

Victorian Property Sales Report

September 2020 quarter

Valuer-General Victoria



Environment,
Land, Water
and Planning

OFFICIAL

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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 7.3 per cent from \$620,000 to \$574,900 in the September 2020 quarter, having showed no change in the previous quarter (March 2020 to June 2020). For the 12 months from September 2019 to September 2020, the median house price in Victoria decreased 4.2 per cent, from \$600,000 to \$574,900.

The median price of units in Victoria decreased by 5 per cent from \$558,000 in the June 2020 quarter to \$530,000 in the September 2020 quarter, having increased by 1.5 per cent in the previous quarter. The median price of units in Victoria for the June 2020 quarter was lower than the median price of houses. For the 12 months from September 2019 to September 2020, the median unit price decreased by 1.9 per cent from \$540,000 to \$530,000.

The metropolitan Melbourne median house price decreased by 1.4 per cent to \$725,000 in the September 2020 quarter and the median unit price increased by 0.2 per cent to \$585,000. For the 12 months to September 2020, median sales prices in metropolitan Melbourne increased by 1.9 per cent for houses and 2.5 per cent for units.

In the September 2020 quarter, the median house price in country Victoria increased by 2.8 per cent to \$410,000 and units decreased by 0.9 per cent to \$315,000. Over the 12 months to September 2020, median sale prices in country Victoria increased by 7.9 per cent for houses and by 5 per cent for units.

Of the 761 listed Victorian locations, 245 had median house price increases for the September 2020 quarter compared to 147 in the June 2020 quarter. Ten localities recorded no change, 156 showed a decrease and 350 had insufficient sales.

The maximum number of house sales for the quarter was 171 in Pakenham and there were eight locations with 100 or more sales in the September 2020 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending September 2020 indicates that the median house sale price decreased by 7.3 per cent from \$620,000 to \$574,900 in the September 2020 quarter. Metropolitan house prices decreased by 1.4 per cent to \$725,000 and country Victoria house prices increased by 2.8 per cent to \$410,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to September 2020. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the September quarter of 2020 and 98 per cent for the June quarter of 2020 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the September 2020 quarter is 13,456. Using the above percentage, it is anticipated that the number of sales for the September 2020 quarter will be approximately 14,469. This is a 0.9 per cent decrease from the number of sales in the June 2020 quarter and a 24.1 per cent decrease on the same quarter the previous year (September 2019).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$735,000 in the June 2020 quarter to \$725,000 in the September 2020 quarter. This follows a 0.7 per cent decrease in the previous

quarter. The number of metropolitan sales for the quarter is expected to culminate at 7,357, which is 23.4 per cent lower than the June 2020 quarter and 42.8 per cent lower than the September 2019 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the September 2020 quarter compared to the June 2020 quarter (125 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 82 suburbs for the June 2020 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 39 shifted from showing a median price increase for the June 2020 quarter to a median price decrease for the September 2020 quarter. For example, Frankston South increased by 5.7 per cent in the June 2020 quarter, while it decreased by 3.1 per cent in the September 2020 quarter. This compares to 111 metropolitan suburbs shifting from an increase in the March 2020 quarter to a decrease in the June 2020 quarter.

Conversely, 94 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2020 quarter to a median price increase in the September 2020 quarter. This compares to 48 metropolitan suburbs shifting from a decrease in the March 2020 quarter to an increase in the June 2020 quarter.

Fifty-three metropolitan suburbs with 10 or more sales showed decreases for both the June 2020 and September 2020 quarters. Significant examples include Brunswick and Altona. This compares to 67 metropolitan suburbs in the previous quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Cockatoo, which had 13 sales and rose by 24.8 per cent (\$509,000 to \$635,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Rosebud South, which had 11 sales and rose by 23.5 per cent to \$802,500.

For the quarter, Malvern East had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 30 house sales and its median house price decreased by 22.7 per cent, from 2,090,000 to \$1,615,000. Armadale experienced the second highest median price decrease in metropolitan Melbourne. It had 11 sales and its median price decreased by 17.8 per cent from \$2,500,000 to \$2,054,000.

Melton's median price of \$375,000 was the lowest for metropolitan suburbs in the September 2020 quarter. It had 26 sales and its median price decreased by 3.8 per cent from the June 2020 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019- Sep 2020	% change Jun 2020- Sep 2020
Ascot Vale	978800	1280000	1328800	35.8	3.8
Bentleigh	1376000	1469000	1500000	9.0	2.1
Bentleigh East	1225000	1155000	1160000	-5.3	0.4
Brighton	3005000	2825000	3325000	10.6	17.7
Brunswick	1037500	1095000	963000	-7.2	-12.1
Caulfield South	1360000	1727500	1735000	27.6	0.4
Elwood	1955000	2040000	2277500	16.5	11.6
Footscray	816000	810000	801100	-1.8	-1.1
Hawthorn	1865000	2400000	2500000	34.0	4.2
Kensington	947000	985000	1133500	19.7	15.1
Malvern	2825500	2300000	2500000	-11.5	8.7
Northcote	1340000	1420500	1348000	0.6	-5.1
Preston	956000	987000	990800	3.6	0.4
Richmond	1243500	1341000	1260000	1.3	-6.0
South Melbourne	1528000	1337500	1650000	8.0	23.4
South Yarra	2194000	1642500	1797500	-18.1	9.4
Toorak	4750000	5550000	5750000	21.1	3.6
Williamstown	1350000	1324000	1386500	2.7	4.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019–Sep 2020	% change Jun 2020–Sep 2020
Balwyn	2400000	2140000	2115000	-11.9	-1.2
Blackburn	1310000	1387500	1387500	5.9	0.0
Box Hill North	1222500	1210000	1180000	-3.5	-2.5
Box Hill South	1296400	1179500	1060000	-18.2	-10.1
Burwood East	1055000	1000000	930000	-11.8	-7.0
Camberwell	2169000	2278900	1995000	-8.0	-12.5
Glen Iris	1920000	2080000	2142000	11.6	3.0
Oakleigh South	886000	970100	960000	8.4	-1.0
Surrey Hills	1931000	1650000	1875000	-2.9	13.6

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019–Sep 2020	% change Jun 2020–Sep 2020
Altona	887500	925000	820000	-7.6	-11.4
Braybrook	649000	671500	642000	-1.1	-4.4
Deer Park	540000	558000	565000	4.6	1.3
Keilor Downs	630000	680600	649000	3.0	-4.6
Keilor East	885000	825000	840000	-5.1	1.8
St Albans	590000	590000	600000	1.7	1.7
Sunshine North	610000	647000	650000	6.6	0.5
Sunshine West	645000	647500	600000	-7.0	-7.3

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

Suburb	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019–Sep 2020	% change Jun 2020–Sep 2020
Burnside Heights	685000	651000	662500	-3.3	1.8
Caroline Springs	620000	680000	607500	-2.0	-10.7
Hoppers Crossing	537500	550000	550000	2.3	0.0
Point Cook	653300	655000	640000	-2.0	-2.3
Sydenham	565000	635000	653500	15.7	2.9
Tarneit	561000	576500	548000	-2.3	-4.9
Taylors Hill	693500	705000	805000	16.1	14.2
Werribee	525000	510000	518000	-1.3	1.6

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

Suburb	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019- Sep 2020	% change Jun 2020- Sep 2020
Bayswater	736000	747000	700000	-4.9	-6.3
Bayswater North	707900	690000	788000	11.3	14.2
Boronia	700000	697500	710000	1.4	1.8
Ferntree Gully	706500	729400	740000	4.7	1.5
Heathmont	852000	940000	927500	8.9	-1.3
Wantirna	951000	850000	885000	-6.9	4.1
Wheelers Hill	980000	1122500	1203000	22.8	7.2

Country Victoria

Country Victoria's median house price showed an increase of 2.8 per cent to \$410,000 in the September 2020 quarter. Over the 12 months to September 2020, the median house price in country Victoria increased by 7.9 per cent from \$380,000 to \$410,000.

The number of country Victoria house sales for the September 2020 quarter is expected to be 7,112, which is 14.9 per cent more than the September 2019 quarter.

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

Bendigo median house prices decreased by 1.2 per cent, having increased by 17.7 per cent in the previous quarter. Mildura decreased by 0.3 per cent for the September 2020 quarter, having increased by 6.7 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 10 of the 12 large towns had increases in median house prices in the September 2020 quarter compared to the June 2020 quarter which showed increases in five towns. For the 12 months from the September 2019 to September 2020 quarter, there were increases in 11 towns.

Bairnsdale showed an increase of 2.3 per cent for the September 2020 quarter, having decreased by 5.5 per cent in the previous quarter. Wangaratta decreased by 8.6 per cent and Sale increased by 29.1 per cent in the September 2020 quarter, having decreased in the previous quarter by 20.3 per cent.

The sample of seaside towns shows that eight of the nine towns selected had increases in their median house prices from the June 2020 to September 2020 quarters. Anglesea increased by 19.9 per cent, having decreased by 10.6 per cent during the previous quarter. Cowes West's median house price increased by 14.8 per cent for the September 2020 quarter, having decreased by 4.5 per cent in the previous quarter. Venus Bay's median house price increased by 0.8 per cent for the September 2020 quarter, having increased by 2.6 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019-Sep 2020	% change Jun 2020-Sep 2020
Ballarat Central	505000	550000	530000	5.0	-3.6
Bendigo	390000	506000	500000	28.2	-1.2
Geelong West	680000	705000	723600	6.4	2.6
Horsham	269000	242500	260000	-3.3	7.2
Mildura	315000	336000	335000	6.3	-0.3
Shepparton	297500	310000	310000	4.2	0.0
Warrnambool	370000	397500	415500	12.3	4.5
Wodonga	320000	340000	345000	7.8	1.5

Large towns

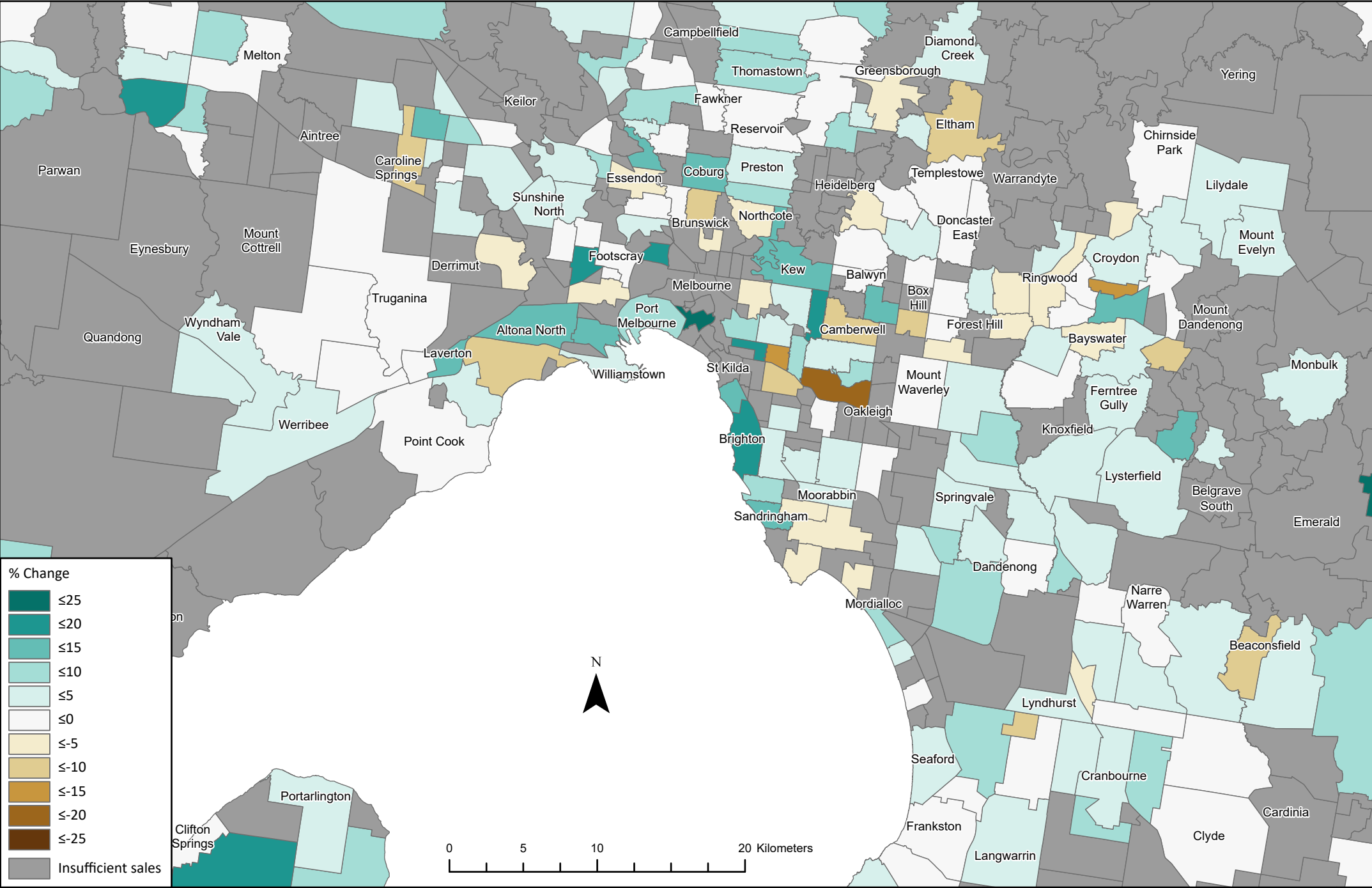
Suburbs in large towns	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019-Sep 2020	% change Jun 2020-Sep 2020
Bairnsdale	274500	277500	284000	3.5	2.3
Castlemaine	452000	480000	508800	12.6	6.0
Colac	300100	337500	347000	15.6	2.8
Echuca	386300	427500	382500	-1.0	-10.5
Hamilton	200000	212500	253800	26.9	19.4
Moe	190000	209000	278500	46.6	33.3
Morwell	170500	185000	213800	25.4	15.5
Sale	309000	275000	355000	14.9	29.1
Swan Hill	277500	290000	312500	12.6	7.8
Traralgon	325000	333800	350300	7.8	4.9
Wangaratta	299500	372000	340000	13.5	-8.6
Yarrawonga	372500	452500	482500	29.5	6.6

