000	139000	195000	215000	209000	240000	260000	324000	280000^	25	109	7.7
WELSHPOOL	65000^	87000^	65000^	65000	65000	49000^	94000^	75000^	100000^	120000	137000^	NA	14	111	7.7
WERRIBEE	196500	162000	185500	191500	208000	252000	298000	299000	299000	327000	327000	259000	0	66	5.2
WERRIBEE SOUTH	829000^	701000	450000	345000	389000	388500	402000	372000	355000	510000	610000^	495000^	20	-26	-3.0
WEST WODONGA	115000	120500	113000	133000	130000	129000	136000	140000	140500	200000	245000	192500^	23	113	7.9
WHITE HILLS	128000	90000^	110500	135000	145000	157500	160500	155500	175000	237000	330000^	NA	39	158	9.9
WHITTLESEA	174000	185000	205000	200000	179000	237500	450000^	335000^	285000	340000	425000^	400000^	25	144	9.3
WILLIAMS LANDING	299000	299000	324000	346000	380000	365000	335000	347500	358000	258000	482500^	NA	87	61	4.9
WINCHELSEA	135000^	135000	130000^	127500	158000	168000	178000	170000	271500	250000	360000^	430000^	44	167	10.3
WINTER VALLEY	129000	125000	125000	122000	124000	130000	143000	159000	185000	233500	300000	307500	28	133	8.8
WODONGA	110000	117000	111000	124000	135000	141000	146000	153000	155000	200000	230000	300000^	15	109	7.7

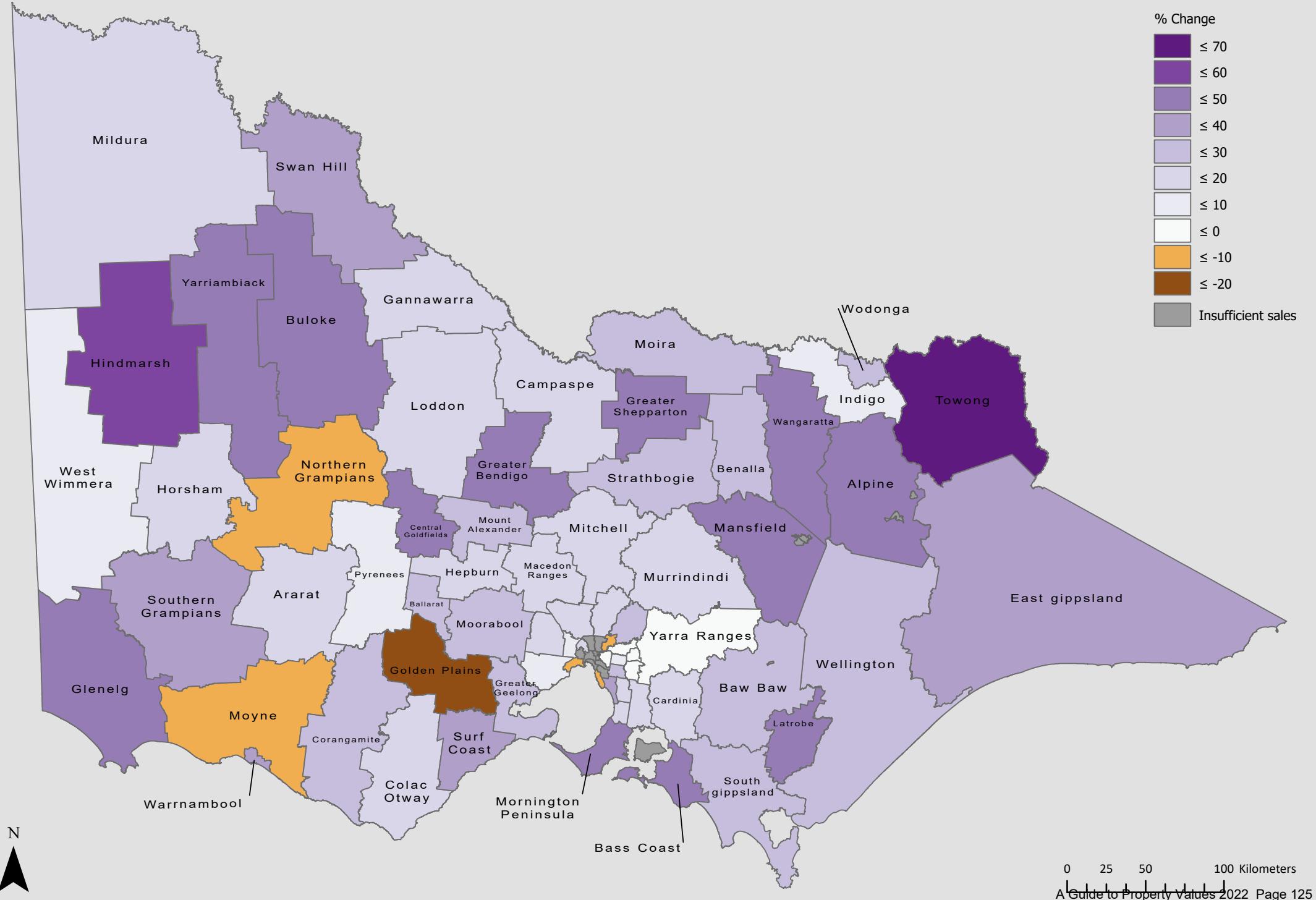
Median Vacant House Block Prices 2011 - 2022

Locality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Prelim 2023	Change 21-22 (%)	Change 12-22 (%)	Growth PA 12 - 22 (%)
WOLLERT	207000	195000	197000	216500	233000	266000	329000	320000	315000	341500	380000	395000	11	84	6.3
WONTHAGGI	107000^	120500	140000	132000	135000	140000	145000	165000	195000	205000	330000	245000^	61	208	11.9
WOODEND	216000	203500	233000	230500	235000	280000	375500	450000	370000	420000	600000^	770000^	43	178	10.8
WYE RIVER	215000^	360000^	360000*	218000^	212500^	218000	299500	555000^	365000	507500	750000^	NA	48	249	13.3
WYNDHAM VALE	171000	169000	165000	174000	197000	224000	290000	269000	275000	277000	276000	321000	0	61	4.9
YARRAGON	120000^	130000^	132500	130000	125000	150000	160000	205000	198000	220000	320000^	NA	45	167	10.3
YARRAVILLE	396500^	210000^	350000^	500000^	400000^	665000^	450000^	510500	496500	569000	1234000^	NA	117	211	12.0
YARRAWONGA	92500	96000	104500	110000	118500	130000	159000	155000	166500	179000	270000	255000^	51	192	11.3
YEA	97500^	130000^	86500	120000	159000^	149000	158500	227500^	190000	238000	268500^	270000^	13	175	10.7
YINNAR	85000^	107500^	83500^	80500^	94000^	88000^	97500	88500	105000	125000	205000^	297500^	64	141	9.2

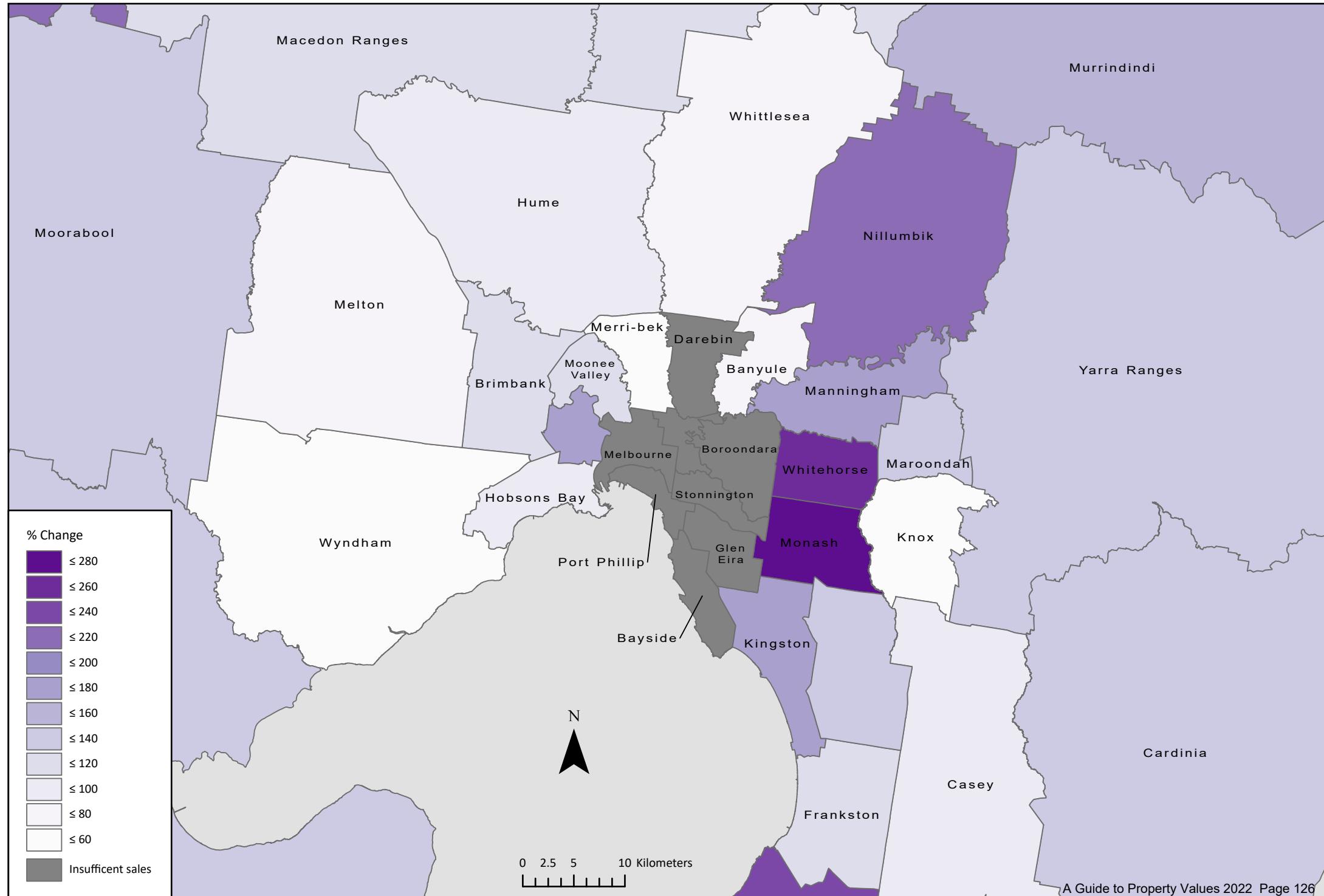
Municipality - 1 Year Change in Vacant Land Price (Metro)



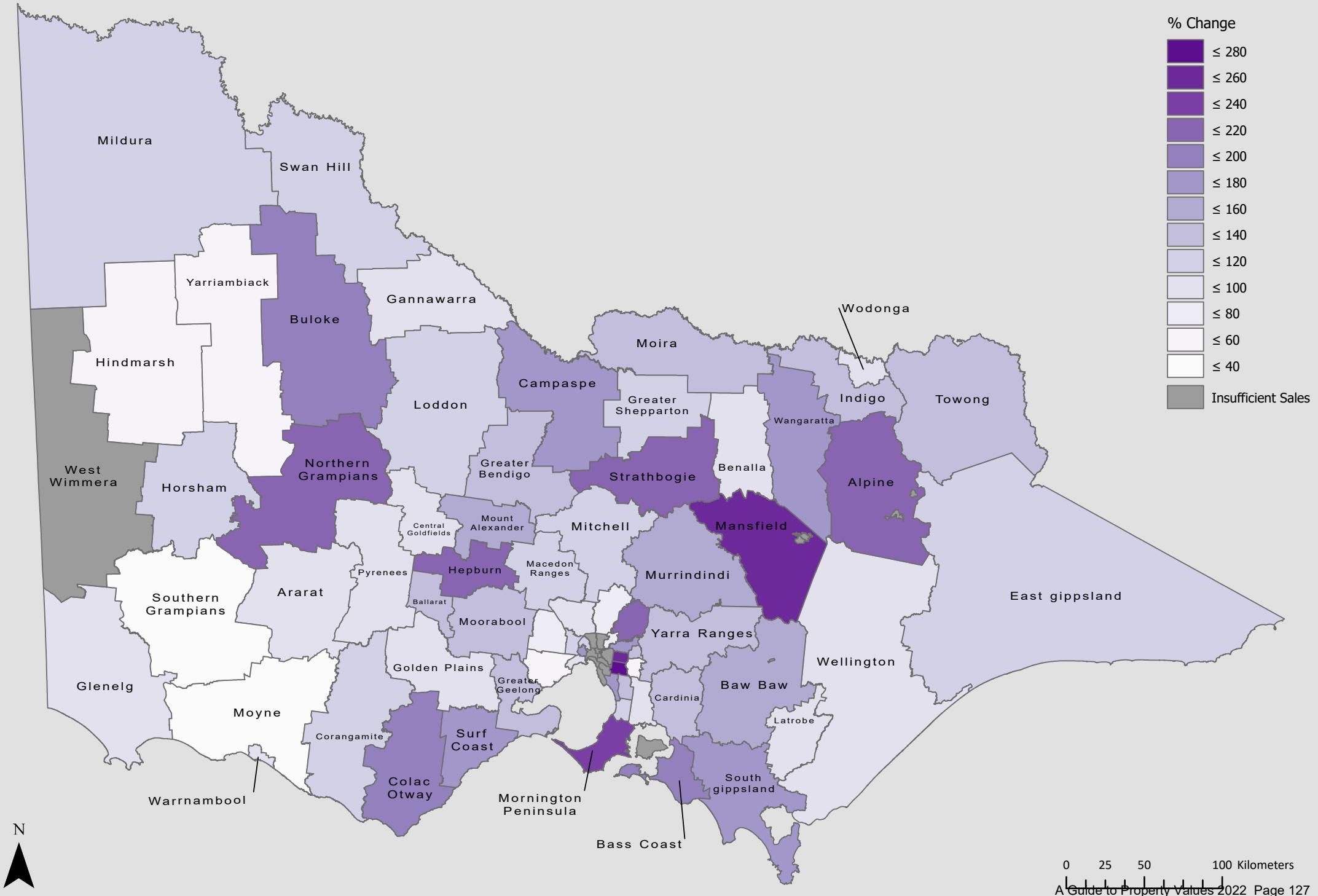
Municipality - 1 Year Change in Median Vacant Land Price (Non-Metro)



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

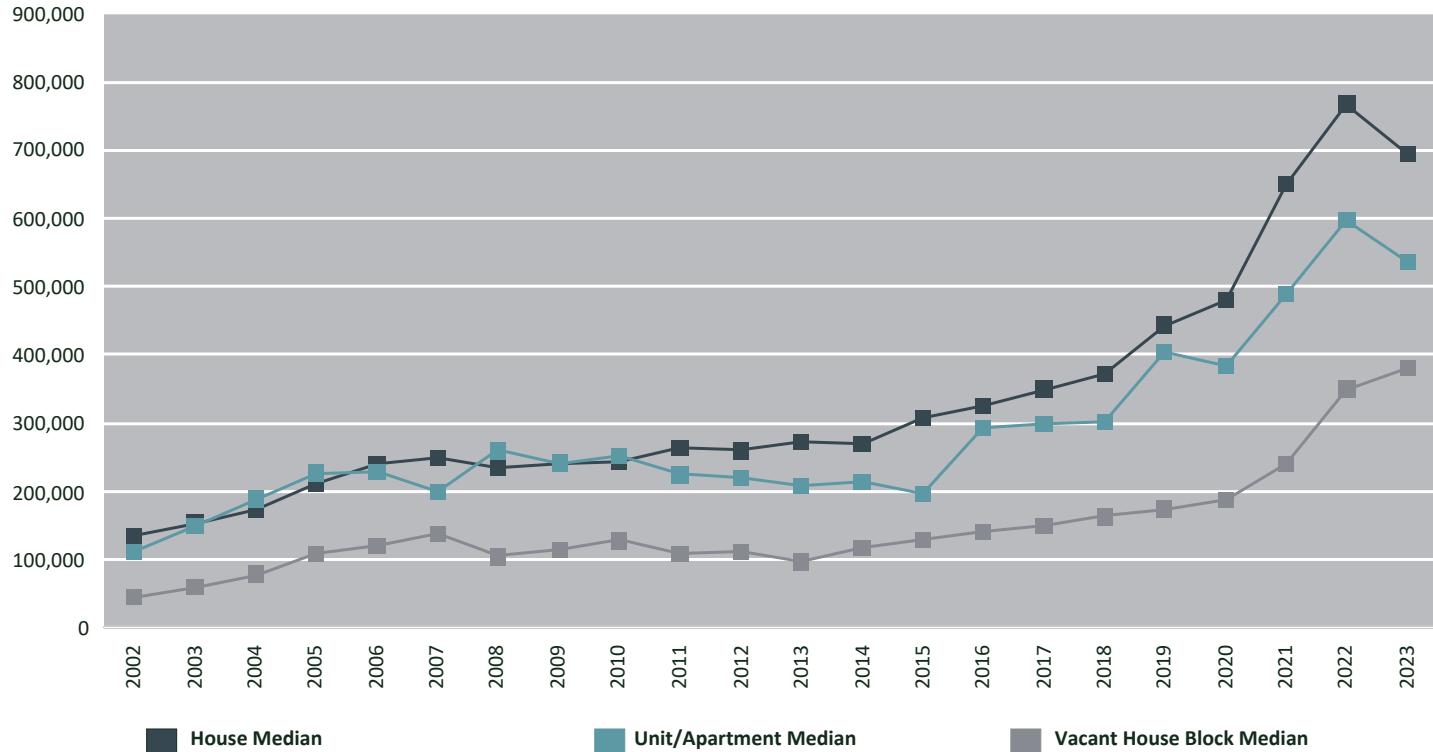


Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)



Alpine Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	240	135,000	150,479	68	113,250	119,704	141	45,000	49,738
2003	280	154,500	181,870	89	150,000	152,055	111	60,000	72,391
2004	215	175,000	193,221	56	189,500	190,079	74	78,500	74,515
2005	232	212,500	234,846	62	227,500	222,680	70	110,000	106,686
2006	222	240,000	261,349	60	230,000	268,861	72	120,000	127,890
2007	240	250,000	284,654	58	200,000	243,669	68	138,000	160,531
2008	135	235,000	257,562	32	260,000	265,696	35	105,000	119,595
2009	166	240,000	260,268	45	242,000	249,205	49	115,000	149,989
2010	90	243,500	279,688	26	253,000	259,288	35	128,500	120,850
2011	144	263,500	282,726	39	225,000	225,384	57	110,000	120,217
2012	162	260,000	283,762	43	220,000	221,162	49	112,000	112,310
2013	171	272,500	293,760	33	209,000	217,313	62	96,200	103,464
2014	185	270,000	294,889	51	215,000	218,437	69	117,500	131,173
2015	208	307,000	315,481	50	196,500	240,850	74	129,250	127,792
2016	233	325,000	351,412	50	293,000	294,020	84	141,000	145,598
2017	247	350,000	374,240	57	300,000	295,898	109	150,000	163,962
2018	218	372,000	408,328	60	302,500	294,797	106	163,500	171,440
2019	214	443,750	458,745	43	405,000	386,244	69	175,000	193,728
2020	243	480,000	526,857	46	385,000	394,036	96	187,500	214,810
2021	253	649,000	727,296	65	490,000	498,458	74	240,000	253,005
2022	185	768,000	849,757	30	597,500	619,166	42	350,000	390,654
2023	26	692,500	845,834	3	535,000^	513,333^	2	380,000 ^	380,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Alpine Shire

Analysis of property sales for 2022

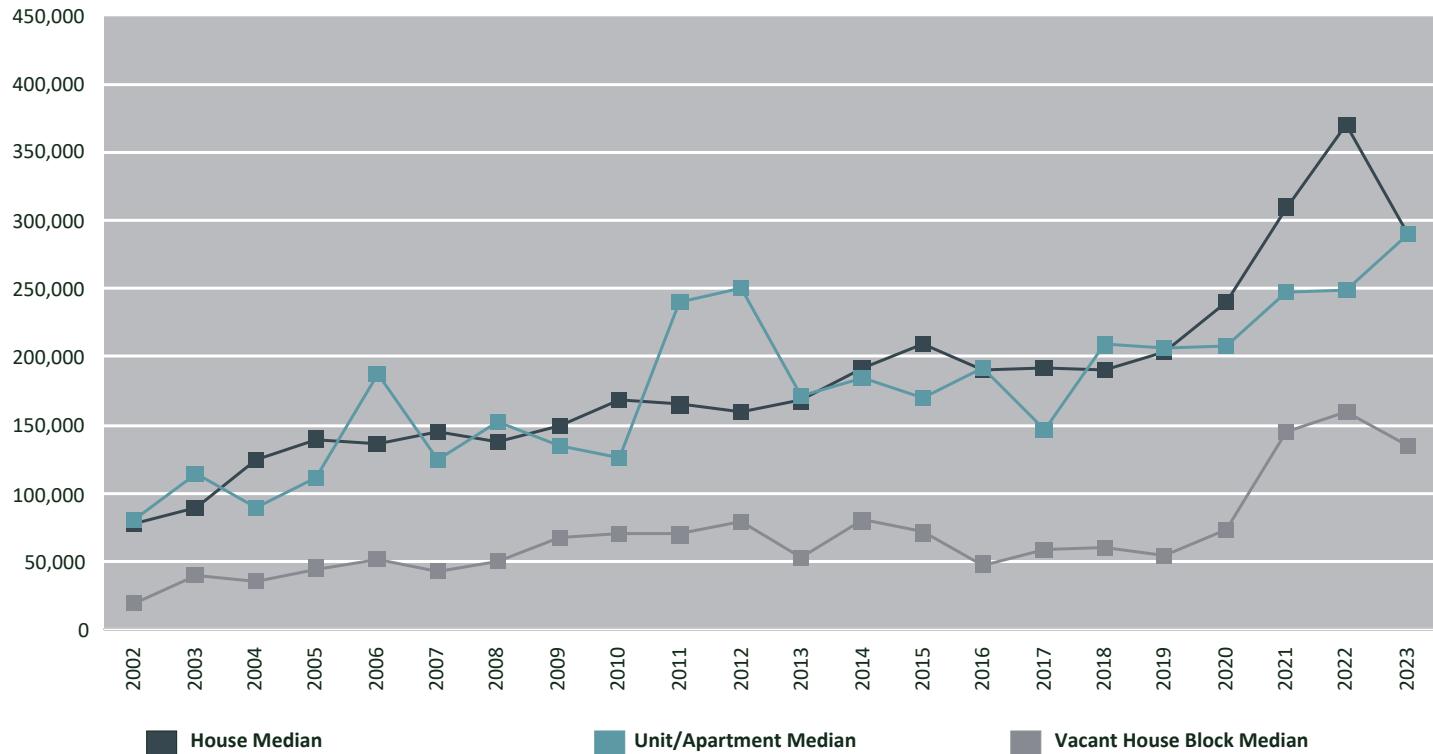
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dental Clinic	1	537000	537000	884.68	607.00	ND	ND	607.00	884.68
Fuel Outlet/Garage	1	740000	740000	714.29	1036.00	ND	284.62<	1036.00	714.29
Holiday Units	1	1850000	1850000	89.72	20620.00	ND	ND	20620.00	89.72
Hotel	2	1851987	1851987	486.08	4089.50	197.02<	142.46<	4089.50	452.86
Hotel/Motel Unsp	1	150000	150000	597.61	251.00	ND	17.55<	251.00	597.61
Mixed Use Unspec	2	1412500	1412500	3342.48	368.50	ND	336.31<	368.50	3833.11
Pub/Tavern/Club Unsp	1	1100000	1100000	478.26	2300.00	ND	687.50<	2300.00	478.26
Retail Mult Occ Unsp	2	203125	203125	139.73	1498.50	50.78<	ND	1498.50	135.55
Retail Sgle Occ Unsp	5	582000	450000	2903.23	155.00	123.29<	250.00<	1702.80	341.79
Serv Apt/Unit Unsp	3	1955333	1525000	615.42	2478.00	178.78<	192.43<	2807.67	696.43
Tourist Park/Caravan	3	4513333	2500000	152.78	14400.00	100.00<	166.67<	16188.67	278.80
Extractive Industry									
Quarry Gravel/Stone	1	650000	650000	304.59	2134.00	ND	ND	2134.00	304.59
Industrial									
Factory Unsp	2	631750	631750	611.21	1053.00	99.88<	168.47<	1053.00	599.95
Food ProcessingUnsp	1	7755000	7755000	132.34	58600.00	ND	ND	58600.00	132.34
Ind Dev Site	1	137500	137500	257.49	534.00	57.89<	ND	534.00	257.49
Warehouse Unspec	1	385000	385000	178.57	2156.00	167.39<	ND	2156.00	178.57
Primary Production									
DomesticLivestockGraz	7	1424428	1222000	0.61	244700.00	79.48<	192.29<	356033.43	4.00
Livestock – Beef	3	848888	700000	2.16	323700.00	77.78<	94.92<	396086.67	2.14
Livestock – Dairy	3	2346291	2300000	2.90	794000.00	ND	96.92<	776952.00	3.02
MixedFarm&GrazUnsp	3	1235000	930000	5.50	400000.00	62.42<	158.97<	397933.33	3.10
Native Bshland	1	240000	240000	65.84	3645.00	ND	ND	3645.00	65.84
Residential									
Cojoin Strata Unsp	2	677500	677500	NA	NA	114.11<	165.24<	NA	NA
Detached Home Unsp	16	924718	877500	977.72	808.00	115.84<	199.43<	922.73	1024.17
Detached Home(exist)	168	844533	758000	738.77	788.50	122.26<	153.13<	1040.10	811.98
Res Dev Site	1	385000	385000	916.67	420.00	ND	ND	420.00	916.67
Res/Rural Lstyle	40	1263185	1180000	71.21	11480.00	132.14<	233.66<	36795.78	34.33
ResLandWithImprovemt	1	1491000	1491000	724.49	2058.00	207.08<	ND	2058.00	724.49
Semi-detached Unspec	1	528000	528000	1478.99	357.00	152.60<	ND	357.00	1478.99
Sep House&Curtilage	1	517500	517500	476.52	1086.00	ND	ND	1086.00	476.52
Short Term Hol Accom	4	682500	675000	843.14	536.00	97.12<	ND	627.50	1087.65
Single Strata Unsp	21	629904	595000	NA	NA	121.43<	130.77<	NA	NA
Strata Unit/Flat Uns	7	570285	560000	NA	NA	126.41<	167.16<	NA	NA
Vac Res A	38	387894	350000	560.75	535.00	145.83<	200.00<	623.60	583.89
Vac Res B	4	416875	397500	232.27	2292.00	217.51<	240.91<	2394.25	174.12
Vac Res Rural Lstyle	9	529222	535000	12.50	20000.00	161.39<	172.58<	30002.00	17.64

Municipality totals

Commercial Total	22	Commercial Total Prices	\$33,628,225
Extractive Industry Total	1	Extractive Industry Total Prices	\$650,000
Industrial Total	5	Industrial Total Prices	\$9,541,000
Primary Production Total	17	Primary Production Total Prices	\$23,501,541
Residential Total	313	Residential Total Prices	\$252,601,523
All Sales Total	358	All Sales Total	\$319,922,289

Ararat Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	231	78,000	85,250	18	80,500	92,950	49	20,000	30,545
2003	241	90,000	108,281	22	115,000	114,386	48	40,000	38,860
2004	191	125,000	125,960	17	90,000	90,968	41	36,000	33,554
2005	214	140,000	146,016	18	111,775	110,169	35	45,000	40,205
2006	153	137,000	148,871	8	187,500 ^a	175,312 ^a	32	51,250	51,806
2007	201	145,000	151,856	38	125,000	144,802	23	42,500	47,669
2008	137	138,000	149,113	19	153,000	155,381	23	50,000	52,804
2009	205	150,000	161,640	28	135,000	146,062	24	68,000	59,625
2010	187	169,000	179,064	27	126,000	139,827	24	71,250	68,375
2011	152	165,000	181,191	17	240,000	222,750	17	70,000	63,976
2012	139	160,000	172,991	11	250,000	225,454	19	80,000	68,002
2013	171	168,000	186,820	15	172,000	184,733	23	53,500	61,530
2014	156	191,500	200,452	9	185,000 ^a	195,777 ^a	18	80,250	74,833
2015	123	210,000	219,761	10	170,000	196,900	27	71,600	66,995
2016	166	190,000	203,307	12	191,500	216,575	19	48,000	52,503
2017	172	192,500	207,351	13	147,000	182,038	10	58,625	67,475
2018	209	190,000	210,758	22	208,840	203,440	25	60,000	70,024
2019	194	203,750	222,632	20	207,000	218,375	15	55,000	76,103
2020	192	240,000	250,774	22	207,500	225,779	42	73,500	72,778
2021	224	309,500	323,385	29	247,000	284,413	49	145,000	133,959
2022	199	370,000	370,537	20	248,500	252,674	39	160,000	154,405
2023	28	290,000	317,428	3	290,000 ^a	318,333 ^a	11	135,000	154,390

Statistics for 2023 are based on a small number of sales and are preliminary only.

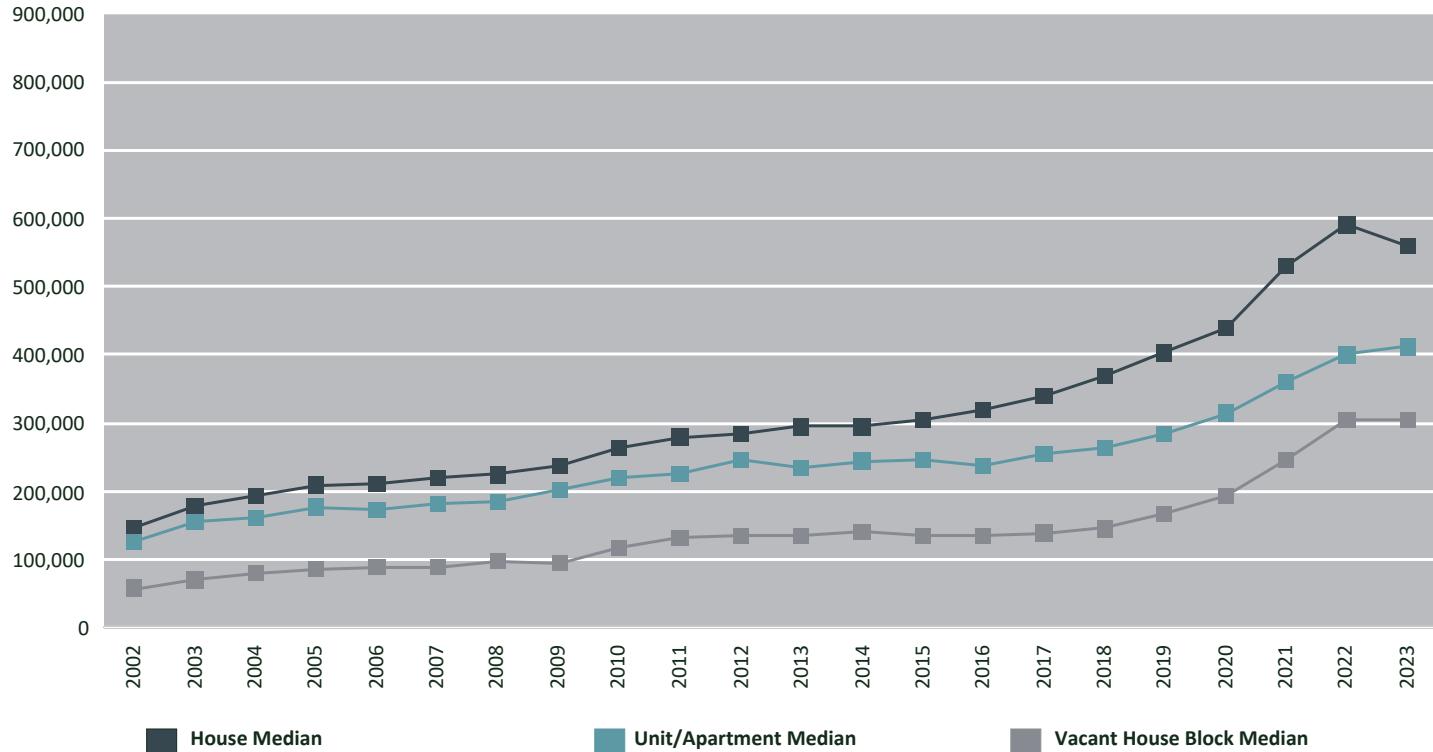
Ararat Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	2	243500	243500	115.32	113549.00	270.56<	ND	113549.00	2.14
Hotel/Motel Unsp	2	1085000	1085000	616.92	1702.00	72.31<	310.00<	1702.00	616.92
Mixed Use Unspec	2	221250	221250	996.49	579.00	138.28<	ND	579.00	382.12
Retail Sgle Occ Unsp	10	526850	436375	1231.37	400.50	179.95<	210.30<	1391.30	378.67
Vehicle Sales Centre	1	1000000	1000000	327.87	3050.00	ND	ND	3050.00	327.87
Community Services									
Day Care Centre	1	1580000	1580000	1494.80	1057.00	ND	ND	1057.00	1494.80
Industrial									
Factory Unsp	2	290000	290000	250.61	1239.00	ND	145.00<	1239.00	234.06
Ind Dev Site	2	260000	260000	50.00	4400.00	260.00<	130.00<	4400.00	50.00
OpenStorageUnspec	1	1050000	1050000	12.97	80937.00	ND	ND	80937.00	12.97
Warehouse Unspec	1	200000	200000	285.71	700.00	ND	91.95<	700.00	285.71
Primary Production									
DomsticLivestockGraz	3	746823	487000	8.13	59896.00	229.18<	104.49<	180598.67	4.14
GenCrop >20ha Unspec	4	1345860	1084448	2.33	637500.00	56.53<	195.24<	595160.75	2.26
Livestock – Sheep	1	400000	400000	1.25	319713.00	30.21<	57.53<	319713.00	1.25
MixedFarm + infrast	8	2003045	1100000	1.69	668399.50	106.55<	297.30<	1204131.13	1.66
MixedFarm no infrast	13	1031630	521500	1.31	404686.00	40.67<	11.71<	5086487.62	0.20
MixedFarm&GrazUnsp	1	749999	749999	0.21	3640000.00	6.42<	182.93<	3640000.00	0.21
Native Bshland	1	320000	320000	0.49	650693.00	213.33<	ND	650693.00	0.49
Residential									
Detached Home Unsp	198	370894	370000	543.40	865.00	119.55<	185.00<	978.16	376.77
Detached Home(exist)	1	300000	300000	102.04	2940.00	155.84<	103.00<	2940.00	102.04
Res/Rural Lstyle	47	686456	660000	58.58	13759.00	145.05<	192.70<	33635.51	20.41
ResLandWithImprovemt	1	80000	80000	35.09	2280.00	76.19<	ND	2280.00	35.09
Single Strata Unsp	20	252674	248500	NA	NA	100.61<	118.33<	NA	NA
Vac Res A	36	156439	160000	250.00	872.00	110.34<	271.19<	903.35	169.33
Vac Res B	3	130000	165000	78.57	2100.00	101.54<	312.80<	2343.33	55.48
Vac Res Rural Lstyle	21	185271	187500	15.05	19930.00	110.95<	187.50<	43382.81	4.27
Municipality totals									
Commercial Total		17				Commercial Total Prices		\$9,368,000	
Community Services Total		1				Community Services Total Prices		\$1,580,000	
Industrial Total		6				Industrial Total Prices		\$2,350,000	
Primary Production Total		31				Primary Production Total Prices		\$38,529,480	
Residential Total		327				Residential Total Prices		\$121,046,523	
All Sales Total		382				All Sales Total		\$172,874,003	

Ballarat City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,144	147,500	166,250	370	127,750	146,447	818	58,000	59,678
2003	2,189	178,000	195,437	417	155,000	169,718	881	70,000	75,800
2004	2,056	195,000	214,605	371	162,000	175,968	655	80,000	85,768
2005	1,960	210,000	230,893	332	177,750	187,169	584	87,000	96,922
2006	1,890	212,000	234,493	361	173,500	176,906	565	88,000	98,695
2007	1,981	220,000	244,673	428	183,250	188,933	705	88,000	96,555
2008	1,816	225,000	251,035	365	185,000	194,937	571	97,000	101,186
2009	2,201	238,000	261,822	582	203,750	208,004	848	95,000	105,748
2010	2,123	265,000	297,118	435	220,000	237,924	813	117,000	123,966
2011	2,071	280,000	309,973	440	225,500	239,311	706	132,000	140,671
2012	1,928	285,000	313,880	465	247,000	254,324	543	135,000	144,158
2013	2,086	295,000	325,847	412	234,925	245,379	673	135,000	148,962
2014	2,085	295,000	335,969	428	245,000	254,621	703	142,000	153,953
2015	2,122	305,000	334,881	408	246,000	248,620	666	135,500	152,776
2016	2,126	320,000	353,829	423	238,000	252,923	678	136,000	157,875
2017	2,451	340,000	375,240	513	255,000	269,587	940	139,700	156,350
2018	2,479	370,000	412,600	559	265,000	274,911	1,879	146,000	156,249
2019	2,145	403,000	447,196	417	285,000	299,056	1,505	167,000	176,429
2020	2,146	440,000	488,612	468	315,000	328,779	2,040	195,000	206,014
2021	2,493	530,000	588,182	491	360,000	376,856	1,851	247,500	258,139
2022	1,991	590,000	646,293	408	400,000	411,393	526	305,000	321,264
2023	289	560,000	601,232	71	412,000	437,744	44	305,000	323,987

Statistics for 2023 are based on a small number of sales and are preliminary only.

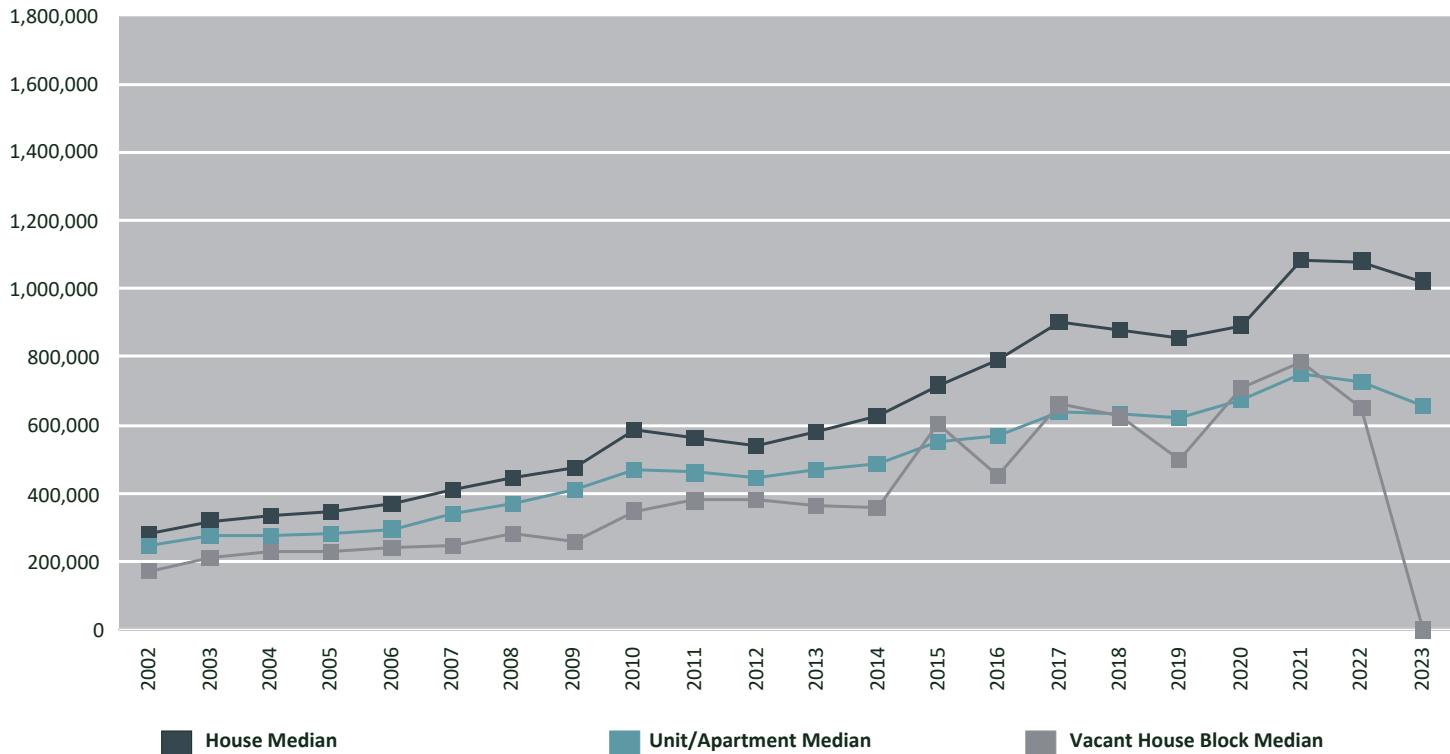
Ballarat City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Dev Site	8	2062850	458750	336.67	1088.00	48.29<	20.66<	4994.00
Fuel Outlet/Garage	2	5743216	5743216	2457.45	2298.50	357.50<	171.28<	2298.50
Guest/BackPack Unsp	1	1600000	1600000	3137.25	510.00	ND	ND	510.00
Health Clinic Unsp	9	3957000	1700000	2329.19	644.00	188.89<	122.90<	1939.11
Hotel/Motel Unsp	2	3700000	3700000	2423.34	1654.50	517.48<	247.33<	1654.50
LowRise Office Build	4	1421750	1166000	3889.22	399.50	88.33<	ND	404.75
Mixed Use Unspec	2	1655500	1655500	2389.25	465.00	256.67<	275.92<	465.00
Multi Use FuelOutlet	1	8240000	8240000	3039.47	2711.00	ND	1329.03<	2711.00
Multi-Lvl Offic Unsp	3	621500	506000	1179.49	429.00	ND	ND	429.00
National Co Rest	2	537000	537000	126.73	4237.00	88.76<	ND	4237.00
Nightclub/Cabaret	1	500000	500000	1344.09	372.00	ND	ND	372.00
Office Premises Uns	14	926964	948750	1957.07	533.50	105.42<	153.27<	464.58
Pub/Tavern/Club Unsp	2	929000	929000	4293.63	361.00	73.15<	155.87<	361.00
Retail Mult Occ Unsp	4	1500000	1350000	2628.06	622.50	159.09<	143.62<	628.25
Retail Sgle Occ Unsp	30	861338	765000	1946.78	357.00	131.67<	127.07<	720.03
Retail Store>Showrm	5	1512500	781250	506.65	1542.00	ND	ND	1620.60
Tourist Park/Caravan	1	2200000	2200000	92.43	23801.00	20.70<	ND	23801.00
Vehicle Sales Centre	4	1116875	1108750	1292.56	1007.00	67.20<	117.33<	1655.00
Community Services								
Day Care Centre	3	4370000	4060000	1924.17	2110.00	101.50<	ND	2318.67
Fire Station	1	946000	946000	935.71	1011.00	ND	ND	1011.00
Gov School (Unsp)	1	522500	522500	129.20	4044.00	ND	ND	4044.00
Place of Worship	1	466000	466000	249.20	1870.00	57.64<	68.78<	1870.00
Industrial								
Factory Unsp	32	851037	697500	662.04	1308.50	99.64<	211.68<	1623.54
Ind Dev Site	18	1090133	724075	166.32	2642.00	109.54<	178.69<	13625.83
OpenStorageUnspec	1	1125000	1125000	32.75	34350.00	ND	346.69<	34350.00
Warehouse	2	580000	580000	1346.15	416.00	ND	ND	416.00
Warehouse Unspec	24	1148859	535700	1308.23	386.50	118.20<	162.33<	5135.80
Infrastr&Utilities								
Utilities Vac Land	1	2500	2500	96.15	26.00	ND	ND	26.00
Primary Production								
GenCrop >20ha Unspec	2	750000	750000	0.54	1391000.00	4.55<	75.00<	1391000.00
Livestock – Sheep	1	1200000	1200000	3.70	323934.00	ND	131.15<	323934.00
MixedFarm + infrast	4	1976875	1850000	2.62	531400.00	138.32<	145.10<	574600.00
MixedFarm&GrazUnsp	2	1485000	1485000	5.80	273250.00	80.27<	ND	273250.00
Native Bshland	1	930000	930000	18.89	49239.00	353.61<	ND	49239.00
Residential								
Cojoin Strata Unsp	8	470937	433750	NA	NA	109.81<	139.13<	NA
Detached Home (Ind)	3	418500	400500	639.78	626.00	267.00<	ND	655.00
Detached Home Unsp	1965	643347	590000	806.19	614.00	111.32<	146.33<	677.04
Detached Home(Comm)	10	593557	592500	1235.99	498.00	112.86<	ND	542.10
Detached Home(exist)	16	946437	992500	236.05	3029.00	99.25<	277.43<	2817.53
House & Flat/Studio	1	960000	960000	NA	NA	ND	ND	NA
Individual Car Park	4	10750	5000	NA	NA	500000.00<	ND	NA
MisImpRuralLand Unsp	1	310000	310000	56.72	5465.00	ND	ND	5465.00
Res Dev Site	5	1034400	750000	197.89	3790.00	130.43<	102.74<	5987.60
Res Investment Flat	7	245142	200000	1652.17	230.00	26.94<	16.00<	226.67
Res Land (WithBuild)	2	285000	285000	2303.69	574.50	79.17<	ND	574.50
Res/Rural Lstyle	92	1392980	1276300	45.11	20217.00	124.82<	182.46<	29446.75
ResLandWithImprovemt	2	266150	266150	253.19	1051.00	20.82<	ND	1051.00
Retire Village Unit	3	321333	290000	NA	NA	87.88<	ND	NA
Semi-detached Unspec	9	721055	660000	1375.71	527.00	133.33<	173.68<	499.80
Single Strata Unsp	360	400626	400000	NA	NA	112.66<	140.35<	NA
Strata Unit/Flat Uns	26	517596	425000	NA	NA	111.71<	157.41<	NA
Townhouse	4	929500	974000	NA	NA	231.90<	286.47<	NA
Vac Res A	505	311146	304000	714.29	448.00	124.34<	184.24<	511.06
Vac Res B	21	564580	592000	254.85	2009.00	120.94<	209.93<	2265.00
Vac Res Englob Oth	1	505000	505000	252.25	2002.00	37.51<	37.23<	2002.00
Vac Res Rural Lstyle	22	1040488	590000	23.84	20253.50	98.83<	138.82<	32563.82
Sport/Hrtge/Cultural								
IndoorSportCent Unsp	1	755000	755000	1030.01	733.00	ND	194.36<	733.00
Municipality totals								
Commercial Total		95			Commercial Total Prices		\$154,184,403	
Community Services Total		6			Community Services Total Prices		\$15,044,500	
Industrial Total		77			Industrial Total Prices		\$76,713,230	
Infrastr&Utilities Total		1			Infrastr&Utilities Total Prices		\$2,500	
Primary Production Total		10			Primary Production Total Prices		\$14,507,500	
Residential Total		3,067			Residential Total Prices		\$1,788,971,770	
Sport/Hrtge/Cultural Total		1			Sport/Hrtge/Cultural Total Prices		\$755,000	
All Sales Total		3,257			All Sales Total		\$2,050,178,903	

Banyule City

Residential price statistics 2002 to 2023



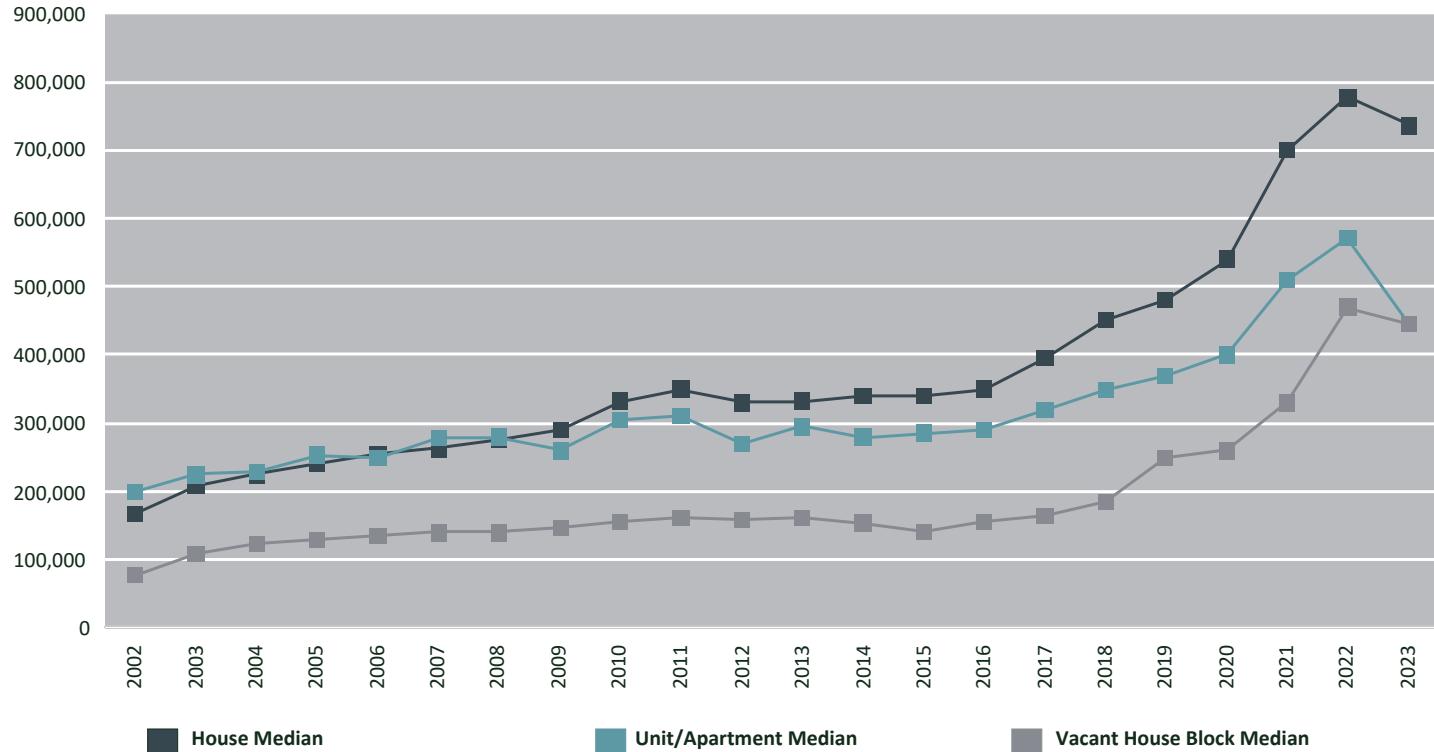
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,738	282,500	334,398	760	249,975	260,927	106	170,000	159,241
2003	1,689	320,500	371,013	692	277,750	294,753	101	211,500	212,669
2004	1,537	335,000	388,596	592	275,000	291,746	75	230,000	234,682
2005	1,540	345,000	407,201	696	284,500	312,846	77	230,000	219,053
2006	1,520	368,500	428,209	722	297,000	322,086	68	241,750	253,922
2007	1,738	410,000	490,189	1,011	340,500	364,187	96	250,000	240,287
2008	1,344	445,000	539,262	677	370,000	407,950	42	282,000	272,921
2009	1,481	474,388	577,492	857	410,500	438,470	38	258,476	245,468
2010	1,349	585,000	689,212	728	470,000	495,955	37	350,000	348,142
2011	1,282	564,100	675,652	670	461,300	496,233	33	380,000	367,324
2012	1,228	540,000	647,133	706	447,500	470,542	30	382,500	367,966
2013	1,421	580,000	689,614	888	468,500	502,692	30	363,500	355,706
2014	1,541	627,000	758,588	1,044	488,000	522,289	39	357,000	395,398
2015	1,691	718,000	851,457	1,135	552,000	586,313	25	604,480	509,364
2016	1,460	790,250	939,152	1,113	570,000	596,911	18	454,250	545,222
2017	1,399	900,000	1,070,705	1,132	641,750	684,522	26	660,000	591,273
2018	1,277	880,000	1,038,328	864	632,250	660,963	19	625,000	615,699
2019	1,253	855,000	999,871	938	621,500	664,445	26	500,000	666,464
2020	1,052	893,000	1,072,053	801	675,000	708,953	19	708,000	681,684
2021	1,615	1,085,000	1,274,761	1,210	749,000	788,734	22	787,000	913,083
2022	1,283	1,080,000	1,268,985	867	725,000	775,710	10	652,000	730,200
2023	133	1,022,000	1,167,589	105	655,500	700,332	0	0*	0*

Statistics for 2023 are based on a small number of sales and are preliminary only.

Banyule City									
Analysis of property sales for 2022									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	1888000	1888000	5007.96	377.00	ND	ND	377.00	5007.96
Café	4	1206999	1264000	5459.26	203.00	71.01<	ND	223.50	5400.45
Health Clinic Unsp	5	1020000	900000	1721.61	546.00	102.27<	52.79<	509.00	2305.17
Mixed Use Unspec	3	8508333	11100000	13704.99	861.00	455.76<	1766.11<	861.00	13704.99
Office Premises Uns	4	976500	880000	5769.23	65.00	90.92<	53.72<	76.00	11649.12
Restaurant	4	2137250	1174500	4657.15	1982.00	77.21<	ND	1883.50	1134.72
Retail Mult Occ Unsp	1	1370000	1370000	6492.89	211.00	43.78<	75.27<	211.00	6492.89
Shop	7	1360142	1575000	7094.59	222.00	240.09<	28.07<	350.43	3881.37
Shop & Dwelling	1	1851000	1851000	8814.29	210.00	270.22<	ND	210.00	8814.29
Strata/Subdiv Office	5	562400	530000	2659.28	361.00	163.08<	ND	405.00	1388.64
Veterinary Clinic	1	674050	674050	3703.57	182.00	23.90<	ND	182.00	3703.57
Community Services									
Child Centre Unsp	1	3234000	3234000	2213.55	1461.00	ND	ND	1461.00	2213.55
Day Care Centre	1	8050000	8050000	5693.07	1414.00	ND	ND	1414.00	5693.07
Place of Worship	1	2805000	2805000	2397.44	1170.00	ND	ND	1170.00	2397.44
Industrial									
Concrete Batch Plant	1	2000000	2000000	2304.15	868.00	ND	ND	868.00	2304.15
Factory Unit	6	1140000	985000	2439.68	373.00	123.13<	ND	422.20	2979.63
Factory Unsp	18	1210396	1002600	2233.88	697.50	140.98<	115.91<	653.75	2475.62
Garage/Motor Vehicle	2	1670000	1670000	2907.95	708.50	96.91<	ND	708.50	2357.09
Ind Dev Site	2	1345000	1345000	1485.71	875.50	ND	ND	875.50	1536.26
Office/Factory	5	2897000	2900000	1434.22	2022.00	359.80<	ND	1983.60	1460.48
Warehouse Unspec	13	995656	722766	4950.45	146.00	106.23<	81.12<	426.22	2634.20
Warehouse/Factory	1	2365000	2365000	2537.55	932.00	ND	ND	932.00	2537.55
Warehouse/Office	6	2343833	2377500	2711.94	1156.00	540.34<	178.76<	1087.60	2134.61
Warehouse>Showroom	1	2650000	2650000	2877.31	921.00	120.45<	ND	921.00	2877.31
Infrastruc&Utilities									
Utilities Vac Land	2	43956	43956	594.00	74.00	202.43<	ND	74.00	594.00
Residential									
Age Care/Nursing Uns	1	11550000	11550000	20773.38	556.00	186.21<	153.51<	556.00	20773.38
Cojoin Strata Unsp	6	978666	932500	NA	NA	109.84<	144.57<	NA	NA
Detached Home (New)	4	1757750	1485500	2409.43	610.00	118.84<	ND	653.00	2691.81
Detached Home Unsp	1232	1271886	1090000	1721.44	639.00	99.54<	127.49<	693.24	1835.38
Detached Home(exist)	9	1840422	1095000	1846.41	612.00	92.60<	174.50<	1186.67	1550.92
House & Flat/Studio	2	927500	927500	1423.33	651.50	86.28<	ND	651.50	1423.64
Individual Car Park	6	1	1	NA	NA	0.10<	ND	NA	NA
Individual Flat	1	370500	370500	NA	NA	56.26<	49.87<	NA	NA
OYO Strata Flat	5	776000	900000	NA	NA	129.12<	ND	NA	NA
OYO Sub Dwelling	11	908590	840000	NA	NA	76.36<	108.74<	NA	NA
OYO Sub Unit	57	608640	480000	NA	NA	75.29<	ND	NA	NA
OYO Subdivided Flat	19	525552	530000	NA	NA	112.17<	90.99<	NA	NA
Res Co Sh Unit Unsp	2	629999	629999	NA	NA	ND	126.00<	NA	NA
Res Dev Site	3	8365833	5500000	4101.42	1341.00	195.56<	221.77<	2826.00	2960.31
Res Land (WithBuild)	9	1108333	1255000	1369.20	810.50	130.46<	104.58<	851.63	1356.23
Res/Rural Lstyle	13	3740230	3250000	555.07	4549.00	135.42<	116.07<	4768.85	784.31
Semi-detached	2	1775000	1775000	4445.91	416.50	ND	ND	416.50	4261.70
Semi-detached Unspec	34	945397	825000	1682.37	551.00	103.13<	142.24<	529.33	1731.20
Single Strata Unsp	632	795823	740500	NA	NA	98.05<	113.92<	NA	NA
Storage Area Res	1	6600	6600	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	126	764094	687500	366666.67	3.00	98.92<	118.53<	3.00	366666.67
Townhouse	5	728400	680000	NA	NA	83.74<	93.31<	NA	NA
Vac Res A	10	730200	652000	2250.24	358.00	84.79<	133.06<	430.75	1897.85
Vac Res Rural Lstyle	7	1525384	1575000	392.64	4075.00	108.62<	127.53<	6442.00	236.79
Villa Unit	4	994500	791500	NA	NA	87.94<	120.84<	NA	NA
Sport/Hrtge/Cultural									
Gymnasium/Health	1	460000	460000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total		36				Commercial Total Prices		\$66,024,049	
Community Services Total		3				Community Services Total Prices		\$14,089,000	
Industrial Total		55				Industrial Total Prices		\$83,163,671	
Infrastruc&Utilities Total		2				Infrastruc&Utilities Total Prices		\$87,912	
Residential Total		2,201				Residential Total Prices		\$2,414,251,036	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$460,000	
All Sales Total		2,298				All Sales Total		\$2,578,075,668	

Bass Coast Shire

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,325	168,000	194,093	200	199,000	221,787	786	77,000	79,151
2003	1,276	210,000	233,669	181	225,000	262,478	561	110,000	112,691
2004	1,040	225,000	245,217	160	228,500	261,528	320	125,000	126,422
2005	996	240,000	266,855	204	253,750	284,222	287	130,000	131,987
2006	988	254,500	283,123	209	250,000	282,427	369	136,000	142,461
2007	1,347	263,000	294,778	262	278,250	317,387	469	140,000	139,000
2008	1,011	275,000	312,504	197	280,000	307,224	286	140,000	146,705
2009	1,139	290,000	323,466	278	259,975	298,619	392	147,900	153,474
2010	1,081	332,500	369,084	238	305,000	325,619	608	155,000	165,278
2011	803	350,000	383,377	153	310,000	393,872	352	162,950	185,070
2012	780	330,000	352,094	179	270,000	306,069	258	160,000	178,164
2013	975	332,500	368,200	157	295,000	317,271	283	161,000	175,132
2014	1,001	340,000	372,235	139	280,000	319,734	240	154,450	170,733
2015	1,168	340,000	366,889	167	286,000	315,065	303	141,000	167,473
2016	1,353	350,000	378,916	232	289,500	320,782	447	155,000	175,986
2017	1,436	395,000	419,527	293	320,000	353,439	949	164,900	189,312
2018	1,148	450,000	486,271	209	349,000	371,987	879	185,000	205,656
2019	958	480,000	512,286	168	370,000	391,824	459	249,900	260,865
2020	1,166	540,000	583,758	169	400,000	443,282	839	260,000	277,833
2021	1,359	699,000	776,002	247	510,000	570,380	714	330,000	354,630
2022	916	776,888	849,622	161	570,000	646,021	180	470,000	504,776
2023	148	736,250	791,640	16	445,000	619,875	18	446,250	581,500

Statistics for 2023 are based on a small number of sales and are preliminary only.

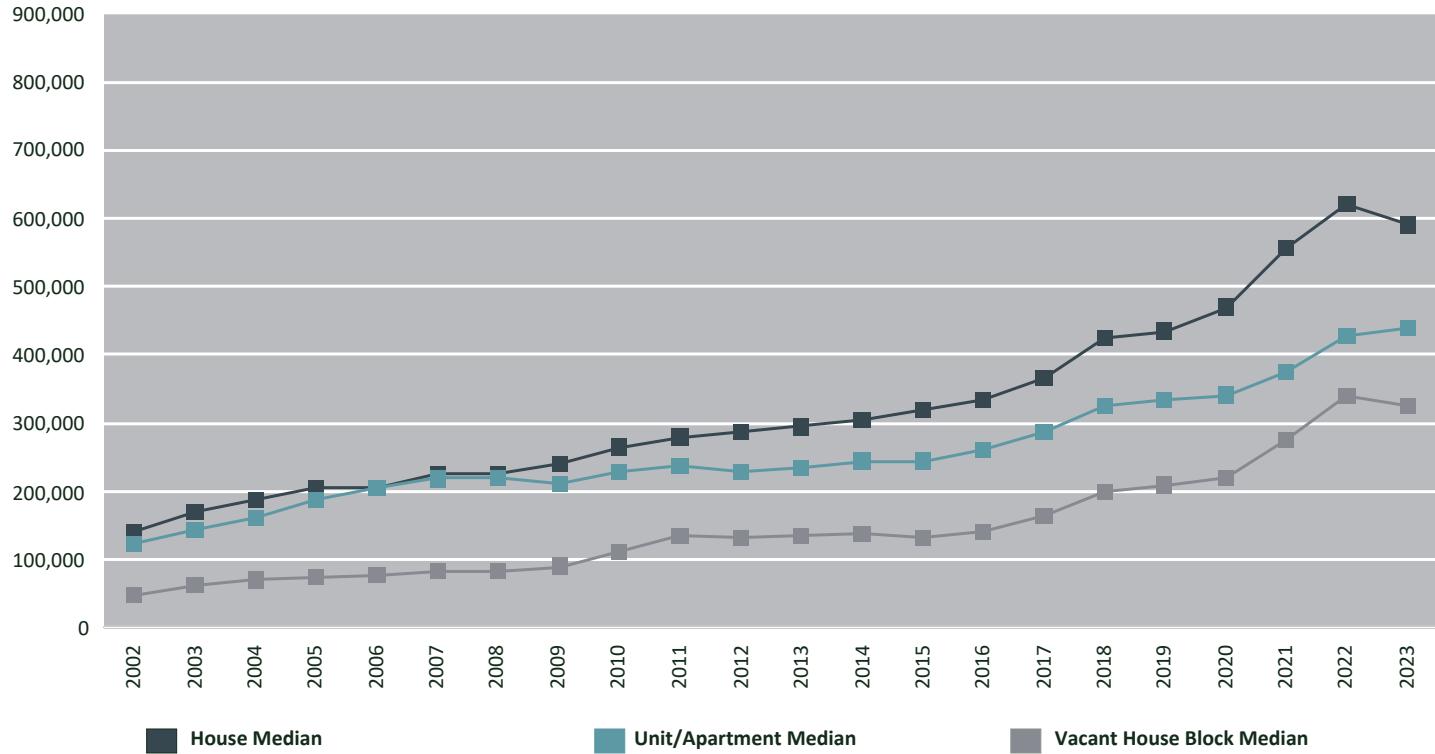
Bass Coast Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Café	1	1400000	1400000	313.76	4462.00	ND	ND	4462.00	313.76
Dev Site	8	619375	339000	437.64	906.00	154.09<	21.19<	908.50	681.76
Indiv CarPark Unspe	1	120000	120000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	1	1100000	1100000	1610.54	683.00	127.17<	160.00<	683.00	1610.54
National Co Rest	1	1200000	1200000	610.07	1967.00	ND	ND	1967.00	610.07
Office Premises Uns	2	477500	477500	4045.45	118.00	68.21<	46.36<	118.00	4046.61
Pub/Tavern/Club Unsp	1	905000	905000	1302.16	695.00	17.46<	127.64<	695.00	1302.16
Retail Sgle Occ Unsp	8	960625	690000	1312.15	362.00	105.34<	132.69<	1013.86	970.13
Serv Apt/Unit Unsp	8	240625	238500	3.03	85101.00	88.33<	6.71<	85101.00	3.03
Industrial									
Abattoirs	1	30472536	30472536	32.06	950500.00	ND	ND	950500.00	32.06
Factory Unsp	7	833142	777000	1536.94	585.00	176.59<	212.88<	656.50	1392.99
Ind Dev Site	2	1925000	1925000	491.21	5118.00	492.33<	645.16<	5118.00	376.12
Warehouse Unspec	4	534625	375000	771.43	1750.00	61.10<	56.60<	1750.00	771.43
Infrastruc&Utilities									
TelecomTowers Unspec	1	2300000	2300000	14375.00	160.00	ND	ND	160.00	14375.00
Primary Production									
DomsticLivestockGraz	4	868750	837500	20.66	58956.00	79.76<	77.69<	135603.00	6.41
Livestock – Beef	12	1964749	2010000	6.19	354076.50	116.52<	231.70<	372428.75	5.28
Livestock – Dairy	1	5000000	5000000	4.02	1243742.00	191.39<	356.38<	1243742.00	4.02
MixedFarm&GrazUnsp	6	1598953	1450000	3.97	365241.50	183.54<	55.77<	373380.83	4.28
Vineyard	1	900000	900000	6.43	140000.00	ND	ND	140000.00	6.43
Residential									
Detached Home Unsp	904	849682	776888	1275.59	635.00	111.70<	161.68<	732.01	1158.90
Detached Home(exist)	10	804500	772500	995.64	484.50	72.74<	203.02<	1102.30	729.84
OYO Sub Dwelling	3	966666	885000	NA	NA	ND	ND	NA	NA
OYO Sub Unit	9	883555	545000	NA	NA	111.68<	340.63<	NA	NA
OYO Unit	1	505000	505000	NA	NA	ND	144.29<	NA	NA
Res Dev Site	4	1096250	1228526	541.79	9958.00	398.87<	ND	10573.00	103.68
Res Land (WithBuild)	1	950000	950000	1056.73	899.00	141.79<	ND	899.00	1056.73
Res/Rural Lstyle	63	1728249	1250000	113.80	16300.00	113.64<	177.68<	28888.27	59.83
ResLandWithImprovemt	5	408400	400000	1182.43	592.00	139.13<	ND	17612.00	23.19
Semi-detached Unspec	2	1048000	1048000	NA	NA	163.37<	194.07<	NA	NA
Single Strata Unit	1	567000	567000	NA	NA	129.16<	198.95<	NA	NA
Single Strata Unsp	121	620136	580000	NA	NA	115.42<	157.18<	NA	NA
Strata Unit/Flat Uns	25	650960	570000	NA	NA	102.24<	147.77<	NA	NA
Townhouse	1	775000	775000	NA	NA	109.15<	83.33<	NA	NA
Vac Res A	169	500919	462500	1031.88	596.00	144.08<	192.71<	626.59	795.90
Vac Res B	11	564030	540000	254.70	2022.00	150.00<	189.47<	2218.55	254.23
Vac Res Englob Oth	1	2508000	2508000	321.25	7807.00	96.46<	102.47<	7807.00	321.25
Vac Res Rural Lstyle	20	682150	650000	36.25	20000.00	102.85<	156.63<	21092.24	33.72
Sport/Hrtge/Cultural									
Gymnasium/Health	1	560000	560000	519.00	1079.00	ND	ND	1079.00	519.00
Municipality totals									
Commercial Total	31					Commercial Total Prices		\$20,245,000	
Industrial Total	14					Industrial Total Prices		\$42,293,036	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$2,300,000	
Primary Production Total	24					Primary Production Total Prices		\$42,545,717	
Residential Total	1,351					Residential Total Prices		\$1,105,530,789	
Sport/Hrtge/Cultural Total	1					Sport/Hrtge/Cultural Total Prices		\$560,000	
All Sales Total	1,422					All Sales Total		\$1,213,474,542	

Baw Baw Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	588	140,000	151,630	83	124,000	125,248	335	48,500	52,751
2003	646	171,500	177,639	109	145,000	161,266	491	62,000	61,512
2004	563	187,500	199,531	85	162,000	179,011	548	70,000	71,126
2005	640	204,750	209,198	98	188,500	188,241	433	75,000	79,026
2006	568	206,000	216,677	97	205,000	225,855	295	76,500	90,769
2007	693	225,000	240,820	131	219,000	288,840	352	82,000	88,730
2008	664	225,000	230,452	104	220,000	227,317	471	84,000	88,770
2009	826	240,000	242,127	139	212,000	241,885	707	90,000	96,089
2010	759	265,468	277,616	148	229,577	252,023	888	112,250	117,911
2011	687	280,000	288,127	130	238,750	240,447	526	135,000	138,555
2012	662	287,500	299,861	93	230,000	232,024	402	133,250	136,445
2013	730	295,000	310,442	108	236,000	251,560	374	136,500	144,738
2014	752	305,000	314,509	151	245,000	255,040	391	139,500	136,273
2015	851	320,000	334,365	161	245,000	243,635	395	132,000	137,227
2016	936	334,500	344,251	160	261,750	266,787	413	142,000	148,892
2017	1,100	367,125	371,464	201	288,450	300,009	904	165,000	166,746
2018	989	425,000	436,448	155	326,000	337,954	778	200,000	200,966
2019	808	435,000	444,078	123	333,500	338,336	446	210,000	213,789
2020	875	470,000	491,286	140	341,250	341,141	942	220,000	239,257
2021	1,176	556,045	583,286	160	375,000	381,284	745	275,000	288,148
2022	980	620,000	653,159	114	428,500	423,105	194	340,000	341,139
2023	155	590,000	602,969	23	440,000	460,630	23	325,000	313,282

Statistics for 2023 are based on a small number of sales and are preliminary only.

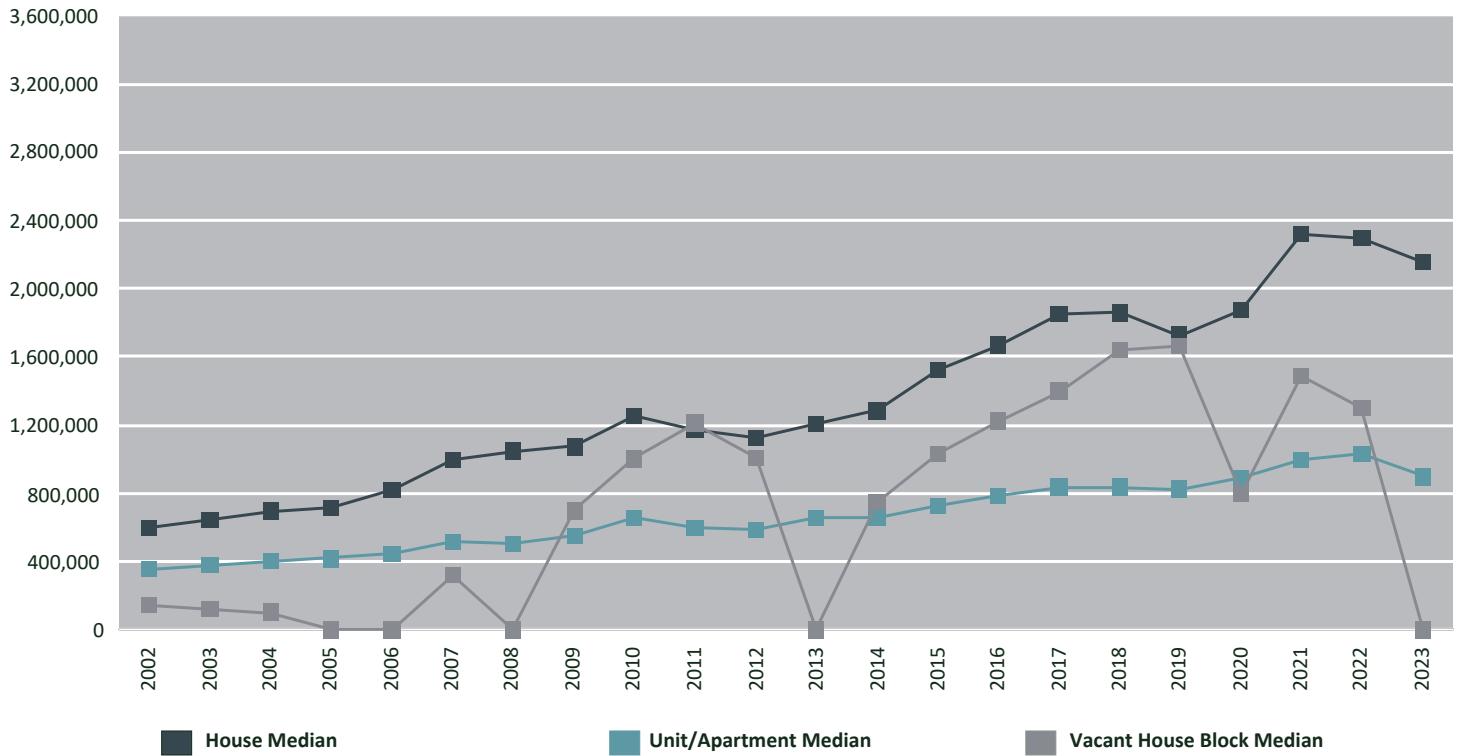
Baw Baw Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	1760000	1760000	NA	NA	363.64<	114.29<	NA	NA
Health Clinic Unsp	1	3100000	3100000	836.03	3708.00	1000.00<	ND	3708.00	836.03
Mixed Use Unspec	2	372524	372524	1793.40	211.00	30.72<	50.87<	211.00	1765.52
Multi Use FuelOutlet	1	1199999	1199999	434.00	2765.00	ND	ND	2765.00	434.00
National Co Rest	1	1500000	1500000	3968.25	378.00	103.45<	ND	378.00	3968.25
Office Premises Uns	1	350000	350000	453.96	771.00	179.95<	85.89<	771.00	453.96
Retail Mult Occ Unsp	1	1260000	1260000	NA	NA	ND	268.09<	NA	NA
Retail Sgle Occ Unsp	15	883566	750000	2156.33	371.00	120.97<	89.55<	817.31	1012.09
Serv Apt/Unit Unsp	1	1817500	1817500	23.30	78000.00	ND	ND	78000.00	23.30
Veterinary Clinic	4	644062	408125	169.57	1032.00	ND	ND	3031.33	109.00
Community Services									
Community Health Cen	1	10285000	10285000	2773.73	3708.00	ND	ND	3708.00	2773.73
Religious Residence	1	760000	760000	467.69	1625.00	ND	ND	1625.00	467.69
Industrial									
Factory Unsp	9	1092333	865000	745.16	1342.00	95.05<	198.85<	2137.56	511.02
Ind Dev Site	7	424742	368500	183.73	2041.00	33.50<	62.42<	20854.71	20.37
OpenStorageUnspec	1	1200000	1200000	173.96	6898.00	ND	ND	6898.00	173.96
Warehouse Store	1	2825000	2825000	517.78	5456.00	ND	ND	5456.00	517.78
Warehouse Unspec	5	857000	420000	1108.75	377.00	99.29<	58.33<	2128.00	402.73
Primary Production									
DomsticLivestockGraz	6	975916	870000	2.57	505963.00	167.31<	85.09<	609552.50	1.60
GenCrop >20ha Unspec	1	1475000	1475000	1.73	851600.00	60.34<	226.23<	851600.00	1.73
Horse Unspecified	2	3657500	3657500	17.10	240470.00	ND	430.29<	240470.00	15.21
Livestock – Beef	36	1464225	1385000	3.02	303410.00	125.91<	156.14<	341426.39	4.29
Livestock – Dairy	7	3380835	2200000	1.87	290000.00	158.56<	183.33<	567784.29	5.95
Livestock – Sheep	1	900000	900000	1.52	590936.00	ND	ND	590936.00	1.52
MixedFarm + infrast	1	1585000	1585000	3.81	415700.00	40.77<	153.88<	415700.00	3.81
MixedFarm&GrazUnsp	11	1238690	1250000	3.71	323700.00	104.17<	157.73<	382570.91	3.24
Native Bshland	3	991666	175000	4.59	38090.00	29.97<	233.33<	772911.33	1.28
Native Hardwood	1	650000	650000	0.74	880000.00	ND	ND	880000.00	0.74
Specialised Cropping	2	1000000	1000000	2.94	349050.00	26.18<	ND	349050.00	2.86
Vineyard	1	1350000	1350000	6.67	202300.00	180.00<	ND	202300.00	6.67
Residential									
Cojoin Strata Unsp	1	487500	487500	NA	NA	135.44<	157.26<	NA	NA
Detached Home Unsp	965	650486	620000	952.82	710.00	111.31<	142.53<	796.90	816.86
Detached Home(exist)	10	1032100	1052500	354.97	3987.50	126.35<	260.84<	3469.70	297.46
Individual Car Park	1	1	1	NA	NA	0.00<	NA	NA	NA
MisImpRuralLand Unsp	7	392857	340000	10.38	80900.00	61.82<	148.47<	94115.71	4.17
Res Dev Site	2	407500	407500	336.11	1384.00	90.56<	195.91<	1384.00	294.44
Res Investment Flat	1	1305000	1305000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	535000	535000	273.38	1957.00	ND	ND	1957.00	273.38
Res/Rural Lstyle	161	1219807	1150000	65.67	12280.00	115.58<	157.53<	34827.57	35.03
ResLandWithImprovemt	1	1450000	1450000	654.33	2216.00	966.67<	ND	2216.00	654.33
Retire Village Unit	2	464750	464750	NA	NA	ND	108.46<	NA	NA
Semi-detached Unspec	5	411190	420000	1690.61	181.00	107.71<	131.27<	212.00	1939.58
Short Term Hol Accom	1	735000	735000	363.32	2023.00	ND	ND	2023.00	363.32
Single Strata Unsp	62	446887	441250	NA	NA	110.31<	132.13<	NA	NA
Strata Unit/Flat Uns	48	370937	370000	NA	NA	107.25<	112.12<	NA	NA
Vac Res A	174	326098	340000	558.73	630.00	123.64<	161.90<	670.25	481.90
Vac Res B	20	472000	575000	240.25	2225.50	125.00<	234.69<	2471.45	190.98
Vac Res Englobo Oth	1	710000	710000	176.92	4013.00	109.23<	ND	4013.00	176.92
Vac Res Rural Lstyle	27	677444	575000	27.80	12050.00	110.05<	150.33<	34711.41	19.52
Municipality totals									
Commercial Total		28				Commercial Total Prices		\$27,562,298	
Community Services Total		2				Community Services Total Prices		\$11,045,000	
Industrial Total		23				Industrial Total Prices		\$21,114,200	
Primary Production Total		72				Primary Production Total Prices		\$114,109,047	
Residential Total		1,490				Residential Total Prices		\$976,186,178	
All Sales Total		1,615				All Sales Total		\$1,150,016,723	

Bayside City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,463	605,000	703,626	835	358,500	428,099	11	141,666	154,042
2003	1,507	652,000	761,314	868	380,000	505,694	6	120,000 ^	145,666 ^
2004	1,290	699,000	830,479	795	400,000	501,694	3	103,125 ^	116,185 ^
2005	1,439	720,000	890,106	784	420,000	513,025	0	0 *	0 *
2006	1,501	820,000	1,019,432	902	450,000	570,642	0	0 *	0 *
2007	1,655	994,000	1,263,601	1,092	515,000	641,310	3	317,700 ^	745,900 ^
2008	1,171	1,050,000	1,292,204	798	510,000	652,502	0	0 *	0 *
2009	1,370	1,075,000	1,309,825	896	555,000	671,198	2	701,000 ^	701,000 ^
2010	1,252	1,257,250	1,489,569	913	655,000	789,388	2	1,005,000 ^	1,005,000 ^
2011	1,128	1,170,883	1,380,893	976	605,000	726,589	2	1,213,750 ^	1,213,750 ^
2012	1,097	1,125,000	1,363,237	1,096	591,900	697,065	2	1,013,500 ^	1,013,500 ^
2013	1,347	1,210,000	1,453,241	1,209	660,000	768,687	0	0 *	0 *
2014	1,561	1,285,000	1,546,902	1,484	661,300	766,193	3	749,750 ^	654,916 ^
2015	1,561	1,525,000	1,809,911	1,219	730,000	891,243	6	1,036,665 ^	1,120,535 ^
2016	1,418	1,670,000	1,998,822	1,150	790,000	951,183	11	1,225,000	1,565,716
2017	1,308	1,850,000	2,238,925	1,196	840,000	1,003,898	20	1,400,000	1,870,779
2018	1,152	1,857,500	2,278,277	851	840,000	1,004,101	12	1,642,500	1,793,708
2019	1,208	1,727,500	2,078,530	873	827,500	1,020,288	4	1,667,500 ^	1,601,250 ^
2020	1,076	1,875,000	2,284,062	756	887,500	1,063,544	15	800,000	900,866
2021	1,561	2,320,000	2,773,205	1,156	995,000	1,211,921	14	1,492,500	2,912,671
2022	1,101	2,295,000	2,675,128	973	1,030,000	1,233,308	11	1,300,000	3,339,363
2023	82	2,157,500	2,450,655	117	900,000	1,141,137	0	0 *	0 *

Statistics for 2023 are based on a small number of sales and are preliminary only.

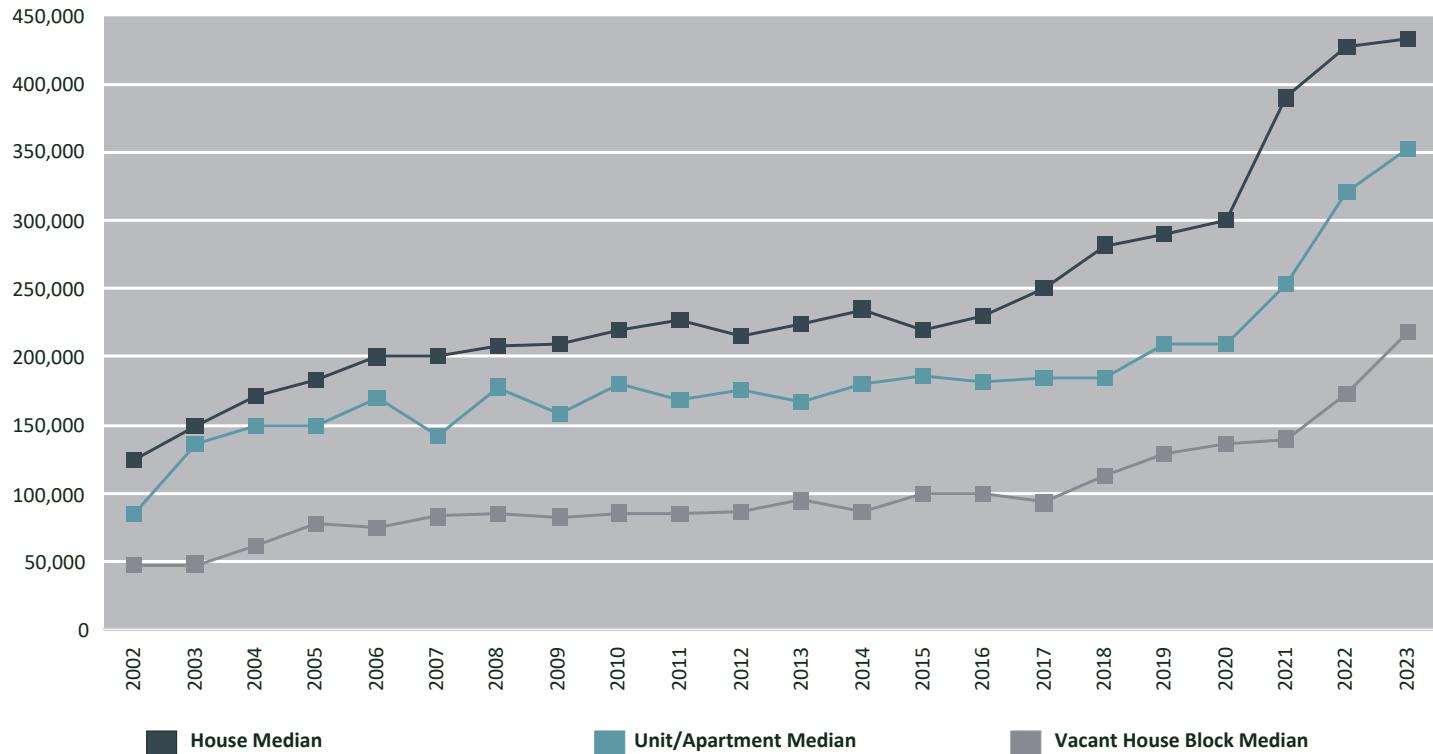
Bayside City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)			Mean Price per Unit Area
							2021	2017	
Commercial									
Café	1	805000	805000	3761.68	214.00	ND	100.63<	214.00	3761.68
Com Land (Struct 0)	1	10367500	10367500	NA	NA	791.05<	349.07<	NA	NA
Health Clinic Unsp	3	2147500	2140000	2713.00	669.00	152.86<	216.16<	518.00	4145.75
Mixed Use Office	2	1315000	1315000	7161.79	183.50	ND	205.47<	183.50	7166.21
Mixed Use Unspec	2	1797500	1797500	6504.26	281.00	99.86<	112.34<	281.00	6396.80
Office Premises Uns	25	1124877	561000	2024.38	927.50	85.57<	126.92<	1481.94	508.30
Retail Mult Occ Unsp	3	2983333	2350000	3852.46	610.00	87.04<	224.88<	655.33	4552.39
Retail Sgle Occ Unsp	23	1982086	1370000	5621.95	226.50	142.71<	151.38<	303.75	6577.28
Shop	19	3928568	1467000	2816.48	267.00	162.10<	189.29<	1288.94	1716.77
Community Services									
Day Care Centre	1	7618800	7618800	5892.34	1293.00	ND	ND	1293.00	5892.34
Early Childhood Cent	1	1900000	1900000	2137.23	889.00	ND	ND	889.00	2137.23
Halls&Service Rooms	1	3100000	3100000	2719.30	1140.00	ND	ND	1140.00	2719.30
Industrial									
Factory Unsp	4	1535000	1220000	3012.05	581.00	71.41<	128.96<	777.33	2337.05
Ind Land Building \$0	1	1785000	1785000	2100.00	850.00	93.95<	ND	850.00	2100.00
Warehouse Store	10	142880	114400	83.06	4635.00	85.53<	104.00<	6912.78	20.67
Warehouse Unspec	13	1466869	759000	84.27	3206.00	93.70<	540.89<	4321.25	324.93
Warehouse>Showroom	1	645000	645000	43.34	14883.00	100.58<	ND	14883.00	43.34
Infrastruc&Utilities									
Utilities Vac Land	2	17050	17050	653.89	34.00	ND	ND	34.00	501.47
Residential									
Cojoin Strata Unsp	17	1799058	1655000	NA	NA	88.38<	204.81<	NA	NA
Detached Home Unsp	1059	2700652	2300000	2740.07	604.00	97.87<	131.81<	584.57	4639.42
Individual Car Park	14	8107	500	NA	NA	50.00<	5.00<	NA	NA
OYO Subdivided Flat	45	725500	525000	21.74	23457.00	168.00<	ND	23457.00	21.74
Res Dev Site	1	795000	795000	2453.70	324.00	54.27<	26.36<	324.00	2453.70
Res Land (WithBuild)	69	1912636	1740000	2209.30	602.00	94.08<	108.75<	597.42	3438.86
Retire Village Unit	23	549711	610000	NA	NA	158.98<	85.31<	NA	NA
Semi-detached Unspec	42	2031547	1930000	6037.15	323.00	107.22<	163.56<	324.00	6108.78
Single Strata Unsp	767	1198196	1036000	4322.31	502.00	105.50<	122.03<	502.00	2395.42
Strata Unit/Flat Uns	119	1692941	1455940	3697.60	334.00	153.26<	181.99<	334.00	3697.60
Townhouse	2	1828500	1828500	NA	NA	100.19<	104.49<	NA	NA
Vac Res A	11	3339363	1300000	3298.16	663.50	87.10<	77.96<	670.60	5354.61
Municipality totals									
Commercial Total	79					Commercial Total Prices			\$181,142,738
Community Services Total	3					Community Services Total Prices			\$12,618,800
Industrial Total	29					Industrial Total Prices			\$29,068,100
Infrastruc&Utilities Total	2					Infrastruc&Utilities Total Prices			\$34,100
Residential Total	2,169					Residential Total Prices			\$4,314,938,392
All Sales Total	2,282					All Sales Total			\$4,537,802,130

Benalla Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	268	125,000	128,326	59	85,000	92,791	70	47,000	57,870
2003	224	150,000	155,283	50	136,000	130,353	42	48,000	54,282
2004	208	171,000	179,537	29	150,000	158,810	33	62,000	57,281
2005	200	183,500	189,997	52	149,500	161,461	49	78,000	79,908
2006	181	200,000	211,091	35	170,000	154,557	32	75,250	79,609
2007	186	200,500	221,672	31	142,500	160,709	30	83,250	88,533
2008	159	208,000	210,971	27	178,000	168,500	22	85,250	89,836
2009	178	210,000	220,154	24	158,000	167,854	69	83,000	79,941
2010	137	220,000	230,193	33	180,000	200,651	37	86,000	85,702
2011	155	227,000	236,938	18	168,750	174,608	29	85,500	92,189
2012	131	215,000	238,492	37	176,000	176,855	21	87,000	91,476
2013	151	224,000	236,849	32	167,500	165,843	13	95,000	79,793
2014	165	235,000	251,148	31	180,000	175,962	34	87,000	89,554
2015	190	220,000	238,475	39	186,000	187,064	23	100,500	99,043
2016	220	230,000	247,343	26	181,500	179,307	33	100,000	103,606
2017	265	250,000	265,662	43	185,000	212,732	49	93,500	95,224
2018	236	281,750	292,200	61	185,000	193,184	44	112,750	115,388
2019	215	290,000	304,368	34	209,500	238,294	50	129,000	128,410
2020	225	300,000	318,133	36	209,500	217,326	62	136,000	150,766
2021	257	390,000	415,304	29	253,000	236,730	127	140,000	150,135
2022	220	427,000	457,212	30	321,000	309,416	24	172,500	188,900
2023	34	432,500	461,132	4	352,500 ^a	351,450 ^a	1	218,500 ^a	218,500 ^a

Statistics for 2023 are based on a small number of sales and are preliminary only.