Seaside towns

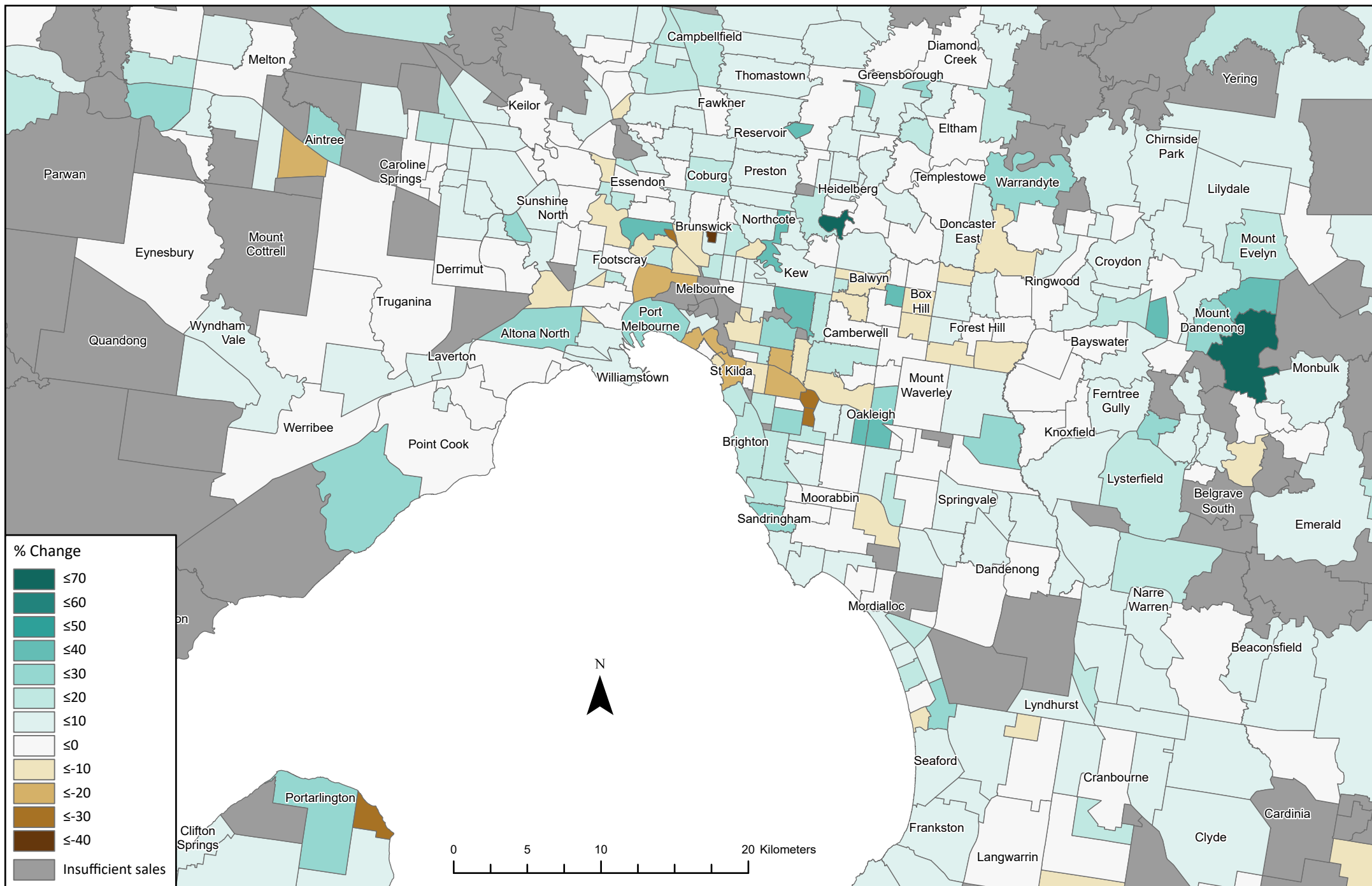
Suburbs in seaside towns	September quarter 2019 \$	June quarter 2020 \$	September quarter 2020 \$	% change Sep 2019- Sep 2020	% change Jun 2020- Sep 2020
Anglesea	1000000	863000	1035000	3.5	19.9
Cowes West	520000	466300	535300	2.9	14.8
Inverloch	575000	630000	622500	8.3	-1.2
Lakes Entrance	277000	313500	390000	40.8	24.4
Ocean Grove	687500	744000	780000	13.5	4.8
Portland	275000	267500	280000	1.8	4.7
St Leonards	577500	562500	603300	4.5	7.2
Torquay	765000	825000	850000	11.1	3.0
Venus Bay	335000	359000	361800	8.0	0.8

Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2020 to September quarter 2020

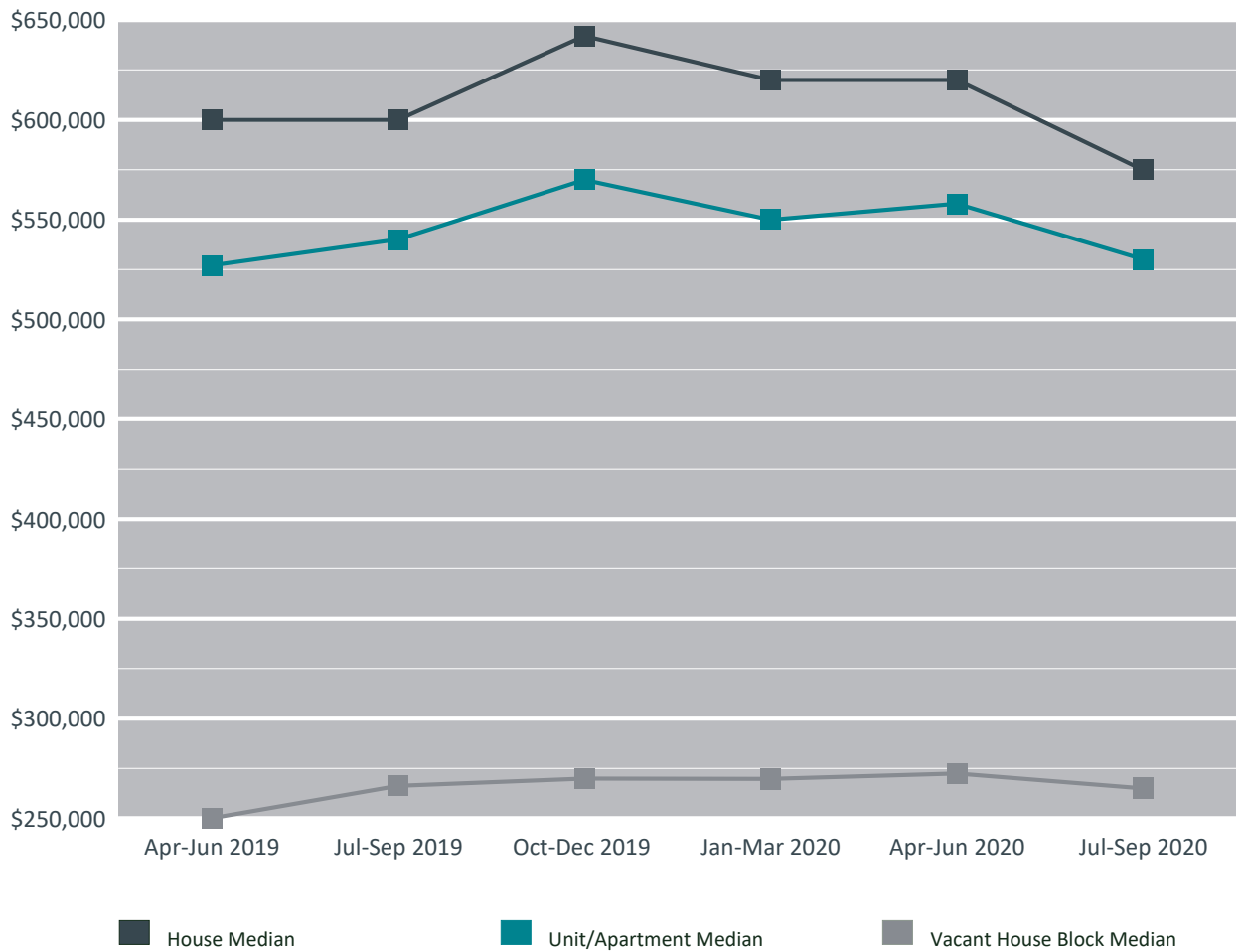


September quarter 2019 to September quarter 2020



VICTORIA

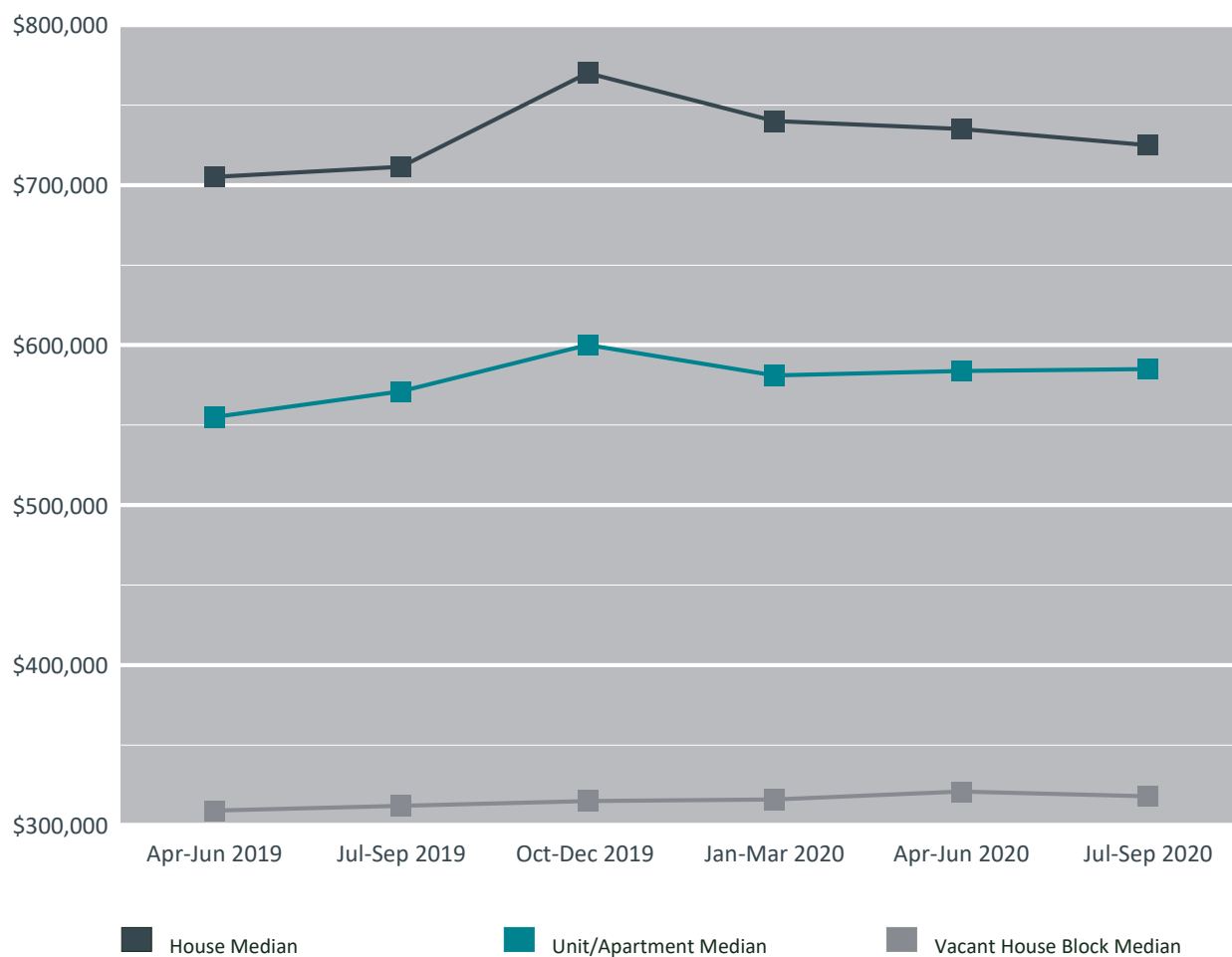
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2019	17,968	600,000	0.0	8,075	527,000	0.0	4,224	250,000	0.0
Jul-Sep 2019	19,058	600,000	0.0	8,962	540,000	2.5	5,684	266,300	6.5
Oct-Dec 2019	22,542	642,000	7.0	10,213	570,000	5.6	6,039	270,000	1.4
Jan-Mar 2020	17,531	620,000	-3.4	7,977	550,000	-3.5	5,388	269,800	-0.1
Apr-Jun 2020	14,303	620,000	0.0	6,254	558,000	1.5	5,865	272,500	1.0
Jul-Sep 2020	13,456	574,900	-7.3	5,085	530,000	-5.0	8,186	265,000	-2.8

MELBOURNE METROPOLITAN AREA

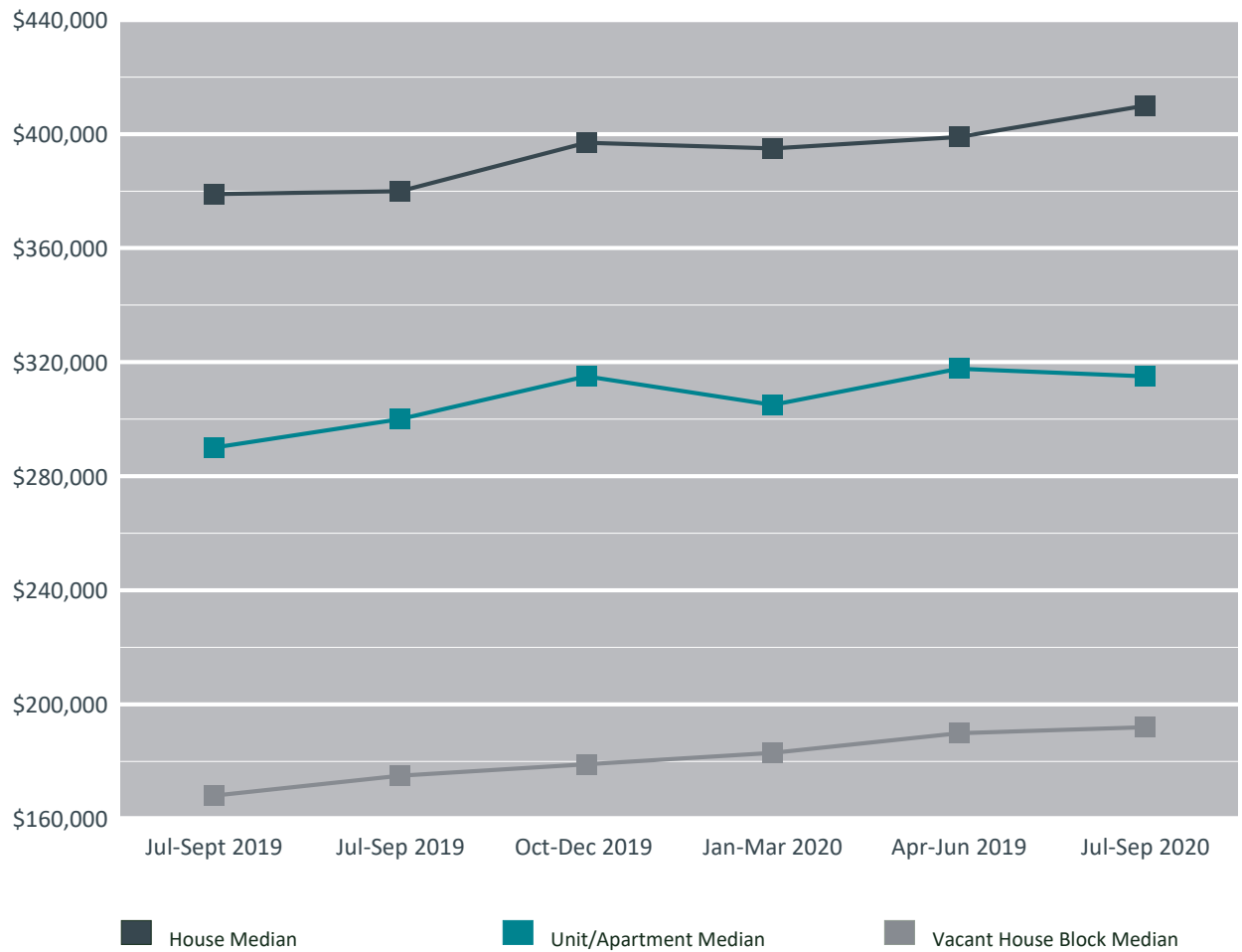
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2019	12,296	705,000	0.0	7,095	555,000	0.0	2,122	309,000	0.0
Jul-Sep 2019	12,866	711,400	0.9	7,885	571,000	2.9	3,193	312,000	1.0
Oct-Dec 2019	15,428	770,000	8.2	9,037	600,000	5.1	3,481	315,000	1.0
Jan-Mar 2020	11,293	740,000	-3.9	6,958	581,000	-3.2	2,995	316,000	0.3
Apr-Jun 2020	9,413	735,000	-0.7	5,572	583,800	0.5	3,229	320,900	1.6
Jul-Sep 2020	6,842	725,000	-1.4	4,054	585,000	0.2	4,099	318,000	-0.9

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2019	5,672	379,000	0.0	980	290,000	0.0	2,102	167,900	0.0
Jul-Sep 2019	6,192	380,000	0.3	1,077	300,000	3.4	2,491	175,000	4.2
Oct-Dec 2019	7,114	397,000	4.5	1,176	315,000	5.0	2,558	178,900	2.2
Jan-Mar 2020	6,238	395,000	-0.5	1,019	305,000	-3.2	2,393	183,000	2.3
Apr-Jun 2020	4,890	399,000	1.0	682	317,800	4.2	2,636	189,900	3.8
Jul-Sep 2020	6,614	410,000	2.8	1,031	315,000	-0.9	4,087	192,000	1.1

MEDIAN HOUSE PRICES

Jul-Sep 2019 to Jul-Sep 2020

Locality	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	No. of Sales Jul-Sep 2020	No. of Sales 2020	Change (%)	
								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
ABBOTSFORD	1160000	1027500	1230000	1080000 [^]	1260000 [^]	8	33	8.6	16.7
ABERFELDIE	1352500 [^]	1650000	1732500 [^]	1375000	1600000 [^]	6	25	18.3	16.4
AINTREE	575000	620400	675000	685000	740000 [^]	8	52	28.7	8.0
AIREYS INLET	700000 [^]	1400000 [^]	1050000 [^]	1010000 [^]	1300000 [^]	7	19	85.7	28.7
AIRPORT WEST	810500	851000	832500	798500	775000	15	69	-4.4	-2.9
ALBANVALE	500000	517000	551500	505000 [^]	505000	11	34	1.0	0.0
ALBERT PARK	2465000	2220000	2040000	1777500	1738800 [^]	8	57	-29.5	-2.2
ALBION	600000 [^]	737500 [^]	765000 [^]	571000 [^]	755000 [^]	3	12	25.8	32.2
ALEXANDRA	285000	325000	388500	395000	340000	13	42	19.3	-13.9
ALFREDTON	498000	485100	500000	500000	510000	67	162	2.4	2.0
ALPHINGTON	1700000 [^]	1717500	1435500 [^]	1930000 [^]	1865000 [^]	5	19	9.7	-3.4
ALTONA	887500	941000	1010000	925000	820000	24	77	-7.6	-11.4
ALTONA EAST	900000 [^]	855000 [^]	802500	892000 [^]	805000 [^]	4	19	-10.6	-9.8
ALTONA MEADOWS	625000	612500	650000	600000	625000	13	51	0.0	4.2
ALTONA NORTH	742500	801000	835000	812500	910000	17	79	22.6	12.0
ANGLESEA	1000000	1115000	965000	863000	1035000	26	66	3.5	19.9
APOLLO BAY	600000 [^]	545000	730000	590000 [^]	640000 [^]	7	23	6.7	8.5
ARARAT	219000	227500	234000	240000	280300	44	127	28.0	16.8
ARDEER	575000	572000	600000 [^]	575000 [^]	630000 [^]	3	14	9.6	9.6
ARMADALE	2610000	2825000	2320000	2500000	2054000	11	45	-21.3	-17.8
ARMSTRONG CREEK	540000	527500	531000	550000	572500	65	156	6.0	4.1
ASCOT (GREATER BENDIGO)	425400 [^]	415000	453800	442500	480000 [^]	3	27	12.8	8.5
ASCOT VALE	978800	1030000	1205000	1280000	1328800	18	94	35.8	3.8
ASHBURTON	1760000	1722500	1530000	1528000	1666800	11	48	-5.3	9.1
ASHWOOD	1210000	1219400	1156500	1235000	1210500 [^]	6	28	0.0	-2.0
ASPENDALE	1032500	963000	1187500	1031500	1115000	20	56	8.0	8.1
ASPENDALE GARDENS	836000 [^]	881500	925000	985000 [^]	1002500 [^]	2	20	19.9	1.8
ATTWOOD	716000 [^]	632000 [^]	680000 [^]	813800 [^]	714000 [^]	2	15	-0.3	-12.3
AVENEL	351000 [^]	370000 [^]	445000 [^]	535000 [^]	550000 [^]	3	9	56.7	2.8
AVOCA	160000 [^]	230000 [^]	265000 [^]	225000 [^]	235000 [^]	2	15	46.9	4.4
AVONDALE HEIGHTS	800000	856000	843800	791000	795000	15	66	-0.6	0.5
BACCHUS MARSH	498500	505000	490000	525000	525500	36	98	5.4	0.1
BADGER CREEK	435000 [^]	498000 [^]	497500 [^]	572500 [^]	525000 [^]	3	10	20.7	-8.3
BAIRNSDALE	274500	286000	293800	277500	284000	65	151	3.5	2.3
BALACLAVA	1502500	1361000 [^]	1436000 [^]	1390000 [^]	1414000 [^]	6	22	-5.9	1.7
BALCOMBE	1140000	1103000	1070000	1332500	1170000	22	73	2.6	-12.2
BALLAN	479500	451000	534500	470000 [^]	418800 [^]	8	32	-12.7	-10.9
BALLARAT CENTRAL	505000	522500	590000	550000	530000	31	83	5.0	-3.6
BALLARAT EAST	340000	379000	375500	370000	402500	30	89	18.4	8.8
BALLARAT NORTH	400000	457500	412500	421000	371000	24	53	-7.3	-11.9
BALNARRING	825000 [^]	800000 [^]	970000 [^]	782500 [^]	1015000 [^]	3	16	23.0	29.7

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BALNARRING BEACH	1310500*	1275000^	1175000^	1138500^	1350000^	1	10	NA	18.6
BALWYN	2400000	2408000	2267500	2140000	2115000	16	68	-11.9	-1.2
BALWYN NORTH	1752000	1917400	2000100	1872500	1800000	36	149	2.7	-3.9
BANDIANA	365000^	400300^	369000^	456300^	325000^	1	8	-11.0	-28.8
BANNOCKBURN	555000	547500	567500	555000	552500	26	68	-0.5	-0.5
BARANDUDA	409000^	407500	449000^	398500^	409500^	4	17	0.1	2.8
BARWON HEADS	913500	1027500	1390000	958500	1052500	22	55	15.2	9.8
BAXTER	482500^	569000	541500^	577500^	566000^	6	20	17.3	-2.0
BAYSWATER	736000	800000	757500	747000	700000	15	62	-4.9	-6.3
BAYSWATER NORTH	707900	695600	759500	690000	788000	10	51	11.3	14.2
BEACONSFIELD	650000	640000	710000	765000	672500	12	65	3.5	-12.1
BEAUFORT	225000^	238500	294500^	320000^	322500^	2	17	43.3	0.8
BEAUMARIS	1680000	1637500	1690000	1800000	1690000	22	78	0.6	-6.1
BEECHWORTH	520000	499000	480000	439100	525000	17	42	1.0	19.6
BELGRAVE	620000	691000	664100	641000	650000	13	37	4.8	1.4
BELGRAVE HEIGHTS	770000^	622500^	702500^	750000^	750000*	0	11	NA	NA
BELL PARK	487500	480000	500800	500000	495000	19	60	1.5	-1.0
BELL POST HILL	457500	476000	560000	492500	497400	27	60	8.7	1.0
BELLFIELD (BANYULE)	844500^	750000^	735000^	910000^	750000^	4	13	-11.2	-17.6
BELMONT	558800	561000	575500	585000	615000	76	180	10.1	5.1
BENALLA	286500	292000	298000	269500	310000	47	134	8.2	15.0
BENDIGO	390000	413000	430000	506000	500000	26	87	28.2	-1.2
BENTLEIGH	1376000	1411000	1510000	1469000	1500000	17	72	9.0	2.1
BENTLEIGH EAST	1225000	1250000	1260800	1155000	1160000	45	174	-5.3	0.4
BERWICK	692500	675000	715500	680000	682500	100	360	-1.4	0.4
BEVERIDGE	620300^	550000^	600000^	555000^	532000	13	30	-14.2	-4.1
BIRCHIP	108500^	130500^	102500^	140000^	111000^	5	15	2.3	-20.7
BIRREGURRA	462800^	423000^	465000^	551000^	379000^	1	12	-18.1	-31.2
BITTERN	577500	605000	615000	567500^	627500	10	24	8.7	10.6
BLACK HILL	532500^	515000	420000^	405000^	400000^	7	23	-24.9	-1.2
BLACK ROCK	1939300	1727500	1920000	2220000	2110000^	2	29	8.8	-5.0
BLACKBURN	1310000	1380000	1355500	1387500	1387500	22	84	5.9	0.0
BLACKBURN NORTH	978500	1152000	1090000	1046500	872000^	6	46	-10.9	-16.7
BLACKBURN SOUTH	1003000	1180000	1170000	1061800	1027500	12	51	2.4	-3.2
BLACKWOOD	340000^	405000^	405000*	542500^	435000^	3	11	27.9	-19.8
BLAIRGOWRIE	912500	950000	937500	945000	1045000	26	95	14.5	10.6
BLIND BIGHT	520000^	555000^	600000^	560000^	545000^	4	15	4.8	-2.7
BONBEACH	900000	908000	965000	900000	885000	11	44	-1.7	-1.7
BONSHAW	399000^	348500^	430000^	415000^	474000^	2	8	18.8	14.2
BOOLARRA	230000^	283500^	283500*	245000^	175000^	1	2	-23.9	-28.6
BORONIA	700000	730000	725000	697500	710000	43	154	1.4	1.8

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BOTANIC RIDGE	675000	720600	726000	720000	762500	23	81	13.0	5.9
BOX HILL	1677000	1552500	1613000	1383000^	1429000^	5	28	-14.8	3.3
BOX HILL NORTH	1222500	1265000	1200000	1210000	1180000	19	54	-3.5	-2.5
BOX HILL SOUTH	1296400	1283400	1370000	1179500	1060000	11	42	-18.2	-10.1
BRAYBROOK	649000	669000	705000	671500	642000	25	79	-1.1	-4.4
BREAKWATER	392000^	405000^	405000*	418300^	410000^	1	5	4.6	-2.0
BRIAGOLONG	279000^	300000^	300000*	262500^	310000^	3	9	11.1	18.1
BRIAR HILL	816300^	868000	900000^	845000^	875000^	2	9	7.2	3.6
BRIGHT	725000^	575000	645000^	629900	620000	13	32	-14.5	-1.6
BRIGHTON	3005000	2707500	2964400	2825000	3325000	23	120	10.6	17.7
BRIGHTON EAST	1700300	1762500	1797500	1850000	1895000	28	94	11.5	2.4
BROADFORD	420000	445000	412500	420000	503800	16	52	19.9	19.9
BROADMEADOWS	490000	562700	566300	554800	550000	20	48	12.2	-0.9
BROOKFIELD	440000	480000	512000	460000	530000	23	100	20.5	15.2
BROOKLYN	750000^	675000^	617500^	725000^	638800^	4	11	-14.8	-11.9
BROWN HILL	435000	467500	486000	465000^	465500	16	36	7.0	0.1
BRUNSWICK	1037500	1155000	1208000	1095000	963000	25	95	-7.2	-12.1
BRUNSWICK EAST	1192000	992800	1168500	1286500	1120000^	7	40	-6.0	-12.9
BRUNSWICK WEST	1074500	1140000	1120000	1180000	1135000	16	55	5.6	-3.8
BRUTHEN	275000^	276500^	215000^	215000*	348000^	2	4	26.5	NA
BULLEEN	1200000	1210000	1250000	1205000	1100000	12	55	-8.3	-8.7
BUNDOORA	754500	770000	767000	698500	695000	34	143	-7.9	-0.5
BUNINYONG	470000	445000	572500^	590000^	605000	13	26	28.7	2.5
BUNYIP	445000^	558000^	785000^	545000	535000^	7	23	20.2	-1.8
BURNSIDE	620000	616000	663000	673500^	583800^	8	30	-5.8	-13.3
BURNSIDE HEIGHTS	685000	595000	618000	651000	662500	10	43	-3.3	1.8
BURWOOD	1359000	1200000	1302500	1007500	1331000^	9	45	-2.1	32.1
BURWOOD EAST	1055000	1106000	1088000	1000000	930000	10	68	-11.8	-7.0
CAIRNLEA	772500	730000	807500	789500	800000^	9	41	3.6	1.3
CALIFORNIA GULLY	312500	290800	318000	300000	310000	23	63	-0.8	3.3
CAMBERWELL	2169000	2295000	2022800	2278900	1995000	20	95	-8.0	-12.5
CAMPBELLFIELD	505000	544000	530000^	515000^	575000^	7	20	13.9	11.7
CAMPBELLS CREEK	483000	530000	442000^	430000^	545000^	7	19	12.8	26.7
CAMPERDOWN	252500	295300	250000	258000	306500	16	54	21.4	18.8
CANADIAN	377500	357000	385100	427500	416000	19	59	10.2	-2.7
CANTERBURY	3268000^	3100000	2625000	2700000	2670000^	9	48	-18.3	-1.1
CAPE PATERSON	560000^	557500	657300	675000^	445000^	6	22	-20.5	-34.1
CAPE SCHANCK	1075000^	1010000^	1018500^	1095500^	1312500^	2	10	22.1	19.8
CAPEL SOUND	510000	500000	600000	565000	527500	18	54	3.4	-6.6
CARISBROOK	305000*	315000^	238500^	185000^	320000^	3	8	NA	73.0
CARLTON	1134000	1750000	1522500^	1227500^	1315000^	1	17	16.0	7.1