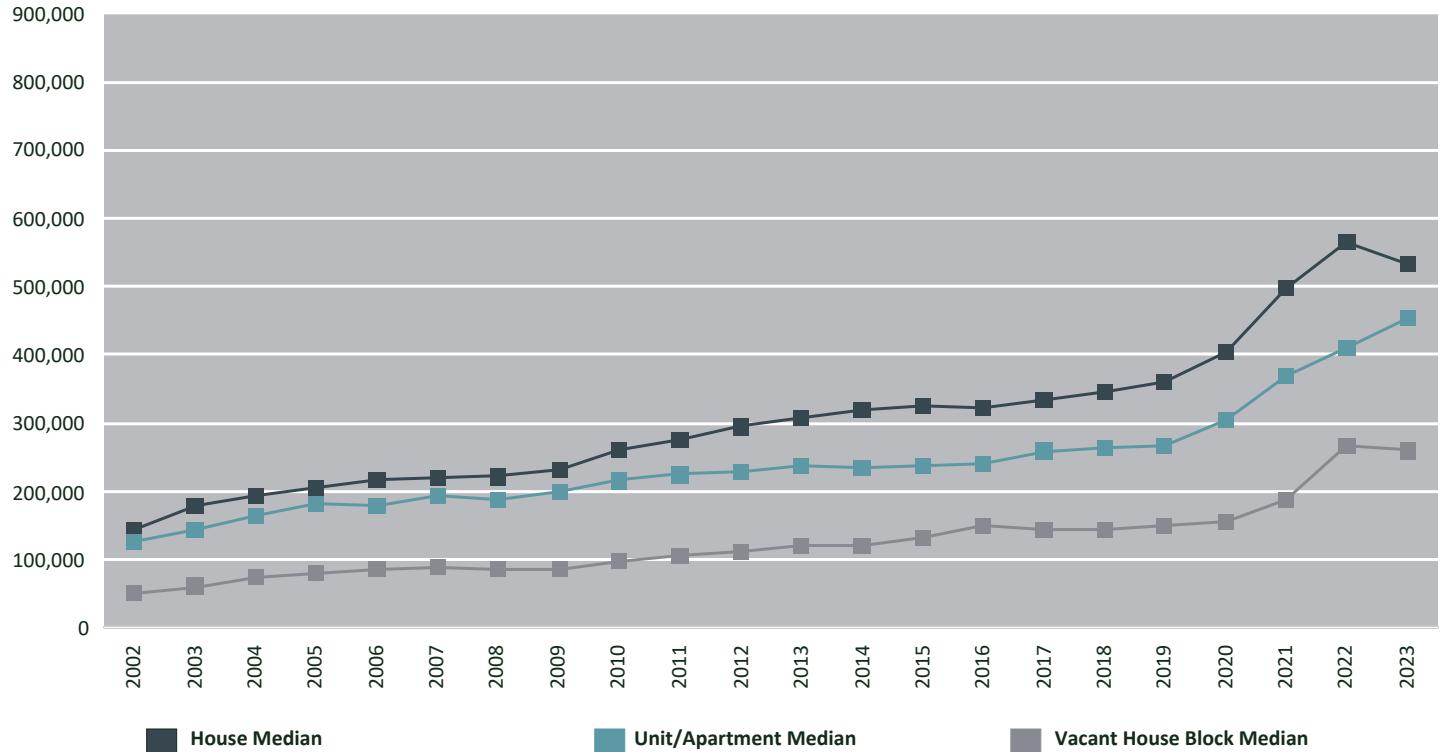
Benalla Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Fuel Outlet/Garage	1	850000	850000	653.85	1300.00	54.84<	ND	1300.00	653.85
Licensed Restaurant	1	535000	535000	872.76	613.00	ND	ND	613.00	872.76
Mixed Use Unspec	1	286000	286000	71.27	4013.00	22.70<	ND	4013.00	71.27
National Co Ret Unsp	1	680000	680000	1404.96	484.00	ND	ND	484.00	1404.96
Office Premises Unsp	1	1250000	1250000	3834.36	326.00	202.43<	ND	326.00	3834.36
Retail Sgle Occ Unsp	7	441570	410990	747.66	428.00	56.69<	117.43<	1231.14	358.67
Community Services									
Place of Worship	1	161000	161000	16.10	10000.00	ND	ND	10000.00	16.10
Industrial									
Factory Unsp	1	450000	450000	103.57	4345.00	136.36<	ND	4345.00	103.57
Ind Dev Site	2	2472250	2472250	7.52	335358.00	1664.81<	ND	335358.00	7.37
Warehouse Unspec	3	479333	418000	76.53	5462.00	38.00<	ND	4092.67	117.12
Primary Production									
DomsticLivestockGraz	12	1143379	750000	2.25	302309.00	214.29<	200.00<	349367.00	3.27
GenCrop >20ha Unspec	1	637500	637500	1.59	400000.00	174.66<	106.25<	400000.00	1.59
Livestock – Beef	2	1279191	1279191	1.93	663850.00	170.56<	171.70<	663850.00	1.93
MixedFarm + Infrast	1	900000	900000	1.91	470000.00	64.98<	ND	470000.00	1.91
MixedFarm&GrazUnsp	12	894404	862500	2.02	496150.00	119.79<	136.90<	546208.33	1.64
Residential									
Detached Home (New)	5	462000	450000	729.31	713.00	64.29<	ND	937.20	492.96
Detached Home Unsp	26	538692	520000	571.22	674.00	135.06<	179.31<	738.12	748.17
Detached Home(exist)	188	446905	425000	833.33	774.00	108.97<	156.25<	792.73	564.09
Individual Car Park	1	1	1	NA	NA	ND	0.00<	NA	NA
Res Dev Site	1	2050000	2050000	56.04	36584.00	1037.97<	1518.52<	36584.00	56.04
Res Land (WithBuild)	1	390000	390000	260.00	1500.00	709.09<	ND	1500.00	260.00
Res/Rural Lstyle	58	685232	658750	43.05	22690.00	101.35<	143.99<	40093.31	17.09
Semi-detached Unspec	1	252499	252499	4007.92	63.00	ND	ND	63.00	4007.92
Single Strata Unsp	28	316160	328500	NA	NA	127.57<	153.50<	NA	NA
Strata Unit/Flat Uns	2	215000	215000	NA	NA	118.78<	102.63<	NA	NA
Vac Res A	22	189254	172500	273.30	578.00	124.10<	133.72<	603.73	313.48
Vac Res B	2	185000	185000	70.26	2820.50	82.22<	393.62<	2820.50	65.59
Vac Res Englobo Oth	1	577500	577500	57750.00	10.00	12.00<	50.00<	10.00	57750.00
Vac Res Rural Lstyle	14	293280	272500	19.01	20389.00	149.52<	161.72<	46269.21	6.34
Municipality totals									
Commercial Total		12				Commercial Total Prices		\$6,691,990	
Community Services Total		1				Community Services Total Prices		\$161,000	
Industrial Total		6				Industrial Total Prices		\$6,832,500	
Primary Production Total		28				Primary Production Total Prices		\$28,549,295	
Residential Total		350				Residential Total Prices		\$161,269,727	
All Sales Total		397				All Sales Total		\$203,504,512	

Greater Bendigo City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,932	145,000	158,363	317	127,500	131,785	782	50,000	52,652
2003	1,878	179,475	190,858	453	145,000	152,681	952	61,000	64,919
2004	1,775	195,000	207,797	264	165,000	171,597	610	74,950	79,354
2005	1,692	205,000	218,697	308	183,375	188,959	657	79,500	86,288
2006	1,649	217,000	229,628	299	180,000	187,515	592	85,000	96,620
2007	1,733	221,000	236,760	367	193,000	195,780	562	89,000	97,111
2008	1,549	222,000	237,073	260	187,750	197,656	423	85,000	91,838
2009	1,752	232,125	246,661	398	199,975	206,572	750	86,500	93,066
2010	1,645	262,000	280,788	334	216,250	225,540	723	97,000	106,729
2011	1,660	275,000	293,919	295	225,000	230,267	888	105,425	111,753
2012	1,654	295,000	312,724	366	228,300	223,120	851	112,000	118,827
2013	1,787	307,500	328,372	358	237,250	240,663	779	120,000	130,203
2014	1,700	320,000	341,437	335	235,000	253,431	751	120,000	132,375
2015	1,643	325,000	342,675	354	237,750	235,411	552	132,250	147,269
2016	1,785	322,500	353,611	340	240,000	252,906	481	150,000	154,528
2017	1,783	335,000	360,067	304	259,500	276,087	639	145,000	150,525
2018	1,963	346,800	378,824	362	265,000	277,327	766	145,000	154,940
2019	1,875	360,000	395,166	369	267,000	278,568	844	149,500	159,691
2020	1,885	405,000	432,921	323	305,000	322,355	1,471	155,000	165,469
2021	2,367	497,000	538,114	465	370,000	387,124	741	189,000	208,884
2022	1,853	565,000	606,314	363	410,000	423,272	308	268,000	285,090
2023	284	533,475	552,287	47	455,000	437,024	33	260,000	264,751

Statistics for 2023 are based on a small number of sales and are preliminary only.

Greater Bendigo City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	3700000	3700000	9814.32	377.00	582.68<	ND	377.00	9814.32
Bed and Breakfast	1	1300000	1300000	942.71	1379.00	ND	ND	1379.00	942.71
Car Wash	1	1600000	1600000	801.60	1996.00	ND	ND	1996.00	801.60
Convenience/FastFood	1	475000	475000	2435.90	195.00	ND	ND	195.00	2435.90
Dental Clinic	1	600000	600000	733.50	818.00	ND	ND	818.00	733.50
Dev Site	7	1722360	430000	5857.02	986.00	119.73<	13.03<	1407.14	1224.01
Fuel Outlet/Garage	3	5196352	4741578	2369.60	2001.00	183.25<	214.14<	2049.67	2535.22
Health Clinic Unsp	6	1326166	760000	1647.06	510.00	141.92<	120.63<	432.00	1455.56
Health Surgery	1	556000	556000	881.14	631.00	103.93<	ND	631.00	881.14
Hotel/Motel Unsp	1	950000	950000	129.08	7360.00	5.95<	ND	7360.00	129.08
Mixed Use Shop	2	2720000	2720000	3850.48	691.00	174.08<	ND	691.00	3936.32
Mixed Use Unspec	9	997277	970000	646.04	1010.00	110.07<	128.90<	1081.00	879.81
Motel	2	3005000	3005000	483.67	5611.00	99.50<	187.81<	5611.00	535.56
Office Cvrt Dwelling	10	665500	685000	1141.59	557.00	97.16<	ND	530.50	1254.48
Office Premises Uns	15	1303966	975000	1938.66	432.00	125.00<	175.68<	480.15	3006.17
Pub/Tavern/Club Unsp	1	2925000	2925000	4425.11	661.00	943.55<	ND	661.00	4425.11
Retail Mult Occ Unsp	4	2163750	2550000	327.61	1282.00	94.88<	231.82<	7912.33	250.87
Retail Sgle Occ Unsp	4	780862	773262	988.64	950.00	140.59<	152.37<	8427.50	92.66
Serviced Apartments	1	245000	245000	47.29	5181.00	17.50<	52.35<	5181.00	47.29
Shop	13	748461	680000	1121.08	446.00	152.74<	ND	992.46	754.15
Shopping Centre Unsp	1	2000000	2000000	64.37	31070.00	62.50<	ND	31070.00	64.37
Supermarket	1	7000000	7000000	907.44	7714.00	95.69<	ND	7714.00	907.44
Tourist Park/Caravan	1	8000000	8000000	272.11	29400.00	ND	727.27<	29400.00	272.11
Vehicle Sales Centre	1	1600000	1600000	1670.15	958.00	ND	ND	958.00	1670.15
Community Services									
Religious Residence	1	812000	812000	396.29	2049.00	158.90<	ND	2049.00	396.29
Industrial									
Coolstore/Coldstore	2	487500	487500	533.84	929.00	ND	ND	929.00	524.76
Factory Unsp	17	997882	927000	432.72	1620.00	143.72<	226.24<	4832.59	206.49
Garage/Motor Vehicle	2	1355000	1355000	414.49	3404.50	193.57<	ND	3404.50	398.00
Ind Dev Site	15	770406	660000	246.95	3062.50	203.08<	194.81<	3668.29	219.13
Office/Factory	1	850000	850000	822.85	1033.00	106.78<	ND	1033.00	822.85
Warehouse	2	517500	517500	1377.78	450.00	ND	ND	450.00	1377.78
Warehouse Unspec	5	937500	629500	1078.00	1000.00	72.99<	136.85<	1659.00	565.10
Warehouse/Office	1	1200000	1200000	553.51	2168.00	144.06<	ND	2168.00	553.51
Primary Production									
DomsticLivestockGraz	7	624565	500000	0.83	543000.00	121.95<	131.58<	721744.43	0.87
GenCrop >20ha Unspec	10	1056898	682500	1.42	766288.50	48.75<	487.50<	959299.00	1.10
Glasshouse Plant/Veg	1	1450000	1450000	17.62	82300.00	ND	ND	82300.00	17.62
Horse Unspecified	1	800000	800000	0.79	1016653.00	140.35<	ND	1016653.00	0.79
Livestock – Beef	1	550000	550000	1.45	380000.00	ND	65.52<	380000.00	1.45
Livestock – Sheep	1	290000	290000	0.56	518600.00	57.31<	80.56<	518600.00	0.56
MixedFarm + infrast	4	1658108	1590000	2.49	660000.00	227.14<	300.00<	667500.00	2.48
MixedFarm no infrast	1	527875	527875	1.23	430000.00	64.38<	219.95<	430000.00	1.23
MixedFarm&GrazUnsp	16	713995	653356	2.40	347400.00	125.65<	97.52<	909424.38	0.79
Native Bshland	3	485666	500000	4.82	80269.00	125.00<	ND	153716.00	3.16
Orchard Plantations	1	350000	350000	1.08	323700.00	ND	ND	323700.00	1.08
Vineyard	4	962462	837625	1.35	201504.50	64.31<	156.57<	395877.25	2.43

Greater Bendigo City

Analysis of property sales for 2022

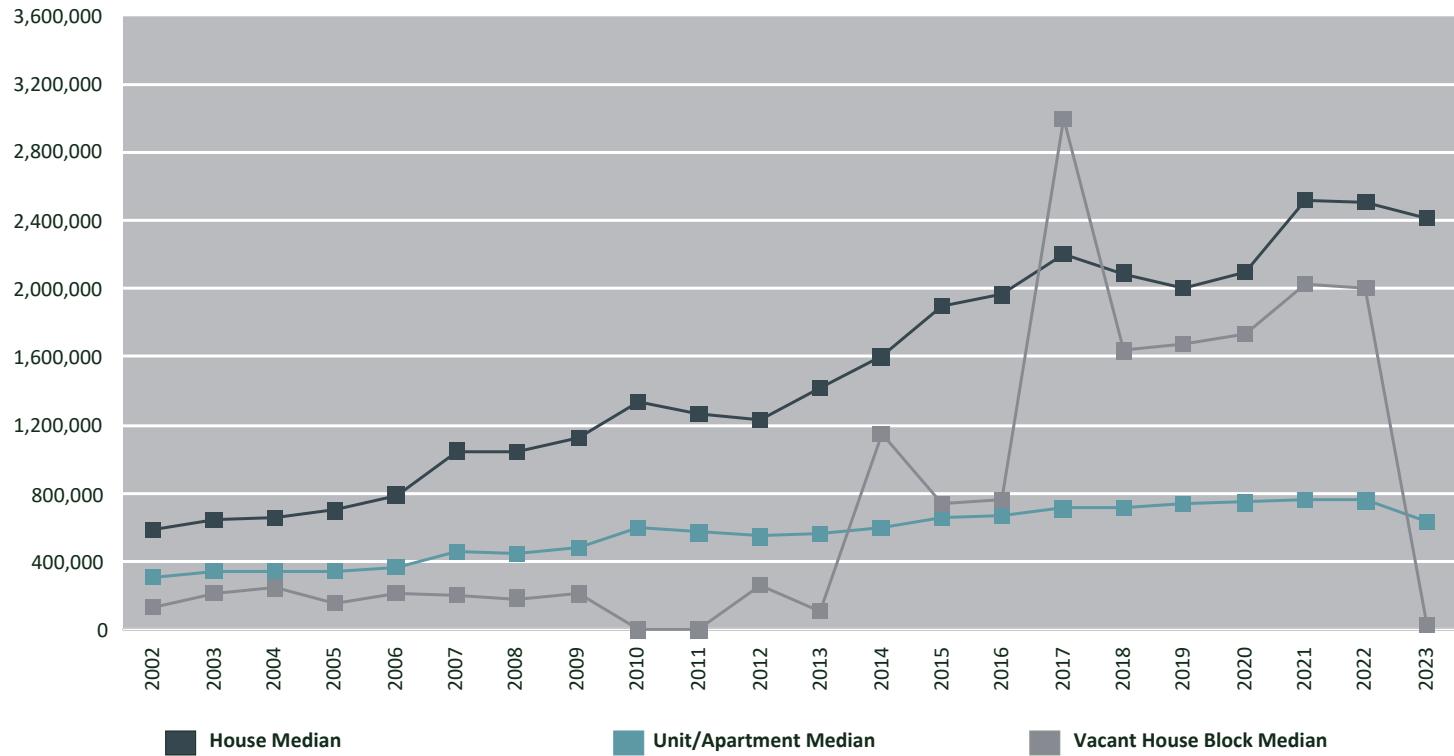
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Residential									
Boarding House	1	825000	825000	1269.23	650.00	143.48<	ND	650.00	1269.23
Cojoin Strata Unsp	4	411500	430500	NA	NA	133.49<	170.50<	NA	NA
Conjoined StrataUnit	26	370615	371000	NA	NA	121.64<	74.95<	NA	NA
Detached Home (Ind)	5	671500	462500	609.07	706.00	74.60<	ND	15221.20	44.12
Detached Home (New)	1	697500	697500	NA	NA	128.87<	ND	NA	NA
Detached Home Unsp	250	603723	536500	944.80	471.00	116.63<	149.03<	663.34	894.36
Detached Home(Comm)	15	690866	700000	3037.38	428.00	140.77<	171.57<	503.87	1371.13
Detached Home(exist)	1581	605864	570000	797.72	702.00	113.77<	158.33<	839.05	722.09
Garage/Outbuild Res	1	227000	227000	29.24	7764.00	70.94<	ND	7764.00	29.24
Garage/Outbuild Rur	5	623500	700000	2.47	242800.00	99.29<	ND	255401.60	2.44
Granny Flat/Studio	1	585000	585000	495.76	1180.00	118.66<	ND	1180.00	495.76
House & Flat/Studio	7	647142	560000	746.04	815.00	86.69<	75.68<	1098.67	592.38
Individual Car Park	2	1	1	NA	NA	100.00<	ND	NA	NA
MisImpRuralLand Unsp	6	446000	450000	6.68	72300.00	111.80<	ND	60496.83	7.37
OYO Sub Dwelling	7	424857	390000	NA	NA	92.53<	108.33<	NA	NA
OVO Sub Unit	167	399980	389050	NA	NA	112.77<	197.49<	NA	NA
Res Dev Site	8	467562	488000	379.61	1129.00	96.63<	191.37<	1478.63	316.21
Res Investment Flat	3	715000	740000	NA	NA	130.86<	255.17<	NA	NA
Res Land (WithBuild)	5	753600	648000	862.66	1449.00	52.10<	1080.00<	1449.40	519.94
Res/Rural Lstyle	303	983593	840000	22.60	30000.00	113.44<	158.49<	44345.59	22.18
ResLandWithImprovemt	2	360500	360500	164.03	2180.50	87.71<	ND	2180.50	165.33
Retire Village Unit	31	258967	260000	NA	NA	92.86<	87.39<	NA	NA
Semi-detached	6	635833	602500	2145.92	333.50	145.53<	133.89<	322.00	1974.64
Semi-detached Unspec	4	382500	375000	917.03	229.00	81.34<	102.60<	276.33	1369.12
Short Term Hol Accom	1	500000	500000	2358.49	212.00	51.28<	ND	212.00	2358.49
Single Strata Unsp	29	422279	419999	NA	NA	113.51<	158.49<	NA	NA
Strata Unit/Flat Uns	31	575774	525000	NA	NA	130.60<	195.53<	NA	NA
Terrace House	4	1031500	695000	1949.70	356.00	104.12<	ND	631.25	1634.06
Townhouse	64	498703	473000	NA	NA	108.74<	172.00<	NA	NA
Vac Res A	295	280667	267000	465.73	569.00	144.09<	181.94<	643.02	429.69
Vac Res B	13	385453	358250	54.91	3096.00	120.62<	167.41<	2973.08	129.65
Vac Res Englobo Oth	4	2697000	2954000	173.05	19170.50	180.29<	ND	24234.00	111.29
Vac Res Rural Lstyle	90	450466	417000	16.05	27076.00	132.38<	173.75<	45695.79	9.86
Villa Unit	1	410000	410000	NA	NA	117.14<	120.59<	NA	NA
Sport/Hrtge/Cultural									
Major Indoor Sports	1	610000	610000	1113.14	548.00	106.64<	ND	548.00	1113.14

Municipality totals

Commercial Total	88	Commercial Total Prices	\$134,702,026
Community Services Total	1	Community Services Total Prices	\$812,000
Industrial Total	45	Industrial Total Prices	\$39,977,600
Primary Production Total	50	Primary Production Total Prices	\$42,272,039
Residential Total	2,973	Residential Total Prices	\$1,744,196,398
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$610,000
All Sales Total	3,158	All Sales Total	\$1,962,570,063

Boroondara City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,267	590,000	677,161	1,453	312,500	365,615	4	130,444 ^	117,722 ^
2003	2,112	650,000	751,251	1,440	341,500	400,165	19	219,000	201,984
2004	1,914	660,000	776,165	1,381	345,000	392,187	10	245,000	260,150
2005	2,065	701,000	843,435	1,608	340,000	394,249	20	159,975	147,272
2006	2,073	793,000	949,197	1,638	364,000	436,409	24	212,886	228,774
2007	2,330	1,050,000	1,257,584	1,928	460,000	546,954	21	200,000	240,307
2008	1,715	1,042,500	1,248,806	1,404	449,250	505,360	2	184,750 ^	184,750 ^
2009	2,012	1,125,000	1,310,224	1,908	485,000	538,089	2	209,825 ^	209,825 ^
2010	1,955	1,335,000	1,529,905	1,724	600,000	685,567	0	0 *	0 *
2011	1,772	1,265,000	1,475,360	1,647	572,000	616,720	0	0 *	0 *
2012	1,821	1,230,000	1,442,905	1,481	549,000	642,081	1	265,000 ^	265,000 ^
2013	2,219	1,415,000	1,614,730	2,223	570,000	649,317	1	110,000 ^	110,000 ^
2014	2,383	1,600,000	1,795,041	2,451	600,000	685,879	5	1,150,000 ^	1,110,000 ^
2015	2,516	1,900,000	2,184,515	2,137	655,000	796,007	8	739,500 ^	768,000 ^
2016	2,033	1,963,000	2,247,284	1,933	675,000	846,960	8	763,000 ^	1,117,700 ^
2017	1,964	2,200,000	2,543,412	1,834	712,194	921,788	9	3,000,000 ^	2,815,333 ^
2018	1,615	2,090,000	2,428,809	1,548	720,000	876,764	24	1,635,500	1,412,338
2019	1,659	2,005,000	2,359,804	1,368	741,000	904,644	20	1,680,000	1,784,713
2020	1,405	2,100,000	2,386,309	1,215	748,000	940,644	18	1,737,500	1,717,000
2021	2,301	2,516,000	2,831,424	1,953	765,000	948,279	26	2,029,444	2,728,764
2022	1,846	2,509,000	2,860,216	1,576	760,000	927,847	9	2,000,000 ^	1,592,143 ^
2023	111	2,410,000	2,759,527	259	635,000	775,171	1	28,388 ^	28,388 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

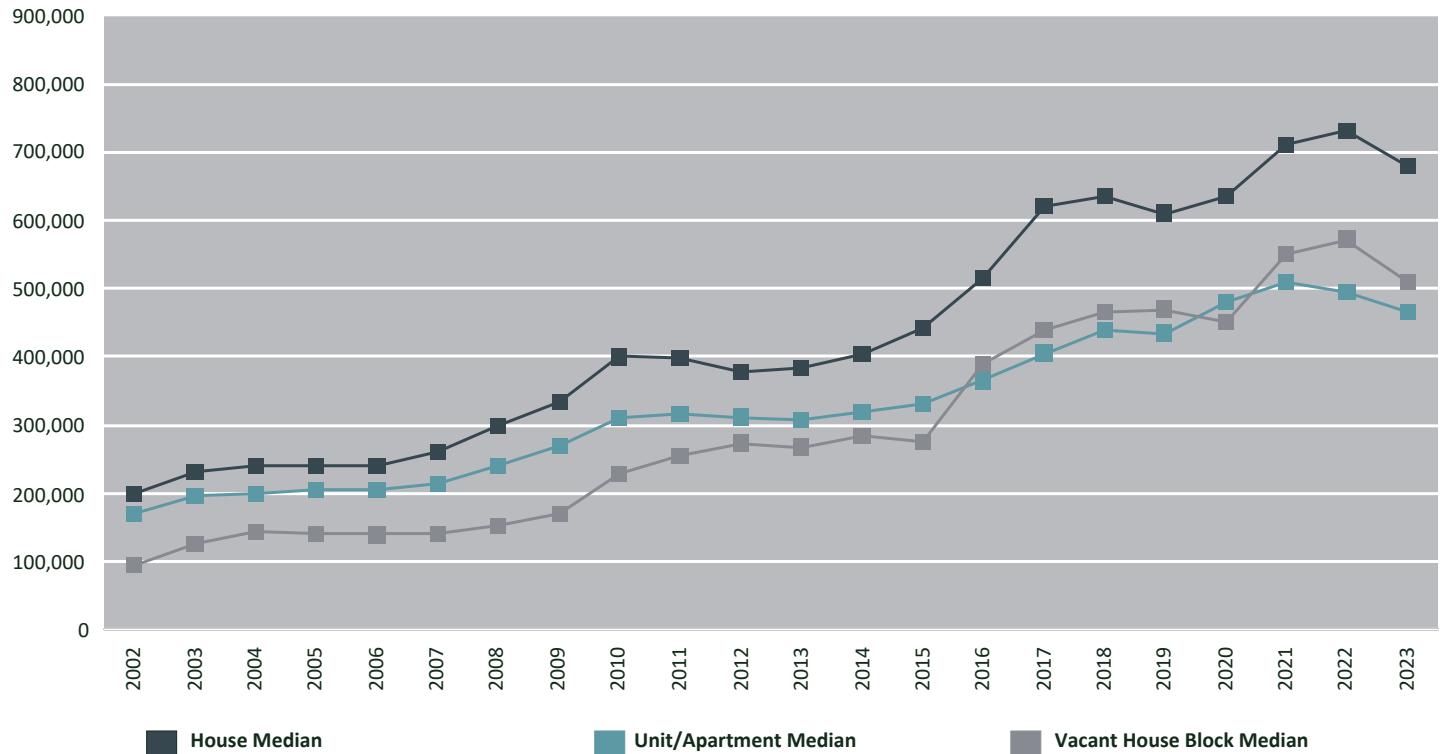
Boroondara City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Ground Level Parking	6	29358	27000	28.81	1534.00	150.00<	0.65<	1534.00	28.81
Health Clinic Unsp	9	2348333	2200000	3233.62	751.50	75.60<	110.00<	2859.38	858.36
Medical/Surgery	1	2375000	2375000	11642.16	204.00	409.48<	ND	204.00	11642.16
Mixed Use Office	2	2620000	2620000	4538.41	729.50	ND	ND	729.50	3591.50
Mixed Use Unspec	1	860000	860000	NA	NA	15.07<	67.60<	NA	NA
Multi-storey CarPark	1	649000	649000	NA	NA	ND	ND	NA	NA
Office Premises Uns	48	1420840	975000	2740.38	520.00	105.66<	130.00<	1648.74	887.42
Retail Mult Occ Unsp	19	3040105	1889000	3741.69	493.00	134.45<	118.28<	732.39	4222.26
Retail Sgle Occ Unsp	50	1652497	1310000	3232.76	464.00	92.25<	104.80<	892.20	1815.58
Shop	1	1675000	1675000	4576.50	366.00	118.37<	ND	366.00	4576.50
Supermarket	1	12850000	12850000	3537.02	3633.00	52.45<	ND	3633.00	3537.02
Community Services									
Place of Worship	1	2850000	2850000	2069.72	1377.00	ND	ND	1377.00	2069.72
Private Hospital	1	21100000	21100000	9390.30	2247.00	40.20<	ND	2247.00	9390.30
Industrial									
Factory Unsp	3	3903666	3036000	5623.78	671.00	125.20<	150.02<	671.00	3883.01
Warehouse Unspec	1	4665000	4665000	4646.41	1004.00	113.57<	79.74<	1004.00	4646.41
Infrastruc&Utilities									
ReservedRoads	3	9000	9000	257.14	35.00	ND	ND	34.33	262.14
Utilities Vac Land	2	158500	158500	1160.12	93.50	ND	ND	93.50	1695.19
Residential									
Detached Home (New)	1	4285000	4285000	NA	NA	103.25<	186.30<	NA	NA
Detached Home Unsp	1678	2961670	2600500	3857.57	674.00	100.02<	129.12<	700.65	4230.92
Detached Home(exist)	1	2100000	2100000	2884.62	728.00	62.38<	87.50<	728.00	2884.62
Individual Car Park	23	2489	1	NA	NA	0.10<	0.00<	NA	NA
Individual Flat	1	1460000	1460000	NA	NA	92.70<	379.22<	NA	NA
OYO Cluster Unit	2	1610000	1610000	NA	NA	ND	ND	NA	NA
Res Co Sh Unit HR	22	651659	664500	NA	NA	108.05<	ND	NA	NA
Res Co Sh Unit Unsp	17	863235	841000	NA	NA	98.36<	35.79<	NA	NA
Res Investment Flat	3	1570000	1350000	594.06	1010.00	80.31<	ND	1010.00	594.06
Res/Rural Lstyle	2	975000	975000	154.74	6301.00	18.22<	118.40<	6301.00	154.74
Retire Village Unit	34	908161	952500	NA	NA	132.29<	122.12<	NA	NA
Semi-detached Unspec	166	1830674	1702500	5376.15	327.00	100.74<	109.49<	372.61	4912.15
Single Strata Unsp	581	1260636	1170000	5690.19	183.50	99.15<	145.93<	183.50	5660.76
Strata Unit/Flat Uns	913	718571	600000	509.91	1240.50	96.00<	88.89<	1240.50	508.87
Townhouse	3	1341666	1320000	NA	NA	132.00<	92.96<	NA	NA
Vac Res A	9	1592143	2000000	1643.84	584.00	98.55<	119.05<	567.22	2806.91
Villa Unit	1	1958000	1958000	NA	NA	ND	164.26<	NA	NA
Municipality totals									
Commercial Total		139				Commercial Total Prices		\$253,547,363	
Community Services Total		2				Community Services Total Prices		\$23,950,000	
Industrial Total		4				Industrial Total Prices		\$16,376,000	
Infrastruc&Utilities Total		5				Infrastruc&Utilities Total Prices		\$344,000	
Residential Total		3,457				Residential Total Prices		\$6,760,044,433	
All Sales Total		3,607				All Sales Total		\$7,054,261,796	

Brimbank City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,877	200,000	217,609	552	170,000	178,310	1,131	95,000	98,350
2003	2,783	231,000	248,354	653	198,000	197,763	1,195	126,000	130,176
2004	2,172	240,000	258,085	548	200,000	204,754	630	145,000	144,655
2005	2,491	240,000	261,317	498	206,500	212,993	696	141,000	149,024
2006	2,221	240,000	263,088	457	206,000	233,840	818	140,000	150,202
2007	2,998	262,000	287,035	768	215,000	247,039	1,307	142,000	155,536
2008	2,518	300,000	320,643	651	240,000	247,846	1,051	154,000	156,809
2009	2,859	335,200	354,137	715	270,000	278,839	1,120	171,000	183,048
2010	2,429	400,000	420,695	674	310,000	323,952	498	229,900	237,168
2011	1,855	399,208	417,353	478	316,000	338,091	200	255,000	264,216
2012	1,794	378,000	397,623	569	312,000	319,877	136	274,250	277,291
2013	2,135	385,000	405,457	649	309,000	310,961	208	268,500	268,579
2014	2,278	405,000	435,683	704	320,000	330,088	222	285,000	292,662
2015	2,699	442,500	472,094	817	330,500	342,307	158	276,250	285,385
2016	2,463	515,000	544,272	910	365,000	375,013	132	389,500	381,928
2017	2,335	620,000	650,323	772	405,500	419,914	91	440,000	417,834
2018	1,934	635,000	663,622	565	440,000	441,531	62	466,500	537,615
2019	1,781	610,000	642,070	529	435,000	447,867	189	470,000	516,597
2020	1,443	635,000	663,850	481	480,000	504,513	163	450,000	471,717
2021	2,302	710,000	759,715	804	509,850	517,662	160	551,500	544,743
2022	1,767	731,000	791,847	651	495,000	498,097	59	572,000	554,271
2023	229	678,000	716,924	97	466,000	467,337	12	510,000	529,666

Statistics for 2023 are based on a small number of sales and are preliminary only.

Brimbank City

Analysis of property sales for 2022

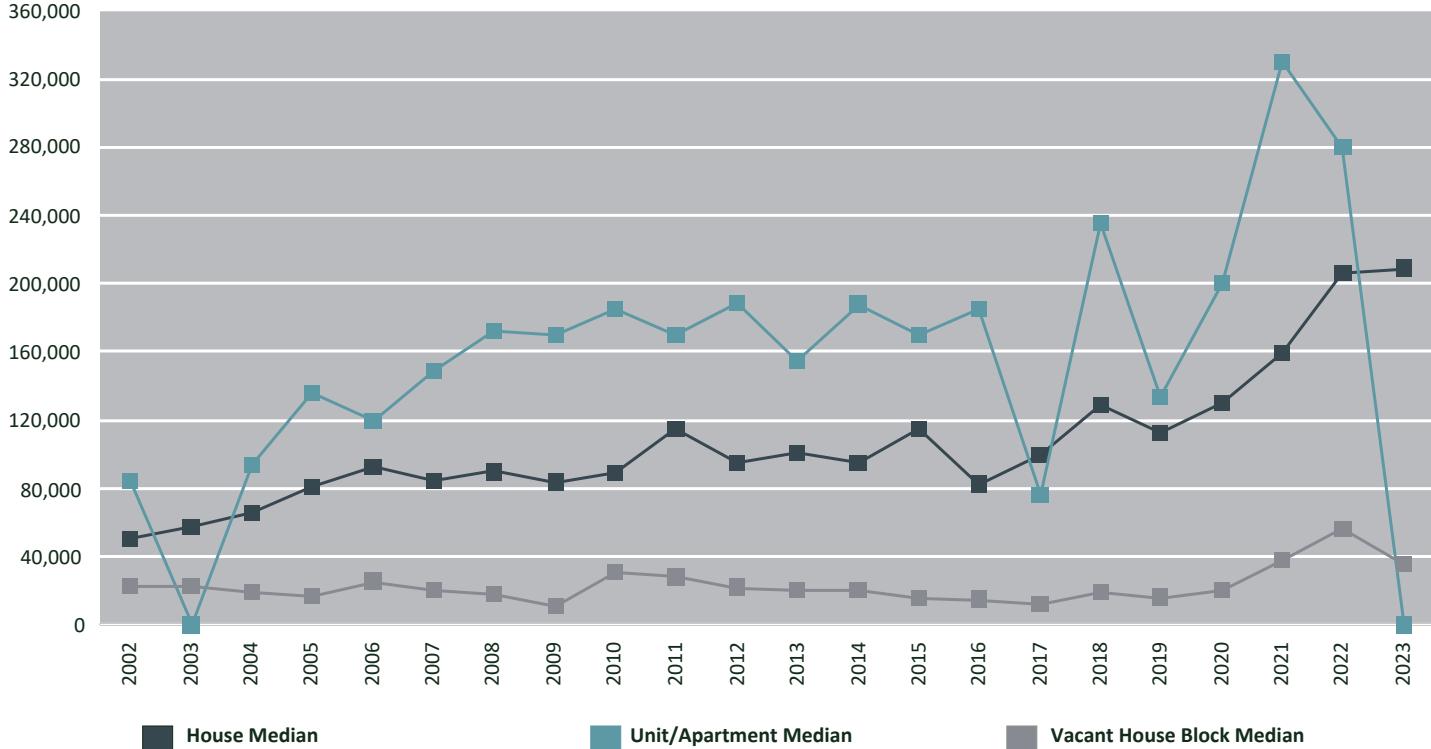
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	2	441000	441000	753.41	587.50	54.58<	59.72<	587.50	750.64
Fuel Outlet/Garage	1	3150000	3150000	965.67	3262.00	27.63<	210.00<	3262.00	965.67
Health Clinic Unsp	2	1697500	1697500	1967.44	830.50	142.65<	169.75<	830.50	2043.95
Health Surgery	1	4300000	4300000	2836.41	1516.00	75.27<	53.09<	1516.00	2836.41
Kiosk	1	500000	500000	3267.97	153.00	ND	ND	153.00	3267.97
Mixed Use Unspec	4	5000250	2115500	2274.34	5274.50	349.67<	139.13<	8097.00	617.54
Office Premises Uns	4	3196250	3050000	2162.63	578.00	543.87<	575.47<	4947.00	534.67
Pub/Tavern/Club Unsp	1	1800000	1800000	894.63	2012.00	120.97<	302.52<	2012.00	894.63
Retail Mult Occ Unsp	4	881250	812500	2602.11	293.00	85.44<	83.33<	480.00	1835.94
Retail Sgle Occ Unsp	35	1409066	1050000	11150.74	204.50	131.25<	141.89<	646.43	2125.68
Industrial									
Factory Unsp	58	2948242	1155000	1546.34	808.00	132.91<	167.39<	3346.63	931.16
Food ProcessingUnsp	1	2200000	2200000	845.50	2602.00	ND	105.26<	2602.00	845.50
Hard/Storage Yard	1	2740000	2740000	332.28	8246.00	270.75<	ND	8246.00	332.28
Ind Dev Site	24	703975	500000	351.82	597.00	28.64<	63.99<	6247.67	112.68
Ind Land Building \$0	4	677500	575000	685.27	586.50	4.28<	142.05<	722.50	937.72
OpenStorageUnspec	1	693000	693000	1170.61	592.00	ND	203.23<	592.00	1170.61
Warehouse Store	1	1300000	1300000	160.57	8096.00	ND	ND	8096.00	160.57
Warehouse Unspec	77	3996616	1078000	1636.90	672.00	92.53<	227.91<	3886.88	1051.31
Residential									
Age Care/Nursing Uns	1	4647500	4647500	1238.34	3753.00	111.92<	ND	3753.00	1238.34
Boarding House	1	796712	796712	1503.23	530.00	81.71<	ND	530.00	1503.23
Cojoin Strata Unsp	3	341666	350000	NA	NA	50.00<	75.68<	NA	NA
Detached Home Unsp	1755	791306	732500	1211.34	582.00	102.81<	119.89<	583.85	1355.38
Individual Car Park	1	1	1	NA	NA	0.00<	100.00<	NA	NA
OYO Subdivided Flat	1	399000	399000	NA	NA	119.10<	ND	NA	NA
Res Dev Site	2	2625477	2625477	804.30	5054.00	350.06<	262.55<	5054.00	519.49
Res Investment Flat	6	730000	595000	1348.12	586.00	49.58<	35.00<	508.40	1573.56
Res Land (WithBuild)	91	824833	810000	1357.47	663.00	96.77<	109.83<	676.20	1219.81
Semi-detached Unspec	12	870958	667750	2669.49	265.50	101.95<	112.23<	299.90	3114.70
Single Strata Unit	3	359000	362000	NA	NA	81.35<	80.00<	NA	NA
Single Strata Unsp	529	500873	500000	NA	NA	100.00<	112.99<	NA	NA
Special Accomm Res	1	2000000	2000000	1142.20	1751.00	ND	ND	1751.00	1142.20
Strata Unit/Flat Uns	95	476584	480000	NA	NA	86.64<	115.66<	NA	NA
Townhouse	10	536750	525000	NA	NA	99.06<	103.96<	NA	NA
Vac Res A	59	554271	572000	1283.78	481.00	103.44<	121.70<	453.57	1215.53
Vac Res Rural Lstyle	2	251625	251625	30.56	8234.00	113.60<	38.42<	8234.00	30.56
Villa Unit	4	443750	435000	NA	NA	81.38<	ND	NA	NA

Municipality totals

Commercial Total	55	Commercial Total Prices	\$99,655,338
Industrial Total	167	Industrial Total Prices	\$505,275,958
Residential Total	2,576	Residential Total Prices	\$1,844,415,313
All Sales Total	2,798	All Sales Total	\$2,449,346,609

Buloke Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	106	51,000	56,563	3	84,679^	213,559^	55	23,000	26,374
2003	118	57,500	65,729	0	0*	0*	39	23,000	24,500
2004	118	66,000	72,455	6	94,250^	80,666^	54	19,000	21,942
2005	105	81,000	88,937	5	136,002^	97,064^	51	17,000	25,404
2006	97	93,000	104,075	5	120,000^	115,600^	29	25,500	32,051
2007	109	85,000	96,892	2	148,975^	148,975^	36	20,000	29,736
2008	83	90,000	100,463	4	172,500^	161,250^	21	18,000	33,690
2009	85	84,000	91,658	5	170,000^	162,600^	13	11,000	26,468
2010	99	89,000	109,858	3	185,000^	158,666^	24	31,250	52,645
2011	95	115,000	123,021	2	170,000^	170,000^	21	28,000	35,700
2012	85	95,000	106,124	3	189,000^	146,777^	23	22,000	51,706
2013	116	101,250	109,491	3	155,000^	140,000^	21	20,000	24,489
2014	90	95,000	112,017	5	188,000^	169,266^	17	20,000	21,360
2015	95	115,000	117,496	2	170,000^	170,000^	20	15,250	22,125
2016	86	82,750	107,200	2	185,000^	185,000^	12	15,000	18,062
2017	99	100,000	117,663	2	76,750^	76,750^	24	12,000	30,788
2018	123	129,002	138,634	3	235,000^	261,666^	18	19,500	23,147
2019	106	112,500	131,100	5	134,000^	144,800^	18	16,250	22,488
2020	131	130,000	144,598	7	200,000^	203,285^	29	20,000	22,172
2021	148	159,500	169,397	3	330,000^	298,333^	39	38,000	39,873
2022	110	206,000	226,736	5	280,000^	287,000^	36	56,500	56,638
2023	22	209,000	201,547	0	0*	0*	6	35,500 ^	36,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Buloke Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Crematorium/Funeral	1	300000	300000	773.20	388.00	ND	ND	388.00	773.20
Mixed Use Unspec	2	205000	205000	205.23	999.00	74.55<	102.50<	999.00	205.21
Pub/Tavern/Club Unsp	1	530000	530000	131.45	4032.00	ND	240.91<	4032.00	131.45
Retail Sgle Occ Unsp	2	204750	204750	388.02	545.00	252.78<	178.04<	545.00	375.69
Industrial									
Factory Unsp	3	95000	100000	56.88	1758.00	145.99<	ND	3224.33	29.46
Ind Dev Site	1	82500	82500	18.64	4427.00	121.32<	55.00<	4427.00	18.64
Warehouse Unspec	2	44000	44000	17.82	2651.00	ND	2.75<	2651.00	16.60
Infrastruc&Utilities									
Secondary Roads	1	58333	58333	620.56	94.00	ND	ND	94.00	620.56
Primary Production									
GenCrop >20ha Unspec	56	1379436	1229434	1.02	1319300.00	131.38<	282.05<	1811054.50	0.76
Livestock – Beef	1	1252355	1252355	0.30	4228000.00	ND	ND	4228000.00	0.30
MixedFarm&GrazUnsp	1	700000	700000	0.48	1450000.00	158.92<	148.75<	1450000.00	0.48
Residential									
Cojoin Strata Unsp	1	250000	250000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	16	194031	154000	82.39	1760.00	114.93<	133.91<	1474.07	131.86
Detached Home(exist)	94	232303	222500	175.78	1024.00	139.06<	202.27<	1298.46	180.02
Res/Rural Lstyle	5	326600	320000	10.36	386000.00	159.33<	195.12<	51673.80	6.32
ResLandWithImprovemt	3	30183	30000	71.17	843.00	42.86<	ND	1870.33	16.14
Single Strata Unsp	4	296250	292500	NA	NA	103.54<	198.98<	NA	NA
Vac Res A	29	55620	55000	24.70	1012.00	166.67<	349.21<	1138.56	44.99
Vac Res B	7	60857	58000	22.46	2582.00	131.82<	286.42<	2624.00	23.19
Vac Res Rural Lstyle	8	154638	91500	4.28	8209.00	183.00<	321.05<	20724.50	7.46
Municipality totals									
Commercial Total	6					Commercial Total Prices		\$1,649,500	
Industrial Total	6					Industrial Total Prices		\$455,500	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$58,333	
Primary Production Total	58					Primary Production Total Prices		\$79,200,780	
Residential Total	167					Residential Total Prices		\$31,375,654	
All Sales Total	238					All Sales Total		\$112,739,767	

Campaspe Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	581	136,500	147,688	152	130,000	137,257	150	54,500	50,588
2003	599	160,000	169,840	104	150,500	158,435	217	63,000	62,433
2004	537	175,000	182,734	102	175,000	191,143	185	72,000	67,329
2005	565	187,500	199,306	128	183,750	208,521	170	78,250	79,510
2006	505	210,000	228,595	116	185,000	193,501	112	87,500	85,651
2007	515	208,000	225,370	120	200,000	215,620	80	92,500	91,025
2008	391	211,000	231,969	88	209,500	233,263	64	98,500	93,841
2009	416	210,000	226,034	70	200,000	219,885	79	109,000	106,537
2010	393	220,000	231,880	78	203,750	229,724	80	110,000	111,133
2011	362	230,000	243,946	76	205,750	207,275	76	109,750	105,518
2012	376	234,500	250,312	73	230,000	248,567	67	98,000	104,473
2013	416	237,250	258,516	103	200,000	222,223	55	99,000	105,150
2014	441	246,500	258,036	94	221,500	232,962	72	117,500	114,503
2015	421	258,000	272,844	101	232,000	258,830	82	140,000	137,776
2016	427	270,000	283,635	93	230,000	255,439	94	140,000	120,182
2017	503	271,000	287,823	83	266,000	294,897	101	149,000	133,356
2018	492	303,500	322,277	81	250,000	284,771	127	148,000	143,054
2019	424	290,000	316,062	93	242,000	274,008	117	149,000	143,726
2020	480	314,000	334,237	68	260,000	273,656	237	154,000	157,031
2021	609	389,000	414,274	96	306,000	331,342	89	225,000	212,674
2022	478	450,000	488,961	71	355,000	388,461	35	260,000	274,728
2023	71	440,500	517,964	17	330,000	399,029	5	257,500 ^	227,500 ^

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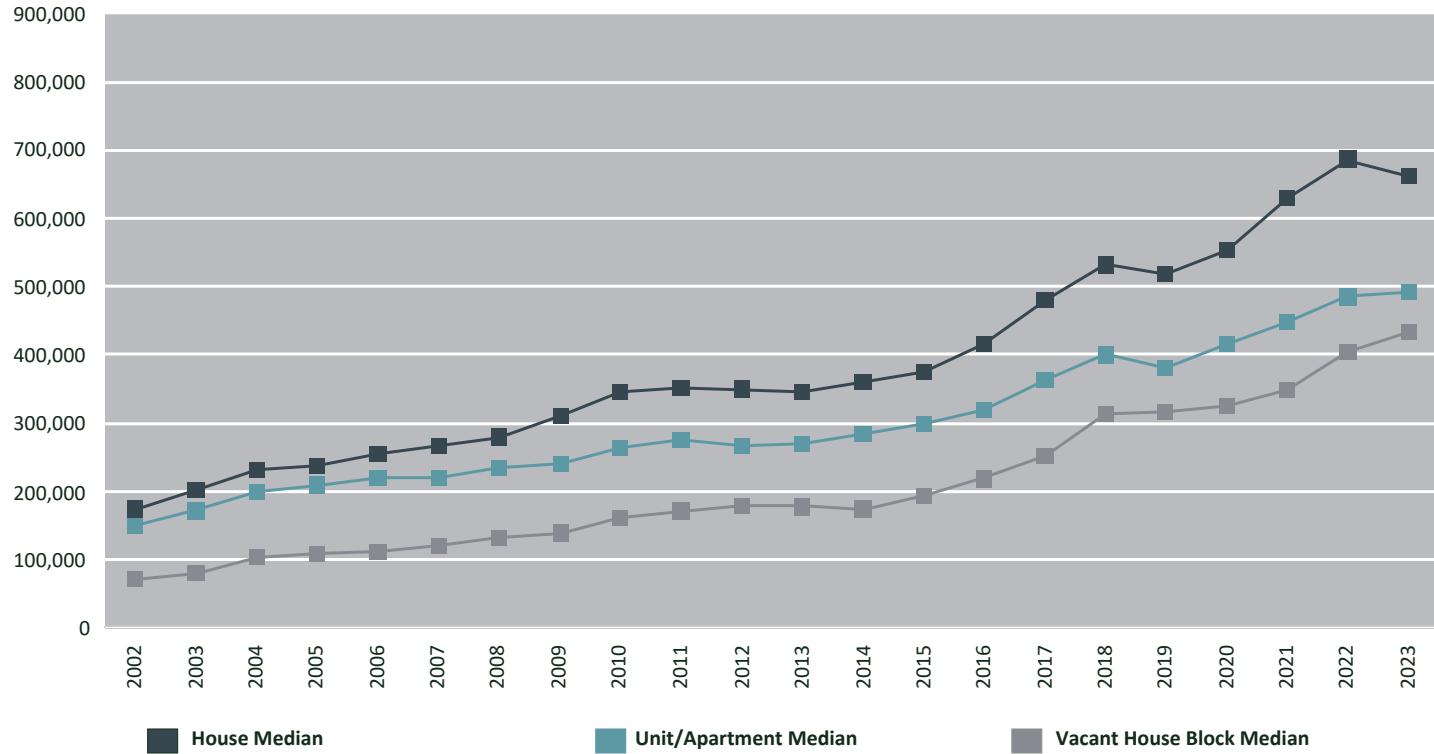
Campaspe Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Com Land (Struct 0)	1	1927410	1927410	410.00	4701.00	ND	ND	4701.00
Dev Site	5	714700	489500	2576.32	190.00	183.51<	102.30<	7959.60
Fuel Outlet/Garage	1	2550000	2550000	1253.07	2035.00	200.00<	212.50<	2035.00
Health Clinic Unsp	2	560000	560000	819.12	684.00	105.46<	486.96<	684.00
Hotel	1	850000	850000	293.10	2900.00	99.42<	212.50<	2900.00
LowRise Office Build	1	1518000	1518000	759.00	2000.00	62.47<	ND	2000.00
Mixed Use Unspec	1	195000	195000	928.57	210.00	31.84<	104.28<	210.00
Motel	1	1200000	1200000	312.50	3840.00	60.61<	ND	3840.00
Office Premises Uns	4	1783625	1145000	2433.03	471.50	305.33<	82.71<	982.50
Retail Mult Occ Unsp	2	265000	265000	439.53	563.50	72.31<	32.12<	563.50
Retail Sgle Occ Unsp	16	455968	313750	803.69	407.50	116.20<	119.52<	3742.57
Shop	2	190150	190150	680.50	328.50	ND	ND	328.50
Shop & Dwelling	1	1180000	1180000	7329.19	161.00	295.00<	ND	161.00
Supermarket	1	1380000	1380000	2300.00	600.00	10.35<	ND	600.00
Tourist Park/Caravan	1	460000	460000	121.05	3800.00	91.09<	ND	3800.00
Vehicle Sales Centre	4	2792500	2310000	888.47	3219.00	ND	ND	5364.67
Community Services								
Day Care Centre	1	3850000	3850000	1377.95	2794.00	ND	ND	2794.00
Industrial								
Abattoirs	1	6000000	6000000	2517.83	2383.00	ND	ND	2383.00
Factory Unsp	7	721724	450000	242.64	1937.00	150.00<	697.67<	3101.00
Ind Dev Site	10	217250	178750	142.01	3021.00	111.72<	32.50<	19771.22
OpenStorageUnspec	1	495000	495000	2605.26	190.00	ND	ND	190.00
Warehouse Unspec	12	487750	402500	111.00	2027.00	83.85<	134.17<	2495.67
Warehouse/Office	1	990000	990000	22.60	43800.00	82.50<	ND	43800.00
Infrastruc&Utilities								
Airport Hangar Build	1	700000	700000	572.83	1222.00	ND	ND	1222.00
ReservedRoads	1	10000	10000	153.85	65.00	ND	ND	65.00
National Parks, etc								
VacLnd FutureReserve	1	27500	27500	2.75	10000.00	ND	ND	10000.00
Primary Production								
DomsticLivestockGraz	8	591997	452500	0.91	389200.00	64.64<	131.16<	661057.00
GenCrop >20ha Unspec	27	1257079	942500	0.94	630400.00	145.00<	243.54<	903589.37
Livestock – Beef	5	825200	915000	1.54	651600.00	141.86<	311.30<	601955.60
Livestock – Dairy	20	2520184	1312500	1.04	641250.00	201.92<	234.38<	823913.60
Livestock – Sheep	1	80000	80000	1.50	53482.00	14.90<	16.06<	53482.00
MixedFarm + infrast	1	1280000	1280000	1.21	1056000.00	142.62<	ND	1056000.00
MixedFarm&GrazUnsp	24	755260	700000	1.29	477650.00	133.33<	152.17<	832011.25
Orchard Plantations	2	675000	675000	22.79	57319.00	293.48<	156.98<	57319.00
Piggery	1	857500	857500	2.87	299000.00	228.67<	ND	299000.00
Specialised Cropping	2	876412	876412	1.19	1495623.00	59.04<	ND	1495623.00
Vineyard	2	770000	770000	6.96	103451.50	30.80<	164.71<	103451.50
Residential								
Detached Home (New)	4	678875	687500	970.56	708.50	118.33<	ND	698.75
Detached Home Unsp	41	524945	500000	1991.76	728.00	111.11<	173.61<	966.98
Detached Home(exist)	432	482789	440000	491.72	787.50	117.33<	90.26<	928.49
Individual Flat	1	252000	252000	NA	NA	173.79<	ND	NA
MisImpRuralLand Unsp	3	290000	295000	4.44	69800.00	111.32<	ND	88233.33
OYO Sub Unit	9	339333	330000	NA	NA	110.92<	122.00<	NA
Res Dev Site	1	600000	600000	8.86	67682.00	28.57<	ND	67682.00
Res Investment Flat	1	610000	610000	646.19	944.00	ND	ND	944.00
Res Land (WithBuild)	2	190000	190000	195.91	953.00	53.52<	ND	953.00
Res/Rural Lstyle	156	760658	650000	43.24	14713.00	112.07<	147.77<	38927.81
ResLandWithImprovemt	5	147156	125783	163.20	2022.00	43.00<	ND	5823.20
Semi-detached Unspec	1	920000	920000	1765.83	521.00	ND	168.81<	521.00
Short Term Hol Accom	1	400000	400000	171.90	2327.00	ND	ND	2327.00
Singl Strata Unsp	48	409718	375000	NA	NA	113.64<	156.25<	NA
Strata Unit/Flat Uns	11	333204	284250	NA	NA	134.08<	102.06<	NA
Townhouse	2	292500	292500	NA	NA	ND	110.17<	NA
Vac Res A	27	240611	255000	738.92	812.00	128.63<	171.28<	893.37
Vac Res B	8	389875	387000	165.51	2153.50	161.25<	205.85<	2360.38
Vac Res Englobo Oth	1	880000	880000	17.60	50000.00	44.00<	80.00<	50000.00
Vac Res Rural Lstyle	40	381815	377500	17.78	15350.00	119.84<	204.05<	44362.78
Municipality totals								
Commercial Total		44				Commercial Total Prices		\$42,464,210
Community Services Total		1				Community Services Total Prices		\$3,850,000
Industrial Total		32				Industrial Total Prices		\$20,562,571
Infrastruc&Utilities Total		2				Infrastruc&Utilities Total Prices		\$710,000
National Parks, etc Total		1				National Parks, etc Total Prices		\$27,500
Primary Production Total		93				Primary Production Total Prices		\$118,193,388
Residential Total		794				Residential Total Prices		\$408,972,704
All Sales Total		967				All Sales Total		\$594,780,373

Cardina Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,026	175,000	193,480	124	150,000	165,838	1,408	72,000	79,256
2003	1,143	202,000	218,847	146	172,250	184,735	1,431	80,000	87,365
2004	1,059	231,000	244,431	117	200,000	211,889	808	103,000	112,374
2005	1,049	238,000	255,898	141	210,000	229,346	1,007	109,000	122,323
2006	1,036	255,000	272,553	160	220,000	232,268	924	112,000	124,894
2007	1,315	268,000	287,550	299	220,000	232,533	1,509	122,000	133,322
2008	1,337	280,000	294,617	265	235,000	252,238	1,389	132,000	136,498
2009	1,486	310,000	323,426	358	241,750	254,860	1,811	139,900	146,356
2010	1,436	345,000	367,286	279	265,000	264,008	1,867	163,000	169,348
2011	1,255	352,500	376,515	232	275,000	274,419	1,240	172,000	178,137
2012	1,303	350,000	372,515	236	268,000	271,217	746	179,000	185,056
2013	1,417	345,000	367,624	267	270,000	284,117	1,046	178,000	184,682
2014	1,616	360,000	384,803	301	285,000	296,708	1,545	175,000	180,004
2015	1,833	376,000	409,345	322	300,000	306,069	1,624	195,000	203,368
2016	1,862	415,050	445,757	328	320,000	319,405	2,201	219,000	217,312
2017	2,410	480,000	511,598	406	364,230	365,293	1,915	253,000	254,963
2018	1,855	531,650	565,368	235	400,000	410,966	903	313,000	308,744
2019	1,726	518,000	543,132	208	380,000	388,492	796	316,000	317,344
2020	1,696	554,000	583,671	207	417,000	424,176	1,273	326,000	326,506
2021	2,621	630,000	665,650	290	448,000	459,947	1,523	348,000	351,271
2022	1,909	686,000	738,563	231	485,000	495,253	246	405,000	414,824
2023	299	661,000	705,754	36	492,500	502,802	22	432,500	421,054

Statistics for 2023 are based on a small number of sales and are preliminary only.

Cardina Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Advertising Sign Uns	1	390000	390000	557.14	700.00	ND	ND	700.00	557.14
Com Land (Struct 0)	1	2560000	2560000	281.63	9090.00	275.27<	ND	9090.00	281.63
Dev Site	7	7653994	825000	731.93	2048.00	172.66<	187.50<	37195.14	205.78
Health Clinic Unsp	1	1090000	1090000	1915.64	569.00	149.32<	188.74<	569.00	1915.64
Health Surgery	1	2013000	2013000	2454.88	820.00	95.86<	ND	820.00	2454.88
Medical/Surgery	1	1001000	1001000	2176.09	460.00	ND	ND	460.00	2176.09
Mixed Use Unspec	4	1331125	1552500	1571.99	1659.00	267.67<	90.79<	10857.00	122.61
Office Premises Uns	5	1003000	1050000	199.82	2202.00	152.17<	159.09<	2454.00	384.41
Pub/Tavern/Club Unsp	1	15900000	15900000	325.69	48820.00	ND	825.97<	48820.00	325.69
Retail Sgle Occ Unsp	20	1017749	833500	1400.83	841.00	130.19<	124.68<	2767.68	349.98
Shop	2	396500	396500	160.41	1839.00	80.10<	ND	1839.00	160.41
Shopping Centre Unsp	1	50000000	50000000	1702.42	29370.00	101.35<	ND	29370.00	1702.42
Tourist Park/Caravan	1	10837500	10837500	516.07	21000.00	ND	ND	21000.00	516.07
Industrial									
Factory Unit	2	332500	332500	2344.89	148.50	105.56<	55.42<	148.50	2239.06
Factory Unsp	50	1182833	822340	1872.40	721.00	163.23<	161.24<	2336.44	516.23
Ind Dev Site	29	4695483	1804572	512.37	4140.00	200.00<	374.76<	14587.43	328.96
Vac Englobo Land	2	23890625	23890625	248.29	127250.00	360.34<	95.56<	127250.00	187.75
Warehouse Unspec	22	1573930	847300	2098.46	1625.00	135.85<	56.10<	4627.87	417.06
Warehouse>Showroom	2	2800000	2800000	1360.58	2996.00	311.11<	ND	2996.00	934.58
Infrastruc&Utilities									
Refuse Recycling	1	325000	325000	165.90	1959.00	ND	ND	1959.00	165.90
Primary Production									
DomesticLivestockGraz	4	1787500	1775000	5.71	331582.50	129.09<	181.12<	298689.25	5.98
GenCrop >20ha Unspec	1	3400000	3400000	7.08	480000.00	177.08<	363.68<	480000.00	7.08
Livestock – Beef	1	31382604	31382604	125.78	249500.00	1743.48<	2561.85<	249500.00	125.78
Livestock – Dairy	1	1400000	1400000	3.44	406884.00	103.32<	47.30<	406884.00	3.44
Livestock – Sheep	1	1300000	1300000	16.23	80100.00	ND	205.70<	80100.00	16.23
MixedFarm&GrazUnsp	25	6215564	2200000	4.43	350000.00	107.84<	91.67<	416172.44	14.94
Native Bshland	1	580000	580000	1.36	424935.00	ND	ND	424935.00	1.36
Residential									
Cojoin Strata Unsp	47	485132	485000	NA	NA	105.43<	108.38<	NA	NA
Detached Home Unsp	1798	747163	695000	1114.00	552.50	108.59<	133.65<	711.30	1051.72
Detached Home(exist)	7	1070642	1060000	187.69	3996.00	88.89<	243.68<	3610.14	296.57
Individual Car Park	1	1	1	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	6	2108333	1750000	20.73	84070.00	226.54<	ND	94585.00	22.29
Res Dev Site	5	973790	873950	843.21	2194.00	411.95<	83.23<	2117.80	459.81
Res Land (WithBuild)	16	987187	872500	823.62	966.00	78.25<	87.25<	1283.81	768.95
Res/Rural Lstyle	216	1482726	1330000	176.05	10040.00	105.35<	142.25<	28302.09	52.39
Retire Village Unit	2	550000	550000	NA	NA	110.00<	111.45<	NA	NA
Semi-detached Unspec	104	567522	560000	2812.50	200.00	111.33<	134.29<	198.22	2875.31
Sep House&Curtilage	1	2400000	2400000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	154	484728	480000	NA	NA	107.87<	128.00<	NA	NA
Strata Unit/Flat Uns	28	566214	550000	NA	NA	117.65<	139.24<	NA	NA
Vac Res A	241	412846	405000	1166.67	420.00	116.38<	128.57<	543.29	766.28
Vac Res B	5	510200	521000	290.70	2236.00	91.81<	127.07<	2565.60	198.86
Vac Res Englobo Oth	4	20245875	6811750	211.41	62715.00	72.27<	108.99<	111198.75	182.07
Vac Res Rural Lstyle	24	2482875	945000	74.26	10057.00	123.53<	196.88<	25780.46	96.31
Municipality totals									
Commercial Total		46				Commercial Total Prices		\$168,856,951	
Industrial Total		107				Industrial Total Prices		\$283,983,407	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$325,000	
Primary Production Total		34				Primary Production Total Prices		\$200,601,723	
Residential Total		2,659				Residential Total Prices		\$2,122,923,164	
All Sales Total		2,847				All Sales Total		\$2,776,690,245	

Casey City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	4,860	185,000	201,157	608	165,000	181,331	4,105	82,000	87,859
2003	4,997	220,000	233,246	592	192,000	212,749	3,817	115,000	121,112
2004	4,181	239,000	254,008	478	206,000	225,431	2,184	136,000	142,294
2005	4,451	247,500	264,462	473	218,000	235,459	2,224	139,000	145,742
2006	3,947	258,000	276,765	528	228,266	268,570	2,441	144,500	157,787
2007	5,331	277,000	297,403	767	232,000	255,653	3,029	158,000	163,489
2008	4,320	302,000	320,468	674	250,000	267,677	2,098	169,000	173,685
2009	4,973	331,000	349,248	831	283,000	302,759	2,656	180,000	186,365
2010	4,345	375,000	400,519	585	306,000	327,512	2,257	203,000	212,547
2011	3,796	375,000	398,216	529	308,000	340,612	1,773	220,000	218,484
2012	3,638	375,000	398,660	525	300,000	323,434	1,843	210,000	216,861
2013	4,224	385,000	409,019	638	308,000	321,341	2,488	205,000	212,287
2014	4,891	400,000	421,716	669	320,000	353,725	2,814	216,000	219,981
2015	5,568	435,000	456,944	783	345,000	371,101	3,855	227,000	231,906
2016	5,402	485,000	507,706	868	360,000	408,455	4,939	242,000	247,775
2017	5,861	568,500	590,200	802	415,000	443,778	4,183	299,000	301,935
2018	4,512	600,000	629,327	584	443,250	466,761	2,677	338,000	336,506
2019	4,686	582,450	613,412	523	427,500	474,542	2,364	320,000	328,131
2020	4,411	609,000	636,440	569	475,500	500,849	4,469	323,000	324,373
2021	6,654	685,000	735,525	924	510,000	533,806	4,771	358,000	369,603
2022	5,006	740,000	800,945	667	540,000	562,169	730	415,000	432,490
2023	709	700,000	751,089	98	522,500	532,986	93	398,000	414,213

Statistics for 2023 are based on a small number of sales and are preliminary only.

Casey City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Bank	1	680000	680000	6017.70	113.00	ND	ND	113.00
Café	1	827000	827000	3193.05	259.00	ND	ND	259.00
Dental Clinic	1	1010000	1010000	1570.76	643.00	121.69<	ND	643.00
Dev Site	3	16472593	1297780	2133.83	787.50	110.52<	214.51<	787.50
Display Yard	1	500000	500000	536.48	932.00	ND	ND	932.00
Fuel Outlet/Garage	2	5375000	5375000	1312.66	4579.00	86.97<	103.00<	4579.00
Health Clinic Unsp	8	3246026	1425000	1700.25	794.00	89.76<	66.28<	1305.29
Licensed Restaurant	1	2700000	2700000	2114.33	1277.00	207.69<	ND	1277.00
Mixed Use Unspec	2	875000	875000	8133.21	99.50	177.76<	92.11<	99.50
Office Premises Uns	6	936166	1000000	2705.88	425.00	177.49<	159.45<	2751.67
Restaurant	2	1645000	1645000	320.67	7881.00	195.54<	ND	7881.00
Retail Mult Occ Unsp	1	650000	650000	3051.64	213.00	73.53<	91.19<	213.00
Retail Sgle Occ Unsp	22	1073347	822500	3196.35	219.00	109.67<	149.55<	2302.29
Serv Apt/Unit Unsp	1	320000	320000	60.80	5263.00	ND	ND	5263.00
Supermarket	1	4450000	4450000	3620.83	1229.00	ND	ND	1229.00
Timber Yard/Supplies	1	2400000	2400000	971.66	2470.00	ND	ND	2470.00
Vac Englobo Land	1	6487965	9011114	531.81	16746.50	ND	ND	12853.00
Vehicle Sales Centre	1	14650000	14650000	3732.48	3925.00	117.20<	149.34<	3925.00
Veterinary Clinic	2	1060000	1060000	2525.07	478.00	ND	104.69<	478.00
Community Services								
Day Care Centre	2	6650000	6650000	2196.20	3023.50	373.60<	1099.17<	3023.50
Industrial								
Factory Unsp	73	1533162	855000	1910.48	458.00	127.95<	142.43<	1480.07
Ind Dev Site	22	1884297	1221880	962.50	1189.00	127.61<	215.17<	2588.91
Ind Land Building \$0	4	10309375	9275000	701.33	16270.00	257.64<	ND	15065.50
OpenStorageUnspec	2	9023242	9023242	658.73	10633.50	ND	7933.22<	10633.50
Vac Englobo Land	1	11534263	9011114	531.81	16746.50	ND	ND	20640.00
Warehouse Store	2	212750	212750	3150.64	61.50	95.62<	ND	61.50
Warehouse Unspec	19	1305353	950000	2700.21	492.50	167.05<	190.00<	869.89
Warehouse/Showroom	1	1102000	1102000	2556.84	431.00	74.46<	ND	431.00
National Parks, etc								
VacLnd FutureReserve	1	600000	600000	93.59	6411.00	ND	ND	6411.00
Primary Production								
Horse Unspecified	1	1325000	1325000	296.42	4470.00	69.74<	ND	4470.00
Livestock – Beef	1	3200000	3200000	14.23	224900.00	83.12<	ND	224900.00
MixedFarm&GrazUnsp	4	3155250	2812500	8.98	212200.00	144.23<	7.04<	322459.50
Residential								
Age Care/Nursing Uns	1	2700000	2700000	1073.13	2516.00	ND	ND	2516.00
Boarding House	2	703000	703000	1109.75	632.00	89.84<	ND	632.00
Cojoin Strata Unsp	100	546147	542500	NA	NA	114.51<	116.67<	NA
Detached Home Unsp	4841	805296	746000	1521.58	556.00	108.12<	127.52<	572.35
Detached Home(exist)	8	1928750	1835000	400.00	4000.00	113.98<	ND	4000.00
Individual Car Park	1	31000	31000	NA	NA	ND	ND	NA
MisImpRuralLand Unsp	1	2860000	2860000	446.46	6406.00	248.70<	ND	6406.00
Res Dev Site	10	3528368	967500	1265.81	791.50	268.75<	230.91<	12889.30
Res Investment Flat	4	809500	814000	1071.84	877.00	92.50<	ND	877.00
Res Land (WithBuild)	30	1224716	1050000	876.67	1024.00	115.35<	120.00<	2087.60
Res/Rural Lstyle	160	2233905	1807500	273.68	6358.00	107.59<	146.95<	16190.73
Retire Village Compl	2	8499087	8499087	3519.07	161.00	ND	ND	161.00
Retire Village Unit	41	367451	360000	NA	NA	110.77<	116.13<	NA
Semi-detached	1	512500	512500	4003.91	128.00	ND	ND	128.00
Semi-detached Unspec	156	609915	606750	3186.27	204.00	111.33<	127.60<	210.14
Single Strata Unsp	471	571655	550000	1815.07	292.00	105.77<	129.41<	292.00
Strata Unit/Flat Uns	51	643126	570000	NA	NA	105.56<	128.09<	NA
Sub Div (Multi Lot)	1	35250000	35250000	117.77	299300.00	ND	1962.36<	299300.00
Vac Res A	726	425478	412000	1019.83	353.00	115.08<	128.75<	372.96
Vac Res B	4	1705275	1175000	493.04	2455.00	143.91<	216.59<	2576.00
Vac Res Englobo Oth	2	14426500	14426500	317.49	50850.00	239.64<	144.51<	50850.00
Vac Res Rural Lstyle	7	1292142	1200000	195.79	5363.00	97.17<	109.09<	24200.29
Municipality totals								
Commercial Total		58				Commercial Total Prices		\$157,201,599
Community Services Total		2				Community Services Total Prices		\$13,300,000
Industrial Total		124				Industrial Total Prices		\$250,522,884
National Parks, etc Total		1				National Parks, etc Total Prices		\$600,000
Primary Production Total		6				Primary Production Total Prices		\$17,146,000
Residential Total		6,620				Residential Total Prices		\$5,226,809,560
All Sales Total		6,811				All Sales Total		\$5,665,580,043

Central Goldfields Shire

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	239	80,000	93,551	24	88,500	91,437	108	42,750	43,802
2003	259	104,625	110,242	26	126,750	112,500	75	35,000	38,073
2004	218	130,000	138,890	25	137,000	140,932	63	39,500	41,741
2005	223	130,000	136,700	25	139,500	148,400	27	44,000	50,425
2006	192	138,500	154,289	19	143,000	144,705	48	44,750	46,611
2007	227	130,000	145,070	26	132,500	144,807	46	50,000	53,131
2008	189	140,000	151,371	27	162,000	182,500	30	56,500	52,148
2009	228	147,000	158,043	23	155,000	150,826	22	58,750	58,840
2010	205	157,500	171,526	20	163,000	189,750	52	61,200	66,301
2011	217	176,000	182,389	33	190,000	186,424	48	67,750	73,302
2012	196	180,000	186,810	27	185,000	188,629	37	72,000	67,440
2013	213	192,000	197,465	22	199,500	196,727	38	82,000	87,092
2014	194	200,000	202,190	24	178,500	169,666	53	75,000	70,883
2015	219	190,000	207,011	20	193,500	191,925	46	73,500	75,001
2016	215	195,000	208,267	22	219,000	219,431	40	89,600	107,842
2017	229	190,000	212,241	20	213,500	203,675	24	78,250	67,916
2018	233	222,000	229,781	36	227,250	238,267	37	80,000	92,296
2019	207	235,000	244,588	23	208,000	211,321	41	85,000	80,563
2020	203	269,000	281,977	25	245,000	223,360	67	91,000	83,733
2021	301	330,000	329,218	32	297,750	312,929	94	95,000	98,004
2022	219	395,000	410,373	16	311,250	293,093	55	135,000	124,172
2023	34	377,500	387,573	3	300,000^	310,833^	7	150,000 ^	140,928 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Central Goldfields Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Dev Site	1	170000	170000	234.48	725.00	134.39<	ND	725.00	234.48
Fuel Outlet/Garage	1	512500	512500	183.04	2800.00	ND	ND	2800.00	183.04
Hotel/Motel Unsp	2	800000	800000	214.55	3737.00	45.90<	ND	3737.00	214.08
Mixed Use Unspec	2	285000	285000	919.47	327.00	90.48<	80.34<	327.00	871.56
Office Premises Uns	1	285000	285000	1532.26	186.00	102.15<	99.65<	186.00	1532.26
Pub/Tavern/Club Unsp	1	720000	720000	308.35	2335.00	103.60<	ND	2335.00	308.35
Retail Sgle Occ Unsp	8	299312	264250	845.26	268.50	88.08<	140.93<	253.25	1181.89
Retail Store>Showrm	1	650000	650000	33.68	19300.00	ND	ND	19300.00	33.68
Community Services									
Place of Worship	1	345000	345000	138.00	2500.00	ND	ND	2500.00	138.00
Industrial									
Factory Unsp	2	301250	301250	93.02	3212.50	67.32<	ND	3212.50	93.77
Ind Dev Site	2	131250	131250	13.56	41658.50	121.53<	ND	41658.50	3.15
Warehouse Unspec	1	300000	300000	32.49	9235.00	50.74<	122.45<	9235.00	32.49
Wrecking Yard	1	590000	590000	627.66	940.00	ND	ND	940.00	627.66
Primary Production									
DomsticLivestockGraz	6	400300	322400	1.59	413153.00	79.80<	391.98<	341310.17	1.17
MixedFarm&GrazUnsp	1	805000	805000	3.44	233823.00	196.34<	342.55<	233823.00	3.44
Native Bshland	1	190000	190000	2.38	80000.00	102.70<	190.00<	80000.00	2.38
Residential									
Detached Home Unsp	214	411760	395000	471.67	830.50	119.70<	168.09<	940.99	437.58
Detached Home(exist)	2	372500	372500	278.13	1400.00	140.57<	155.21<	1400.00	266.07
MisImpRuralLand Unsp	4	275000	287500	5.52	87765.00	191.67<	ND	85607.50	3.21
Res Investment Flat	1	390000	390000	1560.00	250.00	86.67<	ND	250.00	1560.00
Res Land (WithBuild)	1	285000	285000	310.80	917.00	129.55<	ND	917.00	310.80
Res/Rural Lstyle	52	492701	487500	17.34	27100.00	97.50<	162.50<	44769.00	11.01
Semi-detached Unspec	3	336666	290000	1162.28	228.00	95.08<	113.73<	235.00	1432.62
Single Strata Unsp	12	316875	318750	NA	NA	107.59<	153.25<	NA	NA
Strata Unit/Flat Uns	3	165666	190000	NA	NA	ND	74.51<	NA	NA
Vac Res A	50	125710	135000	220.77	611.50	142.11<	157.89<	756.38	166.20
Vac Res B	5	108800	100000	47.66	2098.00	89.29<	181.82<	2302.40	47.26
Vac Res Rural Lstyle	44	213522	210000	5.56	47250.00	117.98<	233.33<	54232.23	3.94
Municipality totals									
Commercial Total		17				Commercial Total Prices		\$6,902,000	
Community Services Total		1				Community Services Total Prices		\$345,000	
Industrial Total		6				Industrial Total Prices		\$1,755,000	
Primary Production Total		8				Primary Production Total Prices		\$3,396,800	
Residential Total		391				Residential Total Prices		\$137,791,340	
All Sales Total		423				All Sales Total		\$150,190,140	

Colac Otway Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	408	135,000	176,694	78	151,000	190,320	129	64,000	77,264
2003	385	160,000	197,782	60	175,000	217,383	113	80,000	103,200
2004	381	190,000	230,686	63	245,000	292,634	77	85,000	99,954
2005	336	191,250	239,159	69	230,000	254,613	58	90,000	100,405
2006	276	217,500	265,028	82	232,750	258,420	124	90,000	113,787
2007	388	230,000	283,948	85	275,000	283,944	158	95,000	132,647
2008	301	215,000	263,020	62	260,000	318,144	79	100,000	127,943
2009	315	230,000	282,783	64	239,000	276,093	100	102,500	120,404
2010	286	245,000	326,489	57	317,000	338,706	104	118,250	140,686
2011	279	235,000	304,522	64	249,500	278,565	112	117,250	165,870
2012	288	241,250	294,684	46	270,000	288,706	86	116,000	139,094
2013	331	240,000	298,239	55	252,000	295,103	86	121,000	142,785
2014	319	272,000	328,694	47	272,000	279,815	81	120,000	132,000
2015	334	275,000	315,047	42	240,000	326,928	116	125,000	147,487
2016	363	300,000	363,513	48	279,500	317,524	83	135,000	162,461
2017	379	335,000	386,942	64	317,875	341,513	146	145,000	164,969
2018	374	346,250	410,740	62	315,000	355,750	177	175,000	196,983
2019	340	358,000	424,743	50	351,000	376,059	136	200,000	218,230
2020	350	397,750	466,734	52	320,000	340,750	172	210,000	228,537
2021	386	485,000	605,655	57	375,000	438,637	162	305,000	325,085
2022	321	550,000	680,969	35	390,000	463,282	83	340,000	387,277
2023	51	530,000	627,065	5	480,000^	510,500^	10	377,500	375,600

Statistics for 2023 are based on a small number of sales and are preliminary only.

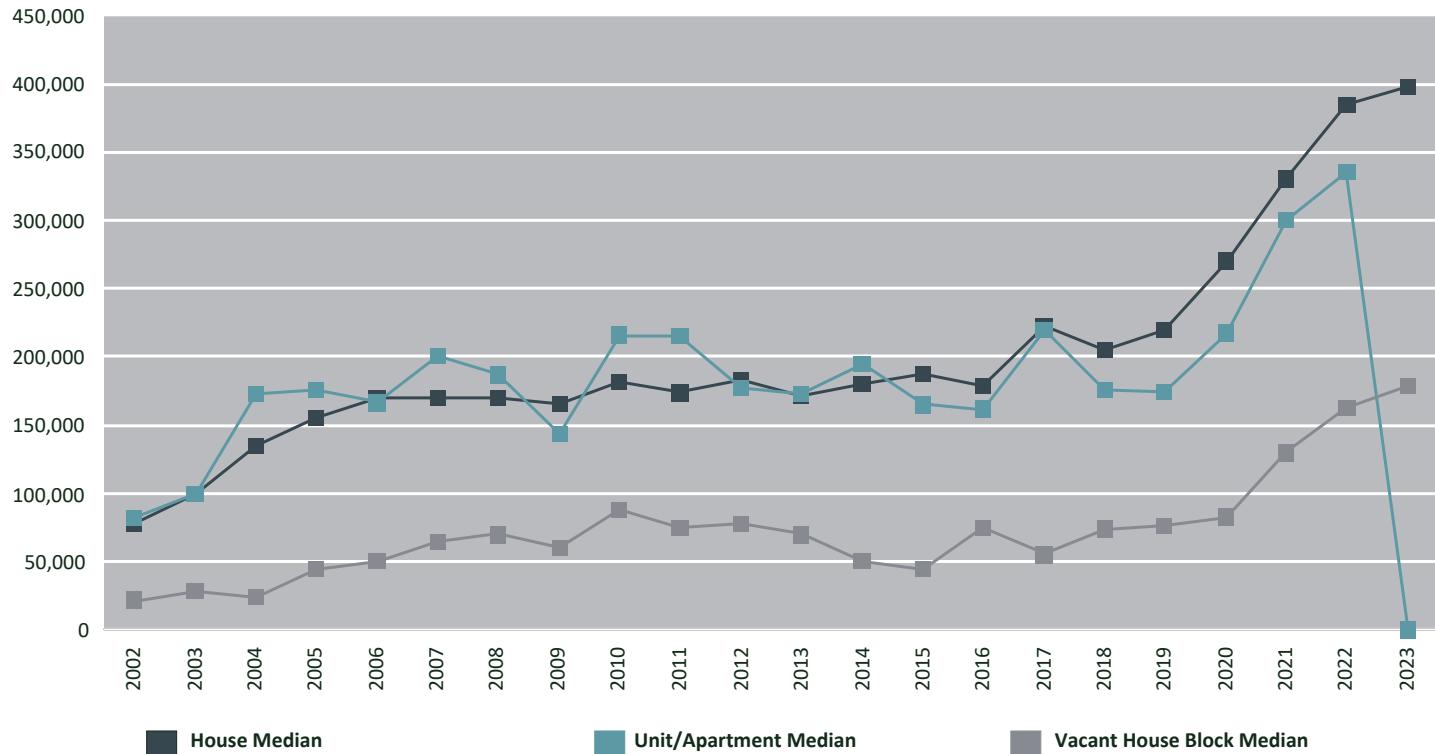
Colac Otway Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	473000	473000	304.57	1553.00	29.59<	ND	1553.00	304.57
Bed and Breakfast	1	2200000	2200000	24.28	90600.00	200.00<	ND	90600.00	24.28
Dev Site	6	246541	251625	127.60	2015.00	126.60<	ND	1917.33	128.59
Hotel/Motel Unsp	1	5000000	5000000	1960.78	2550.00	178.57<	668.45<	2550.00	1960.78
Licensed Restaurant	1	1200000	1200000	35.17	34120.00	ND	ND	34120.00	35.17
Mixed Use Unspec	2	1285000	1285000	732.01	5363.00	254.46<	107.08<	5363.00	239.60
Office Premises Uns	3	593333	605000	2306.12	245.00	110.00<	10.00<	245.67	2415.20
Pub/Tavern/Club Unsp	3	5147333	5500000	3839.53	2368.00	88.71<	932.20<	6476.00	794.83
Retail Sgle Occ Unsp	15	699452	450000	1019.87	345.00	94.74<	84.27<	1035.86	714.37
Industrial									
Factory Unsp	2	345000	345000	194.27	1706.00	91.69<	ND	1706.00	202.23
Ind Dev Site	6	310616	261250	144.33	1688.00	118.75<	237.50<	4049.00	76.71
Vac Englob Land	1	250250	250250	4.25	58916.00	ND	ND	58916.00	4.25
Warehouse Unspec	1	715000	715000	505.30	1415.00	67.29<	32.87<	1415.00	505.30
Workshop	1	630000	630000	428.28	1471.00	ND	ND	1471.00	428.28
Primary Production									
DomsticLivestockGraz	7	1098415	969144	1.15	679400.00	131.41<	146.84<	668729.14	1.64
GenCrop >20ha Unspec	2	1160000	1160000	4.45	276522.50	ND	154.67<	276522.50	4.19
Livestock – Beef	29	997368	845000	1.24	393700.00	129.70<	134.13<	433537.31	2.30
Livestock – Dairy	25	1447007	1120000	2.38	397100.00	131.42<	106.92<	608248.96	2.38
Livestock – Sheep	2	617500	617500	2.06	321097.50	39.84<	102.92<	321097.50	1.92
MixedFarm + infrast	9	1948836	1650000	4.09	403500.00	165.33<	242.65<	434778.11	4.48
MixedFarm no infrast	8	714129	489703	1.09	320550.00	85.16<	150.68<	414962.50	1.72
MixedFarm&GrazUnsp	6	1439166	1097500	2.52	414557.00	135.16<	118.33<	393618.17	3.66
Native Bshland	1	1500000	1500000	8.43	177914.00	ND	909.09<	177914.00	8.43
Residential									
Cjoin Strata Unsp	1	990000	990000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	309	677668	550000	898.50	798.00	112.24<	153.85<	912.45	743.83
Detached Home(exist)	11	749240	580000	95.24	2100.00	141.46<	127.47<	2422.64	309.27
MisImpRuralLand Unsp	2	500000	500000	96.75	7104.00	107.06<	147.06<	7104.00	70.38
Res Dev Site	2	342500	342500	243.13	1358.00	108.73<	ND	1358.00	252.21
Res/Rural Lstyle	80	931117	840000	50.69	20660.00	110.53<	152.73<	35886.19	25.95
ResLandWithImprovemt	3	455000	605000	610.49	991.00	121.00<	ND	1010.00	450.50
Semi-detached Unspec	1	950000	950000	1520.00	625.00	ND	ND	625.00	1520.00
Short Term Hol Accom	25	974100	955000	1888.95	586.50	113.89<	198.96<	7207.40	147.71
Single Strata Unsp	31	408544	385000	NA	NA	108.15<	112.41<	NA	NA
Strata Unit/Flat Uns	3	853333	950000	NA	NA	136.69<	172.73<	NA	NA
Vac Res A	74	395743	345000	403.33	781.00	112.20<	172.50<	863.37	462.25
Vac Res B	8	321125	327000	165.40	2269.00	177.24<	145.98<	2634.38	121.90
Vac Res C	1	290000	290000	34.24	8470.00	362.50<	124.73<	8470.00	34.24
Vac Res Rural Lstyle	39	396641	365000	49.06	5055.00	107.35<	159.39<	17859.15	22.21
Sport/Hrtge/Cultural									
Vac Site – Sporting	1	209000	209000	10.45	20000.00	ND	ND	20000.00	10.45
Municipality totals									
Commercial Total		33				Commercial Total Prices		\$40,636,039	
Industrial Total		11				Industrial Total Prices		\$4,148,950	
Primary Production Total		89				Primary Production Total Prices		\$109,730,351	
Residential Total		590				Residential Total Prices		\$384,311,057	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$209,000	
All Sales Total		724				All Sales Total		\$539,035,397	

Corangamite Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	215	78,000	91,541	14	82,000	78,785	82	21,750	27,581
2003	217	100,000	112,522	19	100,000	116,378	76	28,000	38,919
2004	205	135,000	142,514	20	172,500	249,725	45	24,000	37,247
2005	214	155,000	177,592	18	176,250	162,638	53	44,000	54,959
2006	166	170,000	185,592	12	166,500	182,708	42	50,000	56,363
2007	163	170,000	189,878	25	201,000	239,679	35	65,000	85,334
2008	169	170,000	179,601	6	187,000^	188,833^	24	70,000	76,205
2009	186	165,500	177,181	16	143,750	168,781	25	60,000	69,920
2010	164	181,750	192,593	11	216,000	211,545	35	88,000	93,191
2011	151	173,800	195,677	11	215,000	232,500	39	75,000	76,669
2012	125	183,500	194,324	14	177,500	208,750	21	77,500	85,714
2013	161	172,000	202,555	10	172,500	210,350	33	70,000	64,190
2014	144	180,000	198,117	17	195,000	222,617	27	50,000	73,129
2015	170	187,500	203,864	15	165,000	189,600	18	44,250	70,836
2016	193	179,000	195,883	19	162,000	211,210	23	75,000	76,869
2017	192	222,500	233,325	19	220,000	211,131	33	55,500	70,954
2018	211	205,000	232,323	14	176,000	208,850	44	74,250	79,517
2019	177	220,000	237,347	10	174,000	201,850	41	76,800	78,128
2020	217	270,000	375,646	16	217,500	242,531	70	83,000	91,359
2021	252	330,000	363,842	19	300,000	376,131	48	130,000	134,270
2022	216	385,000	415,046	8	335,500^	349,000^	30	162,500	204,094
2023	31	397,500	433,193	0	0*	0*	5	179,000 ^	205,600 ^

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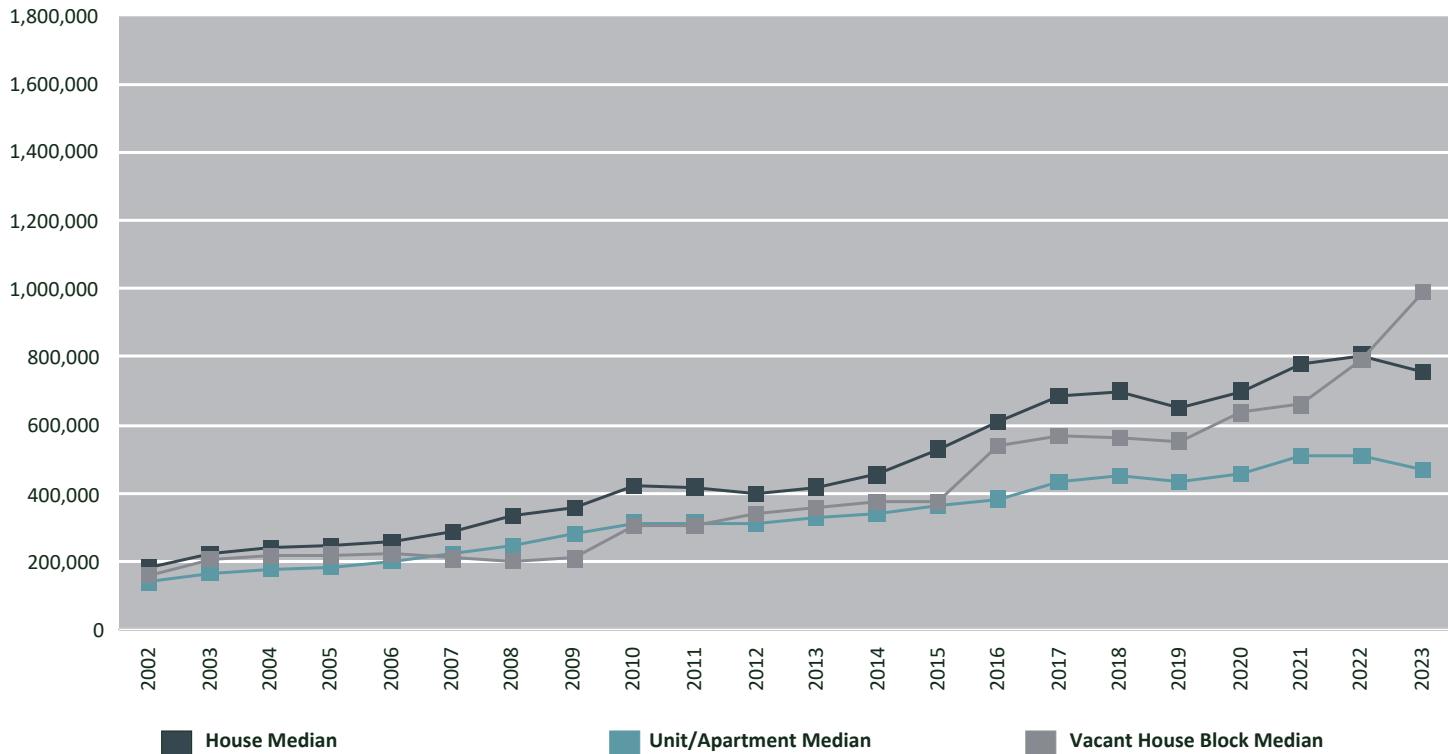
Corangamite Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	225500	225500	368.46	612.00	ND	ND	612.00	368.46
Dev Site	2	425000	425000	665.59	10227.50	257.58<	49.42<	10227.50	41.55
Fuel Outlet/Garage	1	1115283	1115283	658.76	1693.00	ND	ND	1693.00	658.76
Hotel/Motel Unsp	3	1133333	700000	244.38	2046.00	37.58<	175.00<	2196.00	516.09
Licensed Ret Prem	1	100000	100000	66.62	1501.00	ND	ND	1501.00	66.62
Pub/Tavern/Club Unsp	1	950000	950000	469.60	2023.00	59.38<	ND	2023.00	469.60
Retail Mult Occ Unsp	2	536250	536250	1133.04	684.00	178.75<	ND	684.00	1133.04
Retail Sgl Occ Unsp	7	858857	500000	1250.00	400.00	169.49<	333.33<	2185.57	392.97
Community Services									
Halls&Service Rooms	1	51000	51000	117.51	434.00	ND	ND	434.00	117.51
Place of Worship	1	330000	330000	326.73	1010.00	ND	ND	1010.00	326.73
Industrial									
Factory Unsp	5	380000	350000	88.80	4955.00	120.69<	1590.91<	5551.60	68.45
Ind Dev Site	1	850000	850000	6.48	131209.00	154.55<	193.18<	131209.00	6.48
Storage Depot	1	220000	220000	27.18	8093.00	ND	ND	8093.00	27.18
Infrastruc&Utilities									
Post Offices	1	470000	470000	561.53	837.00	188.00<	ND	837.00	561.53
Primary Production									
DomesticLivestockGraz	9	1877013	700000	1.17	574550.00	84.85<	135.52<	1206610.00	1.71
GenCrop >20ha Unspec	6	2534370	1668660	6.47	620772.00	67.05<	154.07<	664297.83	3.82
Livestock – Beef	6	1175750	1131241	1.64	804800.00	92.55<	293.72<	890838.50	1.32
Livestock – Dairy	33	1862009	1558780	1.85	721800.00	120.16<	183.39<	746253.73	2.50
Livestock – Sheep	1	2511000	2511000	2.01	1247500.00	219.51<	276.76<	1247500.00	2.01
MixedFarm + infrast	36	1137726	997500	2.03	405700.00	126.43<	164.88<	620900.67	1.83
MixedFarm no infrast	3	1169349	1161600	2.17	745800.00	305.68<	160.97<	655300.00	1.78
MixedFarm&GrazUnsp	4	709250	673500	1.94	308550.00	32.46<	74.30<	426075.00	1.66
Plant/Tree Nursery	1	6053000	6053000	2.35	2579500.00	ND	ND	2579500.00	2.35
Poultry broiler	2	1800000	1800000	15.11	130150.00	ND	ND	130150.00	13.83
Residential									
Detached Home Unsp	210	413309	385000	410.08	1012.00	117.11<	175.00<	1150.76	359.18
Detached Home(exist)	6	475833	485000	152.54	1830.00	127.63<	ND	2174.83	218.79
MisImpRuralLand Unsp	1	400000	400000	9.52	42000.00	186.05<	235.29<	42000.00	9.52
Res Land (WithBuild)	1	160000	160000	14.61	10954.00	80.00<	340.43<	10954.00	14.61
Res/Rural Lstyle	72	592518	578000	24.29	15761.00	104.62<	165.14<	27264.35	21.73
ResLandWithImprovemt	1	185000	185000	59.39	3115.00	123.33<	ND	3115.00	59.39
Single Strata Unsp	7	324428	330000	NA	NA	111.86<	190.75<	NA	NA
Storage Area Rural	1	500000	500000	548.85	911.00	ND	ND	911.00	548.85
Townhouse	1	521000	521000	NA	NA	ND	ND	NA	NA
Vac Res A	22	199333	158921	175.99	994.00	113.52<	198.65<	1000.80	206.26
Vac Res B	7	176785	165000	90.08	2026.00	194.12<	235.71<	2312.00	76.46
Vac Res C	1	500000	500000	15.35	32579.00	192.31<	465.12<	32579.00	15.35
Vac Res Rural Lstyle	20	283400	277500	17.56	18899.50	115.63<	198.21<	18940.75	14.96
Municipality totals									
Commercial Total		18				Commercial Total Prices		\$13,725,283	
Community Services Total		2				Community Services Total Prices		\$381,000	
Industrial Total		7				Industrial Total Prices		\$2,970,000	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$470,000	
Primary Production Total		101				Primary Production Total Prices		\$160,067,363	
Residential Total		350				Residential Total Prices		\$148,139,170	
All Sales Total		479				All Sales Total		\$325,752,816	

Greater Dandenong City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,880	185,000	197,468	1,116	140,000	149,194	306	159,750	156,608
2003	1,751	225,000	235,820	1,134	165,000	179,461	224	205,000	187,511
2004	1,621	240,000	256,841	930	180,000	193,897	230	219,000	206,374
2005	1,753	248,000	259,613	1,021	186,000	201,985	220	221,500	202,299
2006	1,598	261,500	279,682	972	200,000	218,959	203	225,000	211,714
2007	1,909	290,000	313,732	1,362	225,000	262,434	174	210,000	211,638
2008	1,364	335,000	355,479	1,022	250,000	264,265	46	199,500	225,438
2009	1,731	361,000	383,871	1,337	285,000	293,596	353	210,000	232,501
2010	1,452	425,000	456,863	987	315,000	326,903	308	305,000	286,152
2011	1,304	420,000	445,863	818	315,000	315,488	286	305,000	303,260
2012	1,187	400,000	427,756	881	310,000	315,172	209	340,000	317,112
2013	1,488	420,000	440,351	1,066	330,000	335,018	311	357,500	354,507
2014	1,791	456,000	484,027	1,252	339,941	352,983	392	377,500	383,197
2015	1,762	530,775	562,883	1,238	365,000	387,037	228	375,000	362,758
2016	1,698	610,000	642,669	1,216	385,000	393,898	152	541,042	520,477
2017	1,586	685,000	717,642	1,300	435,000	439,154	154	569,000	576,585
2018	1,101	700,000	737,109	939	452,000	463,496	76	565,000	607,432
2019	1,168	650,000	693,988	761	435,000	442,927	81	554,400	610,051
2020	981	700,000	735,175	708	460,000	467,175	90	636,587	663,315
2021	1,573	780,000	825,221	1,321	510,000	511,415	69	660,000	679,862
2022	1,210	805,750	865,513	1,075	510,000	509,241	25	792,000	856,806
2023	146	757,500	812,972	157	470,000	463,649	4	992,100 ^	968,550 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

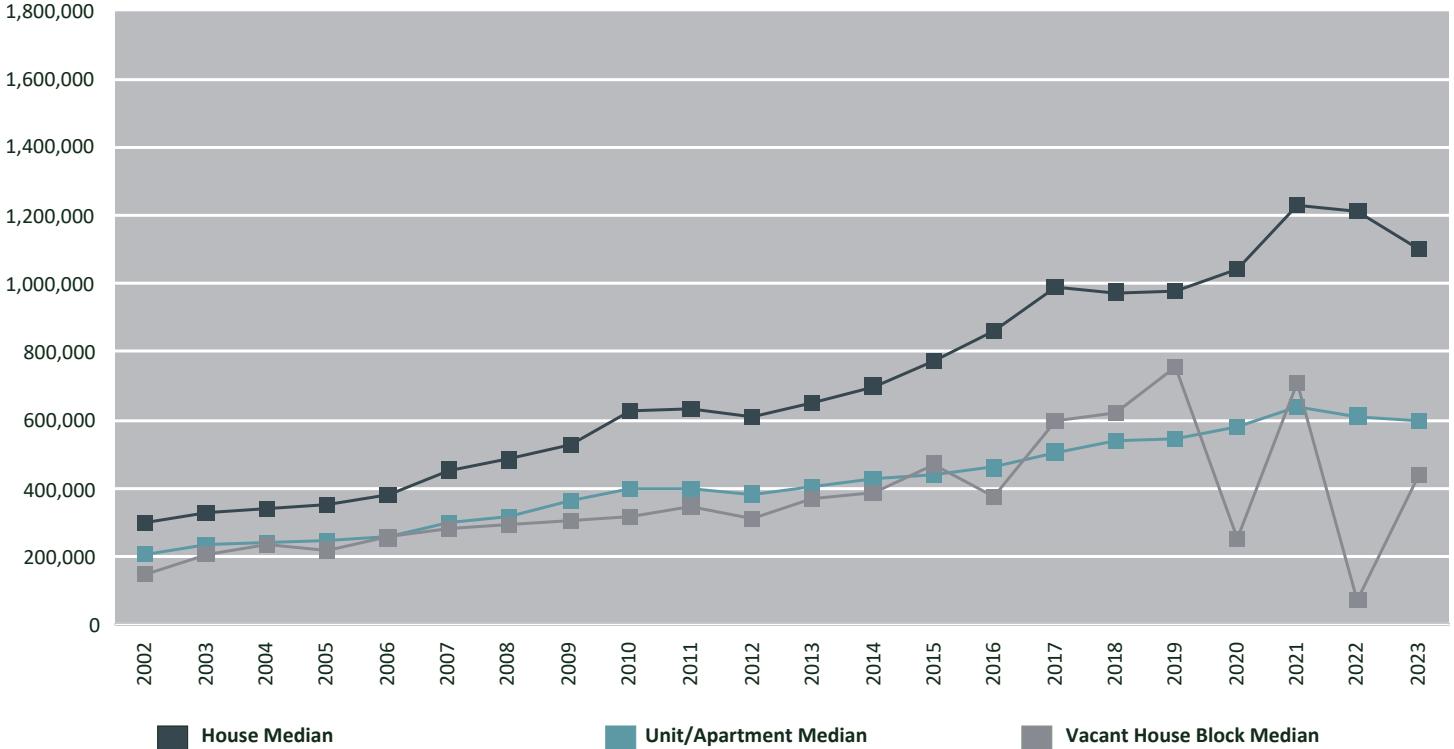
Greater Dandenong City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Brothel	1	500000	500000	338.52	1477.00	ND	ND	1477.00	338.52
Café	4	1382500	605000	2353.71	257.00	71.18<	112.06<	268.75	5144.19
Dev Site	3	2167684	2095500	1566.14	1338.00	140.23<	242.68<	1630.33	1329.60
Display Yard	1	1240000	1240000	1839.76	674.00	20.00<	ND	674.00	1839.76
Fuel Outlet/Garage	2	6295000	6295000	640.37	14308.00	ND	26.85<	14308.00	439.96
Health Clinic Unsp	1	2650000	2650000	3514.59	754.00	147.22<	64.16<	754.00	3514.59
Kiosk	2	120000	120000	NA	NA	ND	ND	NA	NA
LowRise Office Build	7	24131000	666000	737.27	373.00	51.83<	ND	599.40	1286.95
Medical/Surgery	4	926250	920000	1882.16	611.00	98.40<	ND	680.67	1464.25
Mixed Use Unspec	4	8387580	3875000	2029.91	1011.00	349.65<	468.84<	1011.00	2230.13
National Co Ret Unsp	1	8000000	8000000	1142.86	7000.00	ND	ND	7000.00	1142.86
Office Cvrt Dwelling	1	1225000	1225000	2663.04	460.00	93.17<	ND	460.00	2663.04
Office Premises Uns	11	694263	600000	766.83	7962.00	110.65<	66.67<	10796.17	79.36
Restaurant	2	1110000	1110000	13214.29	84.00	ND	33.64<	84.00	13214.29
Retail Mult Occ Unsp	1	845000	845000	NA	NA	ND	93.89<	NA	NA
Retail Sgle Occ Unsp	11	16855002	560000	2106.62	241.00	62.86<	88.89<	8202.88	590.49
Retail Store>Showrm	7	2796984	1450000	1696.81	892.50	66.29<	244.11<	2297.17	1355.21
Serviced Apartments	2	197500	197500	NA	NA	74.81<	29.48<	NA	NA
Shop	29	701159	670000	2032.43	185.00	125.82<	231.03<	1758.48	416.79
Strata/Subdiv Office	1	1018600	1018600	1219.88	835.00	ND	565.89<	835.00	1219.88
Vehicle Sales Centre	1	1150000	1150000	1766.51	651.00	16.25<	38.83<	651.00	1766.51
Veterinary Clinic	1	860000	860000	1572.21	547.00	ND	ND	547.00	1572.21
Community Services									
Place of Worship	2	2804314	2804314	1405.57	2563.50	ND	86.29<	2563.50	1093.94
Industrial									
Concrete Batch Plant	1	2000000	2000000	571.59	3499.00	ND	ND	3499.00	571.59
Factory	63	824357	660000	1685.65	439.00	110.00<	109.14<	541.29	1678.03
Factory Unit	6	537333	527500	3074.71	174.00	ND	122.98<	184.20	2891.42
Factory Unsp	10	1895501	1244632	3322.76	385.00	141.52<	154.04<	4064.00	484.98
Hard/Storage Yard	2	1338150	1338150	984.76	1575.00	ND	ND	1575.00	984.76
Ind Dev Site	11	2319586	1826706	878.05	2050.00	125.54<	162.59<	2737.09	847.46
Office/Factory	75	2353178	1429997	953.21	1134.50	147.04<	139.10<	2277.89	1079.99
Storage Depot	1	800000	800000	1103.45	725.00	28.88<	ND	725.00	1103.45
Warehouse Unspec	21	6765750	693000	3554.18	309.50	84.00<	70.39<	9343.61	830.69
Warehouse/Office	8	12146875	9637500	1107.62	14128.00	196.18<	ND	11657.63	1041.97
Infrastruc&Utilities									
Telecom Tower	1	8800000	8800000	1001.48	8787.00	77.53<	ND	8787.00	1001.48
Primary Production									
Livestock – Dairy	1	1520000	1520000	71.36	21300.00	ND	ND	21300.00	71.36
Residential									
Age Care/Nursing Uns	1	6050000	6050000	2036.35	2971.00	ND	ND	2971.00	2036.35
Boarding House	5	932500	870000	1896.55	580.00	100.29<	ND	564.60	1651.61
Cojoin Strata Unsp	100	571193	580000	NA	NA	102.65<	89.92<	NA	NA
Detached Home Unsp	1150	875621	810000	1530.97	565.00	101.69<	124.62<	568.11	1542.36
Individual Car Park	10	700	1000	NA	NA	400.00<	0.56<	NA	NA
Res Dev Site	1	1850000	1850000	1483.56	1247.00	147.00<	338.52<	1247.00	1483.56
Res Investment Flat	14	1221250	817500	1340.03	597.00	92.90<	72.35<	815.60	1886.95
Res Land (WithBuild)	24	1101508	1010000	1007.58	945.50	94.17<	8.42<	1007.38	1093.44
Res/Rural Lstyle	3	1903333	2200000	106.80	20600.00	69.40<	169.77<	15301.00	124.39
Retire Village Unit	13	316692	295000	NA	NA	98.33<	86.76<	NA	NA
Semi-detached Unspec	60	671781	670000	4204.40	159.00	103.08<	111.67<	241.37	2837.63
Single Strata Unsp	565	569346	573500	NA	NA	98.03<	129.33<	NA	NA
Special Accomm Res	2	1862500	1862500	1087.73	1731.00	ND	ND	1731.00	1075.97
Strata Unit/Flat Uns	383	384907	350000	2502.67	119.50	91.32<	83.33<	119.50	2433.05
Vac Res A	25	856806	792000	1957.54	471.00	120.00<	143.43<	536.09	1508.53
Municipality totals									
Commercial Total		97				Commercial Total Prices		\$484,093,421	
Community Services Total		2				Community Services Total Prices		\$5,608,628	
Industrial Total		198				Industrial Total Prices		\$520,849,432	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$8,800,000	
Primary Production Total		1				Primary Production Total Prices		\$1,520,000	
Residential Total		2,356				Residential Total Prices		\$1,664,567,142	
All Sales Total		2,655				All Sales Total		\$2,685,438,623	

Darebin City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,804	300,000	309,702	1,044	206,750	235,503	103	150,000	143,657
2003	1,794	330,000	349,280	1,078	235,000	250,972	262	208,500	201,087
2004	1,611	340,000	359,186	944	240,175	253,368	178	235,000	224,103
2005	1,698	352,000	377,512	1,005	246,000	264,257	157	221,350	220,600
2006	1,659	382,000	407,326	1,060	259,000	275,812	136	257,000	240,676
2007	1,853	455,000	488,824	1,476	301,000	322,186	113	285,000	278,625
2008	1,380	485,126	517,729	1,047	317,000	343,040	49	296,000	284,399
2009	1,546	526,500	560,869	1,483	363,000	388,658	32	304,975	271,506
2010	1,439	625,888	661,912	1,165	400,000	429,077	14	320,000	606,571
2011	1,353	635,000	667,315	1,134	400,000	430,959	27	350,000	398,526
2012	1,256	611,000	647,946	1,193	385,000	408,603	15	310,000	410,133
2013	1,475	650,000	693,307	1,545	403,500	423,328	31	370,000	368,950
2014	1,729	700,000	759,767	1,694	430,000	463,787	45	390,000	405,125
2015	1,665	775,000	837,839	1,908	440,000	469,011	34	472,500	478,387
2016	1,512	863,500	954,592	1,869	461,650	495,711	19	377,300	460,805
2017	1,437	990,000	1,086,874	1,800	507,500	534,556	16	597,650	697,741
2018	1,290	975,000	1,082,911	1,404	538,500	558,346	16	620,500	639,248
2019	1,268	979,000	1,064,305	1,262	548,000	576,366	12	755,000	794,111
2020	1,113	1,041,000	1,126,537	1,226	580,000	598,758	5	255,000 ^	323,000 ^
2021	1,666	1,230,000	1,331,259	1,939	640,000	670,519	29	710,000	804,852
2022	1,308	1,210,000	1,355,541	1,439	613,000	630,135	10	73,060	346,416
2023	123	1,102,500	1,238,898	193	600,000	602,195	4	442,500 ^	488,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

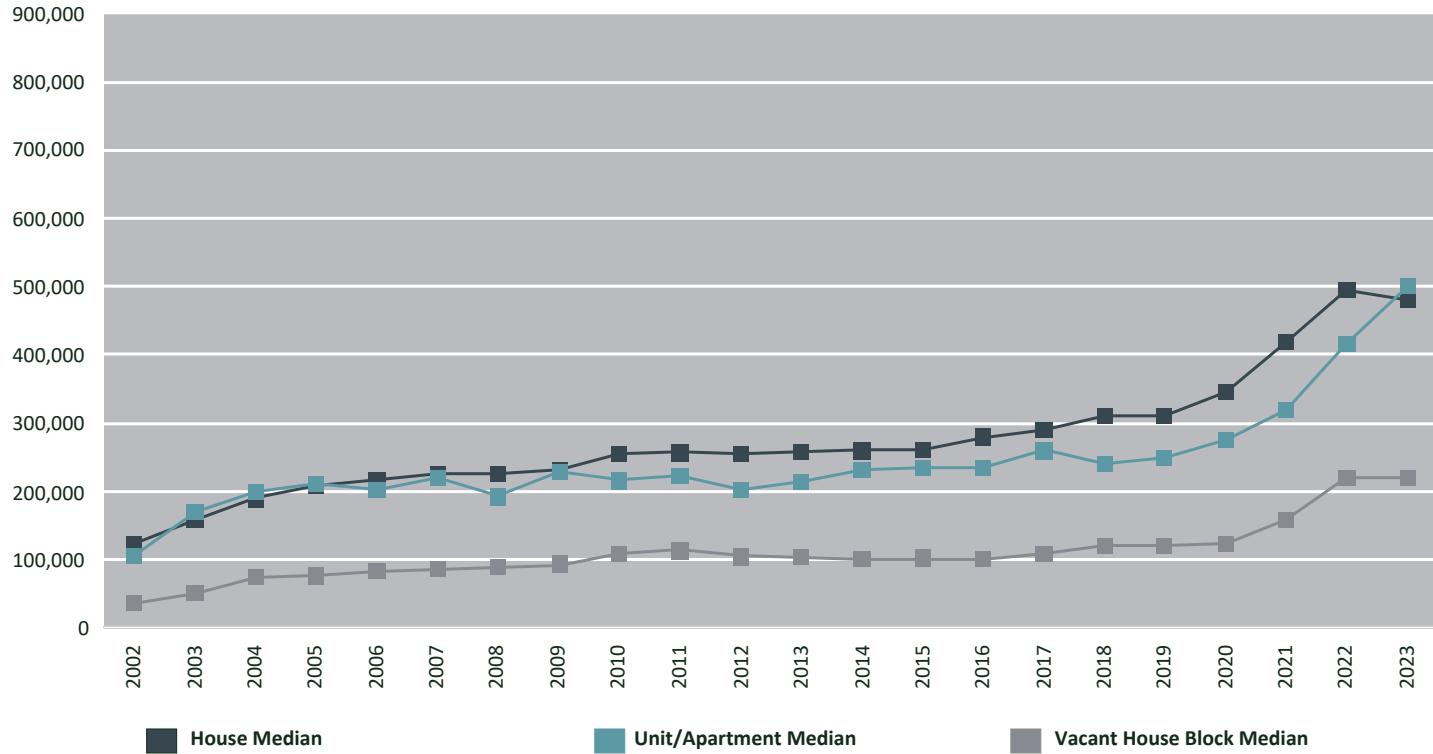
Darebin City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Café	1	418000	418000	1426.62	293.00	119.43<	ND	293.00	1426.62
Dev Site	2	5472500	5472500	3260.17	2008.50	564.18<	ND	2008.50	2724.67
Health Clinic Unsp	2	1965000	1965000	3882.41	485.50	ND	ND	485.50	4047.37
LowRise Office Build	2	1365000	1365000	7053.98	193.50	49.64<	30.33<	193.50	7054.26
Medical/Surgery	2	2380000	2380000	2361.70	989.00	104.50<	ND	989.00	2406.47
Mixed Use Office	2	294000	294000	294.88	997.00	27.69<	ND	997.00	294.88
Mixed Use Shop	1	1112000	1112000	454.06	2449.00	278.00<	202.18<	2449.00	454.06
Mixed Use Unspec	2	4584000	4584000	3979.50	683.00	583.95<	654.86<	683.00	3979.50
Office Premises Uns	3	1983833	649000	1961.97	2498.00	154.25<	134.09<	2498.00	1961.97
Retail Mult Occ Unsp	1	1400000	1400000	1055.01	1327.00	261.77<	69.87<	1327.00	1055.01
Retail Sgle Occ Unsp	5	807360	745000	2295.70	186.00	105.00<	84.66<	162.40	4971.43
Retail Store/Showrm	3	6263333	3250000	3813.63	601.50	122.64<	ND	601.50	3948.46
Shop	30	1104333	900000	3846.15	234.00	129.03<	226.70<	398.48	2837.05
Shop & Dwelling	18	1110373	942500	4994.14	229.50	81.96<	64.55<	249.89	4443.47
Community Services									
Place of Worship	1	3794400	3794400	2131.69	1780.00	ND	ND	1780.00	2131.69
Industrial									
Factory	4	1235625	801250	2166.47	337.50	123.27<	ND	519.00	2380.78
Factory Unit	16	2378437	1667500	2475.31	722.00	147.57<	166.75<	3814.43	687.33
Factory Unsp	5	694000	495000	4144.60	201.50	80.36<	47.14<	201.50	4454.09
Ind Dev Site	1	3750000	3750000	895.42	4188.00	33.70<	248.34<	4188.00	895.42
Office/Factory	4	7161472	4275000	2091.35	4388.50	91.44<	ND	6188.00	1157.32
Warehouse	7	3944404	4099999	641.64	2078.00	195.24<	1271.32<	11340.29	347.82
Warehouse Unspec	2	695750	695750	5373.56	174.00	95.83<	58.47<	174.00	5373.56
Infrastruc&Utilities									
Utilities Vac Land	2	21040	21040	513.17	41.00	ND	ND	41.00	513.17
Residential									
Boarding House	3	2832000	1455000	2152.37	676.00	190.20<	ND	1315.33	2153.07
Cojoin Strata Unsp	16	839781	707500	NA	NA	100.28<	112.93<	NA	NA
Conjoined StrataUnit	280	619313	602000	NA	NA	97.10<	149.94<	NA	NA
Detached Home (New)	9	2582222	2100000	3990.61	426.00	95.45<	161.54<	483.67	5338.85
Detached Home Unsp	175	1299281	1101000	8072.73	275.00	99.64<	112.35<	319.77	4033.52
Detached Home(exist)	1007	1383097	1250000	2319.38	531.50	99.21<	119.05<	546.91	2526.89
Half Pair or Duplex	63	1149134	1110000	4237.26	341.50	105.76<	90.24<	339.12	3396.30
Individual Car Park	20	600	1	NA	NA	0.10<	0.01<	NA	NA
OYO Strata Flat	480	477954	455000	NA	NA	95.79<	96.81<	NA	NA
OYO Sub Dwelling	28	836785	770000	NA	NA	96.25<	130.51<	NA	NA
OYO Sub Unit	13	761653	770000	NA	NA	111.59<	ND	NA	NA
OYO Subdivided Flat	20	539847	515000	NA	NA	101.28<	77.10<	NA	NA
OYO Unit	3	620833	635000	NA	NA	ND	ND	NA	NA
Res Dev Site	1	1200000	1200000	1963.99	611.00	77.92<	109.64<	611.00	1963.99
Res Investment Flat	11	765181	605000	839.02	733.00	55.00<	49.59<	623.44	940.47
Res Land (WithBuild)	1	196254	196254	258.91	758.00	ND	ND	758.00	258.91
Res/Rural Lstyle	2	786250	786250	132.99	5912.00	ND	ND	5912.00	132.99
Retire Village Unit	8	607750	650000	NA	NA	256.61<	125.60<	NA	NA
Row House	2	1270000	1270000	4285.06	347.50	160.05<	ND	347.50	3654.68
Semi-detached	10	1280450	1112500	5948.14	224.00	74.66<	45.41<	249.70	5127.95
Semi-detached Unspec	28	912671	727500	7362.29	203.00	92.68<	87.92<	261.06	3811.30
Single Strata Unit	12	642708	630750	NA	NA	96.59<	96.89<	NA	NA
Single Strata Unsp	59	779287	749000	NA	NA	101.90<	133.27<	NA	NA
Strata Dwelling	6	871166	737500	NA	NA	108.94<	147.50<	NA	NA
Strata Unit/Flat Uns	142	620376	597500	NA	NA	89.71<	119.50<	NA	NA
Terrace House	17	1155964	1050000	5492.23	193.00	79.25<	ND	215.47	5364.83
Townhouse	356	785764	730500	NA	NA	98.28<	108.71<	NA	NA
Vac Res A	10	346416	73060	1086.96	92.00	10.29<	9.68<	208.11	1700.03
Villa Unit	2	599000	599000	NA	NA	72.39<	108.17<	NA	NA
Municipality totals									
Commercial Total		74				Commercial Total Prices		\$116,946,028	
Community Services Total		1				Community Services Total Prices		\$3,794,400	
Industrial Total		39				Industrial Total Prices		\$107,865,720	
Infrastruc&Utilities Total		2				Infrastruc&Utilities Total Prices		\$42,080	
Residential Total		2,784				Residential Total Prices		\$2,694,754,101	
All Sales Total		2,900				All Sales Total		\$2,923,402,329	

East Gippsland Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,108	125,000	140,074	232	106,350	135,427	665	36,500	45,219
2003	1,058	160,000	175,555	248	171,000	225,795	709	50,000	60,741
2004	747	190,000	211,086	155	200,000	333,907	332	75,000	75,122
2005	719	210,000	231,382	134	212,000	257,310	294	76,000	79,244
2006	701	216,000	236,892	141	202,500	248,424	294	83,500	88,449
2007	842	225,000	252,336	126	221,000	290,841	251	85,000	94,946
2008	619	227,000	259,900	156	192,750	213,426	259	89,500	96,237
2009	813	232,000	255,005	162	229,500	297,795	302	93,000	98,901
2010	768	255,000	282,880	148	216,000	230,268	346	110,000	110,891
2011	609	257,000	277,515	135	223,000	267,889	275	114,000	117,313
2012	592	255,000	279,263	121	203,000	224,431	288	105,000	111,572
2013	696	259,000	285,290	132	213,750	230,081	258	102,625	115,224
2014	680	260,000	291,576	129	233,000	255,279	268	100,000	115,689
2015	743	262,000	291,765	112	234,000	243,254	267	102,000	115,335
2016	764	280,000	308,236	113	235,000	269,383	246	100,000	107,229
2017	884	289,500	318,853	120	260,000	272,565	299	110,000	120,915
2018	923	310,000	331,136	146	240,500	270,609	368	120,000	139,388
2019	844	310,000	342,826	130	250,000	278,268	331	120,000	133,547
2020	1,013	345,000	377,172	85	275,500	289,547	568	125,000	142,108
2021	1,237	420,000	452,715	112	319,500	349,075	606	160,000	179,099
2022	838	495,000	533,187	63	415,000	455,284	173	219,500	240,786
2023	147	480,000	518,942	7	500,000^	471,428^	27	220,000	284,962

Statistics for 2023 are based on a small number of sales and are preliminary only.

East Gippsland Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Car Wash	1	590000	590000	716.02	824.00	100.00<	ND	824.00
Dev Site	6	85033	67750	365.59	186.00	22.40<	23.24<	168.80
Ground Level Parking	3	316666	135000	304.74	443.00	ND	ND	459.00
Health Surgery	1	800000	800000	4166.67	192.00	216.22<	ND	192.00
Holiday Units	5	196000	175000	1254.75	194.00	250.00<	301.72<	194.00
Hotel	5	827395	676500	129.60	5220.00	27.06<	67.65<	7677.20
Hotel/Motel Unsp	3	427333	382000	166.49	3178.00	424.44<	305.60<	3178.00
Mixed Use Studio	1	915000	915000	76.14	12018.00	ND	ND	12018.00
Mixed Use Unspec	5	1220000	700000	713.68	757.00	153.34<	122.81<	4794.75
Motel	3	1740000	1750000	1086.29	2283.00	222.93<	ND	4390.67
Office Premises Uns	4	539725	550500	2004.44	225.00	140.25<	152.28<	450.00
Retail Mult Occ Unsp	3	684333	395000	369.30	834.00	79.00<	2.15<	1042.00
Retail Sgle Occ Unsp	23	529580	420000	3829.03	274.00	97.85<	161.54<	594.27
Serv Apt/Unit Unsp	11	534954	467500	418.81	2137.00	64.04<	356.87<	2757.00
Tourist Park/Caravan	2	2390250	2390250	64.93	38900.00	138.57<	341.46<	38900.00
Veterinary Clinic	1	400000	400000	692.04	578.00	ND	55.56<	578.00
Community Services								
Religious Residence	1	575000	575000	572.14	1005.00	ND	ND	1005.00
Industrial								
Factory Unsp	5	515510	550000	275.00	2000.00	144.74<	157.14<	2350.40
Ind Dev Site	9	497944	360000	219.15	1807.00	221.88<	192.51<	121624.33
Ind Land Building \$0	1	850000	850000	390.27	2178.00	ND	ND	2178.00
Sawmill	1	850000	850000	5.26	161600.00	340.00<	ND	161600.00
Warehouse Unspec	4	332250	304500	301.64	1103.50	60.00<	92.84<	960.25
Infrastruc&Utilities								
ElectPowerGenerator	1	317661	317661	0.25	1287000.00	ND	ND	1287000.00
Primary Production								
DomesticLivestockGraz	39	1013804	700000	1.25	441100.00	120.17<	177.22<	747473.33
GenCrop >20ha Unspec	1	2465798	2465798	3.75	658112.00	505.80<	434.50<	658112.00
Livestock – Beef	9	635772	430677	0.55	780000.00	90.67<	174.60<	832582.33
Livestock – Dairy	1	1900000	1900000	5.37	353800.00	ND	35.58<	353800.00
Livestock – Sheep	2	722050	722050	0.99	600250.00	28.49<	70.58<	600250.00
MarketGardenVeg <20h	1	620000	620000	6.37	973000.00	ND	ND	97300.00
MixedFarm&GrazUnsp	12	976291	825000	1.44	340834.00	155.66<	300.00<	444006.50
Native Bshland	2	366000	366000	2.30	713863.00	228.75<	ND	713863.00
Native Hardwood	5	364000	375000	0.75	464300.00	130.43<	53.57<	800566.60
Softwood Plantation	1	650000	650000	0.80	810100.00	ND	59.09<	810100.00
Residential								
Cojoin Strata Unsp	12	547575	450000	NA	NA	145.63<	95.64<	NA
Detached Home (Ind)	3	391666	390000	365.85	1066.00	127.24<	ND	3415.67
Detached Home (New)	3	705000	665000	699.68	929.00	138.83<	ND	937.33
Detached Home Unsp	766	544638	505000	753.09	810.00	118.82<	162.90<	971.04
Detached Home(Comm)	11	389695	347000	277.30	1154.00	70.82<	ND	1098.36
Detached Home(exist)	5	553200	465000	296.64	1399.00	89.86<	363.28<	2256.40
Garage/Outbuild Rur	1	425000	425000	10.30	41280.00	ND	ND	41280.00
Granny Flat/Studio	1	1250000	1250000	625.00	2000.00	ND	ND	2000.00
Half Pair or Duplex	1	450000	450000	880.63	511.00	ND	ND	511.00
Individual Car Park	1	1000	1000	NA	NA	100000.00<	ND	NA
MisImpRuralLand Unsp	14	438571	432500	13.14	29350.00	163.83<	ND	67148.86
OYO Strata Flat	1	945000	945000	NA	NA	277.94<	ND	NA
OVO Subdivided Flat	2	526875	526875	NA	NA	167.26<	ND	NA
Res Dev Site	1	4000000	4000000	37.38	107000.00	629.92<	ND	107000.00
Res Investment Flat	2	570000	570000	851.72	669.50	ND	ND	669.50
Res Land (WithBuild)	2	388750	388750	813.03	1178.50	356.65<	ND	1178.50
Res/Rural Lstyle	186	797357	790000	49.11	13830.00	126.40<	166.32<	28261.85
ResLandWithImprovemt	6	315833	257500	597.44	765.00	105.10<	174.58<	731.67
Retire Village Unit	10	365000	363500	NA	NA	122.39<	139.81<	NA
Semi-detached Unspec	63	385508	375000	1828.56	225.00	127.12<	128.87<	249.42
Shack/Hut/Donga	1	499000	499000	249.50	2000.00	ND	ND	2000.00
Single Strata Unsp	16	375062	367500	NA	NA	132.91<	165.91<	NA
Strata Unit/Flat Uns	19	478802	440000	1554.73	402.00	120.88<	166.04<	402.00
Townhouse	1	225000	225000	2184.47	103.00	48.39<	112.50<	103.00
Vac Res A	153	238949	220000	426.45	809.00	137.50<	186.44<	886.53
Vac Res B	18	241488	186250	95.91	2502.00	109.56<	137.96<	2680.50
Vac Res C	2	375000	375000	23.54	110524.50	180.29<	256.85<	110524.50
Vac Res Rural Lstyle	54	339629	310000	50.00	10000.00	155.00<	193.75<	28474.13
Municipality totals								
Commercial Total		77				Commercial Total Prices		\$48,941,426
Community Services Total		1				Community Services Total Prices		\$575,000
Industrial Total		20				Industrial Total Prices		\$10,088,050
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$317,661
Primary Production Total		73				Primary Production Total Prices		\$66,607,721
Residential Total		1,355				Residential Total Prices		\$704,247,340
All Sales Total		1,527				All Sales Total		\$830,777,198

Frankston City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	3,064	185,000	208,034	964	151,000	167,949	1,022	88,500	113,563
2003	3,173	225,000	247,523	971	185,000	201,457	983	117,000	132,230
2004	2,690	240,000	267,886	792	201,000	222,708	455	132,000	154,460
2005	2,629	249,000	271,588	969	215,000	225,793	382	131,000	148,490
2006	2,619	260,002	289,070	923	221,000	231,666	487	145,000	160,392
2007	3,174	288,000	326,453	1,213	235,000	251,407	352	190,000	198,795
2008	2,286	310,000	349,801	933	250,000	267,022	285	187,000	206,085
2009	2,687	330,000	359,009	1,200	265,000	272,634	775	181,000	192,741
2010	2,466	375,000	412,728	1,037	301,000	317,894	610	215,000	223,516
2011	2,106	377,500	416,140	789	310,000	321,866	279	230,000	243,219
2012	2,029	368,000	397,500	820	299,000	312,428	228	230,000	242,255
2013	2,238	375,750	417,202	996	307,250	323,230	204	230,000	240,463
2014	2,363	402,500	445,025	979	315,000	336,671	145	261,000	262,246
2015	2,598	445,000	490,879	1,138	328,250	363,742	196	239,975	257,766
2016	2,486	501,000	551,402	1,216	355,000	374,467	219	251,000	279,316
2017	2,548	601,000	654,154	1,074	419,000	436,297	85	330,000	358,602
2018	2,118	630,000	681,295	807	452,000	472,238	68	382,500	463,197
2019	1,998	605,000	648,873	753	448,000	472,767	85	405,000	418,398
2020	1,827	640,000	693,436	831	483,000	502,671	58	413,000	449,931
2021	2,515	777,000	860,601	1,222	560,000	568,834	74	396,952	491,346
2022	1,888	800,000	886,262	992	587,250	592,157	39	473,000	506,219
2023	259	740,000	813,500	164	541,000	536,529	3	800,000 ^	1,951,666 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

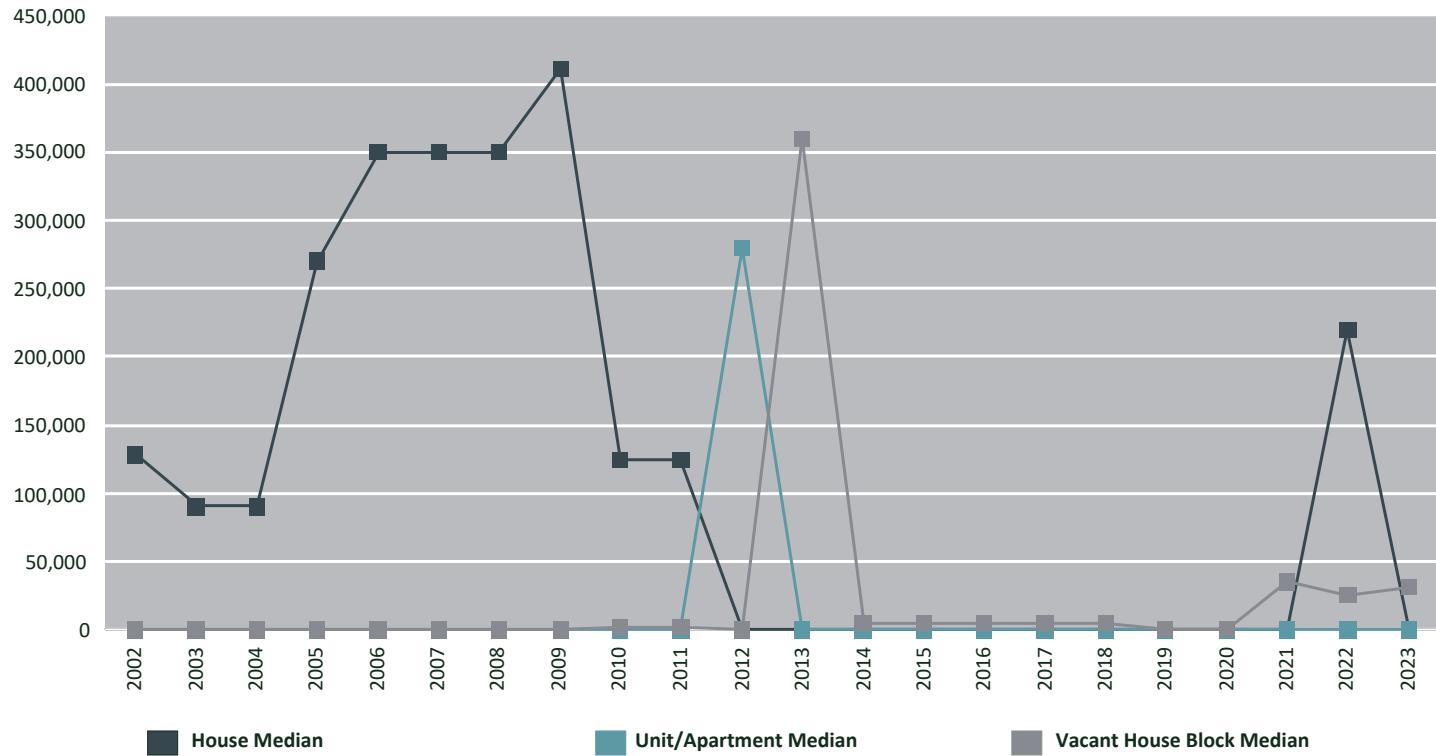
Frankston City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Brothel	1	1560000	1560000	1494.25	1044.00	ND	ND	1044.00	1494.25
Dev Site	4	2784375	2007500	1117.76	1930.00	85.79<	299.43<	1930.00	1040.16
Fuel Outlet/Garage	1	7810000	7810000	4690.69	1665.00	128.03<	253.26<	1665.00	4690.69
Health Clinic Unsp	4	3370625	3310000	2813.97	1119.00	304.02<	490.37<	1565.50	2153.07
Member Club Facility	2	850000	850000	422.68	2011.00	68.00<	ND	2011.00	422.68
Mixed Use Unspec	1	460000	460000	2233.01	206.00	90.20<	105.14<	206.00	2233.01
Office Premises Uns	13	977096	281250	221.98	1267.00	97.76<	48.91<	2828.08	370.46
Pub/Tavern/Club Unsp	1	4200000	4200000	300.43	13980.00	ND	152.73<	13980.00	300.43
Retail Mult Occ Unsp	3	1195223	1325000	157.11	4721.00	208.66<	66.25<	3345.67	357.25
Retail Sgle Occ Unsp	42	1372375	732500	6942.54	546.00	92.32<	116.27<	1672.06	708.37
Serv Apt/Unit Unsp	2	199000	199000	73.25	2891.00	72.89<	ND	2891.00	68.83
Shopping Centre Unsp	1	8500000	8500000	NA	NA	ND	ND	NA	NA
Community Services									
Day Care Centre	2	3862500	3862500	2024.00	1858.00	ND	ND	1858.00	2078.85
Industrial									
Factory Unsp	110	996014	730150	1647.48	411.00	122.51<	162.26<	1236.83	805.30
Ind Dev Site	4	1902678	1575356	1069.07	1654.50	136.94<	277.93<	1693.75	1123.35
Ind Land Building \$0	2	3800000	3800000	909.51	4792.50	ND	ND	4792.50	792.91
Warehouse Unspec	17	998290	702711	2776.19	273.00	165.34<	171.03<	899.15	1208.87
Residential									
Cojoin Strata Unsp	81	681209	650000	NA	NA	105.52<	123.69<	NA	NA
Detached Home Unsp	1875	887800	800000	1196.17	627.00	102.56<	132.07<	698.92	1271.21
Detached Home(exist)	1	890000	890000	834.11	1067.00	80.91<	104.71<	1067.00	834.11
Individual Car Park	1	1	1	NA	NA	100.00<	ND	NA	NA
Individual Flat	2	870000	870000	NA	NA	103.42<	ND	NA	NA
Res Dev Site	1	950000	950000	982.42	967.00	68.16<	76.92<	967.00	982.42
Res Investment Flat	6	1275000	882500	2606.38	282.00	90.05<	ND	278.00	2517.99
Res Land (WithBuild)	17	1250352	1080000	776.84	1416.00	99.31<	152.11<	2264.65	552.12
Res/Rural Lstyle	42	1861238	1915000	194.52	10252.50	110.37<	155.69<	18774.79	99.13
Retire Village Unit	3	241666	270000	NA	NA	333.33<	154.29<	NA	NA
Semi-detached Unspec	12	645566	629757	2275.40	236.00	105.84<	120.99<	257.82	2544.71
Single Strata Unsp	800	587876	580000	NA	NA	102.65<	129.75<	NA	NA
Strata Unit/Flat Uns	102	525154	501000	NA	NA	94.99<	113.86<	NA	NA
Vac Res A	37	480880	472000	1255.00	314.00	123.56<	116.54<	421.71	1162.10
Vac Res B	2	975000	975000	424.15	2315.50	121.88<	121.12<	2315.50	421.08
Vac Res Rural Lstyle	3	1203666	1300000	99.90	10020.00	133.09<	162.50<	10423.00	115.48
Sport/Hrtge/Cultural									
IndoorSportCent Unsp	2	628000	628000	239.94	2704.00	49.64<	ND	2704.00	232.25
Municipality totals									
Commercial Total		75				Commercial Total Prices		\$123,175,689	
Community Services Total		2				Community Services Total Prices		\$7,725,000	
Industrial Total		133				Industrial Total Prices		\$141,743,224	
Residential Total		2,985				Residential Total Prices		\$2,386,155,329	
Sport/Hrtge/Cultural Total		2				Sport/Hrtge/Cultural Total Prices		\$1,256,000	
All Sales Total		3,197				All Sales Total		\$2,660,055,242	

French Island

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	3	128,500^	130,333^	0	0*	0*	0	0*	0*
2003	4	90,500^	130,250^	0	0*	0*	0	0*	0*
2004	0	90,500*	130,250*	0	0*	0*	0	0*	0*
2005	1	270,000^	270,000^	0	0*	0*	0	0*	0*
2006	1	350,000^	350,000^	0	0*	0*	0	0*	0*
2007	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2008	0	350,000*	350,000*	0	0*	0*	0	0*	0*
2009	1	411,000^	411,000^	0	0*	0*	0	0*	0*
2010	1	125,000^	125,000^	0	0*	0*	2	1,550 ^	1,550 ^
2011	0	125,000*	125,000*	0	0*	0*	0	1,550 *	1,550 *
2012	0	0*	0*	1	280,000^	280,000^	0	0*	0*
2013	0	0*	0*	0	0*	0*	1	360,000 ^	360,000 ^
2014	0	0*	0*	0	0*	0*	1	5,000 ^	5,000 ^
2015	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2016	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2017	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2018	0	0*	0*	0	0*	0*	0	5,000 *	5,000 *
2019	0	0*	0*	0	0*	0*	1	1,000 ^	1,000 ^
2020	0	0*	0*	0	0*	0*	0	1,000 *	1,000 *
2021	0	0*	0*	0	0*	0*	7	35,000 ^	32,571 ^
2022	1	220,000^	220,000^	0	0*	0*	11	24,900	30,836
2023	0	0*	0*	0	0*	0*	1	30,950 ^	30,950 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

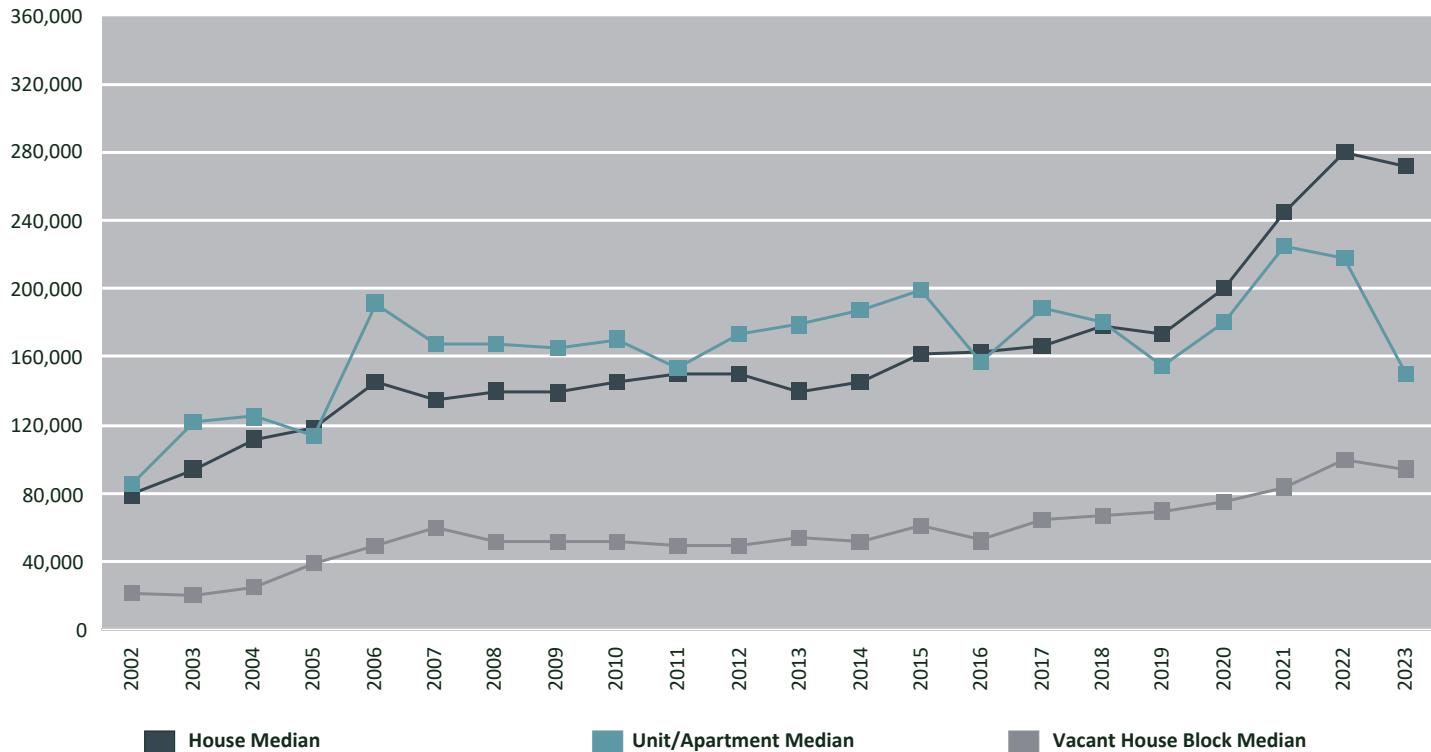
French Island

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Primary Production									
Mixed Farm & Grazing Unsp	2	675500	675500	2.61	270473.00	86.60<	135.10<	270473.00	2.50
Residential									
Detached Home Unsp	1	220000	220000	411.99	534.00	ND	ND	534.00	411.99
Res/Rural Lstyle	2	530000	530000	18.81	102075.50	90.60<	57.29<	102075.50	5.19
Vac Res A	11	30836	24900	37.45	534.00	71.14<	2490.00<	540.36	57.07
Vac Res Rural Lstyle	2	637500	637500	9.97	222413.00	318.75<	593.02<	222413.00	2.87
Municipality totals									
Primary Production Total			2			Primary Production Total Prices			\$1,351,000
Residential Total			16			Residential Total Prices			\$2,894,200
All Sales Total			18			All Sales Total			\$4,245,200

Gannawarra Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	187	79,499	94,198	8	85,500^	80,875^	74	21,753	28,856
2003	192	94,500	105,617	11	122,000	118,954	58	20,375	29,469
2004	201	112,000	121,252	13	125,000	143,269	57	25,000	26,694
2005	185	118,000	125,411	10	113,500	116,150	46	39,500	41,807
2006	143	145,000	154,175	14	191,500	159,357	36	50,000	51,610
2007	152	135,000	146,220	12	167,500	151,958	43	60,000	72,662
2008	93	140,000	145,100	9	168,000^	143,333^	31	52,000	67,521
2009	120	139,000	145,218	11	165,000	150,772	26	52,000	60,038
2010	108	145,001	166,889	8	170,500^	169,687^	48	52,000	48,967
2011	89	150,000	155,016	7	153,500^	134,928^	27	50,000	60,059
2012	123	150,000	158,471	9	173,000^	174,666^	25	50,000	63,434
2013	133	140,000	159,281	10	178,750	183,100	28	54,500	64,848
2014	145	145,000	164,250	10	187,500	210,100	30	51,500	53,156
2015	139	162,000	172,956	5	199,000^	198,200^	18	61,376	63,716
2016	145	162,500	179,160	6	157,500^	154,000^	22	52,500	63,613
2017	172	166,500	192,745	14	188,500	184,035	31	65,000	66,863
2018	194	177,800	193,415	8	180,500^	185,125^	40	67,250	86,275
2019	160	173,500	198,858	9	155,000^	178,166^	34	70,000	86,686
2020	173	200,000	217,130	15	180,000	193,433	59	75,000	77,794
2021	230	245,000	251,952	15	225,000	226,733	54	84,000	89,555
2022	172	280,000	307,651	18	217,500	207,500	30	100,000	114,345
2023	44	271,875	271,539	5	150,000^	185,200^	6	94,500 ^	122,350 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Gannawarra Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	750000	750000	936.33	801.00	ND	ND	801.00	936.33
Fuel Outlet/Garage	2	1250000	1250000	661.08	1916.00	ND	146.20<	1916.00	652.40
Health Clinic Unsp	1	450000	450000	444.66	1012.00	ND	ND	1012.00	444.66
Mixed Use Unspec	2	267500	267500	390.74	691.00	162.12<	92.24<	691.00	390.74
Retail Sgle Occ Unsp	7	386357	250000	542.76	304.00	195.50<	227.27<	2033.14	190.03
Shop & Dwelling	1	364000	364000	196.54	1852.00	ND	ND	1852.00	196.54
Tourist Park/Caravan	2	985000	985000	23.93	57023.00	ND	ND	57023.00	17.27
Industrial									
Factory Unsp	7	449500	253000	130.58	2106.00	93.88<	ND	3278.43	137.11
Ind Dev Site	8	137762	131824	39.60	3337.50	108.95<	135.90<	5802.63	23.74
Warehouse Unspec	5	297200	286000	155.08	1741.00	124.35<	273.68<	2001334.00	0.15
Primary Production									
DomsticLivestockGraz	4	333750	360000	1.44	245416.50	82.76<	145.45<	259208.25	1.29
GenCrop >20ha Unspec	20	1572403	675893	0.27	1427833.50	149.91<	179.23<	2468623.45	0.64
Livestock – Beef	8	605000	447500	0.86	372017.50	102.87<	220.61<	858620.13	0.70
Livestock – Dairy	10	721474	707500	1.34	696050.00	151.14<	108.85<	931351.20	0.77
MixedFarm&GrazUnsp	6	547000	455000	1.10	1099753.50	114.83<	354.06<	1295184.50	0.42
Native Bshland	1	4585000	4585000	0.58	7860000.00	3526.92<	ND	7860000.00	0.58
Residential									
Detached Home Unsp	14	335991	275000	167.16	1073.00	100.00<	157.14<	1228.42	274.33
Detached Home(Comm)	2	365000	365000	392.50	900.00	130.36<	ND	900.00	405.56
Detached Home(exist)	157	305491	280000	80.04	937.00	116.67<	169.70<	996.93	306.43
Garage/Outbuild Res	2	280000	280000	176.78	1486.50	ND	ND	1486.50	188.36
Half Pair or Duplex	5	185000	210000	454.55	550.00	117.32<	ND	550.00	454.55
Individual Flat	1	185000	185000	NA	NA	138.84<	ND	NA	NA
MisImpRuralLand Unsp	1	120000	120000	8.57	14000.00	ND	ND	14000.00	8.57
OYO Sub Dwelling	4	237500	265000	NA	NA	108.16<	ND	NA	NA
Res Land (WithBuild)	2	160000	160000	157.88	1018.00	ND	ND	1018.00	157.17
Res/Rural Lstyle	22	578636	522500	48.13	13940.00	100.48<	193.52<	27261.91	21.23
Single Strata Unit	3	113333	111750	NA	NA	ND	ND	NA	NA
Single Strata Unsp	6	240833	255000	NA	NA	85.00<	164.52<	NA	NA
Strata Unit/Flat Uns	1	325000	325000	NA	NA	131.05<	207.67<	NA	NA
Vac Res A	23	110347	100000	82.28	1033.00	120.48<	133.33<	947.84	121.22
Vac Res B	7	127481	124372	157.70	2473.00	99.50<	197.42<	2584.29	49.33
Vac Res Rural Lstyle	10	195453	145000	13.61	14100.00	136.79<	134.26<	41568.50	4.70
Municipality totals									
Commercial Total	16					Commercial Total Prices		\$9,273,500	
Industrial Total	20					Industrial Total Prices		\$5,734,599	
Primary Production Total	49					Primary Production Total Prices		\$52,704,820	
Residential Total	260					Residential Total Prices		\$76,680,928	
All Sales Total	345					All Sales Total		\$144,393,847	

Greater Geelong City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	4,770	182,750	204,198	858	150,000	180,208	1,821	78,000	84,146
2003	4,672	220,000	240,787	902	190,000	213,170	1,587	102,500	110,168
2004	4,130	242,000	265,211	988	202,500	232,804	1,018	125,000	129,343
2005	3,992	250,000	278,032	939	215,000	241,254	948	132,000	139,016
2006	3,995	261,250	296,556	959	225,000	279,142	966	134,250	147,388
2007	4,747	275,000	315,471	1,231	230,100	273,865	1,019	142,000	151,953
2008	3,854	285,000	318,310	1,060	242,500	280,036	884	149,000	155,858
2009	4,323	303,000	336,867	1,441	250,500	275,227	1,402	156,000	165,390
2010	4,049	346,000	388,676	1,334	275,000	321,370	1,576	174,500	189,287
2011	3,716	360,000	404,620	1,155	300,000	360,364	1,607	182,000	197,378
2012	3,554	360,000	402,932	1,113	287,000	327,241	1,399	180,000	195,635
2013	3,801	375,000	417,092	1,119	297,950	338,007	1,489	181,000	196,234
2014	4,070	390,000	440,245	1,126	306,000	351,947	1,785	179,000	193,118
2015	4,404	402,000	456,364	1,096	317,750	368,822	2,025	186,000	198,169
2016	4,751	425,000	481,868	1,240	329,000	386,447	2,440	187,000	202,037
2017	4,949	479,000	537,804	1,462	370,000	433,793	4,173	200,000	214,962
2018	4,560	540,000	601,324	1,118	392,000	442,118	3,413	245,000	256,921
2019	4,183	546,000	607,474	943	412,500	468,715	1,630	275,000	296,132
2020	4,444	591,000	680,321	990	452,000	512,908	3,320	282,700	308,345
2021	5,636	712,250	812,885	1,212	515,000	584,100	4,276	308,000	330,378
2022	4,347	750,000	873,436	877	540,500	605,569	580	398,500	450,175
2023	627	700,000	794,725	160	505,500	557,052	72	380,000	451,065

Statistics for 2023 are based on a small number of sales and are preliminary only.

Greater Geelong City

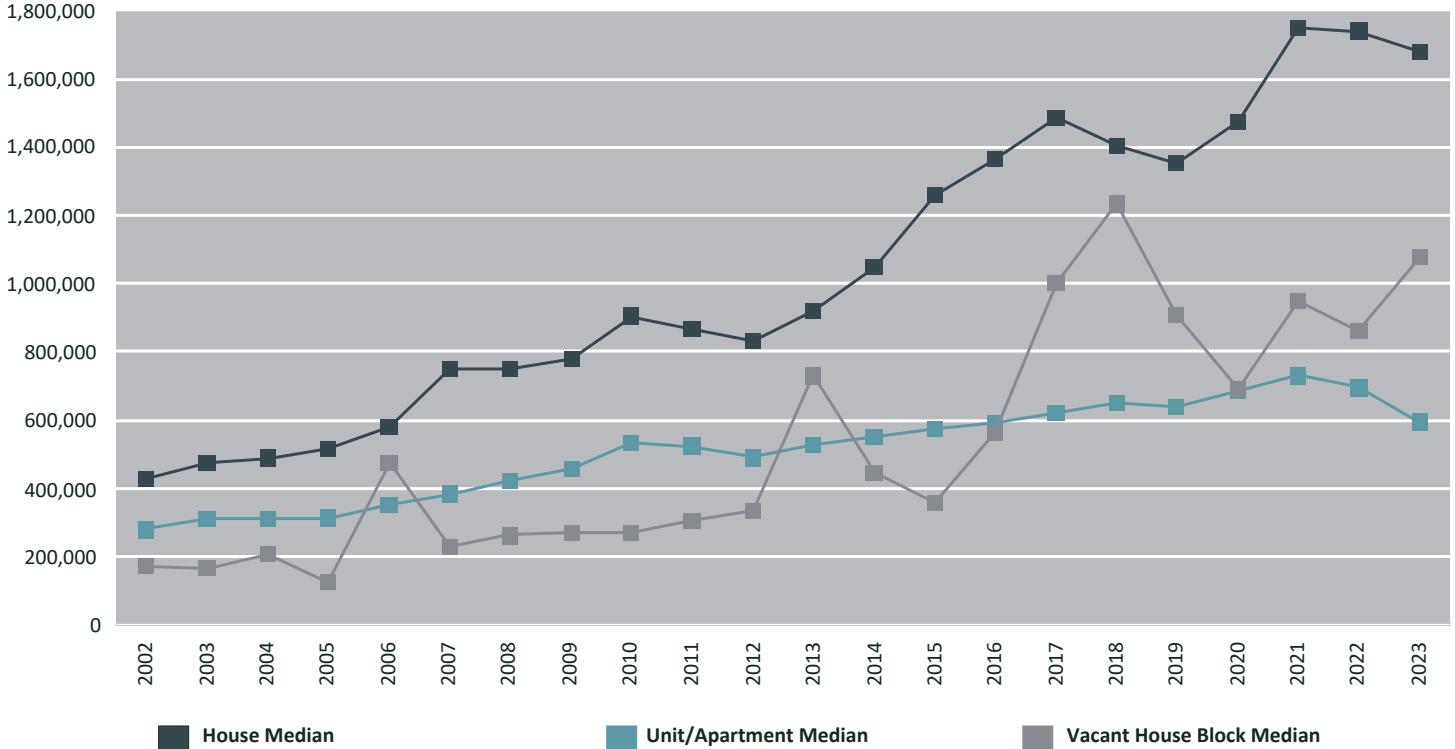
Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)			Mean Price per Unit Area
							2021	2017	
Commercial									
Advertising Sign Uns	1	150000	150000	21.14	7097.00	ND	ND	7097.00	21.14
Bed and Breakfast	1	2200000	2200000	217.82	10100.00	ND	ND	10100.00	217.82
Crematorium/Funeral	1	8000000	8000000	4759.07	1681.00	410.26<	ND	1681.00	4759.07
Dev Site	9	2815664	655000	880.99	500.00	36.09<	137.89<	4930.38	621.81
Display Yard	3	1480000	1540000	266.67	6000.00	ND	ND	5303.67	279.05
Fuel Outlet/Garage	2	868933	868933	1760.35	689.00	49.62<	22.81<	689.00	1261.15
Ground Level Parking	1	57643300	57643300	173103.00	333.00	1728.44<	3238.39<	333.00	173103.00
Health Clinic Unsp	3	1360652	908456	1648.74	551.00	73.14<	60.56<	549.33	2476.92
Health Surgery	1	1750000	1750000	2675.84	654.00	151.52<	301.72<	654.00	2675.84
Hotel/Motel Unsp	4	2175000	2100000	2810.24	843.50	70.00<	ND	1025.50	2120.92
Licensed Restaurant	1	1870000	1870000	5026.88	372.00	ND	ND	372.00	5026.88
LowRise Office Build	1	1000000	1000000	1953.13	512.00	ND	ND	512.00	1953.13
Mixed Use Unspec	15	818853	620000	2512.89	225.00	142.17<	73.16<	9705.77	79.04
Multi Use FuelOutlet	1	2637134	2637134	2027.01	1301.00	ND	ND	1301.00	2027.01
Multi-Lvl Offic Unsp	1	2000000	2000000	6802.72	294.00	307.69<	ND	294.00	6802.72
Office Premises Uns	10	1836295	907500	1378.92	446.00	114.15<	99.18<	1368.22	1429.51
Pub/Tavern/Club Unsp	4	1468750	1400000	2085.74	677.00	27.15<	20.59<	622.00	2361.33
Restaurant	1	1000000	1000000	1577.29	634.00	ND	ND	634.00	1577.29
Retail Mult Occ Unsp	2	2100000	2100000	NA	NA	141.92<	301.62<	NA	NA
Retail Sgle Occ Unsp	53	1443996	1000000	2075.95	395.00	127.31<	104.17<	1125.29	1196.37
Serv Apt/Unit Unsp	6	495000	515000	195.41	2354.00	119.77<	160.94<	2354.00	226.56
Shopping Centre Unsp	4	1132500	1030000	5149.45	366.50	118.73<	5.33<	488.75	2317.14
Tourist Park/Caravan	3	20300933	20602800	119.61	292623.00	824.11<	ND	251870.00	80.60
Community Services									
Child Centre Unsp	1	9400000	9400000	2887.86	3255.00	ND	ND	3255.00	2887.86
Local Government	2	70000	70000	100.79	694.50	ND	ND	694.50	100.79
Place of Worship	3	912000	956000	543.48	2024.00	ND	ND	2674.00	341.06
Private Hospital	1	31500000	31500000	11450.38	2751.00	30.05<	91.37<	2751.00	11450.38
Vac Edu & Res Site	1	7122500	7122500	232.76	30600.00	ND	ND	30600.00	232.76
Industrial									
Factory Unit	1	368000	368000	NA	NA	ND	ND	NA	NA
Factory Unsp	59	1380115	935000	1218.53	993.00	135.13<	178.95<	3001.56	459.77
Garage/Motor Vehicle	1	3000000	3000000	1585.62	1892.00	ND	ND	1892.00	1585.62
Ind Dev Site	13	2492877	1100000	705.65	4053.00	212.87<	130.72<	17701.38	140.83
OpenStorageUnspec	1	3050000	3050000	89.47	34089.00	432.62<	ND	34089.00	89.47
Vac Englob Land	2	7872700	7872700	53.09	151010.00	ND	ND	151010.00	52.13
Warehouse	4	476625	505000	3280.34	129.50	163.17<	ND	129.50	3287.64
Warehouse Store	1	236571	236571	4731.42	50.00	85.79<	131.92<	50.00	4731.42
Warehouse Unspec	48	1259665	661500	1662.03	405.50	114.55<	139.56<	4704.31	275.06
Warehouse/Office	1	1265000	1265000	2360.07	536.00	129.08<	ND	536.00	2360.07
National Parks, etc									
Nature Reserve	1	7000	7000	14.00	500.00	ND	2.92<	500.00	14.00
Primary Production									
Livestock – Sheep	1	16027600	16027600	82.32	194700.00	ND	ND	194700.00	82.32
MixedFarm&GrazUnsp	12	3641722	2847500	5.47	355092.00	87.51<	102.69<	484638.00	7.51
Native Bshland	1	170500	170500	124.00	1375.00	6.82<	ND	1375.00	124.00
Poultry egg	2	1275000	1275000	31.33	40693.00	ND	ND	40693.00	31.33
Vineyard	1	2376000	2376000	8.74	271786.00	ND	ND	271786.00	8.74
Residential									
Age Care/Nursing Uns	2	8100000	8100000	2790.49	2887.50	ND	ND	2887.50	2805.19
Boarding House	3	469333	470000	676.26	695.00	60.26<	ND	753.67	622.73
Cojoin Strata Unsp	8	521687	497500	NA	NA	82.88<	115.83<	NA	NA
Detached Home (New)	3	836666	665000	1612.50	400.00	80.61<	127.27<	567.67	1473.87
Detached Home Unsp	4307	873530	750000	1654.04	594.00	105.63<	137.05<	608.39	1434.85
Detached Home(exist)	14	1075767	1120375	458.77	2365.00	112.04<	153.48<	2224.00	480.10
Half Pair or Duplex	3	840000	750000	2083.33	360.00	91.88<	ND	360.00	2083.33
Individual Car Park	9	556	1000	NA	NA	100.00<	ND	NA	NA
Res Dev Site	9	574333	325000	751.76	425.00	116.93<	95.73<	611.78	938.79
Res Investment Flat	10	1122500	1100000	1121.16	1001.50	123.87<	141.03<	865.75	1321.11
Res Land (WithBuild)	17	1390058	910000	2362.73	383.50	122.56<	ND	500.88	2884.95
Res/Rural Lstyle	114	2203644	1720000	162.54	16373.50	109.21<	156.36<	21236.62	103.77
ResLandWithImprovemt	1	538000	538000	913.41	589.00	40.18<	ND	589.00	913.41
Retire Village Unit	6	336250	327500	NA	NA	104.38<	100.77<	NA	NA
Semi-detached	1	895000	895000	NA	NA	135.61<	ND	NA	NA
Semi-detached Unspec	21	729313	575000	2627.95	167.50	84.56<	132.18<	203.30	3679.19
Short Term Hol Accom	2	1275000	1275000	4148.01	468.00	124.39<	ND	468.00	2724.36
Single Strata Unit	2	515000	515000	NA	NA	114.44<	119.08<	NA	NA
Single Strata Unsp	704	593206	530000	NA	NA	106.00<	132.50<	NA	NA
Strata Unit/Flat Uns	143	641056	598000	NA	NA	108.73<	134.38<	NA	NA
Townhouse	1	570000	570000	NA	NA	76.00<	104.59<	NA	NA
Vac Res A	576	441678	395000	1039.14	447.50	128.25<	143.64<	466.97	952.44
Vac Res B	4	1673750	1775000	665.25	2294.00	147.92<	253.57<	2621.50	638.47
Vac Res Englob Oth	1	11550000	11550000	330.00	35000.00	113.39<	113.24<	35000.00	330.00
Vac Res Rural Lstyle	14	1587131	1004712	48.83	17634.00	100.47<	143.53<	30638.07	51.80
Villa Unit	1	1010000	1010000	NA	NA	ND	ND	NA	NA
Sport/Hrtge/Cultural									
Equestrian Centre	1	3920000	3920000	16.35	239700.00	ND	ND	239700.00	16.35
Gymnasium/Health	1	2900000	2900000	2329.32	1245.00	ND	ND	1245.00	2329.32
Major Indoor Sports	1	4500000	4500000	743.56	6052.00	83.33<	ND	ND	ND

Municipality totals			
Commercial Total	128	Commercial Total Prices	\$308,206,630
Community Services Total	8	Community Services Total Prices	\$50,898,500
Industrial Total	131	Industrial Total Prices	\$199,869,623
National Parks, etc Total	1	National Parks, etc Total Prices	\$7,000
Primary Production Total	17	Primary Production Total Prices	\$64,824,770
Residential Total	5,976	Residential Total Prices	\$4,923,499,611
Sport/Hrtge/Cultural Total	3	Sport/Hrtge/Cultural Total Prices	\$11,320,000
All Sales Total	6,264	All Sales Total	\$5,558,626,134

Glen Eira City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,545	431,000	481,831	1,544	280,000	307,849	27	174,000	174,272
2003	1,440	475,000	548,556	1,587	314,000	344,787	28	165,500	186,796
2004	1,315	490,000	545,662	1,261	311,500	337,341	9	205,000 ^	186,111 ^
2005	1,464	515,000	586,240	1,550	315,000	343,757	1	125,000 ^	125,000 ^
2006	1,522	580,500	655,491	1,561	354,000	374,667	1	476,000 ^	476,000 ^
2007	1,597	750,000	846,666	1,927	385,000	429,207	5	230,000 ^	262,500 ^
2008	1,180	750,000	843,076	1,408	421,000	444,534	4	262,500 ^	340,500 ^
2009	1,383	780,000	863,765	1,650	460,000	491,507	11	270,000	247,545
2010	1,358	905,000	1,010,067	1,528	535,000	565,004	3	270,000 ^	456,666 ^
2011	1,162	866,000	979,650	1,454	525,000	554,830	4	305,000 ^	308,750 ^
2012	1,136	832,500	943,238	1,501	491,000	524,086	4	335,000 ^	481,250 ^
2013	1,391	920,000	1,052,213	1,793	529,000	563,227	7	730,000 ^	755,714 ^
2014	1,564	1,050,000	1,143,938	2,417	550,000	602,241	8	445,000 ^	638,375 ^
2015	1,616	1,260,000	1,358,163	2,547	575,800	634,174	10	360,000	640,391
2016	1,496	1,365,000	1,495,118	2,231	593,000	661,083	6	565,000 ^	731,283 ^
2017	1,460	1,485,000	1,645,832	2,651	620,000	706,187	5	1,000,000 ^	1,040,000 ^
2018	1,223	1,403,000	1,558,649	1,763	649,500	719,538	13	1,232,900	1,325,228
2019	1,283	1,350,000	1,488,965	1,497	640,000	723,642	16	908,500	1,111,837
2020	957	1,475,000	1,647,352	1,530	686,000	788,241	5	690,000 ^	719,925 ^
2021	1,483	1,750,000	1,891,477	2,341	730,000	865,961	11	950,000	1,360,807
2022	1,144	1,740,500	1,924,885	1,850	695,000	836,636	6	860,000 ^	841,309 ^
2023	71	1,680,000	1,789,267	278	595,000	723,378	2	1,077,000 ^	1,077,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

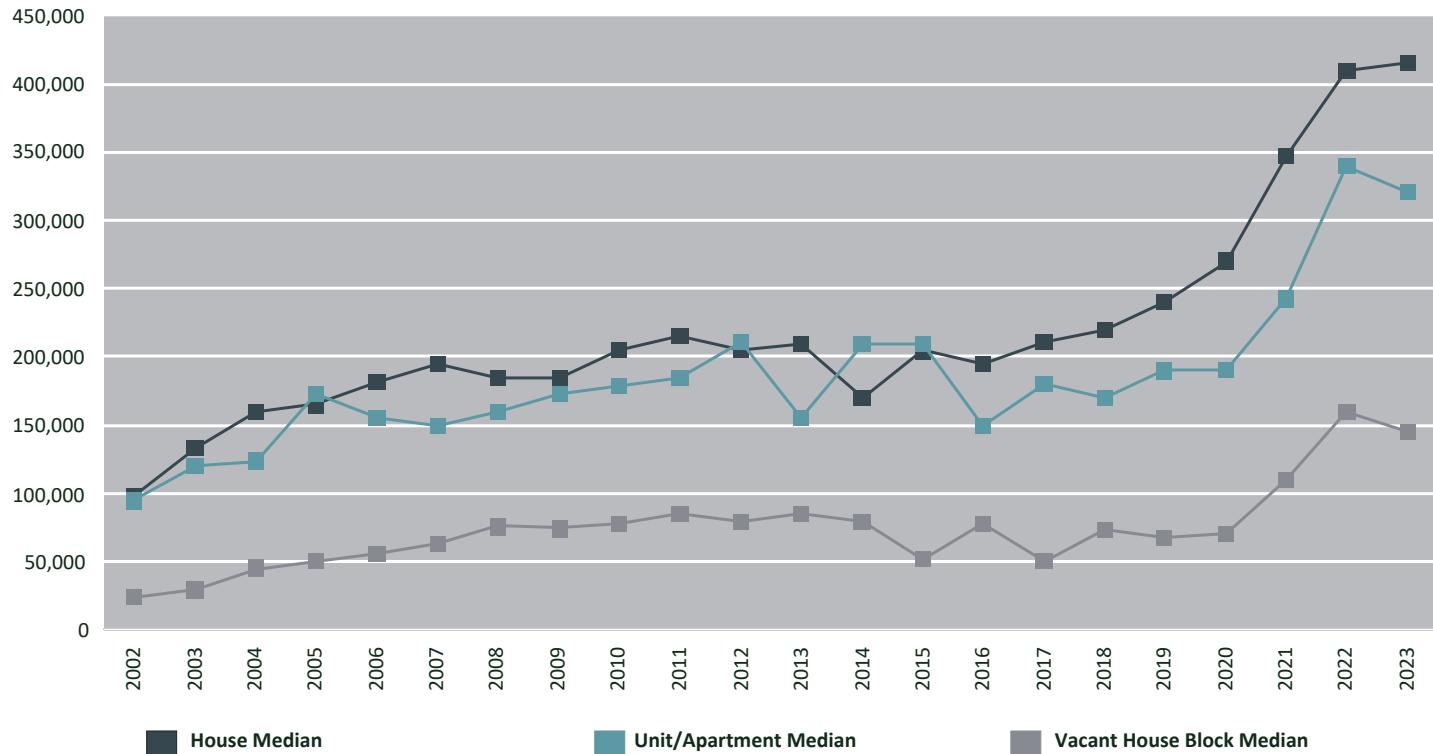
Glen Eira City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Convenience/FastFood	1	2400000	2400000	3443.33	697.00	ND	ND	697.00	3443.33
Dev Site	1	12900000	12900000	70879.12	182.00	ND	151.76<	182.00	70879.12
Health Clinic Unsp	5	4276000	3500000	4430.38	790.00	175.00<	583.33<	868.60	4922.86
Live Ent-Major Multi	1	465000	465000	164.37	2829.00	ND	ND	2829.00	164.37
LowRise Office Build	1	432509	432509	2120.14	204.00	12.10<	ND	204.00	2120.14
Mixed Use Unspec	1	9250000	9250000	15731.29	588.00	415.73<	518.21<	588.00	15731.29
Multi-Lvl Offic Unsp	1	4700000	4700000	4820.51	975.00	ND	ND	975.00	4820.51
Office Premises Uns	13	1562194	1157200	5314.18	261.00	134.17<	115.14<	783.62	1993.57
Pub/Tavern/Club Unsp	1	1735000	1735000	8504.90	204.00	18.89<	129.00<	204.00	8504.90
Retail Mult Occ Unsp	27	1388425	1330000	5320.00	250.00	105.35<	195.59<	270.12	5058.86
Retail Sgle Occ Unsp	36	1222189	1103000	3264.92	245.50	95.91<	110.30<	363.11	3365.88
Retail Store/Showrm	1	3660000	3660000	4182.86	875.00	ND	ND	875.00	4182.86
Supermarket	1	3778500	3778500	1326.25	2849.00	ND	ND	2849.00	1326.25
Community Services									
Day Care Centre	2	3888802	3888802	4058.35	950.50	47.38<	ND	950.50	4091.32
Industrial									
Factory Unsp	4	2018750	2237500	3486.50	685.00	113.01<	339.02<	734.75	2747.53
Infrastruc&Utilities									
TelecomTowers Unspec	1	5710000	5710000	4043.91	1412.00	ND	ND	1412.00	4043.91
Residential									
Boarding House	1	1065000	1065000	1731.71	615.00	ND	ND	615.00	1731.71
Cojoin Strata Unsp	217	1503617	1500000	NA	NA	99.01<	157.07<	NA	NA
Detached Home Unsp	1114	1939555	1750000	3433.84	597.00	100.00<	129.63<	584.00	3337.12
Individual Car Park	26	770	1	NA	NA	100.00<	0.00<	NA	NA
Individual Flat	4	1305250	1095000	NA	NA	178.78<	ND	NA	NA
Res Dev Site	1	3701500	3701500	3272.77	1131.00	ND	210.43<	1131.00	3272.77
Res Investment Flat	3	3085000	390000	349.78	1115.00	12.44<	13.78<	1115.00	349.78
Res Land (WithBuild)	4	1493750	1455000	4183.79	363.00	99.32<	80.83<	441.25	3385.27
Retire Village Unit	7	419285	425000	NA	NA	70.83<	200.00<	NA	NA
Semi-detached	1	1525000	1525000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	29	1375120	1420000	5492.01	313.00	98.37<	112.30<	487.30	2655.20
Single Strata Unsp	560	1025375	961750	3374.38	406.00	99.66<	133.21<	406.00	3374.38
Strata Unit/Flat Uns	1062	596999	551250	NA	NA	96.12<	92.65<	NA	NA
Townhouse	1	1080000	1080000	NA	NA	74.10<	109.64<	NA	NA
Vac Res A	6	841309	860000	2615.96	539.00	90.53<	94.66<	583.00	1728.13
Municipality totals									
Commercial Total		90				Commercial Total Prices		\$162,495,832	
Community Services Total		2				Community Services Total Prices		\$7,777,604	
Industrial Total		4				Industrial Total Prices		\$8,075,000	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$5,710,000	
Residential Total		3,036				Residential Total Prices		\$3,770,877,175	
All Sales Total		3,133				All Sales Total		\$3,954,935,611	

Glenelg Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	433	98,000	111,401	33	95,000	118,818	221	24,000	32,009
2003	383	133,000	141,394	32	120,000	115,015	172	29,240	36,933
2004	346	160,000	170,591	33	124,000	181,318	133	45,000	47,811
2005	344	165,000	172,057	32	172,500	217,672	136	50,000	53,192
2006	378	182,250	192,559	33	155,000	199,889	106	56,000	60,058
2007	358	195,000	208,443	44	150,000	180,458	97	63,000	73,126
2008	307	184,500	199,144	28	160,000	161,069	65	76,000	77,392
2009	292	185,000	199,705	22	172,500	163,352	64	74,500	77,203
2010	264	205,001	227,587	31	178,500	205,508	60	78,000	84,242
2011	239	215,000	225,625	17	185,000	181,647	33	85,000	106,076
2012	209	205,000	216,636	27	210,500	212,266	41	80,000	72,973
2013	221	209,000	208,365	15	155,000	173,633	50	85,000	89,850
2014	233	170,000	188,457	23	210,000	212,391	23	80,000	78,065
2015	232	204,500	221,800	24	210,000	183,668	24	51,625	60,781
2016	241	195,000	206,131	15	150,000	199,333	24	77,500	91,812
2017	358	211,501	238,699	27	180,000	229,796	32	50,000	58,593
2018	418	220,000	246,617	39	170,000	194,705	71	74,000	90,742
2019	349	240,500	259,579	58	189,828	229,257	72	67,500	84,204
2020	362	270,000	288,321	30	191,000	250,799	149	71,000	90,802
2021	395	347,000	356,011	48	242,500	306,778	119	110,500	143,274
2022	287	410,000	432,112	33	340,000	338,075	64	160,000	181,327
2023	49	415,000	420,163	4	320,000^	326,250^	10	145,000	183,000

Statistics for 2023 are based on a small number of sales and are preliminary only.

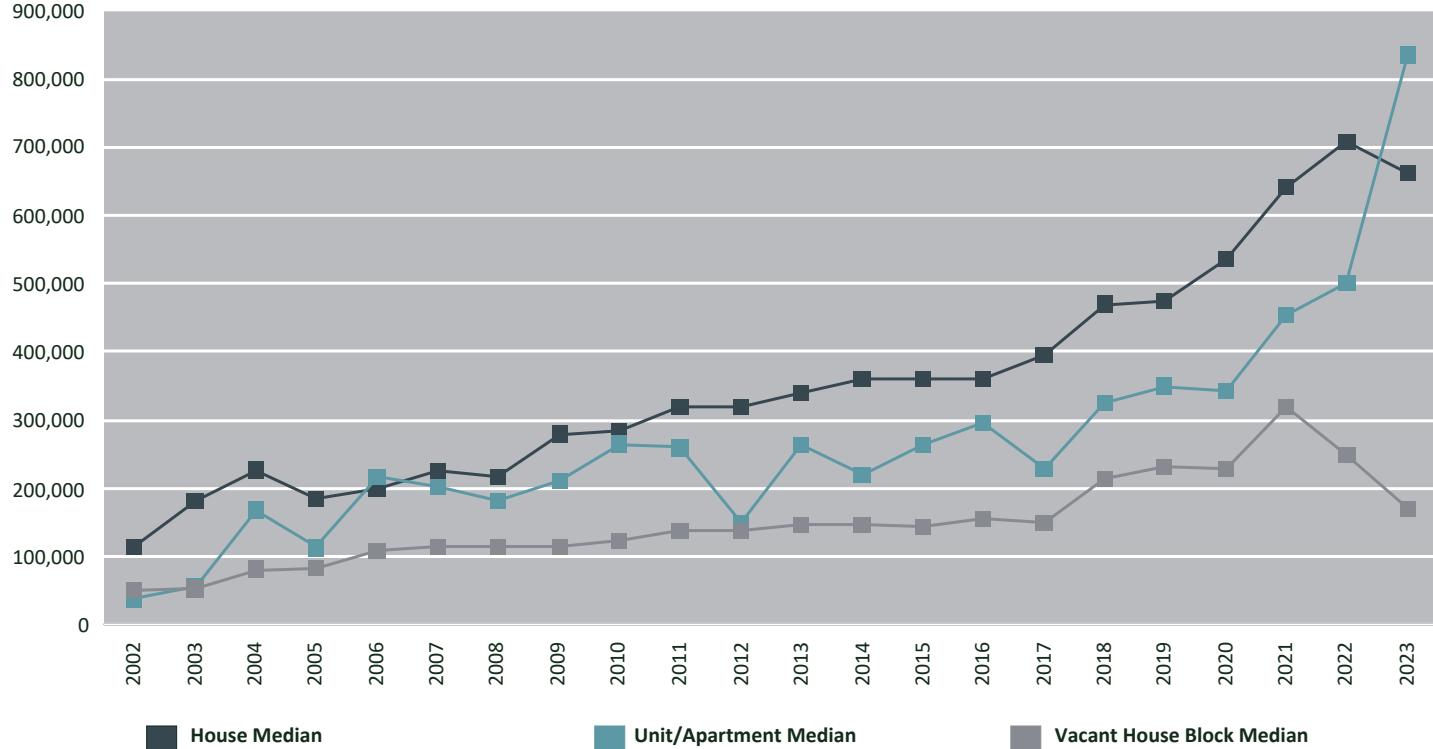
Glenelg Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Advertising Sign Uns	1	165000	165000	64.88	2543.00	ND	ND	2543.00	64.88
Dev Site	2	287500	287500	34.62	72840.00	396.55<	ND	72840.00	3.95
Health Clinic Unsp	2	775000	775000	743.55	1397.50	ND	ND	1397.50	554.56
Mixed Use Unspec	4	820375	981500	351.02	1706.50	237.94<	118.97<	1706.50	368.59
Office Premises Uns	2	321375	321375	1541.45	197.00	77.34<	ND	197.00	1631.35
Retail Mult Occ Unsp	1	950000	950000	658.35	1443.00	ND	310.20<	1443.00	658.35
Retail Sgle Occ Unsp	13	377015	200000	567.60	577.50	88.89<	121.21<	1222.25	321.89
Serv Apt/Unit Unsp	3	588833	270000	494.71	3343.00	137.40<	241.07<	3343.00	223.83
Vehicle Sales Centre	1	387500	387500	425.82	910.00	ND	93.32<	910.00	425.82
Community Services									
Halls&Service Rooms	1	185000	185000	451.22	410.00	ND	ND	410.00	451.22
Place of Worship	1	167000	167000	46.60	3584.00	25.95<	ND	3584.00	46.60
Industrial									
Factory Unsp	5	619800	319000	385.80	648.00	93.96<	141.78<	1090.80	568.21
Ind Dev Site	2	179100	179100	11.90	16001.00	162.82<	172.21<	16001.00	11.19
Ind Land Building \$0	1	235000	235000	133.52	1760.00	ND	ND	1760.00	133.52
Warehouse Unspec	3	2317083	475000	145.74	31882.00	33.22<	142.86<	31882.00	102.33
Primary Production									
DomesticLivestockGraz	2	690000	690000	3.74	240740.00	70.87<	197.14<	240740.00	2.87
Livestock – Beef	10	1200100	1111875	2.04	454900.00	127.49<	172.38<	815405.50	1.47
Livestock – Dairy	4	1534528	1470894	1.98	742200.00	126.12<	191.73<	733600.00	2.09
Livestock – Sheep	7	1731078	1060000	1.97	538800.00	75.99<	217.12<	767846.14	2.25
MarketGardenVeg <20h	1	40000	40000	6.57	6092.00	7.08<	ND	6092.00	6.57
MixedFarm + infrast	7	1395404	850000	0.20	490000.00	114.86<	221.07<	807114.29	1.73
MixedFarm no infrast	3	679279	722837	1.24	432000.00	76.02<	ND	818866.67	0.83
MixedFarm&GrazUnsp	7	859288	900000	2.49	401000.00	269.60<	185.57<	396333.14	2.17
Native Bshland	1	60000	60000	1.60	37600.00	28.57<	ND	37600.00	1.60
Native Hardwood	1	110000	110000	0.44	250000.00	31.43<	95.65<	250000.00	0.44
Plant/Tree Nursery	1	1444776	1444776	1.83	790100.00	88.20<	332.13<	790100.00	1.83
Softwood Plantation	4	1909173	1689346	0.97	1720000.00	675.74<	675.74<	1684800.00	1.13
Residential									
Detached Home (Ind)	7	435714	440000	450.75	599.00	118.92<	ND	710.29	613.44
Detached Home Unsp	279	434985	415000	425.53	752.00	120.29<	172.02<	969.25	448.82
Detached Home(Comm)	3	556666	655000	860.71	761.00	174.67<	ND	733.33	759.09
Detached Home(exist)	8	331937	297500	166.04	1657.50	66.85<	138.37<	1859.63	178.50
MisImpRuralLand Unsp	5	220908	260000	28.72	9400.00	113.04<	ND	16621.60	13.29
Res Dev Site	2	379000	379000	245.69	14968.00	113.64<	ND	14968.00	25.32
Res/Rural Lstyle	69	584870	590000	2.90	24300.00	128.26<	161.20<	43090.38	13.57
ResLandWithImprovemt	2	200000	200000	144.48	1345.50	141.84<	ND	1345.50	148.64
Short Term Hol Accom	4	514125	440750	423.46	1040.50	91.82<	129.63<	1103.50	465.90
Single Strata Unsp	30	350916	350000	NA	NA	144.33<	197.74<	NA	NA
Strata Unit/Flat Uns	3	209666	213000	NA	NA	103.90<	104.67<	NA	NA
Vac Res A	54	185055	172500	223.18	862.50	156.11<	262.36<	946.74	191.34
Vac Res B	10	161200	124750	77.81	2051.50	103.96<	125.06<	2238.80	72.00
Vac Res Rural Lstyle	20	249053	223500	9.90	20600.00	114.03<	148.50<	30812.55	8.08
Municipality totals									
Commercial Total			29			Commercial Total Prices		\$14,219,450	
Community Services Total			2			Community Services Total Prices		\$352,000	
Industrial Total			11			Industrial Total Prices		\$10,643,450	
Primary Production Total			48			Primary Production Total Prices		\$58,748,818	
Residential Total			496			Residential Total Prices		\$201,153,991	
All Sales Total			586			All Sales Total		\$285,117,709	

Golden Plains Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	103	116,000	140,726	11	38,000	97,386	152	50,750	49,298
2003	90	182,500	183,857	14	56,000	119,138	99	52,500	53,099
2004	102	227,500	213,730	5	169,000^	147,819^	66	81,500	83,967
2005	69	185,000	208,027	12	113,750	140,916	47	82,500	86,154
2006	85	200,000	213,752	6	217,000^	217,833^	63	110,000	102,958
2007	87	225,000	217,442	17	203,000	203,588	84	115,380	106,648
2008	75	217,555	228,180	6	182,000^	165,333^	65	115,000	103,505
2009	75	280,000	257,086	16	210,500	188,968	135	115,000	93,164
2010	70	285,000	270,507	20	265,500	269,125	120	123,750	114,931
2011	83	320,000	311,427	13	260,000	255,046	111	137,500	131,269
2012	92	318,750	305,411	19	150,000	208,468	115	138,000	133,678
2013	97	339,000	327,652	10	265,000	220,912	99	147,500	140,005
2014	113	360,000	346,753	15	220,000	209,633	112	147,500	149,807
2015	123	360,000	349,844	18	264,000	276,694	97	145,000	135,728
2016	135	360,000	344,550	10	295,250	298,350	107	155,000	156,138
2017	133	395,000	397,554	12	229,000	230,166	100	150,000	151,630
2018	126	470,049	448,163	9	326,000^	262,800^	97	214,000	203,445
2019	117	475,000	465,576	4	350,000^	344,750^	55	231,000	217,481
2020	141	535,000	530,439	10	343,000	315,150	104	229,500	210,142
2021	139	640,000	659,592	6	453,750^	489,583^	51	320,000	356,206
2022	144	707,500	712,169	3	500,000^	523,333^	23	250,000	278,478
2023	18	662,500	677,222	2	835,500^	835,500^	7	170,000 ^	170,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Golden Plains Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bed and Breakfast	1	1425000	1425000	17.61	80900.00	ND	ND	80900.00	17.61
Fuel Outlet/Garage	1	750000	750000	153.06	4900.00	ND	ND	4900.00	153.06
Office Premises Uns	1	600100	600100	905.13	663.00	ND	ND	663.00	905.13
Plant/Tree Nursery	1	2000000	2000000	100.00	20000.00	ND	1290.32<	20000.00	100.00
Retail Sgle Occ Unsp	1	900000	900000	165.62	5434.00	218.18<	330.28<	5434.00	165.62
Shop	1	300000	300000	535.71	560.00	ND	ND	560.00	535.71
Shop & Dwelling	2	683000	683000	545.88	1350.00	158.84<	ND	1350.00	505.93
Community Services									
Place of Worship	3	479133	452400	335.11	1350.00	96.20<	83.78<	1560.67	307.01
Industrial									
Ind Dev Site	1	484000	484000	438.80	1103.00	536.59<	550.00<	1103.00	438.80
Primary Production									
DomsticLivestockGraz	1	300000	300000	2.74	109300.00	10.00<	34.09<	109300.00	2.74
GenCrop >20ha Unspec	1	2259173	2259173	9.48	238393.00	163.84<	207.74<	238393.00	9.48
Hardwood Plantation	1	2500000	2500000	1.17	2143000.00	172.41<	343.41<	2143000.00	1.17
Livestock – Dairy	1	3100000	3100000	0.63	4931000.00	ND	ND	4931000.00	0.63
Livestock – Sheep	2	464500	464500	1.91	290491.50	60.80<	50.29<	290491.50	1.60
MixedFarm + Infrast	10	2999085	2844745	2.39	1143679.50	130.79<	352.29<	1336965.90	2.24
MixedFarm no Infrast	6	2402742	1725000	4.65	467850.00	242.11<	313.64<	681768.17	3.52
MixedFarm&GrazUnsp	6	735333	546000	1.60	258000.00	63.49<	97.07<	395815.17	1.86
Native Bshland	1	305000	305000	4.05	75400.00	33.89<	ND	75400.00	4.05
Residential									
Detached Home Unsp	133	714656	710000	800.76	883.00	110.51<	149.47<	1233.92	573.62
Detached Home(exist)	11	682100	695000	78.57	2800.00	124.11<	160.69<	2847.09	239.58
MisImpRuralLand Unsp	7	431071	332500	15.84	20200.00	110.83<	55.42<	25570.00	16.86
Res Dev Site	1	250000	250000	312.11	801.00	5.36<	ND	801.00	312.11
Res/Rural Lstyle	250	1009450	910000	66.04	15070.00	108.98<	152.94<	26202.98	38.52
ResLandWithImprovement	3	286666	200000	67.52	2962.00	ND	ND	2678.00	107.05
Singl Strata Unsp	3	523333	500000	NA	NA	116.96<	175.75<	NA	NA
Vac Res A	17	265235	280000	114.58	960.00	108.11<	147.37<	1020.00	260.03
Vac Res B	6	316000	241000	105.15	2041.50	66.94<	143.88<	2682.33	117.81
Vac Res Rural Lstyle	109	494738	506000	96.38	5836.50	113.20<	177.54<	26027.94	18.96
Municipality totals									
Commercial Total		8				Commercial Total Prices		\$7,341,100	
Community Services Total		3				Community Services Total Prices		\$1,437,400	
Industrial Total		1				Industrial Total Prices		\$484,000	
Primary Production Total		29				Primary Production Total Prices		\$58,212,479	
Residential Total		540				Residential Total Prices		\$420,944,085	
All Sales Total		581				All Sales Total		\$488,419,064	

Hepburn Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	264	155,750	175,850	29	175,000	182,205	97	30,000	44,923
2003	290	163,234	177,327	23	228,000	274,495	81	37,500	46,794
2004	246	182,500	211,202	14	205,000	226,907	76	66,500	67,261
2005	223	198,000	225,221	20	346,500	334,337	55	70,000	78,548
2006	230	215,000	237,777	22	262,500	294,191	51	80,000	86,296
2007	291	215,000	237,323	44	234,500	260,733	67	84,000	79,776
2008	233	230,000	242,758	23	276,665	273,870	44	80,000	78,623
2009	279	242,000	266,159	40	225,000	252,769	66	97,500	98,765
2010	249	265,000	305,641	48	239,000	276,337	81	105,000	107,587
2011	244	280,000	305,653	23	285,000	291,956	79	115,000	118,311
2012	197	300,000	320,589	25	285,000	279,874	66	122,500	120,346
2013	269	300,000	326,470	20	257,500	270,150	67	114,000	115,688
2014	259	335,000	365,423	25	275,000	266,460	65	130,000	130,779
2015	255	350,400	374,127	30	315,000	346,356	69	132,000	121,568
2016	283	377,000	416,663	29	290,000	372,710	72	153,500	155,435
2017	290	406,250	448,366	28	350,000	358,625	78	150,000	165,606
2018	286	445,000	500,946	24	402,500	401,406	91	185,000	213,272
2019	253	480,000	517,474	22	535,500	594,227	74	180,000	202,820
2020	288	520,000	597,632	27	405,000	463,114	127	235,000	262,608
2021	315	710,000	738,316	23	555,000	568,584	155	335,000	341,532
2022	254	797,500	867,467	23	615,000	645,175	60	382,500	377,118
2023	29	743,500	755,086	2	650,000^	650,000^	11	300,000	309,818

Statistics for 2023 are based on a small number of sales and are preliminary only.