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CARLTON NORTH	1512500	1816000	1347500^	1600000^	1520000	13	30	0.5	-5.0
CARNEGIE	1262500	1507500	1371000	1366000	1356000	11	36	7.4	-0.7
CAROLINE SPRINGS	620000	652500	655000	680000	607500	32	152	-2.0	-10.7
CARRUM	836300	750000	900000^	979000^	690000^	7	22	-17.5	-29.5
CARRUM DOWNS	527500	544600	575000	550000	580000	50	197	10.0	5.5
CASTERTON	170000^	122500^	161500	120000^	117500	10	32	-30.9	-2.1
CASTLEMAINE	452000	559000	562500	480000	508800	28	79	12.6	6.0
CAULFIELD	1830000	1811000	2125000^	1795000^	1705000^	3	13	-6.8	-5.0
CAULFIELD EAST	1340000^	1372500^	1748500^	900000^	920000^	1	8	-31.3	2.2
CAULFIELD NORTH	2200000	2625000	2557500	1956000	1709000	11	57	-22.3	-12.6
CAULFIELD SOUTH	1360000	1722500	1725000	1727500	1735000	14	53	27.6	0.4
CHADSTONE	925000	1190000	1182000	966500	1145000^	7	27	23.8	18.5
CHARLEMONT	460000^	495300^	540000	533500^	535000^	8	27	16.3	0.3
CHARLTON	141000^	135000^	197500^	137500^	150000^	6	19	6.4	9.1
CHELSEA	900000	960000	880000	985000	1025000^	9	43	13.9	4.1
CHELSEA HEIGHTS	710000	790400	845000	790000^	770000^	9	30	8.5	-2.5
CHELTENHAM	1137000	1175000	1170000	1146000	1085000	17	71	-4.6	-5.3
CHELTENHAM EAST	935000	955500	1038000^	917500^	930000	11	28	-0.5	1.4
CHELTENHAM NORTH	1057500^	1036000^	950500	905000^	815000^	7	27	-22.9	-9.9
CHEWTON	475000^	532500^	576000^	520000^	403800^	2	7	-15.0	-22.4
CHILTERN	187200^	221500^	311100^	311100*	321000^	6	10	71.5	NA
CHIRNSIDE PARK	730000	675000	760000	770300	745000	26	108	2.1	-3.3
CHURCHILL	180000	192300	197000	210000	235000	27	72	30.6	11.9
CLARINDA	789000	846600	852500	843800	890000^	4	29	12.8	5.5
CLAYTON	1082500	1166000	1121000	1030000^	1005900^	4	24	-7.1	-2.3
CLAYTON NORTH	1240000^	1644000^	1655000^	1444400^	895100^	1	5	-27.8	-38.0
CLAYTON SOUTH	832000	880000	800000	830000^	830000^	5	23	-0.2	0.0
CLIFTON HILL	1250000	1553000	1538500	1345000	1040000^	6	31	-16.8	-22.7
CLIFTON SPRINGS	459800	489000	517000	505500	500000	45	118	8.7	-1.1
CLUNES	310000	372500^	305000^	360000^	292500	10	19	-5.6	-18.8
CLYDE	542500	582000	565800	590000	587500	34	130	8.3	-0.4
CLYDE NORTH	571000	605000	600000	592000	575000	60	224	0.7	-2.9
COBBLEBANK	493000	524000	465000^	528500	495000^	8	27	0.4	-6.3
COBDEN	195000^	300000^	230000^	276500^	293000^	4	19	50.3	6.0
COBRAM	302500	275000	304000	252000	239000	35	76	-21.0	-5.2
COBURG	953000	1070000	1132500	970000	1080000	26	129	13.3	11.3
COBURG EAST	960000^	934000	943500	945000	1090000^	5	41	13.5	15.3
COBURG NORTH	850000	825000	915000	862600	880000^	9	38	3.5	2.0
COCKATOO	570000	660000	600000	509000	635000	13	34	11.4	24.8
COHUNA	197000	192500	193000	240000	225000	17	42	14.2	-6.3
COLAC	300100	315000	352500	337500	347000	37	117	15.6	2.8

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COLDSTREAM	638600^	645000^	656000^	652000^	647800^	2	18	1.4	-0.7
COLERAINE	103000^	165000^	120000^	147500^	125000	11	20	21.4	-15.3
COLLINGWOOD	1010000	1173000	1172500	1602500	1048000^	6	28	3.8	-34.6
COOLAROO	438300^	455000^	480000^	420300^	500000^	4	13	14.1	19.0
COONANS HILL	815000^	905000	985000^	980000^	1050000^	3	15	28.8	7.1
COONGULLA	285000^	355800^	310000^	310000*	265000^	2	3	-7.0	NA
CORINELLA	335000^	345000^	467500^	450000^	595000^	6	19	77.6	32.2
CORIO	350000	374800	367500	380000	392500	56	147	12.1	3.3
CORONET BAY	347500	388800^	380000	380000^	364000^	8	25	4.7	-4.2
COROROKE	215000^	142000^	142000*	335000^	335000*	0	6	NA	NA
CORRYONG	282500^	241000^	211500	190000^	258500^	8	25	-8.5	36.1
COWES	600000	605000	542000^	602300	580000	13	32	-3.3	-3.7
COWES WEST	520000	475000	488500	466300	535300	34	110	2.9	14.8
CRAIGIEBURN	530000	539000	560800	567000	572600	126	481	8.0	1.0
CRANBOURNE	508800	501000	518800	492500	504900	50	174	-0.8	2.5
CRANBOURNE EAST	559500	593000	560000	540000	580000	47	155	3.7	7.4
CRANBOURNE NORTH	578200	570000	575000	596500	580000	33	168	0.3	-2.8
CRANBOURNE SOUTH	625000^	636800^	637900^	640000^	580500^	2	8	-7.1	-9.3
CRANBOURNE WEST	511000	530000	540000	530500	542500	43	212	6.2	2.3
CREMORNE	1190000^	1299500	1472500^	1051000^	1028000^	3	12	-13.6	-2.2
CRESWICK	350000^	365000	370000	380000	395000	17	51	12.9	3.9
CRIB POINT	568500	502800	577000	578800^	580000	12	33	2.0	0.2
CROYDON	725000	780000	767500	737000	742000	39	158	2.3	0.7
CROYDON HILLS	815500	868000	955000^	1004000	880000^	7	26	7.9	-12.4
CROYDON NORTH	815500	864000	902500	850000	802500	12	44	-1.6	-5.6
CROYDON SOUTH	688000	750000	762500	828000^	690000	11	40	0.3	-16.7
CURLEWIS	535000	570000	546000	485000	572500	20	45	7.0	18.0
DALLAS	442500	460000	480000	450000	475500^	8	36	7.5	5.7
DALYSTON	373500^	410000^	350000^	385000^	445000^	1	13	19.1	15.6
DANDENONG	600000	623500	630000	616000	599000	25	101	-0.2	-2.8
DANDENONG NORTH	605000	637500	651000	630000	635000	26	92	5.0	0.8
DARLEY	520100	555000	535000	485000	470000	22	75	-9.6	-3.1
DAYLESFORD	560000	600000	665000	638800	665000	19	55	18.8	4.1
DEEPDENE	2680000^	2880000^	5475000^	2915000^	3150000^	5	9	17.5	8.1
DEER PARK	540000	602500	584500	558000	565000	28	121	4.6	1.3
DELACOMBE	365000	395000	365000	392500	425000	27	64	16.4	8.3
DELAHEY	535000	590000	602000	541500	580000	15	45	8.4	7.1
DENNINGTON	280000^	405000^	427300^	390000	382500^	8	25	36.6	-1.9
DERRIMUT	671500	680000	630000	645000	607000^	4	33	-9.6	-5.9
DIAMOND CREEK	775000	741800	762200	749000	770000	18	79	-0.6	2.8
DIGGERS REST	495000	567500	530000	537800	573500	10	39	15.9	6.6

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DIMBOOLA	95000^	93000^	157000^	222500^	150000	13	23	57.9	-32.6
DINGLEY VILLAGE	860000	890000	940000	880000^	920000	13	37	7.0	4.5
DINNER PLAIN	610000^	515000^	452500^	557500^	697500^	6	16	14.3	25.1
DONALD	145000^	105000	164000^	125000	132000	12	31	-9.0	5.6
DONCASTER	1280000	1300000	1326300	1235000	1255000	23	102	-2.0	1.6
DONCASTER EAST	1185000	1267500	1270400	1237500	1217500	38	158	2.7	-1.6
DONNYBROOK	510000^	540000^	622500	707500^	725000^	1	13	42.2	2.5
DONVALE	1285000	1199000	1150000	1123500	1115000^	8	43	-13.2	-0.8
DOREEN	585000	611000	620000	597500	600500	62	245	2.6	0.5
DOVETON	450000	485000	490000	463000	490000	23	75	8.9	5.8
DROMANA	708000	655500	725000	800000	760000	18	76	7.3	-5.0
DROUIN	425000	451300	467500	462500	450000	66	168	5.9	-2.7
DRYSDALE	572500	636300	630000	517500	600000	15	37	4.8	15.9
DUNKELD	292500^	172500^	267500^	610000^	220000^	6	11	-24.8	-63.9
DUNNSTOWN	-	607500^	549900^	390000^	485000^	1	3	0.0	24.4
DUNOLLY	257000^	158800^	209000^	245000^	212000^	3	9	-17.5	-13.5
EAGLE POINT	382000^	425000^	370800^	468000^	397500^	5	18	4.1	-15.1
EAGLEHAWK	329000	336000	344800	325500	363000	19	72	10.3	11.5
EAGLEMONT	1799000^	1630000	1875000	2029000^	1790000^	4	27	-0.5	-11.8
EAST BAIRNSDALE	235000^	313000^	335000^	314500^	316000^	8	15	34.5	0.5
EAST BENDIGO	388500	409300	398500^	344000^	408300	12	27	5.1	18.7
EAST GEELONG	590000	710000	865000	760000^	815000	16	35	38.1	7.2
EAST MELBOURNE	3350000^	3837500^	2350000^	2100000^	2100000*	0	6	NA	NA
EAST WARBURTON	525000^	469000^	532500^	593000^	593000*	0	5	NA	NA
EASTWOOD	440000	410000	395000	437500	413000	13	38	-6.1	-5.6
ECHUCA	386300	370000	382000	427500	382500	62	143	-1.0	-10.5
EDENHOPE	104000^	162800	162800*	177000^	160000	12	13	53.8	-9.6
EDITHVALE	950000	1055000	1067500	960000	1005000	11	44	5.8	4.7
EILDON	207500^	260000^	282500	283000^	290000^	5	20	39.8	2.5
ELIMINYT	462500^	469000^	380000	482500^	475000^	7	27	2.7	-1.6
ELMORE	332500^	210500^	235000^	377500^	273400^	4	14	-17.8	-27.6
ELSTERNWICK	2055000	1927500	2375000^	2062500^	2355000^	8	25	14.6	14.2
ELTHAM	937500	982500	915000	986000	855000	15	93	-8.8	-13.3
ELTHAM NORTH	1044500	930000	1000000	991000	1135000^	7	38	8.7	14.5
ELWOOD	1955000	1995000	1730000	2040000	2277500	14	61	16.5	11.6
EMERALD	662500	700000	742500	700000	670000^	7	40	1.1	-4.3
ENDEAVOUR HILLS	620000	638000	658300	645000	648300	31	144	4.6	0.5
EPPING	524400	580000	579800	567500	570000	51	194	8.7	0.4
EPSOM	366300	375000	410000	416800	430000	23	60	17.4	3.2
ESSENDON	1400000	1550000	1453500	1387500	1280000	19	91	-8.6	-7.7
ESSENDON NORTH	935000^	1100000^	1090000^	1260000^	1047500^	2	11	12.0	-16.9

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ESSENDON WEST	1140000^	1320000^	1378000^	1300000^	1257500^	2	12	10.3	-3.3
EUMEMMERRING	561500^	520000^	556500^	525000^	540000^	1	13	-3.8	2.9
EUREKA	345000^	371500^	315000^	475000^	320000^	3	6	-7.2	-32.6
EUROA	250000	338000	360000	355000^	360000	14	31	44.0	1.4
EYNESBURY	599500	578000	547000	630000	570000^	5	29	-4.9	-9.5
FAIRFIELD	1060000	1215000	1445000^	1240000^	1425500	10	23	34.5	15.0
FAIRHAVEN	742500^	1395000^	1420000^	2200000^	1220000^	1	8	64.3	-44.5
FAWKNER	690000	702000	708300	710000	687000	20	81	-0.4	-3.2
FERNTREE GULLY	706500	765000	758300	729400	740000	33	157	4.7	1.5
FERNY CREEK	728000^	703500^	920000^	815000^	750000^	3	8	3.0	-8.0
FINGAL	1280000^	1860000^	991300^	1176000^	1475000^	6	16	15.2	25.4
FITZROY	1392500	1570000	1340000	1459000^	1440000^	6	33	3.4	-1.3
FITZROY NORTH	1275000	1450000	1672500	1625000	1450000^	8	59	13.7	-10.8
FIVEWAYS	957500^	637000^	490000^	411000^	535000^	5	9	-44.1	30.2
FLEMINGTON	1100000	1019500	1017000	915000^	985000^	3	29	-10.5	7.7
FLINDERS	1400000^	1415000	1653000^	2472500^	2432500^	6	18	73.8	-1.6
FLORA HILL	361000	385000	384500	362500	390000	15	39	8.0	7.6
FLOWERDALE	285000^	405000^	420000^	398000^	317500^	2	9	11.4	-20.2
FOOTSCRAY	816000	883500	970000	810000	801100	17	69	-1.8	-1.1
FOREST HILL	990000	925000	1075000	978500	962500^	6	38	-2.8	-1.6
FOSTER	320000	330000	400000^	349000^	387500^	6	18	21.1	11.0
FRANKSTON	586300	600000	618000	616600	615000	81	292	4.9	-0.3
FRANKSTON NORTH	427500	430800	455000	435000	428000	22	67	0.1	-1.6
FRANKSTON SOUTH	827500	841500	820000	866500	840000	41	135	1.5	-3.1
FRASER RISE	579000	640000	635000	605000	611800	16	63	5.7	1.1
FYANSFORD	650000*	787000^	750000^	1007500^	806000^	5	11	NA	-20.0
GARDEN CITY	1470000^	1300000^	1387500^	1315000^	1750000^	1	6	19.0	33.1
GARFIELD	540000^	530000^	600000^	610000^	623300^	4	11	15.4	2.2
GEELONG	710800	658000	795000	1150000^	823500	17	35	15.9	-28.4
GEELONG WEST	680000	688000	770000	705000	723600	30	89	6.4	2.6
GEMBROOK	602500	676000	630000^	600000^	730000^	3	12	21.2	21.7
GISBORNE	730000	757500	782000	810000	830000	26	90	13.7	2.5
GLADSTONE PARK	642000	650000	650000	610000	632000	11	55	-1.6	3.6
GLEN HUNTLY	1602000^	1440000^	1350500^	1149000^	1017500^	4	11	-36.5	-11.4
GLEN IRIS	1920000	2094000	2100000	2080000	2142000	27	106	11.6	3.0
GLEN WAVERLEY	1250000	1339800	1285000	1236000	1260000	43	192	0.8	1.9
GLENROWAN	365000^	372500^	372500*	330000^	345000^	3	8	-5.5	4.5
GLENROY	705000	747500	740000	715000	760000	19	87	7.8	6.3
GOLDEN BEACH	255300^	220000^	300000^	250000^	262500	10	21	2.8	5.0
GOLDEN POINT (BALLARAT)	392500	352500	378500	467500	395000	11	34	0.6	-15.5
GOLDEN SQUARE	333800	342500	365000	342600	386500	46	131	15.8	12.8