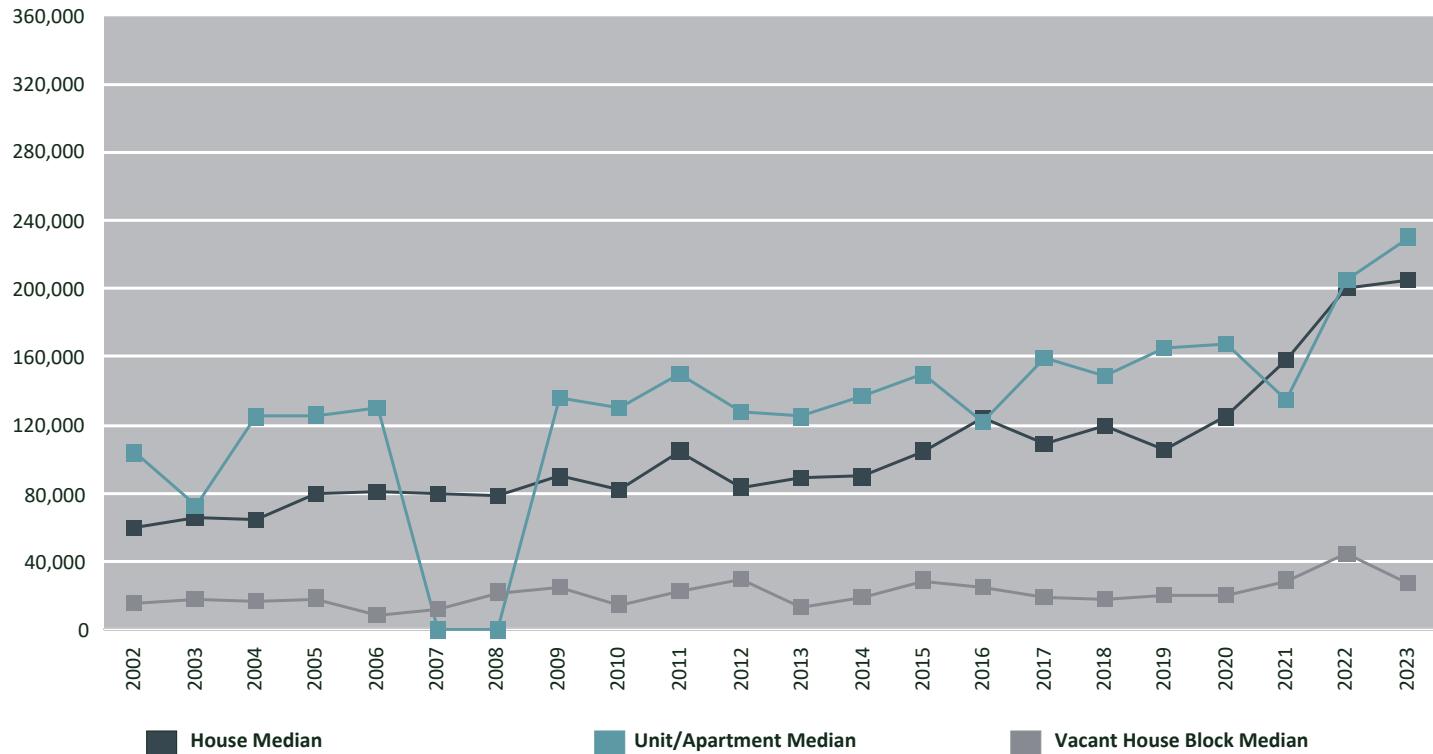
Hepburn Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Apartment Hotel Comp	1	2257000	2257000	778.54	2899.00	ND	ND	2899.00	778.54
Crematorium/Funeral	1	1000000	1000000	702.25	1424.00	ND	ND	1424.00	702.25
Dev Site	1	706207	706207	1122.75	629.00	120.72<	ND	629.00	1122.75
Health Clinic Unsp	2	2835454	2835454	2079.49	1333.50	ND	470.61<	1333.50	2126.33
Mixed Use Unspec	2	322500	322500	717.23	444.00	36.71<	54.66<	444.00	726.35
Pub/Tavern/Club Unsp	1	1390000	1390000	NA	NA	235.59<	89.97<	NA	NA
Retail Mult Occ Unsp	1	1225000	1225000	NA	NA	144.12<	ND	NA	NA
Retail Sgle Occ Unsp	5	535000	550000	1082.47	485.00	135.80<	110.00<	546.60	978.78
Primary Production									
DomsticLivestockGraz	3	268500	275000	1.84	149545.00	26.51<	30.73<	338504.67	0.79
MixedFarm&GrazUnsp	15	1451975	1400000	5.13	415000.00	155.56<	235.29<	508226.87	2.86
Vineyard	1	1371500	1371500	6.76	202900.00	131.88<	ND	202900.00	6.76
Residential									
Detached Home Unsp	250	867306	800000	1031.87	977.50	112.68<	165.80<	1191.83	715.81
Detached Home(exist)	3	973326	669980	943.63	710.00	94.70<	174.25<	733.33	1327.26
MisImpRuralLand Unsp	1	185000	185000	142.09	1302.00	26.62<	ND	1302.00	142.09
Res Dev Site	1	425000	425000	130.53	3256.00	78.56<	ND	3256.00	130.53
Res Land (WithBuild)	1	278000	278000	213.85	1300.00	ND	ND	1300.00	213.85
Res/Rural Lstyle	118	1166321	989000	131.15	14176.00	111.75<	161.34<	35273.17	33.07
Semi-detached Unspec	1	590000	590000	NA	NA	ND	245.83<	NA	NA
Single Strata Unsp	14	604850	625000	NA	NA	129.67<	115.96<	NA	NA
Strata Unit/Flat Uns	9	707902	595000	NA	NA	99.17<	111.21<	NA	NA
Vac Res A	43	377372	380000	435.64	837.50	123.58<	265.73<	873.44	413.58
Vac Res B	17	376477	430000	106.75	2520.00	121.13<	172.00<	2733.29	137.74
Vac Res Rural Lstyle	48	571924	445000	14.90	23959.50	121.92<	217.07<	40096.02	14.26
Municipality totals									
Commercial Total		14				Commercial Total Prices		\$15,569,116	
Primary Production Total		19				Primary Production Total Prices		\$23,956,632	
Residential Total		506				Residential Total Prices		\$423,769,179	
All Sales Total		539				All Sales Total		\$463,294,927	

Hindmarsh Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	97	60,000	64,010	2	104,000^	104,000^	32	15,500	19,644
2003	126	65,500	72,998	6	72,500^	75,000^	29	18,000	19,168
2004	125	65,000	75,711	5	125,000^	133,950^	40	17,128	18,752
2005	147	80,000	98,579	5	126,000^	128,800^	38	18,500	18,557
2006	118	81,000	93,145	7	130,000^	145,892^	25	9,000	17,468
2007	110	80,000	96,821	0	0*	0*	23	12,000	17,108
2008	101	78,500	102,865	0	0*	0*	23	22,000	21,160
2009	107	90,000	113,370	5	136,000^	130,600^	17	25,000	25,535
2010	87	82,500	97,162	3	130,000^	132,500^	21	15,000	18,932
2011	65	105,000	111,876	3	150,000^	161,166^	20	22,875	44,822
2012	93	84,000	97,741	4	127,500^	138,750^	21	30,000	38,662
2013	127	89,000	103,788	9	125,000^	115,833^	20	13,275	26,362
2014	101	90,000	111,766	3	137,000^	144,666^	16	19,250	31,040
2015	119	105,000	116,649	2	149,500^	149,500^	11	29,000	22,818
2016	90	124,250	133,579	2	122,000^	122,000^	7	25,000 ^	23,546 ^
2017	86	108,750	134,417	2	159,000^	159,000^	10	18,750	22,420
2018	118	120,000	138,141	4	149,000^	147,625^	23	18,000	24,239
2019	98	105,500	128,053	5	165,000^	170,800^	22	20,750	21,715
2020	118	125,000	144,576	6	167,250^	174,916^	20	20,000	32,500
2021	141	158,000	174,561	2	135,250^	135,250^	29	29,000	32,500
2022	121	200,000	235,899	4	205,000^	207,500^	14	44,475	54,746
2023	25	205,000	221,908	1	230,000^	230,000^	4	27,000 ^	43,834 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

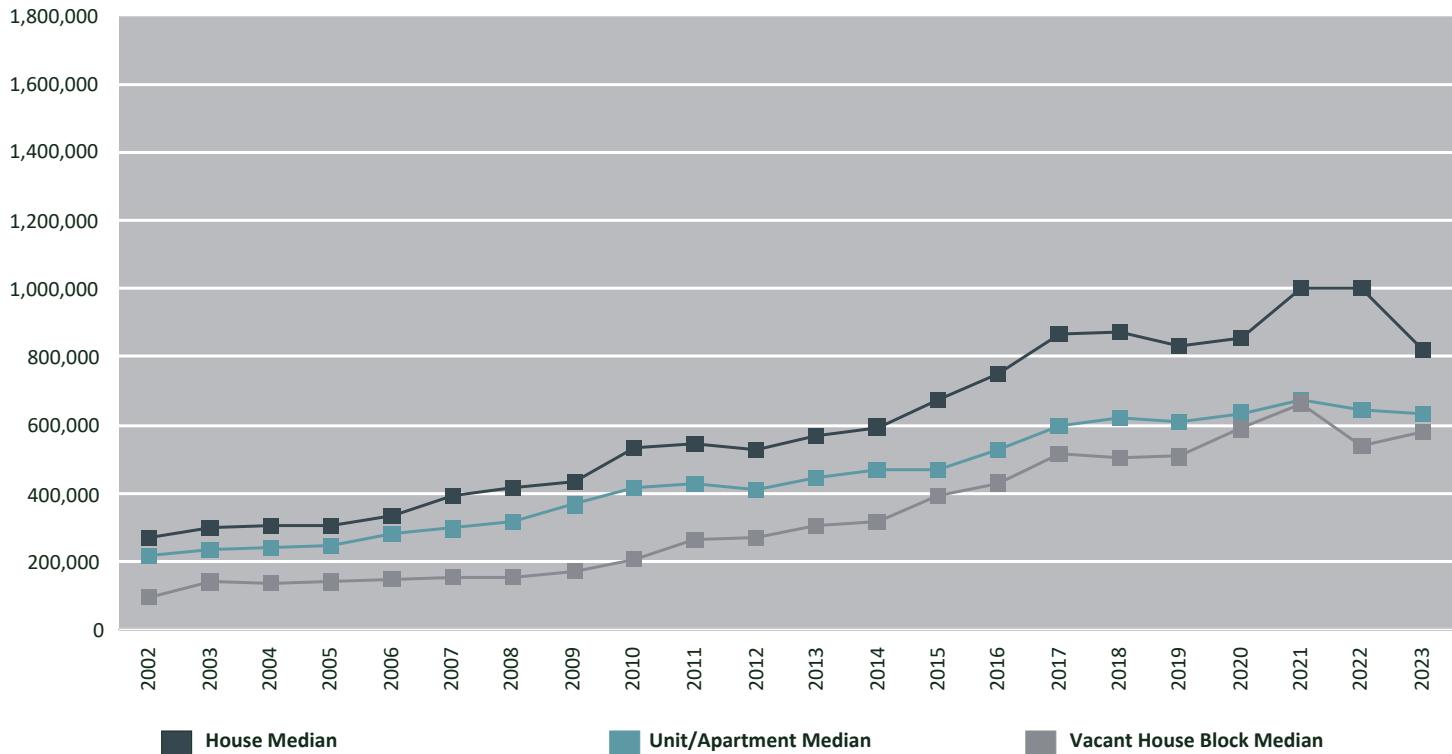
Hindmarsh Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	2021	2017	Mean Block size	Mean Price per Unit Area
Commercial						(\$/SM)	(\$M)		(\$M)	(\$/SM)
Crematorium/Funeral	2	108500	108500	103.52	1113.00	ND	ND	1113.00		97.48
Dev Site	2	41250	41250	40.44	1020.00	76.53<	ND	1020.00		40.44
Hotel/Motel Unsp	1	470000	470000	38.84	12100.00	170.91<	ND	12100.00		38.84
Mixed Use Unspec	1	220000	220000	NA	NA	ND	517.65<		NA	NA
Retail Mult Occ Unsp	2	142500	142500	264.00	625.00	219.23<	219.23<	625.00		264.00
Retail Sgle Occ Unsp	8	131232	125500	309.15	394.00	102.03<	21.27<	415.50		315.84
Industrial						(\$/SM)	(\$M)		(\$M)	(\$/SM)
Factory Unsp	1	220000	220000	113.29	1942.00	ND	ND	1942.00		113.29
Ind Dev Site	2	60000	60000	33.46	40678.00	ND	ND	40678.00		1.47
Warehouse Unspec	1	150000	150000	75.83	1978.00	ND	379.75<	1978.00		75.83
Primary Production						(\$/SM)	(\$M)		(\$M)	(\$/SM)
DomsticLivestockGraz	2	168500	168500	1.69	346176.00	140.42<	168.50<	346176.00		0.49
GenCrop >20ha Unspec	19	1510794	1120829	1.33	1266975.00	117.73<	142.11<	1452402.37		1.04
MixedFarm&GrazUnsp	22	1894756	1573407	1.31	1933504.00	157.34<	213.41<	2619977.64		0.72
Native Bshland	1	110000	110000	15.20	7238.00	ND	ND	7238.00		15.20
Native Hardwood	1	183000	183000	0.45	404700.00	ND	ND	404700.00		0.45
Residential						(\$/SM)	(\$M)		(\$M)	(\$/SM)
Detached Home Unsp	119	238359	200000	236.40	1011.00	128.62<	188.68<	1225.91		194.44
Detached Home(exist)	2	89500	89500	80.11	1125.50	16.89<	308.62<	1125.50		79.52
MisImpRuralLand Unsp	1	40000	40000	0.28	144800.00	42.11<	40.20<	144800.00		0.28
Res/Rural Lstyle	9	252222	280000	17.33	20200.00	99.64<	140.00<	37607.22		6.71
ResLandWithImprovemt	3	97333	77000	63.43	1214.00	275.00<	ND	1551.33		62.74
Single Strata Unsp	4	207500	205000	NA	NA	98.56<	124.24<	NA		NA
Vac Res A	10	58995	44975	78.50	981.00	149.92<	216.75<	1016.00		58.07
Vac Res B	4	44125	22750	11.37	2001.00	79.82<	122.97<	2285.50		19.31
Vac Res Rural Lstyle	9	88666	62500	4.77	20111.00	125.00<	128.87<	33934.33		2.61
Sport/Hrtge/Cultural						(\$/SM)	(\$M)		(\$M)	(\$/SM)
Outdoor-CrossCountry	1	690000	690000	0.59	1171000.00	ND	ND	1171000.00		0.59
Municipality totals										
Commercial Total			16			Commercial Total Prices				\$2,324,363
Industrial Total			4			Industrial Total Prices				\$490,000
Primary Production Total			45			Primary Production Total Prices				\$71,019,731
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices				\$690,000
Residential Total			161			Residential Total Prices				\$33,540,248
All Sales Total			227			All Sales Total				\$108,064,342

Hobsons Bay City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,714	270,000	307,658	461	220,000	247,965	118	95,000	100,956
2003	1,630	300,000	351,661	461	235,500	254,972	99	140,000	132,582
2004	1,368	307,750	356,743	388	242,000	274,857	42	135,000	139,786
2005	1,447	308,000	381,595	486	249,000	282,322	21	140,000	178,100
2006	1,453	335,000	406,743	501	285,000	317,239	49	150,000	162,658
2007	1,720	393,225	483,701	737	298,000	329,632	76	155,000	168,925
2008	1,288	417,750	496,247	479	316,000	358,575	35	153,000	138,378
2009	1,420	435,000	516,572	653	368,000	396,366	25	170,000	194,981
2010	1,357	535,000	605,079	578	417,750	448,513	26	207,500	215,534
2011	1,138	545,000	634,239	508	430,000	448,456	25	265,000	269,254
2012	1,087	529,000	612,749	441	410,000	438,690	24	270,000	285,391
2013	1,327	570,000	640,573	582	445,000	470,541	37	305,000	330,064
2014	1,415	595,000	661,712	680	468,500	498,055	20	319,250	422,297
2015	1,467	675,000	749,968	778	470,000	513,448	24	396,000	431,722
2016	1,297	751,000	831,025	778	530,000	562,069	32	431,840	474,387
2017	1,252	867,500	973,398	736	600,000	661,632	87	517,700	529,355
2018	1,045	875,000	990,535	562	619,750	647,372	51	505,000	473,095
2019	1,167	830,000	930,287	584	609,000	646,718	19	508,000	721,464
2020	993	855,000	946,769	527	636,000	654,207	41	590,000	635,586
2021	1,474	1,002,500	1,137,093	851	675,000	738,201	31	665,000	864,646
2022	1,023	1,000,000	1,138,355	582	645,000	693,631	19	540,000	539,808
2023	112	820,000	965,475	82	632,500	623,859	4	582,500 ^	598,750 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

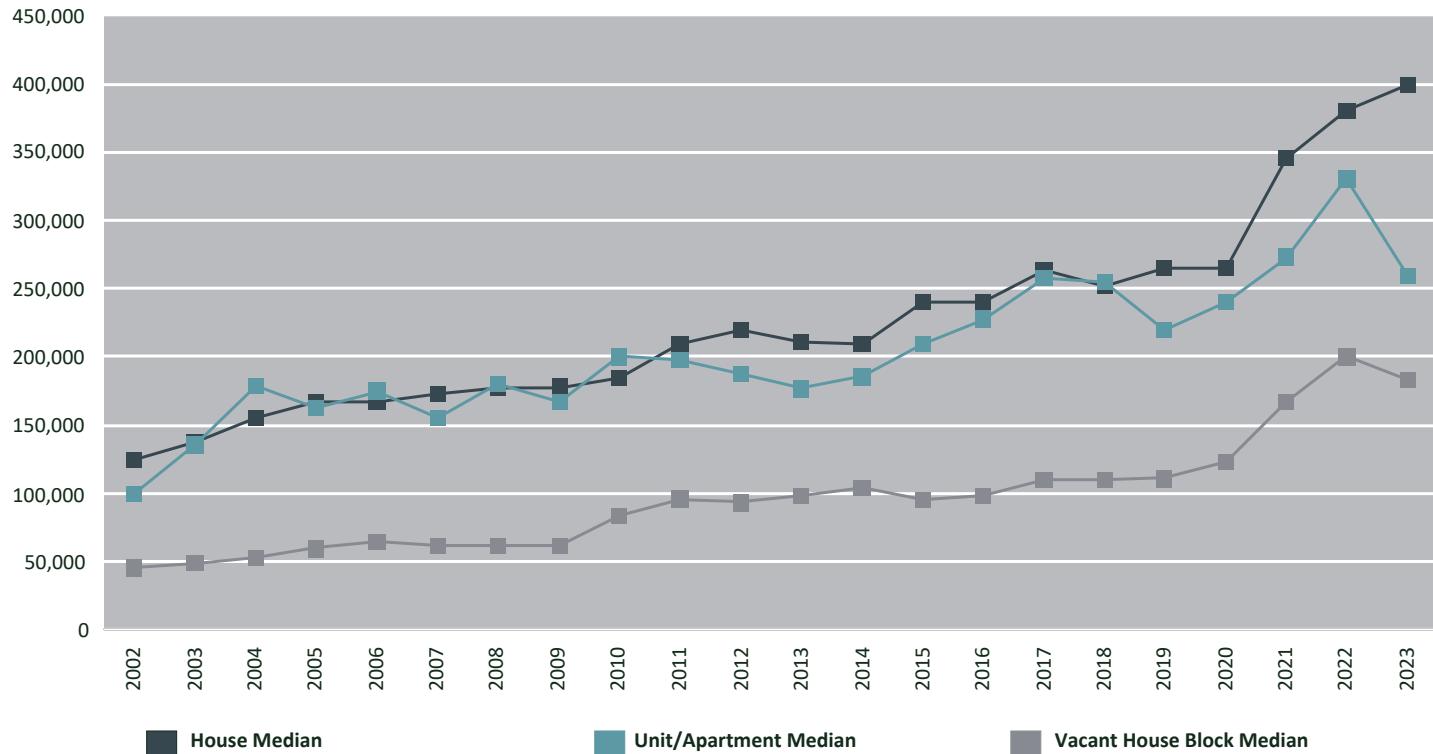
Hobsons Bay City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	2	1174600	1174600	1870.86	734.00	19.69<	61.02<	734.00	1600.27
Mixed Use Office	4	606100	628500	42.69	15226.00	ND	ND	15226.00	39.81
Mixed Use Unspec	4	1663750	1462500	2413.27	663.00	349.88<	251.18<	8236.67	234.12
Office Premises Uns	3	553333	660000	621.34	2073.50	111.32<	126.92<	2073.50	241.14
Retail Mult Occ Unsp	4	2677500	747500	3864.86	185.00	83.06<	30.07<	177.33	4154.14
Retail Sgle Occ Unsp	14	1212639	970475	4824.56	342.00	152.83<	139.89<	5552.00	225.03
Serv Apt/Unit Unsp	3	385166	375000	56.92	6412.00	ND	ND	6412.00	56.92
Community Services									
Day Care Centre	1	7200000	7200000	2383.32	3021.00	ND	ND	3021.00	2383.32
Industrial									
Factory Unsp	35	2566407	783255	1582.28	1264.00	103.21<	146.40<	6213.08	526.87
Ind Dev Site	14	220366	101213	138.68	668.00	148.23<	86.14<	1071.21	205.72
Ind Land Building \$0	1	4730000	4730000	1182.50	4000.00	265.73<	172.00<	4000.00	1182.50
Warehouse Unspec	54	1819922	678500	293.26	1364.00	102.12<	117.31<	4851.32	455.04
Residential									
Cojoin Strata Unsp	3	738500	775000	NA	NA	119.80<	131.36<	NA	NA
Detached Home (Ind)	1	1010000	1010000	3098.16	326.00	ND	ND	326.00	3098.16
Detached Home Unsp	977	1136519	981100	1683.27	502.00	98.11<	118.20<	476.45	2382.06
Individual Car Park	4	1	1	0.00	1347.00	0.10<	0.00<	1347.00	0.00
OYO Sub Dwelling	17	706117	704000	NA	NA	93.87<	85.33<	NA	NA
OYO Sub Unit	167	701628	640000	NA	NA	92.75<	92.75<	NA	NA
Res Dev Site	1	18235800	18235800	1611.79	11314.00	214.54<	912.93<	11314.00	1611.79
Res Land (WithBuild)	101	1121993	1040000	1922.74	602.00	98.86<	90.04<	581.99	1956.89
Retire Village Unit	24	541291	520000	NA	NA	100.00<	106.12<	NA	NA
Semi-detached	1	1038000	1038000	NA	NA	203.53<	117.95<	NA	NA
Semi-detached Unspec	45	1180450	1100000	4600.00	250.00	100.00<	135.26<	306.44	3879.61
Single Strata Unsp	279	731309	687000	2556.56	212.50	96.42<	110.81<	212.50	2541.18
Strata Unit/Flat Uns	92	600825	565000	NA	NA	91.50<	95.76<	NA	NA
Vac Res A	19	539808	540000	988.02	501.00	81.20<	90.34<	464.18	1144.64
Municipality totals									
Commercial Total		34				Commercial Total Prices		\$41,931,050	
Community Services Total		1				Community Services Total Prices		\$7,200,000	
Industrial Total		104				Industrial Total Prices		\$195,915,221	
Residential Total		1,731				Residential Total Prices		\$1,711,055,474	
All Sales Total		1,870				All Sales Total		\$1,956,101,745	

Horsham Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	388	125,000	132,893	69	100,000	106,756	161	45,200	51,175
2003	436	137,750	146,037	73	135,900	140,298	187	49,000	54,912
2004	437	155,000	165,181	66	178,975	183,717	163	53,000	56,255
2005	350	167,250	183,101	56	162,500	166,101	133	59,900	63,346
2006	318	167,850	187,928	51	175,000	187,214	139	64,600	70,445
2007	407	173,000	189,362	57	155,000	166,386	73	62,000	72,329
2008	381	177,500	198,518	55	180,000	181,819	53	62,500	58,764
2009	411	178,000	190,557	60	167,250	190,395	74	62,400	61,311
2010	342	185,000	203,692	50	200,000	211,795	73	83,500	81,132
2011	293	210,000	226,312	58	197,500	213,734	87	96,260	104,444
2012	341	220,000	231,852	64	187,500	196,691	91	93,400	97,052
2013	376	210,500	222,873	73	176,750	192,463	87	98,900	112,346
2014	347	210,000	229,596	72	185,550	196,333	94	104,000	101,627
2015	331	239,950	252,806	69	209,000	230,096	55	96,000	107,663
2016	305	240,000	258,634	46	227,625	251,145	80	99,000	101,482
2017	312	263,750	275,492	51	258,000	256,872	75	110,000	117,320
2018	327	252,500	269,324	55	255,000	241,335	51	110,000	113,696
2019	318	265,000	281,734	55	220,000	236,799	68	111,000	120,717
2020	390	265,000	284,705	51	240,000	254,105	124	123,100	119,532
2021	450	345,000	366,939	71	273,000	310,935	110	167,600	166,081
2022	344	380,000	413,406	51	330,000	325,653	45	200,000	193,382
2023	55	399,000	428,720	3	259,000^	293,333^	8	183,000 ^	193,875 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Horsham Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	3	404833	324500	250.57	3073.00	85.51<	32.78<	2798.67	144.65
Hotel/Motel Unsp	1	1000000	1000000	321.13	3114.00	188.68<	ND	3114.00	321.13
Office Cvrt Dwelling	1	407000	407000	381.44	1067.00	ND	ND	1067.00	381.44
Office Premises Uns	2	668624	668624	4824.70	181.50	210.92<	121.57<	181.50	3683.88
Retail Sgle Occ Unsp	9	511877	520000	650.41	246.00	169.93<	89.66<	444.22	1152.30
Serv Apt/Unit Unsp	1	545000	545000	7.89	69100.00	ND	ND	69100.00	7.89
Tourist Park/Caravan	1	840000	840000	14.21	59100.00	ND	ND	59100.00	14.21
Industrial									
Ind Dev Site	3	449166	467500	22.59	20699.00	170.00<	584.38<	24525.00	18.31
OpenStorageUnspec	1	1001000	1001000	43.71	22900.00	ND	ND	22900.00	43.71
Warehouse Unspec	5	828740	800000	197.29	4055.00	117.22<	262.30<	3914.40	211.72
Infrastruc&Utilities									
Utilities Vac Land	1	5000	5000	0.98	5086.00	227.27<	ND	5086.00	0.98
Primary Production									
DomsticLivestockGraz	1	385000	385000	2.47	155900.00	ND	183.33<	155900.00	2.47
GenCrop >20ha Unspec	6	1853744	1161500	0.83	1312550.00	158.84<	225.64<	1436523.83	1.29
Livestock – Sheep	1	963710	963710	1.61	600000.00	ND	602.32<	600000.00	1.61
MixedFarm no infrast	1	1438875	1438875	1.12	1290000.00	213.17<	189.33<	1290000.00	1.12
MixedFarm&GrazUnsp	16	1941106	1570000	2.06	1037850.00	115.51<	541.38<	1243593.75	1.56
Orchard Plantations	2	974500	974500	0.89	620000.00	354.36<	ND	620000.00	0.89
Residential									
Detached Home Unsp	342	411042	380000	349.87	786.00	110.14<	143.40<	1121.97	365.40
Detached Home(Comm)	1	470000	470000	84.73	5547.00	142.42<	ND	5547.00	84.73
Detached Home(exist)	2	817500	817500	204.38	4000.00	209.62<	297.54<	4000.00	204.38
MisImpRuralLand Unsp	2	417500	417500	2.58	161900.00	139.17<	ND	161900.00	2.58
Res Dev Site	3	1095283	1095283	1531.87	715.00	ND	ND	1521.00	720.11
Res Investment Flat	2	631250	631250	2358.70	230.00	51.74<	152.11<	230.00	2358.70
Res Land (WithBuild)	2	445000	445000	305.39	24555.50	ND	ND	24555.50	18.12
Res/Rural Lstyle	44	661238	617000	21.39	39450.00	101.15<	171.63<	43946.66	15.05
Retire Village Compl	2	2637275	2637275	920.42	5459.00	ND	ND	5459.00	920.42
Single Strata Unsp	47	311507	325000	NA	NA	117.33<	147.73<	NA	NA
Strata Unit/Flat Uns	1	375000	375000	NA	NA	190.36<	184.73<	NA	NA
Townhouse	1	330000	330000	NA	NA	ND	159.71<	NA	NA
Vac Res A	39	196466	200000	270.60	768.00	135.14<	175.44<	729.73	260.84
Vac Res B	5	178000	210000	97.54	2153.00	100.00<	200.00<	2561.00	69.50
Vac Res C	1	150000	150000	32.74	4582.00	174.17<	103.45<	4582.00	32.74
Vac Res Rural Lstyle	12	234891	244750	7.87	19500.00	127.14<	168.79<	30544.17	7.69
Municipality totals									
Commercial Total		18				Commercial Total Prices		\$9,950,649	
Industrial Total		9				Industrial Total Prices		\$6,492,200	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$5,000	
Primary Production Total		27				Primary Production Total Prices		\$46,916,760	
Residential Total		506				Residential Total Prices		\$210,190,831	
All Sales Total		561				All Sales Total		\$273,555,440	

Hume City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,616	192,500	210,347	393	176,000	194,533	2,399	82,500	88,400
2003	2,757	225,000	238,987	491	195,000	199,925	2,424	102,000	109,963
2004	2,447	242,000	254,983	432	223,000	238,234	1,452	120,000	124,266
2005	2,506	245,000	259,365	390	225,750	256,927	1,327	128,250	135,985
2006	2,232	249,000	269,444	411	232,500	245,686	1,391	128,000	139,862
2007	2,862	260,000	284,088	573	226,000	243,985	1,612	130,500	138,670
2008	2,873	280,000	299,653	571	252,500	263,613	1,381	143,000	150,563
2009	3,024	325,000	340,153	652	273,500	281,357	1,668	160,000	166,637
2010	2,483	370,000	389,071	457	320,000	348,140	1,483	191,000	200,511
2011	2,308	361,250	383,799	499	320,000	315,182	1,306	209,000	211,149
2012	2,114	350,000	372,220	496	310,000	303,343	1,310	199,700	200,755
2013	2,386	360,000	383,071	575	305,000	300,294	1,561	201,000	202,350
2014	2,716	369,900	391,174	699	319,950	319,287	1,931	213,500	216,354
2015	3,335	390,000	413,749	787	335,500	345,868	3,183	219,900	217,558
2016	3,456	426,000	447,949	793	347,500	354,008	4,114	225,000	225,850
2017	3,756	515,000	530,664	790	375,000	389,442	4,235	283,000	283,896
2018	3,051	560,000	577,227	537	415,000	427,227	2,079	321,000	329,958
2019	3,031	540,000	555,954	493	405,000	415,899	1,849	296,000	302,327
2020	2,934	570,000	588,512	524	422,500	438,476	3,457	305,000	311,166
2021	4,380	633,166	666,718	827	460,000	479,723	2,955	330,000	338,928
2022	3,703	666,000	716,503	759	468,500	481,956	465	370,000	365,265
2023	536	650,000	675,188	119	452,000	459,962	61	343,700	355,211

Statistics for 2023 are based on a small number of sales and are preliminary only.

Hume City

Analysis of property sales for 2022

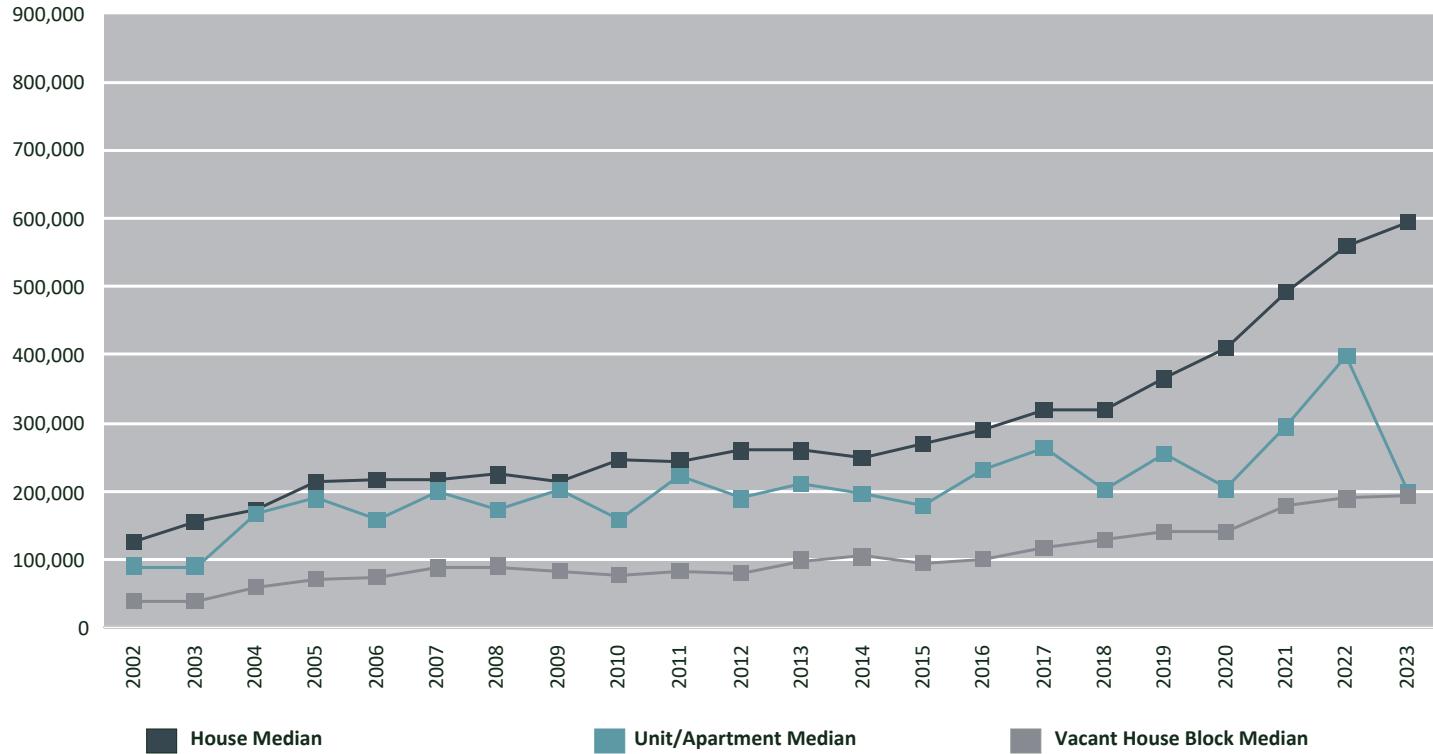
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	6	5641055	4006915	1497.49	2558.50	197.92<	124.57<	10692.00	527.60
Ground Level Parking	2	1921950	1921950	950.03	3994.00	ND	ND	3994.00	950.03
Health Clinic Unsp	2	1663500	1663500	1562.56	952.50	369.67<	198.33<	952.50	1746.46
Hotel-Gaming	1	2282000	2282000	1128.03	2023.00	75.21<	ND	2023.00	1128.03
Mixed Use Unspec	4	301612	310875	1983.61	183.00	12.68<	35.28<	183.33	2039.55
Office Premises Uns	13	405807	401500	68.55	4855.00	56.15<	59.97<	5712.92	71.10
Restaurant	1	698000	698000	7755.56	90.00	ND	ND	90.00	7755.56
Retail Mult Occ Unsp	4	697500	560000	1414.72	437.00	5.40<	97.90<	403.25	1729.70
Retail Sgle Occ Unsp	28	1017224	777000	3013.70	219.00	77.31<	104.55<	4465.24	202.56
Serviced Office	1	297000	297000	NA	NA	ND	ND	NA	NA
Shop	5	654000	550000	4104.48	134.00	80.59<	157.14<	150.33	5277.16
Tourist Park/Caravan	1	5850000	5850000	325.02	17999.00	ND	ND	17999.00	325.02
Vehicle Sales Centre	1	3794400	3794400	802.20	4730.00	10.82<	ND	4730.00	802.20
Veterinary Clinic	1	1810000	1810000	2136.95	847.00	ND	ND	847.00	2136.95
Community Services									
Day Care Centre	2	3568000	3568000	1985.29	1386.50	58.68<	226.11<	1386.50	2573.39
Religious Residence	1	1050000	1050000	753.23	1394.00	165.09<	ND	1394.00	753.23
Industrial									
Factory Unsp	138	1459936	770100	1431.12	762.00	105.44<	102.68<	2615.75	597.51
Ind Dev Site	24	4047274	1048750	719.21	1202.50	105.93<	174.14<	18021.29	224.58
OpenStorageUnspec	3	203700	84700	40.82	2075.00	ND	ND	1683.67	120.99
Warehouse Unspec	60	4016475	1404000	2050.00	1000.00	79.18<	143.41<	5511.22	673.60
Primary Production									
GenCrop >20ha Unspec	1	10120000	10120000	5.95	1700000.00	ND	ND	1700000.00	5.95
Livestock – Dairy	1	4200000	4200000	4.44	947000.00	ND	ND	947000.00	4.44
MixedFarm&GrazUnsp	3	5893333	5515000	5.92	931200.00	128.26<	232.70<	834633.33	7.06
Residential									
Cojoin Strata Unsp	66	489681	482500	NA	NA	106.63<	125.16<	NA	NA
Detached Home (New)	1	675000	675000	1071.43	630.00	95.07<	162.83<	630.00	1071.43
Detached Home Unsp	3656	717967	668000	1393.00	511.50	105.20<	123.70<	521.43	1377.14
Detached Home(exist)	1	905000	905000	451.37	2005.00	100.28<	170.75<	2005.00	451.37
Individual Car Park	2	42850	42850	40.82	2075.00	4285.00<	ND	2075.00	40.82
MisImpRuralLand Unsp	1	33550000	33550000	235.77	1423000.00	375.28<	ND	142300.00	235.77
Res Dev Site	5	2819440	1200000	340.62	3523.00	300.00<	121.36<	10938.40	257.76
Res Investment Flat	2	771500	771500	1598.59	710.00	143.50<	ND	710.00	1598.59
Res/Rural Lstyle	69	2589357	1980000	135.88	12680.00	99.00<	158.34<	27968.06	92.58
Retire Village Unit	9	407777	390000	NA	NA	111.43<	116.42<	NA	NA
Semi-detached Unspec	45	594253	580000	2086.78	242.00	118.37<	134.88<	272.72	2186.95
Single Strata Unsp	593	481708	470000	NA	NA	102.17<	117.65<	NA	NA
Strata Unit/Flat Uns	89	478877	450000	2018.43	217.00	94.24<	108.43<	977.00	495.74
Vac Res A	464	364318	369500	921.02	392.50	111.97<	125.25<	430.64	876.89
Vac Res B	1	805000	805000	294.98	2729.00	92.96<	59.49<	2729.00	294.98
Vac Res Englobo Oth	3	11326666	12500000	135.00	1200000.00	38.52<	336.31<	88300.00	128.27
Vac Res Rural Lstyle	13	5891307	1480000	855.81	7712.00	59.20<	86.80<	37170.00	158.50

Municipality totals

Commercial Total	70	Commercial Total Prices	\$96,772,860
Community Services Total	3	Community Services Total Prices	\$8,186,000
Industrial Total	225	Industrial Total Prices	\$540,205,404
Primary Production Total	5	Primary Production Total Prices	\$32,000,000
Residential Total	5,020	Residential Total Prices	\$3,525,829,936
All Sales Total	5,323	All Sales Total	\$4,202,994,200

Indigo Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	230	127,000	137,025	25	90,000	98,320	75	40,000	39,284
2003	206	155,000	161,135	11	90,000	99,318	104	40,000	45,981
2004	170	174,000	186,106	14	167,500	158,535	71	60,000	69,592
2005	170	215,000	218,584	15	190,000	181,266	74	72,000	74,515
2006	157	218,000	233,610	21	159,950	158,185	51	75,000	80,681
2007	160	217,250	235,215	12	201,250	193,333	53	87,500	103,528
2008	109	225,000	236,774	17	174,000	207,852	44	90,000	90,957
2009	127	215,000	227,732	22	202,500	207,281	60	83,000	93,799
2010	156	246,250	262,855	12	159,000	154,625	56	77,375	89,470
2011	142	245,000	264,660	14	222,500	231,785	46	81,975	99,137
2012	147	260,000	268,186	15	190,000	205,200	44	80,000	92,318
2013	173	260,000	268,517	20	212,500	222,000	65	99,000	103,831
2014	167	250,000	259,512	14	197,500	195,428	44	105,000	105,314
2015	171	270,000	287,184	19	180,000	190,789	78	94,500	108,639
2016	166	291,000	310,246	15	232,000	243,033	52	101,000	111,053
2017	166	320,000	337,640	14	265,000	241,142	87	119,000	121,218
2018	193	320,000	351,557	26	202,150	224,353	82	130,000	144,301
2019	179	365,000	377,798	20	255,500	271,275	62	141,250	163,419
2020	171	410,000	442,985	16	204,500	220,312	138	140,500	153,851
2021	216	492,000	513,680	13	295,000	352,230	53	180,000	194,857
2022	195	559,000	594,317	14	397,500	440,678	36	190,000	232,833
2023	31	595,000	624,919	3	200,000^	245,000^	3	195,000 ^	203,333 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

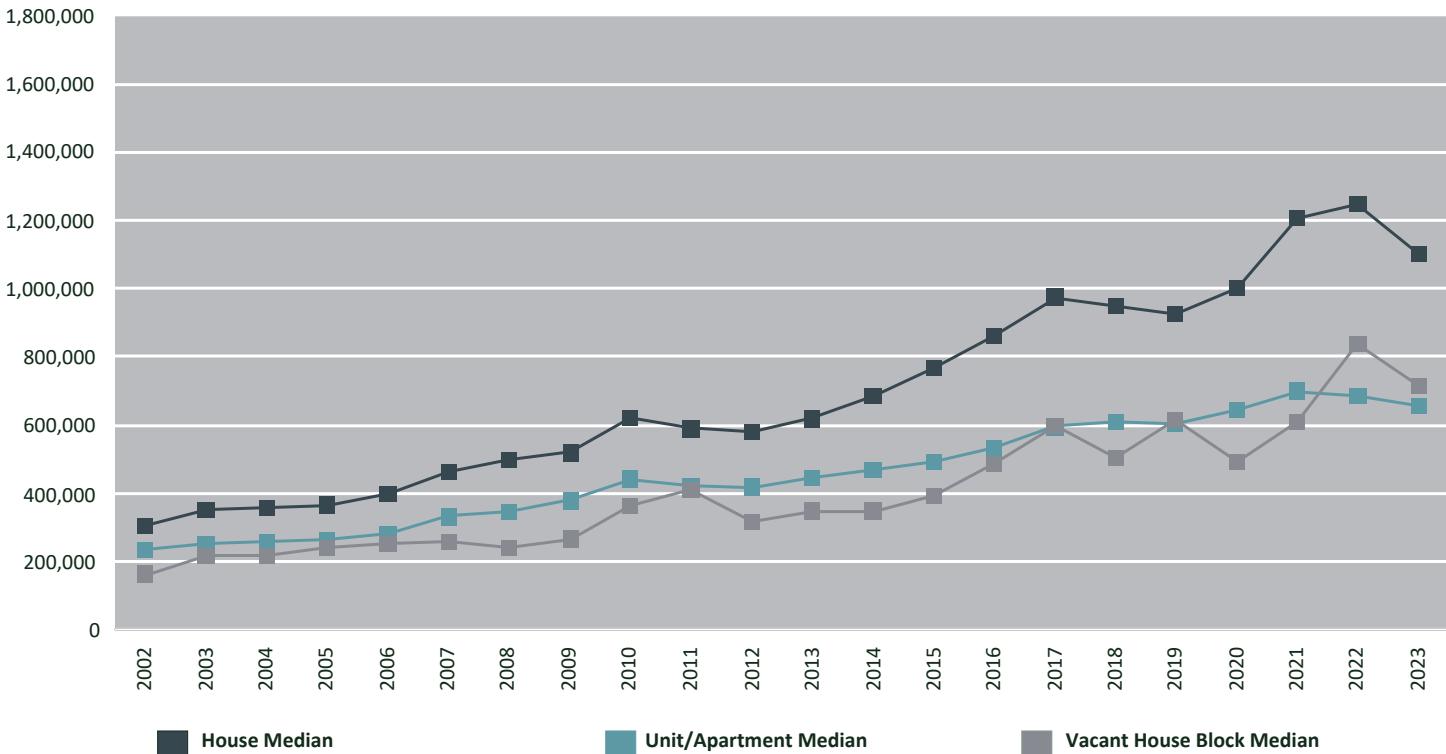
Indigo Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Hotel	2	827500	827500	261.31	3224.00	87.11<	ND	3224.00	256.67
Hotel/Motel Unsp	1	2550000	2550000	83.88	30400.00	329.03<	269.84<	30400.00	83.88
Licensed Restaurant	1	480000	480000	229.12	2095.00	ND	ND	2095.00	229.12
Mixed Use Unspec	3	1086000	1290000	1934.03	667.00	ND	ND	905.67	1199.12
Office Cvrt Dwelling	1	400000	400000	219.66	1821.00	ND	ND	1821.00	219.66
Retail Sgle Occ Unsp	4	650000	662500	839.60	825.00	144.02<	354.28<	3575.75	181.78
Shop	2	625000	625000	1285.71	700.00	ND	ND	700.00	1285.71
Community Services									
Place of Worship	1	165000	165000	70.03	2356.00	ND	ND	2356.00	70.03
Police Facility	1	325000	325000	1625.00	200.00	ND	ND	200.00	1625.00
Industrial									
Factory Unsp	1	700000	700000	214.13	3269.00	47.14<	304.35<	3269.00	214.13
Garage/Motor Vehicle	1	190000	190000	190.00	1000.00	ND	ND	1000.00	190.00
Primary Production									
DomsticLivestockGraz	16	1207629	970000	1.52	540050.00	130.20<	190.20<	770357.06	1.57
Livestock – Beef	8	1613250	1363000	3.02	451850.00	202.41<	170.38<	442937.50	3.64
Livestock – Dairy	1	477474	477474	11.09	43070.00	19.46<	70.97<	43070.00	11.09
MixedFarm&GrazUnsp	5	910000	740000	1.52	434800.00	87.06<	101.37<	465986.00	1.95
Native Bshland	1	360000	360000	1.22	295900.00	ND	ND	295900.00	1.22
Orchard Plantations	1	800000	800000	12.48	64100.00	63.85<	ND	64100.00	12.48
Poultry – Open Range	1	380000	380000	1.85	205700.00	ND	ND	205700.00	1.85
Vineyard	1	1283650	1283650	0.58	2225200.00	ND	138.03<	2225200.00	0.58
Residential									
Cojoin Strata Unsp	1	368000	368000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	44	641263	605412	639.25	979.00	104.38<	164.74<	1506.27	405.55
Detached Home(exist)	150	582638	551500	520.00	1000.00	117.34<	183.22<	1165.10	500.08
Half Pair or Duplex	1	280500	280500	935.00	300.00	ND	ND	300.00	935.00
MisImpRuralLand Unsp	1	835000	835000	253.03	3300.00	ND	ND	3300.00	253.03
Res Dev Site	2	2270000	2270000	24.82	96450.00	ND	ND	96450.00	23.54
Res/Rural Lstyle	53	955518	930000	24.22	20230.00	126.88<	175.47<	37641.66	25.38
ResLandWithImprovemt	2	477500	477500	265.16	40970.00	248.12<	ND	40970.00	11.65
Singl Strata Unsp	12	448458	397500	NA	NA	137.07<	160.61<	NA	NA
Strata Unit/Flat Uns	1	420000	420000	NA	NA	64.12<	152.73<	NA	NA
Vac Res A	30	212233	186250	197.80	874.00	103.47<	133.04<	942.93	227.90
Vac Res B	6	335833	340000	143.88	2206.50	184.06<	215.87<	2443.50	137.44
Vac Res Rural Lstyle	28	413449	482500	29.52	16784.50	158.20<	209.78<	33964.46	12.17
Municipality totals									
Commercial Total		14				Commercial Total Prices		\$12,193,000	
Community Services Total		2				Community Services Total Prices		\$490,000	
Industrial Total		2				Industrial Total Prices		\$890,000	
Primary Production Total		34				Primary Production Total Prices		\$40,079,197	
Residential Total		331				Residential Total Prices		\$198,992,472	
All Sales Total		383				All Sales Total		\$252,644,669	

Kingston City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,407	305,000	338,489	1,473	234,000	259,293	169	162,500	162,067
2003	2,167	352,000	386,350	1,481	252,500	279,773	227	220,000	218,627
2004	1,785	357,000	387,856	1,229	258,000	296,831	132	220,000	221,864
2005	2,026	367,500	410,339	1,423	267,500	289,969	75	244,000	240,252
2006	1,849	400,000	448,061	1,498	280,000	311,905	113	252,500	252,287
2007	2,369	465,000	511,362	2,097	333,000	364,625	293	258,000	235,307
2008	1,614	500,000	537,513	1,380	348,250	373,875	97	243,500	255,147
2009	1,859	520,000	559,370	1,762	380,000	402,066	77	267,800	286,558
2010	1,781	620,000	654,193	1,528	443,000	478,306	60	362,500	380,712
2011	1,567	590,000	630,300	1,379	423,500	453,487	49	410,000	366,909
2012	1,455	580,000	614,618	1,435	420,000	438,023	113	319,003	332,351
2013	1,714	619,000	660,719	1,546	447,500	474,566	101	350,000	351,954
2014	1,863	685,000	737,771	1,938	470,000	497,541	61	350,000	426,008
2015	1,937	770,000	834,413	2,081	492,000	535,325	32	395,000	399,109
2016	1,853	862,000	937,508	1,925	532,500	570,221	44	486,000	552,222
2017	1,733	975,000	1,068,946	1,977	596,000	647,800	35	600,000	706,200
2018	1,419	950,000	1,052,815	1,487	610,000	648,153	12	506,750	582,291
2019	1,533	925,000	1,007,124	1,473	605,730	642,981	37	615,000	723,770
2020	1,237	999,500	1,079,991	1,415	645,000	683,386	33	495,000	526,400
2021	1,887	1,205,000	1,286,073	2,170	700,000	747,313	44	610,000	667,455
2022	1,464	1,245,000	1,331,651	1,523	685,000	722,035	19	840,000	1,031,842
2023	150	1,100,000	1,179,623	203	655,000	686,701	3	715,000 ^	905,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Kingston City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	2	2250000	2250000	2033.81	1121.50	ND	ND	1121.50	2006.24
Com Land (Struct 0)	1	1310000	1310000	2056.51	637.00	72.31<	ND	637.00	2056.51
Dental Clinic	1	1050000	1050000	39.48	26599.00	ND	ND	26599.00	39.48
Dev Site	1	4100000	4100000	132.26	31000.00	767.31<	ND	31000.00	132.26
Fuel Outlet/Garage	1	2000000	2000000	2369.67	844.00	40.61<	84.75<	844.00	2369.67
Health Clinic Unsp	5	2723560	980000	2898.42	453.00	64.47<	72.59<	2611.00	1243.66
Health Surgery	2	1793300	1793300	4550.40	13370.50	ND	ND	13370.50	134.12
Indiv CarPark Unspe	1	55000	55000	NA	NA	220.00<	ND	NA	NA
LowRise Office Build	1	2407000	2407000	1328.37	1812.00	ND	ND	1812.00	1328.37
Member Club Facility	1	2260000	2260000	289.74	7800.00	ND	ND	7800.00	289.74
Mixed Use Office	1	357500	357500	31.69	11281.00	120.17<	ND	11281.00	31.69
Mixed Use Unspec	6	3111666	1270000	554.25	1696.00	65.94<	144.32<	11533.00	154.69
Multi-Lvl Offic Unsp	4	1246500	913000	2184.28	4108.00	ND	ND	4108.00	384.62
National Co Ret Unsp	1	11770000	11770000	3394.87	3467.00	336.29<	ND	3467.00	3394.87
Office Premises Uns	12	707892	750657	921.18	606.00	112.26<	158.01<	4060.10	159.95
Pub/Tavern/Club Unsp	1	1150000	1150000	4323.31	266.00	15.97<	ND	266.00	4323.31
Retail Mult Occ Unsp	7	1114508	1001000	3811.66	223.00	71.63<	42.87<	230.71	4830.69
Retail Sglt Occ Unsp	42	1128983	755000	1765.73	286.00	96.18<	73.37<	1669.69	679.93
Veterinary Clinic	2	1147500	1147500	1794.48	634.00	138.25<	ND	634.00	1809.94
Community Services									
Centre Mentaly ill	1	6106000	6106000	12212.00	500.00	ND	ND	500.00	12212.00
Extractive Industry									
VacantLand Mine unsp	1	319000	319000	240.94	1324.00	ND	ND	1324.00	240.94
Industrial									
Factory Unit	9	584763	635000	4002.19	146.00	130.26<	161.47<	1764.00	330.45
Factory Unsp	105	1342895	826100	4017.86	308.00	102.37<	136.32<	1939.75	689.97
Ind Dev Site	3	2580325	1100000	900.90	1221.00	103.53<	49.33<	1382.33	1866.64
Ind Land Building \$0	1	2100000	2100000	1704.55	1232.00	ND	68.85<	1232.00	1704.55
OpenStorageUnspec	1	500000	500000	806.45	620.00	4.81<	9.73<	620.00	806.45
Warehouse Unspec	96	1897223	1200000	837.47	658.00	123.97<	191.16<	1113.96	1758.62
Warehouse/Office	3	718364	745000	3417.43	218.00	112.05<	ND	218.00	3417.43
Infrastruc&Utilities									
BusMaintenanceDepot	2	7711587	7711587	857.30	13492.50	ND	ND	13492.50	571.55
Closed Roads	1	17160	17160	268.13	64.00	113.63<	168.83<	64.00	268.13
PortWharf/Pier Cargo	1	35000	35000	636.36	55.00	ND	ND	55.00	636.36
Utilities Vac Land	2	24420	24420	532.39	46.00	ND	ND	46.00	530.87
Residential									
Cojoin Strata Unsp	1	724000	724000	NA	NA	140.13<	101.05<	NA	NA
Detached Home (New)	1	1370000	1370000	5209.13	263.00	72.14<	161.18<	263.00	5209.13
Detached Home Unsp	1380	1346983	1250000	1518.10	580.00	102.46<	134.41<	565.89	2384.21
Half Pair or Duplex	1	1250000	1250000	2232.14	560.00	ND	283.13<	560.00	2232.14
Individual Car Park	13	5616	1	NA	NA	0.01<	0.00<	NA	NA
Res Investment Flat	2	1340000	1340000	3986.49	296.00	65.37<	95.71<	296.00	3986.49
Res Land (WithBuild)	46	1720945	1437500	1994.26	697.00	97.79<	138.75<	753.09	2285.19
Res/Rural Lstlye	5	2557177	2050000	705.10	8084.00	85.42<	98.61<	14587.60	175.30
Retire Village Unit	18	522944	568000	NA	NA	106.17<	98.78<	NA	NA
Row House	16	809181	857500	6413.04	138.00	113.20<	ND	134.00	6083.03
Semi-detached	1	1425000	1425000	4846.94	294.00	130.14<	ND	294.00	4846.94
Semi-detached Unspec	65	1133976	1035000	3877.93	213.00	104.33<	125.36<	233.81	4873.63
Single Strata Unit	15	641024	580000	NA	NA	76.32<	94.31<	NA	NA
Single Strata Unsp	1344	728198	695000	NA	NA	96.53<	112.01<	NA	NA
Strata Unit/Flat Uns	140	680246	614500	NA	NA	102.42<	106.92<	NA	NA
Townhouse	3	1098333	960000	NA	NA	85.91<	123.47<	NA	NA
Vac Res A	19	1031842	840000	2411.74	324.00	137.70<	136.59<	440.44	2327.83
Vac Res Rural Lstlye	1	617800	617800	131.95	4682.00	35.20<	67.89<	4682.00	131.95
Sport/Hrtge/Cultural									
SwimmingPool/Aqua	1	1225000	1225000	1740.06	704.00	ND	ND	704.00	1740.06
Municipality totals									
Commercial Total		92				Commercial Total Prices		\$137,828,494	
Community Services Total		1				Community Services Total Prices		\$6,106,000	
Extractive Industry Total		1				Extractive Industry Total Prices		\$319,000	
Industrial Total		218				Industrial Total Prices		\$340,896,409	
Infrastruc&Utilities Total		6				Infrastruc&Utilities Total Prices		\$15,524,174	
Residential Total		3,071				Residential Total Prices		\$3,161,442,494	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$1,225,000	
All Sales Total		3,390				All Sales Total		\$3,663,341,571	

Knox City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,860	235,000	251,675	831	200,000	211,048	249	158,000	152,210
2003	2,560	272,000	294,496	739	220,000	226,424	313	185,000	185,895
2004	2,240	282,750	307,599	582	240,000	240,594	156	215,500	204,968
2005	2,309	300,000	316,633	766	252,750	261,950	217	215,000	207,402
2006	2,148	312,500	338,346	813	262,000	269,575	145	215,000	213,563
2007	2,362	360,000	383,552	1,048	285,000	290,914	133	249,000	238,087
2008	1,975	382,000	405,606	787	315,000	325,203	40	254,600	233,623
2009	2,083	417,500	443,233	954	347,750	350,101	39	241,000	236,331
2010	1,929	491,500	516,506	757	381,500	392,243	58	357,500	318,123
2011	1,825	480,000	503,047	698	375,000	385,836	51	390,000	372,225
2012	1,687	476,000	500,263	811	375,000	384,350	98	397,500	367,852
2013	2,021	510,000	535,036	995	390,000	397,088	127	410,000	398,546
2014	2,161	574,000	599,958	995	420,000	424,629	139	435,000	414,256
2015	2,369	670,000	702,367	1,178	457,250	468,632	236	487,500	492,102
2016	2,025	720,000	750,600	1,022	499,000	511,193	64	419,750	415,793
2017	2,085	825,000	866,521	1,126	565,000	562,190	40	535,000	521,543
2018	1,645	802,000	849,441	797	598,000	594,406	48	562,500	597,091
2019	1,627	760,000	826,011	812	576,050	572,533	44	509,444	546,420
2020	1,359	795,000	837,117	731	606,000	600,263	46	652,500	607,408
2021	2,149	943,000	996,793	1,100	661,750	668,180	55	650,000	665,508
2022	1,585	970,000	1,028,705	753	668,000	667,261	25	600,000	658,740
2023	167	920,000	966,086	114	639,250	625,781	5	712,500 ^	702,300 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

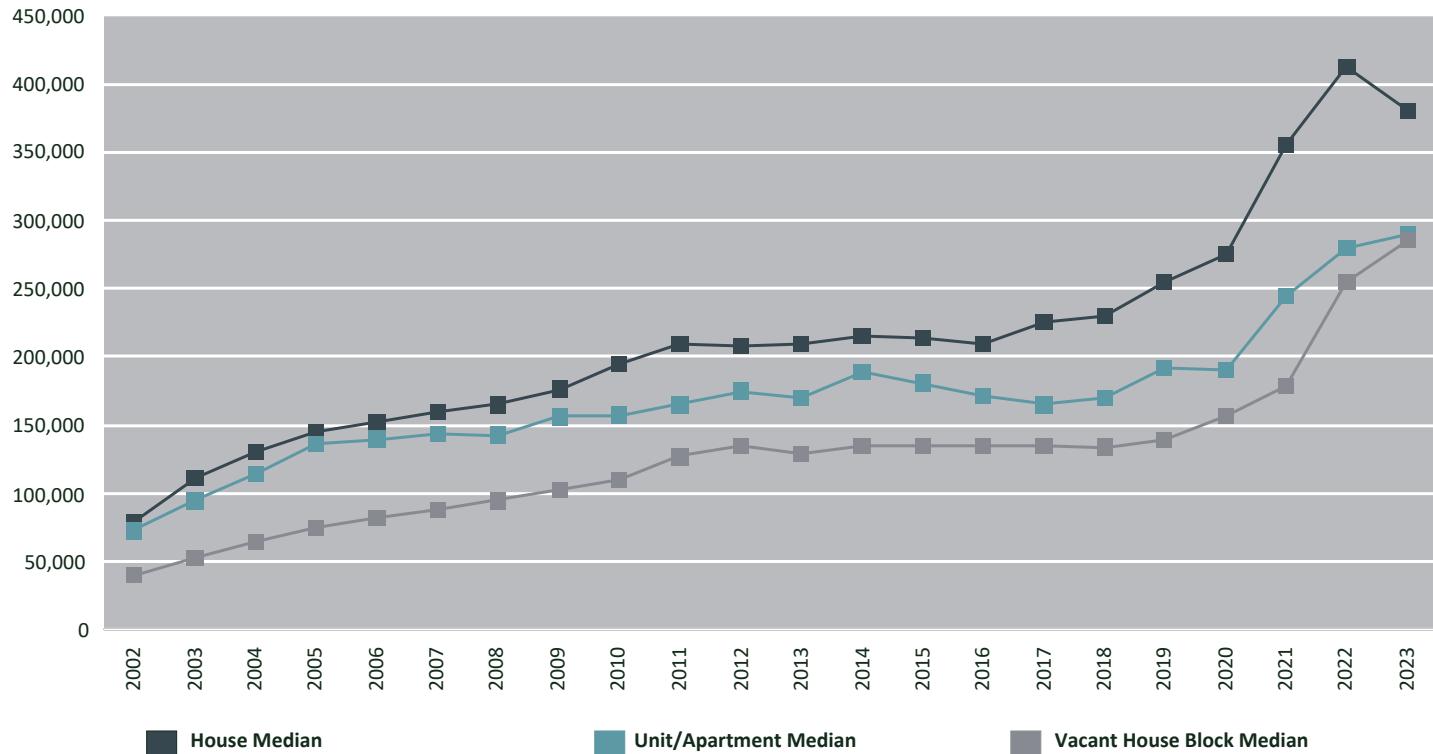
Knox City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Fuel Outlet/Garage	2	2567000	2567000	716.56	1443.00	ND	50.63<	1443.00	716.56
Health Surgery	1	1460500	1460500	1148.19	1272.00	ND	368.81<	1272.00	1148.19
Mixed Use Office	2	495115	495115	115.12	4301.00	88.02<	ND	4301.00	115.12
Mixed Use Unspec	9	901519	583000	4325.00	150.00	67.09<	40.77<	285.63	3295.70
Office Premises Uns	21	314580	290000	225.27	981.00	75.32<	40.25<	901.68	348.54
Retail Sgle Occ Unsp	33	2605772	885000	6417.11	187.00	146.22<	138.44<	1605.52	828.36
Serv Apt/Unit Unsp	2	270000	270000	94.31	2863.00	159.67<	60.67<	2863.00	94.31
Community Services									
Day Care Centre	1	3500000	3500000	2372.88	1475.00	49.50<	ND	1475.00	2372.88
Religious Residence	1	1890000	1890000	467.82	4040.00	191.10<	ND	4040.00	467.82
Industrial									
Factory Unit	2	482500	482500	3385.67	146.00	74.23<	ND	146.00	3304.79
Factory Unsp	108	2223491	760000	2325.72	316.00	92.12<	138.18<	2271.17	976.73
Ind Dev Site	4	5258896	1177500	908.25	1246.00	42.73<	ND	3634.25	1447.04
Warehouse Unspec	19	3696973	1190000	1756.33	966.00	148.01<	125.66<	2147.88	1817.39
Residential									
Boarding House	1	1100000	1100000	1070.04	1028.00	134.15<	ND	1028.00	1070.04
Cojoin Strata Unsp	83	647969	632000	NA	NA	104.66<	97.38<	NA	NA
Detached Home (New)	1	1500000	1500000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	1531	1036665	980000	1506.54	726.00	103.16<	128.10<	758.10	1371.72
Half Pair or Duplex	2	568000	568000	1097.96	490.00	103.27<	142.00<	490.00	1097.96
Individual Car Park	6	2133	1000	NA	NA	100.00<	ND	NA	NA
Res Dev Site	1	980000	980000	1035.94	946.00	42.96<	38.85<	946.00	1035.94
Res Investment Flat	16	895250	897500	1923.08	416.00	115.06<	133.96<	626.11	1323.69
Res Land (WithBuild)	94	1055114	1001000	996.40	971.00	95.11<	84.56<	988.43	1067.47
Res/Rural Lstyle	8	3501986	3032500	524.78	5334.50	150.50<	134.78<	6933.38	505.09
Retire Village Unit	25	471431	480000	NA	NA	93.29<	121.52<	NA	NA
Semi-detached Unspec	52	794708	785000	4035.09	228.00	104.67<	120.77<	254.98	3151.11
Single Strata Unsp	466	703844	700000	NA	NA	101.45<	122.81<	NA	NA
Strata Unit/Flat Uns	162	580044	511000	NA	NA	87.76<	88.10<	NA	NA
Vac Res A	25	658740	600000	1001.38	724.00	92.31<	120.00<	819.88	803.46
Vac Res Rural Lstyle	2	2187750	2187750	377.21	6402.00	185.40<	175.02<	6402.00	341.73
Municipality totals									
Commercial Total		70				Commercial Total Prices		\$108,835,070	
Community Services Total		2				Community Services Total Prices		\$5,390,000	
Industrial Total		133				Industrial Total Prices		\$332,380,181	
Residential Total		2,475				Residential Total Prices		\$2,283,079,596	
All Sales Total		2,680				All Sales Total		\$2,729,684,847	

Latrobe City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,807	80,000	96,581	327	73,000	88,204	584	40,500	40,349
2003	1,715	111,500	126,517	248	95,000	110,901	694	53,000	52,562
2004	1,451	131,000	147,286	234	115,000	126,431	563	65,000	62,952
2005	1,451	145,000	158,101	234	137,000	164,262	481	75,000	74,442
2006	1,424	152,000	170,362	221	140,000	166,097	494	82,000	81,643
2007	1,711	160,000	181,937	261	143,500	163,703	524	88,000	91,149
2008	1,327	165,000	185,430	213	143,000	159,683	353	95,000	96,806
2009	1,581	176,500	197,552	276	156,250	182,029	517	102,950	100,799
2010	1,295	195,000	220,788	231	157,500	194,254	386	110,000	110,266
2011	1,127	209,000	229,854	207	165,000	185,237	237	127,000	127,745
2012	1,122	208,000	225,149	179	175,000	206,778	197	135,000	134,774
2013	1,152	210,000	231,125	185	170,000	195,669	271	129,500	131,187
2014	1,123	215,000	234,557	182	189,000	205,814	258	135,000	133,780
2015	1,209	214,000	233,547	209	181,000	189,372	211	135,350	139,348
2016	1,231	210,000	234,406	167	172,000	199,558	172	135,000	137,907
2017	1,380	225,000	245,026	174	165,000	182,616	159	135,000	136,709
2018	1,631	230,000	257,691	238	170,500	192,749	298	134,250	134,582
2019	1,398	254,750	272,576	171	192,500	211,515	324	139,000	141,010
2020	1,548	275,000	299,513	242	190,500	213,630	630	156,500	159,682
2021	1,863	355,000	372,878	270	245,000	259,720	553	179,000	189,979
2022	1,360	412,000	438,178	187	280,000	290,875	150	255,000	265,998
2023	253	380,000	418,480	37	290,000	314,486	23	285,000	269,521

Statistics for 2023 are based on a small number of sales and are preliminary only.

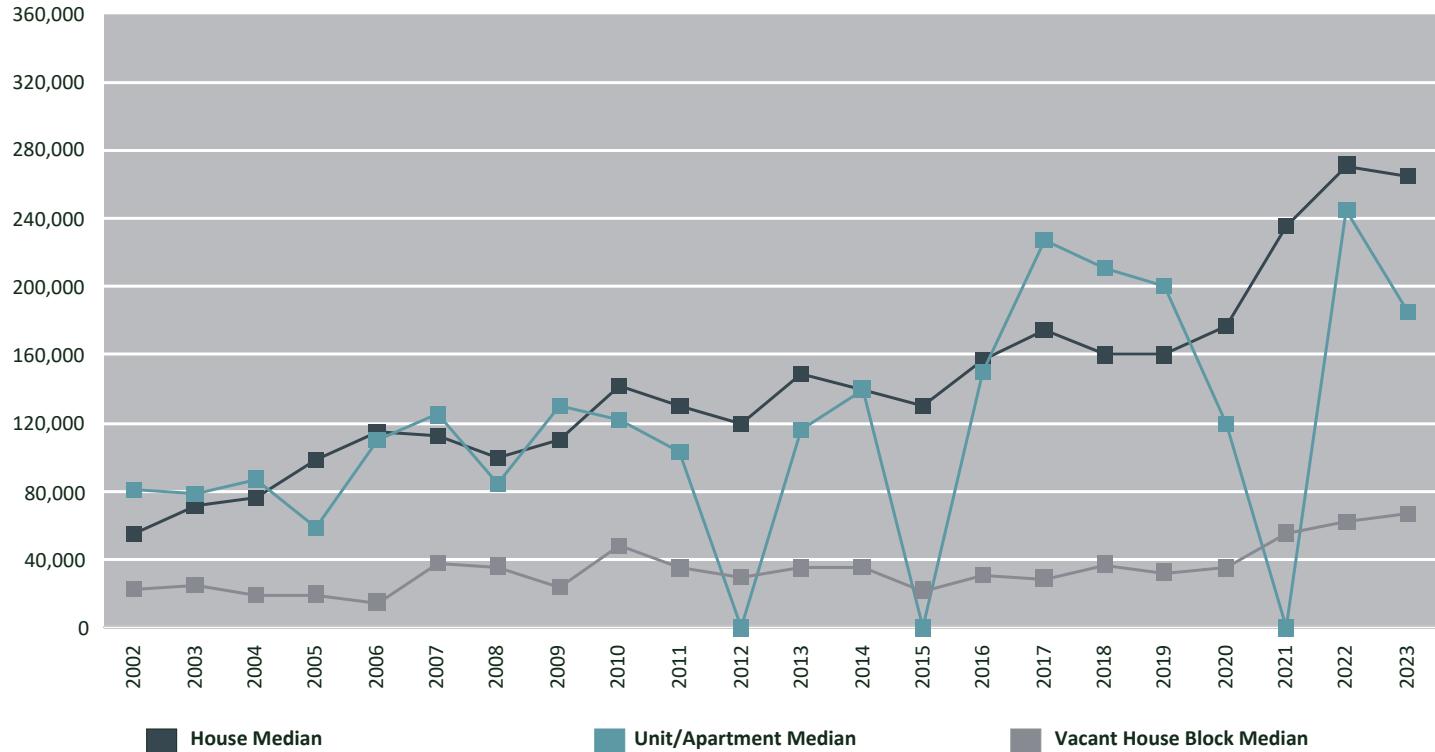
Latrobe City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	2	1325000	1325000	941.57	1584.00	ND	ND	1584.00	836.49
Cinema Complex	1	715000	715000	NA	NA	ND	ND	NA	NA
Dev Site	6	1177400	867500	702.30	1923.50	103.43<	173.24<	2268.83	518.95
Diagnostic/X-ray	1	2115000	2115000	2827.54	748.00	ND	ND	748.00	2827.54
Fuel Outlet/Garage	1	2437680	2437680	2007.97	1214.00	76.30<	92.34<	1214.00	2007.97
Health Clinic Unsp	1	737000	737000	400.11	1842.00	161.98<	91.84<	1842.00	400.11
Hotel/Motel Unsp	1	3930000	3930000	72.48	54222.00	ND	212.43<	54222.00	72.48
Licensed Restaurant	2	994999	994999	2377.08	399.00	177.68<	ND	399.00	2493.73
Motel	1	890000	890000	864.92	1029.00	80.00<	ND	1029.00	864.92
Multi-Lvl Offic Unsp	6	920750	669500	1249.33	1245.50	89.27<	ND	1439.75	726.78
Office Premises Uns	13	506673	500000	1893.38	272.00	77.40<	100.86<	451.46	1122.30
Reception/Function	1	1800000	1800000	23.87	75400.00	ND	ND	75400.00	23.87
Retail Mult Occ Unsp	5	579713	460000	655.59	653.00	92.00<	13.61<	609.00	852.86
Retail Sgle Occ Unsp	38	777058	575000	1223.16	248.50	174.24<	143.75<	554.42	1433.60
Tavern	1	980000	980000	4689.00	209.00	81.67<	ND	209.00	4689.00
Vehicle Sales Centre	2	6069500	6069500	405.32	12869.00	8092.67<	ND	12869.00	471.64
Community Services									
Gov School (Unsp)	1	2000000	2000000	22.46	89064.00	ND	ND	89064.00	22.46
Industrial									
Concrete Batch Plant	1	550000	550000	102.80	5350.00	ND	ND	5350.00	102.80
Factory Unsp	20	762150	523500	300.26	1205.00	135.97<	190.36<	5926.70	128.60
Ind Dev Site	29	626252	290906	236.36	1717.00	118.28<	126.48<	5159.00	121.39
Warehouse Store	1	420000	420000	103.07	4075.00	23.33<	ND	4075.00	103.07
Warehouse Unspec	9	597055	430000	489.51	1144.00	82.85<	88.84<	1368.57	294.10
Warehouse/Showroom	1	2224157	2224157	702.29	3167.00	617.82<	ND	3167.00	702.29
Primary Production									
DomsticLivestockGraz	2	5962500	5962500	21.18	312529.50	1152.17<	1264.58<	312529.50	19.08
GenCrop >20ha Unspec	1	915000	915000	1.14	804307.00	ND	366.00<	804307.00	1.14
Livestock – Beef	2	500000	500000	5.26	94295.50	71.43<	50.55<	94295.50	5.30
Livestock – Dairy	2	1475000	1475000	3.36	444079.00	215.33<	ND	444079.00	3.32
Livestock – Sheep	1	155000	155000	3.25	47731.00	ND	ND	47731.00	3.25
MixedFarm + infrast	15	1629400	1640000	3.06	490140.00	152.56<	364.44<	584746.47	2.79
MixedFarm no infrast	6	1013333	922500	2.44	332250.00	129.02<	ND	390233.33	2.60
MixedFarm&GrazUnsp	1	1400000	1400000	6.75	207305.00	205.28<	280.00<	207305.00	6.75
Native Bshland	1	300000	300000	1.02	295100.00	75.00<	202.49<	295100.00	1.02
Vineyard	1	1200000	1200000	24.69	48600.00	ND	ND	48600.00	24.69
Residential									
Boarding House	1	545000	545000	827.01	659.00	ND	ND	659.00	827.01
Cojoin Strata Unsp	1	253000	253000	NA	NA	88.77<	30.57<	NA	NA
Detached Home Unsp	1353	437025	410000	755.06	692.00	116.48<	160.78<	743.61	587.41
Detached Home(exist)	6	668833	670000	181.56	3004.50	109.66<	326.83<	3019.67	221.49
MisImpRuralLand Unsp	2	662500	662500	127.23	28877.50	181.51<	ND	28877.50	22.94
Res Dev Site	2	226500	226500	354.89	634.00	31.68<	59.61<	634.00	354.89
Res Investment Flat	6	587500	572500	548.04	937.50	132.37<	ND	937.50	542.40
Res/Rural Lstyle	127	1674743	790000	39.25	20000.00	112.06<	152.22<	24777.94	67.59
ResLandWithImprovemt	1	400000	400000	646.20	619.00	363.64<	ND	619.00	646.20
Semi-detached Unspec	1	615000	615000	NA	NA	220.43<	469.47<	NA	NA
Single Strata Unsp	125	293324	290000	NA	NA	116.00<	152.63<	NA	NA
Strata Unit/Flat Uns	55	253640	250000	NA	NA	131.58<	110.86<	NA	NA
Sub Div (EnGlob)	1	2550000	2550000	37.67	67700.00	74.78<	ND	67700.00	37.67
Vac Res A	142	261975	255000	258.81	811.50	142.46<	183.45<	835.95	312.37
Vac Res B	8	337422	272500	101.16	2601.50	83.85<	215.84<	2651.50	127.26
Vac Res Englob Oth	1	4500000	4500000	26.16	172000.00	195.65<	ND	172000.00	26.16
Vac Res Rural Lstyle	26	398769	370000	24.87	20123.00	105.77<	170.11<	23690.38	16.83
Sport/Hrtge/Cultural									
IndoorSportCent Unsp	1	325000	325000	331.63	980.00	31.55<	ND	980.00	331.63
Squash Courts	1	255200	255200	410.95	621.00	ND	ND	621.00	410.95
Municipality totals									
Commercial Total		82				Commercial Total Prices		\$81,986,126	
Community Services Total		1				Community Services Total Prices		\$2,000,000	
Industrial Total		61				Industrial Total Prices		\$41,971,975	
Primary Production Total		32				Primary Production Total Prices		\$50,366,000	
Residential Total		1,858				Residential Total Prices		\$923,050,404	
Sport/Hrtge/Cultural Total		2				Sport/Hrtge/Cultural Total Prices		\$580,200	
All Sales Total		2,036				All Sales Total		\$1,099,954,705	

Loddon Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	98	55,000	63,405	4	81,500^	85,750^	65	23,000	28,535
2003	98	71,500	79,992	3	78,500^	85,500^	39	25,000	34,780
2004	86	76,500	89,683	1	87,500^	87,500^	52	19,000	25,804
2005	85	99,000	103,422	2	59,000^	59,000^	54	19,650	65,359
2006	72	115,000	130,322	3	110,000^	103,333^	37	15,000	29,705
2007	78	112,500	116,410	1	125,000^	125,000^	24	37,475	50,508
2008	77	100,000	111,464	3	85,000^	81,333^	39	36,000	45,153
2009	46	110,000	110,733	3	130,000^	133,333^	26	23,750	33,763
2010	60	142,000	155,275	4	122,000^	127,250^	32	48,000	54,046
2011	90	130,000	133,788	2	103,000^	103,000^	16	35,000	38,387
2012	67	120,000	142,325	0	0*	0*	29	30,000	35,569
2013	71	149,000	153,679	1	116,000^	116,000^	30	35,000	69,641
2014	71	140,000	142,633	2	140,000^	140,000^	28	35,375	46,203
2015	51	130,000	155,088	0	0*	0*	25	22,000	32,716
2016	80	157,500	166,444	1	150,000^	150,000^	18	30,800	49,997
2017	78	174,500	194,778	2	227,500^	227,500^	24	29,000	32,208
2018	83	160,000	165,597	2	211,250^	211,250^	30	37,250	59,040
2019	85	160,000	169,476	1	200,000^	200,000^	25	32,500	47,721
2020	93	177,000	188,919	1	120,000^	120,000^	38	35,000	59,929
2021	115	235,000	244,330	0	0*	0*	37	55,935	77,755
2022	72	271,000	292,204	3	245,000^	281,666^	26	62,500	94,509
2023	15	265,000	283,100	2	185,000^	185,000^	3	67,500 ^	55,833 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Loddon Shire

Analysis of property sales for 2022

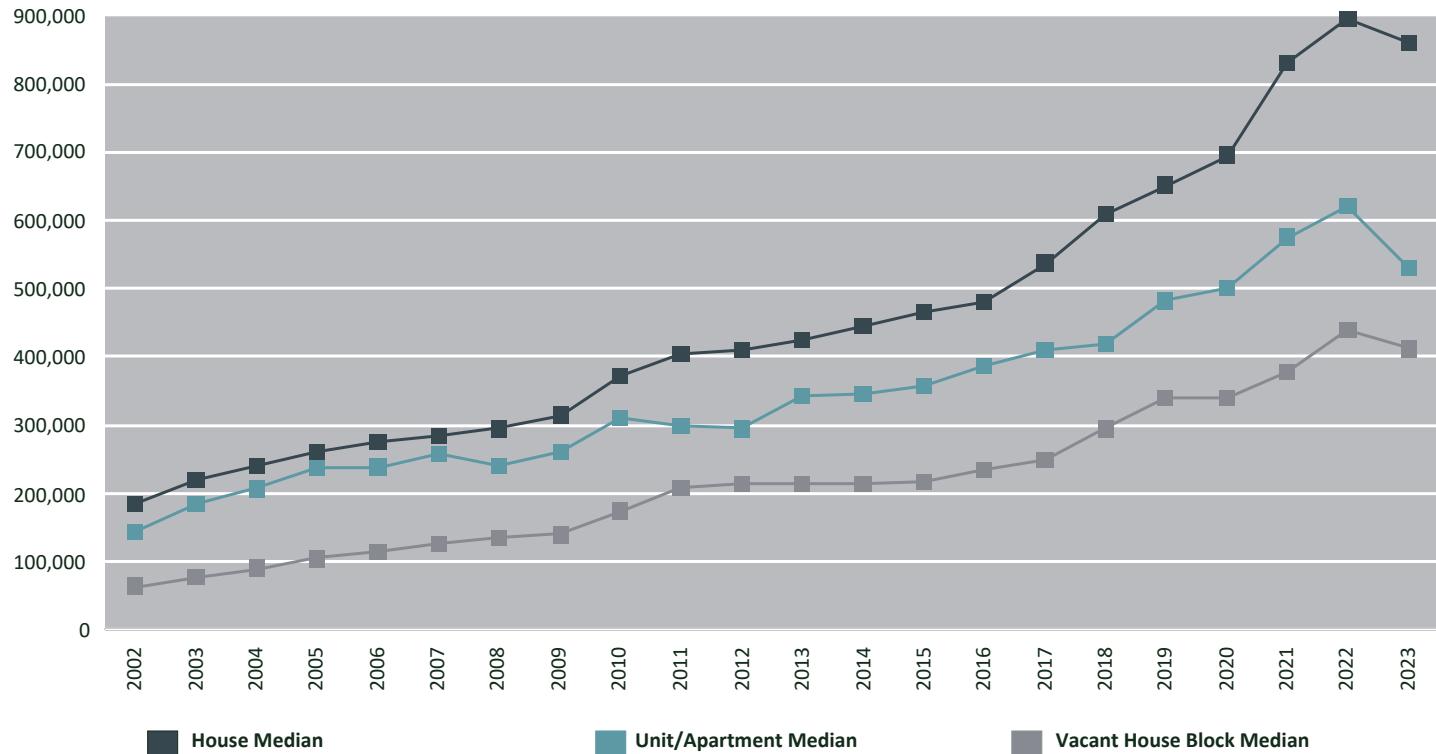
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)			Mean Price per Unit Area
							2021	2017	
Commercial						(\$/SM)	(SM)		(\$/SM)
Hotel	2	385000	385000	101.62	4430.50	107.92<	ND	4430.50	86.90
Mixed Use Unspec	1	150000	150000	511.95	293.00	50.00<	ND	293.00	511.95
Community Services						(\$/SM)	(SM)		(\$/SM)
Place of Worship	1	165000	165000	53.50	3084.00	185.19<	99.34<	3084.00	53.50
Extractive Industry						(\$/SM)	(SM)		(\$/SM)
Quarry/Mine open dry	1	70000	70000	0.22	320000.00	ND	ND	320000.00	0.22
Industrial						(\$/SM)	(SM)		(\$/SM)
Food ProcessingUnsp	1	4031000	4031000	NA	NA	167.96<	403.10<	NA	NA
Ind Dev Site	1	140000	140000	15.34	9126.00	252.71<	ND	9126.00	15.34
Warehouse Unspec	2	270000	270000	137.54	1874.00	ND	ND	1874.00	144.08
Infrastruc&Utilities						(\$/SM)	(SM)		(\$/SM)
Post Offices	1	485000	485000	434.59	1116.00	ND	ND	1116.00	434.59
Primary Production						(\$/SM)	(SM)		(\$/SM)
DomesticLivestockGraz	3	641666	875000	1.25	697300.00	161.29<	470.69<	541100.00	1.19
GenCrop >20ha Unspec	29	1111290	1040812	0.30	1210000.00	234.42<	424.31<	1342352.83	0.83
Livestock - Sheep	3	726382	879148	0.31	1290000.00	293.05<	209.32<	1287424.67	0.56
MixedFarm&GrazUnsp	8	504541	426666	0.90	404900.00	102.81<	120.19<	524512.50	0.96
Native Bshland	1	49147	49147	0.61	80940.00	26.00<	ND	80940.00	0.61
Native Hardwood	1	460000	460000	1.15	400000.00	418.18<	ND	400000.00	1.15
Piggery	1	1210000	1210000	5.11	236750.00	ND	ND	236750.00	5.11
Residential						(\$/SM)	(SM)		(\$/SM)
Detached Home Unsp	14	369232	385000	493.10	1014.00	116.67<	240.63<	1137.55	304.82
Detached Home(exist)	58	273611	240000	137.13	1065.00	104.35<	90.57<	1402.03	195.15
Garage/Outbuild Res	1	215000	215000	86.00	2500.00	ND	ND	2500.00	86.00
Garage/Outbuild Rur	4	275750	226500	2.81	110900.00	110.49<	ND	108750.00	2.54
MisImpRuralLand Unsp	3	135000	150000	2.13	80000.00	98.68<	ND	66715.67	2.02
Res Investment Flat	1	385000	385000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	35	451075	465000	5.63	36396.00	140.91<	184.52<	51285.29	8.80
Single Strata Unsp	2	230000	230000	NA	NA	ND	115.00<	NA	NA
Vac Res A	20	80612	58900	36.13	1056.00	106.19<	196.33<	1291.15	62.43
Vac Res B	6	140833	107500	25.30	2982.50	145.27<	307.14<	2959.67	47.58
Vac Res Rural Lstyle	33	156651	160000	4.25	75259.00	112.28<	193.94<	59866.73	2.62

Municipality totals

Commercial Total	3	Commercial Total Prices	\$920,000
Community Services Total	1	Community Services Total Prices	\$165,000
Extractive Industry Total	1	Extractive Industry Total Prices	\$70,000
Industrial Total	4	Industrial Total Prices	\$4,711,000
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$485,000
Primary Production Total	46	Primary Production Total Prices	\$42,087,058
Residential Total	177	Residential Total Prices	\$47,021,090
All Sales Total	233	All Sales Total	\$95,459,148

Macedon Ranges Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	593	185,000	205,611	52	145,000	154,500	404	64,000	61,022
2003	559	221,000	230,897	58	186,000	205,650	381	78,000	88,038
2004	515	240,000	251,615	52	207,500	216,160	207	90,000	100,298
2005	511	260,200	288,039	82	238,500	238,863	173	105,000	113,677
2006	509	275,000	299,161	69	239,000	221,712	189	116,000	126,556
2007	617	285,000	316,880	90	257,250	251,409	290	127,500	134,874
2008	507	295,000	321,159	72	240,000	241,005	276	135,000	144,092
2009	642	315,000	335,293	132	261,500	260,366	340	140,000	138,400
2010	530	372,000	402,642	89	310,000	313,208	342	175,000	164,778
2011	501	405,000	445,650	91	300,000	318,702	237	208,000	196,954
2012	445	410,000	441,787	89	295,000	309,403	221	215,000	206,511
2013	529	425,000	462,272	98	343,500	363,238	221	215,000	212,589
2014	540	445,000	470,485	100	346,500	359,369	206	215,000	205,960
2015	609	465,000	503,654	111	358,000	369,783	231	216,500	218,857
2016	552	480,000	523,654	120	386,500	390,991	315	235,000	235,764
2017	649	537,000	568,232	142	410,000	433,755	483	249,500	254,656
2018	573	608,000	665,384	98	418,500	432,827	191	295,000	314,691
2019	476	651,000	693,364	93	482,000	467,046	182	340,500	357,753
2020	542	695,000	748,640	81	500,000	508,672	423	341,000	337,180
2021	661	830,000	899,301	137	575,000	606,248	532	379,000	383,673
2022	499	895,000	987,837	71	620,000	617,500	116	439,750	466,540
2023	87	860,000	923,550	10	530,000	571,500	14	412,000	454,964