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GORDON	380000^	630000^	649500^	649500*	559000^	4	6	47.1	NA
GOUGHS BAY	274800^	365000^	500000^	263000^	382000^	3	10	39.0	45.2
GOWANBRAE	697000^	750000^	764000^	647500^	585000^	3	15	-16.1	-9.7
GRANTVILLE	392500^	460000	452500	360000^	375000^	5	24	-4.5	4.2
GREEN LAKE	304500^	195000^	375000^	360000^	253000^	2	13	-16.9	-29.7
GREENSBOROUGH	785600	825000	835000	864300	810000	35	114	3.1	-6.3
GREENVALE	707500	720000	721000	705000	721500	31	133	2.0	2.3
GROVEDALE	480000	530000	547000	530000	522500	62	158	8.9	-1.4
HADFIELD	726500	750000	730000	716300	780000^	9	42	7.4	8.9
HALLAM	555000	577500	590000	605500^	585300	13	52	5.5	-3.3
HALLS GAP	302800^	320000^	397500^	350000^	345000^	7	15	14.0	-1.4
HAMILTON	200000	220000	237500	212500	253800	70	171	26.9	19.4
HAMLYN HEIGHTS	550000	550500	560000	577500	535000	35	90	-2.7	-7.4
HAMPTON	1799000	1918000	1855000	1980000	2138800	20	76	18.9	8.0
HAMPTON EAST	1235000	1255000	1330000	1285000	1207500^	6	42	-2.2	-6.0
HAMPTON PARK	515500	510000	525000	530000	541500	42	165	5.0	2.2
HARCOURT	300000^	417500^	490000^	490000*	570000^	5	10	90.0	NA
HARKNESS	480000	480000	470000	465000	463000	37	134	-3.5	-0.4
HASTINGS	508500	512500	555000	555000	560000	19	83	10.1	0.9
HASTINGS WEST	441900^	450000	561000	547600^	465000	11	27	5.2	-15.1
HAWTHORN	1865000	2427500	2665000	2400000	2500000	21	83	34.0	4.2
HAWTHORN EAST	2412500	2250000	2177500	2370000	2806000	11	44	16.3	18.4
HEALESVILLE	547500	613000	570000	610000	591000	12	50	7.9	-3.1
HEATHCOTE	295500	320000	370000	340000^	280000^	5	23	-5.2	-17.6
HEATHERTON	985000^	1000000^	865000^	991000^	860000^	5	21	-12.7	-13.2
HEATHMONT	852000	915000	890000	940000	927500	14	46	8.9	-1.3
HEIDELBERG	1090500^	1305000	1325000	1092000^	1180000^	9	27	8.2	8.1
HEIDELBERG HEIGHTS	775000	770000	916000	705000	815000^	8	32	5.2	15.6
HEIDELBERG WEST	670000	662300	795000	681000	658500^	4	28	-1.7	-3.3
HEPBURN	445000^	450000^	485000^	560000^	482500^	4	10	8.4	-13.8
HEPBURN SPRINGS	540000	570000^	558800^	565000^	570000^	7	16	5.6	0.9
HERNE HILL	497500	532500	542500	583500	631000	13	37	26.8	8.1
HEYFIELD	169300^	183500	207500	197000^	240000	15	34	41.8	21.8
HEYWOOD	185500	162500^	210000	188000^	169800^	8	21	-8.5	-9.7
HIGHETT	1280000	1333800	1300000	1300000	1230000	13	70	-3.9	-5.4
HIGHTON	695000	692500	730000	710000	742500	77	199	6.8	4.6
HILLSIDE (MELTON)	630300	650000	671000	670000	657500	18	90	4.3	-1.9
HOPETOUN	91300^	152000^	160000^	168000^	110000^	8	18	20.5	-34.5
HOPPERS CROSSING	537500	525000	535000	550000	550000	62	248	2.3	0.0
HORSHAM	269000	265000	254000	242500	260000	93	243	-3.3	7.2
HUGHESDALE	1125500	1308500	1457500^	1402500^	1522500^	5	15	35.3	8.6

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HUNTINGDALE	871000^	1016000^	1220300^	1040000^	1040000*	0	8	NA	NA
HUNTLY	348800^	367500	372500	371000^	395000	18	36	13.3	6.5
HURSTBRIDGE	670000	740500	740000^	772500^	720000^	3	12	7.5	-6.8
INDENTED HEAD	797500^	615500	605000^	497500^	537500^	6	21	-32.6	8.0
INGLEWOOD	250000^	185000^	275000^	195000^	212000^	7	16	-15.2	8.7
INVERLOCH	575000	625000	649500	630000	622500	38	132	8.3	-1.2
INVERMAY PARK	450000^	500000	515000^	440000^	485000	15	27	7.8	10.2
IRONBARK	313000^	280000	465500^	372900	395000^	5	17	26.2	5.9
IRYMPLE	418000	393000	315000	290000	383300	22	52	-8.3	32.2
IVANHOE	1700000	1482500	1565000	1590000	1880000^	9	42	10.6	18.2
IVANHOE EAST	1853800^	2044000	2145000^	1712500^	3125000^	2	15	68.6	82.5
JACANA	524500	517500^	587500^	615000^	555000^	2	8	5.8	-9.8
JACKASS FLAT	313500^	338500	415000	415000*	360000^	9	20	14.8	NA
JAN JUC	887000	870100	933000^	920000	897500	12	36	1.2	-2.4
JEERALANG NORTH	185000^	242500^	236500^	337500^	175000^	7	15	-5.4	-48.1
JEPARIT	83500^	79500^	90000^	150000^	115000^	2	11	37.7	-23.3
JUNCTION VILLAGE	453200^	535000^	467500^	515000^	445000^	1	5	-1.8	-13.6
JUNORTOUN	530000^	537500^	590000^	614000^	570000^	5	12	7.5	-7.2
KALIMNA	269000^	310000^	320000^	350000^	356000	10	20	32.3	1.7
KALKALLO	547500	564000	545000	555000	550000	11	47	0.5	-0.9
KALLISTA	750000^	630000^	563800^	725000^	707500^	4	7	-5.7	-2.4
KALORAMA	590000^	695000^	609000^	657500^	796000^	2	9	34.9	21.1
KANGAROO FLAT	355000	350000	370000	360500	372500	51	148	4.9	3.3
KANGAROO GROUND SOUTH	800000^	970000^	1080000^	845000^	1350000^	3	11	68.8	59.8
KANIVA	119800^	177000^	137500^	96000^	99000^	5	13	-17.3	3.1
KEALBA	612000^	598000^	600000^	595000^	580000^	9	22	-5.2	-2.5
KEILOR	865000	875000	800000	913800^	792500^	6	27	-8.4	-13.3
KEILOR DOWNS	630000	690000	650500	680600	649000	12	38	3.0	-4.6
KEILOR EAST	885000	815000	834500	825000	840000	28	105	-5.1	1.8
KEILOR PARK	735000^	750000^	737500	689000^	725000^	3	19	-1.4	5.2
KENNINGTON	372500	374500	411000	437500	431000	20	60	15.7	-1.5
KENSINGTON	947000	1180000	1170000	985000	1133500	12	55	19.7	15.1
KERANG	168500	147000	160000	180000	195000	15	46	15.7	8.3
KEW	2200000	2700000	2200000	2150000	2400000	21	112	9.1	11.6
KEW EAST	1631000^	2000000^	1540500^	1785000^	1785000*	0	7	NA	NA
KEW NORTH	1897500^	1770000	2221500	1600000^	1800000^	9	30	-5.1	12.5
KEYSBOROUGH	770000	747500	773500	720000	760000	41	165	-1.3	5.6
KIALLA	453800	470000	420000	455000	495000	36	82	9.1	8.8
KILCUNDA	440000^	567500^	662000^	662500^	580000^	1	8	31.8	-12.5
KILLARA (WODONGA)	525000^	430000^	421000	427500^	470000	12	34	-10.5	9.9
KILMORE	422000	435000	476300	457500	470000	25	93	11.4	2.7

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KILSYTH	676300	677500	693300	658000	640000	25	102	-5.4	-2.7
KILSYTH SOUTH	680000^	854000^	856500^	875000^	912000^	3	12	34.1	4.2
KINGLAKE	555000^	550000^	620000^	585000^	530000^	3	13	-4.5	-9.4
KINGS PARK	499000	522500	550000	530000	525000^	9	45	5.2	-0.9
KINGSBURY	676000^	697500^	729000^	667500^	912500^	3	15	35.0	36.7
KINGSVILLE	1187500	998000	923500	1007000^	1040000^	8	21	-12.4	3.3
KNOXFIELD	846300	784500	812400	790000	801000^	9	41	-5.4	1.4
KOO WEE RUP	570000	547500^	510000	486300	480000	11	32	-15.8	-1.3
KOONDROOK	218500^	231300	253800^	170000^	335000^	5	14	53.3	97.1
KOROIT	327500^	380000^	360000	365000^	397200^	8	25	21.3	8.8
KORUMBURRA	326500	316300	385000	390000	360000	19	58	10.3	-7.7
KURUNJANG	412500	429000	425000	416000	443800	28	95	7.6	6.7
KYABRAM	261500	262500	267000	280000	320000	29	79	22.4	14.3
KYNETON	590000	622500	613800	570000	620000	29	74	5.1	8.8
LAKE BOGA	239000^	135000^	211500^	235000^	230000^	4	11	-3.8	-2.1
LAKE GARDENS	570000^	517500	638000	661300^	624000^	6	18	9.5	-5.6
LAKE TYERS BEACH	366300^	357500^	351000^	308000^	355000^	4	17	-3.1	15.3
LAKE WENDOUREE	1000000	855000	1200000^	1200000^	697500	14	29	-30.3	-41.9
LAKES ENTRANCE	277000	336500	330000	313500	390000	41	96	40.8	24.4
LALOR	580000	627000	625000	590000	629800	30	118	8.6	6.7
LANCEFIELD	477000	545000	510000^	537500	632000^	3	15	32.5	17.6
LANG LANG	497500	507000^	530000^	530000^	515000^	4	20	3.5	-2.8
LANGWARRIN	650000	631500	645000	633900	650000	47	178	0.0	2.5
LARA	495000	484500	552500	500000	550000	19	53	11.1	10.0
LARA LAKE	540000	550500	560800	545000	580000	48	108	7.4	6.4
LAUNCHING PLACE	512500^	566300	522500	600000^	535000^	5	18	4.4	-10.8
LAVERTON	547500	508400	560000	510000	568000	19	49	3.7	11.4
LAVERTON SOUTH	610300	650000	652500	645000	630000	11	40	3.2	-2.3
LEITCHVILLE	143375*	110500^	84300^	123500^	141000^	5	10	NA	14.2
LENEVA	452500^	420500	455000^	441000^	425000^	3	12	-6.1	-3.6
LEONGATHA	376000	360000	395000	385000	390000	23	71	3.7	1.3
LEOPOLD	520000	520000	535000	523800	517500	68	177	-0.5	-1.2
LILYDALE	657500	700000	725000	695000	715000	30	114	8.7	2.9
LINTON	310000^	433800^	337500^	309300^	338000^	1	8	9.0	9.3
LISMORE	138500^	87000^	237500^	210000^	201500^	2	7	45.5	-4.0
LOCH SPORT	262500	242500	239500	221500	272000	18	64	3.6	22.8
LONG GULLY	267500	303500	271000	290500	303800	12	42	13.6	4.6
LONGWARRY	405000	442500^	453000^	417500	430000	10	29	6.2	3.0
LORNE	1817500^	1450000	1637500	1020000^	1405000	14	32	-22.7	37.7
LOVELY BANKS	663000^	533100^	563000^	532500^	580000^	5	15	-12.5	8.9
LOWER PLENTY	770000^	950000^	1311500^	912200^	735000^	2	14	-4.5	-19.4

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LUCAS	431000^	465000	480000	440000	465000	25	64	7.9	5.7
LUCKNOW	282000^	265000^	435000^	343000^	241000^	4	14	-14.5	-29.7
LYNBROOK	580300	650000	615000	690000	640000	17	46	10.3	-7.2
LYNDHURST	661500	707500	695000	700800	710000	17	62	7.3	1.3
LYSTERFIELD	897000	951400	1145300	945000^	990000	11	32	10.4	4.8
MACEDON	790000^	718000^	880000^	885000^	1025000^	4	14	29.7	15.8
MACLEOD	1005000	920000	975000	950000	1016600	13	51	1.2	7.0
MADDINGLEY	470000	440000	518000	493500	522500	25	54	11.2	5.9
MAFFRA	250000	274500	274300	303800	292500	32	74	17.0	-3.7
MAIDEN GULLY	513800	505000	508800	570000	565000	12	35	10.0	-0.9
MAIDSTONE	745000	839000	775000	750000	720000	11	53	-3.4	-4.0
MALDON	482500	532500	424500^	410000^	517300	22	32	7.2	26.2
MALLACOOTA	512500^	305000^	415000^	355000^	315000^	6	17	-38.5	-11.3
MALVERN	2825500	2725000	2520000	2300000	2500000	12	44	-11.5	8.7
MALVERN EAST	1828500	1787500	1700000	2090000	1615000	30	117	-11.7	-22.7
MANIFOLD HEIGHTS	583500^	752500	1134500^	960000^	892500^	8	22	53.0	-7.0
MANOR LAKES	535000	563500	555000	545000	560000	23	103	4.7	2.8
MANSFIELD	495000	440000	440000	460000	500000	27	58	1.0	8.7
MARIBYRNONG	1015000	1150000	1035000	1030000	900000^	9	42	-11.3	-12.6
MARONG	440000^	375000^	375000^	465000^	456000	10	20	3.6	-1.9
MARSHALL	492500	480000	485000	499000^	510000	15	34	3.6	2.2
MARYBOROUGH	228500	241000	260000	265000	265000	50	119	16.0	0.0
MCCRAE	625000^	815000	850000	960000	887500	12	50	42.0	-7.6
MCKENZIE HILL	567500^	520000^	537500^	584000^	560000^	4	15	-1.3	-4.1
MCKINNON	1542500	1525000	1750000^	1592500	1410000^	5	22	-8.6	-11.5
MEADOW HEIGHTS	479000	511000	482500	507500	484000	20	79	1.0	-4.6
MELTON	397500	385000	390000	390000	375000	26	76	-5.7	-3.8
MELTON SOUTH	380900	391000	400500	395000	415000	27	100	9.0	5.1
MELTON WEST	413000	420000	470000	456000	469000	17	84	13.6	2.9
MENTONE	980000	1145000	972500	1160000	1035000^	7	48	5.6	-10.8
MERBEIN	226000^	210000^	198300	168000	195000	14	36	-13.7	16.1
MERINDA PARK	473500^	508000^	545000^	482000	518800^	4	23	9.6	7.6
MERNDA	555000	560000	553000	560000	553800	54	190	-0.2	-1.1
METUNG	405000^	390000	450000^	455000	465000	27	43	14.8	2.2
MICKLEHAM	530000	545000	550000	547500	580000	23	168	9.4	5.9
MIDDLE PARK	2700000^	3100000	3032500	1993000	2597500^	6	26	-3.8	30.3
MILDURA	315000	335100	315000	336000	335000	165	439	6.3	-0.3
MILL PARK	673000	684000	686000	700000	689000	28	131	2.4	-1.6
MILLGROVE	405000	425000	430000	430000	406300^	4	29	0.3	-5.5
MINERS REST	435000	420000	438000	420000	440000	27	55	1.1	4.8
MINYIP	64500^	140000^	95000^	65300^	67500^	6	14	4.7	3.4