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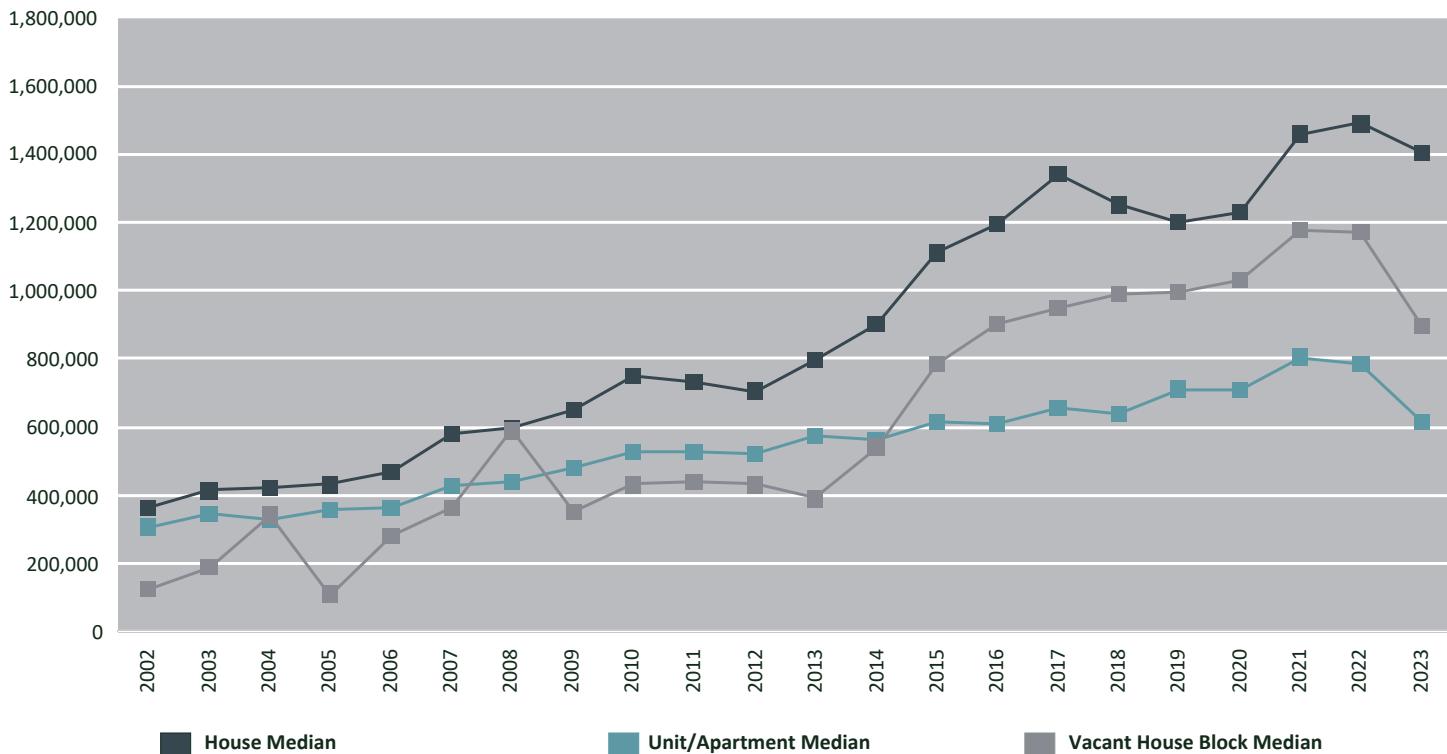
Macedon Ranges Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Car Wash	1	700000	700000	864.20	810.00	ND	ND	810.00
Dev Site	1	4400000	4400000	724.88	6070.00	538.23<	725.47<	6070.00
Guest/BackPack Unsp	1	1300000	1300000	16.25	80000.00	ND	ND	80000.00
Health Clinic Unsp	1	1250000	1250000	7530.12	166.00	217.49<	143.68<	166.00
Health Surgery	1	940000	940000	853.77	1101.00	ND	ND	1101.00
Mixed Use Office	1	870000	870000	2871.29	303.00	ND	ND	303.00
Mixed Use Shop	1	700000	700000	6086.96	115.00	ND	ND	115.00
Mixed Use Unspec	5	4740000	1200000	3575.30	324.00	164.38<	125.16<	250191.75
Office Premises Uns	2	1739500	1739500	1165.42	1487.50	280.56<	328.21<	1487.50
Pub/Tavern/Club Unsp	2	2050000	2050000	786.74	2737.50	241.18<	ND	2737.50
Retail Mult Occ Unsp	1	1490000	1490000	NA	NA	33.20<	141.90<	NA
Retail Sgle Occ Unsp	8	826587	730000	2067.67	266.00	130.36<	200.65<	599.57
Shopping Centre Unsp	1	23170000	23170000	NA	NA	ND	101.40<	NA
Veterinary Clinic	1	1000000	1000000	3311.26	302.00	ND	ND	302.00
Community Services								
Ambulance Station	1	1591000	1591000	8329.84	191.00	ND	ND	191.00
Early Childhood Cent	1	3850000	3850000	2539.58	1516.00	ND	ND	1516.00
Industrial								
Factory Unsp	7	783928	770000	666.17	1351.00	81.86<	138.63<	5112.14
Ind Dev Site	8	1165693	1133000	521.41	2179.00	171.61<	321.76<	5397.88
OpenStorageUnspec	1	2100000	2100000	241.91	8681.00	442.11<	ND	8681.00
Warehouse Unspec	2	1110000	1110000	394.63	2972.50	127.59<	114.88<	2972.50
Warehouse/Office	2	790000	790000	1784.46	453.00	120.34<	ND	453.00
Infrastr&Utilities								
ReservedRoads	1	1050000	1050000	60.34	17400.00	ND	ND	17400.00
National Parks, etc								
Conservation-Private	1	195000	195000	139.78	1395.00	221.59<	ND	1395.00
Primary Production								
DomsticLivestockGraz	7	2459171	1300000	1.87	693500.00	162.50<	113.29<	1260353.29
GenCrop >20ha Unspec	2	765000	765000	2.33	328682.00	103.55<	182.14<	328682.00
Horse Unspecified	2	375000	375000	175.85	2129.50	18.75<	29.64<	2129.50
Livestock – Beef	1	1450000	1450000	1.74	834000.00	20.42<	90.63<	834000.00
Livestock – Dairy	1	250000	250000	0.58	427858.00	ND	ND	427858.00
Livestock – Sheep	1	500000	500000	0.09	5294365.00	38.46<	67.34<	5294365.00
MixedFarm + infrast	5	3521100	3600000	20.25	400000.00	255.31<	151.58<	494473.40
MixedFarm no infrast	4	1993750	1887500	4.87	400000.00	125.83<	78.81<	405000.00
MixedFarm&GrazUnsp	25	2014616	1832000	2.93	410000.00	92.11<	187.90<	458655.68
Orchard Plantations	1	1775000	1775000	9.34	190076.00	ND	ND	190076.00
Plant/Tree Nursery	1	320000	320000	NA	NA	91.43<	ND	NA
Vineyard	3	1001000	1040000	2.05	30763.00	50.47<	61.18<	100254.33
Residential								
Cojoin Strata Unsp	3	724666	740000	NA	NA	108.82<	119.84<	NA
Detached Home Unsp	472	986154	890000	1176.92	973.50	107.23<	136.50<	1167.23
Detached Home(exist)	23	1079173	1000000	562500.00	2.00	89.29<	156.25<	656.83
MisImpRuralLand Unsp	1	350000	350000	12.96	27000.00	51.66<	47.62<	27000.00
OVO Sub Unit	1	723000	723000	NA	NA	123.06<	ND	NA
Res Dev Site	4	4730741	2275000	193.53	13500.00	484.04<	787.20<	29524.75
Res Land (WithBuild)	3	1190000	1350000	855.00	2000.00	41.83<	ND	47800.00
Res/Rural Lstyle	226	1608222	1427500	113.69	20000.00	105.74<	154.12<	37745.09
Semi-detached Unspec	4	661250	582500	3098.40	188.00	87.92<	113.90<	233.25
Sep House&Curtilage	1	735639	735639	1471.28	500.00	ND	ND	500.00
Single Strata Unsp	40	579750	600000	NA	NA	105.26<	126.72<	NA
Strata Unit/Flat Uns	26	651557	622500	NA	NA	107.79<	123.88<	NA
Townhouse	1	815000	815000	NA	NA	179.12<	93.68<	NA
Vac Res A	110	461870	432250	630.11	658.00	115.65<	129.42<	723.94
Vac Res B	6	552166	520000	216.12	3096.00	94.55<	135.06<	3024.50
Vac Res Englobo Oth	1	7312982	7312982	208.94	350000.00	423.45<	249.59<	35000.00
Vac Res Rural Lstyle	49	682841	705250	22.50	20000.00	125.94<	141.05<	35596.96
Municipality totals								
Commercial Total		27				Commercial Total Prices		\$73,711,696
Community Services Total		2				Community Services Total Prices		\$5,441,000
Industrial Total		20				Industrial Total Prices		\$20,713,050
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$1,050,000
National Parks, etc Total		1				National Parks, etc Total Prices		\$195,000
Primary Production Total		53				Primary Production Total Prices		\$102,738,100
Residential Total		971				Residential Total Prices		\$1,018,701,355
All Sales Total		1,075				All Sales Total		\$1,222,550,201

Manningham City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,548	365,000	394,417	792	309,000	315,577	36	125,450	140,380
2003	1,307	415,000	458,437	602	345,000	351,836	22	191,500	183,404
2004	1,267	421,000	459,806	491	330,000	340,927	31	343,800	306,551
2005	1,253	432,000	473,446	511	360,000	365,951	7	110,000 ^	121,666 ^
2006	1,333	470,000	517,617	583	362,500	388,575	12	285,000	308,725
2007	1,485	580,000	599,072	726	429,500	446,909	28	365,000	366,148
2008	1,082	600,000	639,531	561	440,000	474,974	16	590,000	570,909
2009	1,299	650,000	690,728	755	481,000	495,886	22	355,000	347,852
2010	1,176	750,000	803,833	600	530,250	553,676	54	432,500	516,011
2011	1,023	735,000	795,608	503	527,000	544,196	27	440,000	496,370
2012	1,005	706,000	756,127	655	524,500	550,132	24	432,500	446,905
2013	1,340	795,000	849,634	789	575,000	585,494	56	391,250	425,738
2014	1,501	900,000	984,243	1,212	564,000	579,689	38	542,500	579,181
2015	1,809	1,110,000	1,182,293	1,282	617,750	656,648	188	785,000	804,401
2016	1,408	1,195,000	1,252,862	1,072	610,000	666,950	55	900,000	967,430
2017	1,347	1,340,000	1,399,990	1,255	658,000	733,636	53	950,000	926,680
2018	1,067	1,250,000	1,312,123	791	638,200	697,398	48	990,000	979,470
2019	1,217	1,200,000	1,246,148	902	711,750	749,423	53	995,000	953,498
2020	941	1,230,000	1,291,943	734	710,000	739,615	53	1,030,000	1,073,277
2021	1,552	1,460,000	1,518,929	1,137	805,500	838,986	54	1,175,000	1,211,193
2022	1,141	1,490,000	1,563,757	933	785,000	835,193	19	1,170,000	1,190,789
2023	89	1,405,000	1,476,996	100	615,000	701,548	2	895,000 ^	895,000 ^

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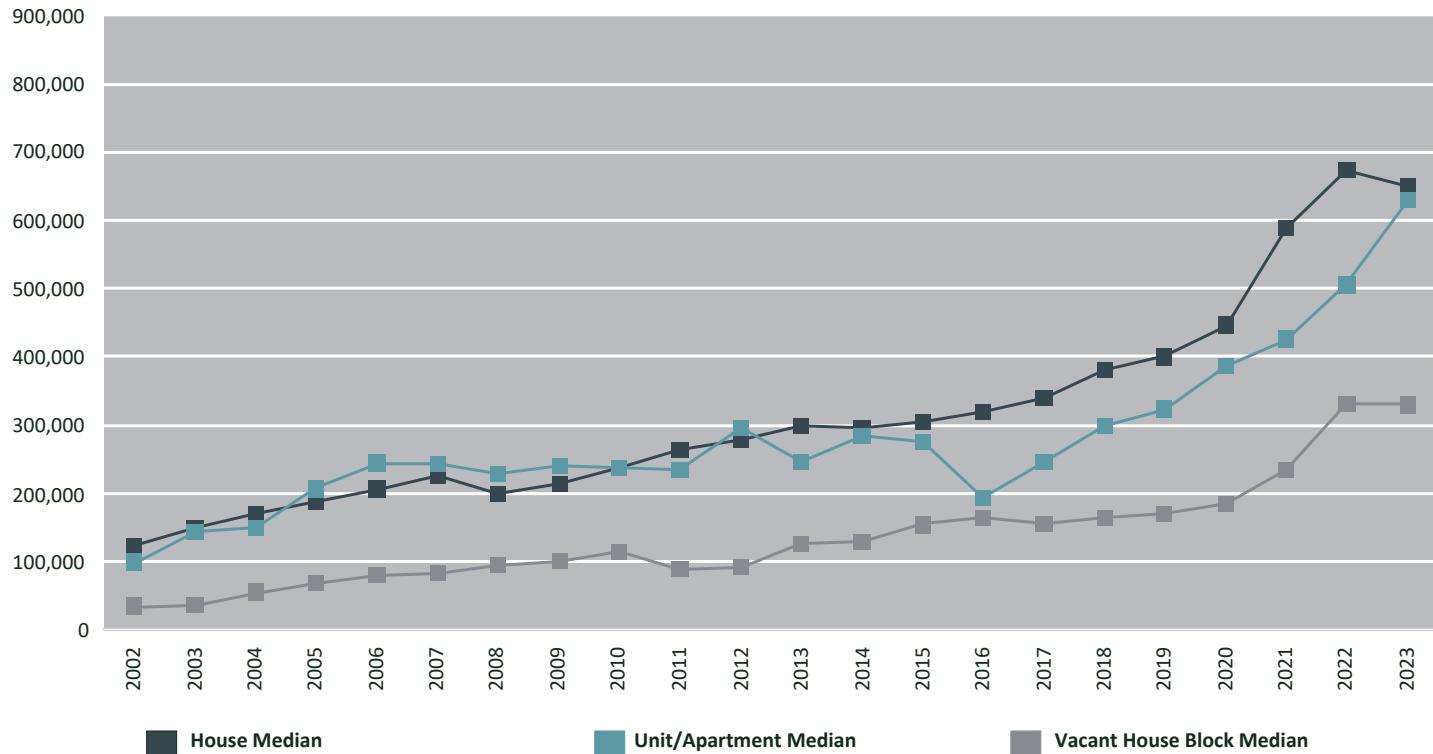
Manningham City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dental Clinic	1	1200000	1200000	1652.89	726.00	ND	ND	726.00	1652.89
Ground Level Parking	1	1200000	1200000	1788.38	671.00	ND	ND	671.00	1788.38
Health Clinic Unsp	3	1908450	2500000	3424.66	730.00	115.74<	151.52<	729.33	2616.70
Mixed Use Unspec	1	1720000	1720000	6035.09	285.00	61.46<	233.22<	285.00	6035.09
Office Premises Uns	7	4019747	875000	611.93	1512.50	136.29<	63.87<	2189.17	2039.21
Pub/Tavern/Club Unsp	2	1635000	1635000	798.34	2048.00	ND	83.96<	2048.00	798.34
Retail Mult Occ Unsp	1	2750000	2750000	18581.08	148.00	268.82<	105.77<	148.00	18581.08
Retail Sgle Occ Unsp	13	1350615	1180000	9121.34	211.50	158.92<	85.51<	4794.17	249.92
Tourist Park/Caravan	1	7012500	7012500	180.22	38910.00	ND	ND	38910.00	180.22
Community Services									
Day Care Centre	1	3450000	3450000	4006.97	861.00	ND	ND	861.00	4006.97
Fire Station	1	1078000	1078000	1433.51	752.00	ND	ND	752.00	1433.51
Religious Residence	1	957000	957000	1106.36	865.00	ND	ND	865.00	1106.36
Residential									
Cojoin Strata Unsp	12	1260166	1240000	NA	NA	87.76<	130.87<	NA	NA
Detached Home Unsp	1102	1564485	1487000	2542.80	701.00	101.50<	123.92<	803.96	1946.52
Half Pair or Duplex	1	1235000	1235000	NA	NA	ND	ND	NA	NA
Individual Car Park	1	10000	10000	NA	NA	100.00<	800.00<	NA	NA
Res Dev Site	2	800000	800000	1479.12	688.00	50.00<	52.29<	688.00	1162.79
Res Investment Flat	1	4005000	4005000	NA	NA	ND	127.14<	NA	NA
Res Land (WithBuild)	19	1989297	1810000	3098.29	936.00	100.22<	121.93<	1033.74	1924.38
Res/Rural Lstyle	148	2626943	2263000	508.85	4190.00	92.37<	127.13<	8051.80	326.26
Retire Village Unit	16	602078	625000	NA	NA	106.84<	105.13<	NA	NA
Semi-detached Unspec	39	1543215	1600000	5043.60	344.00	118.49<	228.57<	321.05	4828.16
Single Strata Unsp	572	912292	877000	2648.51	404.00	97.12<	116.93<	404.00	2648.51
Strata Unit/Flat Uns	322	675545	550000	NA	NA	89.58<	84.23<	NA	NA
Townhouse	8	1136687	1055000	NA	NA	98.14<	117.35<	NA	NA
Vac Res A	17	1130294	1165000	2362.75	510.00	100.22<	117.09<	694.27	1537.07
Vac Res B	2	1705000	1705000	592.35	2873.00	104.28<	117.99<	2873.00	593.46
Vac Res Rural Lstyle	8	1705250	1790000	480.34	4035.00	113.29<	119.13<	19322.25	88.25
Villa Unit	1	790000	790000	NA	NA	79.00<	97.77<	NA	NA
Municipality totals									
Commercial Total	30					Commercial Total Prices		\$68,574,082	
Community Services Total	3					Community Services Total Prices		\$5,485,000	
Residential Total	2,271					Residential Total Prices		\$3,027,944,740	
All Sales Total	2,304					All Sales Total		\$3,102,003,822	

Mansfield Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	153	124,000	128,369	21	99,000	117,023	118	34,800	38,008
2003	178	149,500	153,417	40	143,500	138,843	202	36,000	41,882
2004	153	170,000	178,139	36	150,000	154,259	110	55,000	52,756
2005	136	189,000	203,502	26	207,500	184,250	86	68,000	68,834
2006	113	207,000	220,908	31	245,000	221,632	62	80,000	76,993
2007	141	227,500	231,302	26	243,000	219,528	58	82,500	82,590
2008	83	200,000	217,800	39	230,000	213,282	46	94,250	88,085
2009	123	215,000	226,755	37	240,000	218,783	49	100,000	100,641
2010	165	238,000	248,467	30	238,500	252,460	65	115,000	111,344
2011	131	264,500	270,055	36	234,000	224,097	92	89,500	104,813
2012	147	280,000	275,276	25	295,750	274,450	48	92,500	113,281
2013	120	300,000	321,750	22	246,500	284,108	38	127,500	117,932
2014	130	295,500	303,662	32	284,250	268,011	43	130,000	119,732
2015	135	305,000	313,480	27	275,000	273,346	70	154,950	149,095
2016	145	320,000	331,226	28	195,000	240,232	70	164,975	149,001
2017	174	339,750	353,401	22	247,500	271,636	82	155,500	151,800
2018	151	380,000	391,384	29	300,000	316,446	109	165,000	165,525
2019	127	400,000	426,542	22	324,000	310,793	102	169,950	170,029
2020	176	446,500	465,311	30	386,000	405,360	121	185,000	201,124
2021	237	589,000	624,427	23	426,000	427,434	85	235,000	250,154
2022	144	672,500	714,038	20	505,500	505,974	50	331,000	315,390
2023	35	650,000	717,500	3	630,000^	546,666^	9	330,000 ^	304,444 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Mansfield Shire

Analysis of property sales for 2022

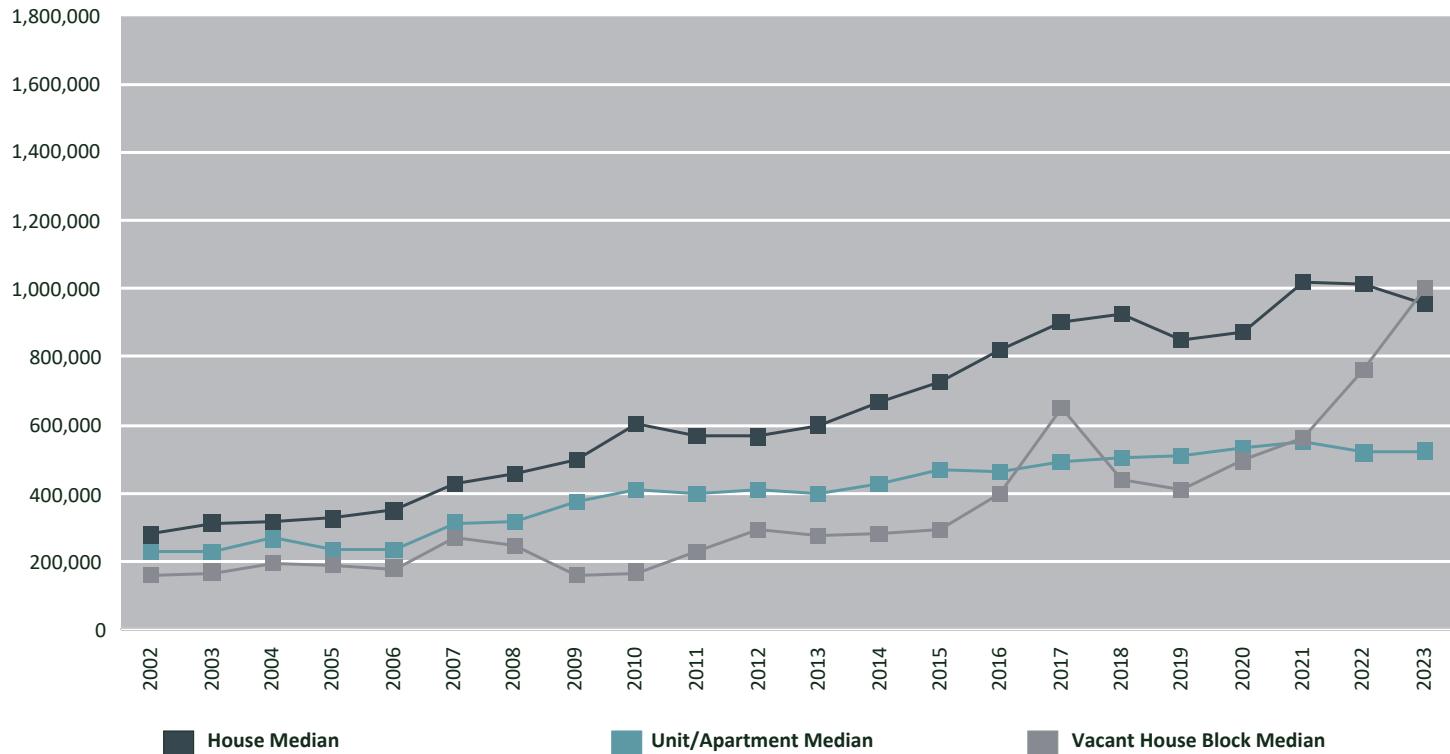
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	1430000	1430000	388.69	3679.00	230.65<	236.36<	3679.00	388.69
Hotel	2	885000	885000	270.72	4241.00	104.12<	ND	4241.00	208.68
Pub/Tavern/Club Unsp	1	1100000	1100000	4330.71	254.00	142.86<	214.63<	254.00	4330.71
Retail Sgle Occ Unsp	7	512714	508000	958.47	626.00	104.74<	91.45<	473.29	1083.31
Shop	1	1200000	1200000	1714.29	700.00	ND	ND	700.00	1714.29
Tourist Park/Caravan	1	2900000	2900000	25.20	115100.00	ND	ND	115100.00	25.20
Community Services									
Place of Worship	2	492850	492850	242.60	2017.00	ND	ND	2017.00	244.35
Industrial									
Factory Unsp	3	720166	839000	471.73	4576.50	ND	ND	4576.50	189.01
Storage Depot	1	800000	800000	114.94	6960.00	ND	ND	6960.00	114.94
Warehouse Unspec	3	291666	250000	54.72	2741.00	61.73<	ND	3529.00	82.65
Primary Production									
DomsticLivestockGraz	3	750000	500000	1.11	1256029.00	41.67<	63.69<	861499.67	0.87
Livestock – Beef	2	626000	626000	6.59	154200.00	10.40<	84.59<	154200.00	4.06
Livestock – Sheep	1	3870000	3870000	4.44	871500.00	469.09<	486.79<	871500.00	4.44
MixedFarm no infrast	1	1265000	1265000	0.90	1400000.00	ND	401.59<	1400000.00	0.90
MixedFarm&GrazUnsp	23	1831104	1550000	7.35	408157.00	168.94<	206.67<	504928.43	3.63
Native Bshland	1	1210000	1210000	2.54	476903.00	ND	ND	476903.00	2.54
Native Hardwood	1	700000	700000	1.73	404860.00	89.74<	ND	404860.00	1.73
Residential									
Cjoin Strata Unsp	3	344666	339999	NA	NA	ND	ND	NA	NA
Detached Home Unsp	22	750068	677500	673.19	817.00	98.62<	163.25<	1184.26	658.93
Detached Home(exist)	122	707540	667500	594.44	900.00	115.53<	169.63<	1063.47	665.32
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	6	1356833	800000	15.38	42174.50	129.66<	ND	62174.83	21.82
Res Investment Flat	3	560333	511000	2102.88	243.00	176.21<	ND	410.33	1365.56
Res/Rural Lstyle	68	1087525	1030000	33.39	39395.00	113.28<	183.11<	49058.72	22.17
ResLandWithImprovemt	3	480833	317500	156.95	2023.00	142.70<	ND	8641.00	55.65
Short Term Hol Accom	4	476250	457500	3442.24	133.50	139.91<	ND	133.50	3352.06
Single Strata Unsp	11	523500	560000	NA	NA	129.48<	168.17<	NA	NA
Strata Unit/Flat Uns	3	548666	500000	NA	NA	119.05<	204.08<	NA	NA
Vac Res A	38	303026	315000	270.00	1000.00	155.56<	195.71<	1023.79	278.23
Vac Res B	12	354541	409000	175.73	2327.50	160.39<	229.84<	2502.92	141.65
Vac Res Englobo Oth	1	4720000	4720000	79.73	59200.00	ND	ND	59200.00	79.73
Vac Res Rural Lstyle	37	482893	487000	9.90	40000.00	113.26<	163.97<	46023.65	10.49

Municipality totals

Commercial Total	13	Commercial Total Prices	\$11,989,000
Community Services Total	2	Community Services Total Prices	\$985,700
Industrial Total	7	Industrial Total Prices	\$3,835,500
Primary Production Total	32	Primary Production Total Prices	\$52,662,405
Residential Total	334	Residential Total Prices	\$236,738,818
All Sales Total	388	All Sales Total	\$306,211,423

Maribyrnong City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,459	280,000	297,751	811	230,000	256,818	173	159,000	150,335
2003	1,259	315,000	326,141	652	230,000	244,715	167	169,000	191,487
2004	1,081	317,000	332,513	623	268,500	276,422	87	195,000	215,882
2005	1,181	327,000	350,548	664	233,904	259,965	222	190,000	201,860
2006	1,206	350,500	375,857	705	237,000	267,728	109	180,000	199,473
2007	1,570	430,000	451,956	1,149	315,000	323,193	90	272,500	265,286
2008	1,073	460,000	487,018	829	320,000	338,485	48	246,250	274,777
2009	1,184	500,000	529,186	1,363	375,000	391,030	157	160,000	207,136
2010	1,034	605,000	623,936	1,186	410,000	431,147	27	169,000	220,375
2011	970	570,200	606,041	887	400,000	418,407	14	232,250	257,850
2012	927	566,300	595,651	1,033	410,000	418,761	38	292,600	335,421
2013	1,105	601,000	631,911	1,088	402,000	415,395	90	275,786	278,587
2014	1,139	670,000	700,668	1,207	430,000	439,020	78	282,311	282,402
2015	1,041	725,000	761,229	1,515	469,340	469,334	42	295,898	300,939
2016	1,001	822,000	870,845	1,325	465,000	478,491	35	400,000	497,130
2017	1,020	900,000	955,571	1,771	495,000	508,333	23	650,000	654,595
2018	745	926,000	980,376	1,237	505,000	514,743	41	439,500	485,000
2019	853	849,500	907,901	989	510,000	527,543	101	413,500	445,128
2020	905	873,000	985,005	1,055	535,000	541,120	58	496,500	480,707
2021	1,169	1,020,000	1,092,375	1,315	550,000	577,537	24	564,950	606,916
2022	807	1,015,000	1,097,791	1,083	520,000	550,198	5	762,678 ^	850,035 ^
2023	94	957,750	1,025,919	171	525,000	519,180	1	1,000,000 ^	1,000,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

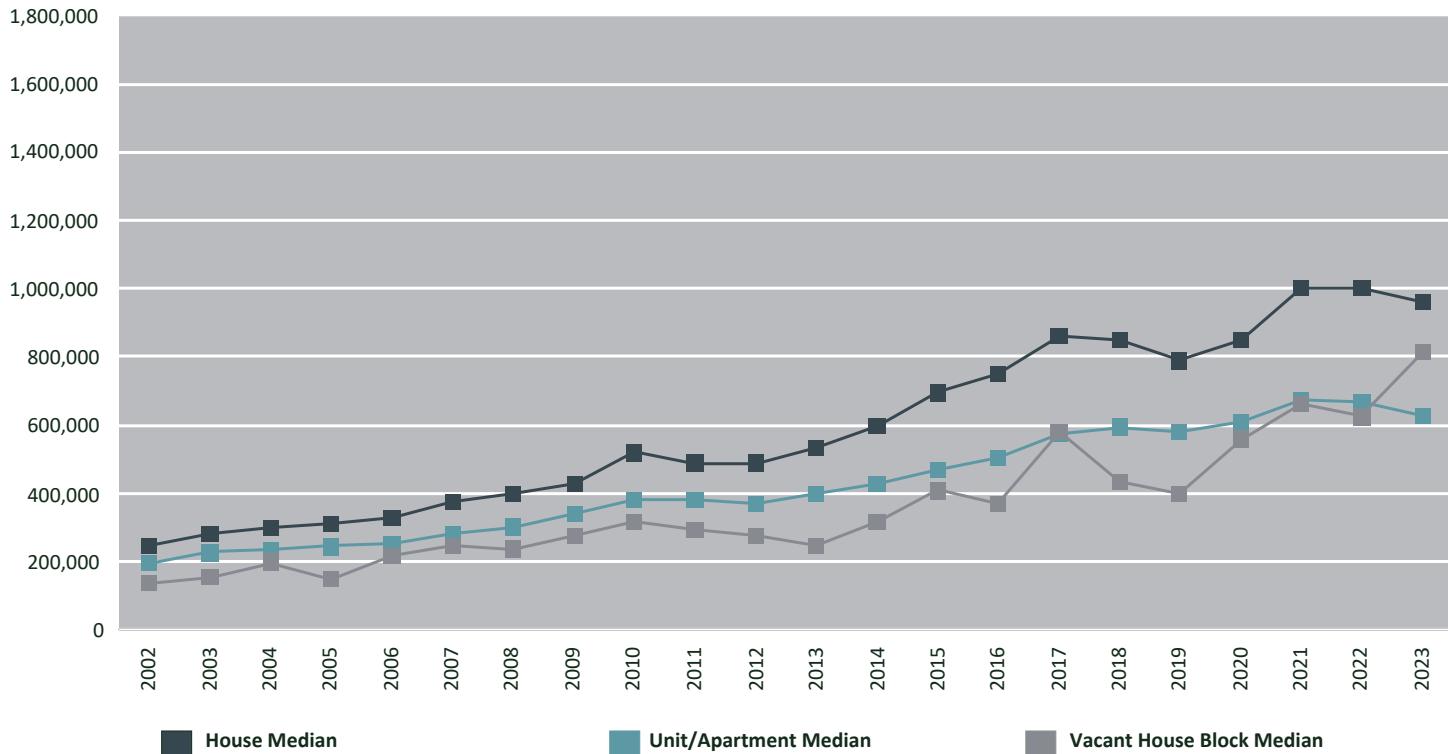
Maribyrnong City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	2	2833695	2833695	2653.42	893.50	53.39<	85.87<	893.50	3171.46
Office Premises Uns	11	1090000	605000	295.00	1100.00	89.46<	90.30<	1804.78	543.46
Retail Mult Occ Unsp	9	1308000	1100000	6717.17	198.00	87.30<	83.62<	401.22	3260.04
Retail Sgle Occ Unsp	32	1058687	975000	3345.72	269.00	88.64<	114.37<	1074.64	1056.28
Shop & Dwelling	1	675000	675000	5400.00	125.00	ND	ND	125.00	5400.00
Supermarket	1	7920000	7920000	1901.10	4166.00	ND	ND	4166.00	1901.10
Industrial									
Factory Unsp	27	2667386	1000000	2137.90	495.50	21.19<	155.64<	5117.88	551.05
Ind Dev Site	4	3641721	3212137	1247.62	3353.00	132.73<	78.72<	3620.50	1005.86
Rendering Plant	1	6853550	6853550	554.94	12350.00	214.84<	ND	12350.00	554.94
Warehouse Unspec	12	792435	758965	2015.28	248.50	105.41<	42.58<	1057.40	752.24
Warehouse/Factory	1	105000000	105000000	NA	NA	ND	ND	NA	NA
Residential									
Cojoin Strata Unsp	9	896666	730000	NA	NA	105.80<	119.18<	NA	NA
Detached Home Unsp	708	1119331	1050000	4741.94	310.00	98.13<	122.81<	343.88	3272.73
Individual Car Park	10	1	1	NA	NA	100.00<	0.00<	NA	NA
OYO Sub Unit	49	493261	500000	NA	NA	93.90<	ND	NA	NA
Res Dev Site	1	425000	425000	NA	NA	23.87<	48.57<	NA	NA
Res Investment Flat	2	2760000	2760000	3304.18	1029.00	ND	616.76<	1029.00	3304.18
Res Land (WithBuild)	47	1221651	1100000	2787.32	627.50	81.48<	ND	642.24	1781.05
Semi-detached Unspec	99	943746	920000	5892.60	158.50	104.07<	132.13<	152.20	6206.48
Single Strata Unsp	163	677846	675000	NA	NA	99.78<	128.57<	NA	NA
Strata Unit/Flat Uns	715	483933	455000	NA	NA	93.81<	92.86<	NA	NA
Townhouse	145	700711	650000	NA	NA	100.00<	96.30<	NA	NA
Vac Res A	5	850035	762678	4148.94	141.00	135.00<	184.44<	247.00	3441.44
Municipality totals									
Commercial Total		56				Commercial Total Prices			\$71,902,391
Industrial Total		45				Industrial Total Prices			\$207,949,081
Residential Total		1,953				Residential Total Prices			\$1,543,875,463
All Sales Total		2,054				All Sales Total			\$1,823,726,935

Maroondah City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,765	249,950	268,301	1,013	195,000	205,999	128	135,750	142,436
2003	1,605	282,050	301,246	1,052	228,000	230,657	86	154,500	146,200
2004	1,443	300,000	321,985	897	235,000	243,128	81	198,000	200,951
2005	1,574	313,000	331,422	947	245,000	254,996	28	146,428	172,409
2006	1,370	330,000	352,190	940	252,050	261,594	67	220,000	222,332
2007	1,614	375,250	402,219	1,171	280,000	294,532	62	246,250	244,758
2008	1,335	400,000	427,430	946	303,000	322,945	80	239,000	258,870
2009	1,558	431,000	456,693	1,138	339,975	356,122	141	279,000	266,289
2010	1,400	520,000	539,165	918	381,000	406,110	100	320,000	300,286
2011	1,244	490,000	517,445	821	380,888	402,836	126	293,250	298,652
2012	1,274	490,000	517,217	930	371,825	394,014	117	275,000	284,438
2013	1,459	532,000	552,657	1,068	398,000	408,769	189	250,000	274,471
2014	1,526	600,500	624,010	1,174	430,000	444,449	117	320,000	338,215
2015	1,633	695,000	725,398	1,270	470,000	491,651	75	409,000	424,871
2016	1,446	750,000	791,574	1,174	507,000	538,403	38	369,500	436,839
2017	1,342	860,000	916,912	1,274	573,196	606,880	50	582,500	593,904
2018	1,220	850,000	899,798	837	595,000	606,144	46	435,000	495,240
2019	1,216	789,000	820,672	991	580,000	603,333	58	400,000	490,390
2020	1,001	850,000	886,406	805	610,000	629,350	67	560,000	581,497
2021	1,520	1,000,000	1,058,914	1,324	675,000	697,328	78	664,000	688,075
2022	1,211	1,000,000	1,079,444	970	669,000	693,196	36	625,237	644,184
2023	149	960,000	1,003,943	143	628,000	662,916	7	815,000 ^	736,201 ^

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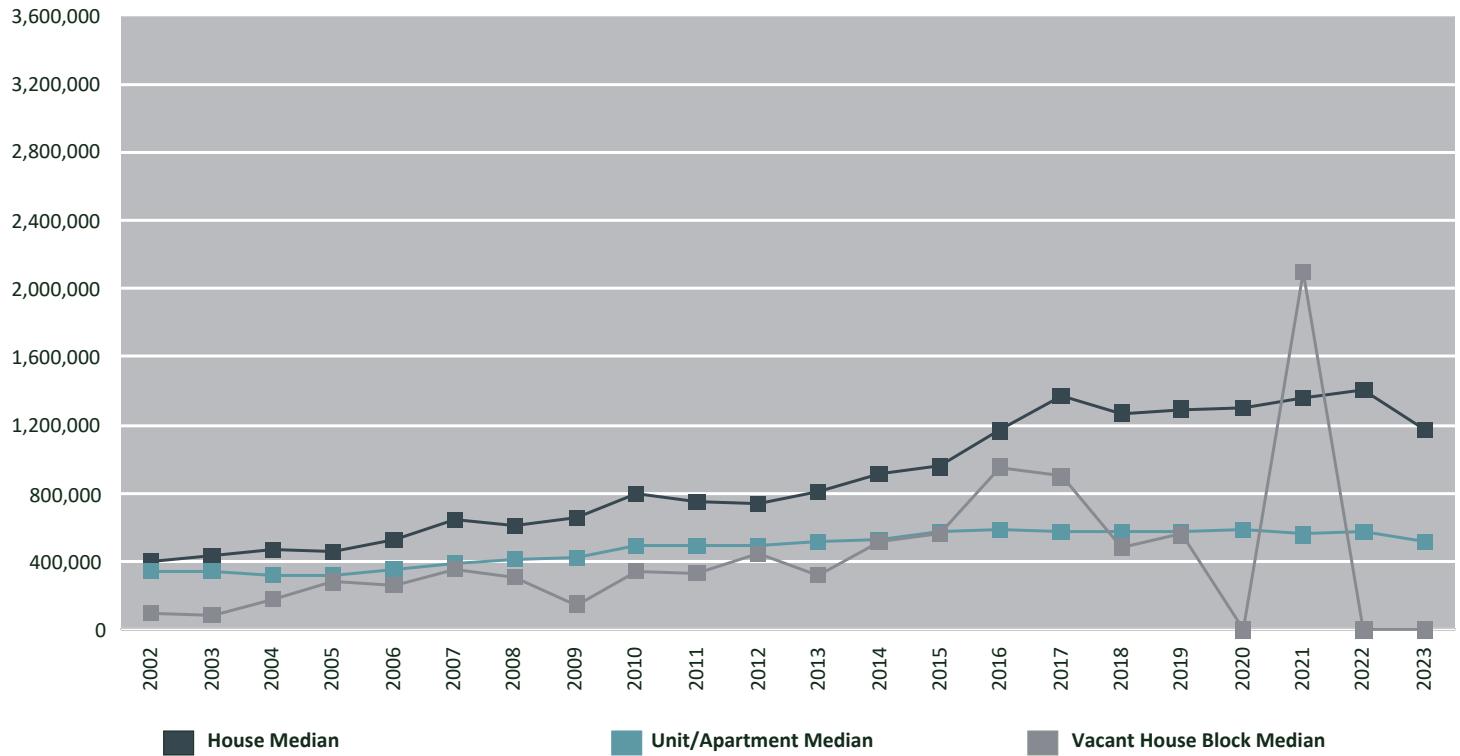
Maroondah City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Com Land (Struct 0)	1	3862500	3862500	3200.08	1207.00	ND	ND	1207.00	3200.08
Health Clinic Unsp	4	1173750	1147500	1198.07	800.50	106.74<	ND	804.00	1459.89
Mixed Use Unspec	2	530000	530000	2016.13	372.00	76.81<	92.98<	372.00	2016.13
Multi-Lvl Offic Unsp	2	863000	863000	284.26	3036.00	174.34<	ND	3036.00	284.26
Office Premises Uns	9	617571	555500	439.20	1199.50	87.22<	106.32<	1449.13	416.34
Retail Mult Occ Unsp	2	1200750	1200750	3897.22	180.00	150.09<	85.83<	180.00	3897.22
Retail Sgle Occ Unsp	20	1031990	589900	4559.91	278.50	66.66<	73.28<	651.38	1813.93
Vehicle Sales Centre	1	600000	600000	NA	NA	8.26<	26.67<	NA	NA
Community Services									
Day Care Centre	1	2300000	2300000	1250.68	1839.00	28.05<	ND	1839.00	1250.68
Industrial									
Factory Unit	3	1082693	1184040	3217.50	368.00	163.02<	ND	349.67	3096.36
Factory Unsp	55	1177809	1001000	3160.98	451.00	189.78<	176.70<	1510.28	798.82
Ind Dev Site	1	2024000	2024000	834.64	2425.00	306.67<	80.00<	2425.00	834.64
Warehouse Unspec	22	1297239	902000	2801.38	346.00	159.08<	177.91<	1101.50	1149.88
Infrastruc&Utilities									
Closed Roads	2	46227	46227	321.13	146.50	110.58<	ND	146.50	315.55
Residential									
Cojoin Strata Unsp	8	1109812	1049000	NA	NA	136.86<	139.68<	NA	NA
Detached Home Unsp	1204	1078510	1000000	1320.82	759.00	100.00<	126.58<	777.97	1388.51
Individual Car Park	3	1	1	NA	NA	100.00<	ND	NA	NA
Individual Flat	16	917875	873750	NA	NA	106.82<	ND	NA	NA
Res Dev Site	1	1425000	1425000	2956.43	482.00	ND	219.65<	482.00	2956.43
Res Land (WithBuild)	64	1423817	1300000	1048.57	906.00	101.96<	106.23<	1347.22	1104.60
Res/Rural Lstyle	2	1892000	1892000	391.12	7861.00	89.67<	102.20<	7861.00	240.68
Retire Village Unit	48	552375	552500	NA	NA	102.32<	102.50<	NA	NA
Semi-detached Unspec	7	1240071	910500	4344.36	253.00	113.81<	131.01<	270.00	3458.80
Single Strata Unsp	679	712802	700000	NA	NA	100.00<	117.65<	NA	NA
Strata Unit/Flat Uns	235	651126	537500	3228.70	223.00	93.72<	99.54<	223.00	3228.70
Vac Res A	31	581472	552000	1193.43	447.00	83.13<	138.00<	473.40	1226.98
Vac Res B	5	1033000	890000	437.55	2354.00	120.68<	145.90<	2314.40	446.34
Vac Res Rural Lstyle	1	880000	880000	132.13	6660.00	ND	ND	6660.00	132.13
Municipality totals									
Commercial Total		41				Commercial Total Prices		\$40,542,940	
Community Services Total		1				Community Services Total Prices		\$2,300,000	
Industrial Total		81				Industrial Total Prices		\$98,590,838	
Infrastruc&Utilities Total		2				Infrastruc&Utilities Total Prices		\$92,455	
Residential Total		2,304				Residential Total Prices		\$2,114,697,807	
All Sales Total		2,429				All Sales Total		\$2,256,224,040	

Melbourne City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	554	400,000	531,129	5,468	345,000	405,772	19	96,000	115,013
2003	508	435,000	573,695	3,860	340,000	397,675	1	84,000 ^	84,000 ^
2004	422	470,000	656,109	3,323	319,000	371,945	6	176,187 ^	185,812 ^
2005	477	460,000	646,406	3,726	322,000	393,455	4	280,000 ^	286,500 ^
2006	469	532,000	762,290	4,189	353,000	442,731	14	260,000	264,121
2007	571	650,000	927,351	6,099	391,125	521,013	5	354,000 ^	294,800 ^
2008	341	615,000	873,948	5,097	410,000	482,987	1	307,500 ^	307,500 ^
2009	383	660,000	904,350	5,805	430,000	498,933	2	150,760 ^	150,760 ^
2010	324	802,500	1,053,402	7,704	495,000	571,164	7	347,000 ^	676,785 ^
2011	380	750,000	1,051,846	6,437	500,000	568,091	5	330,000 ^	524,800 ^
2012	345	740,000	1,013,078	5,652	497,000	557,930	6	445,250 ^	585,333 ^
2013	423	815,000	1,111,837	7,716	515,895	592,389	9	320,000 ^	367,944 ^
2014	382	915,000	1,273,009	11,268	527,000	584,840	1	515,000 ^	515,000 ^
2015	400	958,000	1,302,544	10,377	575,000	654,617	2	565,500 ^	565,500 ^
2016	377	1,169,000	1,654,392	7,611	590,000	714,383	4	956,500 ^	846,750 ^
2017	335	1,370,000	1,884,841	7,151	581,000	699,985	7	900,000 ^	963,571 ^
2018	304	1,272,000	1,837,681	5,095	578,000	688,816	6	488,750 ^	784,879 ^
2019	273	1,295,000	1,661,676	4,354	580,250	738,442	1	560,000 ^	560,000 ^
2020	221	1,300,000	1,881,559	3,000	586,571	734,266	0	0 *	0 *
2021	389	1,360,000	1,790,190	3,920	560,000	733,753	3	2,100,000 ^	2,355,000 ^
2022	351	1,410,000	1,824,149	4,418	580,000	682,678	0	0 *	0 *
2023	28	1,175,000	1,570,267	893	515,600	589,363	0	0 *	0 *

Statistics for 2023 are based on a small number of sales and are preliminary only.

Melbourne City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Brothel	1	950000	950000	1012.79	938.00	ND	ND	938.00	1012.79
Café	2	1556499	1556499	5392.16	255.00	ND	ND	255.00	5392.16
CarPark – UnderCover	1	50000	50000	NA	NA	ND	69.44<	NA	NA
Dev Site	5	12940000	6750000	55190.54	761.00	193.27<	789.47<	753.00	25360.78
Ground Level Parking	3	45666	50000	NA	NA	125.00<	ND	NA	NA
Health Clinic Unsp	2	1357500	1357500	592.32	1224.00	ND	ND	1224.00	592.32
Hotel/Motel Unsp	1	72000000	72000000	41642.57	1729.00	288.74<	15000.00<	1729.00	41642.57
Indiv CarPark Unspe	17	43966	37500	15.90	2422.00	125.00<	89.29<	2803.57	15.96
Licensed Restaurant	1	3644000	3644000	12696.86	287.00	ND	ND	287.00	12696.86
LowRise Office Build	1	16800000	16800000	3186.65	5272.00	29.84<	76.02<	5272.00	3186.65
Mixed Use Unspec	9	24787778	1350000	9976.83	315.50	65.64<	79.41<	490.75	4077.94
Multi-Lvl Offic Unsp	3	42560000	22680000	21256.04	1035.00	16.35<	50.40<	1035.00	21256.04
Multi-storey CarPark	4	85580000	8151000	3019.36	3461.00	10.09<	15.83<	3461.00	3019.36
Office Premises Uns	149	4849742	520000	1994.50	954.00	76.76<	104.05<	1276.10	3970.83
Pub/Tavern/Club Unsp	16	4451893	2154900	3075.51	686.00	61.57<	116.48<	1121.47	4103.57
Retail Mult Occ Unsp	4	1742825	1773750	33.48	12509.00	16.05<	40.78<	12509.00	33.48
Retail Sgle Occ Unsp	43	3279354	1210000	19843.08	701.00	77.07<	103.20<	2164.68	1665.65
Serv Apt/Unit Unsp	48	309239	303500	286.27	1027.00	90.60<	129.98<	1522.13	229.08
Veterinary Clinic	1	1335000	1335000	7672.41	174.00	ND	ND	174.00	7672.41
Community Services									
NonGov Secondary	1	4500000	4500000	NA	NA	ND	ND	NA	NA
University	1	39050000	39050000	55233.38	707.00	175.31<	145.98<	707.00	55233.38
Industrial									
Factory Unsp	14	14768788	4523750	2113.25	2143.00	138.66<	137.08<	2582.83	3436.09
Food ProcessingUnsp	1	51255000	51255000	NA	NA	ND	585.18<	NA	NA
Warehouse Unspec	8	1832125	1655500	2107.59	316.00	66.14<	63.21<	281.00	6078.80
Warehouse/Office	17	2488205	1292000	3370.55	697.50	94.93<	ND	12621.25	195.68
Infrastruc&Utilities									
Post Offices	1	5525000	5525000	8358.55	661.00	ND	ND	661.00	8358.55
RailwayPassengerTerm	1	130000000	130000000	170380.08	763.00	ND	ND	763.00	170380.08
Residential									
Boarding House	1	2311000	2311000	15614.86	148.00	ND	128.39<	148.00	15614.86
Cojoin Strata Unsp	4	1778000	1792500	NA	NA	81.38<	166.36<	NA	NA
Detached Home (New)	1	7250000	7250000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	337	1807695	1390000	3472.22	180.00	100.72<	106.88<	239.95	7528.99
Individual Car Park	232	39017	21500	63.38	1183.00	100.00<	59.72<	1183.00	61.18
Individual Flat	2	892500	892500	NA	NA	44.63<	343.27<	NA	NA
Res/Rural Lstyle	1	220000	220000	2.75	80000.00	ND	40.26<	80000.00	2.75
ResLandWithImprovemt	24	81476	10845	1.32	6139.00	86.76<	180.75<	5548.33	3.07
Row House	1	873850	873850	6826.95	128.00	92.96<	ND	128.00	6826.95
Semi-detached Unspec	12	1913250	1557500	11470.95	118.00	121.21<	161.25<	147.90	11574.71
Single Strata Unit	22	458590	474000	NA	NA	107.73<	76.45<	NA	NA
Single Strata Unsp	3464	663699	570000	9381.48	2974.00	103.64<	106.54<	2974.00	319.44
Storage Area Res	17	12432	10100	6.43	2334.00	67.20<	101.00<	2445.67	4.42
Storage Area Rural	1	6000	6000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	843	697650	595000	NA	NA	101.93<	101.36<	NA	NA
Townhouse	85	1314105	1053000	NA	NA	93.19<	113.23<	NA	NA
Municipality totals									
Commercial Total		311				Commercial Total Prices		\$1,815,982,422	
Community Services Total		2				Community Services Total Prices		\$43,550,000	
Industrial Total		40				Industrial Total Prices		\$314,974,544	
Infrastruc&Utilities Total		2				Infrastruc&Utilities Total Prices		\$135,525,000	
Residential Total		5,047				Residential Total Prices		\$3,671,891,168	
All Sales Total		5,402				All Sales Total		\$5,981,923,134	

Melton City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,477	176,000	189,416	176	121,500	144,545	2,756	89,000	91,548
2003	1,574	210,000	220,313	191	183,000	185,002	3,025	112,000	111,514
2004	1,481	240,000	243,832	255	225,000	201,051	2,061	120,000	122,587
2005	1,611	250,000	250,869	174	190,000	198,717	1,833	123,000	124,973
2006	1,408	255,000	255,966	165	220,000	221,030	1,889	129,000	131,335
2007	2,183	263,000	270,421	311	215,000	224,431	2,841	129,000	130,060
2008	2,165	285,000	293,233	364	230,000	231,203	2,165	131,000	136,485
2009	2,404	305,000	315,048	442	249,000	260,901	2,380	125,000	145,984
2010	2,174	336,750	353,620	379	259,000	291,204	2,462	140,250	163,293
2011	1,773	355,000	368,331	279	270,000	280,354	1,352	185,000	201,590
2012	1,683	353,000	369,029	307	286,000	290,079	1,033	198,000	200,727
2013	1,813	360,000	378,482	395	265,000	273,400	1,410	186,000	194,831
2014	1,938	380,000	393,502	400	305,500	315,770	1,596	155,000	186,308
2015	2,268	385,000	410,564	379	275,000	298,562	2,132	185,000	196,417
2016	2,445	401,000	433,630	383	305,000	351,901	3,844	193,000	200,998
2017	2,834	453,000	490,820	533	360,000	370,393	5,348	228,000	234,070
2018	2,440	515,000	546,479	293	385,000	401,863	3,858	275,200	278,569
2019	2,198	510,000	531,947	261	350,000	370,302	2,358	270,000	272,820
2020	2,258	535,000	560,563	212	369,000	397,010	5,226	277,250	279,421
2021	3,530	586,500	618,692	329	401,000	415,268	7,548	301,000	299,399
2022	3,142	630,000	671,250	262	429,500	438,506	1,385	349,000	344,453
2023	479	605,000	626,192	34	412,500	436,682	128	350,000	354,711

Statistics for 2023 are based on a small number of sales and are preliminary only.

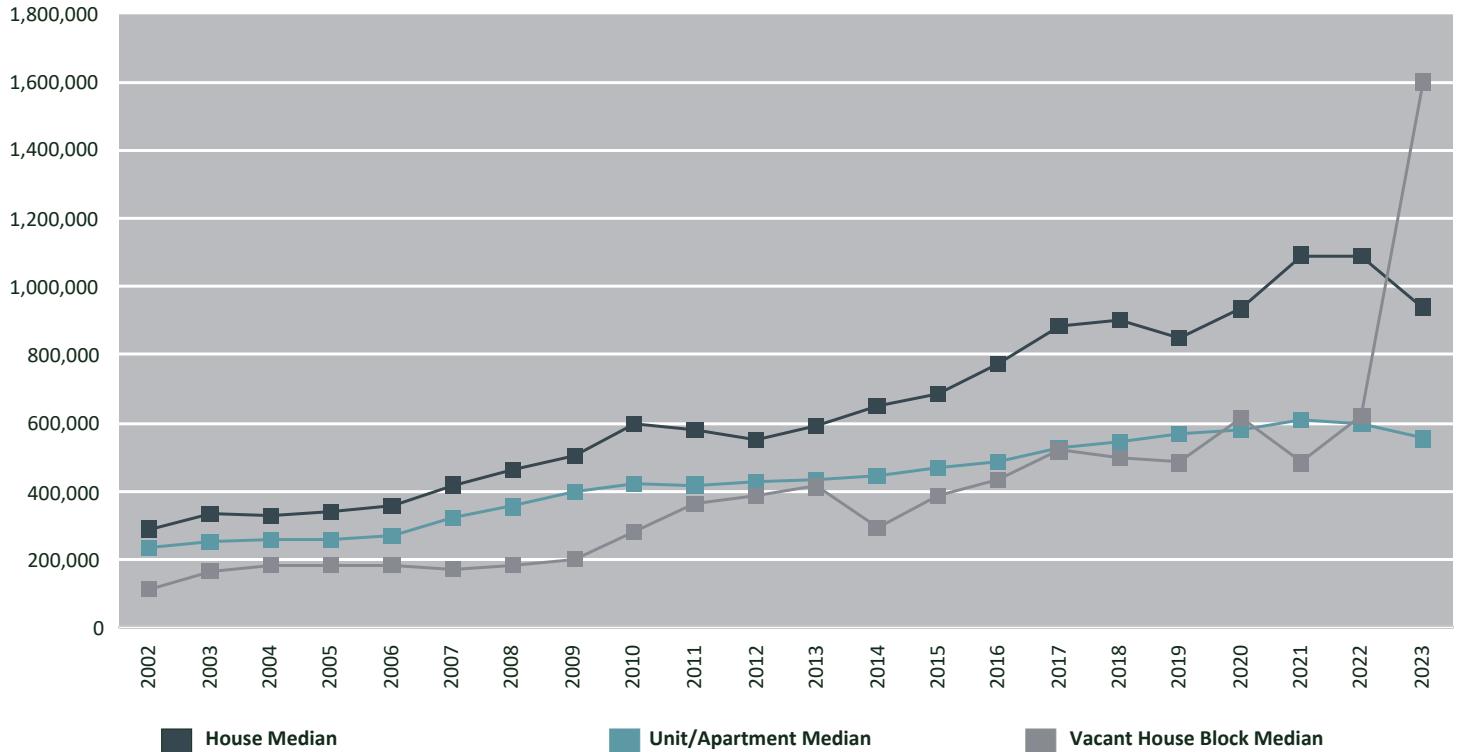
Melton City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)			Mean Price per Unit Area
							2021	2017	
Commercial									
Café	1	895000	895000	1455.28	615.00	57.66<	ND	615.00	1455.28
Dev Site	13	5073815	3080000	501.27	3160.00	570.37<	78.08<	19748.27	251.35
Health Surgery	1	590000	590000	1013.75	582.00	ND	ND	582.00	1013.75
Hotel/Motel Unsp	1	58000000	58000000	8285.71	7000.00	ND	ND	7000.00	8285.71
Mixed Use Office	1	525000	525000	190.08	2762.00	ND	ND	2762.00	190.08
Retail Sgle Occ Unsp	13	807983	720000	3227.87	244.00	87.22<	78.86<	407.08	1984.84
Supermarket	1	6810000	6810000	1551.61	4389.00	ND	ND	4389.00	1551.61
Tourist Park/Caravan	1	8120000	8120000	NA	NA	ND	ND	NA	NA
Industrial									
Factory Unsp	21	2100160	1200000	2276.84	773.00	193.55<	388.17<	2433.62	862.98
Ind Dev Site	13	2246497	1110780	951.00	1915.00	30.14<	94.12<	4448.15	505.04
Ind Land Building \$0	2	2502500	2502500	786.79	3142.50	ND	ND	3142.50	796.34
Warehouse	4	396000	404250	1526.12	4225.50	99.08<	ND	4224.75	93.73
Warehouse Store	3	345376	330000	3882.35	85.00	125.00<	ND	85.00	3882.35
Warehouse Unspec	11	1251318	1200000	2631.58	456.00	186.48<	147.69<	838.27	1492.73
Infrastruc&Utilities									
Cable Lines,Conduit	1	10000	10000	714.29	14.00	ND	ND	14.00	714.29
Primary Production									
Horse Unspecified	1	2775000	2775000	21.25	130600.00	ND	ND	130600.00	21.25
MixedFarm + infrast	1	13000000	13000000	54.17	240000.00	118.18<	ND	240000.00	54.17
MixedFarm no infrast	4	38397500	23515000	54.52	435400.00	29.92<	ND	430025.00	89.29
MixedFarm&GrazUnsp	1	2250000	2250000	10.09	223000.00	93.75<	33.53<	223000.00	10.09
Native Hardwood	2	2400000	2400000	4.80	548000.00	132.41<	ND	548000.00	4.38
Residential									
Cojoin Strata Unsp	2	542000	542000	NA	NA	126.34<	157.10<	NA	NA
Detached Home (New)	1	920000	920000	1083.63	849.00	141.54<	184.55<	849.00	1083.63
Detached Home Unsp	3113	671260	630100	1263.33	450.00	106.80<	123.55<	498.01	1348.34
Detached Home(exist)	7	882714	950000	475.00	2000.00	110.47<	283.58<	1919.43	459.88
Res Dev Site	27	2258301	315300	1004.49	312.00	99.72<	128.69<	22546.00	104.30
Res Investment Flat	1	805000	805000	818.92	983.00	ND	ND	983.00	818.92
Res Land (WithBuild)	2	840000	840000	768.36	1124.00	90.96<	ND	1124.00	747.33
Res/Rural Lstyle	30	1549799	1322500	388.75	6000.00	103.73<	88.17<	10513.87	147.41
Retire Village Unit	1	130000	130000	NA	NA	231.70<	197.44<	NA	NA
Semi-detached Unspec	21	587500	580000	2981.54	199.00	123.30<	129.90<	476.65	1233.35
Single Strata Unsp	227	431320	425000	NA	NA	104.29<	126.87<	NA	NA
Strata Unit/Flat Uns	31	482580	440000	NA	NA	111.39<	110.00<	NA	NA
Sub Div (EnGlobo)	2	32765000	32765000	178.17	177500.00	187.77<	504.08<	177500.00	184.59
Sub Div (Multi Lot)	2	2502287	2502287	15.95	156300.00	37.51<	47.66<	156300.00	16.01
Vac Res A	1382	343533	349000	1031.43	350.00	115.95<	129.26<	361.10	954.33
Vac Res B	3	768333	755000	445.24	2246.00	59.31<	ND	2700.33	284.53
Vac Res Rural Lstyle	7	2260000	1800000	58.03	22403.00	94.74<	211.76<	54984.43	41.10
Municipality totals									
Commercial Total	32					Commercial Total Prices		\$151,403,387	
Industrial Total	54					Industrial Total Prices		\$94,697,451	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$10,000	
Primary Production Total	9					Primary Production Total Prices		\$176,415,000	
Residential Total	4,859					Residential Total Prices		\$2,896,530,709	
All Sales Total	4,955					All Sales Total		\$3,319,056,547	

Merri-bek

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,003	291,500	304,299	1,099	235,000	254,204	219	115,000	126,635
2003	2,060	336,000	345,003	1,156	252,250	270,497	138	164,500	172,302
2004	1,696	331,750	351,961	990	260,000	276,376	71	182,000	198,882
2005	1,895	340,000	354,289	1,124	260,000	274,431	43	181,500	170,396
2006	1,911	361,000	377,841	1,130	270,000	292,142	56	183,500	192,785
2007	2,167	420,000	449,281	1,902	325,000	338,259	77	170,000	170,564
2008	1,614	462,750	490,052	1,518	356,500	364,735	68	182,500	195,490
2009	1,873	506,000	536,213	2,018	399,000	404,503	54	202,500	248,646
2010	1,686	600,000	626,588	1,569	425,000	451,395	27	283,000	368,814
2011	1,516	580,000	609,892	1,628	420,000	443,387	45	365,500	402,425
2012	1,585	550,000	578,760	1,659	429,000	433,866	70	390,000	360,958
2013	1,790	591,250	624,921	2,133	435,000	443,723	105	415,000	379,119
2014	2,001	650,000	678,480	2,488	445,000	463,811	116	292,500	370,544
2015	1,983	687,500	733,682	2,793	470,000	485,716	63	390,000	397,961
2016	1,743	775,000	828,570	2,882	489,000	512,117	28	436,250	367,888
2017	1,698	883,000	951,674	2,684	530,000	550,545	31	520,000	510,990
2018	1,540	900,000	963,377	1,988	547,000	559,254	29	500,000	592,474
2019	1,453	850,000	915,749	2,046	569,000	584,268	12	485,000	514,305
2020	1,279	935,000	1,001,638	1,822	580,000	593,829	31	615,000	592,228
2021	1,920	1,091,750	1,151,757	2,553	610,000	638,244	25	485,000	562,999
2022	1,588	1,090,000	1,153,111	2,002	597,000	611,881	13	620,000	573,167
2023	151	940,000	1,038,113	288	555,000	566,189	1	1,600,000^	1,600,000^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Merri-bek

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Café	1	990000	990000	925.23	1070.00	ND	ND	1070.00	925.23
Dev Site	3	3723333	4310000	3057.69	1560.00	100.47<	625.51<	1654.00	2251.11
Health Clinic Unsp	9	1606533	1250000	3060.12	642.00	165.17<	61.96<	580.00	3071.55
Member Club Facility	1	3685000	3685000	3992.42	923.00	ND	ND	923.00	3992.42
Mixed Use Office	1	250000	250000	1666.67	150.00	ND	ND	150.00	1666.67
Mixed Use Unspec	2	1292500	1292500	5482.59	260.50	101.37<	174.07<	260.50	4961.61
Office & Dwelling	1	935000	935000	NA	NA	ND	ND	NA	NA
Office Premises Uns	11	1399181	837500	6810.82	472.00	100.16<	102.20<	491.50	2468.16
Pub/Tavern/Club Unsp	2	6875000	6875000	7225.55	933.50	ND	1031.89<	933.50	7364.76
Restaurant	2	1175000	1175000	13586.96	92.00	90.29<	ND	92.00	13586.96
Retail Mult Occ Unsp	15	1053400	1100000	6489.30	193.50	142.86<	232.80<	249.21	4184.87
Retail Sgle Occ Unsp	65	846980	632500	2870.97	310.00	84.62<	69.04<	1249.05	694.14
Retail Store/Showrm	2	946666	946666	1214.55	816.50	19.34<	ND	816.50	1159.42
Shop	1	940000	940000	561.19	1675.00	193.42<	ND	1675.00	561.19
Community Services									
NonGov Secondary	2	3100000	3100000	3899.37	795.00	ND	ND	795.00	3899.37
Industrial									
Coolstore/Coldstore	2	119270	119270	53.82	2216.00	ND	ND	2216.00	53.82
Factory Unsp	25	1366260	1120000	1706.22	550.50	97.34<	143.59<	701.73	1965.12
Ind Dev Site	1	865000	865000	1434.49	603.00	112.34<	124.92<	603.00	1434.49
Warehouse	1	439000	439000	6552.24	67.00	ND	ND	67.00	6552.24
Warehouse Store	9	103111	105000	47.38	2216.00	100.00<	ND	2216.00	47.20
Warehouse/Unspec	14	1124750	910000	2643.05	367.00	142.63<	85.85<	546.00	2117.71
Warehouse/Office	6	1157250	1187500	3119.57	506.00	93.87<	37.70<	531.67	2205.96
Infrastruc&Utilities									
Closed Roads	1	87368	87368	137.16	637.00	ND	1364.70<	637.00	137.16
Residential									
Boarding House	2	2437500	2437500	4164.75	625.00	111.79<	ND	625.00	3900.00
Cojoin Strata Unsp	7	608428	600000	NA	NA	60.91<	90.91<	NA	NA
Detached Home Unsp	1548	1155642	1099500	2069.72	459.00	99.95<	129.35<	459.36	2517.08
Individual Car Park	19	1132	1	0.01	190.00	100.00<	ND	190.00	0.01
OYO Sub Dwelling	7	356142	320000	NA	NA	89.51<	44.35<	NA	NA
OYO Sub Unit	588	493210	470000	NA	NA	94.95<	78.46<	NA	NA
OYO Unit	1	540000	540000	NA	NA	104.85<	ND	NA	NA
Res Investment Flat	1	5010000	5010000	4945.71	1013.00	137.49<	165.62<	1013.00	4945.71
Res Land (WithBuild)	78	1000590	926250	1261.54	650.00	80.54<	67.12<	558.36	1803.16
Res/Rural Lstyle	3	752000	788500	41.06	9498.00	88.10<	89.81<	13365.33	56.26
Retire Village Unit	27	481000	597000	NA	NA	103.83<	191.38<	NA	NA
Semi-detached	3	1590000	1630000	6028.37	282.00	ND	ND	295.33	5383.75
Semi-detached Unspec	37	1011797	875000	4260.17	183.50	98.87<	130.60<	222.11	4501.19
Single Strata Unit	3	806000	842000	NA	NA	111.52<	149.56<	NA	NA
Single Strata Unsp	498	666542	646250	NA	NA	100.98<	114.63<	NA	NA
Strata Unit/Flat Uns	235	636686	619999	2553.76	744.00	100.00<	108.77<	654.57	1464.43
Townhouse	366	723246	685000	NA	NA	96.41<	101.93<	NA	NA
Vac Res A	13	573167	620000	1361.79	282.00	127.84<	127.84<	353.83	1749.11
Villa Unit	269	598524	600000	4189.19	148.00	98.36<	122.45<	148.00	4189.19
Municipality totals									
Commercial Total		116				Commercial Total Prices		\$139,252,833	
Community Services Total		2				Community Services Total Prices		\$6,200,000	
Industrial Total		58				Industrial Total Prices		\$59,317,040	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$87,368	
Residential Total		3,705				Residential Total Prices		\$3,148,776,942	
All Sales Total		3,882				All Sales Total		\$3,353,634,183	

Mildura Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	901	146,000	157,055	202	115,500	119,571	338	56,000	57,710
2003	965	163,000	167,936	189	140,000	136,463	390	60,000	67,971
2004	995	178,000	186,297	216	140,000	142,194	354	63,000	66,696
2005	1,006	185,000	200,844	206	143,000	148,259	365	75,000	77,552
2006	869	190,000	202,941	194	150,000	153,371	329	81,000	86,279
2007	891	200,000	213,699	221	160,000	160,904	257	78,500	83,549
2008	792	192,000	205,995	201	155,000	164,119	167	79,530	81,310
2009	910	195,000	205,726	185	152,500	158,831	366	74,900	83,763
2010	766	210,000	217,254	129	165,000	177,433	188	81,500	96,732
2011	709	213,000	222,792	103	150,000	164,815	288	80,000	87,133
2012	730	210,000	217,645	169	145,000	164,509	198	83,000	88,055
2013	869	218,600	230,942	225	148,000	162,513	209	87,000	92,132
2014	930	225,000	239,515	212	162,125	179,598	181	87,000	92,448
2015	968	242,025	253,534	196	161,500	187,934	213	95,000	104,274
2016	992	245,000	256,520	182	178,250	192,570	230	96,000	111,394
2017	923	250,000	270,363	195	187,500	193,063	240	108,000	121,127
2018	938	270,000	283,951	153	211,500	224,926	244	129,000	129,781
2019	895	292,000	307,548	144	205,000	210,875	254	132,000	134,772
2020	935	311,000	327,536	144	216,000	235,432	413	135,000	137,790
2021	1,112	362,000	385,426	229	250,000	275,822	309	150,000	151,342
2022	1,001	402,000	419,954	178	298,000	326,778	149	169,000	190,178
2023	196	401,694	418,517	27	300,000	376,578	24	185,000	206,791

Statistics for 2023 are based on a small number of sales and are preliminary only.

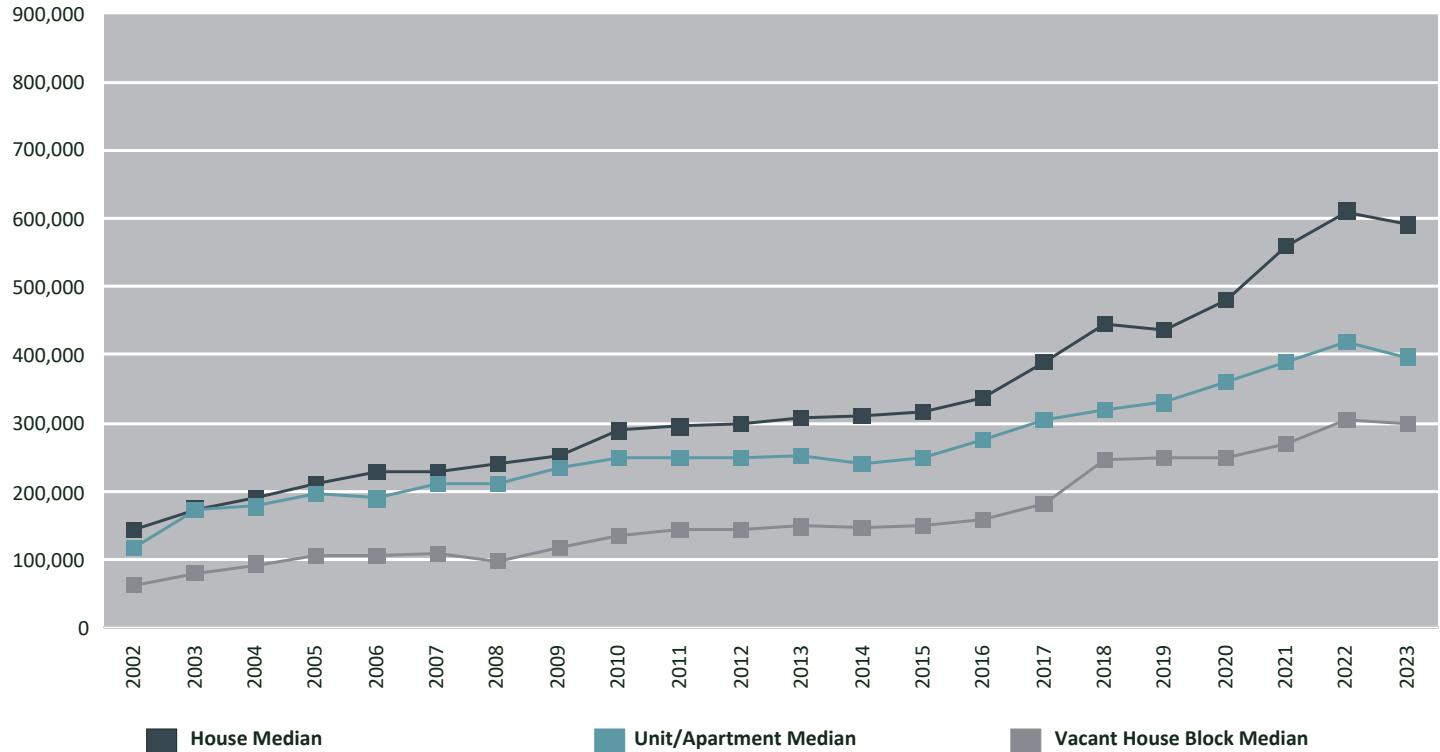
Mildura Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bed and Breakfast	1	420000	420000	636.36	660.00	127.27<	ND	660.00	636.36
Dev Site	2	737000	737000	282.93	60319.50	589.17<	88.26<	60319.50	12.22
Health Clinic Unsp	1	780000	780000	863.79	903.00	24.41<	260.00<	903.00	863.79
Health Surgery	1	395000	395000	445.82	886.00	68.70<	ND	886.00	445.82
Hotel/Motel Unsp	2	642500	642500	248.17	3338.50	114.24<	40.79<	3338.50	192.45
Live Ent-Major Multi	1	1730000	1730000	476.45	3631.00	ND	ND	3631.00	476.45
Mixed Use Office	1	429000	429000	903.16	475.00	553.55<	ND	475.00	903.16
Mixed Use Unspec	1	620000	620000	1305.26	475.00	37.46<	295.24<	475.00	1305.26
National Co Ret Unsp	1	4200000	4200000	626.96	6699.00	ND	ND	6699.00	626.96
Office Premises Uns	7	447857	430000	2319.59	291.00	78.90<	81.13<	456.43	981.22
Pub/Tavern/Club Unsp	2	1542500	1542500	1548.39	1689.00	220.36<	ND	1689.00	913.26
Retail Mult Occ Unsp	1	425000	425000	350.66	1212.00	84.58<	154.55<	1212.00	350.66
Retail Sgle Occ Unsp	29	602355	322500	1182.11	475.00	77.25<	122.27<	1076.21	526.76
Serv Apt/Unit Unsp	2	896250	896250	318.40	3249.00	ND	ND	3249.00	275.85
Shop	1	100000	100000	263.16	380.00	44.94<	11.11<	380.00	263.16
Tourist Park/Caravan	1	500000	500000	10.29	48600.00	60.61<	52.08<	48600.00	10.29
Extractive Industry									
Quarry Manufact Mat	1	2090000	2090000	1.74	1200000.00	ND	ND	1200000.00	1.74
Industrial									
Coolstore/Coldstore	1	440000	440000	695.10	633.00	ND	ND	633.00	695.10
Factory Unsp	5	651400	392000	152.39	1214.00	84.30<	60.78<	2339.67	374.27
Ind Dev Site	6	310763	158484	23.99	20370.00	101.60<	52.83<	14822.50	20.97
Warehouse Unspec	14	1094307	835000	806.67	1500.00	104.38<	149.11<	4562.46	256.11
Warehouse/Office	1	1595000	1595000	949.97	1679.00	127.60<	ND	1679.00	949.97
Infrastruc&Utilities									
Port Dock/Berth	3	72666	79000	456.65	173.00	138.60<	ND	157.67	460.89
TV/Radio Station	1	935000	935000	1968.42	475.00	ND	ND	475.00	1968.42
Primary Production									
DomsticLivestockGraz	2	130000	130000	1.93	78791.00	ND	46.02<	78791.00	1.65
GenCrop >20ha Unspec	19	897824	787767	0.12	3095000.00	116.70<	150.88<	4660933.58	0.19
MarketGardenVeg <20h	1	400000	400000	4.94	81000.00	78.43<	ND	81000.00	4.94
MixedFarm&GrazUnsp	4	568404	550000	0.37	2169100.00	111.11<	162.96<	2301325.00	0.25
Native Bshland	1	2425699	2425699	4.66	520630.00	ND	1347.61<	520630.00	4.66
Orchard Plantations	9	705946	350000	1.61	121300.00	76.09<	84.34<	158092.22	4.47
Vineyard	26	643226	400000	4.47	69361.00	62.50<	118.96<	83726.77	7.68
Residential									
Detached Home Unsp	905	413633	400000	810.71	700.00	111.11<	137.46<	788.14	523.13
Detached Home(exist)	94	481320	428250	190.03	2026.00	104.45<	113.44<	2099.03	230.20
Garage/Outbuild Res	1	390000	390000	96.53	4040.00	ND	ND	4040.00	96.53
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	4	412720	377500	77.91	6003.50	149.50<	ND	7862.25	52.49
Res Dev Site	2	1811782	1811782	126.61	23374.50	1072.06<	ND	23374.50	77.51
Res Investment Flat	4	756125	640500	NA	NA	92.16<	ND	NA	NA
Res Land (WithBuild)	7	467428	505000	792.62	921.00	174.14<	ND	878.86	531.86
Res/Rural Lstyle	84	671490	553000	67.06	9932.00	109.50<	133.57<	27308.10	24.59
ResLandWithImprovemt	1	330000	330000	221.92	1487.00	200.00<	ND	1487.00	221.92
Semi-detached Unspec	2	396000	396000	1425.65	277.50	77.27<	198.00<	277.50	1427.03
Short Term Hol Accom	1	395000	395000	356.18	1109.00	129.51<	ND	1109.00	356.18
Single Strata Unsp	126	306460	285000	NA	NA	122.03<	129.55<	NA	NA
Storage Area Res	1	145000	145000	430.27	337.00	20.00<	ND	337.00	430.27
Strata Unit/Flat Uns	48	344333	373500	NA	NA	113.18<	189.59<	NA	NA
Vac Res A	138	182254	164500	260.74	652.00	110.03<	126.54<	697.08	264.75
Vac Res B	11	289590	320000	110.08	2044.00	174.86<	182.86<	2191.91	132.12
Vac Res Englolo Oth	1	1085000	1085000	29.40	36900.00	20.45<	179.04<	36900.00	29.40
Vac Res Rural Lstyle	22	418652	277000	12.85	13660.00	111.24<	149.73<	24245.09	17.27
Municipality totals									
Commercial Total		54				Commercial Total Prices		\$37,838,800	
Extractive Industry Total		1				Extractive Industry Total Prices		\$2,090,000	
Industrial Total		27				Industrial Total Prices		\$22,476,882	
Infrastruc&Utilities Total		4				Infrastruc&Utilities Total Prices		\$1,153,000	
Primary Production Total		62				Primary Production Total Prices		\$45,495,397	
Residential Total		1,453				Residential Total Prices		\$583,385,935	
All Sales Total		1,601				All Sales Total		\$692,440,014	

Mitchell Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	425	145,000	151,692	50	118,000	134,205	424	62,400	66,203
2003	434	175,000	179,460	66	174,000	165,484	454	80,000	84,794
2004	435	192,000	196,136	53	178,000	158,771	292	93,250	97,805
2005	400	212,500	213,474	47	197,000	200,648	166	105,501	105,774
2006	393	230,000	233,138	53	190,000	183,991	182	105,625	111,471
2007	503	230,000	236,962	56	211,000	416,883	216	109,000	110,938
2008	390	240,000	238,560	64	212,000	206,901	263	98,000	103,857
2009	449	252,000	252,793	74	234,500	206,189	663	118,000	117,855
2010	434	289,250	293,489	82	249,000	231,544	718	135,000	137,719
2011	422	295,000	297,729	71	250,000	245,059	467	145,000	145,374
2012	397	300,000	303,484	71	250,000	238,156	392	144,000	144,125
2013	435	308,000	311,318	69	252,000	239,898	331	149,000	149,136
2014	484	310,000	313,228	75	241,002	243,121	326	147,000	149,716
2015	528	317,500	324,232	78	250,000	261,310	445	150,000	154,586
2016	585	338,200	348,477	97	275,000	265,015	725	159,000	165,549
2017	725	390,000	398,645	115	305,000	280,508	1,053	183,000	198,253
2018	681	445,000	455,661	75	320,000	317,568	705	247,000	241,141
2019	553	437,500	461,490	71	330,000	324,633	375	250,000	255,455
2020	586	480,000	482,778	68	360,000	386,200	904	248,500	252,779
2021	851	560,000	577,591	123	390,000	386,252	2,024	270,000	276,708
2022	679	610,000	631,115	69	420,000	422,659	405	305,000	312,247
2023	113	590,000	596,884	12	397,000	389,395	43	299,000	323,325

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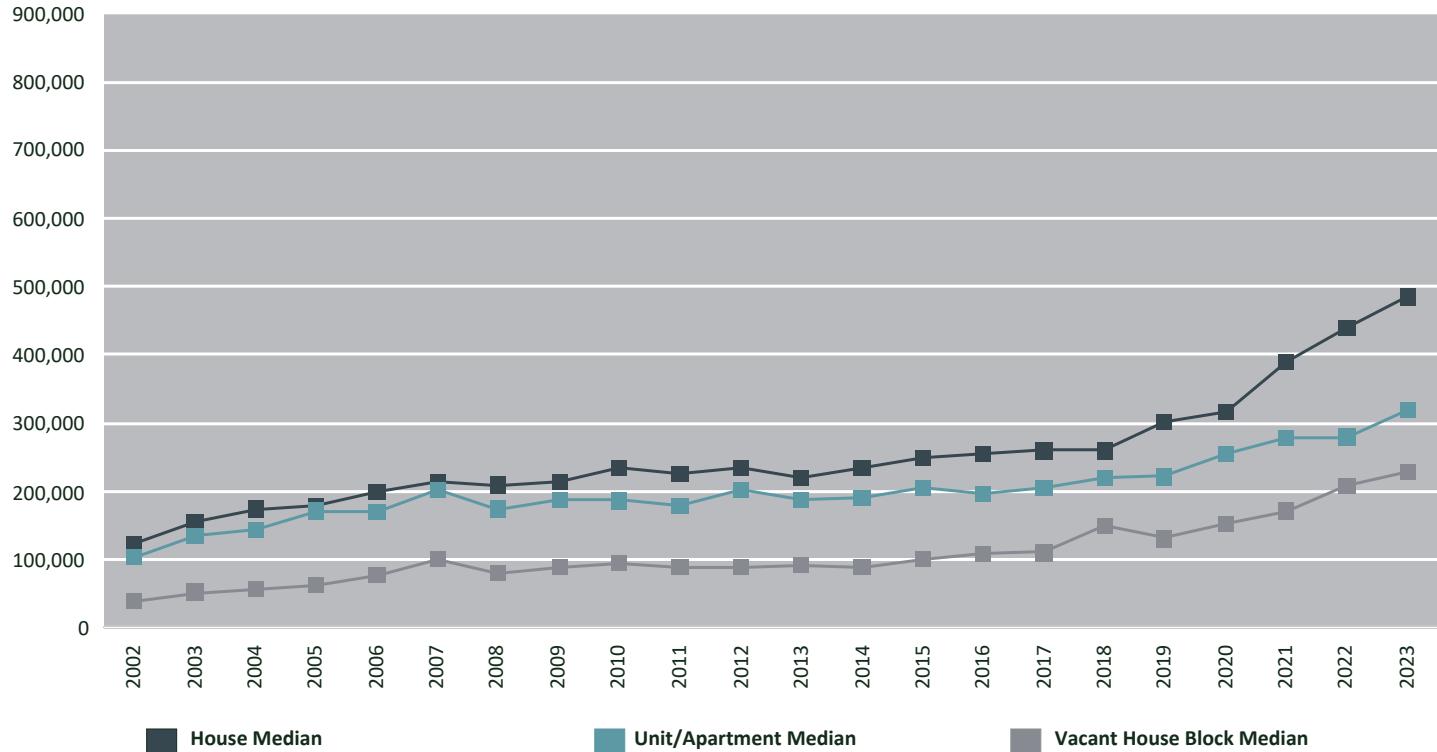
Mitchell Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Com Land (Struct 0)	1	668250	668250	110.89	6026.00	ND	ND	6026.00	110.89
Dev Site	7	400406	375833	378.35	1345.50	97.34<	35.57<	1537.00	277.33
Mixed Use Unspec	1	357000	357000	551.78	647.00	42.00<	ND	647.00	551.78
National Co Rest	1	4250000	4250000	10625.00	400.00	ND	ND	400.00	10625.00
Office Premises Uns	1	850000	850000	4696.13	181.00	99.71<	151.79<	181.00	4696.13
Retail Sgle Occ Unsp	11	831545	520000	2114.12	306.00	94.55<	150.62<	781.60	1137.67
Timber Yard/Supplies	1	925000	925000	459.74	2012.00	ND	ND	2012.00	459.74
Vehicle Sales Centre	1	1500000	1500000	371.29	4040.00	ND	ND	4040.00	371.29
Veterinary Clinic	1	500000	500000	582.75	858.00	ND	ND	858.00	582.75
Industrial									
Factory	1	3000000	3000000	181.05	16570.00	476.19<	ND	16570.00	181.05
Factory Unit	1	511500	511500	2764.86	185.00	ND	ND	185.00	2764.86
Factory Unsp	7	707158	511500	523.53	850.00	90.53<	36.05<	2419.80	327.85
Ind Dev Site	1	2860000	2860000	NA	NA	397.22<	305.88<	NA	NA
Office/Factory	1	580000	580000	125.19	4633.00	ND	ND	4633.00	125.19
Infrastruc&Utilities									
TelecomTowers Unspec	1	3009892	3009892	18.59	161900.00	ND	ND	161900.00	18.59
Primary Production									
DomesticLivestockGraz	4	800675	776350	3.42	348981.50	119.44<	145.79<	344641.25	2.32
GenCrop >20ha Unspec	2	911767	911767	1.54	591672.00	0.69<	175.45<	591672.00	1.54
Livestock – Beef	1	500000	500000	1.01	494600.00	29.63<	39.55<	494600.00	1.01
MixedFarm + infrast	23	1472673	1250000	6.46	286400.00	96.15<	131.58<	409673.48	3.59
MixedFarm no infrast	15	1384400	1100000	3.61	305000.00	167.36<	220.00<	648993.80	2.13
MixedFarm&GrazUnsp	3	1426666	1500000	5.83	209200.00	141.51<	229.36<	354414.00	4.03
Native Bshland	2	925000	925000	39.74	23277.00	7.24<	342.59<	23277.00	39.74
Orchard Plantations	5	1983334	2100575	14.48	77619.00	ND	ND	2136891.00	0.93
Residential									
Cojoin Strata Unsp	4	430625	400625	NA	NA	92.31<	ND	NA	NA
Detached Home (New)	6	554500	570000	1338.03	426.00	95.32<	ND	791.80	778.48
Detached Home Unsp	670	632444	610000	975.42	651.00	109.71<	139.35<	785.83	802.81
Half Pair or Duplex	1	383000	383000	888.63	431.00	ND	ND	431.00	888.63
MisImpRuralLand Unsp	3	477333	492000	34.60	17340.00	80.66<	ND	17154.67	27.83
Res Dev Site	4	1543750	385000	631.06	636.00	75.21<	52.19<	7380.50	209.17
Res/Rural Lstyle	147	1284223	1120000	96.97	16500.00	113.19<	149.33<	46222.37	27.78
Semi-detached	1	420000	420000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	1	660000	660000	1705.43	387.00	140.79<	149.24<	387.00	1705.43
Sep House&Curtilage	2	1137500	1137500	475.00	2000.00	212.62<	ND	2000.00	475.00
Single Strata Unit	9	456055	440000	NA	NA	104.76<	130.37<	NA	NA
Single Strata Unsp	52	419605	416250	NA	NA	106.73<	130.08<	NA	NA
Strata Unit/Flat Uns	4	379250	422500	NA	NA	104.32<	116.55<	NA	NA
Vac Res A	400	311187	301250	608.16	490.00	111.57<	120.50<	546.57	573.15
Vac Res B	5	397000	365000	78.13	2560.00	125.86<	259.79<	2763.00	143.68
Vac Res Englobo Oth	1	7040000	7040000	394.18	17860.00	91.43<	182.86<	17860.00	394.18
Vac Res Rural Lstyle	31	499370	500000	28.65	22953.00	93.46<	152.67<	47539.94	10.50
Municipality totals									
Commercial Total	25					Commercial Total Prices		\$21,000,093	
Industrial Total	11					Industrial Total Prices		\$11,901,610	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$3,009,892	
Primary Production Total	55					Primary Production Total Prices		\$76,210,404	
Residential Total	1,341					Residential Total Prices		\$805,334,557	
All Sales Total	1,433					All Sales Total		\$917,456,556	

Moira Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	488	125,000	137,110	150	104,000	111,830	244	40,250	42,567
2003	464	156,750	170,019	94	135,000	141,679	382	52,000	53,290
2004	403	175,000	196,825	124	145,000	144,497	302	57,500	59,465
2005	419	180,000	201,015	93	172,000	186,956	275	63,002	67,804
2006	400	200,000	227,356	103	170,000	180,138	191	78,000	82,794
2007	389	214,000	258,319	110	202,500	207,898	218	101,000	119,353
2008	295	210,000	241,074	68	175,000	207,473	171	80,000	93,173
2009	324	215,000	239,590	109	187,500	235,977	173	87,975	90,594
2010	311	235,000	262,926	72	186,750	208,741	156	95,000	100,735
2011	304	226,000	259,242	77	180,000	230,274	132	89,000	99,202
2012	326	235,000	253,255	70	201,750	207,683	112	87,832	98,569
2013	363	220,000	245,458	93	187,500	196,537	123	90,880	105,571
2014	360	235,000	259,464	88	191,000	225,388	144	88,500	95,857
2015	433	250,000	266,881	70	205,000	223,121	131	100,000	112,451
2016	471	255,000	295,284	82	197,250	210,252	132	109,121	127,937
2017	512	260,000	291,618	115	205,000	226,875	104	111,000	121,313
2018	499	260,000	315,283	106	219,500	234,692	174	149,500	164,273
2019	410	301,500	330,945	81	222,000	234,673	196	131,500	146,554
2020	462	317,500	383,185	99	255,000	272,541	270	153,000	178,902
2021	605	390,000	446,764	93	279,000	344,758	406	172,000	205,017
2022	475	440,000	530,311	85	280,000	320,891	65	208,000	280,646
2023	69	485,000	514,514	14	320,000	334,392	9	230,000 ^	218,888 ^

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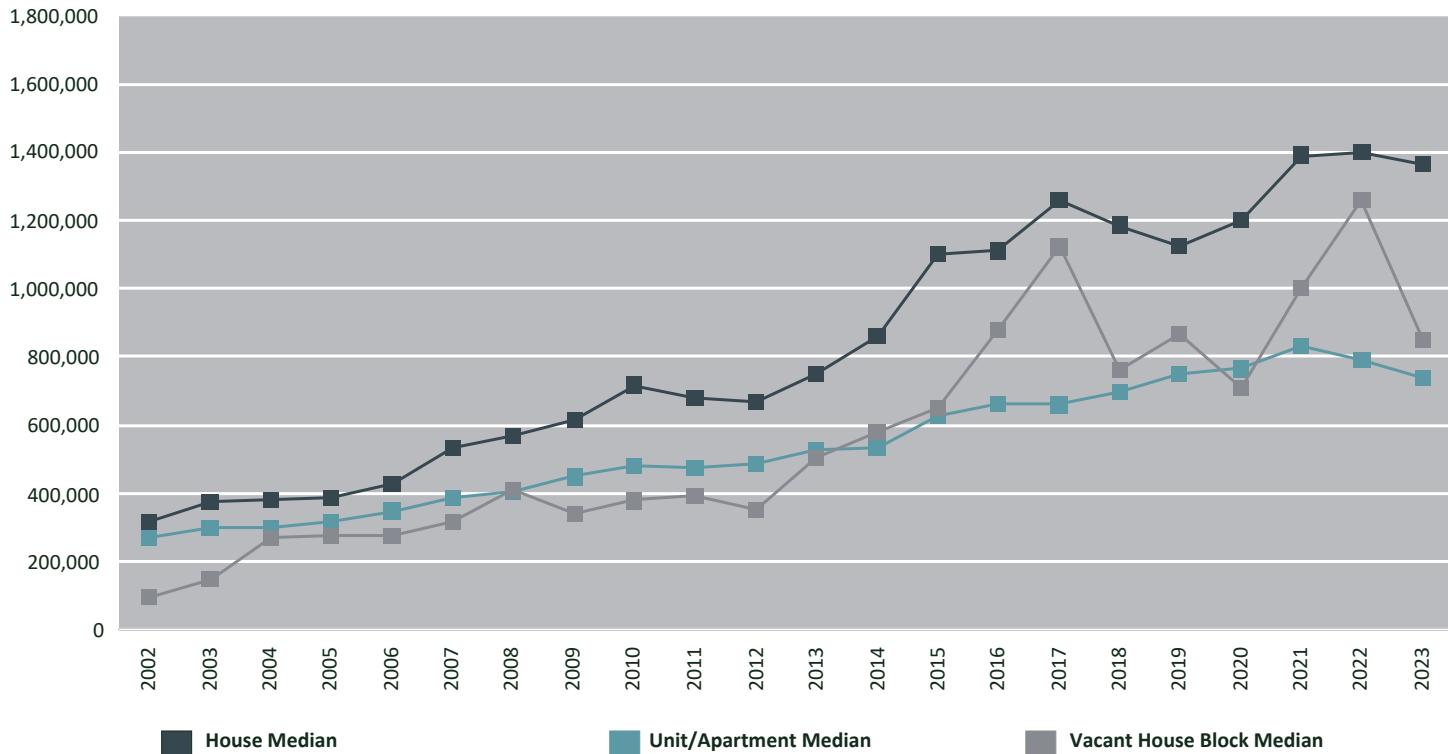
Moira Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	325000	325000	812.50	400.00	ND	ND	400.00	812.50
Com Land (Struct 0)	2	135000	135000	250.10	1073.00	55.10<	ND	1073.00	125.82
Dept/Discount Store	1	2160000	2160000	1771.94	1219.00	ND	ND	1219.00	1771.94
Dev Site	6	924000	255000	318.63	816.00	111.72<	ND	741.60	1461.43
Health Surgery	1	210000	210000	350.00	600.00	ND	ND	600.00	350.00
Hotel	2	687500	687500	296.17	2320.50	286.46<	ND	2320.50	296.27
Motel	1	350000	350000	167.30	2092.00	38.89<	ND	2092.00	167.30
Office Premises Uns	2	1216500	1216500	1319.17	1200.00	214.68<	748.62<	1200.00	1319.17
Retail Mult Occ Unsp	1	980000	980000	2089.55	469.00	233.33<	251.28<	469.00	2089.55
Retail Sgle Occ Unsp	10	335850	345000	555.56	450.00	108.66<	29.68<	755.89	432.24
Serv Apt/Unit Unsp	1	295000	295000	NA	NA	ND	ND	NA	NA
Tourist Park/Caravan	1	1650000	1650000	108.27	15240.00	27.63<	ND	15240.00	108.27
Vehicle Sales Centre	1	2750000	2750000	15988.37	172.00	102.72<	ND	172.00	15988.37
Community Services									
Vac Religious Site	1	60000	60000	9.02	6651.00	ND	ND	6651.00	9.02
Industrial									
Factory Unsp	8	412437	300000	489.58	1139.00	85.71<	43.94<	1659.25	248.57
Ind Dev Site	1	319000	319000	3.68	86600.00	105.98<	80.84<	86600.00	3.68
Storage Depot	1	300000	300000	179.10	1675.00	ND	ND	1675.00	179.10
Warehouse Unspec	3	654166	825000	205.94	4006.00	188.53<	428.57<	4735.33	138.15
Infrastruc&Utilities									
Airport Hangar Build	1	400000	400000	457.14	875.00	126.98<	ND	875.00	457.14
Primary Production									
DomsticLivestockGraz	15	885822	550000	1.56	628900.00	123.60<	125.71<	1291514.80	0.69
GenCrop >20ha Unspec	16	628633	358325	0.66	454200.00	43.33<	81.90<	731386.27	0.90
Horse Unspecified	1	575000	575000	0.77	750000.00	65.34<	ND	750000.00	0.77
Livestock – Beef	9	666391	650000	3.15	317200.00	104.84<	153.85<	445632.78	1.50
Livestock – Dairy	11	1238003	853035	1.68	460200.00	96.39<	142.17<	653227.27	1.90
Livestock – Sheep	4	1468053	1235000	2.13	801350.00	247.00<	123.50<	858075.00	1.71
MixedFarm + infrast	1	3400000	3400000	10.77	315600.00	ND	ND	315600.00	10.77
MixedFarm&GrazUnsp	9	676106	560000	0.98	583600.00	145.45<	207.41<	650055.56	1.04
Native Bshland	3	508333	500000	0.31	2634000.00	ND	ND	2591066.67	0.20
Orchard Plantations	5	1084140	858402	2.88	297900.00	122.52<	262.11<	302620.00	3.58
Specialised Cropping	6	994906	742577	1.12	516700.00	112.51<	49.51<	544883.33	1.83
Vineyard	2	385000	385000	4.94	225250.00	ND	ND	225250.00	1.71
Residential									
Detached Home Unsp	53	559141	500000	890.79	572.50	112.36<	166.39<	715.98	770.16
Detached Home(exist)	422	526691	430000	562.50	800.00	113.16<	159.26<	898.93	585.72
Res Dev Site	2	1079862	1079862	728.07	1960.00	151.03<	ND	1960.00	550.95
Res Investment Flat	22	195398	168000	840.00	200.00	86.15<	ND	200.00	840.00
Res/Rural Lstyle	83	752134	650000	350.42	18549.00	130.33<	179.56<	26318.63	28.58
ResLandWithImprovemt	4	315000	135000	49.25	1973.00	72.39<	ND	21411.50	14.71
Sep House&Curtilage	1	410000	410000	391.60	1047.00	ND	ND	1047.00	391.60
Single Strata Unsp	55	361754	300000	NA	NA	113.21<	135.75<	NA	NA
Strata Unit/Flat Uns	5	416100	410000	NA	NA	68.91<	186.36<	NA	NA
Townhouse	3	333333	315000	NA	NA	ND	ND	NA	NA
Vac Res A	58	255620	214000	231.44	735.00	125.88<	163.98<	789.82	314.46
Vac Res B	7	488000	200000	85.54	2338.00	100.00<	235.29<	2421.00	201.57
Vac Res Englubo Oth	1	2300000	2300000	27.19	84600.00	131.43<	339.23<	84600.00	27.19
Vac Res Rural Lstyle	31	372500	270000	26.20	5344.00	122.73<	156.52<	12089.26	30.81
Municipality totals									
Commercial Total		30				Commercial Total Prices		\$21,700,500	
Community Services Total		1				Community Services Total Prices		\$60,000	
Industrial Total		13				Industrial Total Prices		\$5,881,000	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$400,000	
Primary Production Total		82				Primary Production Total Prices		\$72,578,339	
Residential Total		747				Residential Total Prices		\$377,520,351	
All Sales Total		874				All Sales Total		\$478,140,190	