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MIRBOO NORTH	320000^	322500	312500^	325000^	381500^	8	24	19.2	17.4
MITCHAM	925000	1040000	1092500	974500	902000	19	90	-2.5	-7.4
MITCHELL PARK	327500^	305000^	325000^	330000^	310000^	1	7	-5.3	-6.1
MOE	190000	241300	235000	209000	278500	40	137	46.6	33.3
MOGGS CREEK	1500000^	1500000*	1010000^	1350000^	1350000*	0	7	NA	NA
MONBULK	610000^	663000	633500	620000	645000	15	41	5.7	4.0
MONT ALBERT	1960000^	1655000	2050000^	1478000^	2560000^	2	16	30.6	73.2
MONT ALBERT NORTH	1417000^	1551000	1577500	1345000^	1357900^	7	23	-4.2	1.0
MONTMORENCY	838500	870000	904300	922800	967600	16	50	15.4	4.9
MONTROSE	723500	735000	720000	710000	757000^	9	35	4.6	6.6
MOONEE PONDS	1255000	1351000	1300000	1242500	1182000	16	71	-5.8	-4.9
MOORABBIN	1120000	1177500	1177500	1040000	1059000	11	47	-5.4	1.8
MOOROOLBARK	670800	735000	723000	687000	712500	48	175	6.2	3.7
MOORoopna	272300	231800	270000	223800	266800	34	96	-2.0	19.2
MORDIALLOC	1090000	1022500	1162500	997500	988000^	5	37	-9.4	-1.0
MORNINGTON	816300	872500	895000	860000	835000	66	245	2.3	-2.9
MORTLAKE	162500	165000	185500	180000^	252500	10	25	55.4	40.3
MORWELL	170500	183000	180000	185000	213800	82	251	25.4	15.5
MOUNT BEAUTY	300000^	290000	293500^	317500^	309000^	5	15	3.0	-2.7
MOUNT CLEAR	447500	407500	422500	400000	403800	24	51	-9.8	0.9
MOUNT DANDENONG	572500^	820000^	817000^	692500^	743500^	4	13	29.9	7.4
MOUNT DUNEED	563500	607000	570000	585000^	585000	26	55	3.8	0.0
MOUNT ELIZA	1150000	1213800	1280000	1200000	1210000	45	172	5.2	0.8
MOUNT EVELYN	602000	666100	705000	720000	722500	20	76	20.0	0.3
MOUNT HELEN	445000	509000^	450000	440000	460000	12	44	3.4	4.5
MOUNT MACEDON	940000^	850000^	1035800^	1140000^	865000^	4	12	-8.0	-24.1
MOUNT MARTHA	1316500	1510000	1400000	1335000	1242500	12	77	-5.6	-6.9
MOUNT PLEASANT	318800^	341500^	415000^	372500^	390000^	7	20	22.4	4.7
MOUNT WAVERLEY	1303000	1329300	1313000	1305000	1254400	34	171	-3.7	-3.9
MULGRAVE	881000	861000	850000	815000	826300	28	116	-6.2	1.4
MURCHISON	219500^	253500^	275000^	308000^	231800^	2	10	5.6	-24.8
MURRUMBEENA	1400800	1401300	1495000	1599000^	1483000^	6	27	5.9	-7.3
MURTOA	119000^	125000^	140000	122500^	148500^	3	19	24.8	21.2
MYRTLEFORD	296000	332500	351300	370000	400000	17	46	35.1	8.1
NAGAMBIE	365000^	430000	457500	423800^	490000^	7	23	34.2	15.6
NARRE WARREN	591000	620000	602500	600000	600000	47	182	1.5	0.0
NARRE WARREN NORTH	1030000	1064500	1185000^	1050000^	1215000^	5	18	18.0	15.7
NARRE WARREN SOUTH	620000	636800	647500	645000	672500	45	194	8.5	4.3
NATHALIA	181500^	225000	240000^	270000^	242500	11	21	33.6	-10.2
NEERIM SOUTH	375000^	520000^	577500^	425000^	511500^	2	11	36.4	20.4
NELSON	200000^	305000^	247500^	260000^	200000^	1	6	0.0	-23.1

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NERRINA	690000^	440000^	625000^	411000^	597500	10	23	-13.4	45.4
NEW GISBORNE	735000^	717500^	682500^	715000^	716500^	6	17	-2.5	0.2
NEWBOROUGH	257500	247000	272500	308000	303500	32	95	17.9	-1.5
NEWCOMB	455000	434000	468000	437500	470700	21	52	3.5	7.6
NEWINGTON	485000	516300^	605000^	575000^	908500^	8	15	87.3	58.0
NEWLANDS ARM	480000^	430500^	422800^	720000^	541300^	6	14	12.8	-24.8
NEWPORT	1075000	1000000	1082500	999000	1125000	22	87	4.7	12.6
NEWSTEAD	400000^	462500	419000^	419000*	480000^	5	8	20.0	NA
NEWTOWN (GREATER GEELONG)	755000	906000	1002500	880000	905000	44	115	19.9	2.8
NHILL	96500^	109500	107500	206800^	189000	14	38	95.9	-8.6
NICHOLS POINT	530000^	465500^	435000^	450000^	640000^	1	4	20.8	42.2
NIDDRIE	1147500	1050000	876300	897500	975300	10	42	-15.0	8.7
NOBLE PARK	633000	655000	649000	625000	650000	27	99	2.7	4.0
NOBLE PARK NORTH	597000	660000	676000^	645000	637000^	5	22	6.7	-1.2
NORLANE	350000	350000	366500	363500	373500	27	75	6.7	2.8
NORTH BENDIGO	320000	315000	360000	400000	375000	19	52	17.2	-6.3
NORTH GEELONG	490000^	548000^	682500	555000	525000	17	42	7.1	-5.4
NORTH MELBOURNE	1301000	1510000	1120000^	1061100	1150000^	5	24	-11.6	8.4
NORTH WONTHAGGI	429000	357000	410000	366500^	435000	15	41	1.4	18.7
NORTHCOTE	1340000	1465000	1400000	1420500	1348000	21	112	0.6	-5.1
NUMURKAH	245000	230000	232000	235000	249000	18	46	1.6	6.0
NUNAWADING	941500	1044400	1170500	930000	951000	11	62	1.0	2.3
NYAH WEST	88500^	97000^	120000^	120000*	129000^	5	8	45.8	NA
OAK PARK	947500	926000	1005800	875000	887500	10	39	-6.3	1.4
OAKLEIGH	1100000	1135000	1200000	1065000	1490000^	5	31	35.5	39.9
OAKLEIGH EAST	1026100^	959000^	967000^	995000^	940500^	5	16	-8.3	-5.5
OAKLEIGH SOUTH	886000	1112500	1015000	970100	960000	16	57	8.4	-1.0
OCEAN GROVE	687500	752500	711300	744000	780000	123	270	13.5	4.8
OFFICER	550000	554000	587500	590000	592500	46	179	7.7	0.4
OFFICER SOUTH	767000^	714000^	864000^	864000*	864000*	0	5	NA	NA
OLINDA	700000^	815000^	710000^	590000^	1150000^	3	11	64.3	94.9
OMELO	305000^	242500^	238000^	238000*	230000^	3	8	-24.6	NA
ORBOST	260000	180000	177500	217000	215000	15	38	-17.3	-0.9
ORMOND	1460000^	1755000	1490000	1595000^	1700000^	5	29	16.4	6.6
OSBORNE	771500	830000	853000	850000	820800	18	63	6.4	-3.4
OUYEN	112300^	75000^	143800^	70500^	100000	11	23	-10.9	41.8
PAKENHAM	485500	503800	530000	493000	520000	171	596	7.1	5.5
PARADISE BEACH	212000^	235000^	248000^	183000^	382500^	2	10	80.4	109.0
PARK ORCHARDS	1605000^	1835000^	1570000^	1500000^	1530000^	3	8	-4.7	2.0
PARKDALE	1152500	1285000	1201000	1168500	1077500	18	75	-6.5	-7.8
PARKVILLE	2012500^	2300000^	1690000^	1625000^	1725000^	1	6	-14.3	6.2

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PASCOE VALE	847000	872500	930000	940000	930000	19	80	9.8	-1.1
PASCOE VALE SOUTH	966800	1130000	957500	989300^	933000^	6	22	-3.5	-5.7
PATTERSON GARDENS	890000^	946000^	967500^	905000^	1040000^	5	14	16.9	14.9
PATTERSON LAKES	823500	1037500	1300000	890000	1008000^	8	32	22.4	13.3
PAYNESVILLE	350000	370000	404000	318500	430800	32	79	23.1	35.2
PEARCEDALE	692000	700000	705000	580000^	597500^	4	24	-13.7	3.0
PETERBOROUGH	407300^	825000^	650000^	650000*	430000^	4	9	5.6	NA
PIONEER BAY	347500^	295000^	312500^	375000^	390000^	1	12	12.2	4.0
PLENTY	1400000^	1301000^	1120000^	1245000^	1361300^	2	11	-2.8	9.3
POINT COOK	653300	650000	660000	655000	640000	75	292	-2.0	-2.3
POINT LONSDALE	795000	845000	995000	812500	852500	22	50	7.2	4.9
POREPUNKAH	515100^	467000^	467500^	595500^	590000^	2	10	14.5	-0.9
PORT ALBERT	305000^	219000^	461000^	327500^	262500^	6	11	-13.9	-19.8
PORT FAIRY	625000	650000	632500	615000	656500	14	46	5.0	6.7
PORT MELBOURNE	1303000	1680000	1710000	1450000	1590000	21	76	22.0	9.7
PORT WELSHPOOL	150000^	300000^	330000^	283000^	340000^	4	13	126.7	20.1
PORTARLINGTON	590000	625000	636300	722000	747000	15	54	26.6	3.5
PORTLAND	275000	282000	317500	267500	280000	69	172	1.8	4.7
PORTSEA	2300000^	1860000	2570000	2100000^	1600000	11	34	-30.4	-23.8
PRAHRAN	1570000	1575000	1513500	1570500	1872500	22	84	19.3	19.2
PRESTON	956000	1043500	1026000	987000	990800	26	135	3.6	0.4
PRINCES HILL	2218500^	2212500^	1332000^	1743100^	1300000^	4	17	-41.4	-25.4
PYRAMID HILL	125000^	130000^	115000^	115000^	143000^	2	6	14.4	24.3
QUARRY HILL	350000	390000	369000	377500^	442500^	8	27	26.4	17.2
QUEENSCLIFF	825000	1105000^	990000	905000^	837500	12	30	1.5	-7.5
RAINBOW	85000^	67000^	77500^	60000^	73500^	4	13	-13.5	22.5
RAYMOND ISLAND	300000^	365000^	650000^	565000^	431800	10	14	43.9	-23.6
RED CLIFFS	206500	210200	210000	250000	270000	11	50	30.8	8.0
RED HILL	825000*	825000*	825000*	860000^	765000^	1	6	NA	-11.0
REDAN	348500	369000	357500	367500	400000	17	47	14.8	8.8
RESEARCH	930000^	1025000^	1400000^	927500^	1080000^	5	14	16.1	16.4
RESERVOIR	762500	795000	827000	792500	767500	46	224	0.7	-3.2
RHYLL	530000^	875000^	495000^	571500^	576800^	4	13	8.8	0.9
RICHMOND	1243500	1335000	1249500	1341000	1260000	27	109	1.3	-6.0
RIDDELLS CREEK	757500^	662500	685000^	650000^	710000^	7	17	-6.3	9.2
RINGWOOD	845000	813500	937500	896500	845000	19	81	0.0	-5.7
RINGWOOD EAST	779000	885000	925000	860000	830000	13	45	6.5	-3.5
RINGWOOD NORTH	865000	928000	890500	938000	946100	15	61	9.4	0.9
ROBINVALE	241500	220000^	196000^	265000	275000^	6	23	13.9	3.8
ROCHESTER	260000	255000	235000	220000	255000	21	43	-1.9	15.9
ROCKBANK	575000^	443000^	480000^	387500^	423000^	3	12	-26.4	9.2