Monash City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,489	320,000	344,941	948	270,000	288,513	24	97,500	128,488
2003	2,233	375,700	399,686	1,095	299,500	321,554	25	150,000	179,386
2004	1,951	380,250	413,472	940	301,500	326,434	59	272,500	274,917
2005	2,159	390,000	421,212	1,058	320,000	350,537	85	275,000	262,000
2006	2,228	430,000	462,096	1,029	350,000	374,309	68	277,500	281,282
2007	2,418	535,300	568,220	1,385	390,000	420,873	53	318,000	368,901
2008	1,680	571,350	602,232	968	405,000	426,738	20	412,500	386,892
2009	2,055	615,000	649,885	1,403	450,000	480,623	19	340,000	379,607
2010	1,855	718,000	764,948	1,267	482,218	493,228	25	380,000	422,022
2011	1,682	679,882	728,106	1,241	475,000	502,409	39	395,000	470,772
2012	1,717	668,000	717,957	1,114	487,250	507,528	40	354,000	490,119
2013	2,111	750,000	806,812	1,561	526,000	538,846	36	505,000	544,865
2014	2,327	860,000	965,641	1,799	535,000	573,256	33	580,000	655,632
2015	2,632	1,100,000	1,197,905	2,051	630,000	640,975	21	650,000	713,821
2016	2,035	1,110,000	1,201,867	1,442	663,750	685,184	19	880,000	844,870
2017	2,091	1,256,888	1,343,125	1,726	660,000	709,848	22	1,121,500	1,101,203
2018	1,671	1,185,000	1,285,870	1,480	697,750	734,566	25	763,000	1,046,400
2019	1,727	1,122,600	1,219,716	1,272	750,000	781,243	22	865,250	1,020,045
2020	1,345	1,200,000	1,279,427	1,187	765,000	785,972	31	710,000	978,243
2021	2,170	1,390,000	1,477,096	1,755	830,000	854,646	33	1,000,000	1,074,627
2022	1,789	1,400,000	1,502,002	1,410	790,000	816,110	12	1,260,000	1,227,383
2023	157	1,362,000	1,555,431	189	740,000	746,993	3	848,000 ^	818,796 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

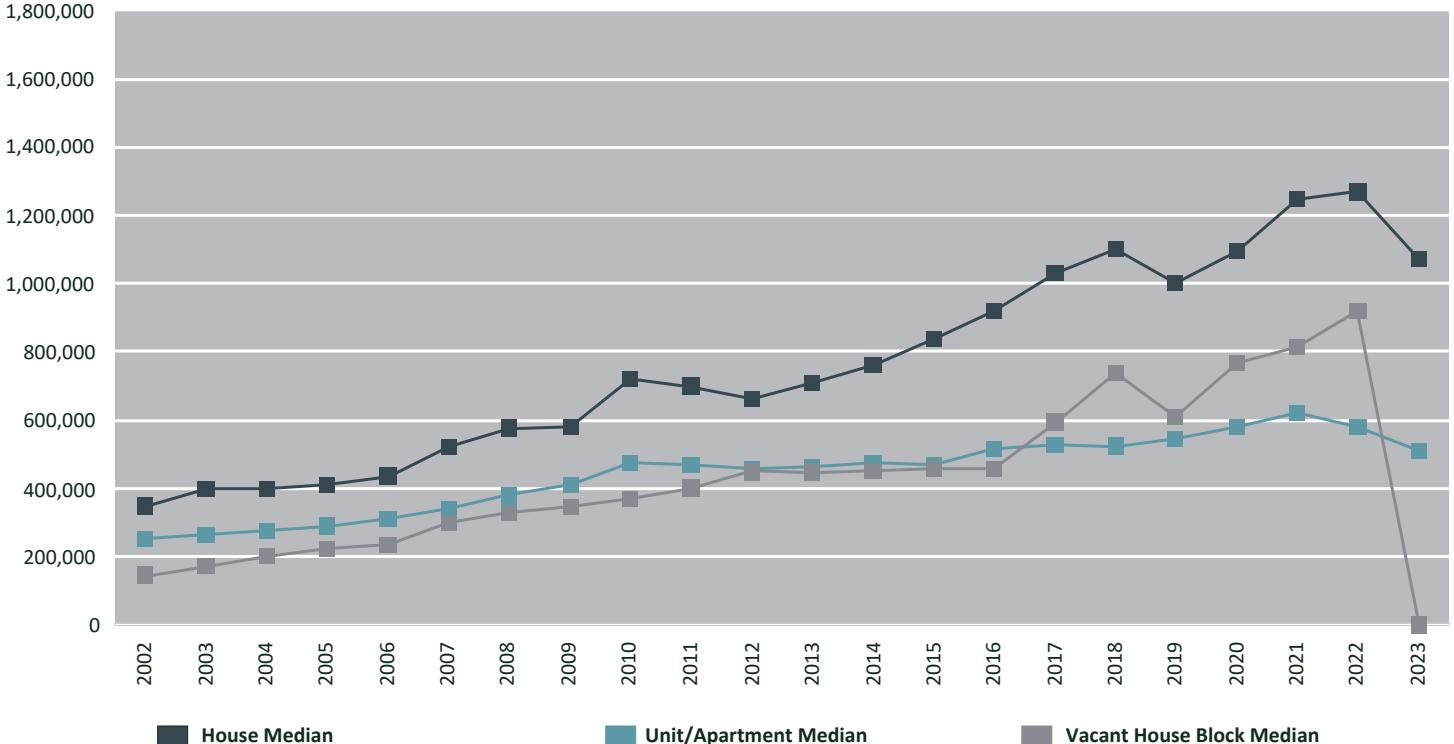
Monash City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Health Clinic Unsp	4	1983875	1467500	4552.73	601.00	27.56<	66.70<	528.50	3753.78
Mixed Use Office	21	686337	484978	216.79	5495.00	74.04<	ND	14725.19	41.54
Mixed Use Unspec	11	8651409	1200000	6221.67	217.50	111.63<	104.35<	5797.10	1631.86
Office Premises Uns	36	1779285	900500	417.61	619.00	126.39<	125.55<	3615.83	526.86
Retail Mult Occ Unsp	6	15403333	8015000	4117.65	204.00	37.24<	157.13<	1404.33	14975.08
Retail Sgle Occ Unsp	31	1521233	940000	4663.21	193.00	87.04<	106.87<	1241.34	1247.34
Serv Apt/Unit Unsp	1	507000	507000	NA	NA	97.31<	149.12<	NA	NA
Supermarket	1	5700000	5700000	1943.40	2933.00	ND	ND	2933.00	1943.40
Vehicle Sales Centre	1	31500000	31500000	1503.29	20954.00	ND	ND	20954.00	1503.29
Veterinary Clinic	1	976000	976000	1463.27	667.00	ND	54.43<	667.00	1463.27
Community Services									
Place of Worship	1	1250000	1250000	1728.91	723.00	ND	32.47<	723.00	1728.91
Religious Residence	1	975000	975000	1509.29	646.00	34.59<	ND	646.00	1509.29
Industrial									
Coolstore/Coldstore	1	6150000	6150000	1005.23	6118.00	ND	7.41<	6118.00	1005.23
Factory Unsp	42	4415427	1635000	4835.62	730.00	74.69<	178.49<	1495.49	1873.36
Warehouse Store	3	380000	380000	5453.31	117.50	ND	ND	117.50	3234.04
Warehouse Unspec	62	2867308	1295000	4217.16	374.00	72.23<	77.45<	2779.75	930.20
Infrastruc&Utilities									
TelecomTowers Unspec	1	90000	90000	8.87	10150.00	ND	ND	10150.00	8.87
Residential									
Age Care/Nursing Uns	1	23550000	23550000	2453.89	9597.00	626.00<	7190.84<	9597.00	2453.89
Boarding House	2	1105000	1105000	1648.74	665.00	95.26<	71.29<	665.00	1661.65
Cojoin Strata Unsp	21	705404	723000	NA	NA	80.33<	88.39<	NA	NA
Detached Home (New)	1	3410000	3410000	4927.75	692.00	202.98<	420.99<	692.00	4927.75
Detached Home Unsp	1769	1506033	1401000	1360.90	665.00	100.43<	124.09<	643.69	2343.08
Disability Housing	2	1231944	1231944	2039.64	604.00	ND	ND	604.00	2039.64
Individual Car Park	7	10143	5000	NA	NA	83.33<	10.00<	NA	NA
OYO Sub Unit	3	1060000	880000	NA	NA	83.14<	ND	NA	NA
Res Co Sh Unit Unsp	4	589583	632500	NA	NA	ND	ND	NA	NA
Res Dev Site	1	1518181	1518181	1735.06	875.00	42.68<	ND	875.00	1735.06
Res Land (WithBuild)	121	1738769	1636800	2118.59	821.50	102.62<	110.53<	848.43	2055.68
Res/Rural Lstyle	1	950000	950000	47.51	19997.00	34.32<	193.48<	19997.00	47.51
Retire Village Unit	14	480571	482500	NA	NA	84.65<	89.35<	NA	NA
Semi-detached Unspec	19	1026342	933100	4984.27	333.50	88.24<	113.10<	734.43	1392.77
Single Strata Unit	1	935000	935000	NA	NA	ND	140.18<	NA	NA
Single Strata Unsp	955	870324	838000	4427.71	166.00	97.44<	104.52<	166.00	4427.71
Storage Area Res	1	9000	9000	NA	NA	ND	ND	NA	NA
Strata Dwelling	1	525000	525000	NA	NA	88.24<	58.33<	NA	NA
Strata Unit/Flat Uns	407	704958	640000	54.27	2211.00	90.14<	93.43<	6233.74	90.98
Townhouse	4	1024250	1118500	NA	NA	123.59<	112.98<	NA	NA
Vac Res A	12	1227383	1260000	2690.70	448.50	123.99<	145.62<	489.90	2490.71
Municipality totals									
Commercial Total		113				Commercial Total Prices		\$359,829,631	
Community Services Total		2				Community Services Total Prices		\$2,225,000	
Industrial Total		108				Industrial Total Prices		\$370,511,089	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$90,000	
Residential Total		3,347				Residential Total Prices		\$4,093,690,157	
All Sales Total		3,571				All Sales Total		\$4,826,345,877	

Moonee Valley City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,445	350,000	388,650	926	252,050	275,535	40	145,500	143,927
2003	1,413	398,000	439,103	829	265,000	283,886	40	173,750	202,936
2004	1,259	400,000	455,810	713	275,000	291,768	48	200,500	213,781
2005	1,395	413,000	460,057	798	291,000	307,333	35	225,000	227,962
2006	1,393	437,500	483,606	859	310,100	321,482	59	235,000	244,050
2007	1,585	522,000	588,301	1,146	340,500	364,080	68	299,500	318,326
2008	1,147	577,500	636,454	1,039	380,000	385,518	44	327,500	305,295
2009	1,356	581,650	643,186	1,123	411,000	435,675	56	345,000	346,631
2010	1,344	720,000	803,002	1,216	475,000	488,402	78	370,000	381,348
2011	1,178	700,000	783,768	902	470,000	485,550	56	402,500	447,468
2012	1,172	660,750	742,388	877	460,000	466,697	62	450,000	474,387
2013	1,501	710,000	776,325	1,186	465,000	477,893	118	449,000	454,142
2014	1,599	760,000	841,472	1,323	475,000	496,328	83	453,400	481,489
2015	1,701	840,000	948,436	1,642	470,000	502,980	44	460,000	507,557
2016	1,581	919,000	1,047,681	1,453	515,000	543,195	50	457,500	478,428
2017	1,517	1,030,000	1,172,392	1,476	530,000	576,947	23	595,000	642,717
2018	1,213	1,100,000	1,255,680	1,137	525,000	581,440	20	740,000	874,249
2019	1,186	1,000,000	1,150,638	1,164	546,500	632,861	25	610,000	649,407
2020	1,121	1,095,000	1,213,551	891	580,000	613,620	38	770,000	813,863
2021	1,813	1,245,000	1,410,607	1,362	620,750	657,776	27	815,000	892,440
2022	1,369	1,267,500	1,423,817	1,067	580,000	629,038	17	920,000	1,104,493
2023	107	1,070,000	1,212,990	181	510,000	565,029	0	0*	0*

Statistics for 2023 are based on a small number of sales and are preliminary only.

Moonee Valley City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	1	1200000	1200000	1639.34	732.00	ND	ND	732.00	1639.34
Dev Site	2	4905000	4905000	2568.35	3052.50	334.43<	102.19<	3052.50	1606.88
Fuel Outlet/Garage	1	700000	700000	2134.15	328.00	ND	ND	328.00	2134.15
Health Clinic Unsp	5	2079550	1900000	2955.71	713.00	185.82<	19.00<	792.00	2524.54
Member Club Facility	1	2850000	2850000	3044.87	936.00	ND	ND	936.00	3044.87
Mixed Use Unspec	1	840000	840000	NA	NA	119.32<	101.05<	NA	NA
Office Premises Uns	16	9144477	900000	3454.09	514.50	168.22<	171.33<	2925.67	3881.26
Retail Mult Occ Unsp	6	1851916	1486750	6086.96	184.00	118.94<	179.18<	212.80	6495.77
Retail Sgle Occ Unsp	24	1504937	1260000	12804.77	233.50	122.03<	123.35<	1065.67	1445.76
Serv Apt/Unit Unsp	3	321666	280000	95.72	2873.00	ND	58.03<	2873.00	95.72
Shop	1	916000	916000	4821.05	190.00	ND	ND	190.00	4821.05
Community Services									
Child Centre Unsp	1	6455000	6455000	3348.03	1928.00	ND	ND	1928.00	3348.03
Halls&Service Rooms	1	6765000	6765000	3958.46	1709.00	ND	ND	1709.00	3958.46
Industrial									
Factory Unsp	8	2294437	1040000	277.32	613.00	87.76<	187.22<	589.38	3893.00
Warehouse Unspec	27	722046	660000	111.90	6129.00	75.00<	118.81<	5486.07	131.61
Residential									
Cojoin Strata Unsp	1	1550000	1550000	NA	NA	139.95<	193.15<	NA	NA
Detached Home Unsp	1350	1428039	1270000	3280.94	509.00	101.60<	126.87<	478.37	2993.89
Granny Flat/Studio	1	2180000	2180000	NA	NA	ND	ND	NA	NA
House & Flat/Studio	1	1845000	1845000	3248.24	568.00	ND	ND	568.00	3248.24
Individual Car Park	33	3473	1	NA	NA	0.13<	ND	NA	NA
Individual Flat	1	1300000	1300000	NA	NA	203.13<	ND	NA	NA
Res Dev Site	1	1650000	1650000	2554.18	646.00	ND	108.91<	646.00	2554.18
Row House	1	875000	875000	3289.47	266.00	ND	ND	266.00	3289.47
Semi-detached	2	872500	872500	2121.30	410.50	ND	ND	410.50	2125.46
Semi-detached Unspec	14	1062038	992500	4658.27	278.00	92.54<	106.43<	490.62	2190.11
Single Strata Unsp	902	607594	565000	2760.94	297.00	96.58<	92.62<	297.00	2760.94
Strata Unit/Flat Uns	156	726994	678247	NA	NA	95.53<	138.42<	NA	NA
Terrace House	1	2020000	2020000	NA	NA	228.25<	ND	NA	NA
Townhouse	6	1025500	967500	4385.09	183.00	106.76<	124.84<	183.00	4338.80
Vac Res A	17	1104493	920000	1147.85	673.00	112.88<	150.82<	565.73	2061.22
Villa Unit	2	1010000	1010000	NA	NA	126.25<	142.05<	NA	NA
Municipality totals									
Commercial Total		61				Commercial Total Prices		\$221,220,385	
Community Services Total		2				Community Services Total Prices		\$13,220,000	
Industrial Total		35				Industrial Total Prices		\$37,850,750	
Residential Total		2,489				Residential Total Prices		\$2,644,411,337	
All Sales Total		2,587				All Sales Total		\$2,916,702,472	

Moorabool Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	350	165,000	174,442	40	134,750	131,637	230	41,987	51,786
2003	362	198,500	206,489	38	163,000	162,105	212	74,150	72,758
2004	304	219,000	222,069	43	197,000	187,802	214	90,000	90,359
2005	281	219,000	220,176	28	196,750	189,053	163	90,000	90,559
2006	281	225,000	236,923	72	118,500	156,638	134	96,700	112,460
2007	421	236,000	257,274	69	165,000	170,164	146	90,000	95,968
2008	338	240,000	248,818	65	209,000	212,069	205	97,000	101,159
2009	350	262,750	274,872	94	220,000	214,386	380	105,000	109,240
2010	411	305,000	309,158	65	245,000	241,575	522	118,000	121,750
2011	352	313,500	325,313	81	275,000	248,349	340	140,000	145,165
2012	309	320,000	331,559	77	250,000	247,741	212	142,900	147,702
2013	337	330,000	332,271	49	294,000	283,758	185	146,900	149,444
2014	395	339,000	348,438	52	285,500	291,496	278	142,750	141,344
2015	410	350,000	368,543	48	284,000	282,541	284	149,500	153,416
2016	428	360,000	376,659	73	299,000	287,383	371	152,000	162,904
2017	550	415,000	431,288	103	312,000	307,930	753	168,000	177,093
2018	474	467,500	484,212	79	325,000	328,012	429	209,000	216,332
2019	437	490,000	507,025	62	352,500	366,588	283	235,000	237,963
2020	432	515,000	530,278	73	340,000	347,319	451	245,000	256,740
2021	606	590,000	616,945	104	389,500	391,702	308	265,000	284,546
2022	459	660,000	700,743	80	450,000	446,747	93	329,000	331,961
2023	75	650,000	664,153	12	432,500	395,291	9	295,000 ^	280,666 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

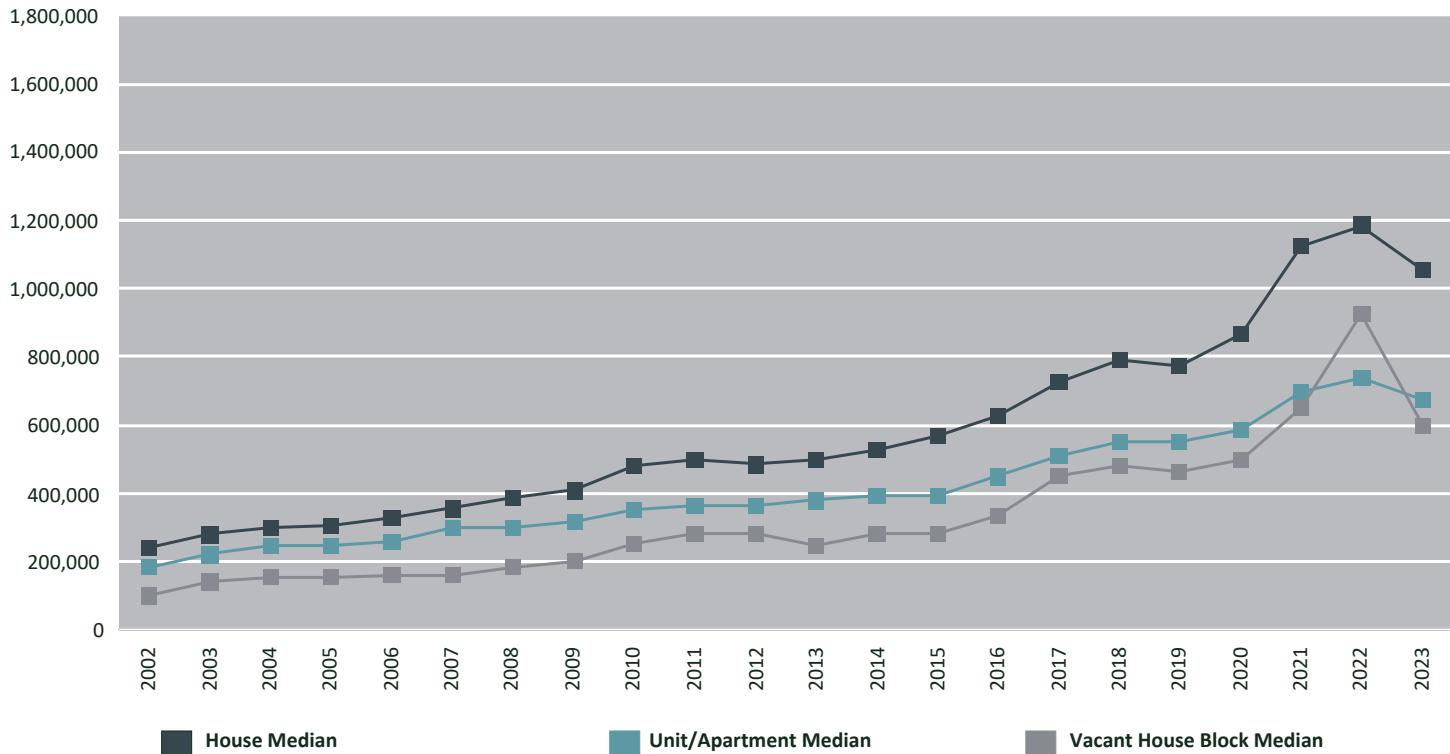
Moorabool Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Dev Site	1	3080000	3080000	35.00	88000.00	280.00<	676.92<	88000.00	35.00
Hotel/Motel Unsp	1	1075000	1075000	775.05	1387.00	ND	ND	1387.00	775.05
Mixed Use Shop	1	785000	785000	206.58	3800.00	ND	ND	3800.00	206.58
Office Premises Uns	2	854500	854500	2508.80	440.50	97.10<	ND	440.50	1939.84
Retail Mult Occ Unsp	1	1050000	1050000	4166.67	252.00	ND	ND	252.00	4166.67
Retail Sgle Occ Unsp	2	502500	502500	262.80	742.00	23.93<	138.24<	742.00	262.80
Retail Store/Showrm	1	6000000	6000000	2167.63	2768.00	ND	ND	2768.00	2167.63
Shop	2	860000	860000	1221.96	1005.50	281.97<	ND	1005.50	855.30
Industrial									
Factory	1	775000	775000	140.91	5500.00	77.50<	117.42<	5500.00	140.91
Factory Unit	3	364833	330000	1875.00	176.00	92.96<	ND	182.67	1997.26
Factory Unsp	4	898250	875000	714.41	1275.00	179.30<	246.48<	1405.50	639.10
Food ProcessingUnsp	1	3000000	3000000	15.00	200000.00	ND	ND	200000.00	15.00
Ind Dev Site	2	485000	485000	483.03	1312.50	89.81<	242.50<	1312.50	369.52
Infrastruc&Utilities									
Utilities Vac Land	1	5500	5500	2.12	2600.00	ND	ND	2600.00	2.12
Primary Production									
DomsticLivestockGraz	8	1553731	735000	2.57	233000.00	66.82<	77.37<	226470.00	6.86
GenCrop >20ha Unspec	1	4000000	4000000	13.07	306000.00	311.28<	500.00<	306000.00	13.07
Glasshouse Plant/Veg	1	10000000	10000000	61.67	162158.00	ND	ND	162158.00	61.67
Livestock – Beef	1	1225000	1225000	5.63	217664.00	318.18<	260.64<	217664.00	5.63
MixedFarm + infrast	13	2869115	2300000	8.96	682700.00	164.87<	287.50<	987083.62	2.91
MixedFarm no infrast	1	2200000	2200000	5.33	413000.00	303.45<	220.00<	413000.00	5.33
MixedFarm&GrazUnsp	10	1739501	1400000	4.17	356400.00	109.80<	175.00<	741485.60	2.35
Residential									
Cojoin Strata Unsp	2	666500	666500	NA	NA	94.61<	ND	NA	NA
Detached Home (Ind)	3	426666	380000	613.88	562.00	ND	ND	650.67	655.74
Detached Home Unsp	446	699114	660000	1002.75	728.00	111.86<	134.69<	871.63	799.37
Detached Home(exist)	11	804358	780000	212.50	4000.00	106.12<	216.67<	3632.27	221.45
MisImpRurallLand Unsp	2	426500	426500	37.92	42643.50	65.62<	ND	42643.50	10.00
Res Land (WithBuild)	1	230000	230000	80.42	2860.00	10.95<	ND	2860.00	80.42
Res/Rural Lstyle	124	1113055	969500	27.19	20217.50	96.95<	143.63<	37905.22	29.36
Retire Village Unit	6	109916	109999	NA	NA	90.91<	94.02<	NA	NA
Semi-detached Unspec	2	494000	494000	1646.34	309.50	ND	ND	309.50	1596.12
Single Strata Unsp	67	467168	450000	NA	NA	118.42<	125.00<	NA	NA
Strata Unit/Flat Uns	2	470000	470000	NA	NA	105.62<	123.04<	NA	NA
Townhouse	3	502333	500000	NA	NA	ND	ND	NA	NA
Vac Res A	90	326604	327000	523.59	657.00	123.40<	139.15<	738.44	440.31
Vac Res B	3	492666	567000	208.15	2724.00	236.25<	252.00<	2803.00	175.76
Vac Res Rural Lstyle	27	471989	450000	17.53	30821.00	106.51<	147.54<	45394.44	10.40
Municipality totals									
Commercial Total	11					Commercial Total Prices		\$16,424,000	
Industrial Total	11					Industrial Total Prices		\$9,432,500	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$5,500	
Primary Production Total	35					Primary Production Total Prices		\$84,548,362	
Residential Total	789					Residential Total Prices		\$541,378,911	
All Sales Total	847					All Sales Total		\$651,789,273	

Mornington Peninsula Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	4,727	240,000	292,768	734	185,000	217,429	1,109	99,000	109,115
2003	4,593	280,000	341,633	803	222,000	258,246	1,228	140,000	156,578
2004	3,823	300,000	373,644	625	247,500	325,269	637	155,500	174,998
2005	3,832	305,000	389,341	722	250,000	287,610	568	155,000	175,884
2006	4,103	330,000	415,720	723	260,000	332,299	751	160,000	187,824
2007	5,214	356,000	446,708	1,042	300,000	351,484	769	159,000	191,934
2008	3,416	390,000	495,963	805	300,000	342,514	341	185,000	222,401
2009	4,131	409,000	489,930	1,078	316,500	348,233	525	200,000	233,246
2010	3,938	480,000	584,970	1,092	355,000	405,180	463	255,000	299,363
2011	3,185	500,000	628,535	825	365,000	427,111	353	282,500	351,143
2012	3,286	485,000	566,997	853	365,000	415,359	318	281,250	303,110
2013	3,595	500,000	599,612	969	380,000	423,158	479	247,000	276,929
2014	4,054	530,000	626,700	1,068	395,000	427,348	427	285,000	343,343
2015	4,405	570,000	689,864	1,163	395,000	437,913	409	285,000	350,173
2016	4,194	629,250	776,392	1,169	450,000	511,106	410	335,000	400,449
2017	4,014	725,000	883,474	1,140	510,000	603,990	411	452,000	537,209
2018	3,263	790,000	975,653	826	550,000	612,773	280	482,500	576,945
2019	3,282	772,000	945,597	737	550,000	604,098	254	465,000	538,082
2020	3,373	867,000	1,096,784	796	585,000	654,880	396	500,000	649,790
2021	4,193	1,125,000	1,407,279	1,187	695,000	791,212	315	652,000	801,780
2022	2,900	1,185,000	1,462,123	777	740,000	843,226	114	927,500	1,011,739
2023	416	1,055,000	1,387,247	110	676,500	784,460	11	600,000	719,227

Statistics for 2023 are based on a small number of sales and are preliminary only.

Mornington Peninsula Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	2021	Mean Block size	Mean Price per Unit Area
								(\$/SM)	(\$/SM)
Commercial									
Bank	2	2250000	2250000	3580.47	641.00	ND	ND	641.00	3510.14
Bed and Breakfast	1	3225000	3225000	512.72	6290.00	140.22<	ND	6290.00	512.72
Café	1	3889771	3889771	NA	NA	755.30<	ND	NA	NA
Car Wash	1	2325000	2325000	1216.64	1911.00	ND	ND	1911.00	1216.64
Dev Site	2	1113568	1113568	952.50	1252.00	123.73<	449.93<	1252.00	889.43
Guest/BackPack Unsp	1	4100000	4100000	1128.85	3632.00	ND	ND	3632.00	1128.85
Health Clinic Unsp	2	1390000	1390000	1672.77	873.50	39.71<	78.31<	873.50	1591.30
Health Surgery	1	3410000	3410000	2792.79	1221.00	241.84<	ND	1221.00	2792.79
Hotel/Motel Unsp	1	2850000	2850000	481.74	5916.00	67.86<	109.62<	5916.00	481.74
Mixed Use Unspec	6	1684017	525000	3183.76	217.50	99.67<	261.52<	2663.83	632.18
Office Premises Uns	6	955500	879000	4010.75	465.00	99.32<	153.67<	826.60	1241.95
Plant/Tree Nursery	1	2880000	2140000	378.84	18146.00	88.07<	82.31<	4032.00	714.29
Restaurant	2	1338400	1338400	1777.74	906.50	ND	ND	906.50	1476.45
Retail Mult Occ Unsp	4	2296250	2567500	12908.40	252.00	68.01<	273.14<	304.25	7547.25
Retail Sgle Occ Unsp	32	1961796	1621250	957.59	731.00	211.24<	124.71<	941.37	2094.56
Shop	1	880000	880000	7857.14	112.00	ND	ND	112.00	7857.14
Shop & Dwelling	1	1220000	1220000	2009.88	607.00	97.60<	ND	607.00	2009.88
Shopping Centre Unsp	1	11980000	11980000	NA	NA	871.27<	ND	NA	NA
Vehicle Sales Centre	1	860000	860000	1321.04	651.00	ND	ND	651.00	1321.04
Industrial									
Factory Unsp	55	1566267	742500	1430.72	426.00	122.22<	192.81<	2336.42	668.39
Garage/Motor Vehicle	1	1750000	1750000	2883.03	607.00	97.22<	140.56<	607.00	2883.03
Hard/Storage Yard	1	996960	996960	484.20	2059.00	122.70<	ND	2059.00	484.20
Ind Dev Site	4	2441089	1600000	700.61	2170.00	177.78<	1739.13<	4126.50	591.56
OpArea ContainerStor	1	2045629	2045629	494.59	4136.00	ND	ND	4136.00	494.59
Warehouse Store	7	555471	346500	4495.28	82.50	87.50<	ND	739.33	812.03
Warehouse Unspec	15	967278	892500	2498.99	238.50	185.75<	231.82<	299.83	2695.71
Warehouse/Office	4	827000	800000	4576.54	187.00	116.79<	185.06<	188.00	4398.94
Warehouse>Showroom	6	578583	640000	2262.01	243.00	123.08<	175.34<	251.83	2297.49
Wrecking Yard	1	1200000	1200000	589.97	2034.00	ND	ND	2034.00	589.97
Infrastruc&Utilities									
Port Dock/Berth	2	312500	312500	4730.19	66.50	114.68<	178.57<	66.50	4699.25
Primary Production									
DomsticLivestockGraz	1	6500000	6500000	11.11	585300.00	171.05<	154.76<	585300.00	11.11
Glasshouse Plant/Veg	1	2660000	2660000	39.18	67900.00	ND	ND	67900.00	39.18
Horse Unspecified	3	4150000	3950000	49.17	80330.00	111.66<	129.51<	125576.67	33.05
Livestock – Beef	5	6120000	5700000	24.43	118700.00	97.95<	185.37<	151101.80	40.50
MarketGardenVeg <20h	3	3406666	3700000	60.98	78713.00	ND	156.95<	73701.00	46.22
MixedFarm&GrazUnsp	2	17500000	17500000	19.13	944226.50	795.45<	500.00<	944226.50	18.53
Orchard Plantations	1	5575000	5575000	70.42	79170.00	ND	162.30<	79170.00	70.42
Plant/Tree Nursery	1	1400000	2140000	378.84	18146.00	88.07<	82.31<	32260.00	43.40
Poultry broiler	1	2800000	2800000	64.07	43700.00	107.69<	111.55<	43700.00	64.07
Poultry egg	1	931000	931000	135.46	6873.00	49.00<	ND	6873.00	135.46
Vineyard	2	8084174	8084174	72.62	117500.00	196.31<	190.22<	117500.00	68.80
Residential									
Cojoin Strata Unsp	106	1011005	840000	NA	NA	112.00<	144.83<	NA	NA
Conjoined StrataUnit	4	620000	677500	NA	NA	98.91<	ND	NA	NA
Detached Home (Ind)	1	2200000	2200000	1260.02	1746.00	ND	ND	1746.00	1260.02
Detached Home (New)	2	4525000	4525000	NA	NA	362.73<	672.86<	NA	NA
Detached Home Unsp	2870	1460402	1185000	1059.32	767.00	105.80<	153.90<	901.83	1618.17
Detached Home(Comm)	1	1200000	1200000	1815.43	661.00	ND	ND	661.00	1815.43
Detached Home(exist)	4	2652500	2700000	686.81	3839.50	184.30<	281.25<	2920.00	908.39
Granny Flat/Studio	1	1800000	1800000	1941.75	927.00	ND	ND	927.00	1941.75
House & Flat/Studio	4	1682500	1110000	1092.76	1036.00	ND	ND	1037.75	1621.30
Individual Berth	21	249333	250000	4140.85	58.50	129.87<	132.28<	66.20	3788.52
Individual Car Park	1	1000	1000	NA	NA	100000.00<	ND	NA	NA
Individual Flat	3	572833	585000	NA	NA	142.34<	ND	NA	NA
MisImpRuralLand Unsp	1	1900000	1900000	89.58	21210.00	154.16<	172.73<	21210.00	89.58
Nursing Home	2	9476500	9476500	1276.87	7207.00	142.24<	ND	7207.00	1314.90
OVO Subdivided Flat	15	994566	800000	NA	NA	102.24<	193.70<	NA	NA
Res Dev Site	4	2005275	2195000	1737.31	1349.00	141.61<	143.93<	1419.75	1412.41
Res Land (WithBuild)	52	1416807	1116000	1136.13	887.50	94.58<	144.00<	1000.16	1443.39
Res/Rural Lstyle	193	3435327	2430000	117.66	10836.00	105.65<	159.87<	24910.38	137.91
ResLandWithImprovemt	7	1850249	1830000	2360.92	737.00	130.71<	158.79<	884.71	2091.35
Retire Village Compl	1	33250000	33250000	NA	NA	ND	ND	NA	NA
Retire Village Unit	35	426657	430000	NA	NA	105.13<	108.86<	NA	NA
Semi-detached Unspec	20	1120675	1082500	5600.30	225.00	102.61<	138.78<	241.83	4565.47
Single Strata Unsp	506	798920	728500	1502432.89	75.00	108.73<	133.67<	75.00	24833.33
Strata Unit/Flat Uns	110	1005069	852500	1642.76	767.00	109.22<	148.26<	767.00	1642.76
Townhouse	1	878000	878000	NA	NA	101.50<	108.40<	NA	NA
Vac Res A	110	993370	917500	879.22	770.00	148.94<	206.18<	868.83	1132.19
Vac Res B	4	1516875	1246250	986.36	2296.50	117.46<	151.98<	2638.75	574.85
Vac Res Englolo Oth	1	2133004	2133004	987.04	2161.00	106.65<	26.58<	2161.00	987.04
Vac Res Rural Lstyle	11	1588636	1500000	122.84	10990.00	131.58<	163.04<	30010.09	52.94
Sport/Hrtge/Cultural									
Aero Club Facility	1	625000	625000	1388.89	450.00	86.21<	ND	450.00	1388.89

Municipality totals			
Commercial Total	67	Commercial Total Prices	\$137,603,310
Industrial Total	95	Industrial Total Prices	\$127,078,625
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$625,000
Primary Production Total	21	Primary Production Total Prices	\$124,304,349
Residential Total	4,091	Residential Total Prices	\$5,854,215,724
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$625,000
All Sales Total	4,277	All Sales Total	\$6,244,452,008

Mount Alexander Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	332	150,000	161,923	37	135,000	132,483	124	36,750	41,249
2003	303	176,000	187,634	39	160,000	159,259	85	50,000	60,998
2004	236	200,000	211,796	23	215,000	207,478	57	66,500	65,336
2005	279	208,000	220,513	19	185,000	213,763	51	78,000	78,620
2006	236	220,000	237,254	27	210,000	211,676	44	76,251	75,625
2007	315	219,000	234,795	32	207,750	224,271	59	85,000	83,690
2008	231	230,000	243,756	33	205,000	200,530	41	85,000	86,159
2009	273	246,000	260,217	32	225,000	225,351	69	85,000	85,616
2010	287	292,000	313,416	35	255,000	241,800	90	90,000	98,292
2011	238	310,000	332,518	17	242,000	237,029	81	100,000	107,233
2012	230	325,000	348,331	27	290,000	269,175	59	115,000	112,217
2013	286	355,000	366,079	26	295,000	284,855	79	122,500	118,829
2014	270	345,000	378,267	18	257,500	261,897	78	125,000	127,279
2015	260	372,500	387,205	30	312,500	326,166	87	125,000	124,152
2016	302	403,475	427,890	24	322,500	307,875	79	130,500	134,215
2017	326	420,750	435,875	25	325,000	334,040	112	135,515	143,390
2018	275	475,000	497,856	33	389,000	395,972	173	150,000	156,683
2019	288	500,000	511,293	23	395,000	421,636	110	169,250	180,863
2020	304	539,500	569,423	24	410,500	456,039	161	180,000	193,492
2021	333	665,000	694,772	32	502,500	512,312	124	231,000	231,413
2022	239	720,000	768,245	20	557,500	590,391	47	287,500	283,085
2023	30	757,500	732,433	1	465,000^	465,000^	7	363,000^	340,714 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

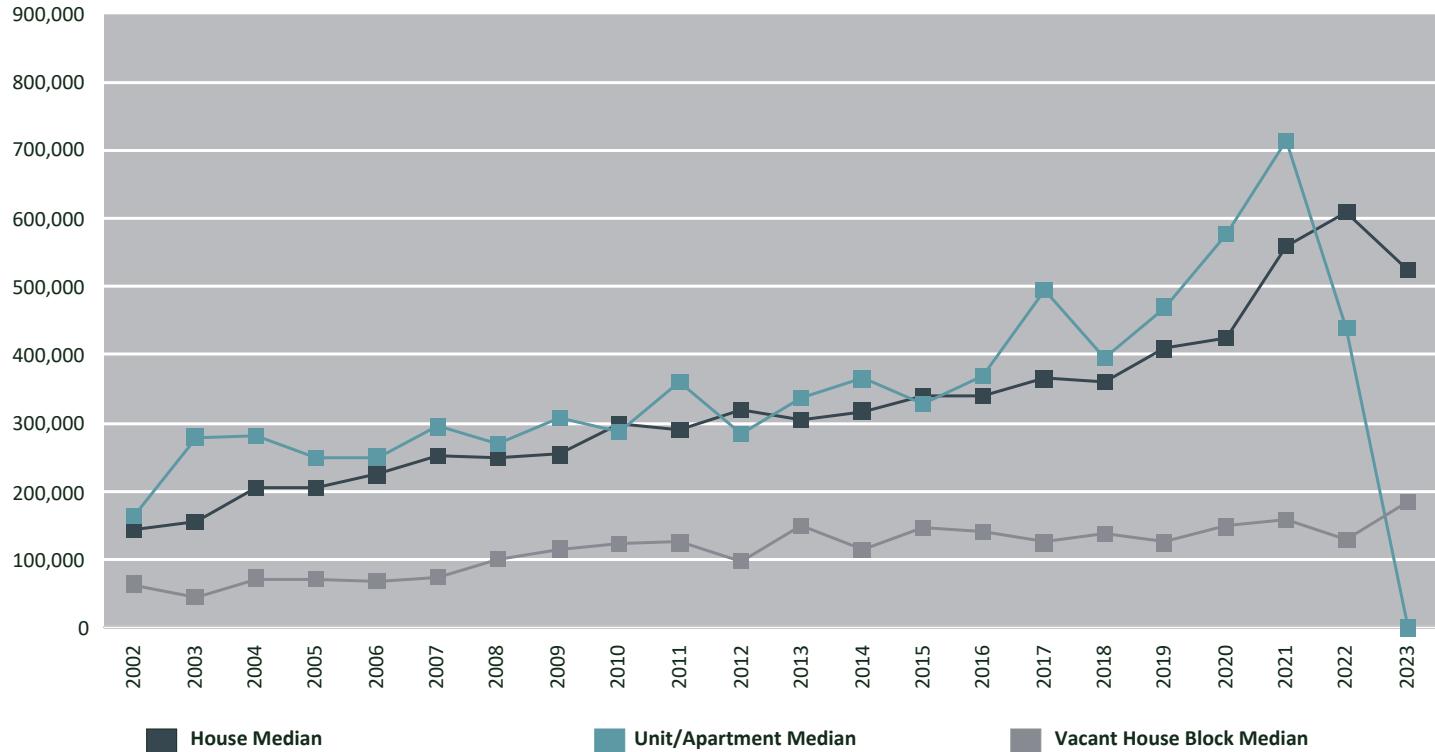
Mount Alexander Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	585000	585000	NA	NA	225.00<	ND	NA	NA
Diagnostic/X-ray	1	1200000	1200000	1505.65	797.00	ND	ND	797.00	1505.65
Mixed Use Unspec	3	729000	717000	2192.12	504.50	139.90<	100.28<	504.50	1478.69
Retail Sgle Occ Unsp	4	605875	600000	2954.55	220.00	96.77<	104.35<	239.00	2620.64
Vehicle Sales Centre	1	1175000	1175000	783.33	1500.00	ND	ND	1500.00	783.33
Community Services									
Place of Worship	1	616000	616000	190.48	3234.00	25.95<	ND	3234.00	190.48
Industrial									
Ind Dev Site	1	440000	440000	140.58	3130.00	275.86<	262.69<	3130.00	140.58
Primary Production									
DomesticLivestockGraz	13	1633461	1450000	3.39	457900.00	241.67<	302.08<	579882.69	2.82
Livestock – Beef	1	1500000	1500000	3.85	389200.00	142.86<	88.24<	389200.00	3.85
MixedFarm&GrazUnsp	6	995000	750000	2.85	400500.00	130.43<	151.52<	387204.50	2.57
Native Bshland	3	198983	200000	20.09	9953.00	319.00<	ND	33321.00	5.97
Orchard Plantations	1	800000	800000	16.69	47947.00	192.77<	258.06<	47947.00	16.69
Residential									
Detached Home (Ind)	1	1050000	1050000	105.00	10000.00	ND	ND	10000.00	105.00
Detached Home Unsp	231	771340	720000	485.00	1000.00	108.43<	144.00<	1150.42	673.34
Detached Home(exist)	8	678862	724000	320.46	1897.00	86.08<	142.52<	2113.13	321.26
MisImpRuralLand Unsp	4	757500	600000	5.15	137600.00	129.73<	ND	187790.00	4.03
Res Co Sh Unit HR	1	605000	605000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	370000	370000	364.17	1016.00	119.35<	ND	1016.00	364.17
Res/Rural Lstyle	97	934675	885000	34.50	20000.00	107.93<	152.59<	38576.48	24.23
ResLandWithImprovemt	1	830000	830000	94.34	8798.00	ND	ND	8798.00	94.34
Single Strata Unsp	18	585712	552000	8466.60	85.00	109.85<	137.14<	85.00	8466.60
Strata Unit/Flat Uns	1	660000	660000	NA	NA	157.14<	169.23<	NA	NA
Vac Res A	41	284146	297500	216.22	740.00	138.37<	180.30<	767.09	362.11
Vac Res B	6	275833	251250	82.32	2781.00	98.63<	141.95<	2795.67	98.66
Vac Res Rural Lstyle	37	276451	255000	10.00	10000.00	75.00<	114.61<	27291.62	10.13
Municipality totals									
Commercial Total		10				Commercial Total Prices			\$7,570,500
Community Services Total		1				Community Services Total Prices			\$616,000
Industrial Total		1				Industrial Total Prices			\$440,000
Primary Production Total		24				Primary Production Total Prices			\$30,101,951
Residential Total		447				Residential Total Prices			\$314,895,635
All Sales Total		483				All Sales Total			\$353,624,086

Moyne Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	209	145,000	184,264	25	165,000	197,414	92	64,000	59,751
2003	193	155,000	192,364	13	280,000	273,192	67	45,000	61,706
2004	148	205,500	228,377	14	282,500	456,650	62	72,500	77,398
2005	145	205,000	249,373	23	250,000	312,681	48	71,250	77,690
2006	153	225,000	252,932	25	251,000	349,952	70	68,250	75,043
2007	178	252,500	282,007	27	295,000	356,784	53	75,000	82,794
2008	139	249,000	278,070	15	270,000	386,400	44	99,950	101,822
2009	186	254,000	292,974	24	307,500	326,513	62	116,500	115,099
2010	163	300,000	349,742	12	288,500	288,625	75	125,000	117,373
2011	129	290,000	334,017	11	360,000	383,863	60	125,500	139,723
2012	142	320,000	360,887	8	283,500^	274,062^	62	97,500	103,517
2013	162	305,000	372,219	16	337,500	492,500	46	150,000	131,750
2014	205	318,000	343,885	25	365,000	377,930	42	115,475	137,901
2015	181	340,000	404,237	20	327,500	449,750	52	146,500	142,715
2016	206	340,000	417,718	23	370,000	491,000	52	142,500	166,686
2017	183	365,000	433,813	20	495,000	545,137	60	125,500	144,064
2018	190	361,000	454,915	23	395,000	503,065	70	137,500	160,785
2019	201	409,000	498,209	19	470,000	556,947	58	125,500	166,698
2020	198	425,000	490,234	13	577,500	731,576	99	149,000	186,852
2021	199	560,000	764,740	20	713,000	769,675	69	160,000	249,222
2022	152	608,750	734,416	13	440,000	1,194,538	33	130,000	176,414
2023	27	525,000	656,903	0	0*	0*	7	185,000^	222,927^

Statistics for 2023 are based on a small number of sales and are preliminary only.

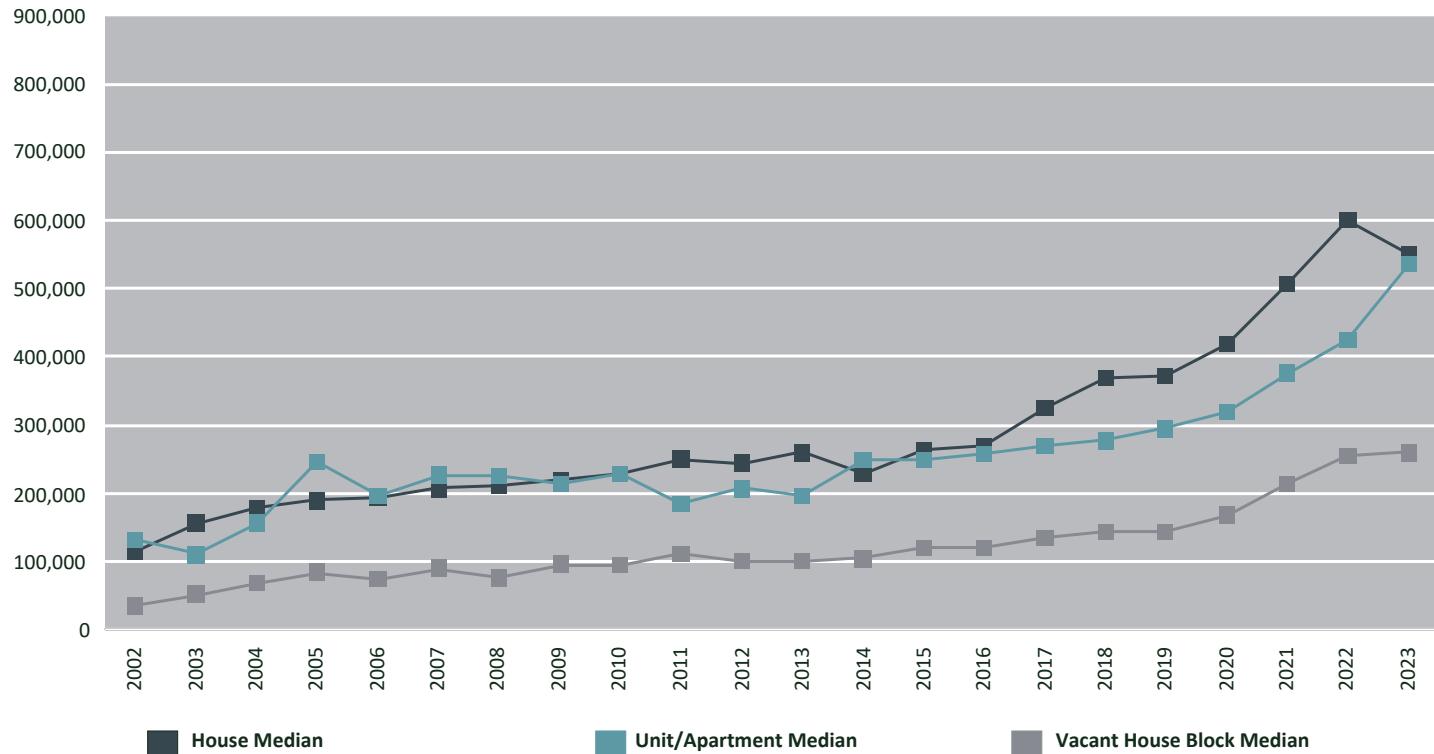
Moyne Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	2	150500	150500	337.57	430.50	ND	ND	430.50	349.59
Office Premises Uns	2	353250	353250	707.14	140.00	37.58<	ND	140.00	707.14
Pub/Tavern/Club Unsp	4	852500	675000	561.24	3065.50	103.85<	168.75<	2829.50	301.29
Restaurant	1	664000	664000	561.76	1182.00	ND	ND	1182.00	561.76
Retail Sgle Occ Unsp	2	372500	372500	1303.61	504.50	54.62<	93.13<	504.50	738.35
Community Services									
Halls&Service Rooms	1	45870	45870	45.33	1012.00	ND	ND	1012.00	45.33
Industrial									
Factory Unsp	2	522500	522500	566.44	5279.50	435.42<	ND	5279.50	98.97
Warehouse Unspec	1	80000	80000	78.74	1016.00	0.57<	ND	1016.00	78.74
Primary Production									
DomsticLivestockGraz	10	983957	1029523	2.29	284350.00	143.67<	218.01<	319037.40	3.08
GenCrop >20ha Unspec	2	8225000	8225000	2.16	3800180.00	194.91<	466.51<	3800180.00	2.16
Livestock – Beef	7	1119333	956199	1.63	586034.00	172.49<	158.88<	1111256.71	1.01
Livestock – Dairy	18	2200395	1875000	3.04	784350.00	138.43<	172.58<	837338.33	2.63
Livestock – Sheep	1	690520	690520	1.51	457400.00	60.05<	68.15<	457400.00	1.51
MixedFarm no infrast	1	2083180	2083180	2.06	1010100.00	ND	ND	1010100.00	2.06
MixedFarm&GrazUnsp	80	1486630	1225600	2.53	405200.00	127.47<	165.62<	753075.93	1.97
Residential									
Detached Home Unsp	145	740106	607500	1042.56	978.50	107.52<	148.17<	1066.22	691.21
Detached Home(exist)	7	616571	650000	141.67	3000.00	134.02<	265.31<	2603.29	236.84
MisImpRuralLand Unsp	2	632500	632500	147.90	4440.50	197.66<	ND	4440.50	142.44
Res Dev Site	1	4235000	4235000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	89	767523	775000	71.75	12473.00	125.00<	188.11<	24364.98	31.50
ResLandWithImprovemt	4	134125	112750	91.43	1598.00	51.25<	ND	1406.50	95.36
Single Strata Unsp	13	1194538	440000	NA	NA	63.22<	101.38<	NA	NA
Vac Res A	16	177624	137500	224.80	777.00	70.15<	98.21<	994.38	178.63
Vac Res B	17	175276	130000	31.52	2094.00	89.66<	268.04<	2420.24	72.42
Vac Res Rural Lstyle	25	282652	200000	28.93	12100.00	90.91<	114.94<	21336.04	13.25
Municipality totals									
Commercial Total		11				Commercial Total Prices		\$5,826,500	
Community Services Total		1				Community Services Total Prices		\$45,870	
Industrial Total		3				Industrial Total Prices		\$1,125,000	
Primary Production Total		119				Primary Production Total Prices		\$195,436,167	
Residential Total		319				Residential Total Prices		\$214,394,473	
All Sales Total		453				All Sales Total		\$416,828,010	

Murrindindi Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	246	116,500	123,390	15	133,000	135,366	109	35,000	40,245
2003	259	157,350	160,588	18	111,000	124,016	71	52,000	57,685
2004	199	179,000	184,089	10	157,500	166,150	52	68,250	71,062
2005	231	190,000	197,438	8	247,500 ^a	218,750 ^a	46	84,500	93,432
2006	210	195,000	208,551	12	196,500	201,375	52	73,625	87,466
2007	216	207,500	213,609	16	227,500	205,706	47	90,000	93,063
2008	166	211,500	222,628	16	226,250	214,232	45	76,000	85,241
2009	189	220,000	218,425	23	215,000	220,847	116	96,000	97,598
2010	152	230,000	240,186	16	230,000	239,781	110	95,750	102,726
2011	132	250,750	251,774	21	185,000	193,095	82	112,000	121,226
2012	133	245,000	260,815	14	207,500	209,964	104	100,000	105,188
2013	149	260,000	272,847	12	197,500	205,750	48	100,000	104,793
2014	178	230,000	233,798	16	250,000	241,218	51	105,000	117,130
2015	163	265,000	279,511	17	250,000	238,911	70	120,000	115,324
2016	208	270,000	288,471	15	257,500	257,315	77	120,000	134,714
2017	219	325,000	341,632	14	269,000	271,750	82	135,000	146,929
2018	200	368,500	374,381	17	277,500	288,441	68	145,000	144,287
2019	160	371,500	388,297	14	295,000	325,000	51	145,000	160,067
2020	181	420,000	427,171	11	320,000	349,954	98	169,000	191,201
2021	233	506,000	527,480	14	376,500	394,178	110	214,050	229,212
2022	139	600,000	614,502	9	425,000 ^a	415,555 ^a	41	255,000	249,681
2023	32	550,000	549,453	1	535,000 ^a	535,000 ^a	2	260,000 ^a	260,000 ^a

Statistics for 2023 are based on a small number of sales and are preliminary only.

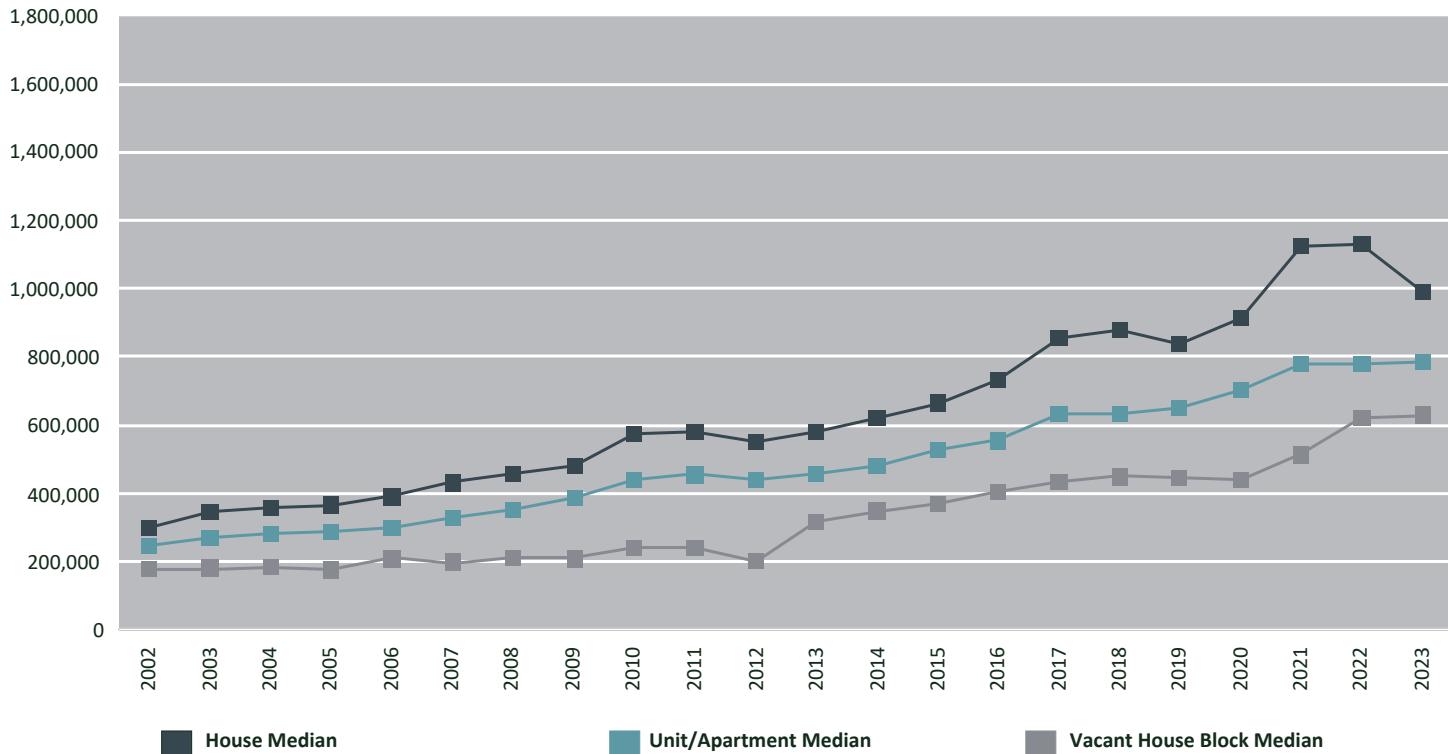
Murrindindi Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area (\$/SM)
							2021	2017	
Commercial									
Bank	1	605000	605000	473.40	1278.00	140.70<	ND	1278.00	473.40
Bed and Breakfast	1	630000	630000	311.42	2023.00	ND	ND	2023.00	311.42
Café	1	1400000	1400000	1098.04	1275.00	ND	ND	1275.00	1098.04
Fuel Outlet/Garage	2	2625000	2625000	210.87	12936.50	159.09<	ND	12936.50	202.91
Ground Level Parking	1	225000	225000	401.79	560.00	ND	ND	560.00	401.79
Health Clinic Unsp	1	490000	490000	525.75	932.00	ND	ND	932.00	525.75
Hotel	2	912500	912500	295.19	5889.50	89.02<	ND	5889.50	154.94
Mixed Use Unspec	1	250000	250000	208.68	1198.00	ND	50.51<	1198.00	208.68
Office Premises Uns	1	429000	429000	678.80	632.00	124.98<	ND	632.00	678.80
Pub/Tavern/Club Unsp	2	1600000	1600000	744.42	2821.00	ND	ND	2821.00	744.42
Retail Sgle Occ Unsp	5	583000	440000	821.17	510.00	ND	98.88<	614.75	917.04
Tourist Park/Caravan	1	1700000	1700000	27.97	60780.00	170.00<	ND	60780.00	27.97
Community Services									
Gov School (Unsp)	2	105000	105000	105.00	1000.00	ND	ND	1000.00	105.00
Industrial									
Factory Unsp	1	685000	685000	339.44	2018.00	121.24<	ND	2018.00	339.44
Ind Dev Site	1	312000	312000	52.75	5915.00	141.82<	ND	5915.00	52.75
Warehouse Unspec	1	396000	396000	977.78	405.00	120.00<	ND	405.00	977.78
Infrastruc&Utilities									
Telecom Tower	1	1690108	1690108	63.06	26800.00	ND	ND	26800.00	63.06
Primary Production									
DomsticLivestockGraz	4	848848	895446	2.53	440694.00	84.88<	121.01<	439930.75	1.93
Horse Unspecified	1	2400000	2400000	9.76	245900.00	ND	ND	245900.00	9.76
Livestock – Beef	5	1810999	1615000	5.62	418200.00	166.51<	171.35<	465550.40	3.89
Livestock – Sheep	1	1540000	1540000	2.45	628793.00	359.82<	162.11<	628793.00	2.45
MarketGarden/Veg <20h	1	1830000	1830000	19.24	95100.00	209.74<	ND	95100.00	19.24
MixedFarm&GrazUnsp	27	2060189	1625000	3.57	364200.00	122.55<	245.75<	730341.93	2.82
Native Bshland	1	380000	380000	1.75	217272.00	270.78<	71.03<	217272.00	1.75
Native Hardwood	4	1107500	1037500	3.90	317650.00	168.70<	242.69<	330850.00	3.35
Orchard Plantations	2	855000	855000	4.20	237200.00	144.92<	135.71<	237200.00	3.60
Plant/Tree Nursery	1	800000	800000	5.33	150105.00	160.00<	ND	150105.00	5.33
Residential									
Detached Home Unsp	19	603105	610000	586.11	1109.00	104.18<	163.98<	1303.59	446.69
Detached Home(exist)	120	616307	600000	512.50	1000.00	120.12<	181.82<	1436.92	428.91
MisImpRuralLand Unsp	3	605666	580000	45.56	17230.00	86.57<	ND	36046.67	16.80
Res Dev Site	2	1375000	1375000	124.33	11485.00	150.03<	ND	11485.00	119.72
Res/Rural Lstyle	107	1084789	960000	53.95	19000.00	108.47<	150.00<	36702.24	29.56
ResLandWithImprovemt	3	366666	390000	15.69	5100.00	74.29<	ND	3959.67	92.60
Short Term Hol Accom	1	985000	985000	656.67	1500.00	ND	ND	1500.00	656.67
Single Strata Unsp	4	386250	385000	NA	NA	103.36<	137.50<	NA	NA
Strata Unit/Flat Uns	5	439000	485000	NA	NA	106.59<	144.78<	NA	NA
Vac Res A	33	240680	240000	254.51	943.00	111.63<	184.62<	1019.03	226.10
Vac Res B	8	286812	293500	87.71	3402.00	156.53<	205.96<	3203.75	89.52
Vac Res Englobo Oth	2	3938750	3938750	9.35	662000.00	ND	ND	662000.00	5.95
Vac Res Rural Lstyle	24	394100	355000	15.29	15124.00	98.61<	165.12<	29069.29	13.56
Municipality totals									
Commercial Total	19					Commercial Total Prices		\$18,919,000	
Community Services Total	2					Community Services Total Prices		\$210,000	
Industrial Total	3					Industrial Total Prices		\$1,393,000	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$1,690,108	
Primary Production Total	47					Primary Production Total Prices		\$81,165,499	
Residential Total	331					Residential Total Prices		\$239,453,279	
All Sales Total	403					All Sales Total		\$342,830,886	

Nillumbik Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	789	301,275	328,109	133	250,000	262,883	134	176,000	171,563
2003	770	349,150	367,191	174	272,250	293,112	195	180,000	186,916
2004	751	360,000	382,827	111	284,000	294,022	118	185,000	215,937
2005	733	367,500	404,903	158	288,750	307,895	123	175,000	194,284
2006	748	391,550	419,725	155	300,000	330,934	106	210,000	218,554
2007	809	432,000	462,727	210	330,000	347,407	80	198,000	208,031
2008	621	460,000	488,885	178	355,000	366,891	50	212,500	230,331
2009	620	480,000	510,127	206	390,000	404,598	69	210,000	245,153
2010	684	575,000	605,899	164	440,000	471,113	54	241,750	283,454
2011	589	580,000	608,111	141	455,955	476,114	56	243,500	298,982
2012	578	552,000	583,024	122	440,000	489,430	87	200,000	239,653
2013	642	582,950	610,971	139	460,000	467,389	63	319,500	301,887
2014	698	620,000	637,746	180	481,000	489,812	95	350,000	330,599
2015	733	665,000	697,216	176	530,000	526,054	67	370,000	344,946
2016	641	731,000	751,518	179	555,000	561,195	76	406,000	413,327
2017	585	855,000	885,486	154	634,000	654,290	126	434,000	446,509
2018	464	876,800	940,167	191	635,000	659,156	62	450,000	469,475
2019	594	836,125	882,566	185	650,000	654,073	71	445,000	494,295
2020	472	913,500	968,779	128	702,500	719,207	120	441,000	465,625
2021	702	1,125,000	1,165,445	204	780,000	819,345	116	513,750	560,651
2022	578	1,130,000	1,178,319	142	781,000	786,248	29	620,000	610,068
2023	52	990,000	1,056,995	20	786,315	860,677	5	630,000 ^	631,900 ^

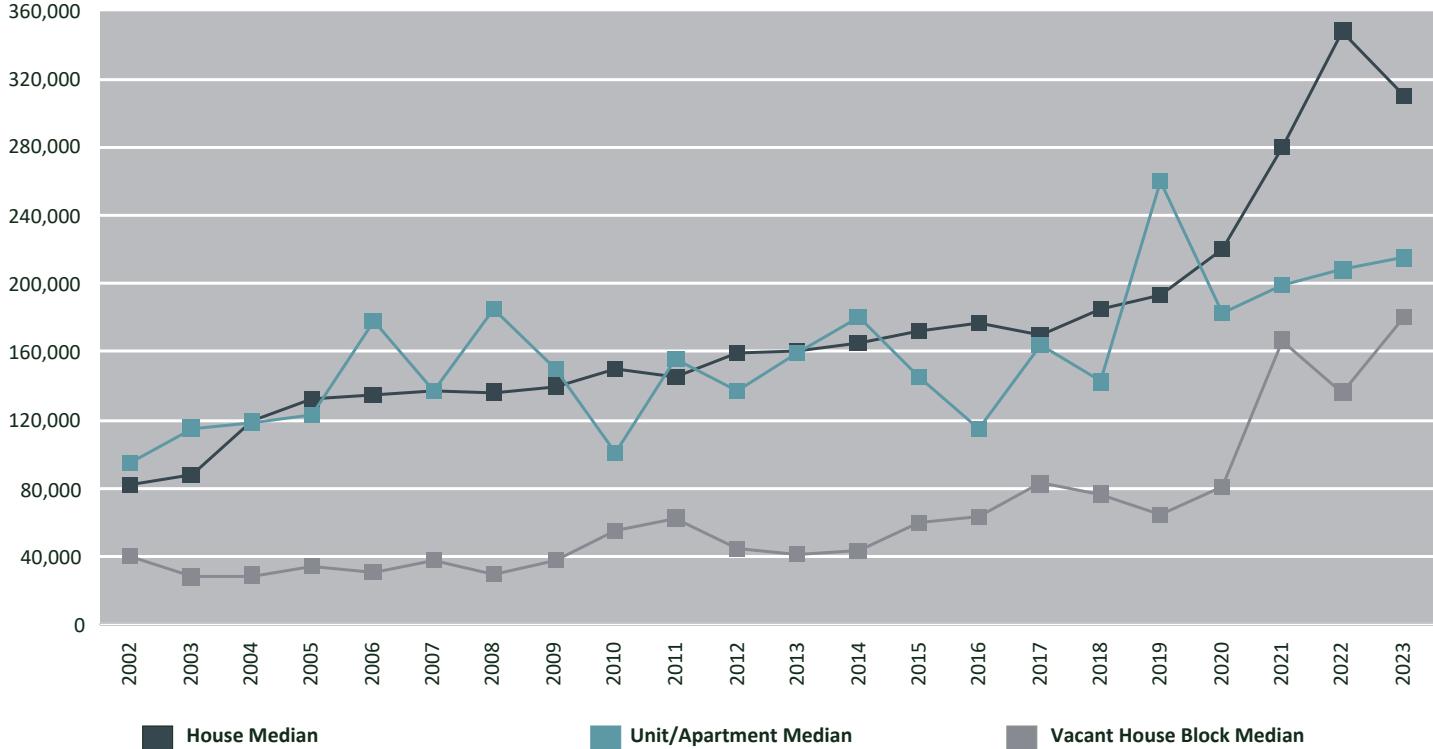
Statistics for 2023 are based on a small number of sales and are preliminary only.

Nillumbik Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bank	1	4150000	4150000	5608.11	740.00	ND	ND	740.00	5608.11
Café	1	2310000	2310000	298.60	7736.00	57.75<	ND	7736.00	298.60
Dev Site	1	1050500	1050500	1151.86	912.00	110.58<	172.92<	912.00	1151.86
Health Clinic Unsp	3	1476000	1375000	1483.28	927.00	ND	194.00<	927.33	1591.66
Reception/Function	1	3800000	3800000	37.02	102638.00	ND	ND	102638.00	37.02
Restaurant	1	1990000	1990000	1866.79	1066.00	ND	174.56<	1066.00	1866.79
Retail Mult Occ Unsp	1	1800000	1800000	10000.00	180.00	ND	290.32<	180.00	10000.00
Retail Sgle Occ Unsp	5	927000	800000	688.26	741.00	40.00<	94.67<	1049.20	883.53
Supermarket	1	35000000	35000000	3869.97	9044.00	ND	ND	9044.00	3869.97
Community Services									
Place of Worship	1	902000	902000	315.38	2860.00	282.76<	ND	2860.00	315.38
Industrial									
Factory Unsp	7	1334257	880000	1298.94	3175.50	111.19<	103.53<	3589.17	403.52
Primary Production									
DomsticLivestockGraz	1	925500	925500	1.82	507155.00	56.09<	57.57<	507155.00	1.82
Livestock – Beef	1	450000	450000	1.08	416000.00	ND	19.57<	416000.00	1.08
MixedFarm&GrazUnsp	2	2510000	2510000	8.25	343650.00	240.19<	358.57<	343650.00	7.30
Vineyard	1	2900000	2900000	28.72	100975.00	ND	ND	100975.00	28.72
Residential									
Cojoin Strata Unsp	1	700000	700000	NA	NA	61.67<	109.15<	NA	NA
Detached Home Unsp	31	1160935	1050000	1792.97	698.50	98.13<	125.75<	808.43	1382.67
Detached Home(exist)	546	1179026	1138000	2039.63	858.00	100.71<	107.36<	1057.12	1115.90
Individual Car Park	1	1	1	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	1	745000	745000	187.09	3982.00	59.60<	ND	3982.00	187.09
Nursing Home	1	17850000	17850000	1217.60	14660.00	ND	ND	14660.00	1217.60
Res Land (WithBuild)	3	897500	840000	813.17	1033.00	56.95<	ND	1470.00	610.54
Res/Rural Lstyle	129	1862411	1751250	150.06	11670.00	104.39<	139.10<	27410.07	67.95
ResLandWithImprovemt	1	1040000	1040000	593.61	1752.00	ND	ND	1752.00	593.61
Retire Village Unit	2	494999	494999	NA	NA	ND	118.56<	NA	NA
Semi-detached Unspec	1	1331000	1331000	5139.00	259.00	156.59<	188.79<	259.00	5139.00
Single Strata Unit	2	952500	952500	NA	NA	127.85<	166.67<	NA	NA
Single Strata Unsp	99	762613	755000	NA	NA	97.17<	115.71<	NA	NA
Strata Unit/Flat Uns	36	853294	837500	NA	NA	107.37<	125.94<	NA	NA
Townhouse	2	917500	917500	NA	NA	117.63<	107.00<	NA	NA
Vac Res A	28	616142	620750	646.72	961.00	122.92<	138.56<	947.89	648.69
Vac Res B	1	440000	440000	218.91	2010.00	66.17<	101.15<	2010.00	218.91
Vac Res Rural Lstyle	6	793333	622500	22.88	22698.00	59.29<	73.24<	35090.17	22.61
Municipality totals									
Commercial Total		15				Commercial Total Prices		\$59,163,500	
Community Services Total		1				Community Services Total Prices		\$902,000	
Industrial Total		7				Industrial Total Prices		\$9,339,800	
Primary Production Total		5				Primary Production Total Prices		\$9,295,500	
Residential Total		891				Residential Total Prices		\$1,077,746,570	
All Sales Total		919				All Sales Total		\$1,156,447,370	

Northern Grampians Shire
Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	253	82,500	99,220	10	95,500	101,350	61	40,000	39,835
2003	271	88,000	104,991	16	115,500	140,593	59	28,000	35,544
2004	279	120,000	134,911	11	119,000	182,159	55	29,000	35,981
2005	271	132,000	144,001	7	123,000^	118,142^	36	34,000	37,658
2006	188	135,000	149,942	17	178,000	200,117	23	30,500	41,598
2007	234	137,500	146,991	16	137,000	158,281	30	38,000	67,700
2008	210	136,500	144,156	9	185,000^	216,888^	23	30,000	40,815
2009	217	140,000	156,197	19	150,000	155,500	33	38,000	52,681
2010	179	150,000	167,276	19	101,000	186,473	29	55,000	64,468
2011	173	145,000	155,362	11	156,000	182,590	19	63,000	76,605
2012	164	159,000	176,028	15	137,000	169,033	13	45,000	43,500
2013	184	160,000	168,725	14	159,500	166,392	22	41,000	47,045
2014	179	165,000	176,272	9	180,000^	181,970^	20	43,750	55,089
2015	167	172,000	180,174	12	145,500	171,291	21	60,000	76,142
2016	174	177,000	195,703	3	115,000^	144,333^	20	64,000	68,535
2017	188	170,000	188,867	10	164,250	179,300	23	83,000	84,108
2018	206	185,000	199,727	10	142,500	157,300	25	77,000	79,010
2019	224	193,000	213,005	16	259,500	241,843	26	64,500	74,673
2020	212	220,000	237,189	24	182,500	220,373	40	81,250	85,512
2021	213	280,000	288,334	17	199,500	288,147	42	167,000	143,678
2022	199	348,000	362,382	10	208,000	215,150	24	136,500	158,937
2023	33	310,000	332,681	2	215,000^	215,000^	5	180,000 ^	168,600 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

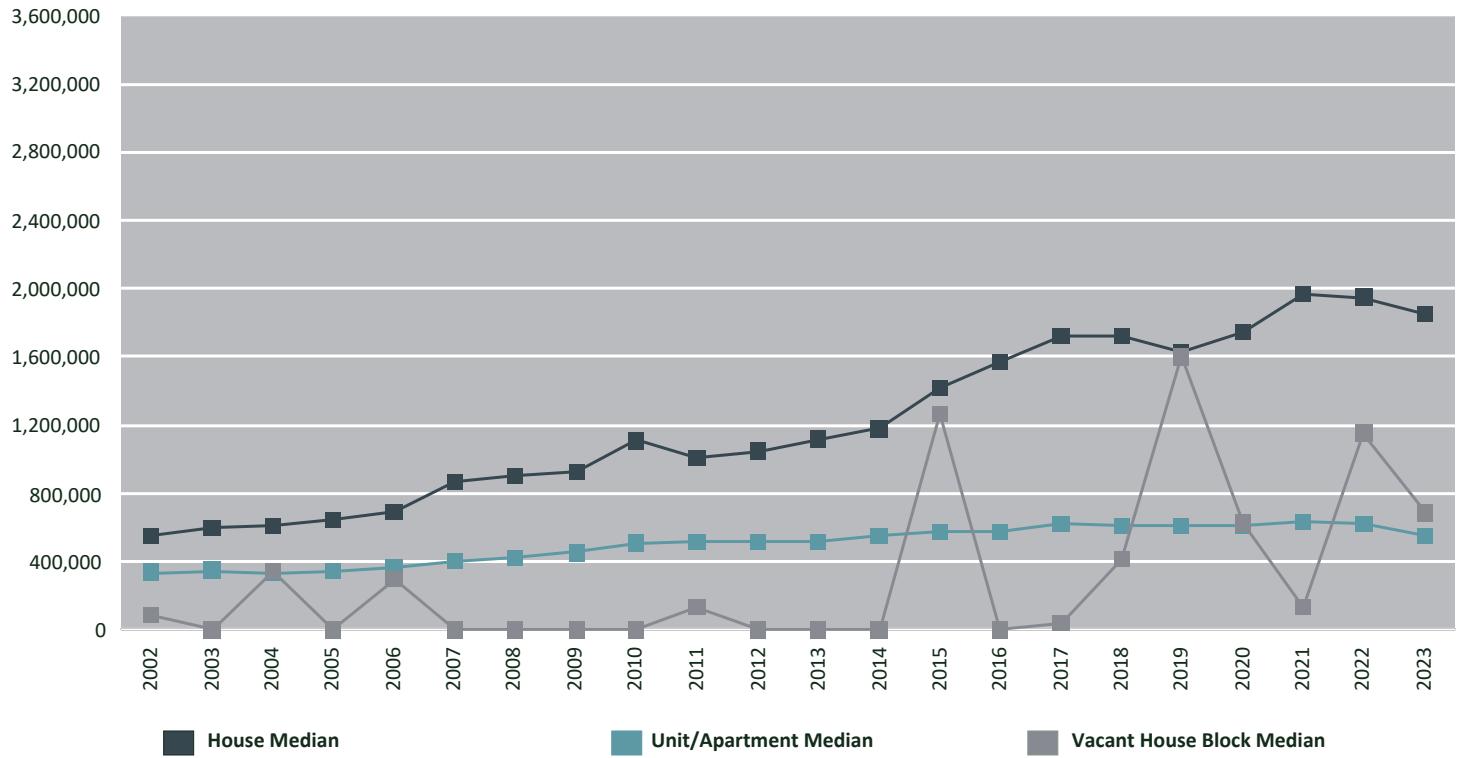
Northern Grampians Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Dev Site	2	232500	232500	220.28	1070.00	183.79<	12.81<	1070.00	217.29
Hotel/Motel Unsp	5	1546999	835000	351.64	7539.00	104.38<	45.75<	19328.75	89.25
Licensed Ret Prem	1	600000	600000	1324.50	453.00	ND	ND	453.00	1324.50
Office Premises Uns	3	446666	490000	509.16	491.00	181.48<	ND	607.00	735.86
Retail Sgle Occ Unsp	6	266000	283750	1416.26	203.00	135.12<	81.07<	499.60	522.82
Community Services									
Place of Worship	1	120000	120000	59.41	2020.00	73.33<	ND	2020.00	59.41
Industrial									
Factory Unsp	4	632500	382500	25.00	2400.00	125.41<	ND	2936.00	93.66
Ind Dev Site	2	68750	68750	25.95	3627.00	98.21<	105.77<	3627.00	18.96
OpenStorageUnspec	1	60500	60500	25.77	2348.00	ND	ND	2348.00	25.77
Warehouse Unspec	2	367500	367500	77.10	5064.50	ND	ND	5064.50	72.56
Warehouse/Office	1	533500	533500	131.37	4061.00	ND	ND	4061.00	131.37
Primary Production									
DomsticLivestockGraz	3	859838	600000	0.46	1294000.00	38.86<	240.00<	1340796.67	0.64
GenCrop >20ha Unspec	10	868866	449454	4.40	598628.50	24.06<	89.89<	822803.20	1.06
MixedFarm&GrazUnsp	31	1333898	850000	0.74	1074900.00	127.44<	298.65<	1070865.16	1.25
Native Hardwood	1	252000	252000	0.83	303000.00	81.29<	ND	303000.00	0.83
Residential									
Detached Home Unsp	199	362382	348000	510.00	900.00	124.29<	180.31<	998.31	363.00
MisImpRuralLand Unsp	12	259583	242500	3.62	66300.00	159.02<	327.92<	83108.33	3.12
Res Land (WithBuild)	1	92796	92796	2.51	37000.00	58.00<	ND	37000.00	2.51
Res/Rural Lstyle	47	481659	450000	7.41	68800.00	102.39<	127.66<	69252.19	6.96
ResLandWithImprovemt	2	77250	77250	38.39	2010.00	77.25<	ND	2010.00	38.43
Short Term Hol Accom	4	719125	760000	742.48	875.00	152.00<	ND	892.75	805.52
Single Strata Unsp	8	224937	218500	NA	NA	113.65<	71.64<	NA	NA
Strata Unit/Flat Uns	2	176000	176000	NA	NA	ND	100.57<	NA	NA
Vac Res A	20	161225	133500	144.40	741.00	78.53<	181.63<	783.21	208.42
Vac Res B	4	147500	150000	64.20	2504.00	258.62<	312.50<	2486.25	59.33
Vac Res Rural Lstyle	26	301134	169000	26.76	61850.00	113.42<	215.29<	53611.85	5.62
Municipality totals									
Commercial Total	17					Commercial Total Prices		\$11,735,999	
Community Services Total	1					Community Services Total Prices		\$120,000	
Industrial Total	10					Industrial Total Prices		\$3,996,500	
Primary Production Total	45					Primary Production Total Prices		\$52,871,043	
Residential Total	325					Residential Total Prices		\$114,786,506	
All Sales Total	398					All Sales Total		\$183,510,048	

Port Phillip City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,040	557,000	636,280	3,096	337,000	391,979	3	86,500 ^	85,666 ^
2003	956	600,500	715,837	2,871	349,000	433,294	0	0 *	0 *
2004	882	612,500	735,322	2,301	328,000	418,743	2	341,250 ^	341,250 ^
2005	942	650,000	756,347	2,649	340,000	425,499	0	0 *	0 *
2006	991	691,002	839,959	3,021	364,000	483,947	1	295,000 ^	295,000 ^
2007	1,016	867,750	1,091,464	3,853	400,000	512,933	0	0 *	0 *
2008	687	905,000	1,112,304	2,562	427,250	526,318	0	0 *	0 *
2009	737	927,500	1,092,553	2,921	455,000	551,441	0	0 *	0 *
2010	827	1,110,000	1,262,392	3,630	513,000	603,101	0	0 *	0 *
2011	737	1,010,000	1,237,744	2,892	519,250	596,418	1	132,500 ^	132,500 ^
2012	755	1,050,000	1,192,419	2,426	515,000	595,354	0	0 *	0 *
2013	838	1,120,000	1,307,330	2,900	520,000	618,618	0	0 *	0 *
2014	913	1,180,000	1,420,530	2,917	550,000	651,283	0	0 *	0 *
2015	833	1,415,000	1,651,295	3,521	580,000	689,977	1	1,265,000 ^	1,265,000 ^
2016	709	1,575,000	1,793,278	2,632	580,000	713,689	0	0 *	0 *
2017	765	1,720,000	1,942,966	2,781	620,000	860,587	4	36,300 ^	45,237 ^
2018	621	1,720,000	1,995,434	2,336	608,500	777,191	2	411,300 ^	411,300 ^
2019	649	1,625,000	1,986,244	2,039	615,000	778,713	1	1,600,000 ^	1,600,000 ^
2020	626	1,750,000	2,145,018	1,966	615,000	762,884	3	630,000 ^	643,333 ^
2021	936	1,970,000	2,343,684	2,832	640,250	797,976	1	133,100 ^	133,100 ^
2022	762	1,950,000	2,307,415	2,494	625,500	761,695	4	1,155,000 ^	1,187,812 ^
2023	61	1,850,000	2,045,504	329	549,999	619,374	2	689,148 ^	689,148 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

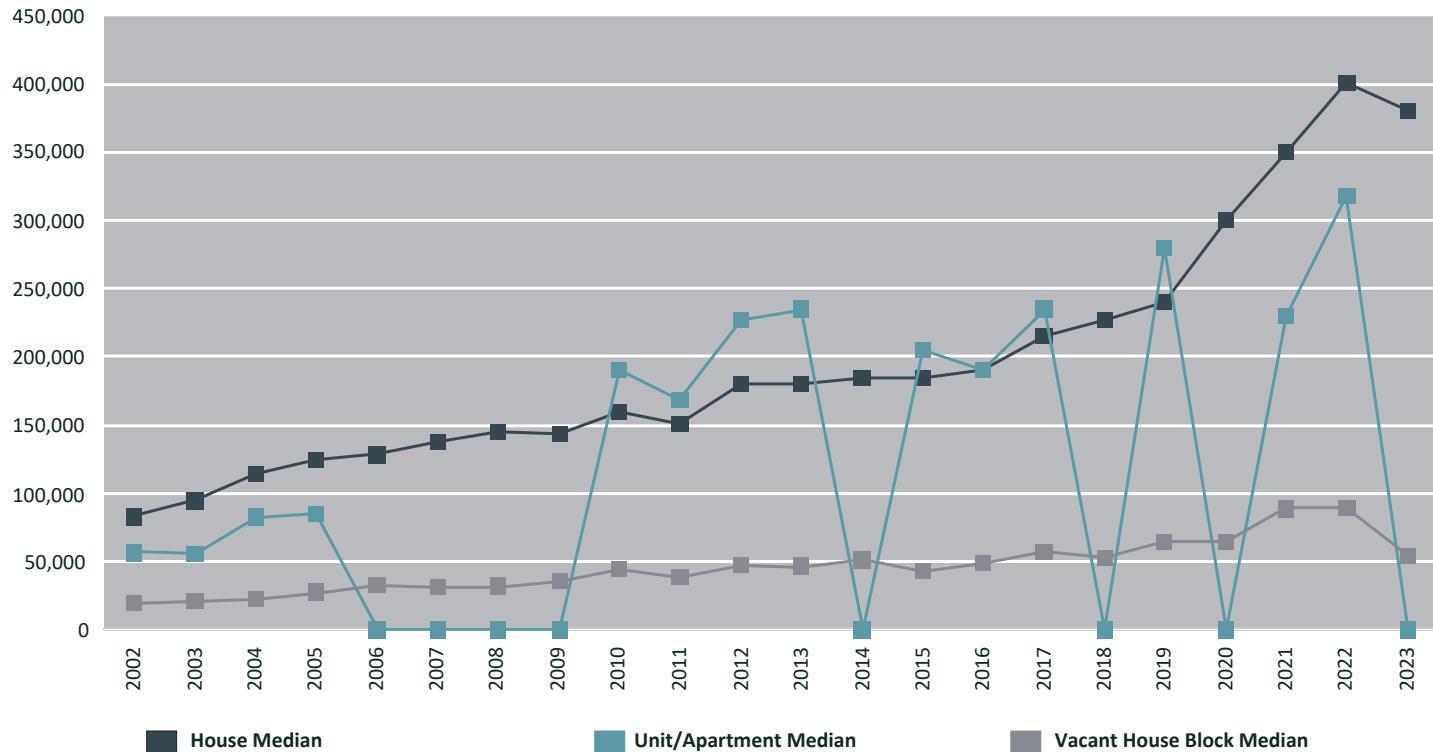
Port Phillip City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Café	2	2407686	2407686	18439.23	774.00	321.02<	ND	774.00	3110.71
CarPark – UnderCover	10	33895	34000	10.81	2869.00	158.14<	19.75<	2807.25	13.36
Medical/Surgery	1	1650000	1650000	9116.02	181.00	84.51<	ND	181.00	9116.02
Mixed Use Unspec	3	13546666	2000000	4500.12	4323.00	46.87<	209.28<	4323.00	4469.12
Office & Dwelling	2	1780000	1780000	6128.40	388.00	136.40<	ND	388.00	4587.63
Office Cvrt Dwelling	2	2321000	2321000	20900.84	114.50	30.03<	ND	114.50	20270.74
Office Premises Uns	38	3003838	1900000	8218.99	555.50	95.96<	500.66<	1995.50	1033.52
Pub	1	8920000	8920000	23108.81	386.00	121.77<	ND	386.00	23108.81
Pub/Tavern/Club Unsp	2	3110000	3110000	10387.62	327.00	ND	200.65<	327.00	9510.70
Restaurant	6	2269166	2360000	9288.03	309.00	82.81<	ND	275.00	9048.48
Retail Mult Occ Unsp	1	9550000	9550000	NA	NA	267.13<	427.29<	NA	NA
Retail Sgle Occ Unsp	8	2973937	2201750	19072.16	194.00	159.69<	152.90<	541.40	7109.90
Retail Store/Showrm	3	4306333	5000000	15000.00	360.00	113.38<	62.50<	422.00	10204.58
Serviced Apartments	3	465333	485000	158.05	3638.00	117.58<	80.17<	3638.00	158.05
Shop	20	1673099	1451000	8546.07	305.00	133.47<	23.79<	940.17	1847.31
Shop & Dwelling	14	1524996	1560000	7099.49	162.00	126.44<	79.22<	174.50	9446.04
Strata/Subdiv Office	73	381103	214634	28.43	4353.00	113.56<	202.48<	4626.36	61.24
Vehicle Sales Centre	1	4000000	4000000	11396.01	351.00	ND	ND	351.00	11396.01
Community Services									
NonGov Secondary	1	10450000	10450000	4756.49	2197.00	ND	ND	2197.00	4756.49
Industrial									
Warehouse	2	6675000	6675000	8766.40	743.00	30.34<	ND	743.00	8983.85
Warehouse Store	3	4233000	5010000	4950.59	1012.00	194.94<	ND	783.33	5403.83
Warehouse/Office	12	3606833	2022500	123.03	2601.00	112.42<	ND	8170.71	531.11
Workshop	2	2853500	2853500	15825.46	190.50	47.40<	106.67<	190.50	14979.00
Infrastruc&Utilities									
Utilities Vac Land	1	34650	34650	1650.00	21.00	ND	ND	21.00	1650.00
Residential									
Boarding House	1	1036000	1036000	5661.20	183.00	49.33<	ND	183.00	5661.20
Cojoin Strata Unsp	1	1210000	1210000	NA	NA	ND	108.79<	NA	NA
Detached Home (New)	1	4525500	4525500	11342.11	399.00	225.77<	ND	399.00	11342.11
Detached Home Unsp	256	2551043	2188000	11813.73	306.00	101.11<	134.65<	370.18	6941.61
Detached Home(exist)	3	3872500	1275000	14637.68	690.00	49.98<	ND	604.00	6411.42
Half Pair or Duplex	2	2700000	2700000	NA	NA	140.81<	138.02<	NA	NA
Individual Car Park	62	97984	20000	NA	NA	105.26<	90.91<	NA	NA
Individual Flat	1	1570000	1570000	NA	NA	53.77<	ND	NA	NA
OYO Co Share Flat	2	1075000	1075000	1943.05	597.00	199.63<	ND	597.00	1943.05
OYO Strata Flat	568	595811	574500	470.49	2423.00	93.87<	108.64<	2423.00	470.49
OYO Stratum Flat	23	560480	502500	NA	NA	74.89<	55.83<	NA	NA
OYO Sub Dwelling	2	727500	727500	NA	NA	48.50<	ND	NA	NA
OYO Sub Unit	158	1310077	1212500	NA	NA	93.27<	105.43<	NA	NA
OYO Subdivided Flat	1289	715588	600000	435.26	2201.00	98.00<	81.97<	2201.00	435.26
Res Dev Site	4	9595448	3185897	8940.18	405.00	ND	ND	1030.67	11653.23
Res/Rural Lstyle	1	2310000	2310000	158.65	14560.00	250.81<	218.44<	14560.00	158.65
ResLandWithImprovemt	1	65000	65000	NA	NA	ND	ND	NA	NA
Row House	1	955000	955000	12733.33	75.00	ND	ND	75.00	12733.33
Semi-detached Unspec	445	2051092	1810000	10275.95	188.50	96.79<	125.04<	212.01	9623.90
Single Strata Unit	27	1064020	1103000	NA	NA	97.65<	234.68<	NA	NA
Single Strata Unsp	25	869500	630000	NA	NA	98.36<	103.28<	NA	NA
Storage Area Res	11	193374	15500	7.90	5107.50	19.38<	310.00<	5107.50	12.78
Strata Dwelling	3	5697833	1418000	NA	NA	78.78<	92.98<	NA	NA
Strata Unit/Flat Uns	392	865562	682500	187.88	2326.00	103.27<	110.98<	2326.00	187.88
Terrace House	56	3131241	2757500	14997.98	183.00	97.78<	63.39<	227.13	13786.42
Townhouse	1	1418000	1418000	NA	NA	124.88<	131.91<	NA	NA
Vac Res A	4	1187812	1155000	7019.61	166.50	867.77<	72.19<	161.25	7366.28
Villa Unit	1	477500	477500	NA	NA	ND	39.46<	NA	NA
Municipality totals									
Commercial Total		190				Commercial Total Prices		\$332,836,203	
Community Services Total		1				Community Services Total Prices		\$10,450,000	
Industrial Total		19				Industrial Total Prices		\$75,038,000	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$34,650	
Residential Total		3,341				Residential Total Prices		\$3,714,235,450	
All Sales Total		3,552				All Sales Total		\$4,132,594,303	

Pyrenees Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	70	83,250	98,656	4	57,000^	74,750^	53	20,000	28,058
2003	58	95,000	107,406	3	56,000^	57,833^	36	21,250	30,418
2004	78	115,000	113,186	1	83,000^	83,000^	37	23,000	25,243
2005	63	125,000	136,330	1	85,000^	85,000^	29	27,500	32,362
2006	50	128,500	134,954	0	0*	0*	27	32,500	42,355
2007	59	137,875	145,807	0	0*	0*	26	31,500	38,953
2008	55	145,000	156,306	0	0*	0*	17	32,000	39,358
2009	59	144,000	145,466	0	0*	0*	19	36,000	46,920
2010	71	160,000	161,530	1	190,000^	190,000^	29	44,000	64,448
2011	66	151,000	173,568	2	168,675^	168,675^	20	38,250	47,372
2012	50	179,750	179,112	2	226,500^	226,500^	28	47,000	41,345
2013	72	180,000	173,609	1	235,000^	235,000^	18	46,500	39,973
2014	57	185,000	194,484	0	0*	0*	30	51,050	51,553
2015	55	185,000	191,492	1	205,500^	205,500^	18	43,500	44,822
2016	69	190,500	208,188	3	190,000^	176,666^	35	48,500	58,750
2017	83	215,000	213,142	2	235,000^	235,000^	20	58,000	56,375
2018	76	227,450	232,256	0	0*	0*	30	53,500	54,810
2019	74	240,000	248,363	1	280,000^	280,000^	24	65,000	84,437
2020	67	300,000	296,111	0	0*	0*	36	65,000	85,152
2021	78	350,000	363,948	2	230,000^	230,000^	63	89,000	93,712
2022	66	400,750	418,931	1	317,500^	317,500^	29	90,000	106,586
2023	14	380,000	376,071	0	0*	0*	3	55,000 ^	71,666 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

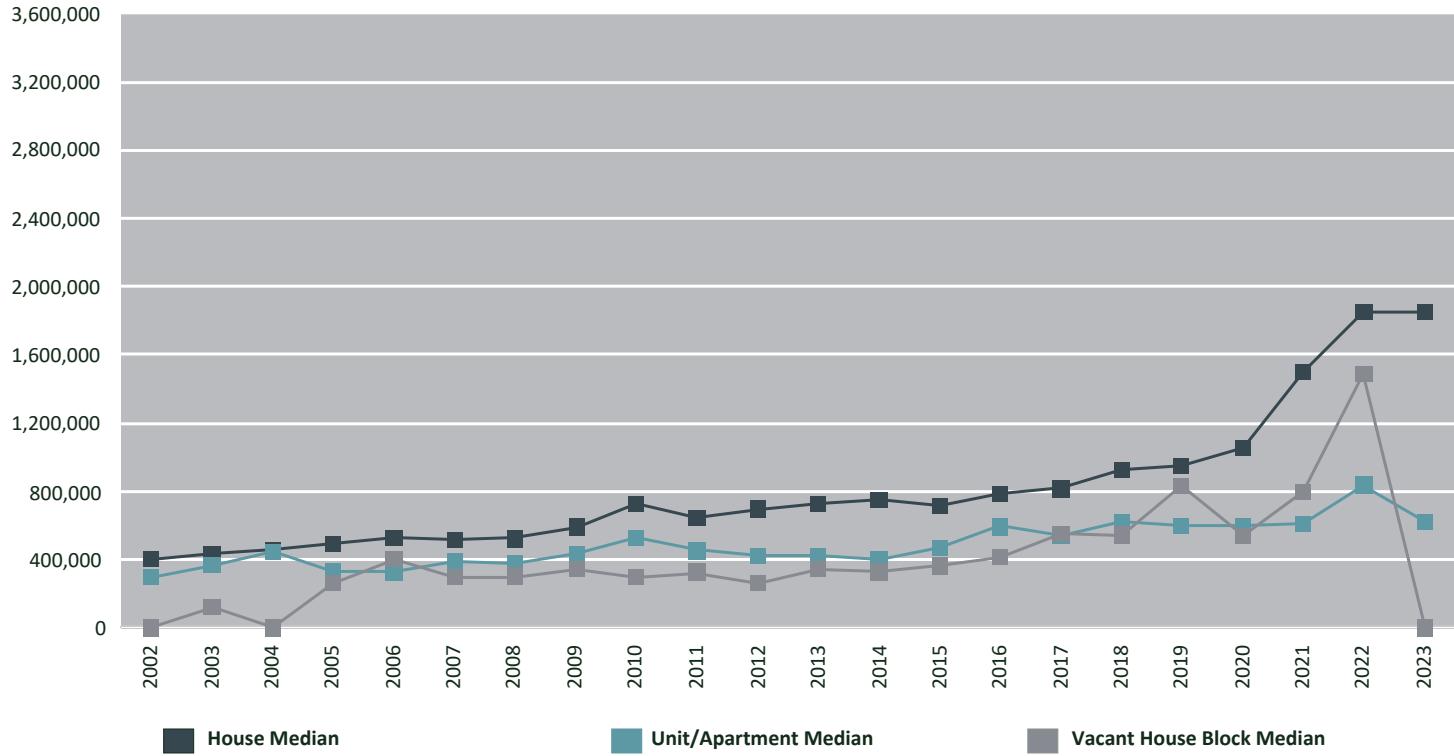
Pyrenees Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial						(\$/SM)	(\$/SM)	(\$/SM)	(\$/SM)
Mixed Use Unspec	1	580000	580000	207.14	2800.00	ND	165.71<	2800.00	207.14
Retail Sgle Occ Unsp	2	412500	412500	1433.62	1037.00	150.00<	250.00<	1037.00	397.78
Industrial						(\$/SM)	(\$/SM)	(\$/SM)	(\$/SM)
Factory Unsp	3	372500	220000	41.97	4348.00	44.00<	ND	3667.00	101.58
Ind Dev Site	5	93000	93500	42.69	2190.00	160.03<	ND	2938.00	31.65
Warehouse Unspec	2	231000	231000	106.66	2692.00	ND	66.67<	2692.00	85.81
Primary Production						(\$/SM)	(\$/SM)	(\$/SM)	(\$/SM)
DomsticLivestockGraz	5	1728650	780000	0.68	1147400.00	242.61<	662.70<	890816.00	1.94
GenCrop >20ha Unspec	12	2547217	2350400	2.65	1289206.00	69.01<	555.21<	1234516.33	2.06
Livestock – Beef	1	507100	507100	1.11	455000.00	ND	48.30<	455000.00	1.11
Livestock – Sheep	9	2484114	1920945	4.80	1000700.00	70.22<	808.82<	1135510.00	2.19
MixedFarm&GrazUnsp	21	775930	580000	2.72	390000.00	115.42<	179.84<	651260.43	1.19
Poultry – Open Range	1	525000	525000	6.48	81000.00	ND	ND	81000.00	6.48
Poultry broiler	1	2341154	2341154	0.52	4490000.00	ND	35.47<	4490000.00	0.52
Vineyard	1	671000	671000	1.54	435800.00	173.16<	170.47<	435800.00	1.54
Residential						(\$/SM)	(\$/SM)	(\$/SM)	(\$/SM)
Detached Home Unsp	64	418843	400750	331.82	1100.00	114.50<	166.98<	1370.73	302.36
Detached Home(exist)	2	421750	421750	219.82	2037.50	120.50<	ND	2037.50	206.99
MisImpRuralLand Unsp	9	301277	325000	1.05	80900.00	157.77<	ND	71373.44	4.22
Res Dev Site	1	605000	605000	10.91	55470.00	ND	ND	55470.00	10.91
Res/Rural Lstyle	52	573182	550000	13.59	40250.00	127.91<	177.42<	47399.19	12.09
Single Strata Unsp	1	317500	317500	NA	NA	138.04<	113.39<	NA	NA
Vac Res A	20	118425	112500	118.79	956.00	126.40<	165.44<	977.05	121.21
Vac Res B	9	80277	81000	37.30	2225.00	90.00<	158.05<	2431.00	33.02
Vac Res Rural Lstyle	35	233148	207000	7.89	34234.00	138.00<	207.00<	43078.83	5.41
Municipality totals									
Commercial Total		3				Commercial Total Prices		\$1,405,000	
Industrial Total		10				Industrial Total Prices		\$2,044,500	
Primary Production Total		51				Primary Production Total Prices		\$81,905,688	
Residential Total		193				Residential Total Prices		\$72,340,188	
All Sales Total		257				All Sales Total		\$157,695,376	

Borough of Queenscliff

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	89	400,000	463,453	23	295,000	320,280	0	0 *	0 *
2003	97	435,000	474,329	26	370,000	381,192	2	120,000 ^	120,000 ^
2004	70	456,000	495,271	21	450,000	589,948	0	0 *	0 *
2005	88	500,000	673,956	13	330,000	406,300	4	258,750 ^	235,625 ^
2006	101	530,000	644,465	34	327,500	408,046	7	400,000 ^	345,714 ^
2007	158	522,944	601,844	47	389,396	447,886	10	299,000	325,768
2008	82	525,000	616,829	20	375,000	381,675	4	302,500 ^	278,750 ^
2009	89	595,000	637,210	23	440,000	488,326	1	340,000 ^	340,000 ^
2010	87	732,000	826,607	21	530,000	587,047	5	295,000 ^	286,800 ^
2011	65	645,000	841,756	23	455,000	519,913	4	325,000 ^	313,750 ^
2012	84	700,000	787,023	11	430,000	426,568	3	259,000 ^	306,333 ^
2013	76	732,500	798,717	20	430,000	428,300	3	340,000 ^	371,666 ^
2014	94	750,000	917,565	20	401,000	437,895	8	326,500 ^	304,125 ^
2015	104	721,001	836,776	25	475,000	613,340	4	361,500 ^	435,750 ^
2016	90	790,000	902,422	26	596,000	584,576	5	410,000 ^	406,800 ^
2017	94	817,500	953,482	25	545,000	529,440	9	555,308 ^	701,145 ^
2018	71	930,000	1,088,622	20	627,500	734,775	6	547,500 ^	650,833 ^
2019	74	950,000	1,073,337	16	597,750	690,531	2	835,000 ^	835,000 ^
2020	86	1,055,000	1,296,416	20	600,000	602,100	9	540,000 ^	593,277 ^
2021	93	1,500,000	1,733,221	21	616,000	856,571	5	800,000 ^	801,200 ^
2022	52	1,847,500	2,112,937	16	840,000	845,812	3	1,490,000 ^	1,419,166 ^
2023	10	1,847,500	1,937,324	3	625,000^	748,333^	0	0 *	0 *

Statistics for 2023 are based on a small number of sales and are preliminary only.

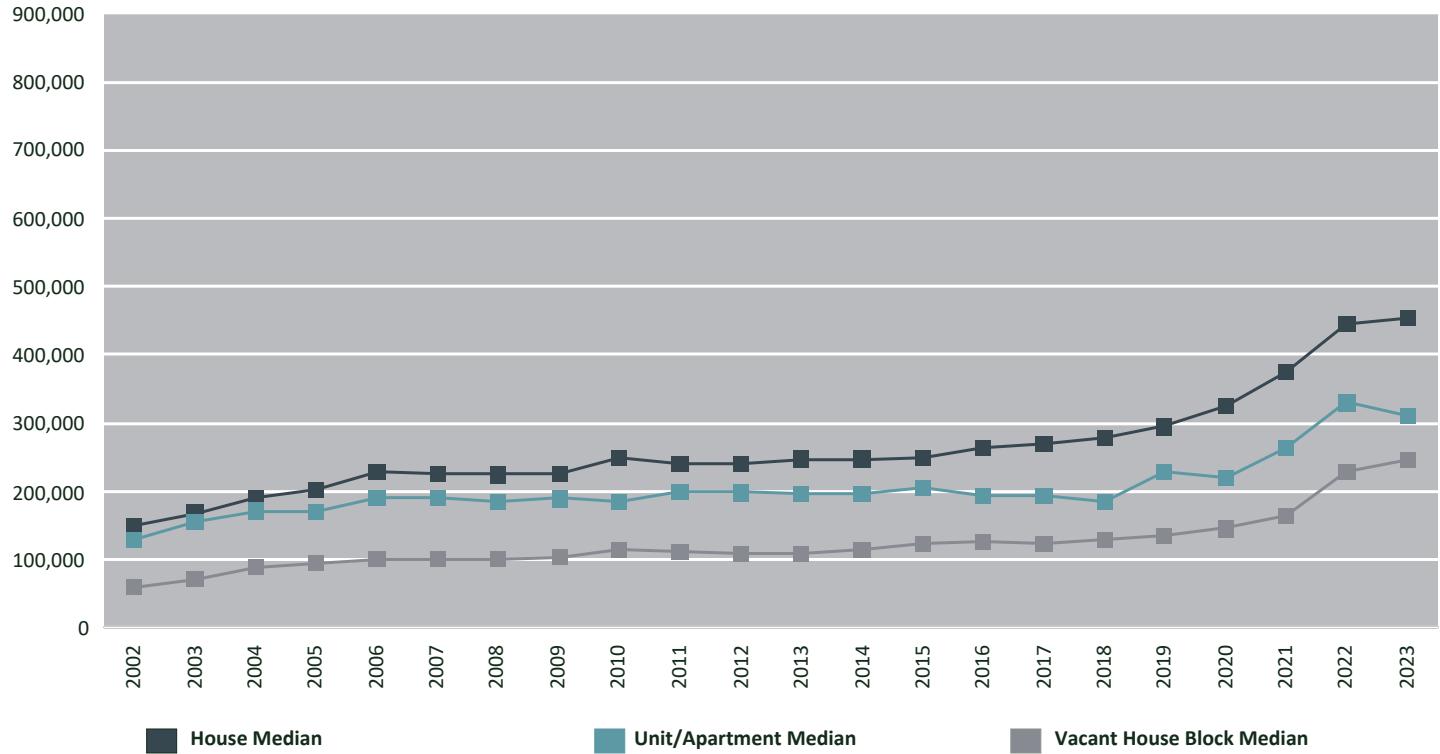
Borough of Queenscliffe

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Hotel/Motel Unsp	1	5500000	5500000	3392.97	1621.00	ND	ND	1621.00	3392.97
Mixed Use Office	1	1420000	1420000	2840.00	500.00	ND	ND	500.00	2840.00
Office Premises Uns	1	540000	540000	1764.71	306.00	ND	ND	306.00	1764.71
Retail Sgle Occ Unsp	5	973500	1017500	3437.52	284.00	151.30<	111.45<	301.50	3082.50
Residential									
Detached Home Unsp	52	2112937	1847500	2955.87	632.00	123.17<	193.96<	690.19	3061.38
ResLandWithImprovemt	1	1410000	1410000	2406.14	586.00	ND	ND	586.00	2406.14
Single Strata Unsp	15	847533	840000	NA	NA	136.36<	148.54<	NA	NA
Strata Unit/Flat Uns	1	820000	820000	NA	NA	147.22<	117.14<	NA	NA
Vac Res A	3	1419166	1490000	1294.78	670.00	186.25<	178.44<	702.00	2021.60
Municipality totals									
Commercial Total			8			Commercial Total Prices		\$12,327,500	
Residential Total			72			Residential Total Prices		\$129,073,258	
All Sales Total			80			All Sales Total		\$141,400,758	

Greater Shepparton City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	966	150,000	160,201	173	130,000	138,548	411	60,000	62,095
2003	907	169,000	180,784	167	155,000	161,783	351	72,000	77,189
2004	919	191,000	207,973	188	172,000	174,846	366	89,000	92,051
2005	869	203,000	219,310	164	170,000	185,804	341	95,000	95,888
2006	852	230,000	242,457	156	192,000	204,670	378	99,500	100,373
2007	848	226,000	242,779	150	191,000	204,459	304	99,877	103,437
2008	703	225,002	244,387	129	185,437	220,275	228	101,000	102,394
2009	843	225,500	238,485	154	190,000	196,412	407	102,500	102,116
2010	673	250,000	263,744	123	185,000	206,816	335	115,000	113,812
2011	660	240,000	258,511	109	199,000	200,643	266	111,500	113,782
2012	639	240,000	253,385	99	198,500	214,150	257	109,000	116,257
2013	668	248,000	267,073	120	197,000	214,607	230	110,000	115,158
2014	705	248,000	267,783	119	196,750	195,794	321	115,000	123,694
2015	901	250,000	269,562	109	205,000	218,964	268	123,000	124,425
2016	816	265,000	279,886	109	194,000	235,247	286	127,000	132,546
2017	939	269,000	286,171	135	195,000	217,485	363	125,000	123,965
2018	947	278,000	300,265	137	186,000	226,936	438	129,000	129,887
2019	828	295,000	317,832	140	229,000	265,720	344	135,000	138,948
2020	976	325,000	339,148	112	220,000	243,685	632	146,000	151,741
2021	1,168	375,500	401,062	173	265,000	293,945	631	163,800	175,352
2022	953	445,000	483,364	153	330,000	353,156	214	230,000	241,221
2023	135	455,000	489,170	15	310,000	313,453	28	247,500	264,750

Statistics for 2023 are based on a small number of sales and are preliminary only.

Greater Shepparton City

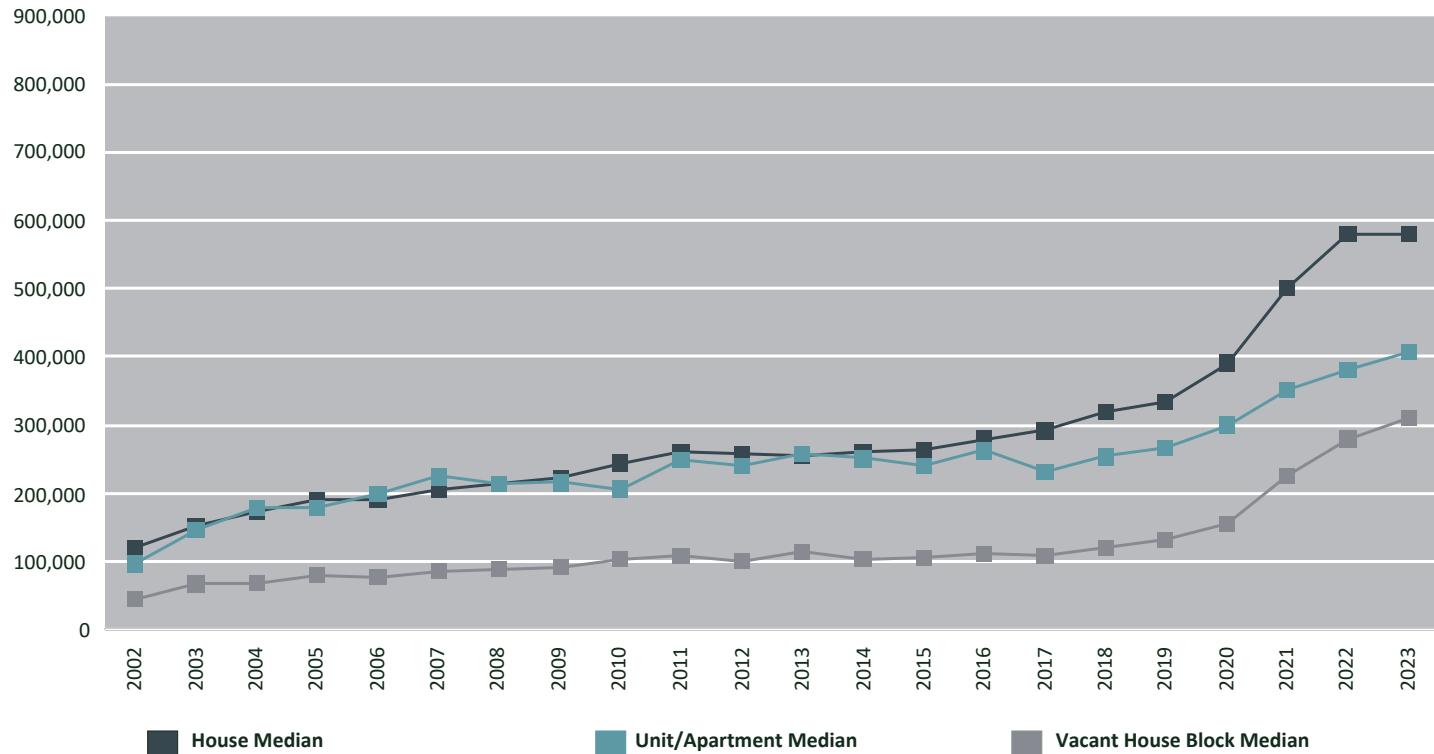
Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Bank	2	2037500	2037500	4388.34	395.00	102.63<	ND	395.00	5158.23
Café	3	430000	450000	740.13	608.00	ND	ND	675.00	637.04
Car Wash	2	1450000	1450000	721.53	2430.00	ND	ND	2430.00	596.71
Com Land (Struct 0)	1	380000	380000	573.15	663.00	18.10<	ND	663.00	573.15
Dental Clinic	2	955000	955000	1480.22	657.50	ND	ND	657.50	1452.47
Dev Site	11	1000000	500000	616.38	2320.00	76.92<	163.05<	3939.91	253.81
Diagnostic/X-ray	1	1465000	1465000	1942.97	754.00	ND	ND	754.00	1942.97
Ground Level Parking	1	132000	132000	122.45	1078.00	ND	ND	1078.00	122.45
Health Clinic Unsp	3	1660000	800000	486.03	1646.00	14.55<	90.09<	1532.00	1083.55
Hotel	1	471000	471000	109.03	4320.00	105.84<	ND	4320.00	109.03
Licensed Restaurant	1	3150000	3150000	3543.31	889.00	875.00<	ND	889.00	3543.31
Mixed Use Office	1	1950000	1950000	159.46	12229.00	ND	ND	12229.00	159.46
Mixed Use Unspec	2	4837500	4837500	1584.12	1373.00	1935.00<	462.92<	1373.00	1584.12
Motel	1	1700000	1700000	536.28	3170.00	83.74<	37.78<	3170.00	536.28
Nightclub/Cabaret	1	1830000	1830000	4704.37	389.00	ND	ND	389.00	4704.37
Office & Dwelling	1	630000	630000	892.35	706.00	ND	ND	706.00	892.35
Office Premises Uns	8	2765812	707500	1464.38	658.00	142.14<	69.02<	1238.86	2519.78
Retail Sgle Occ Unsp	21	839928	413440	1084.17	287.50	91.88<	114.05<	747.06	826.10
Shop	1	370000	370000	352.05	1051.00	ND	ND	1051.00	352.05
Shop & Dwelling	1	370000	370000	154.49	2395.00	86.05<	ND	2395.00	154.49
Shopping Centre Unsp	2	44292500	44292500	3906.25	64.00	ND	ND	64.00	3906.25
Veterinary Clinic	3	1512666	985000	330.80	7881.00	ND	ND	6850.33	220.82
Community Services									
Place of Worship	2	709500	709500	NA	NA	172.00<	110.26<	NA	NA
Industrial									
Factory Unsp	8	539115	510712	476.75	1073.00	63.05<	116.07<	1323.88	407.23
Ind Dev Site	9	1218175	660000	184.89	3189.00	167.70<	187.74<	129009.00	4.59
Warehouse Unspec	14	1851577	1410000	207.84	5052.00	121.03<	331.76<	5137.23	313.28
Infrastruc&Utilities									
Utilities Vac Land	1	49000	49000	980.00	50.00	ND	ND	50.00	980.00
Primary Production									
Crop – Fodder Crops	7	1048619	540000	1.10	448400.00	78.83<	ND	525655.71	1.99
DomesticLivestockGraz	9	941900	460000	6.44	256800.00	131.43<	64.56<	519858.00	1.81
GenCrop >20ha Unspec	21	948781	780000	1.21	499692.00	141.56<	138.67<	820756.55	1.14
Horse Unspecified	1	900000	900000	3.30	272700.00	128.57<	ND	272700.00	3.30
Livestock – Beef	3	782000	780000	0.99	786800.00	80.00<	209.68<	796832.67	0.98
Livestock – Dairy	16	1028103	807500	1.09	721716.50	123.28<	115.36<	794636.63	1.29
Livestock – Sheep	1	650000	650000	1.00	647900.00	114.04<	75.14<	647900.00	1.00
MixedFarm&GrazUnsp	30	840048	635000	0.97	476200.00	130.93<	218.97<	500668.27	1.68
Orchard Plantations	4	1786500	1537500	9.14	211120.00	163.29<	265.09<	216785.00	8.24
Plant/Tree Nursery	1	745000	745000	4.13	180308.00	ND	124.17<	180308.00	4.13
Specialised Cropping	1	1316660	1316660	1.52	869000.00	159.79<	138.60<	869000.00	1.52
Residential									
Cojoin Strata Unsp	1	417500	417500	NA	NA	ND	ND	NA	NA
Conjoined StrataUnit	1	397000	397000	NA	NA	ND	ND	NA	NA
Detached Home (Ind)	4	350000	365000	374.36	905.00	105.42<	ND	831.25	421.05
Detached Home Unsp	51	511958	480000	922.37	727.50	134.27<	162.71<	827.92	619.02
Detached Home(Comm)	6	478333	522500	726.85	723.00	116.11<	ND	1268.50	377.09
Detached Home(exist)	901	481383	444000	767.63	723.00	117.15<	74.00<	796.41	604.54
Disability Housing	1	2250000	2250000	88.44	25440.00	ND	ND	25440.00	88.44
Granny Flat/Studio	1	355000	355000	1119.87	317.00	ND	ND	317.00	1119.87
Individual Car Park	1	1	1	NA	NA	ND	ND	NA	NA
Individual Flat	1	400000	400000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	2	542500	542500	3.00	177350.00	471.74<	529.27<	177350.00	3.06
Res Dev Site	2	370000	370000	374.53	801.00	79.14<	49.47<	801.00	374.53
Res Investment Flat	3	549666	683000	741.59	921.00	86.62<	85.38<	921.00	741.59
Res Land (WithBuild)	1	235000	235000	233.37	1007.00	53.41<	ND	1007.00	233.37
Res/Rural Lstyle	97	678850	695000	98.93	7591.00	118.80<	156.71<	34219.57	19.84
ResLandWithImprovemt	4	207875	172500	67.89	2062.00	81.56<	ND	3466.25	59.97
Semi-detached Unspec	1	810000	810000	670.53	1208.00	212.60<	304.23<	1208.00	670.53
Single Strata Unsp	113	339928	325000	NA	NA	122.64<	140.39<	NA	NA
Strata Unit/Flat Uns	33	374924	320000	NA	NA	134.45<	140.35<	NA	NA
Sub Div (Multi Lot)	1	2880000	2880000	28.45	101243.00	ND	ND	101243.00	28.45
Townhouse	2	392500	392500	NA	NA	ND	324.38<	NA	NA
Vac Res A	198	228865	220000	308.26	811.00	137.84<	163.57<	830.32	285.31
Vac Res B	16	394125	305000	420.95	2301.50	160.53<	161.16<	2539.13	155.22
Vac Res Rural Lstyle	19	694242	500000	25.00	20000.00	181.82<	289.02<	56463.95	12.30
Sport/Hrtge/Cultural									
Gymnasium/Health	1	285000	285000	59.03	4828.00	ND	ND	4828.00	59.03

Municipality totals			
Commercial Total	70	Commercial Total Prices	\$181,166,000
Community Services Total	2	Community Services Total Prices	\$1,419,000
Industrial Total	31	Industrial Total Prices	\$41,198,590
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$49,000
Primary Production Total	94	Primary Production Total Prices	\$90,496,642
Residential Total	1,460	Residential Total Prices	\$658,386,112
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$285,000
All Sales Total	1,659	All Sales Total	\$973,000,344

South Gippsland Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	603	120,000	130,486	48	96,500	104,188	438	44,250	44,797
2003	593	154,000	165,140	56	146,565	159,555	316	67,250	66,666
2004	448	173,333	185,958	33	179,000	167,573	167	69,000	73,135
2005	376	190,000	209,094	37	180,000	187,187	144	79,990	92,441
2006	370	191,000	210,182	43	200,000	213,294	132	78,000	84,756
2007	520	205,000	216,583	53	225,000	207,876	210	85,000	94,672
2008	406	215,500	224,471	48	214,500	206,510	224	89,687	97,141
2009	504	223,500	232,796	67	216,000	215,015	202	92,000	99,656
2010	486	245,000	259,843	59	207,000	207,904	282	102,500	109,932
2011	417	260,000	273,105	61	249,000	255,575	180	109,500	115,178
2012	371	259,000	266,229	43	240,000	274,990	119	100,000	110,942
2013	407	255,000	275,575	28	257,500	257,760	105	115,000	129,665
2014	395	260,000	277,406	42	251,250	238,800	93	103,500	111,952
2015	454	265,000	284,584	51	240,000	235,524	115	106,000	110,611
2016	499	280,000	292,910	39	263,000	255,820	134	112,500	130,913
2017	527	292,000	313,297	58	231,500	238,112	221	110,000	122,045
2018	568	320,000	336,623	74	254,000	263,905	296	120,000	127,504
2019	463	335,000	356,923	49	267,000	262,187	174	132,500	156,137
2020	546	391,000	416,755	42	300,500	312,800	296	155,000	168,194
2021	609	500,000	529,759	50	352,500	381,664	238	227,000	236,757
2022	406	580,000	606,715	36	380,000	400,902	94	280,000	290,041
2023	66	580,000	610,375	8	407,500^	390,250^	5	310,000^	322,000 ^

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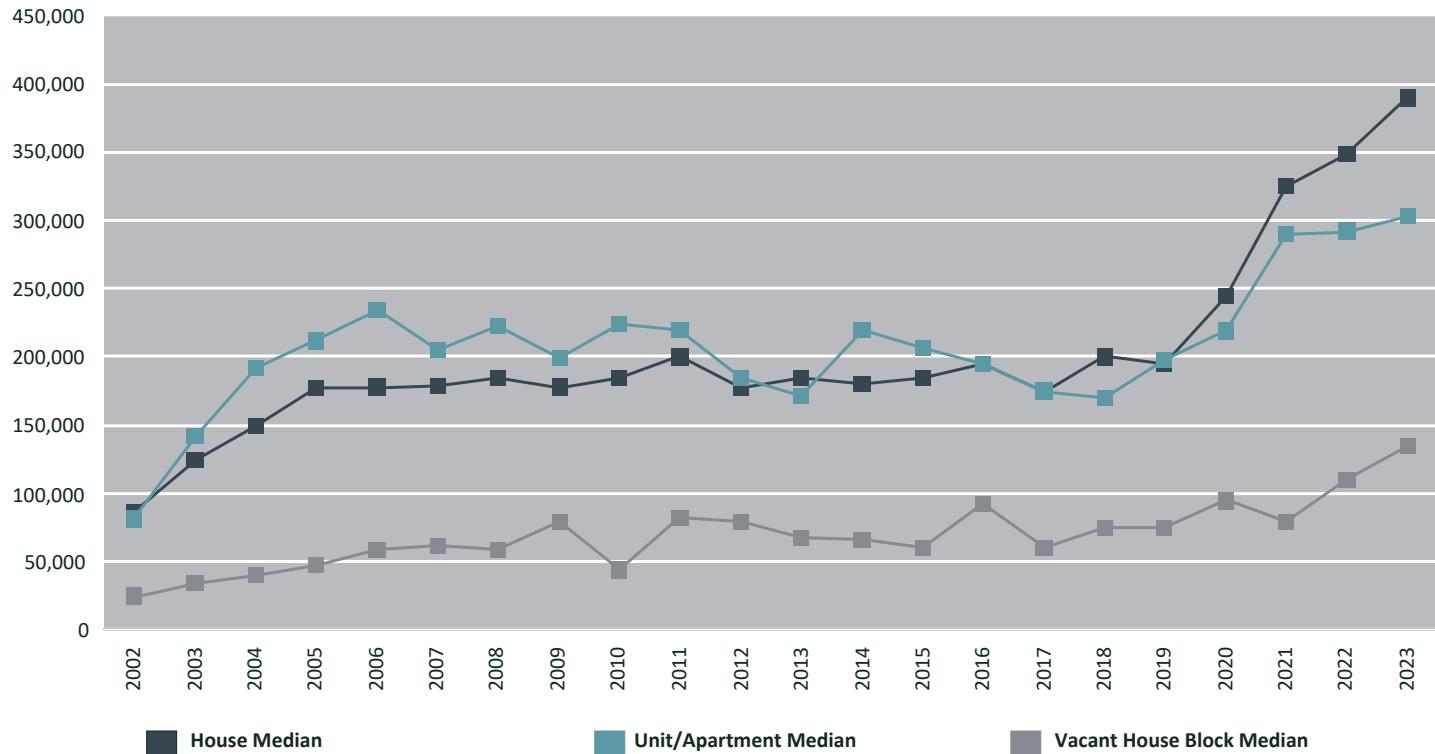
South Gippsland Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	3	361166	286000	559.69	511.00	66.51<	ND	2458.33	146.92
Fuel Outlet/Garage	1	730000	730000	299.18	2440.00	ND	ND	2440.00	299.18
Hotel	1	700000	700000	173.01	4046.00	ND	ND	4046.00	173.01
Hotel/Motel Unsp	1	600000	600000	287.49	2087.00	60.06<	ND	2087.00	287.49
Office & Dwelling	1	420000	420000	648.15	648.00	81.24<	ND	648.00	648.15
Retail Mult Occ Unsp	2	887500	887500	755.77	1195.00	139.76<	ND	1195.00	742.68
Retail Sgle Occ Unsp	10	449150	405000	1588.48	373.50	121.80<	62.40<	663.75	771.47
Serv Apt/Unit Unsp	1	2395000	2395000	16.91	141600.00	184.23<	ND	141600.00	16.91
Shop & Dwelling	3	493333	475000	892.86	532.00	163.79<	ND	1007.00	489.90
Supermarket	1	948000	948000	1417.04	669.00	ND	ND	669.00	1417.04
Community Services									
Halls&Service Rooms	1	240000	240000	652.17	368.00	ND	ND	368.00	652.17
Place of Worship	1	410000	410000	431.13	951.00	107.33<	ND	951.00	431.13
Industrial									
Factory Unit	1	650000	650000	459.04	1416.00	79.27<	ND	1416.00	459.04
Factory Unsp	11	719045	700000	459.00	1634.00	209.62<	212.12<	12298.18	58.47
Food ProcessingUnsp	1	852500	852500	414.64	2056.00	ND	ND	2056.00	414.64
Garage/Motor Vehicle	1	470000	470000	293.75	1600.00	113.94<	ND	1600.00	293.75
Warehouse	1	350000	350000	580.43	603.00	ND	ND	603.00	580.43
Warehouse Unspec	3	793333	900000	168.44	5343.00	108.52<	253.08<	6303.00	125.87
Infrastruc&Utilities									
Utilities Vac Land	1	11000	11000	5.46	2014.00	ND	ND	2014.00	5.46
Primary Production									
DomsticLivestockGraz	21	1165732	650000	3.23	198300.00	154.76<	133.69<	316794.10	3.68
Glasshouse Plant/Veg	1	1450000	1450000	9.76	148595.00	ND	ND	148595.00	9.76
Livestock – Beef	12	1297739	1174794	3.08	431650.00	170.26<	148.71<	438799.00	2.96
Livestock – Dairy	11	1811735	1717402	3.03	567300.00	165.87<	195.16<	641781.82	2.82
Livestock – Sheep	3	935000	625000	2.04	305897.00	6.94<	54.82<	250834.67	3.73
MixedFarm + infrast	46	1892523	1499175	2.58	464895.00	92.26<	193.44<	617139.57	3.07
MixedFarm no infrast	13	1273692	1200000	3.03	599800.00	76.19<	79.03<	683592.31	1.86
MixedFarm&GrazUnsp	2	1767500	1767500	6.15	256554.50	172.44<	288.57<	256554.50	6.89
Native Bshland	1	1750000	1750000	140.20	12482.00	364.58<	ND	12482.00	140.20
Vineyard	1	2200000	2200000	38.26	57500.00	ND	285.71<	57500.00	38.26
Residential									
Detached Home Unsp	401	606038	580000	706.87	771.00	116.00<	173.13<	881.70	687.73
Detached Home(exist)	5	661000	590000	321.70	1834.00	111.32<	144.79<	1860.40	355.30
OVO Sub Unit	3	499166	487500	NA	NA	146.62<	ND	NA	NA
Res Dev Site	1	295000	295000	12.23	24120.00	ND	ND	24120.00	12.23
Res Land (WithBuild)	1	165000	165000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	169	1023439	950000	66.65	16430.00	111.76<	165.22<	31008.46	33.01
Short Term Hol Accom	1	1800000	1800000	55.56	32400.00	150.00<	ND	32400.00	55.56
Single Strata Unit	1	440000	440000	NA	NA	127.54<	116.09<	NA	NA
Single Strata Unsp	32	390468	373750	NA	NA	107.55<	135.91<	NA	NA
Vac Res A	86	283870	277000	298.14	805.00	125.91<	213.08<	847.25	332.73
Vac Res B	8	356375	357500	130.58	2067.00	95.33<	158.89<	2215.63	160.85
Vac Res Rural Lstyle	17	386176	420000	20.43	16400.00	112.00<	186.67<	29483.41	13.10
Sport/Hrtge/Cultural									
OutdoorSportGrndUnsp	1	150000	150000	143.54	1045.00	ND	ND	1045.00	143.54
Municipality totals									
Commercial Total		24				Commercial Total Prices		\$14,623,000	
Community Services Total		2				Community Services Total Prices		\$650,000	
Industrial Total		18				Industrial Total Prices		\$12,612,000	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$11,000	
Primary Production Total		111				Primary Production Total Prices		\$175,336,415	
Residential Total		725				Residential Total Prices		\$469,809,223	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$150,000	
All Sales Total		882				All Sales Total		\$673,191,638	

Southern Grampians Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	302	86,500	104,120	10	81,750	116,550	92	24,596	28,757
2003	269	125,000	136,906	18	142,500	139,238	95	34,000	37,845
2004	263	150,000	160,409	20	192,500	190,025	66	40,000	43,906
2005	253	177,000	188,661	28	211,750	182,394	54	47,315	53,425
2006	242	178,000	201,448	10	233,950	213,790	40	58,500	55,530
2007	232	178,500	190,024	26	204,750	192,500	44	62,000	64,679
2008	176	185,000	201,780	28	222,500	217,066	24	59,000	61,729
2009	207	178,000	196,203	24	199,345	218,212	31	79,506	85,097
2010	164	185,000	206,210	11	224,000	217,363	20	43,750	58,020
2011	177	200,000	210,166	17	220,000	227,852	31	82,500	83,859
2012	176	177,500	190,366	16	184,500	187,469	21	80,000	72,754
2013	176	185,000	193,437	17	172,000	157,823	19	68,000	66,763
2014	183	180,000	199,885	9	220,000^	255,027^	19	66,000	69,418
2015	200	185,000	204,879	13	207,000	222,538	19	60,000	62,263
2016	209	195,000	221,947	14	195,000	193,714	14	93,000	91,267
2017	227	174,000	198,033	18	175,000	212,341	17	61,000	73,823
2018	301	200,000	220,724	13	170,000	153,345	32	75,000	85,159
2019	242	195,500	222,870	32	197,500	214,718	28	75,000	63,233
2020	308	245,000	262,714	19	219,000	213,763	60	95,000	100,503
2021	355	325,000	354,736	23	290,000	294,869	35	79,000	117,854
2022	253	348,000	389,283	15	292,000	283,933	33	109,900	137,293
2023	35	390,000	419,014	2	303,500^	303,500^	2	135,000 ^	135,000 ^

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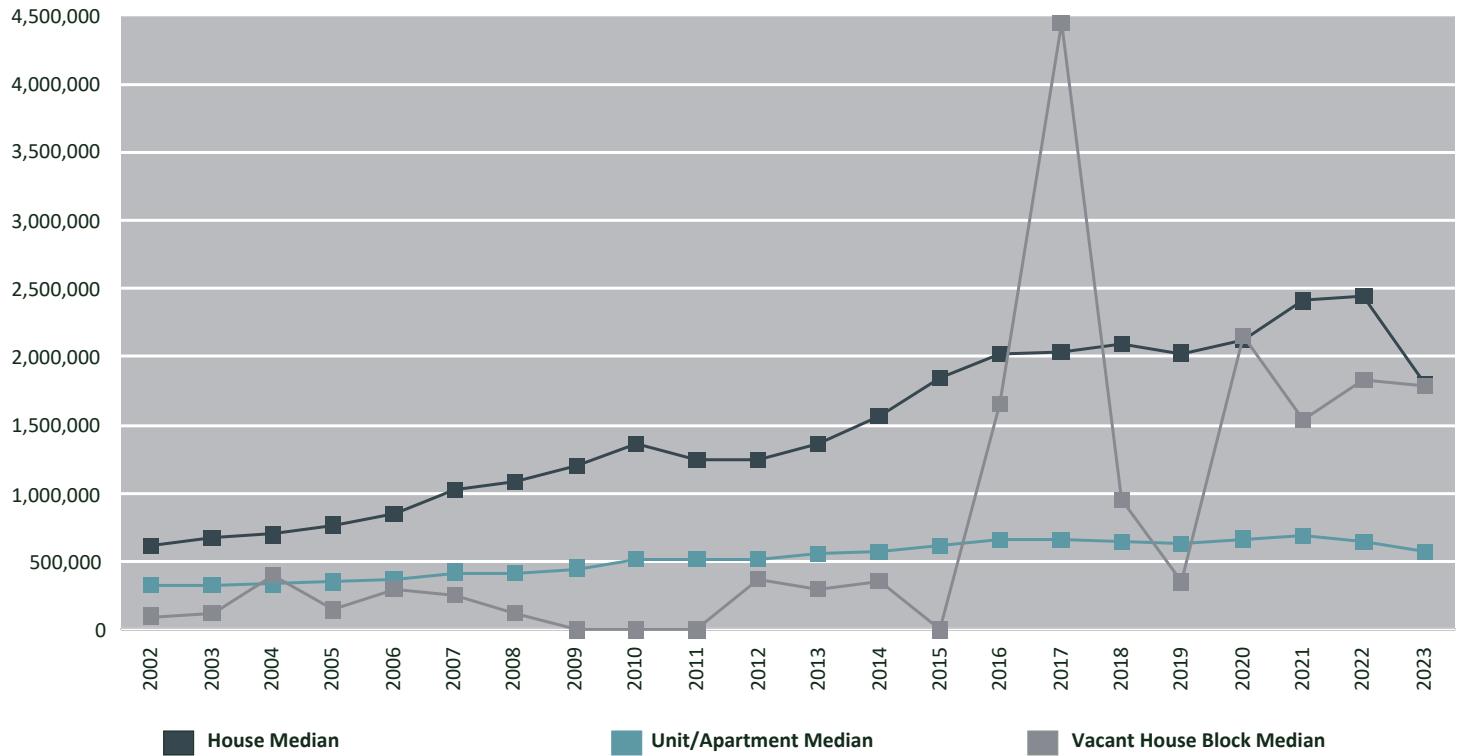
Southern Grampians Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	110000	110000	NA	NA	64.71<	ND	NA	NA
Mixed Use Unspec	1	1195000	1195000	2046.23	584.00	ND	597.50<	584.00	2046.23
Motel	1	850000	850000	326.05	2607.00	ND	ND	2607.00	326.05
Office Cvrt Dwelling	1	550000	550000	1145.83	480.00	ND	ND	480.00	1145.83
Office Premises Uns	1	275000	275000	1797.39	153.00	91.67<	74.63<	153.00	1797.39
Retail Sgle Occ Unsp	3	718333	750000	618.16	1828.00	25.57<	190.11<	1738.33	413.23
Shop	3	236000	185000	752.03	246.00	64.91<	ND	258.33	913.55
Shop & Dwelling	2	200000	200000	120.32	2668.00	ND	ND	2668.00	74.96
Community Services									
Halls&Service Rooms	1	275000	275000	34.38	8000.00	ND	ND	8000.00	34.38
Technical&Further Ed	1	1660000	1660000	23.09	71900.00	ND	ND	71900.00	23.09
Industrial									
Factory	1	2200000	2200000	72.87	30190.00	704.00<	ND	30190.00	72.87
Factory Unsp	1	1525000	1525000	38.13	40000.00	ND	338.89<	40000.00	38.13
Ind Dev Site	2	209750	209750	168.28	1545.00	94.27<	63.56<	1545.00	168.28
Workshop	3	493333	525000	400.59	1348.00	233.33<	ND	1209.67	407.83
Infrastruc&Utilities									
Post Offices	1	350000	350000	172.16	2033.00	130.84<	ND	2033.00	172.16
Primary Production									
DomsticLivestockGraz	7	2563684	1642550	4.42	371471.00	322.22<	342.57<	2001784.00	1.28
Hardwood Plantation	1	1900000	1900000	8260.87	230.00	268.36<	ND	230.00	8260.87
Livestock – Beef	4	564363	507111	2.01	294550.00	40.45<	53.55<	341360.00	1.65
Livestock – Sheep	13	2627761	2270000	4.17	910373.00	252.22<	258.84<	1601768.62	1.64
MixedFarm + infrast	11	1805122	1350000	2.98	669800.00	89.40<	38.33<	885090.91	2.04
MixedFarm no infrast	20	1005659	752346	1.49	726200.00	84.48<	148.39<	911024.90	1.10
MixedFarm&GrazUnsp	2	844999	844999	0.71	1366000.00	195.38<	74.12<	1366000.00	0.62
Native Bshland	3	703333	625000	1.74	359380.00	ND	ND	412184.00	1.71
Plant/Tree Nursery	1	509544	509544	1.78	286400.00	31.73<	ND	286400.00	1.78
Residential									
Detached Home (Ind)	5	464000	350000	143.74	5496.00	ND	ND	8224.60	56.42
Detached Home Unsp	251	390556	348999	538.64	854.00	106.08<	178.97<	1064.11	366.62
Detached Home(Comm)	1	115000	115000	115.00	1000.00	47.92<	ND	1000.00	115.00
Detached Home(exist)	2	229500	229500	91.03	2850.00	111.95<	46.36<	2850.00	80.53
MisImpRuralLand Unsp	2	272500	272500	6.98	43543.50	152.23<	129.76<	43543.50	6.26
Res/Rural Lstyle	48	687520	675000	45.88	21665.00	133.27<	169.17<	36476.19	18.85
ResLandWithImprovemt	1	320000	320000	103.83	3082.00	96.53<	ND	3082.00	103.83
Single Strata Unsp	9	308888	330000	NA	NA	105.77<	206.25<	NA	NA
Strata Unit/Flat Uns	6	246500	234500	NA	NA	97.71<	78.17<	NA	NA
Vac Res A	20	137413	141250	198.32	957.50	178.80<	176.56<	961.44	137.43
Vac Res B	13	137107	99900	124.41	2130.00	154.88<	285.43<	2381.08	57.58
Vac Res Rural Lstyle	25	212056	210000	24.75	10100.00	116.67<	153.28<	24924.04	8.51
Municipality totals									
Commercial Total	13					Commercial Total Prices		\$6,242,999	
Community Services Total	2					Community Services Total Prices		\$1,935,000	
Industrial Total	7					Industrial Total Prices		\$5,624,500	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$350,000	
Primary Production Total	62					Primary Production Total Prices		\$100,543,227	
Residential Total	383					Residential Total Prices		\$148,880,883	
All Sales Total	468					All Sales Total		\$263,576,609	

Stonnington City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,242	620,000	841,438	1,830	324,750	427,102	7	100,000 ^	97,214 ^
2003	1,293	681,000	942,577	1,845	330,000	430,770	2	118,425 ^	118,425 ^
2004	1,122	700,000	1,002,384	1,560	335,000	441,766	3	396,000 ^	308,666 ^
2005	1,192	771,250	1,073,844	1,757	350,000	474,986	6	145,000 ^	183,900 ^
2006	1,213	852,500	1,216,185	1,970	367,250	502,011	7	300,000 ^	235,857 ^
2007	1,329	1,031,000	1,504,692	2,464	421,000	576,492	5	256,300 ^	344,260 ^
2008	951	1,090,000	1,559,790	1,768	420,000	526,192	4	124,250 ^	182,775 ^
2009	1,074	1,200,000	1,605,437	2,426	450,000	562,562	0	0 *	0 *
2010	1,067	1,365,000	1,772,848	2,766	520,833	636,573	0	0 *	0 *
2011	989	1,250,500	1,688,578	2,037	517,500	651,596	0	0 *	0 *
2012	961	1,250,000	1,674,039	2,350	520,000	641,680	1	372,000 ^	372,000 ^
2013	1,137	1,360,000	1,841,734	2,728	560,000	686,136	1	302,500 ^	302,500 ^
2014	1,207	1,566,000	2,088,073	2,805	579,000	719,342	2	362,000 ^	362,000 ^
2015	1,193	1,850,000	2,468,312	3,087	625,000	808,730	0	0 *	0 *
2016	1,111	2,020,000	2,806,633	2,534	660,000	895,370	1	1,660,000 ^	1,660,000 ^
2017	1,059	2,038,000	2,837,966	2,465	660,000	919,974	1	4,450,000 ^	4,450,000 ^
2018	897	2,100,000	2,917,979	1,948	652,300	926,752	3	960,000 ^	1,610,666 ^
2019	826	2,028,000	2,720,937	1,684	638,625	910,372	1	350,453 ^	350,453 ^
2020	788	2,125,000	2,933,932	1,521	670,000	922,761	8	2,150,000 ^	3,013,833 ^
2021	1,230	2,410,000	3,478,657	2,419	690,000	979,538	13	1,540,000	2,926,709
2022	899	2,450,000	3,526,116	2,008	650,000	931,113	3	1,835,995 ^	1,878,665 ^
2023	64	1,802,500	2,885,786	308	579,250	694,694	1	1,790,000 ^	1,790,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

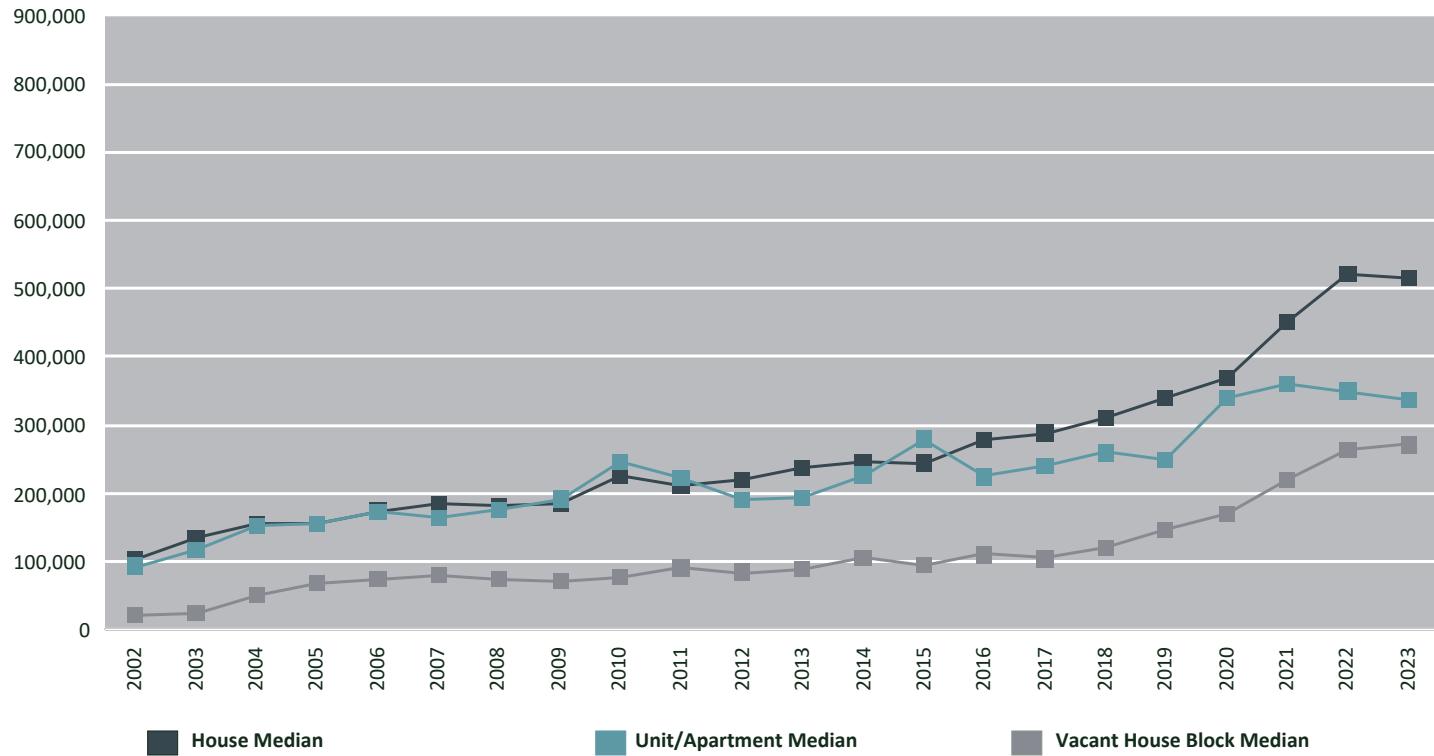
Stonnington City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Health Clinic Unsp	9	2733055	2215000	3097.35	452.00	100.80<	158.21<	593.44	4605.41
Hotel/Motel Unsp	1	30500000	30500000	15505.85	1967.00	ND	ND	1967.00	15505.85
Indiv CarPark Unspe	4	56550	45500	9.92	5546.00	151.67<	39.90<	5546.00	9.92
LowRise Office Build	2	6012500	6012500	7115.38	390.00	ND	ND	390.00	7115.38
Mixed Use Unspec	1	980000	980000	4336.28	226.00	8.12<	52.39<	226.00	4336.28
Office Premises Uns	32	2229073	742500	466.38	1212.00	110.20<	64.29<	1611.73	1262.30
Retail Mult Occ Unsp	9	4992777	3000000	16753.78	244.00	48.78<	98.20<	524.50	5614.87
Retail Sgle Occ Unsp	73	2750936	1600000	17191.96	224.00	97.74<	112.78<	827.97	3448.61
Serv Apt/Unit Unsp	2	260800	260800	155.77	1890.00	94.84<	20.58<	1890.00	137.99
Shop & Dwelling	1	935000	935000	11402.44	82.00	ND	ND	82.00	11402.44
Vehicle Sales Centre	1	15000	15000	NA	NA	ND	ND	NA	NA
Community Services									
School Camps	1	43713630	43713630	NA	NA	ND	ND	NA	NA
Industrial									
Factory Unsp	2	1712500	1712500	4445.37	2043.00	38.27<	54.83<	2043.00	838.23
Warehouse Unspec	1	2910000	2910000	12125.00	240.00	45.83<	139.90<	240.00	12125.00
Infrastruc&Utilities									
Utilities Vac Land	1	62700	62700	704.49	89.00	22.80<	ND	89.00	704.49
Residential									
Age Care/Nursing Uns	1	10725000	10725000	6297.71	1703.00	ND	ND	1703.00	6297.71
Boarding House	1	2306000	2306000	3431.55	672.00	ND	ND	672.00	3431.55
Cojoin Strata Unsp	52	1874028	1445499	NA	NA	90.34<	245.00<	NA	NA
Detached Home Unsp	813	3717341	2612500	5244.90	441.00	102.25<	126.21<	528.75	7047.05
Individual Car Park	51	42403	1000	NA	NA	13.33<	10.00<	NA	NA
Res Co Sh Unit HR	2	572500	572500	NA	NA	74.35<	ND	NA	NA
Res Investment Flat	3	3141833	4130500	404.04	1188.00	536.96<	602.99<	1188.00	404.04
ResLandWithImprovemt	1	100000	100000	NA	NA	ND	ND	NA	NA
Row House	1	1456000	1456000	13866.67	105.00	110.30<	ND	105.00	13866.67
Semi-detached Unspec	85	1721452	1570000	4101.31	306.00	84.86<	110.56<	301.94	5645.17
Single Strata Unsp	245	1469001	1268000	NA	NA	97.61<	196.59<	NA	NA
Strata Unit/Flat Uns	1706	821659	600000	5272.60	1610.00	94.64<	94.49<	1610.00	2291.15
Vac Res A	3	1878665	1835995	4201.68	595.00	127.06<	523.89<	835.33	2249.00
Municipality totals									
Commercial Total	135					Commercial Total Prices		\$386,884,007	
Community Services Total	1					Community Services Total Prices		\$43,713,630	
Industrial Total	3					Industrial Total Prices		\$6,335,000	
Infrastruc&Utilities Total	1					Infrastruc&Utilities Total Prices		\$62,700	
Residential Total	2,964					Residential Total Prices		\$5,060,583,476	
All Sales Total	3,104					All Sales Total		\$5,497,578,813	

Strathbogie Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	146	104,000	123,851	19	93,000	88,944	56	22,250	31,693
2003	135	135,000	137,306	14	118,000	118,142	66	25,000	29,433
2004	135	155,000	172,762	10	152,750	137,450	72	50,350	49,444
2005	138	156,500	170,719	11	155,000	155,636	29	68,000	85,293
2006	152	175,000	188,396	14	172,500	205,508	51	75,000	69,881
2007	138	185,000	198,837	22	165,000	187,847	38	80,000	79,804
2008	111	182,000	210,140	15	177,500	180,966	21	75,000	73,404
2009	154	185,000	209,111	22	192,500	192,272	44	70,250	71,170
2010	142	226,000	246,670	22	247,000	233,409	41	77,000	84,896
2011	118	212,500	227,008	12	222,500	243,000	42	90,500	101,033
2012	145	220,000	231,527	28	191,500	200,464	52	84,500	99,423
2013	158	238,750	258,202	17	195,000	206,558	37	88,000	93,292
2014	138	246,000	258,561	22	227,500	234,000	53	106,000	100,166
2015	131	245,000	292,293	19	280,000	274,526	49	95,000	96,469
2016	140	279,000	303,907	24	225,000	202,083	67	111,000	107,417
2017	170	288,750	301,611	22	241,500	223,954	67	105,000	114,862
2018	156	310,000	320,878	29	260,000	279,810	94	120,000	125,356
2019	156	339,000	366,700	25	250,000	297,860	65	147,500	153,738
2020	106	370,000	404,367	20	340,000	318,725	104	170,000	186,326
2021	192	450,000	481,786	15	360,000	364,600	124	220,000	228,747
2022	150	522,000	568,287	15	350,000	383,733	65	265,000	234,546
2023	25	516,000	517,460	3	337,500 ^a	370,833 ^a	8	271,500 ^a	270,125 ^a

Statistics for 2023 are based on a small number of sales and are preliminary only.

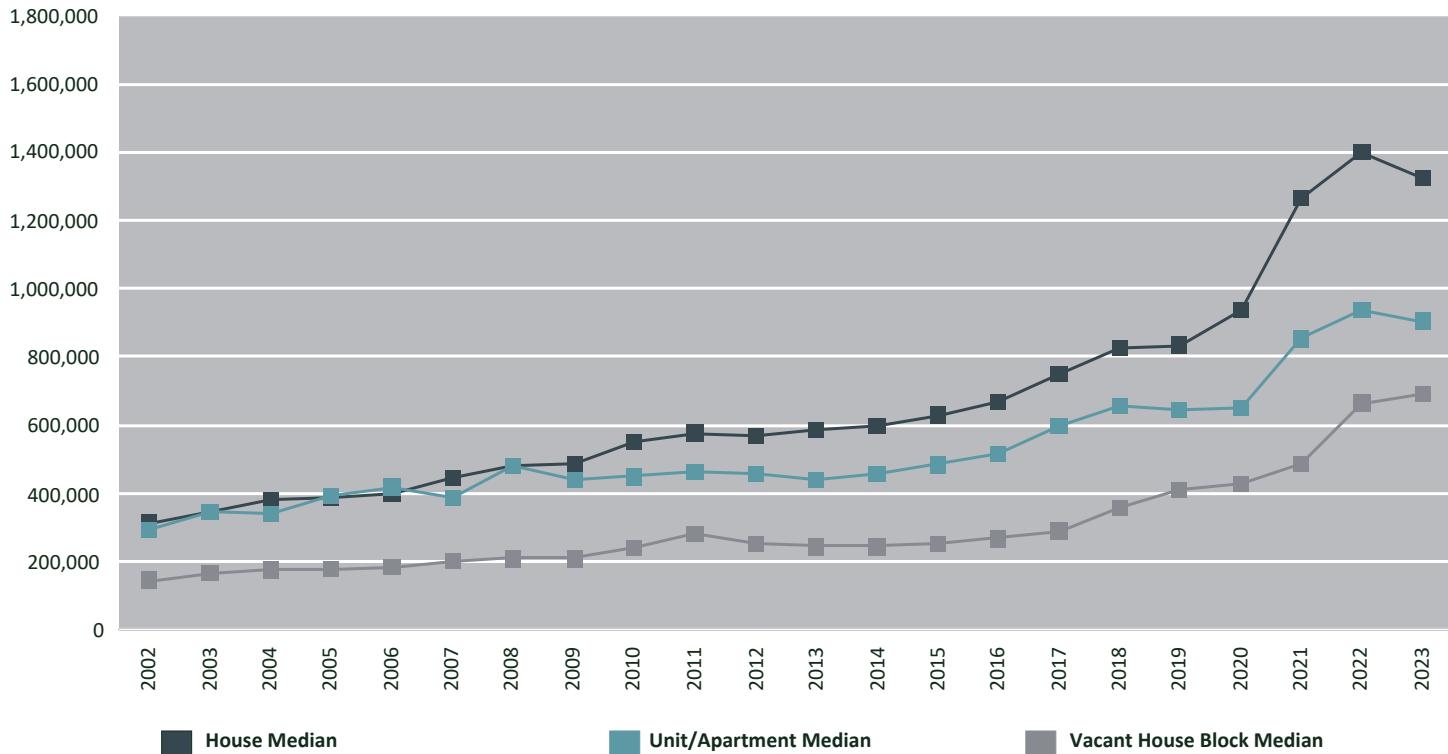
Strathbogie Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Mixed Use Unspec	1	620000	620000	NA	NA	ND	ND	NA	NA
Mixed Use Workroom	1	800000	800000	1498.13	534.00	ND	ND	534.00	1498.13
Pub/Tavern/Club Unsp	2	816000	816000	399.39	2041.50	ND	259.05<	2041.50	399.71
Retail Sgle Occ Unsp	2	323250	323250	727.09	1013.00	97.95<	77.33<	1013.00	319.10
Industrial									
Factory Unsp	2	630000	630000	92.37	6900.00	144.99<	ND	6900.00	91.30
Primary Production									
DomsticLivestockGraz	7	1019032	628000	2.13	400000.00	90.58<	124.36<	569561.57	1.79
GenCrop >20ha Unspec	5	761880	575000	1.49	321185.00	95.62<	88.46<	519123.20	1.47
Horse Unspecified	3	2625000	2625000	3.50	750000.00	172.70<	1750.00<	756666.67	3.47
Livestock – Beef	1	650000	650000	14.98	43400.00	85.53<	80.25<	43400.00	14.98
Livestock – Dairy	1	700000	700000	0.79	890000.00	ND	ND	890000.00	0.79
Livestock – Sheep	5	1324000	1200000	1.95	615879.00	387.10<	179.10<	921468.20	1.44
MixedFarm no infrast	1	2350000	2350000	3.03	775000.00	252.69<	883.99<	775000.00	3.03
MixedFarm&GrazUnsp	59	1395762	1058200	2.31	498360.00	141.09<	181.15<	913940.53	1.53
Native Bshland	1	635000	635000	1.22	520584.00	154.98<	ND	520584.00	1.22
Orchard Plantations	1	675000	675000	3.38	200000.00	158.82<	ND	200000.00	3.38
Poultry broiler	1	1625000	1625000	13.70	118600.00	ND	ND	118600.00	13.70
Vineyard	1	1675000	1675000	4.19	400000.00	239.29<	30.34<	400000.00	4.19
Residential									
Detached Home (New)	20	747400	730000	894.65	799.50	125.86<	143.14<	891.20	838.64
Detached Home Unsp	114	511119	471500	421.21	1009.00	109.91<	140.75<	1169.96	430.90
Detached Home(exist)	16	751718	652500	592.67	1128.50	114.67<	96.67<	1729.38	434.68
MisImpRuralLand Unsp	2	402500	402500	1.90	316500.00	121.97<	292.73<	316500.00	1.27
Res Dev Site	1	585000	585000	1085.34	539.00	ND	ND	539.00	1085.34
Res/Rural Lstyle	38	721171	555000	18.50	20000.00	85.38<	138.75<	36089.63	19.98
Singl Strata Unsp	13	390461	350000	NA	NA	102.94<	140.00<	NA	NA
Strata Unit/Flat Uns	2	340000	340000	NA	NA	81.53<	134.65<	NA	NA
Vac Res A	48	230062	261500	293.48	882.50	118.86<	181.60<	876.59	265.98
Vac Res B	17	247205	270000	136.32	2054.00	122.73<	169.81<	2215.18	111.60
Vac Res Rural Lstyle	23	515195	260000	18.12	12140.00	109.70<	226.09<	28208.91	18.26
Municipality totals									
Commercial Total	6					Commercial Total Prices			\$3,698,500
Industrial Total	2					Industrial Total Prices			\$1,260,000
Primary Production Total	86					Primary Production Total Prices			\$116,097,636
Residential Total	294					Residential Total Prices			\$146,888,635
All Sales Total	388					All Sales Total			\$267,944,771

Surf Coast Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	631	315,000	362,589	119	295,000	321,571	237	145,000	141,941
2003	565	345,000	388,751	117	345,000	437,416	234	165,000	167,483
2004	555	380,000	421,019	156	340,500	403,053	244	175,000	184,866
2005	568	387,500	452,077	174	395,000	480,563	244	179,000	185,972
2006	534	400,000	463,710	175	420,000	473,636	244	185,000	196,769
2007	710	447,750	495,685	194	390,000	445,390	351	200,000	213,126
2008	482	481,000	538,948	169	480,000	522,185	250	210,000	225,825
2009	588	489,000	549,008	185	440,000	533,235	307	210,000	217,878
2010	629	550,000	627,603	168	450,000	489,382	358	243,000	260,510
2011	521	577,500	638,511	146	464,500	507,843	155	284,000	317,099
2012	471	570,000	641,705	111	460,000	512,000	138	255,000	285,640
2013	604	586,000	640,112	162	440,000	476,784	213	245,000	268,994
2014	618	599,499	666,301	149	460,000	491,145	292	245,000	271,152
2015	724	630,000	716,615	143	485,000	529,182	356	255,000	274,648
2016	687	670,000	723,422	131	516,500	556,698	480	269,000	313,414
2017	733	750,000	820,730	159	599,000	630,055	662	291,000	310,113
2018	538	825,000	905,328	156	657,000	691,632	378	360,000	378,074
2019	536	835,000	923,085	119	645,000	681,214	255	412,500	426,682
2020	650	938,000	1,097,573	149	650,000	738,265	420	429,000	453,919
2021	656	1,262,500	1,438,922	138	853,000	965,891	201	486,000	537,571
2022	483	1,400,000	1,555,478	107	936,000	1,051,191	52	665,000	672,913
2023	70	1,325,000	1,556,128	20	905,000	954,850	8	690,000 ^	766,247 ^

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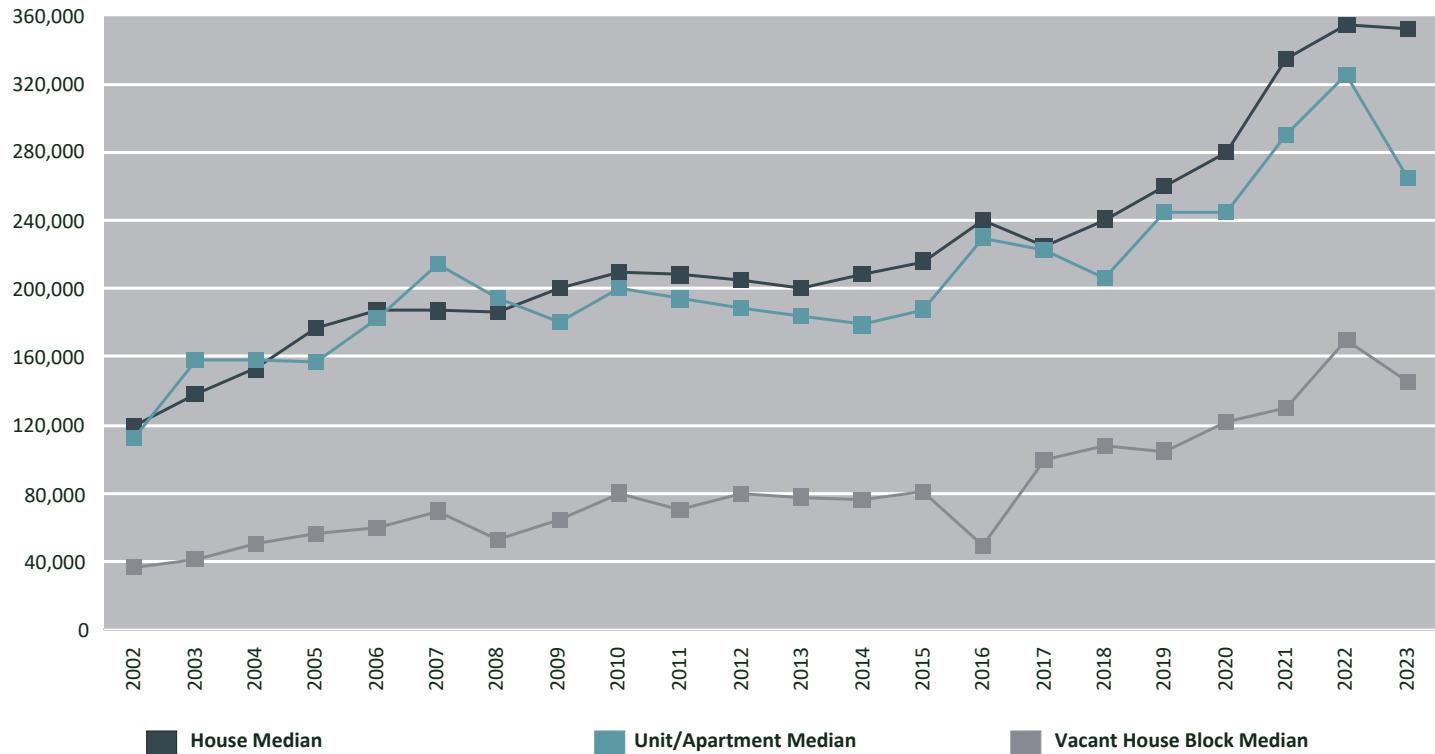
Surf Coast Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Amusement Parks etc.	1	2216500	2216500	851.84	2602.00	ND	ND	2602.00	851.84
Cinema Complex	1	3125000	3125000	4595.59	680.00	ND	ND	680.00	4595.59
Dev Site	1	5814488	5814488	448.03	12978.00	1057.18<	ND	12978.00	448.03
Holiday Units	1	595000	595000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	2	5875000	5875000	NA	NA	443.40<	1244.97<	NA	NA
Office Premises Uns	3	14103333	1750000	246.55	2028.00	252.53<	291.67<	7441.67	1895.18
Pub/Tavern/Club Unsp	1	1100000	1100000	99.10	11100.00	20.00<	ND	11100.00	99.10
Retail Sgl Occ Unsp	15	781377	600000	621.52	539.00	45.31<	75.75<	767.00	1018.75
Serv Apt/Unit Unsp	1	725000	725000	NA	NA	278.85<	ND	NA	NA
Tourist Park/Caravan	1	1200000	1200000	410.96	2920.00	ND	ND	2920.00	410.96
Industrial									
Factory Unsp	3	1661000	2200000	1649.60	1367.00	314.29<	357.67<	2644.33	628.14
Ind Dev Site	3	1135000	1150000	1135.24	1013.00	137.72<	120.51<	832.00	1364.18
Warehouse Unspec	5	1154700	950000	1878.79	363.00	125.02<	153.21<	682.60	1691.62
Warehouse/Office	1	1600000	1600000	1600.00	1000.00	64.00<	ND	1000.00	1600.00
Primary Production									
DomsticLivestockGraz	3	2630000	2000000	11.81	355498.00	49.69<	114.29<	478466.00	5.50
GenCrop >20ha Unspec	1	3000000	3000000	14.66	204626.00	91.87<	250.00<	204626.00	14.66
Livestock – Beef	2	2475000	2475000	5.98	422586.00	181.99<	232.39<	422586.00	5.86
MixedFarm + Infrast	11	2846000	2350000	3.14	286900.00	101.67<	141.57<	521611.64	5.46
MixedFarm no Infrast	4	1989000	1665500	3.09	541914.00	117.70<	280.14<	533951.00	3.73
MixedFarm&GrazUnsp	1	4000000	4000000	8.89	449709.00	179.53<	380.95<	449709.00	8.89
Poultry broiler	1	2800000	2800000	22.15	126416.00	ND	ND	126416.00	22.15
Residential									
Detached Home Unsp	480	1549554	1400000	2313.92	618.00	111.11<	166.67<	716.16	2161.99
Detached Home(Comm)	1	400000	400000	672.27	595.00	ND	ND	595.00	672.27
Detached Home(exist)	3	2503333	2640000	506.25	4000.00	174.26<	894.92<	3333.67	750.92
Individual Car Park	1	1000	1000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	3	1291666	875000	22.73	22000.00	79.55<	ND	22699.67	56.90
Res Dev Site	3	1418333	1150000	976.62	2080.50	122.99<	225.29<	2080.50	910.84
Res Land (WithBuild)	1	1250000	1250000	3698.22	338.00	104.17<	ND	338.00	3698.22
Res/Rural Lstyle	78	2783232	2300000	107.00	19492.50	134.29<	209.09<	32951.22	84.47
ResLandWithImprovemt	2	377500	377500	444.39	877.00	61.13<	ND	877.00	430.44
Retire Village Unit	1	770000	770000	NA	NA	ND	ND	NA	NA
Sep House&Curtilage	1	4350000	4350000	2175.00	2000.00	ND	ND	2000.00	2175.00
Short Term Hol Accom	1	860000	860000	3245.28	265.00	ND	ND	265.00	3245.28
Singl Strata Unsp	87	1047827	950000	NA	NA	111.76<	152.12<	NA	NA
Strata Unit/Flat Uns	18	1027027	861250	NA	NA	97.87<	129.12<	NA	NA
Townhouse	1	2060000	2060000	NA	NA	257.50<	234.22<	NA	NA
Vac Res A	49	629928	661000	1618.70	460.50	134.76<	163.21<	478.32	1381.14
Vac Res B	3	1375000	1475000	528.48	2791.00	339.08<	245.83<	2840.67	484.04
Vac Res Rural Lstyle	16	746444	597500	121.20	10025.50	60.85<	119.38<	27570.19	27.07
Municipality totals									
Commercial Total			27			Commercial Total Prices		\$80,556,655	
Industrial Total			12			Industrial Total Prices		\$15,761,500	
Primary Production Total			23			Primary Production Total Prices		\$61,902,000	
Residential Total			749			Residential Total Prices		\$1,143,546,434	
All Sales Total			811			All Sales Total		\$1,301,766,589	

Swan Hill Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	326	120,000	126,103	48	112,500	119,908	82	36,500	40,897
2003	338	138,250	144,846	58	158,500	175,091	70	41,590	47,846
2004	295	153,000	156,696	37	158,000	181,648	75	51,000	52,515
2005	291	177,000	186,892	54	157,000	164,307	72	57,000	61,343
2006	281	187,000	199,814	51	183,000	179,605	74	60,000	72,876
2007	277	187,000	202,126	62	214,000	198,237	61	70,000	69,599
2008	208	186,000	203,157	38	194,500	207,995	62	52,750	52,256
2009	255	200,000	208,230	48	180,000	187,602	117	65,000	67,749
2010	217	210,000	223,105	45	200,000	208,534	59	80,500	79,897
2011	197	208,000	212,116	42	194,000	198,976	55	70,400	82,117
2012	224	205,000	219,558	38	189,000	180,223	46	79,985	80,897
2013	273	200,000	211,755	47	184,000	189,592	53	78,100	77,052
2014	246	208,500	215,933	52	178,750	193,298	58	76,750	77,805
2015	260	216,000	236,764	58	188,000	203,064	57	81,500	79,946
2016	270	240,000	242,331	35	230,000	228,828	40	50,000	72,369
2017	318	225,000	238,442	38	222,500	212,092	49	100,000	90,996
2018	294	240,500	266,424	47	206,000	214,617	49	108,000	111,946
2019	268	260,000	274,102	43	245,000	254,220	53	105,000	106,004
2020	249	280,000	300,494	29	245,000	285,810	89	122,000	116,268
2021	312	335,000	352,282	33	290,000	292,969	100	130,000	138,253
2022	262	355,000	381,600	41	325,000	359,280	37	170,000	197,575
2023	41	352,000	385,756	4	265,000^	266,250^	6	145,000 ^	163,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

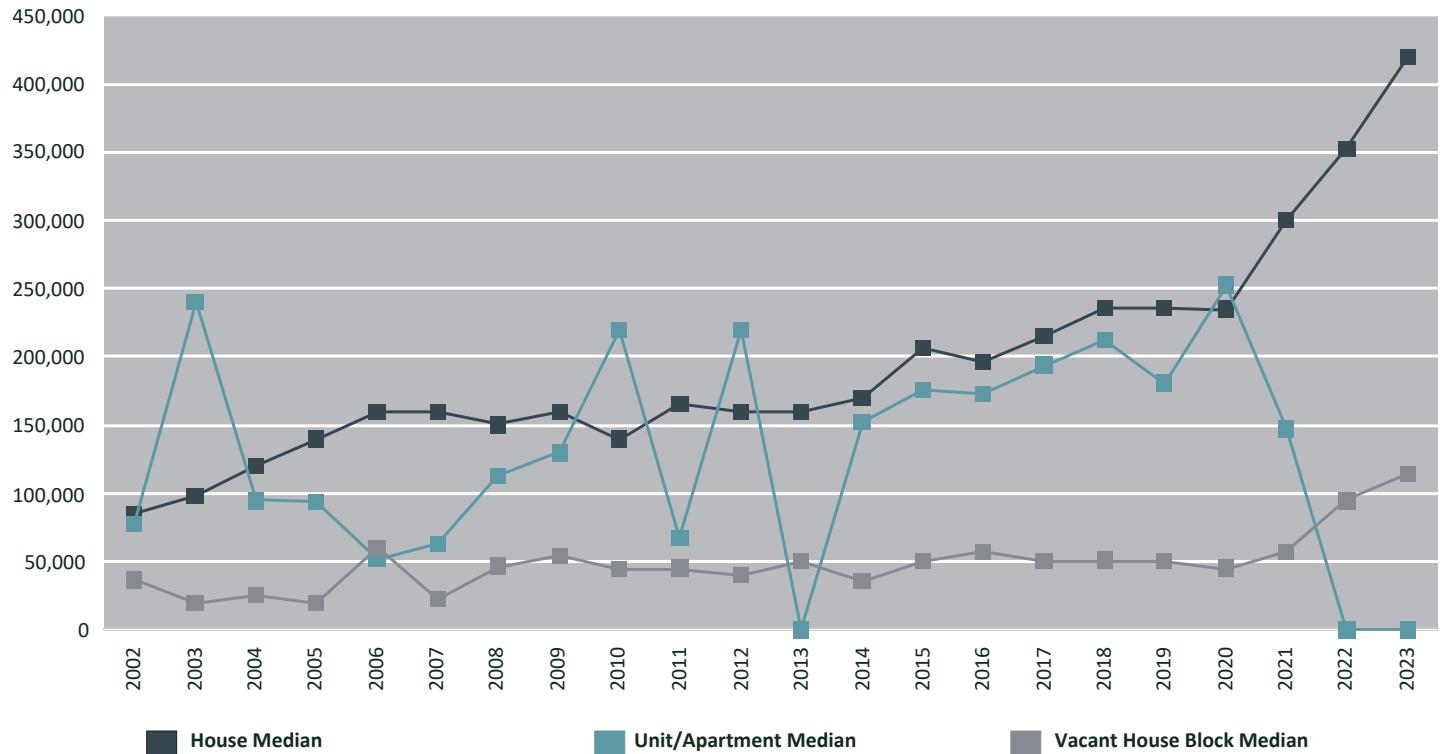
Swan Hill Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	80000	80000	242.42	330.00	31.28<	48.48<	330.00	242.42
Hotel/Motel Unsp	1	500000	500000	50.00	10000.00	38.15<	59.52<	10000.00	50.00
Mixed Use Unspec	2	525000	525000	1394.75	395.50	ND	109.72<	395.50	1327.43
Retail Mult Occ Unsp	3	216666	230000	115.32	607.00	460.00<	48.42<	526.33	411.65
Retail Sgle Occ Unsp	11	1924456	300000	468.00	826.00	111.11<	133.33<	2372.30	879.70
Community Services									
Civic Buildings	1	80000	80000	65.90	1214.00	ND	ND	1214.00	65.90
Place of Worship	1	190000	190000	94.06	2020.00	ND	ND	2020.00	94.06
Welfare Centre	1	66000	66000	71.66	921.00	ND	ND	921.00	71.66
Industrial									
Factory Unsp	1	1300000	1300000	239.23	5434.00	204.21<	247.62<	5434.00	239.23
Ind Dev Site	1	1300000	1300000	NA	NA	501.83<	866.67<	NA	NA
Warehouse Unspec	4	557625	491500	351.85	1515.00	122.88<	39.32<	10957.50	50.89
Infrastruc&Utilities									
Utilities Vac Land	2	31352	31352	96.70	2135.00	165.01<	ND	2135.00	14.69
Primary Production									
Domestic Livestock Graz	2	2775000	2775000	1.31	5655150.00	2413.04<	1801.95<	5655150.00	0.49
Gen Crop >20ha Unspec	33	1105694	850000	0.48	1890000.00	119.72<	113.45<	2012359.09	0.55
Livestock - Dairy	5	549327	575000	0.43	944600.00	ND	71.88<	760591.60	0.72
Market Garden Veg <20h	3	652222	800000	8.00	100000.00	239.16<	ND	129033.33	5.05
Mixed Farm & Graz Unsp	12	396804	444150	1.23	396250.00	87.09<	148.05<	579533.33	0.68
Native Bushland	2	185250	185250	9.34	965500.00	ND	ND	965500.00	0.19
Orchard Plantations	4	925210	533750	10.47	131020.00	140.46<	184.05<	163560.00	5.66
Plant/Tree Nursery	1	138333	138333	1.46	94700.00	ND	86.46<	94700.00	1.46
Poultry broiler	1	560000	560000	5.28	106000.00	ND	ND	106000.00	5.28
Vineyard	2	711245	711245	4.70	582931.00	40.64<	63.22<	582931.00	1.22
Residential									
Cojoin Strata Unsp	1	670000	670000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	261	382449	355000	390.41	730.00	105.97<	136.54<	912.87	418.23
Detached Home(exist)	1	160000	160000	140.47	1139.00	65.31<	35.28<	1139.00	140.47
Res Dev Site	2	710000	710000	48.75	15104.00	ND	ND	15104.00	47.01
Res Investment Flat	1	220000	220000	1641.79	134.00	ND	ND	134.00	1641.79
Res/Rural Lstyle	48	548043	540000	40.58	11340.00	117.52<	163.14<	29472.77	18.59
Single Strata Unsp	36	356402	324500	NA	NA	110.00<	130.32<	NA	NA
Strata Unit/Flat Uns	3	336666	325000	NA	NA	146.07<	140.69<	NA	NA
Vac Res A	33	198736	170000	185.42	984.50	129.52<	169.15<	950.57	205.41
Vac Res B	4	188000	179500	77.72	2735.50	535.82<	90.68<	2676.75	70.23
Vac Res Rural Lstyle	9	406388	195000	2.12	18900.00	131.76<	123.81<	53343.33	7.62
Municipality totals									
Commercial Total	18					Commercial Total Prices		\$23,449,018	
Community Services Total	3					Community Services Total Prices		\$336,000	
Industrial Total	6					Industrial Total Prices		\$4,830,500	
Infrastruc&Utilities Total	2					Infrastruc&Utilities Total Prices		\$62,705	
Primary Production Total	65					Primary Production Total Prices		\$57,695,029	
Residential Total	399					Residential Total Prices		\$153,403,813	
All Sales Total	493					All Sales Total		\$239,777,065	

Towong Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	75	85,000	92,454	5	78,000^	85,350^	34	36,500	39,538
2003	96	99,000	114,534	5	240,000^	207,845^	52	19,500	28,958
2004	72	120,000	137,645	5	95,000^	81,600^	57	25,000	47,997
2005	91	140,000	154,090	4	94,500^	138,500^	15	20,000	37,093
2006	77	160,000	176,714	4	52,000^	62,250^	27	60,000	64,896
2007	70	160,000	169,920	4	63,000^	68,000^	36	22,250	35,746
2008	56	150,357	173,164	2	113,500^	113,500^	20	46,602	61,820
2009	57	160,000	177,421	3	130,000^	150,000^	12	54,800	59,458
2010	59	140,000	168,188	3	220,000^	236,666^	22	44,494	72,613
2011	67	165,200	202,361	5	68,000^	127,000^	20	45,000	56,400
2012	73	160,002	180,856	5	220,000^	163,300^	25	40,000	48,193
2013	77	160,000	183,740	0	0*	0*	15	50,000	72,183
2014	66	170,000	177,844	2	152,000^	152,000^	18	35,375	55,088
2015	72	206,250	217,194	4	176,000^	182,150^	9	50,000 ^	53,500 ^
2016	77	196,000	206,743	4	172,500^	170,750^	18	58,000	67,244
2017	64	215,500	228,531	3	194,000^	168,333^	9	50,000 ^	61,000 ^
2018	77	236,000	243,356	3	212,000^	170,000^	15	51,000	56,100
2019	64	236,000	231,328	4	181,000^	166,000^	16	50,000	68,875
2020	95	235,000	277,905	6	252,500^	235,666^	17	45,000	66,029
2021	92	300,000	323,805	8	147,500^	197,000^	20	57,250	73,058
2022	86	352,500	382,460	0	0*	0*	15	95,000	90,633
2023	15	420,000	404,166	0	0*	0*	2	115,000 ^	115,000 ^

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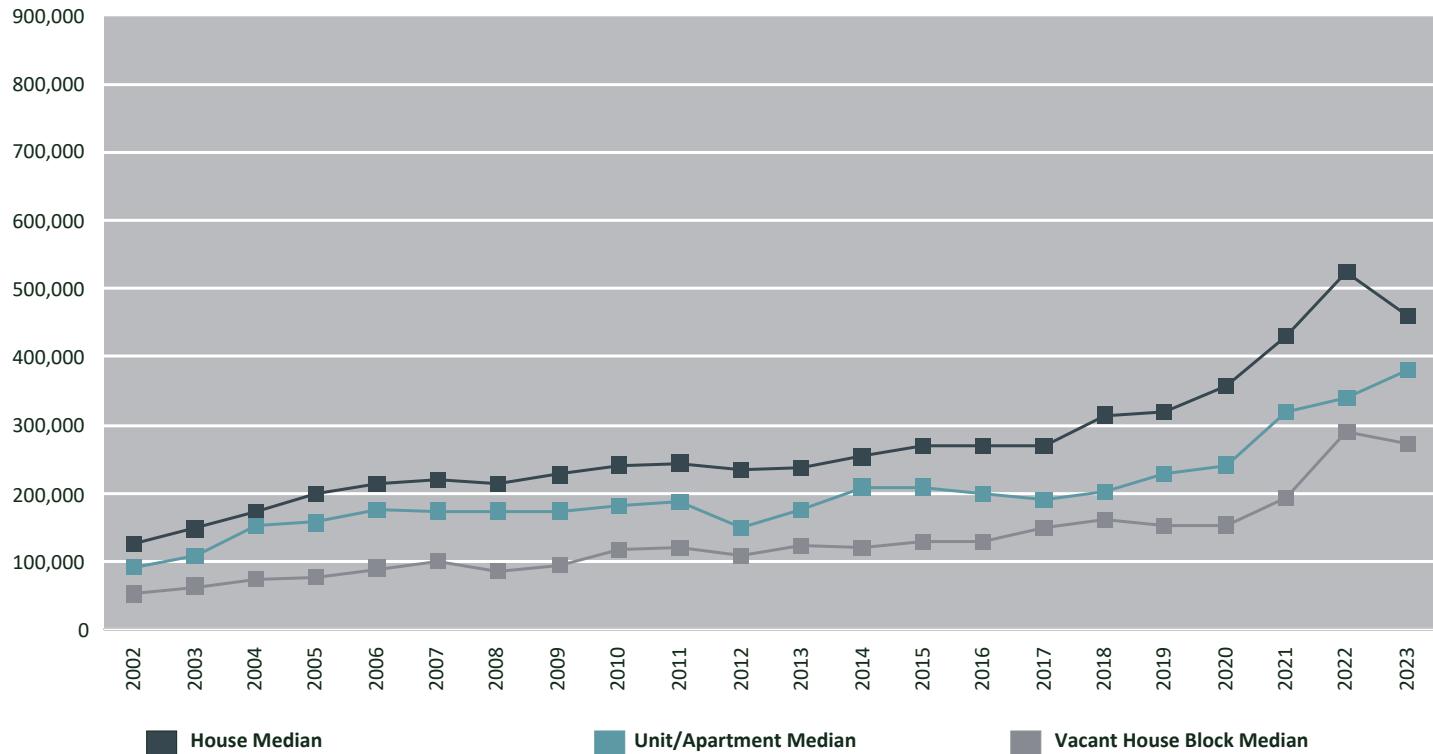
Towong Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Hotel	1	520000	520000	110.64	4700.00	125.30<	ND	4700.00	110.64
Office Premises Uns	1	400000	400000	173.61	2304.00	ND	ND	2304.00	173.61
Retail Mult Occ Unsp	1	2400000	2400000	1200.00	2000.00	809.44<	ND	2000.00	1200.00
Retail Sgle Occ Unsp	4	555625	393750	638.71	409.50	329.50<	375.00<	479.75	1158.16
Industrial									
Factory Unsp	1	255000	255000	637.50	400.00	130.77<	ND	400.00	637.50
Workshop	1	242000	242000	115.24	2100.00	ND	ND	2100.00	115.24
Primary Production									
DomsticLivestockGraz	13	1268538	650000	2.60	768200.00	61.90<	201.55<	770146.15	1.65
Livestock – Beef	3	1756666	1490000	2.48	600000.00	181.71<	235.52<	752750.67	2.33
MixedFarm&GrazUnsp	3	1318333	780000	0.58	1300000.00	65.00<	124.30<	1415266.67	0.93
Poultry – Open Range	1	725000	725000	31.12	23300.00	ND	ND	23300.00	31.12
Residential									
Detached Home Unsp	9	379444	345000	459.89	979.00	115.00<	146.19<	1027.38	357.71
Detached Home(exist)	77	382813	355000	510.00	800.00	118.33<	ND	1034.66	369.99
MisImpRuralLand Unsp	1	117000	117000	8.15	14364.00	137.65<	ND	14364.00	8.15
Res Land (WithBuild)	1	400000	400000	14.65	27300.00	ND	ND	27300.00	14.65
Res/Rural Lstyle	17	539647	545000	39.21	19510.00	103.81<	143.04<	38061.71	14.18
ResLandWithImprovemt	2	232500	232500	260.78	871.50	80.52<	ND	871.50	266.78
Sep House&Curtilage	1	820000	820000	40.59	20200.00	89.13<	ND	20200.00	40.59
Vac Res A	14	85678	90000	54.25	875.00	264.71<	180.90<	959.29	89.31
Vac Res B	1	160000	160000	51.27	3121.00	129.73<	95.52<	3121.00	51.27
Vac Res Rural Lstyle	7	246407	199000	31.60	20000.00	128.39<	156.08<	24421.43	10.09
Municipality totals									
Commercial Total		7				Commercial Total Prices		\$5,542,500	
Industrial Total		2				Industrial Total Prices		\$497,000	
Primary Production Total		20				Primary Production Total Prices		\$26,441,000	
Residential Total		130				Residential Total Prices		\$46,951,979	
All Sales Total		159				All Sales Total		\$79,432,479	

Wangaratta Rural City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	486	126,750	134,559	82	92,500	98,198	105	52,500	55,196
2003	433	149,000	158,820	50	108,500	129,310	119	64,000	71,321
2004	405	174,000	186,462	64	153,750	162,250	151	75,000	69,936
2005	386	200,000	212,431	70	157,750	172,460	89	78,000	81,098
2006	342	215,000	224,896	80	177,500	184,681	116	90,000	97,598
2007	401	220,000	237,219	78	174,950	182,734	95	100,000	102,760
2008	319	215,000	227,389	44	174,950	203,270	58	86,500	96,545
2009	363	228,000	237,660	77	175,000	179,171	119	95,000	101,604
2010	321	242,000	258,327	70	182,250	192,990	125	117,000	118,804
2011	287	245,000	251,667	56	187,237	202,511	98	120,000	128,263
2012	336	235,013	245,751	59	150,667	168,793	118	109,000	112,855
2013	392	238,000	254,614	64	175,500	195,964	130	125,000	121,300
2014	397	254,000	270,185	69	210,030	214,321	109	121,001	130,988
2015	412	270,000	282,939	60	210,000	206,524	108	130,000	133,983
2016	433	270,000	287,286	63	200,000	210,304	85	130,000	135,185
2017	403	270,000	285,167	51	192,000	222,212	105	150,000	153,039
2018	423	315,000	331,102	60	202,500	221,258	110	162,000	166,730
2019	424	319,000	336,463	55	229,500	246,947	128	153,750	160,168
2020	425	358,000	374,500	51	242,050	241,619	223	154,500	181,039
2021	507	430,000	464,419	70	320,500	357,847	183	195,000	219,638
2022	382	525,000	552,188	65	340,000	343,673	52	291,500	286,661
2023	67	460,000	495,544	7	380,000^	393,571^	10	274,000	271,621

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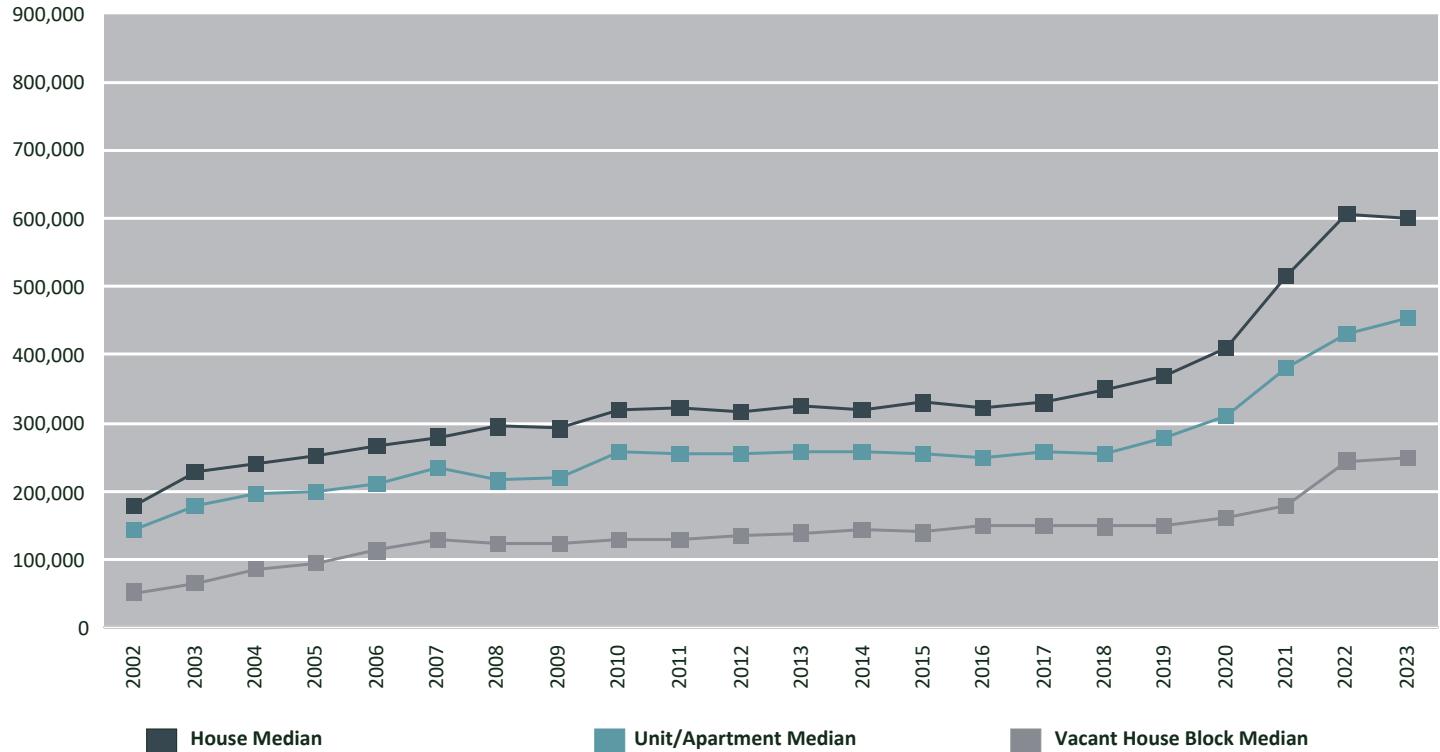
Wangaratta Rural City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)	Mean Block size		Mean Price per Unit Area
							2021	2017	
Commercial									
Crematorium/Funeral	2	2483000	2483000	369.25	11107.50	ND	ND	11107.50	223.54
Dev Site	2	767250	767250	269.69	2834.00	116.25<	ND	2834.00	270.73
Health Clinic Unsp	1	550000	550000	808.82	680.00	ND	121.95<	680.00	808.82
Hotel/Motel Unsp	1	2850000	2850000	1466.80	1943.00	267.10<	ND	1943.00	1466.80
National Co Ret Unsp	1	3160000	3160000	1741.05	1815.00	ND	ND	1815.00	1741.05
Office Premises Uns	1	900000	900000	1584.51	568.00	56.78<	209.30<	568.00	1584.51
Pub/Tavern/Club Unsp	3	918709	990000	415.29	1303.00	253.85<	24.15<	1370.00	670.59
Retail Mult Occ Unsp	3	1091666	1100000	732.12	4414.00	ND	ND	4414.00	235.05
Retail Sgle Occ Unsp	19	493736	370000	338.46	325.00	80.09<	69.81<	869.95	567.55
Community Services									
Place of Worship	1	309000	309000	NA	NA	35.11<	ND	NA	NA
Industrial									
Factory Unsp	7	855700	474000	230.88	2053.00	120.00<	111.53<	3250.00	263.29
Food ProcessingUnsp	1	680000	680000	447.96	1518.00	ND	ND	1518.00	447.96
Ind Dev Site	1	550000	550000	112.24	4900.00	134.15<	218.34<	4900.00	112.24
Warehouse Unspec	5	1134000	1100000	199.03	4522.00	220.00<	468.09<	7876.00	143.98
Primary Production									
DomsticLivestockGraz	21	1045838	990000	1.33	334700.00	113.79<	165.00<	456394.45	2.35
GenCrop >20ha Unspec	2	1081660	1081660	1.87	925350.00	245.83<	166.41<	925350.00	1.17
Livestock – Beef	6	2081113	1593340	2.58	582350.00	193.13<	185.27<	570337.67	3.65
Livestock – Dairy	3	1809866	1804598	4.01	524268.00	199.94<	429.67<	522022.67	3.47
Livestock – Sheep	2	950000	950000	2.25	420039.50	124.18<	277.37<	420039.50	2.26
MixedFarm&GrazUnsp	25	1706640	1580000	0.98	690000.00	170.81<	296.71<	1034160.00	1.65
Native Bshland	1	265000	265000	21.00	12618.00	62.35<	ND	12618.00	21.00
Vineyard	1	1525000	1525000	9.53	160000.00	122.49<	ND	160000.00	9.53
Residential									
Detached Home (New)	13	671769	630000	1229.51	610.00	136.59<	ND	693.46	968.72
Detached Home Unsp	346	534997	510000	675.00	700.00	121.43<	160.13<	862.17	620.32
Detached Home(exist)	22	735636	727500	1071.32	715.00	123.88<	174.67<	1023.86	718.49
MisImpRuralLand Unsp	2	490000	490000	32.60	37024.00	233.33<	ND	37024.00	13.23
OYO Unit	1	390000	390000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	1	350000	350000	17.50	20000.00	ND	ND	20000.00	17.50
Res/Rural Lstyle	68	877897	819500	59.06	17350.00	115.02<	164.56<	36765.78	23.88
Retire Village Unit	3	220000	225000	NA	NA	ND	163.04<	NA	NA
Semi-detached Unspec	1	910000	910000	449.83	2023.00	244.30<	118.95<	2023.00	449.83
Single Strata Unsp	53	328750	340000	NA	NA	109.32<	149.61<	NA	NA
Strata Unit/Flat Uns	8	483125	407500	794.21	716.50	92.61<	127.34<	716.50	819.96
Vac Res A	46	275791	284000	340.25	631.50	153.51<	197.22<	771.78	352.29
Vac Res B	6	370000	375000	117.48	2556.50	157.89<	200.75<	2704.83	136.79
Vac Res Rural Lstyle	11	374545	361000	45.01	9998.00	111.08<	155.27<	14946.45	25.06
Municipality totals									
Commercial Total		33				Commercial Total Prices		\$29,372,628	
Community Services Total		1				Community Services Total Prices		\$309,000	
Industrial Total		14				Industrial Total Prices		\$12,889,900	
Primary Production Total		61				Primary Production Total Prices		\$88,398,212	
Residential Total		581				Residential Total Prices		\$313,328,333	
All Sales Total		690				All Sales Total		\$444,298,073	

Warrnambool City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	534	180,000	199,383	218	145,250	153,563	273	52,000	55,224
2003	533	220,990	236,677	181	179,900	187,814	271	65,000	68,838
2004	462	240,000	255,488	163	198,000	205,648	199	85,000	87,855
2005	603	252,000	271,703	167	200,000	225,015	191	95,000	97,137
2006	575	268,000	286,451	139	211,000	219,774	168	114,000	110,786
2007	559	280,000	301,858	176	235,000	280,147	186	130,000	132,898
2008	471	295,000	319,669	131	216,000	231,268	110	125,000	128,537
2009	576	292,000	310,730	167	220,000	228,363	254	125,000	132,140
2010	492	320,000	347,894	150	259,000	264,957	224	130,000	141,116
2011	430	322,000	340,596	135	255,000	277,509	186	130,000	134,869
2012	458	316,500	334,409	123	255,000	258,702	135	135,000	142,443
2013	448	325,000	341,442	128	257,500	295,058	143	139,900	143,767
2014	467	320,000	347,416	127	259,000	280,489	171	145,000	146,284
2015	561	330,000	349,805	139	256,500	266,393	152	140,000	142,623
2016	548	322,000	347,547	117	250,500	265,746	133	150,000	153,678
2017	594	330,000	354,386	156	258,500	282,425	147	150,000	159,375
2018	618	350,000	370,157	139	255,000	278,570	143	149,000	164,304
2019	542	370,000	399,050	172	279,500	305,158	233	150,000	194,665
2020	585	410,000	448,208	142	310,000	339,660	494	161,750	174,443
2021	653	515,000	562,025	147	380,000	406,422	286	180,000	203,817
2022	590	605,000	634,861	111	430,000	492,636	93	245,000	270,016
2023	78	600,000	637,237	18	453,250	497,239	13	250,000	300,000

Statistics for 2023 are based on a small number of sales and are preliminary only.