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ROMSEY	597500	580300	627500	590000	613800	19	56	2.7	4.0
ROSANNA	1105000	1126000	1105000	1200000^	1125000^	9	34	1.8	-6.3
ROSEBUD	542500	560000	582500	535000	590000	57	184	8.8	10.3
ROSEBUD SOUTH	699000	730000	865000	650000	802500	11	45	14.8	23.5
ROSEDALE	177500	215000^	218000	260000^	305000^	9	25	71.8	17.3
ROWVILLE	837000	860000	805000	822500	850000	47	218	1.6	3.3
ROXBURGH PARK	545000	570000	579000	547500	570000	28	137	4.6	4.1
RUPANYUP	159000^	85000^	140000^	140000*	65000^	1	6	-59.1	NA
RUSHWORTH	162500^	258000^	185000^	200000^	235000^	7	18	44.6	17.5
RUTHERGLEN	327000^	275000^	330000^	350000^	340000	12	23	4.0	-2.9
RYE	705000	685000	720000	716000	749000	63	207	6.2	4.6
SAFETY BEACH	805000	800000	980000	924900	825000	20	79	2.5	-10.8
SAILORS GULLY	282500*	257000^	211000^	260000^	346000^	2	10	NA	33.1
SALE	309000	329000	345000	275000	355000	91	190	14.9	29.1
SAN REMO	601000^	475000^	596300	500000^	564500	12	29	-6.1	12.9
SANCTUARY LAKES	620000	638000	620000	670000	660000	52	199	6.5	-1.5
SANDHURST	805000	887500	790000	810000	720000	15	53	-10.6	-11.1
SANDRINGHAM	1636300	1710000	1790000	1776000	1987500	16	60	21.5	11.9
SANDY POINT	410000^	445000^	517500	517500*	485000	11	21	18.3	NA
SASSAFRAS	767500^	860500^	768000^	809000^	2660000^	1	4	246.6	228.8
SAWMILL SETTLEMENT	465000^	404500^	305000^	318500^	318500*	0	7	NA	NA
SCORESBY	765900	863100	790000	760500	747500^	6	31	-2.4	-1.7
SEA LAKE	135000^	97500^	121500^	80500^	108000^	5	17	-20.0	34.2
SEABROOK	578800	673000	655000	647500	625000^	9	40	8.0	-3.5
SEAFORD	655500	685000	690000	677500	696000	26	137	6.2	2.7
SEAHOLME	1020000^	1100000^	960000^	895000^	955000^	3	14	-6.4	6.7
SEASPRAY	370000^	345000^	443000^	330000^	235000^	8	10	-36.5	-28.8
SEBASTOPOL	326000	320000	344500	327500	341800	42	116	4.8	4.4
SEDDON	925000	960000	1100000	1100000	1062500	12	42	14.9	-3.4
SELBY	731000^	597500^	705000^	743500^	585300^	2	11	-19.9	-21.3
SEVILLE	613300^	717500^	622800^	595000^	625100^	5	16	1.9	5.1
SEVILLE EAST	509500^	582000^	598000^	598000*	547500^	2	3	7.5	NA
SEYMOUR	285000	312500	310000	340000	322500	21	69	13.2	-5.1
SHEPPARTON	297500	274000	280000	310000	310000	136	362	4.2	0.0
SHEPPARTON NORTH	420000^	534500^	397000^	527500^	465000^	5	11	10.7	-11.8
SILVERLEAVES	660000^	575000^	620000^	575000^	733800^	2	11	11.2	27.6
SKIPTON	146000^	205000^	212000^	168000^	265000^	1	7	81.5	57.7
SKYE	610000	610000	608500	613500	590000	10	63	-3.3	-3.8
SMITHS BEACH	730000^	595000^	560000^	742000^	640000^	5	14	-12.3	-13.7
SMYTHESDALE	410000^	290000^	420000^	425000^	525000^	7	13	28.0	23.5
SOLDIERS HILL	462300	479000	554000	545000	515000	15	50	11.4	-5.5

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SOMERS	990000	1050000	880000	945000	1160000 [^]	7	31	17.2	22.8
SOMERVILLE	612500	600000	606000	637000	610000	32	98	-0.4	-4.2
SORRENTO	1485000	1440000	1500000	1586700	1435000	18	74	-3.4	-9.6
SOUTH GEELONG	677300 [^]	691500 [^]	679000 [^]	610000 [^]	1065000 [^]	2	4	57.3	74.6
SOUTH KINGSVILLE	915000 [^]	859000 [^]	975000	1146000 [^]	792000 [^]	1	15	-13.4	-30.9
SOUTH MELBOURNE	1528000	1720000	1550000	1337500	1650000	11	52	8.0	23.4
SOUTH MORANG	621000	661000	661000	609000	650000	43	148	4.7	6.7
SOUTH YARRA	2194000	1665500	2068800	1642500	1797500	18	56	-18.1	9.4
SPOTSWOOD	912500	1020000	1135000 [^]	906000	902500 [^]	4	19	-1.1	-0.4
SPRING GULLY	345000 [^]	382500	381000 [^]	405000 [^]	423000	14	27	22.6	4.5
SPRINGVALE	759000	762000	813600	755000	765000	14	47	0.8	1.3
SPRINGVALE SOUTH	685000	720000	712000	685000	730000	11	37	6.6	6.6
ST ALBANS	590000	630000	591500	590000	600000	40	149	1.7	1.7
ST ALBANS PARK	420000	432500	447500	450000 [^]	442000 [^]	9	36	5.2	-1.8
ST ANDREWS BEACH	695000 [^]	937500	992500 [^]	1370000 [^]	1076300 [^]	6	11	54.9	-21.4
ST ARNAUD	152500	195000 [^]	155000	145000 [^]	185500	11	31	21.6	27.9
ST HELENA	878500 [^]	1001000	990000 [^]	905000 [^]	1130000 [^]	1	16	28.6	24.9
ST KILDA	1467500	3017500	1771800 [^]	1315000	1162500 [^]	6	24	-20.8	-11.6
ST KILDA EAST	1511000	1565000	1679500	1580000 [^]	1352600 [^]	8	26	-10.5	-14.4
ST KILDA WEST	3100000 [^]	1737000 [^]	2450000 [^]	2630000 [^]	2550000 [^]	5	11	-17.7	-3.0
ST LEONARDS	577500	572500	520000	562500	603300	22	74	4.5	7.2
STAWELL	185000	197000	220000	155000	222500	34	100	20.3	43.5
STRATFORD	336500	302500	318500	315000	335000	20	43	-0.4	6.3
STRATHDALE	467000	490000	521000	410000	495000	27	67	6.0	20.7
STRATHFIELDSAYE	495000	460000	542500	526000	510000	25	56	3.0	-3.0
STRATHMERTON	277500 [^]	162500 [^]	162500 [*]	162500 [*]	195000 [^]	4	4	-29.7	NA
STRATHMORE	1325000	1500000	1218000	1260000	1412500	10	47	6.6	12.1
STRATHTULLOH	540000 [^]	540000 [^]	470000 [^]	520000	527500 [^]	8	32	-2.3	1.4
STUDFIELD	874000 [^]	920000	870000 [^]	830000 [^]	830000 [*]	0	6	NA	NA
SUNBURY	520000	560000	575000	550000	547500	86	357	5.3	-0.5
SUNDERLAND BAY	335000 [^]	412000 [^]	510800 [^]	390000 [^]	472000 [^]	5	10	40.9	21.0
SUNSET STRIP	460000 [^]	475800 [^]	510500 [^]	410000 [^]	489500 [^]	2	13	6.4	19.4
SUNSHINE	625000	770000	819500	700000	662000 [^]	7	46	5.9	-5.4
SUNSHINE NORTH	610000	677500	655000	647000	650000	15	43	6.6	0.5
SUNSHINE WEST	645000	655000	656300	647500	600000	20	70	-7.0	-7.3
SURF BEACH	617500 [^]	496000 [^]	492000 [^]	462500 [^]	453800 [^]	6	17	-26.5	-1.9
SURREY HILLS	1931000	1960000	1898000	1650000	1875000	12	69	-2.9	13.6
SWAN HILL	277500	292500	315000	290000	312500	42	112	12.6	7.8
SYDENHAM	565000	599500	600500	635000	653500	12	41	15.7	2.9
SYNDAL	1605000	1579500	1570000	1652000	1600000	12	34	-0.3	-3.1
TALLANGATTA	285000 [^]	260000 [^]	325000 [^]	165000 [^]	255000 [^]	5	11	-10.5	54.5

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TALLYGAROPNA	237000^	269000^	173000^	285000^	285000*	0	2	NA	NA
TARNEIT	561000	560000	554000	576500	548000	70	354	-2.3	-4.9
TATURA	282000^	272500	275000	301600	330000	21	62	17.0	9.4
TAWONGA SOUTH	383500^	382500^	375000^	380000^	491000	11	19	28.0	29.2
TAYLORS HILL	693500	734500	735000	705000	805000	19	65	16.1	14.2
TAYLORS LAKES	759500	765000	770000	722500	800000^	9	43	5.3	10.7
TECOMA	650000^	797500^	727500^	667500^	706000^	3	15	8.6	5.8
TEMPLESTOWE	1400000	1320000	1417500	1400000	1355000	27	73	-3.2	-3.2
TEMPLESTOWE LOWER	1102500	1200000	1250000	1144300	1138500	26	87	3.3	-0.5
TERANG	200000	172000	203500^	268000	282500	12	30	41.3	5.4
THE BASIN	752600	695000	778000^	833000	731300	12	32	-2.8	-12.2
THE HONEYSUCKLES	215000^	350000^	285000^	465000^	322500^	2	10	50.0	-30.6
THE PATCH	655500^	990000^	990000*	680000^	635000^	1	6	-3.1	-6.6
THOMASTOWN	600000	615000	632000	577000	628800	16	80	4.8	9.0
THOMSON (GREATER GEELONG)	387500^	425000^	419000^	420000^	437800^	8	19	13.0	4.2
THORNBURY	1115000	1250000	1230000	1120000	1215000	26	83	9.0	8.5
THORNHILL PARK	535000	552500	435000^	570000	580000^	9	28	8.4	1.8
TIMBOON	277500^	260000^	405000^	340000^	412500^	4	12	48.6	21.3
TONGALA	229000^	247500^	212500^	210000^	225000^	6	16	-1.7	7.1
TOONGABBIE	270000^	280300^	210000^	299000^	359000^	5	8	33.0	20.1
TOORA	275000^	310000^	222500^	230000^	277500^	4	8	0.9	20.7
TOORADIN	785000^	745000^	665000^	760000^	776300^	2	14	-1.1	2.1
TOORAK	4750000	5000000	4500000	5550000	5750000	16	45	21.1	3.6
TOOTGAROOK	617500	582000	630500	587500	620000	19	59	0.4	5.5
TORQUAY	765000	845000	815000	825000	850000	76	189	11.1	3.0
TRAFALGAR	407500	382500	410000	470000	435000	25	53	6.7	-7.4
TRARALGON	325000	340800	319500	333800	350300	158	412	7.8	4.9
TRARALGON EAST	577500^	430000^	454000^	500000^	540000^	5	12	-6.5	8.0
TRAVANCORE	1560000^	1250000^	1250000*	1685000^	1055000^	1	4	-32.4	-37.4
TRENTHAM	622000^	615000	592500	585000^	647500^	8	27	4.1	10.7
TRUGANINA	590000	570800	587000	590000	570000	56	238	-3.4	-3.4
TULLAMARINE	618000	619000	675000	597600^	620500^	4	18	0.4	3.8
TYABB	615000^	635000^	577000^	560000^	620000^	4	16	0.8	10.7
UPPER FERNTREE GULLY	602500	708000	691500^	965000^	725000^	9	18	20.3	-24.9
UPWEY	742000	718000	750000	700500	774500	12	49	4.4	10.6
VENTNOR	487500^	530000	535000	910000^	677500^	4	21	39.0	-25.5
VENUS BAY	335000	342500	350000	359000	361800	38	87	8.0	0.8
VERMONT	989500	1016500	1122500	1068000	975000	21	60	-1.5	-8.7
VERMONT SOUTH	1170000	1260000	1210000	1085000	1017500^	8	51	-13.0	-6.2
VIEWBANK	920000	998000	985000	915000	980000^	9	33	6.5	7.1
VIOLET TOWN	342500^	306400^	279000^	348000^	328500^	2	9	-4.1	-5.6

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WAHGUNYAH	314000^	350000^	395000^	395000*	264000^	6	10	-15.9	NA
WALLAN	489900	485000	492500	510000	536000	37	90	9.4	5.1
WALLAN EAST	445000	462000	470000	457000^	504300^	8	47	13.3	10.3
WANDANA HEIGHTS	690000^	878000^	980000^	697500^	719500	10	17	4.3	3.2
WANDIN NORTH	621000	630000^	721300^	715000^	587500^	4	11	-5.4	-17.8
WANGARATTA	299500	343000	330100	372000	340000	95	266	13.5	-8.6
WANTIRNA	951000	877500	930000	850000	885000	17	59	-6.9	4.1
WANTIRNA SOUTH	1012500	1050000	1088000	938800	939000	22	81	-7.3	0.0
WARBURTON	495000^	500000^	552500^	530000^	494000^	3	17	-0.2	-6.8
WARNEET	505000^	606000^	625000^	566000^	600000^	5	13	18.8	6.0
WARRACKNABEAL	115000	120000	142000^	136000	136000	11	32	18.3	0.0
WARRAGUL	460000	473000	485000	487500	477900	81	257	3.9	-2.0
WARRANTYTE	878000^	1050000	977500	1009000^	1075000^	7	33	22.4	6.5
WARRANWOOD	997000	893300	940000^	865000^	991000^	9	25	-0.6	14.6
WARRNAMBOOL	370000	387000	393800	397500	415500	132	348	12.3	4.5
WATERWAYS	1105000^	1270000^	1422400^	1282000^	1282000*	0	13	NA	NA
WATSONIA	753500	791000	826000	761300	782500	14	47	3.8	2.8
WATSONIA NORTH	706800^	764000	776800	800000^	868000^	3	21	22.8	8.5
WATTLE GLEN	815000^	755000^	765000^	822900^	876000^	3	13	7.5	6.5
WAURN PONDS	685000	650000	567500	717500^	645000	12	32	-5.8	-10.1
WEDDERBURN	167500^	135300^	135300*	125000^	137500^	8	11	-17.9	10.0
WEIR VIEWS	486500	430000	472500	493000	470000	15	43	-3.4	-4.7
WENDOUREE	331900	350000	357500	350000	360000	41	136	8.5	2.9
WENDOUREE WEST	257500^	282500^	300000^	258000^	310000^	4	17	20.4	20.2
WERRIBEE	525000	510000	515000	510000	518000	82	354	-1.3	1.6
WERRIBEE SOUTH	650000^	760000^	590000^	600000^	800000^	3	11	23.1	33.3
WEST FOOTSCRAY	830000	868000	840000	770000	886500	23	77	6.8	15.1
WEST MELBOURNE	1385000^	1640500^	1350000^	1340000^	976000^	5	12	-29.5	-27.2
WEST WODONGA	346500	340000	392500	372500	359000	63	153	3.6	-3.6
WESTALL	748000	761300^	739000	737000^	772000^	7	27	3.2	4.7
WESTGARTH	1765000	1472500	1441000^	1490000^	1600000^	5	14	-9.3	7.4
WESTMEADOWS	634400	622500	560000	570000	620000	13	45	-2.3	8.8
WHEELERS HILL	980000	1138000	1138500	1122500	1203000	26	98	22.8	7.2
WHITE HILLS	330000	360000	318500	425000	338500	14	43	2.6	-20.4
WHITTINGTON	372000	385000	412000	361300^	420000^	9	28	12.9	16.3
WHITTLESEA	569000	601300	604500	573500	628000^	9	43	10.4	9.5
WILLIAMS LANDING	656000	700000	687500	671300	670000	18	62	2.1	-0.2
WILLIAMSTOWN	1350000	1405000	1510000	1324000	1386500	16	76	2.7	4.7
WILLIAMSTOWN NORTH	851000^	1520000^	1290000^	890000^	880000^	4	11	3.4	-1.1
WIMBLEDON HEIGHTS	388300^	447500^	405000^	465000^	420000^	6	15	8.2	-9.7
WINCHELSEA	376500	438500	471300^	455000^	492500	10	21	30.8	8.2