Warrnambool City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Fuel Outlet/Garage	2	3067928	3067928	3289.37	935.00	398.43<	ND	935.00	3281.21
Guest/BackPack Unsp	1	4650000	4650000	124.63	37310.00	261.97<	ND	37310.00	124.63
Hotel/Motel Unsp	4	2627500	2517500	891.90	2896.50	119.31<	ND	2942.25	893.02
Mixed Use Unspec	3	870000	650000	503.41	1172.00	57.91<	108.33<	1172.00	503.41
Office Cvrt Dwelling	1	700000	700000	1383.40	506.00	108.49<	ND	506.00	1383.40
Office Premises Uns	4	1108562	973000	1770.87	517.00	79.43<	147.42<	546.00	2030.33
Pub/Tavern/Club Unsp	1	5300000	5300000	1036.17	5115.00	905.98<	ND	5115.00	1036.17
Retail Mult Occ Unsp	4	1279000	1333000	2336.63	606.00	133.97<	172.00<	924.33	1704.29
Retail Sgle Occ Unsp	10	878210	866050	3340.61	300.00	147.41<	139.91<	706.00	1356.67
Serv Apt/Unit Unsp	1	2800000	2800000	2443.28	1146.00	ND	ND	1146.00	2443.28
Tourist Park/Caravan	2	1700000	1700000	353.12	6193.50	ND	582.19<	6193.50	274.48
Industrial									
Factory Unsp	1	857645	857645	378.48	2266.00	130.54<	ND	2266.00	378.48
Ind Dev Site	4	1212475	625500	233.56	2788.00	101.48<	283.08<	8019.00	151.20
Warehouse Unspec	6	877166	641250	322.05	1964.00	84.10<	84.38<	1523.20	605.70
Primary Production									
DomsticLivestockGraz	4	1287500	1300000	11.59	101304.50	181.75<	197.03<	99281.25	12.97
Livestock – Beef	1	1500000	1500000	2.75	545473.00	50.85<	126.07<	545473.00	2.75
MixedFarm&GrazUnsp	5	1757651	1462458	0.77	350000.00	28.12<	139.44<	510380.00	3.44
Residential									
Cojoin Strata Unsp	1	750000	750000	NA	NA	ND	194.81<	NA	NA
Detached Home Unsp	579	633302	602500	631.02	654.00	117.56<	162.84<	683.49	927.87
Detached Home(Comm)	2	800000	800000	1297.11	633.50	ND	ND	633.50	1262.83
Detached Home(exist)	8	765625	722500	385.72	2383.50	87.79<	219.60<	2301.88	332.61
Individual Car Park	1	5000	5000	NA	NA	62.50<	4.76<	NA	NA
Res Investment Flat	10	700866	567500	205.81	907.00	108.10<	ND	812.33	829.57
Res Land (WithBuild)	1	450000	450000	7.20	62500.00	ND	ND	62500.00	7.20
Res/Rural Lstyle	34	1114691	955000	60.48	9049.00	90.95<	139.93<	23401.68	47.63
Semi-detached Unspec	3	587100	560000	1975.99	279.00	100.00<	173.64<	378.33	1551.81
Short Term Hol Accom	5	1052084	803000	995.93	738.00	95.54<	ND	659.67	1784.95
Single Strata Unsp	81	479533	435000	NA	NA	117.33<	161.11<	NA	NA
Strata Unit/Flat Uns	19	425354	385000	NA	NA	91.12<	120.88<	NA	NA
Vac Res A	89	256252	240000	414.36	742.00	133.33<	160.00<	725.92	354.35
Vac Res B	4	576250	587500	284.84	2212.50	113.53<	183.59<	2535.75	227.25
Vac Res Englobo Oth	2	1490000	1490000	280.54	204152.50	ND	ND	204152.50	7.30
Vac Res Rural Lstyle	6	770000	760000	49.73	11760.00	138.18<	276.36<	65656.17	11.73
Sport/Hrtge/Cultural									
IndoorSportCent Unsp	1	1205000	1205000	565.46	2131.00	ND	ND	2131.00	565.46
Municipality totals									
Commercial Total		33				Commercial Total Prices		\$54,438,206	
Industrial Total		11				Industrial Total Prices		\$10,970,545	
Primary Production Total		10				Primary Production Total Prices		\$15,438,258	
Residential Total		845				Residential Total Prices		\$507,177,459	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$1,205,000	
All Sales Total		900				All Sales Total		\$589,229,468	

Wellington Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,081	88,000	102,171	152	78,250	81,326	835	13,500	21,598
2003	895	129,000	136,446	124	115,000	121,574	489	34,000	39,813
2004	798	153,750	163,622	121	140,000	144,708	324	51,500	54,189
2005	806	170,000	181,590	96	150,000	152,131	323	58,500	63,585
2006	712	175,000	190,816	106	165,000	162,712	318	57,500	72,444
2007	834	184,500	198,925	136	160,000	173,476	358	65,000	70,017
2008	690	190,000	214,557	113	167,000	174,033	215	64,000	71,515
2009	743	197,000	211,370	143	185,000	183,251	242	75,000	84,847
2010	617	218,000	234,528	126	191,250	190,547	310	92,875	92,727
2011	449	243,000	252,608	95	199,000	205,854	177	83,000	88,378
2012	496	231,000	241,719	73	205,000	210,144	137	85,000	89,419
2013	644	230,000	243,311	103	197,500	205,409	174	78,000	82,051
2014	614	230,000	245,063	87	204,000	209,518	242	75,750	79,204
2015	704	235,000	250,460	106	215,000	223,273	217	82,500	88,223
2016	732	241,350	263,278	88	218,750	218,736	236	60,000	75,437
2017	715	243,500	258,334	56	240,000	250,589	303	60,000	73,083
2018	824	260,000	278,426	79	199,000	208,646	338	64,750	78,283
2019	752	277,250	291,194	86	200,000	210,817	338	79,750	93,220
2020	880	295,000	311,090	94	222,750	231,555	478	89,500	99,211
2021	1,099	365,000	382,167	140	256,225	268,667	674	127,500	131,430
2022	749	440,000	451,405	110	317,500	348,441	240	165,000	172,943
2023	119	416,000	436,336	18	335,000	330,166	30	167,500	169,394

Statistics for 2023 are based on a small number of sales and are preliminary only.

Wellington Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	4	496375	415250	447.14	1621.00	159.71<	1252.26<	1567.50	316.67
Hotel/Motel Unsp	2	972500	972500	116.47	8345.00	93.96<	138.93<	8345.00	116.54
Mixed Use Unspec	6	735683	716900	1054.05	553.00	177.01<	346.66<	832.50	883.70
Multi Use FuelOutlet	1	3000000	3000000	NA	NA	ND	ND	NA	NA
Office Cvrt Dwelling	1	300000	300000	806.45	372.00	ND	ND	372.00	806.45
Office Premises Uns	5	732000	710000	1591.39	476.00	70.12<	205.80<	644.20	1136.29
Plant/Tree Nursery	1	2010000	2010000	325.40	6177.00	ND	ND	6177.00	325.40
Pub/Tavern/Club Unsp	3	693916	600000	116.75	4047.00	54.55<	77.42<	5742.00	120.85
Retail Mult Occ Unsp	5	498200	490000	300.86	1283.00	122.50<	ND	5613.33	103.98
Retail Sgle Occ Unsp	19	689974	380000	1056.39	309.50	144.76<	143.94<	704.50	899.73
Tourist Park/Caravan	3	846666	825000	14.30	50000.00	107.14<	458.33<	254766.67	3.32
Community Services									
Halls&Service Rooms	1	305000	305000	74.81	4077.00	ND	ND	4077.00	74.81
Extractive Industry									
Quarry Gravel/Stone	1	500000	500000	25.00	20000.00	ND	106.95<	20000.00	25.00
Industrial									
Factory Unsp	6	442833	207500	56.30	4783.50	59.46<	74.37<	4730.83	93.61
Garage/Motor Vehicle	2	499285	499285	596.88	837.00	ND	ND	837.00	596.52
Ind Dev Site	4	446875	390500	68.46	2571.00	156.20<	185.86<	7722.00	51.04
Warehouse Unspec	2	367500	367500	112.00	1875.00	83.52<	120.49<	1875.00	112.00
Primary Production									
DomsticLivestockGraz	9	717166	610000	2.08	360000.00	122.00<	122.00<	406158.44	1.77
Horse Unspecified	1	360000	360000	5.91	60950.00	ND	ND	60950.00	5.91
Livestock – Beef	9	801817	581360	1.96	357290.00	100.97<	109.28<	514117.78	1.56
Livestock – Dairy	5	839266	550000	1.47	374400.00	47.89<	99.64<	319621.00	2.63
Livestock – Sheep	2	284750	284750	1.02	295520.00	15.39<	126.56<	295520.00	0.96
MixedFarm + infrast	74	1236761	1065548	1.82	505700.00	129.55<	236.79<	646172.39	1.91
MixedFarm no infrast	2	375000	375000	0.67	621500.00	197.37<	ND	621500.00	0.60
MixedFarm&GrazUnsp	10	711699	772500	3.72	285850.00	176.57<	171.67<	298752.90	2.38
Native Bshland	5	471200	535000	1.60	418600.00	233.88<	196.33<	462959.80	1.02
Softwood Plantation	1	375000	375000	1.13	331000.00	119.05<	ND	331000.00	1.13
Residential									
Detached Home Unsp	741	448417	439500	426.21	786.00	120.41<	158.38<	908.31	493.61
Detached Home(exist)	8	728125	795000	291.04	3245.00	128.23<	324.49<	3101.13	234.79
Dorm Accom Unspec	1	540000	540000	675.00	800.00	ND	ND	800.00	675.00
Garage/Outbuild Res	1	337000	337000	33.70	10000.00	ND	ND	10000.00	33.70
MisImpRuralLand Unsp	8	299859	260000	28.00	25950.00	126.83<	173.33<	43941.50	6.82
Res Dev Site	1	222500	222500	278.13	800.00	40.45<	ND	800.00	278.13
Res Investment Flat	1	1600000	1600000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	221	714953	705000	25.00	20000.00	120.00<	171.95<	40118.49	17.82
ResLandWithImprovemt	11	279181	265000	247.36	1233.00	150.57<	ND	15851.27	17.61
Sep House/Curtilage	1	1750000	1750000	1944.44	900.00	338.16<	ND	900.00	1944.44
Single Strata Unsp	91	347556	326000	NA	NA	119.85<	167.18<	NA	NA
Strata Unit/Flat Uns	17	268294	212000	NA	NA	139.02<	96.36<	NA	NA
Townhouse	1	540000	540000	NA	NA	ND	ND	NA	NA
Vac Res A	219	171134	160000	187.10	775.00	128.00<	205.13<	815.24	206.89
Vac Res B	19	209663	225000	87.52	2171.00	148.03<	250.00<	2322.00	90.29
Vac Res C	2	22250	22250	2.23	10000.00	10.35<	12.19<	10000.00	2.23
Vac Res Rural Lstyle	52	307538	286500	21.66	16613.50	143.25<	179.06<	31445.67	9.78
Municipality totals									
Commercial Total		50				Commercial Total Prices		\$37,536,873	
Community Services Total		1				Community Services Total Prices		\$305,000	
Extractive Industry Total		1				Extractive Industry Total Prices		\$500,000	
Industrial Total		14				Industrial Total Prices		\$6,178,071	
Primary Production Total		118				Primary Production Total Prices		\$120,915,069	
Residential Total		1,395				Residential Total Prices		\$600,253,774	
All Sales Total		1,579				All Sales Total		\$765,688,787	

West Wimmera Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	52	53,500	60,201	4	70,500^	76,555^	26	15,000	16,631
2003	43	55,000	74,235	2	74,750^	74,750^	30	26,500	28,885
2004	37	79,000	83,775	2	116,030^	116,030^	33	24,500	26,545
2005	48	77,500	96,760	1	25,000^	25,000^	18	17,750	27,666
2006	44	90,000	109,590	1	102,500^	102,500^	12	20,000	25,916
2007	48	92,000	109,500	0	0*	0*	9	28,000 ^	35,000 ^
2008	24	94,000	114,756	0	0*	0*	10	64,500	60,897
2009	46	82,000	102,695	2	138,100^	138,100^	13	35,000	41,048
2010	39	93,000	104,882	3	140,000^	152,333^	12	17,250	39,750
2011	35	85,000	97,557	2	130,000^	130,000^	9	35,000 ^	65,033 ^
2012	45	78,000	97,644	0	0*	0*	5	24,000 ^	38,140 ^
2013	47	92,000	110,255	4	145,000^	143,500^	11	22,000	39,886
2014	50	91,500	106,173	2	144,625^	144,625^	7	13,000 ^	21,928 ^
2015	46	100,000	118,423	3	138,000^	140,333^	11	15,000	14,954
2016	51	107,000	119,328	3	143,000^	141,000^	7	13,000 ^	38,678 ^
2017	45	135,000	133,906	2	198,750^	198,750^	7	15,000 ^	13,142 ^
2018	50	129,000	140,547	0	0*	0*	6	24,000 ^	25,416 ^
2019	49	132,000	139,588	1	144,000^	144,000^	7	35,000 ^	29,785 ^
2020	59	134,000	139,658	1	155,000^	155,000^	11	15,000	19,336
2021	67	200,000	190,702	0	0*	0*	11	29,205	42,618
2022	55	205,000	210,963	2	214,500^	214,500^	10	30,000	47,450
2023	9	210,000^	241,888^	0	0*	0*	0	0 *	0 *

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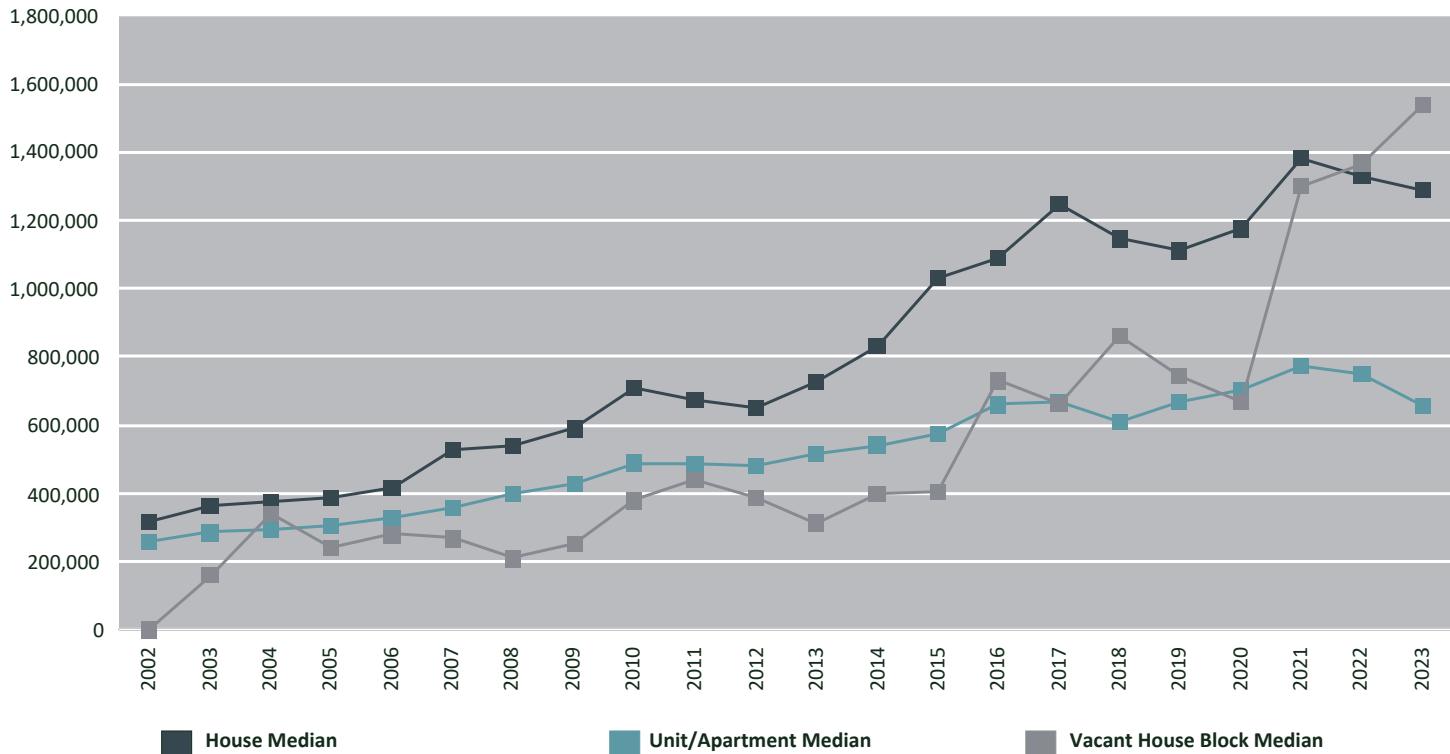
West Wimmera Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Hotel/Motel Unsp	3	331666	345000	86.55	4044.00	ND	ND	3465.33	95.71
Office Premises Uns	1	50000	50000	400.00	125.00	90.09<	ND	125.00	400.00
Retail Mult Occ Unsp	1	312000	312000	156.16	1998.00	ND	ND	1998.00	156.16
Retail Sgle Occ Unsp	7	115421	100000	292.90	338.00	162.60<	142.86<	829.57	139.13
Industrial									
Ind Dev Site	2	88500	88500	3.07	30400.00	145.08<	769.57<	30400.00	2.91
Primary Production									
DomsticLivestockGraz	2	136212	136212	1.71	116976.50	108.97<	29.61<	116976.50	1.16
GenCrop >20ha Unspec	5	2311681	2689234	1.49	1294000.00	100.01<	324.81<	1020523.40	2.27
Livestock - Sheep	2	5678406	5678406	9.65	2038800.00	154.74<	601.15<	2038800.00	2.79
MixedFarm&GrazUnsp	18	1340200	1208846	1.38	1269500.00	181.76<	276.17<	1127744.44	1.19
Native Hardwood	1	160000	160000	0.37	434500.00	40.73<	ND	434500.00	0.37
Softwood Plantation	1	470000	470000	2.94	160100.00	63.51<	1773.58<	160100.00	2.94
Residential									
Detached Home Unsp	55	210963	205000	502.45	1020.00	102.50<	151.29<	1259.72	167.81
MisImpRuralLand Unsp	5	116600	115000	1.94	40200.00	358.81<	ND	57000.00	2.05
Res/Rural Lstyle	13	327000	330000	12.98	30430.00	128.16<	273.29<	41319.38	7.91
ResLandWithImprovemt	3	50666	38000	31.25	1216.00	65.52<	ND	1408.67	35.97
Strata Unit/Flat Uns	2	214500	214500	NA	NA	ND	ND	NA	NA
Vac Res A	5	43400	34000	17.75	986.00	116.83<	87.18<	1000.60	43.37
Vac Res B	5	51500	26000	8.54	3043.00	55.32<	185.71<	2981.20	17.27
Vac Res Rural Lstyle	9	83605	51500	6.28	8200.00	102.79<	128.11<	24179.67	3.46
Municipality totals									
Commercial Total		12				Commercial Total Prices		\$2,164,950	
Industrial Total		2				Industrial Total Prices		\$177,000	
Primary Production Total		29				Primary Production Total Prices		\$47,941,252	
Residential Total		97				Residential Total Prices		\$18,244,951	
All Sales Total		140				All Sales Total		\$68,528,153	

Whitehorse City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,281	317,000	349,775	1,064	260,500	277,193	0	0 *	0 *
2003	2,166	363,250	393,322	1,094	286,500	306,947	7	160,000 ^	188,571 ^
2004	1,874	375,000	408,575	931	295,000	321,568	33	340,000	299,962
2005	1,939	390,000	434,400	1,075	305,000	318,809	25	244,000	257,976
2006	2,030	419,000	466,487	1,099	327,800	349,705	31	280,000	308,611
2007	2,184	526,250	585,664	1,550	360,000	380,192	44	269,000	276,863
2008	1,570	540,000	597,663	878	401,500	423,300	21	210,000	279,678
2009	2,031	590,000	651,016	1,368	430,000	441,664	46	252,500	300,846
2010	1,761	710,828	774,532	1,178	490,000	521,290	25	380,000	443,700
2011	1,681	675,000	752,876	1,192	489,000	503,680	30	439,000	675,373
2012	1,592	650,000	715,686	1,274	480,500	500,561	26	387,500	484,675
2013	2,044	725,000	793,226	1,656	516,000	533,948	23	315,000	447,734
2014	2,200	830,000	914,091	1,970	542,250	579,557	26	399,000	475,837
2015	2,354	1,030,000	1,146,246	2,433	573,000	623,336	28	404,000	501,380
2016	1,909	1,087,200	1,178,051	1,835	660,000	693,067	27	730,000	788,926
2017	1,887	1,246,000	1,339,374	1,975	670,000	725,114	9	661,000 ^	829,111 ^
2018	1,544	1,145,000	1,256,927	1,468	610,000	662,776	17	860,000	827,796
2019	1,609	1,110,000	1,197,967	1,559	668,000	697,850	27	745,000	754,943
2020	1,282	1,174,310	1,266,384	1,163	705,000	734,281	24	670,000	747,870
2021	2,023	1,380,000	1,472,810	1,787	772,800	805,837	25	1,300,000	1,335,380
2022	1,614	1,330,000	1,455,219	1,515	749,000	788,620	12	1,366,500	1,191,490
2023	157	1,288,000	1,374,696	231	656,000	702,432	2	1,540,000 ^	1,540,000 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

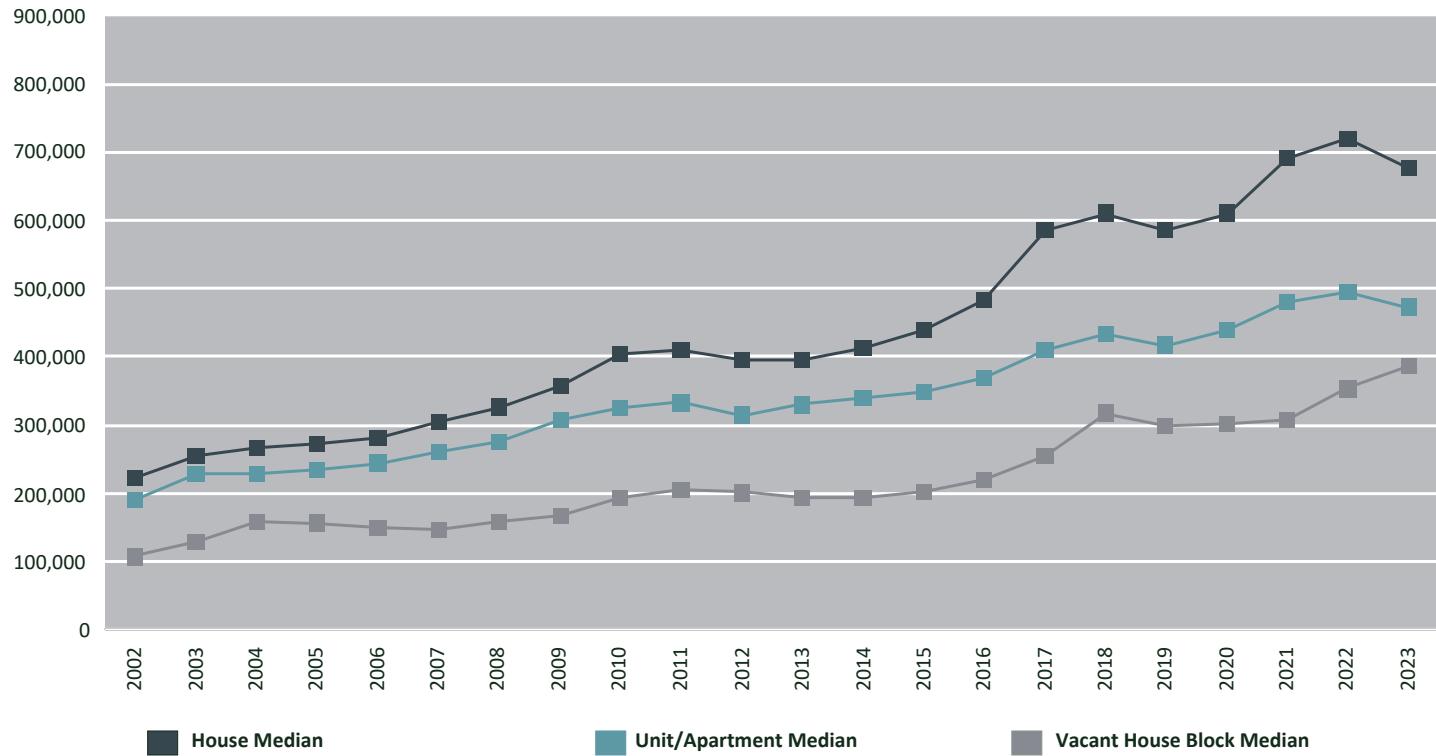
Whitehorse City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		
							2021	2017
Commercial								
Café	2	478500	478500	4868.42	114.00	47.85<	ND	114.00
Dev Site	1	5170000	5170000	NA	NA	178.43<	ND	NA
Display Yard	1	5000000	5000000	6234.41	802.00	ND	ND	802.00
Health Clinic Unsp	5	1548400	1575000	1821.16	702.50	114.96<	161.13<	632.25
Live Ent-Major Multi	1	3500000	3500000	3649.64	959.00	ND	ND	959.00
LowRise Office Build	2	13750000	13750000	6891.08	3086.00	157.73<	35.44<	3086.00
Medical/Surgery	1	1750000	1750000	1780.26	983.00	129.63<	143.02<	983.00
Mixed Use Studio	1	955000	955000	1973.14	484.00	ND	ND	484.00
Mixed Use Unspec	10	1183726	1219100	4018.26	219.00	94.50<	68.49<	1114.86
Office Premises Uns	12	1889125	885000	2997.05	679.00	55.11<	85.34<	639.00
Restaurant	1	2725000	2725000	10130.11	269.00	132.12<	64.88<	269.00
Retail Mult Occ Unsp	1	1775000	1775000	1594.79	1113.00	ND	136.49<	1113.00
Retail Sgle Occ Unsp	11	1377500	1200000	5231.65	384.00	134.27<	136.29<	1452.75
Retail Store/Showrm	3	8456666	8270000	3862.68	2141.00	130.73<	ND	1958.33
Serviced Apartments	3	404000	415000	220.16	1885.00	ND	58.38<	1885.00
Shop	15	1003766	731000	4464.10	195.00	109.02<	ND	613.14
Strata/Subdiv Office	7	1166856	1275000	1838.24	816.00	224.12<	ND	2063.60
Vehicle Sales Centre	1	2375000	2375000	2662.56	892.00	21.79<	ND	892.00
Community Services								
Centre Mental Health	1	1850000	1850000	2489.91	743.00	ND	ND	743.00
Day Care Centre	3	2781911	2836933	2709.58	1047.00	218.23<	ND	995.33
Private Hospital	1	11650000	11650000	6984.41	1668.00	ND	ND	1668.00
Industrial								
Factory	1	561000	561000	2937.17	191.00	ND	63.03<	191.00
Factory Unit	1	1430000	1430000	3885.87	368.00	601.41<	ND	368.00
Factory Unsp	11	1343700	1027400	2008.31	361.00	52.82<	108.15<	936.27
Garage/Motor Vehicle	2	1740000	1740000	1844.64	840.50	60.52<	61.59<	2070.20
Hard/Storage Yard	1	2860000	2860000	1607.64	1779.00	ND	ND	1779.00
Office/Factory	2	2178000	2178000	NA	NA	290.40<	ND	NA
Warehouse	1	891000	891000	113.20	7871.00	127.29<	ND	7871.00
Warehouse Store	3	176333	120000	15.25	7871.00	0.67<	12.90<	6634.00
Warehouse Unspec	11	1273363	1371000	716.90	491.00	97.75<	133.30<	1085.57
Warehouse/Office	8	1173524	1000350	48.23	20890.00	117.69<	26.68<	12932.60
Warehouse/Showroom	1	2805000	2805000	3868.97	725.00	75.91<	ND	725.00
Infrastructure & Utilities								
Closed Roads	1	109177	109177	2274.52	48.00	692.31<	405.11<	48.00
Post Offices	1	1100000	1100000	6395.35	172.00	ND	ND	172.00
Residential								
Boarding House	2	1554250	1554250	1591.45	1034.00	110.32<	ND	1034.00
Conjoin Strata Unsp	3	764166	592500	NA	NA	43.92<	79.00<	NA
Conjoined Strata Unit	4	584375	657500	NA	NA	119.11<	90.69<	NA
Detached Home (New)	1	1439000	1439000	NA	NA	ND	113.60<	NA
Detached Home Unsp	1587	1461872	1338000	2700.79	635.00	96.96<	120.54<	640.73
Half Pair or Duplex	15	1099333	1060000	2911.11	450.00	80.00<	ND	543.23
Individual Car Park	28	2072	1	NA	NA	100.00<	0.00<	NA
OYO Cluster Unit	8	921812	937500	NA	NA	103.48<	ND	NA
OYO Strata Flat	24	428874	406000	NA	NA	90.42<	61.52<	NA
OYO Sub Dwelling	76	1018407	977500	NA	NA	97.75<	113.60<	NA
OYO Sub Unit	7	896341	835000	NA	NA	88.97<	ND	NA
OYO Subdivided Flat	292	495835	475000	NA	NA	102.15<	87.00<	NA
OYO Unit	157	1072564	1030000	NA	NA	103.25<	101.85<	NA
Res Dev Site	1	9000000	9000000	3412.97	2637.00	334.57<	ND	2637.00
Res Investment Flat	8	1619875	1673500	2211.87	859.00	120.70<	75.69<	850.86
Res Land (WithBuild)	54	1772471	1632888	1912.95	934.50	89.23<	96.05<	1081.15
Res/Rural Lstyle	1	3255000	3255000	429.87	7572.00	ND	416.24<	7572.00
Retire Village Unit	28	531682	472500	NA	NA	94.50<	79.75<	NA
Semi-detached	1	1250000	1250000	2626.05	476.00	ND	ND	476.00
Semi-detached Unspec	12	985240	926000	3625.00	240.00	88.19<	89.90<	244.64
Single Strata Unit	1	929000	929000	NA	NA	ND	129.39<	NA
Single Strata Unsp	620	876355	830000	NA	NA	97.19<	110.85<	NA
Strata Unit/Flat Uns	272	701006	610000	6438.74	149.00	102.95<	104.70<	149.00
Townhouse	12	800358	840000	NA	NA	103.77<	95.56<	NA
Vac Res A	12	1191490	1366500	2008.18	746.50	105.12<	184.66<	727.50
Villa Unit	1	950000	950000	NA	NA	161.02<	ND	NA
Municipality totals								
Commercial Total		78				Commercial Total Prices		\$158,914,764
Community Services Total		5				Community Services Total Prices		\$21,845,733
Industrial Total		42				Industrial Total Prices		\$55,087,899
Infrastructure & Utilities Total		2				Infrastructure & Utilities Total Prices		\$1,209,177
Residential Total		3,227				Residential Total Prices		\$3,668,917,598
All Sales Total		3,354				All Sales Total		\$3,905,975,171

Whittlesea City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,874	222,975	235,249	384	190,500	198,522	1,388	108,000	111,980
2003	1,962	254,500	271,124	347	230,000	228,244	1,365	130,000	137,639
2004	1,733	268,000	281,000	308	230,000	227,462	942	160,000	160,125
2005	1,860	273,000	291,162	319	234,000	278,423	1,218	157,250	158,242
2006	1,828	282,492	302,164	352	245,000	254,504	1,504	150,000	151,725
2007	2,237	305,000	320,749	565	261,000	278,981	2,563	148,000	152,292
2008	2,282	326,725	335,524	456	275,000	278,273	2,433	160,000	166,226
2009	2,805	357,000	366,015	630	309,000	320,679	3,974	167,000	174,274
2010	2,438	405,000	419,154	589	325,000	332,557	3,838	194,500	202,114
2011	2,175	410,000	423,443	618	333,000	345,818	2,339	205,000	211,729
2012	2,118	395,000	414,828	577	315,000	324,564	1,765	201,500	205,788
2013	2,533	396,000	418,933	633	330,000	340,901	1,997	194,000	203,250
2014	2,659	412,500	437,746	788	339,000	341,207	2,545	194,000	213,177
2015	3,168	440,000	467,984	799	349,900	353,342	2,446	203,000	211,770
2016	3,114	483,000	507,512	863	369,000	375,274	2,988	221,000	229,700
2017	3,380	585,000	598,200	778	410,000	412,435	3,311	255,000	267,868
2018	2,782	610,000	629,495	583	432,500	434,152	1,730	318,000	322,152
2019	2,700	586,500	606,673	422	417,500	428,180	1,206	300,000	310,930
2020	2,619	610,000	629,999	445	439,000	446,708	2,398	303,000	306,397
2021	3,777	691,000	722,413	764	480,000	490,117	2,549	308,000	316,548
2022	3,165	720,000	763,024	577	495,000	494,792	450	353,500	361,500
2023	452	675,000	717,320	93	472,888	473,731	50	387,500	434,550

Statistics for 2023 are based on a small number of sales and are preliminary only.

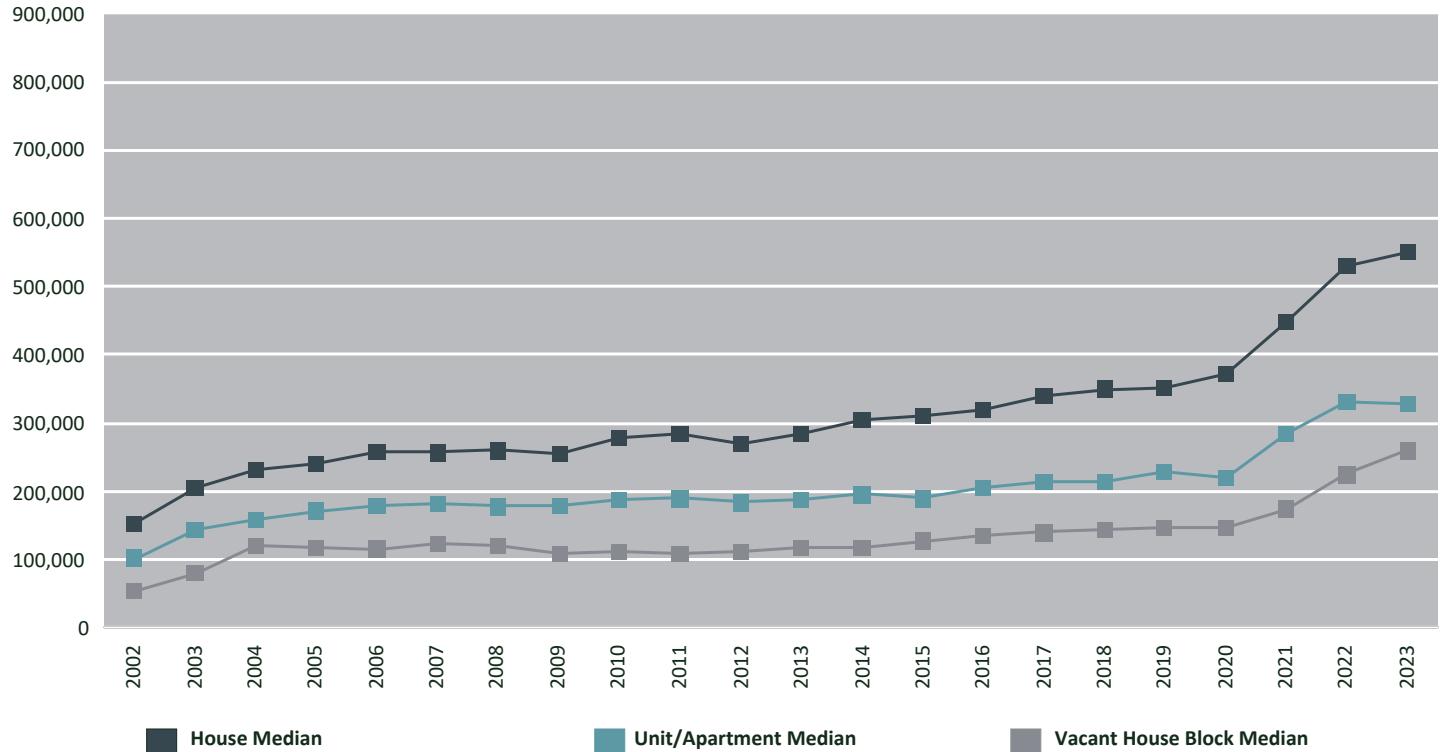
Whittlesea City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	1	1900000	1900000	NA	NA	104.97<	ND	NA	NA
Dev Site	4	3440664	611328	2155.29	9536.00	19.16<	30.88<	13559.00	253.76
Health Clinic Unsp	3	1198000	805000	5369.75	119.00	201.25<	43.95<	476.33	2515.05
Health Surgery	1	540000	540000	115.51	4675.00	ND	118.68<	4675.00	115.51
Live Ent-Major Multi	1	5800000	5800000	6987.95	830.00	ND	ND	830.00	6987.95
LowRise Office Build	8	1037250	965250	5259.56	183.00	ND	ND	193.00	5384.46
Mixed Use Unspec	6	964666	826000	3742.93	132.00	170.13<	86.04<	2646.67	364.48
National Co Ret Unsp	1	965000	965000	12215.19	79.00	ND	ND	79.00	12215.19
Office Premises Uns	2	1180000	1180000	43.89	15038.00	121.65<	228.09<	15038.00	43.89
Pub/Tavern/Club Unsp	2	3043750	3043750	5011.60	963.50	ND	ND	963.50	3159.06
Retail Mult Occ Unsp	2	960000	960000	11277.45	83.00	59.78<	162.82<	83.00	11566.27
Retail Sgle Occ Unsp	9	1771833	910000	2045.65	2668.50	97.33<	159.76<	4806.50	357.50
Retail Store>Showrm	1	9550000	9550000	1838.31	5195.00	110.65<	ND	5195.00	1838.31
Shop	11	793845	660000	550.11	2374.00	106.45<	ND	18298.60	44.28
Shop & Dwelling	2	830000	830000	3047.64	280.50	69.17<	ND	280.50	2959.00
Shopping Centre Unsp	4	9225000	687500	7608.70	69.00	2.07<	28.00<	17787.33	35.61
Strata/Subdiv Office	14	469857	365000	56.80	6250.00	85.88<	71.76<	5377.83	87.91
Supermarket	2	12534444	12534444	2054.14	371682.00	ND	ND	371682.00	33.72
Community Services									
Day Care Centre	1	4320000	4320000	1843.79	2343.00	178.88<	ND	2343.00	1843.79
Industrial									
Factory Unsp	17	790449	749996	2294.22	595.50	115.47<	156.25<	4754.08	168.07
Hard/Storage Yard	1	2431000	2431000	893.42	2721.00	170.31<	ND	2721.00	893.42
Ind Dev Site	12	3631752	3485000	660.96	3299.00	181.14<	238.23<	3396.75	1069.18
Warehouse	2	730500	730500	3779.44	213.00	295.15<	ND	213.00	3429.58
Warehouse Unspec	18	2888572	717200	1777.62	900.00	111.07<	142.02<	4858.25	179.93
Warehouse/Factory	60	2477945	920000	510.64	799.00	116.46<	87.62<	2862.30	953.86
Warehouse/Office	23	691826	600000	3965.12	172.00	114.35<	6.99<	5010.62	129.43
Warehouse>Showroom	1	1287000	1287000	3516.39	366.00	55.71<	ND	366.00	3516.39
Infrastruc&Utilities									
BusMaintenanceDepot	1	8149924	8149924	870.25	9365.00	ND	ND	9365.00	870.25
Post Offices	2	1775000	1775000	2597.54	762.00	ND	ND	762.00	2329.40
Primary Production									
DomsticLivestockGraz	2	3450000	3450000	10.94	315400.00	245.55<	383.33<	315400.00	10.94
Livestock – Sheep	1	5880000	5880000	9.69	606900.00	ND	ND	606900.00	9.69
MixedFarm&GrazUnsp	1	1200000	1200000	3.26	368200.00	7.63<	129.73<	368200.00	3.26
Residential									
Cojoin Strata Unsp	17	490397	505000	4603.96	101.00	102.33<	114.77<	101.00	4603.96
Conjoined StrataUnit	48	575312	564750	NA	NA	104.58<	162.52<	NA	NA
Detached Home (New)	26	839153	790000	1981.62	449.50	111.66<	123.44<	432.81	1938.86
Detached Home Unsp	3114	763589	720000	1308.88	501.00	103.90<	122.03<	489.54	1560.03
Individual Car Park	2	1000	1000	NA	NA	100000.00<	ND	NA	NA
OYO Strata Flat	79	370784	365000	NA	NA	97.07<	ND	NA	NA
Res Dev Site	13	566384	322000	1044.73	313.00	87.03<	69.97<	768.46	737.04
Res Investment Flat	1	1185000	1185000	NA	NA	69.08<	ND	NA	NA
Res Land (WithBuild)	3	683333	670000	1569.09	427.00	83.75<	ND	14667.33	46.59
Res/Rural Lstyle	41	1701463	1500000	178.22	10100.00	93.75<	149.25<	34201.20	49.75
Retire Village Unit	5	332276	345000	NA	NA	105.34<	102.22<	NA	NA
Semi-detached Unspec	25	613520	600000	3466.67	150.00	113.85<	132.74<	171.64	3574.46
Single Strata Unit	266	485881	478000	NA	NA	104.31<	119.50<	NA	NA
Single Strata Unsp	73	572005	560000	NA	NA	106.46<	133.33<	NA	NA
Strata Unit/Flat Uns	40	493331	502500	NA	NA	99.41<	123.46<	NA	NA
Sub Div (Multi Lot)	1	14750000	14750000	697.73	21140.00	103.72<	658.48<	21140.00	697.73
Townhouse	48	555642	530000	NA	NA	101.68<	117.91<	NA	NA
Vac Res A	449	360657	353000	952.86	350.00	114.61<	117.67<	364.07	1016.40
Vac Res B	1	740000	740000	338.21	2188.00	54.04<	302.04<	2188.00	338.21
Vac Res Englob Oth	1	26666200	26666200	39.49	675200.00	430.10<	2224.04<	675200.00	39.49
Vac Res Rural Lstyle	18	1097758	768500	33.66	8141.50	120.36<	139.22<	24774.39	44.31
Municipality totals									
Commercial Total		74				Commercial Total Prices		\$155,450,845	
Community Services Total		1				Community Services Total Prices		\$4,320,000	
Industrial Total		134				Industrial Total Prices		\$278,780,669	
Infrastruc&Utilities Total		3				Infrastruc&Utilities Total Prices		\$11,699,924	
Primary Production Total		4				Primary Production Total Prices		\$13,980,000	
Residential Total		4,271				Residential Total Prices		\$3,003,493,339	
All Sales Total		4,487				All Sales Total		\$3,467,724,777	

Wodonga City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	735	153,000	164,398	213	102,000	107,743	402	53,000	55,910
2003	745	205,000	216,418	156	144,000	142,195	375	80,300	88,531
2004	653	233,000	245,093	133	159,000	170,182	96	120,000	116,304
2005	668	240,000	259,095	145	172,000	182,952	169	117,500	121,023
2006	643	258,000	273,366	138	179,750	189,423	176	116,500	120,991
2007	680	257,000	283,519	160	182,875	196,415	181	125,000	129,041
2008	540	260,000	276,297	123	178,000	187,214	157	120,000	125,654
2009	618	255,500	276,317	143	180,000	189,405	430	109,625	111,451
2010	481	278,000	292,652	122	187,750	216,010	272	111,825	118,156
2011	519	284,000	295,742	103	190,000	196,183	264	110,000	117,066
2012	543	269,000	285,280	134	184,000	187,222	245	112,500	117,101
2013	653	285,000	299,602	133	187,500	204,404	295	117,000	124,396
2014	681	305,000	312,846	136	195,500	207,018	373	118,000	120,835
2015	686	310,000	319,355	147	190,000	199,688	331	128,000	133,925
2016	636	320,000	330,405	127	205,000	226,379	358	135,000	144,902
2017	736	340,000	349,267	108	215,000	246,810	419	140,000	146,334
2018	714	350,000	360,243	122	215,000	221,177	327	145,000	157,933
2019	643	352,000	371,251	118	229,000	239,795	321	148,000	161,369
2020	741	372,000	397,137	125	220,000	230,308	602	146,500	166,379
2021	916	448,000	477,667	164	285,500	296,937	372	175,000	200,640
2022	717	531,000	564,035	124	330,500	332,074	197	225,000	225,151
2023	137	550,000	557,800	24	327,500	351,783	51	260,000	292,000

Statistics for 2023 are based on a small number of sales and are preliminary only.

Wodonga City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	1	2420000	2420000	1183.37	2045.00	372.31<	ND	2045.00	1183.37
Dev Site	2	3220000	3220000	268.01	49936.50	62.28<	833.74<	49936.50	64.48
Ground Level Parking	1	592500	592500	658.33	900.00	ND	ND	900.00	658.33
Health Clinic Unsp	1	800000	800000	909.09	880.00	177.78<	133.44<	880.00	909.09
Hotel/Motel Unsp	1	2970000	2970000	503.39	5900.00	331.84<	307.21<	5900.00	503.39
Mixed Use Unspec	2	575000	575000	1200.00	625.00	101.60<	116.16<	625.00	1200.00
Office Premises Uns	3	1026500	819500	352.93	2322.00	85.81<	182.11<	2322.00	352.93
Retail Mult Occ Unsp	1	2150000	2150000	3583.33	600.00	37.95<	81.57<	600.00	3583.33
Retail Sgle Occ Unsp	6	1713166	1074500	2488.89	1125.00	352.30<	183.68<	904.60	1348.44
Community Services									
Place of Worship	1	1078000	1078000	267.56	4029.00	ND	ND	4029.00	267.56
Industrial									
Factory Unsp	14	970985	849500	562.17	1707.00	151.02<	188.78<	3330.21	291.57
Ind Dev Site	6	2210469	2158684	64.30	39245.00	214.08<	769.58<	48382.17	45.69
Warehouse Unspec	8	913262	737633	502.53	1850.00	78.89<	150.85<	3212.00	284.33
Primary Production									
Domestic Livestock Graz	2	12000000	12000000	25.68	546200.00	703.81<	231.30<	546200.00	21.97
Gen Crop >20ha Unspec	1	4000000	4000000	6.80	588400.00	ND	ND	588400.00	6.80
Livestock – Beef	1	1900000	1900000	NA	NA	82.25<	227.54<	NA	NA
Livestock – Sheep	1	2200000	2200000	2.19	1004300.00	ND	ND	1004300.00	2.19
Residential									
Cojoin Strata Unsp	9	219333	220000	NA	NA	95.86<	ND	NA	NA
Detached Home Unsp	659	557764	525000	505.05	693.00	119.32<	149.15<	767.53	726.70
Detached Home (exist)	56	642171	624000	1355.17	588.50	111.43<	104.00<	573.52	1119.71
Individual Car Park	1	1	1	NA	NA	ND	ND	NA	NA
Res Investment Flat	1	1020000	1020000	970.50	1051.00	113.33<	ND	1051.00	970.50
Res Land (WithBuild)	1	496700	496700	687.95	722.00	ND	ND	722.00	687.95
Res/Rural Lstyle	28	1256821	1215000	167.37	8981.00	127.89<	162.22<	20811.46	60.39
Retire Village Unit	2	89500	89500	2968.75	32.00	112.58<	108.81<	32.00	2968.75
Semi-detached Unspec	2	442500	442500	2814.57	151.00	104.12<	ND	151.00	2814.57
Single Strata Unsp	93	347540	340000	NA	NA	115.06<	147.83<	NA	NA
Strata Unit/Flat Uns	19	299105	260000	NA	NA	85.25<	114.04<	NA	NA
Vac Res A	188	215413	220500	299.08	652.00	129.71<	148.99<	668.48	322.24
Vac Res B	9	428555	450000	192.39	2365.00	137.40<	154.37<	2282.22	187.78
Vac Res Rural Lstyle	7	836857	698000	31.67	21470.00	186.13<	332.78<	25343.86	33.02

Municipality totals

Commercial Total	18	Commercial Total Prices	\$29,881,000
Community Services Total	1	Community Services Total Prices	\$1,078,000
Industrial Total	28	Industrial Total Prices	\$34,162,717
Primary Production Total	5	Primary Production Total Prices	\$32,100,000
Residential Total	1,075	Residential Total Prices	\$531,491,212
All Sales Total	1,127	All Sales Total	\$628,712,929

Wyndham City

Residential price statistics 2002 to 2023



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,091	178,000	199,006	416	164,500	171,464	3,784	83,000	93,477
2003	2,325	207,000	233,615	422	185,500	195,222	4,330	111,050	119,456
2004	2,169	231,000	252,824	293	196,000	213,207	2,228	125,000	132,391
2005	2,291	240,000	260,623	311	210,000	235,161	2,469	125,000	131,671
2006	2,142	259,000	276,161	433	210,000	263,827	2,995	128,000	136,324
2007	3,001	269,000	294,272	555	217,000	236,236	4,676	135,000	143,858
2008	2,735	282,000	308,761	565	232,000	241,768	4,115	145,000	155,949
2009	3,299	309,000	329,327	870	255,000	257,580	6,299	160,000	168,442
2010	3,496	350,000	384,000	690	286,600	307,716	4,954	190,000	205,526
2011	3,014	360,000	393,903	509	290,000	292,222	2,391	220,000	229,302
2012	2,805	353,500	380,339	452	276,750	282,907	1,672	220,000	226,751
2013	3,000	369,000	390,914	530	278,500	292,721	2,448	212,250	225,258
2014	3,458	380,000	406,483	593	295,000	319,977	3,309	215,000	225,903
2015	4,445	400,000	430,299	727	312,000	331,308	5,117	224,000	234,022
2016	4,611	440,000	469,642	935	335,000	350,434	6,320	234,000	246,679
2017	5,106	520,000	545,648	1,003	379,000	382,142	7,859	275,000	280,106
2018	3,960	565,000	587,115	592	405,000	415,995	4,369	311,100	317,709
2019	3,712	558,450	579,316	442	410,750	421,821	2,508	310,000	317,005
2020	3,510	578,000	599,367	396	425,450	448,753	4,160	306,000	306,627
2021	6,067	620,000	655,326	687	430,000	444,385	5,979	320,000	322,345
2022	5,171	659,900	706,159	584	444,500	471,718	1,215	330,000	338,764
2023	764	650,000	679,025	92	448,000	458,728	97	352,000	375,831

Statistics for 2023 are based on a small number of sales and are preliminary only.

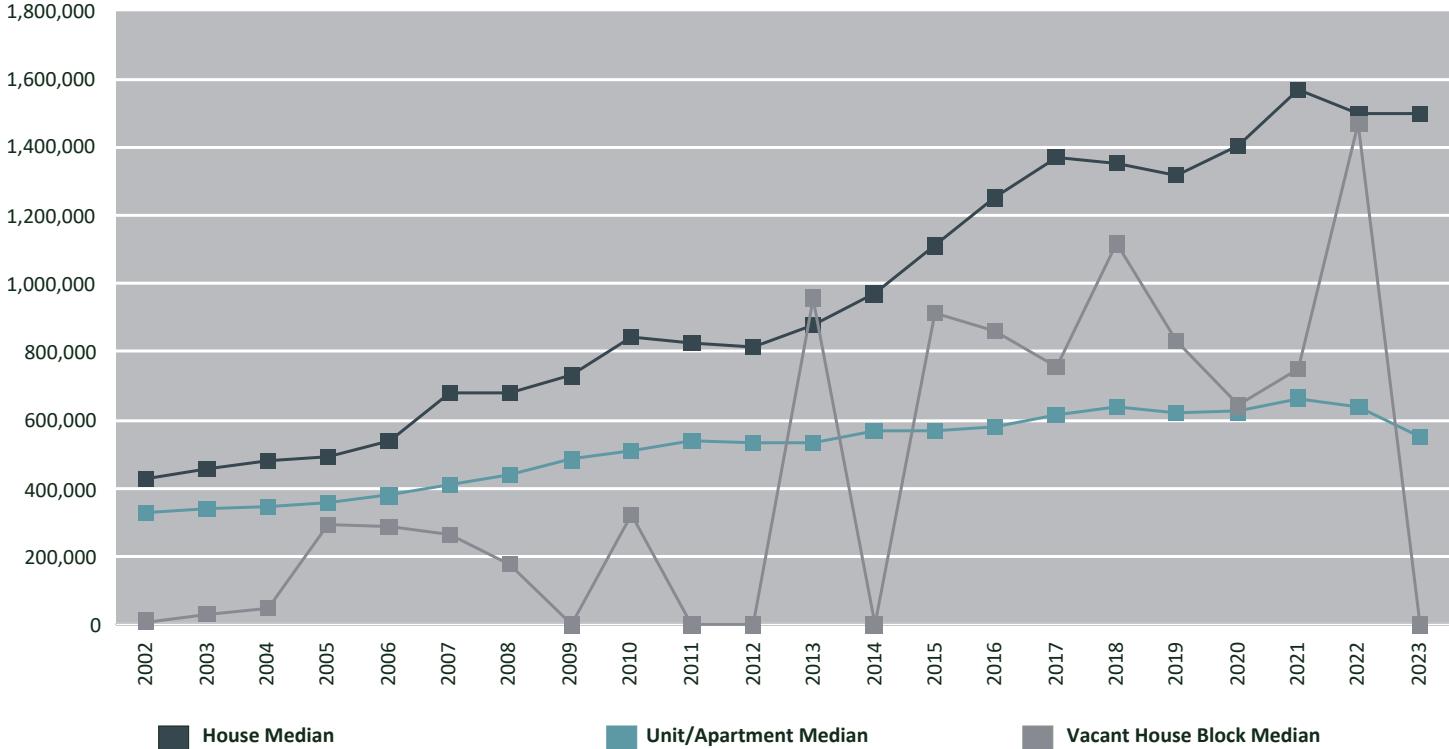
Wyndham City

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Car Wash	1	1300000	1300000	983.36	1322.00	ND	ND	1322.00	983.36
Com Land (Struct 0)	2	4762700	4762700	1526.29	3180.00	ND	ND	3180.00	1497.70
Dev Site	11	5707187	2093300	1083.50	2040.00	117.50<	118.94<	12410.64	459.86
Health Clinic Unsp	1	2600000	2600000	1773.53	1466.00	231.11<	31.71<	1466.00	1773.53
Live Ent-Major Multi	1	12000000	12000000	2826.19	4246.00	ND	ND	4246.00	2826.19
Medical/Surgery	1	775000	775000	1311.34	591.00	144.21<	ND	591.00	1311.34
Mixed Use Unspec	2	482500	482500	3838.62	152.50	97.47<	96.19<	152.50	3163.93
Office Premises Uns	30	823834	750750	376.75	2097.00	141.78<	166.87<	7330.65	127.26
Retail Mult Occ Unsp	2	579000	579000	1720.99	5278.00	38.73<	11.71<	5278.00	109.70
Retail Sgle Occ Unsp	11	1414355	900000	6294.72	667.50	153.55<	110.36<	13289.60	110.30
Shopping Centre Unsp	1	27500000	27500000	NA	NA	ND	ND	NA	NA
Community Services									
Day Care Centre	1	5356000	5356000	8986.58	596.00	71.41<	ND	596.00	8986.58
Industrial									
Factory Unsp	72	1324786	751200	970.59	340.00	125.20<	135.83<	2614.57	446.74
Ind Dev Site	28	4814177	2068819	1113.34	1878.00	150.24<	214.65<	8825.64	545.48
Ind Land Building \$0	2	525000	525000	2089.67	482.00	63.64<	78.24<	482.00	1089.21
OpenStorageUnspec	4	354125	263250	1943.21	511.50	12.10<	52.65<	1817.00	194.90
Tannery/Skins Depot	1	5290000	5290000	871.36	6071.00	ND	ND	6071.00	871.36
Warehouse Unspec	65	4828335	700000	2275.05	736.50	123.89<	82.35<	11177.15	444.91
Warehouse/Showroom	3	1475666	550000	3741.50	147.00	47.78<	ND	19133.67	77.12
Primary Production									
GenCrop >20ha Unspec	4	1087840	1072972	0.63	1747493.50	ND	20.83<	1746043.50	0.62
MarketGardenVeg <20h	3	4940000	2500000	40.78	61300.00	58.14<	ND	79233.33	62.35
MixedFarm&GrazUnsp	8	3215549	1211220	0.73	1124250.00	1.93<	22.36<	1219662.50	2.64
Residential									
Boarding House	2	658500	658500	1244.34	547.50	ND	ND	547.50	1202.74
Cojoin Strata Unsp	4	491250	520000	NA	NA	104.02<	120.93<	NA	NA
Detached Home Unsp	5120	707342	660000	1461.11	450.00	106.45<	117.86<	480.85	1472.56
Detached Home(Comm)	6	693333	760000	1595.17	511.50	98.06<	ND	469.50	1476.75
Detached Home(exist)	2	1330000	1330000	332.89	3995.50	95.00<	247.44<	3995.50	332.87
Individual Car Park	11	3572	1000	NA	NA	33.33<	25.00<	NA	NA
Res Dev Site	17	1980425	428000	987.95	415.00	108.08<	100.12<	3545.47	558.58
Res Investment Flat	4	1170000	1200000	1176.47	1020.00	231.66<	ND	935.33	1190.31
Res Land (WithBuild)	17	1313882	1070000	1072.91	1445.50	55.15<	133.75<	3622.06	376.18
Res/Rural Lstyle	20	1991614	2212500	447.68	4782.50	112.17<	160.33<	11217.30	177.55
Semi-detached Unspec	49	557024	558000	2653.06	196.00	112.05<	114.34<	235.35	2366.82
Single Strata Unsp	535	465181	441000	NA	NA	102.56<	110.25<	NA	NA
Strata Unit/Flat Uns	40	487919	443500	NA	NA	101.95<	105.09<	NA	NA
Sub Div (Multi Lot)	1	1680000	1680000	201.25	8348.00	26.79<	ND	8348.00	201.25
Townhouse	1	450000	450000	NA	NA	105.26<	106.19<	NA	NA
Vac Res A	1215	338764	330000	994.29	350.00	103.13<	106.45<	350.26	968.78
Vac Res Englobo Oth	2	36009741	36009741	383.90	362005.00	300.08<	752.55<	362005.00	99.47
Vac Res Rural Lstyle	4	2349073	2210331	116.89	33561.00	182.66<	111.83<	38364.25	61.23
Municipality totals									
Commercial Total	63					Commercial Total Prices		\$158,875,406	
Community Services Total	1					Community Services Total Prices		\$5,356,000	
Industrial Total	175					Industrial Total Prices		\$556,206,891	
Primary Production Total	15					Primary Production Total Prices		\$44,895,759	
Residential Total	7,050					Residential Total Prices		\$4,523,080,837	
All Sales Total	7,304					All Sales Total		\$5,288,414,893	

Yarra City

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	1,135	427,500	466,256	1,098	330,750	346,813	3	10,725 ^	23,611 ^
2003	1,106	459,450	507,712	1,034	340,125	366,045	4	31,250 ^	82,250 ^
2004	1,075	480,000	525,313	956	345,625	377,359	1	51,000 ^	51,000 ^
2005	1,127	495,000	544,166	968	360,000	386,091	3	295,000 ^	213,268 ^
2006	1,064	541,500	595,578	1,015	380,000	411,467	9	287,763 ^	286,001 ^
2007	1,102	680,000	775,674	1,334	412,250	452,904	10	265,000	258,075
2008	845	680,000	766,831	1,071	440,188	475,821	6	177,500 ^	201,833 ^
2009	936	730,000	813,320	1,716	485,000	525,784	0	0 *	0 *
2010	920	841,750	959,074	1,792	511,500	560,288	2	322,000 ^	322,000 ^
2011	864	824,500	932,986	1,470	540,000	596,291	0	0 *	0 *
2012	870	815,500	962,681	1,440	535,000	576,092	0	0 *	0 *
2013	881	881,000	1,003,015	2,140	535,625	593,165	2	957,500 ^	957,500 ^
2014	916	970,000	1,114,504	2,229	570,000	605,148	0	0 *	0 *
2015	845	1,110,000	1,226,794	2,174	570,000	623,980	2	913,000 ^	913,000 ^
2016	825	1,250,000	1,398,673	2,024	580,000	663,856	8	860,750 ^	759,033 ^
2017	812	1,370,500	1,544,369	2,171	615,000	711,942	3	755,000 ^	1,551,666 ^
2018	708	1,350,000	1,515,565	1,681	641,000	711,225	2	1,115,600 ^	1,115,600 ^
2019	697	1,316,335	1,431,366	1,216	620,000	743,153	2	833,500 ^	833,500 ^
2020	648	1,404,500	1,572,878	1,099	625,000	714,272	2	642,250 ^	642,250 ^
2021	1,094	1,567,000	1,795,597	1,603	665,000	801,333	3	750,000 ^	757,500 ^
2022	847	1,500,000	1,698,405	1,249	640,000	740,195	4	1,470,000 ^	1,337,125 ^
2023	88	1,497,500	1,535,134	240	550,000	603,849	0	0 *	0 *

Statistics for 2023 are based on a small number of sales and are preliminary only.

Yarra City									
Analysis of property sales for 2022									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Brothel	2	2378750	2378750	10286.82	247.50	ND	ND	247.50	9611.11
Dev Site	2	954500	954500	13690.48	84.00	13.38<	19.72<	84.00	13690.48
Health Clinic Unsp	1	2353000	2353000	10275.11	229.00	17.92<	251.66<	229.00	10275.11
Indiv CarPark Unsp	1	55000	55000	NA	NA	200.00<	169.23<	NA	NA
Mixed Use Unspec	3	1131666	1000000	8036.15	616.50	54.32<	49.38<	616.50	2165.45
Office Premises Uns	53	4133141	1375000	3993.98	526.50	63.22<	81.85<	1549.71	2710.82
Pub	2	5155000	5155000	12808.89	389.50	80.23<	104.14<	389.50	13234.92
Pub/Tavern/Club Unsp	1	1803000	1803000	5652.04	319.00	70.71<	124.34<	319.00	5652.04
Restaurant	3	2026000	1958000	12027.03	185.00	58.76<	ND	183.67	11030.85
Retail Mult Occ Unsp	20	2338355	1466000	5819.71	177.00	91.63<	35.35<	198.81	7694.78
Retail Sgle Occ Unsp	65	2382235	1866667	8170.42	314.50	127.42<	123.28<	1312.92	1566.99
Retail Store/Showrm	1	3995000	3995000	543.46	7351.00	ND	ND	7351.00	543.46
Serv Apt/Unit Unsp	1	780000	780000	NA	NA	120.18<	ND	NA	NA
Supermarket	1	3312500	3312500	574.09	5770.00	ND	ND	5770.00	574.09
Veterinary Clinic	1	5100000	5100000	8095.24	630.00	ND	ND	630.00	8095.24
Community Services									
Place of Worship	1	1500000	1500000	3846.15	390.00	ND	ND	390.00	3846.15
Industrial									
Factory Unsp	20	3328872	3241000	9100.50	310.00	107.14<	88.61<	643.78	5160.91
Garage/Motor Vehicle	2	4440625	4440625	1097.66	7675.50	328.94<	ND	7675.50	578.55
Ind Dev Site	1	2700000	2700000	NA	NA	ND	80.60<	NA	NA
Office/Factory	6	5520982	4350000	8804.07	590.50	87.35<	67.38<	2565.17	2152.29
Warehouse Unspec	7	4421822	3750000	11193.60	583.00	164.11<	98.68<	1359.67	3426.42
Infrastruc&Utilities									
Closed Roads	1	36300	36300	981.08	37.00	ND	ND	37.00	981.08
Residential									
Boarding House	3	2531166	2100000	7142.86	294.00	98.48<	ND	298.00	8493.85
Cojoin Strata Unsp	3	821666	764000	NA	NA	108.83<	81.93<	NA	NA
Detached Home Unsp	579	1733674	1525000	7331.46	178.00	92.56<	114.66<	223.95	7746.47
Detached Home(Comm)	7	1184714	1253000	4854.37	206.00	89.34<	117.65<	189.71	6244.73
Individual Car Park	32	13359	1	NA	NA	0.13<	0.05<	NA	NA
OYO Sub Unit	914	639240	575000	NA	NA	95.04<	146.31<	NA	NA
Res Investment Flat	6	2367167	2321500	12663.74	319.00	67.41<	ND	319.00	11300.94
Res Land (WithBuild)	1	2310000	2310000	4162.16	555.00	ND	ND	555.00	4162.16
Res/Rural Lstyle	3	2773333	2050000	223.75	5676.00	165.73<	219.84<	6038.33	459.29
ResLandWithImprovemt	4	5900	5900	1.26	4639.00	236.00<	ND	4639.00	1.27
Semi-detached Unspec	268	1622207	1422500	6364.56	155.50	97.43<	112.54<	179.51	9085.98
Single Strata Unsp	14	931928	702250	NA	NA	63.18<	120.04<	NA	NA
Storage Area Res	2	423537	423537	166.00	5000.00	ND	21176.85<	5000.00	166.00
Strata Unit/Flat Uns	175	871033	736000	NA	NA	100.48<	116.83<	NA	NA
Townhouse	137	1153965	1105000	NA	NA	95.96<	93.25<	NA	NA
Vac Res A	4	1337125	1470000	6178.28	260.00	196.00<	176.36<	238.75	5600.52
Vac Res Rural Lstyle	1	780000	780000	160.46	4861.00	3.19<	ND	4861.00	160.46
Sport/Hrtge/Cultural									
OutdoorSportGrndUnsp	1	620000	620000	NA	NA	ND	ND	NA	NA
Municipality totals									
Commercial Total		157				Commercial Total Prices		\$464,516,933	
Community Services Total		1				Community Services Total Prices		\$1,500,000	
Industrial Total		36				Industrial Total Prices		\$142,237,345	
Infrastruc&Utilities Total		1				Infrastruc&Utilities Total Prices		\$36,300	
Residential Total		2,153				Residential Total Prices		\$2,396,997,016	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$620,000	
All Sales Total		2,349				All Sales Total		\$3,005,907,594	

Yarra Ranges Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	2,905	205,000	216,796	299	160,000	174,584	468	112,500	105,577
2003	2,736	236,000	250,750	289	204,000	210,220	413	125,000	124,962
2004	2,536	255,000	271,919	319	217,000	233,457	226	129,988	135,568
2005	2,517	267,000	283,838	362	222,250	228,691	239	142,000	148,994
2006	2,357	280,000	298,675	348	230,000	233,681	290	150,000	164,940
2007	2,763	310,000	328,158	504	255,000	259,472	330	150,000	164,577
2008	2,215	336,000	350,940	404	289,000	288,475	233	160,000	166,580
2009	2,403	360,000	370,103	530	310,000	310,485	281	161,000	175,357
2010	2,307	416,000	432,849	455	340,000	347,513	221	175,000	192,170
2011	2,084	417,750	429,658	354	364,500	361,460	221	190,000	198,690
2012	2,066	405,000	417,622	348	345,750	340,811	201	195,000	208,129
2013	2,207	425,000	442,296	384	355,000	346,983	329	256,500	235,742
2014	2,435	448,000	464,562	497	385,000	379,389	370	261,000	262,018
2015	2,532	505,000	520,397	525	410,000	411,664	313	285,500	282,121
2016	2,283	563,000	574,788	464	460,000	454,923	271	354,500	318,825
2017	2,341	660,010	667,800	461	520,000	520,807	221	350,000	329,951
2018	2,064	675,000	695,690	357	550,000	539,948	159	360,000	366,794
2019	1,974	650,000	665,250	368	545,000	531,128	205	410,000	393,856
2020	1,801	690,000	715,695	441	585,000	570,929	293	385,000	394,367
2021	2,340	811,750	850,343	612	631,500	622,057	236	475,000	466,572
2022	1,836	843,050	888,600	470	660,000	655,861	97	468,000	464,850
2023	283	775,000	811,448	54	615,000	596,182	12	382,500	426,075

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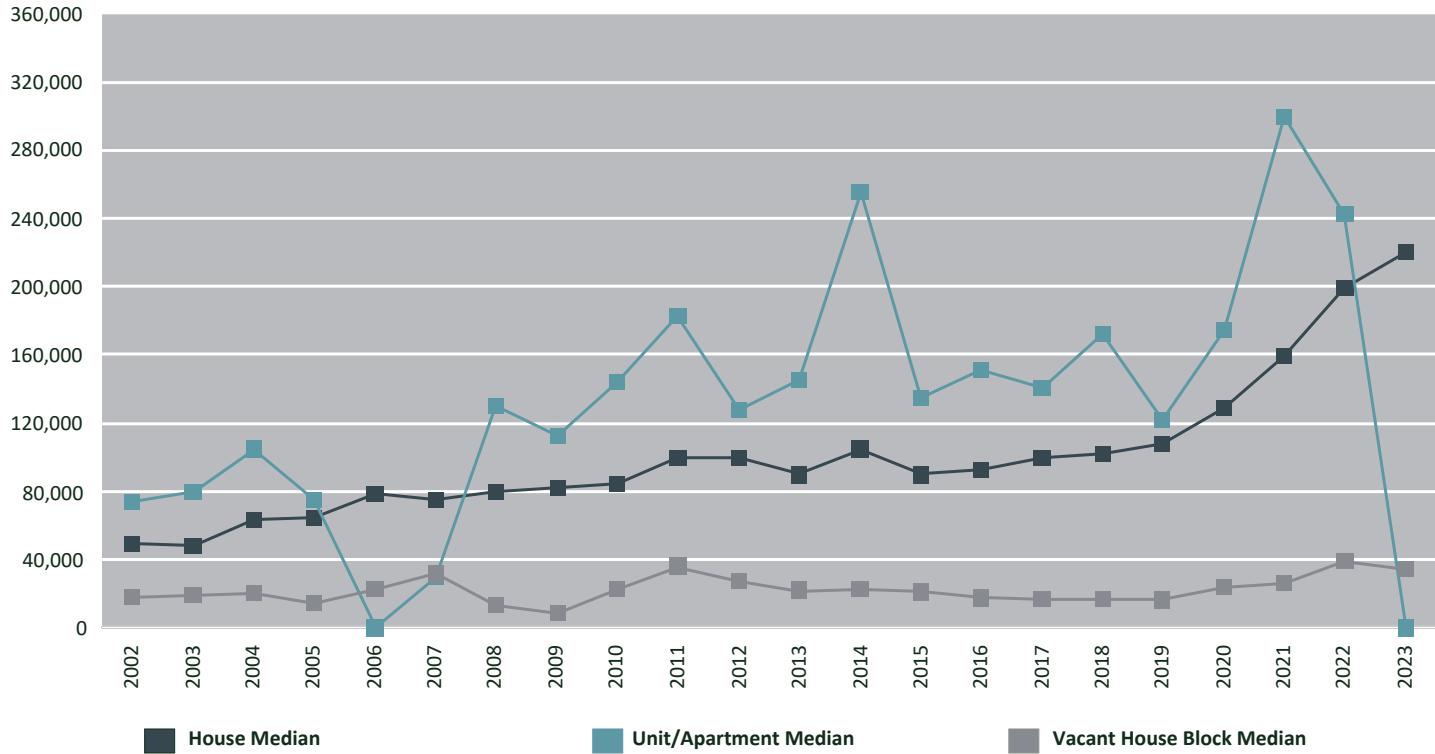
Yarra Ranges Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Bed and Breakfast	3	1080000	875000	1329.79	658.00	ND	ND	2326.33	464.25
Dev Site	3	1641000	690000	691.51	5206.00	197.14<	25.50<	4498.33	364.80
Health Clinic Unsp	3	1155166	935500	752.92	943.00	94.49<	207.20<	995.67	1160.19
Mixed Use Office	1	950000	950000	2602.74	365.00	275.36<	ND	365.00	2602.74
Office Premises Uns	5	875291	1000000	1454.21	263.00	370.37<	200.00<	645.40	1356.20
Plant/Tree Nursery	1	2420000	1471000	34.21	43000.00	112.94<	122.58<	1846.00	1310.94
Pub/Tavern/Club Unsp	4	1527499	1574999	252.28	5285.00	17.18<	154.49<	10744.75	142.16
Retail Mult Occ Unsp	5	2437000	2666666	2662.70	1019.50	441.50<	296.30<	1305.50	2130.41
Retail Sgle Occ Unsp	34	593897	453250	2150.54	186.00	81.67<	114.75<	1165.56	524.05
Serv Apt/Unit Unsp	1	40000	40000	NA	NA	100.00<	ND	NA	NA
Community Services									
Day Care Centre	1	2700000	2700000	1050.58	2570.00	168.75<	ND	2570.00	1050.58
Extractive Industry									
Quarry Gravel/Stone	1	2500000	2500000	4.77	523600.00	ND	ND	523600.00	4.77
Industrial									
Factory Unit	2	500500	500500	4371.47	114.50	71.50<	159.90<	114.50	4371.18
Factory Unsp	36	2294855	625994	1907.51	333.00	113.82<	121.08<	4393.37	872.64
Sawmill	1	700000	700000	40.03	17485.00	ND	ND	17485.00	40.03
Warehouse Unspec	8	888141	683500	1352.94	1258.50	91.44<	97.47<	1258.50	1148.39
Warehouse/Office	1	220000	220000	969.16	227.00	ND	2.50<	227.00	969.16
Primary Production									
DomsticLivestockGraz	2	1575000	1575000	7.18	219087.00	105.00<	76.83<	219087.00	7.19
MarketGardenVeg <20h	1	1865000	1865000	46.05	40500.00	ND	203.83<	40500.00	46.05
MixedFarm&GrazUnsp	19	2570922	2000000	9.00	300100.00	118.34<	142.86<	486723.58	5.28
Plant/Tree Nursery	2	1270500	1471000	34.21	43000.00	112.94<	122.58<	43150.00	29.44
Vineyard	5	3937163	3230000	7.70	315600.00	138.10<	92.29<	342300.00	11.50
Residential									
Cojoin Strata Unsp	3	431666	515000	NA	NA	96.27<	119.63<	NA	NA
Detached Home Unsp	1827	889549	845000	933.12	927.00	103.68<	130.00<	1147.12	775.69
Detached Home(exist)	2	745000	745000	340.94	2292.50	174.68<	135.89<	2292.50	324.97
Individual Car Park	1	1	1	NA	NA	100.00<	ND	NA	NA
Individual Flat	1	925000	925000	NA	NA	ND	ND	NA	NA
MisImpRuralLand Unsp	2	1109000	1109000	82.74	16716.50	217.45<	ND	16716.50	66.34
Res Dev Site	2	4077000	4077000	582.00	30511.50	844.54<	599.56<	30511.50	133.62
Res Land (WithBuild)	36	897311	898000	898.06	1004.50	93.35<	89.80<	1130.86	793.48
Res/Rural Lstyle	296	1502262	1305000	165.93	12755.00	99.62<	138.10<	28656.07	52.42
ResLandWithImprovemt	3	365666	400000	43.89	4785.00	150.38<	224.09<	3546.33	103.11
Retire Village Unit	38	500671	511250	NA	NA	106.51<	121.73<	NA	NA
Semi-detached Unspec	7	681850	699950	3694.58	203.00	111.99<	132.07<	168.67	4071.15
Sep House&Curtilage	1	1320000	1320000	660.00	2000.00	75.43<	117.33<	2000.00	660.00
Singl Strata Unsp	389	660892	670000	NA	NA	103.88<	121.82<	NA	NA
Strata Unit/Flat Uns	39	774037	715000	NA	NA	110.42<	143.01<	NA	NA
Townhouse	1	660000	660000	NA	NA	ND	116.34<	NA	NA
Vac Res A	83	476662	500000	956.79	648.00	105.26<	117.65<	837.82	528.19
Vac Res B	14	394821	367500	135.44	2518.00	79.90<	102.08<	2718.57	145.23
Vac Res Rural Lstyle	27	845266	750000	67.58	26373.50	120.00<	145.63<	34717.85	24.34
Sport/Hrtge/Cultural									
IndoorSportCent Unsp	1	2350000	2350000	481.06	4885.00	ND	ND	4885.00	481.06
Municipality totals									
Commercial Total		60				Commercial Total Prices		\$57,902,465	
Community Services Total		1				Community Services Total Prices		\$2,700,000	
Extractive Industry Total		1				Extractive Industry Total Prices		\$2,500,000	
Industrial Total		48				Industrial Total Prices		\$91,640,939	
Primary Production Total		29				Primary Production Total Prices		\$76,089,342	
Residential Total		2,772				Residential Total Prices		\$2,498,324,454	
Sport/Hrtge/Cultural Total		1				Sport/Hrtge/Cultural Total Prices		\$2,350,000	
All Sales Total		2,912				All Sales Total		\$2,731,507,200	

Yarriambiack Shire

Residential price statistics 2002 to 2023



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
2002	147	50,000	56,796	4	74,500^	70,500^	64	18,000	21,364
2003	137	48,000	54,732	3	80,000^	77,666^	38	19,625	23,240
2004	145	63,200	70,660	1	105,000^	105,000^	64	19,950	24,730
2005	140	65,000	76,509	4	75,000^	87,750^	38	14,500	25,313
2006	141	79,000	84,869	0	0*	0*	39	23,000	29,894
2007	144	75,000	86,503	1	30,000^	30,000^	33	31,500	37,719
2008	133	80,000	91,628	3	130,000^	124,666^	37	13,500	24,010
2009	121	82,000	89,533	4	112,500^	113,562^	40	9,101	23,068
2010	110	85,000	99,038	4	144,500^	153,750^	38	22,750	39,718
2011	114	100,000	109,389	4	182,750^	187,500^	29	36,000	52,408
2012	132	100,000	105,117	2	127,500^	127,500^	35	27,000	31,267
2013	130	90,000	105,512	1	145,000^	145,000^	17	22,000	28,576
2014	126	105,000	112,778	1	255,000^	255,000^	18	23,000	31,302
2015	129	90,000	104,928	1	135,000^	135,000^	17	21,000	32,617
2016	135	93,000	106,858	3	151,000^	179,833^	19	17,500	24,033
2017	133	100,000	109,313	2	140,750^	140,750^	21	16,500	26,500
2018	159	102,000	116,636	2	172,500^	172,500^	27	16,500	19,445
2019	125	108,000	120,007	4	122,000^	131,000^	29	16,300	27,320
2020	149	129,000	139,153	3	175,000^	177,000^	27	24,000	24,738
2021	157	159,000	167,303	1	300,000^	300,000^	35	26,000	38,825
2022	153	199,000	213,312	2	242,500^	242,500^	43	39,000	40,139
2023	24	220,000	232,385	0	0*	0*	8	34,000 ^	42,562 ^

Statistics for 2023 are based on a small number of sales and are preliminary only.

Yarriambiack Shire

Analysis of property sales for 2022

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2021	2017		
Commercial									
Dev Site	1	121000	121000	2.56	47200.00	ND	11000.00<	47200.00	2.56
Fuel Outlet/Garage	3	491666	160000	79.05	2024.00	ND	ND	1696.00	289.90
Hotel/Motel Unsp	1	275000	275000	536.06	513.00	103.77<	93.22<	513.00	536.06
Mixed Use Unspec	1	200000	200000	382.41	523.00	ND	ND	523.00	382.41
Office Premises Uns	1	75000	75000	213.07	352.00	ND	42.61<	352.00	213.07
Pub/Tavern/Club Unsp	1	399000	399000	394.66	1011.00	103.64<	275.17<	1011.00	394.66
Retail Sgle Occ Unsp	7	87314	79200	71.68	558.00	75.83<	85.62<	675.43	129.27
Community Services									
Halls&Service Rooms	1	121000	121000	117.70	1028.00	203.36<	ND	1028.00	117.70
Place of Worship	1	75000	75000	40.98	1830.00	ND	ND	1830.00	40.98
Industrial									
Factory Unsp	1	85000	85000	21.01	4046.00	71.58<	ND	4046.00	21.01
Ind Dev Site	3	53333	45000	19.77	4046.00	102.27<	ND	3892.67	13.70
Warehouse Unspec	2	100000	100000	87.31	1116.50	50.57<	ND	1116.50	89.57
Primary Production									
DomsticLivestockGraz	2	1305000	1305000	1.57	895500.00	244.76<	483.33<	895500.00	1.46
GenCrop >20ha Unspec	16	1533929	1632379	1.09	1415998.50	71.18<	197.28<	1500723.88	1.02
MixedFarm&GrazUnsp	17	1392944	1272578	0.47	2375000.00	170.95<	220.18<	2131621.29	0.65
Residential									
Detached Home Unsp	151	214151	199000	187.93	1011.00	125.16<	184.26<	1103.89	194.00
Detached Home(exist)	2	150000	150000	65.04	2162.00	115.38<	ND	2162.00	69.38
MisImpRuralLand Unsp	1	57250	57250	38.22	1498.00	1145.00<	ND	1498.00	38.22
Res Investment Flat	1	200000	200000	341.30	586.00	66.67<	ND	586.00	341.30
Res/Rural Lstyle	10	304100	272500	18.17	15438.00	137.97<	117.33<	18064.00	16.83
ResLandWithImprovemt	4	76500	65000	25.80	2950.00	132.65<	108.33<	2612.75	29.28
Single Strata Unsp	1	285000	285000	NA	NA	ND	233.61<	NA	NA
Vac Res A	38	39736	37000	24.07	1022.50	148.00<	222.22<	1167.37	34.04
Vac Res B	5	43200	40000	28.66	2024.00	131.15<	307.69<	2258.00	19.13
Vac Res Rural Lstyle	8	55291	42522	3.35	15202.50	85.04<	203.64<	37146.00	1.49
Municipality totals									
Commercial Total		15				Commercial Total Prices		\$3,156,200	
Community Services Total		2				Community Services Total Prices		\$196,000	
Industrial Total		6				Industrial Total Prices		\$445,000	
Primary Production Total		35				Primary Production Total Prices		\$50,832,925	
Residential Total		221				Residential Total Prices		\$38,694,451	
All Sales Total		279				All Sales Total		\$93,324,576	