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WINDSOR	1350000	1670000	1465000	1180000	1250000 [^]	6	34	-7.4	5.9
WINTER VALLEY	410000	440000	485000 [^]	457500	455000	19	38	11.0	-0.5
WODONGA	320000	353500	359000	340000	345000	88	273	7.8	1.5
WOLLERT	585000	577000	599500	580000	570000	53	262	-2.6	-1.7
WONGA PARK	888000 [^]	1685000 [^]	1038000 [^]	890000 [^]	910000 [^]	4	13	2.5	2.2
WONTHAGGI	369000	401500	385000	367500	371500	24	69	0.7	1.1
WOODEND	693500	717500	661300	705000	796000	19	53	14.8	12.9
WOOLAMAI WATERS	447500	512500	575000	460000	565800	14	43	26.4	23.0
WOORI YALLOCK	450000 [^]	570000	552200	525000	570000	11	40	26.7	8.6
WURRUK	245000 [^]	245000 [*]	180000 [^]	235000 [^]	260000 [^]	5	9	6.1	10.6
WY YUNG	360000	311000 [^]	315000 [^]	380000 [^]	387500 [^]	7	21	7.6	2.0
WYCHEPROOF	124500 [^]	100000 [^]	132500 [^]	115000 [^]	101500 [^]	4	12	-18.5	-11.7
WYNDHAM VALE	465000	485000	470000	473500	482500	42	173	3.8	1.9
YALLAMBIE	861000 [^]	878000	857000 [^]	830000 [^]	813500 [^]	4	16	-5.5	-2.0
YALLOURN NORTH	172500 [^]	213000 [^]	150000 [^]	200500 [^]	212500	10	21	23.2	6.0
YARRA GLEN	650000 [^]	703000	755500	640000 [^]	723000 [^]	5	20	11.2	13.0
YARRA JUNCTION	600000	580000	540000	602500	605000 [^]	6	30	0.8	0.4
YARRAGON	425000	430000 [^]	425000 [^]	375000 [^]	395000 [^]	7	19	-7.1	5.3
YARRAM	224000	249800	259000	247500	241000	11	37	7.6	-2.6
YARRAVILLE	1010000	986000	952500	1050000	960100	26	106	-4.9	-8.6
YARRAWONGA	372500	389800	398000	452500	482500	42	107	29.5	6.6
YEA	470500 [^]	420000	395000 [^]	421300 [^]	495000 [^]	6	21	5.2	17.5
YINNAR	300000 [^]	223000 [^]	295000 [^]	374000 [^]	365000 [^]	1	9	21.7	-2.4

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ABBOTSFORD	527000	548000	560000	572500	640000	18	85	21.4	11.8
ABERFELDIE	993500 [^]	672500 [^]	662800 [^]	405000 [^]	517500 [^]	2	7	-47.9	27.8
AIRPORT WEST	598000	645000	651500	640000	600000	11	37	0.3	-6.3
ALBERT PARK	1730000 [^]	892500 [^]	1139000 [^]	940000 [^]	500000 [^]	1	10	-71.1	-46.8
ALBION	297500	250000	469500	520000 [^]	380000 [^]	7	26	27.7	-26.9
ALEXANDRA	285000 [^]	260000 [^]	300000 [^]	435000 [^]	300000 [^]	1	5	5.3	-31.0
ALFREDTON	310000 [^]	312500	282000	380000 [^]	220000 [^]	5	21	-29.0	-42.1
ALPHINGTON	666000	574500	815000 [^]	695000 [^]	667500 [^]	8	20	0.2	-4.0
ALTONA	635000	620000	635000	666300	640000	17	59	0.8	-3.9
ALTONA EAST	767500 [^]	740000 [^]	680500 [^]	475000 [^]	552500 [^]	2	8	-28.0	16.3
ALTONA MEADOWS	560000 [^]	502000 [^]	453000 [^]	445000 [^]	515000 [^]	3	7	-8.0	15.7
ALTONA NORTH	710000	637500	625000	642500	677500	12	39	-4.6	5.4
APOLLO BAY	572500 [^]	372500 [^]	435800 [^]	470000 [^]	392500 [^]	3	8	-31.4	-16.5
ARARAT	258000 [^]	208500 [^]	184000 [^]	227800 [^]	205300 [^]	4	12	-20.4	-9.9
ARDEER	520000 [^]	555000 [^]	512500 [^]	482500 [^]	539000 [^]	3	10	3.7	11.7
ARMADALE	687500	675500	713000	530000	600000	14	62	-12.7	13.2
ASCOT VALE	510000	583500	645300	571000	516000	30	75	1.2	-9.6
ASHBURTON	1175500 [^]	1158000	1241500 [^]	929500 [^]	1282500 [^]	4	18	9.1	38.0
ASHWOOD	862000	923000	885500 [^]	836000	1072500 [^]	4	25	24.4	28.3
ASPENDALE	696300	755000	774500	790000 [^]	730000 [^]	5	25	4.8	-7.6
AVONDALE HEIGHTS	655000	715500 [^]	685000 [^]	641300 [^]	693000 [^]	1	6	5.8	8.1
BACCHUS MARSH	439000 [^]	382000 [^]	331500 [^]	312500 [^]	385000 [^]	7	22	-12.3	23.2
BAIRNSDALE	202000	250000 [^]	230000	280000 [^]	280000 [*]	0	13	NA	NA
BALACLAVA	540000	651500	621300	550000	643500	15	54	19.2	17.0
BALLAN	389000 [^]	325000 [^]	325000 [^]	404500 [^]	335000 [^]	3	10	-13.9	-17.2
BALLARAT CENTRAL	305000 [^]	250000 [^]	455000 [^]	253300 [^]	291500 [^]	3	17	-4.4	15.1
BALLARAT EAST	288500 [^]	319000 [^]	329400 [^]	370000 [^]	275000 [^]	5	12	-4.7	-25.7
BALLARAT NORTH	174500 [^]	345000 [^]	279000 [^]	245000 [^]	267000 [^]	5	12	53.0	9.0
BALWYN	810000	1200000	782500	725000	791400	12	53	-2.3	9.2
BALWYN NORTH	1150000	990000	1222900	1069000	1133000 [^]	6	33	-1.5	6.0
BARWON HEADS	635000 [^]	885000 [^]	1117500 [^]	637000 [^]	1100000 [^]	9	14	73.2	72.7
BAXTER	480000 [^]	539000 [^]	540000 [^]	477400 [^]	440000 [^]	2	7	-8.3	-7.8
BAYSWATER	610000	611000	571800	595000	545000	16	74	-10.7	-8.4
BAYSWATER NORTH	500000	478000	532500	480000	551000	11	41	10.2	14.8

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BEACONSFIELD	446100	550000 [^]	516900 [^]	467500 [^]	520000 [^]	1	13	16.6	11.2
BEAUMARIS	955500	875000	1289000	1100000	799000 [^]	4	30	-16.4	-27.4
BEECHWORTH	315000 [^]	595000 [^]	595000 [*]	375000 [^]	375000 [*]	0	1	NA	NA
BELL PARK	372500 [^]	418000	415000 [^]	400000 [^]	450000 [^]	9	19	20.8	12.5
BELLFIELD (BANYULE)	655800 [^]	666500 [^]	637500 [^]	770000 [^]	840000 [^]	3	17	28.1	9.1
BELMONT	401800	463800	484500	480000	402500	16	51	0.2	-16.1
BENALLA	202000 [^]	260000 [^]	186300	206000 [^]	202000 [^]	8	24	0.0	-1.9
BENDIGO	208000 [^]	340000 [^]	393800 [^]	381500 [^]	442500	10	18	112.7	16.0
BENTLEIGH	642500	726000	630000	616000	617500	38	126	-3.9	0.2
BENTLEIGH EAST	682500	810000	807000	875000	915000	25	106	34.1	4.6
BERWICK	540000	517000	550100	550000	547500	21	74	1.4	-0.5
BITTERN	515000 [^]	479000 [^]	520000 [^]	505000 [^]	490000 [^]	3	10	-4.9	-3.0
BLACK ROCK	835000	1000000	937500	720000 [^]	1130000 [^]	3	26	35.3	56.9
BLACKBURN	520000	736000	626500	678000	485000 [^]	7	58	-6.7	-28.5
BLACKBURN NORTH	752000 [^]	1020000 [^]	780000 [^]	740000 [^]	975000 [^]	6	19	29.7	31.8
BLACKBURN SOUTH	761000	770000 [^]	1035000 [^]	1000000 [^]	710000 [^]	5	14	-6.7	-29.0
BONBEACH	620500	575000	590000	607800	653800	18	55	5.4	7.6
BORONIA	566000	590000	590000	560000	535700	44	144	-5.4	-4.3
BOX HILL	545000	565500	501100	565000	455000	22	107	-16.5	-19.5
BOX HILL NORTH	900000	860000	840000	732000	850000	10	54	-5.6	16.1
BOX HILL SOUTH	617500	855000	830000	785000	645000 [^]	5	31	4.5	-17.8
BRAYBROOK	499000	600000	600000	560000	594800	10	50	19.2	6.2
BRIAR HILL	713000 [^]	677500	567000 [^]	820000 [^]	640000 [^]	7	17	-10.2	-22.0
BRIGHT	377500 [^]	500000 [^]	496000 [^]	419000 [^]	492500 [^]	4	11	30.5	17.5
BRIGHTON	1175500	1016500	1077300	1125000	875000	21	111	-25.6	-22.2
BRIGHTON EAST	1185000	1090000	1036000	1235000	880000 [^]	9	37	-25.7	-28.7
BROADMEADOWS	381000	408000	392500	420000	405000	11	48	6.3	-3.6
BROOKFIELD	465000 [^]	460000 [^]	460000 [*]	460000 [*]	460000 [*]	0	0	NA	NA
BROOKLYN	540000 [^]	605000	585500 [^]	602500 [^]	640000 [^]	9	22	18.5	6.2
BROWN HILL	289500 [^]	310000 [^]	312000 [^]	313500 [^]	334500 [^]	4	9	15.5	6.7
BRUNSWICK	562500	611000	569000	545500	526000	35	145	-6.5	-3.6
BRUNSWICK EAST	512000	530000	525000	465000	465800	32	166	-9.0	0.2
BRUNSWICK WEST	559500	516000	550000	540000	530000	41	150	-5.3	-1.9
BULLEEN	582300	696000	570000	770000	800000 [^]	7	32	37.4	3.9

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MEDIAN UNIT PRICES

Jul-Sep 2019 to Jul-Sep 2020

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								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
BUNDOORA	400000	407500	432500	458800	415000	15	81	3.8	-9.5
BURWOOD	750000	670000	750000	710000	850800	20	83	13.4	19.8
BURWOOD EAST	476000 [^]	650000 [^]	735000 [^]	868000 [^]	430000	11	24	-9.7	-50.5
CAIRNLEA	335000 [^]	431200	431200 [*]	451500 [^]	395000 [^]	1	3	17.9	-12.5
CAMBERWELL	711000	868000	827500	790000	840000	19	79	18.1	6.3
CANADIAN	300000	350000 [^]	330000 [^]	330000 [^]	290000 [^]	9	19	-3.3	-12.1
CANTERBURY	1150000	1380000	855000 [^]	945000 [^]	644100 [^]	4	16	-44.0	-31.8
CAPEL SOUND	630000	452000	480000 [^]	610000 [^]	453000 [^]	5	22	-28.1	-25.7
CARLTON	367500	430000	295000	260000	282000	31	139	-23.3	8.5
CARLTON NORTH	500000 [^]	888000 [^]	926000 [^]	578500 [^]	680000 [^]	5	14	36.0	17.5
CARNEGIE	650000	670000	621000	632800	634300	48	179	-2.4	0.2
CAROLINE SPRINGS	445000 [^]	480000	482000	477500	462000 [^]	5	36	3.8	-3.2
CARRUM	680000 [^]	608000	642000	603500	582500 [^]	6	33	-14.3	-3.5
CARRUM DOWNS	440000	450000	495000	435500	434400	28	83	-1.3	-0.3
CASTLEMAINE	395000 [^]	371300 [^]	475000 [^]	378500 [^]	397500 [^]	4	13	0.6	5.0
CAULFIELD	770000	755500	773000	775000	850000	11	31	10.4	9.7
CAULFIELD EAST	318000 [^]	350000 [^]	372800 [^]	1300000 [^]	1185000 [^]	2	7	272.6	-8.8
CAULFIELD NORTH	564000	630000	668000	670000	672500	24	101	19.2	0.4
CAULFIELD SOUTH	820000	730000	810000	913000	987500	16	45	20.4	8.2
CHADSTONE	773000	888000	850000	803500	800000	19	80	3.5	-0.4
CHELSEA	590000	650500	652500	640000	624000	29	90	5.8	-2.5
CHELSEA HEIGHTS	627800 [^]	580000 [^]	694000 [^]	581000 [^]	595000 [^]	4	11	-5.2	2.4
CHELTENHAM	584000	566300	696300	595000	531000	25	99	-9.1	-10.8
CHELTENHAM EAST	592500 [^]	620500	656500 [^]	644000 [^]	630000 [^]	1	11	6.3	-2.2
CHELTENHAM NORTH	635000	657000 [^]	681000 [^]	630000 [^]	684000 [^]	4	20	7.7	8.6
CHIRNSIDE PARK	610000	615000 [^]	677100 [^]	610000 [^]	615000 [^]	3	12	0.8	0.8
CLARINDA	552000 [^]	762000 [^]	667300	685000	771300 [^]	2	24	39.7	12.6
CLAYTON	630000	600000	614900	559800	584300	22	116	-7.3	4.4
CLAYTON NORTH	490000 [^]	641400	505800 [^]	606500 [^]	655000 [^]	7	20	33.7	8.0
CLAYTON SOUTH	500000 [^]	522000	667500 [^]	602500 [^]	436700 [^]	1	10	-12.7	-27.5
CLIFTON HILL	1050000 [^]	600000	545000	717500	434500 [^]	6	29	-58.6	-39.4
COBRAM	189500 [^]	217500 [^]	212500 [^]	185000 [^]	200000 [^]	9	14	5.5	8.1
COBURG	536000	610000	575900	500000	564000	18	79	5.2	12.8
COBURG EAST	667500 [^]	640500	521800	629000 [^]	580000 [^]	9	31	-13.1	-7.8

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MEDIAN UNIT PRICES

Jul-Sep 2019 to Jul-Sep 2020

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COBURG NORTH	528800	630000	610300 ^	620000^	641000^	5	21	21.2	3.4
COLAC	320000^	315000^	312000 ^	337000^	320000^	9	13	0.0	-5.0
COLLINGWOOD	568000	620000	613000	695000	667000	19	96	17.4	-4.0
CORIO	312500	292500^	333000 ^	319000^	292000^	3	10	-6.6	-8.5
COWES	346000^	517500^	340000 ^	277500^	301000	10	26	-13.0	8.5
COWES WEST	427500^	400000^	410000 ^	312500^	429500^	8	21	0.5	37.4
CRAIGIEBURN	375000	379900	370000	360000	400000	22	77	6.7	11.1
CRANBOURNE	370000	370500	372500	395000	385000^	7	36	4.1	-2.5
CRANBOURNE NORTH	437500^	415000^	405000 ^	368300^	430000^	1	5	-1.7	16.8
CRANBOURNE WEST	426300^	385000^	455000 ^	418800^	455000^	3	12	6.7	8.7
CREMORNE	850000^	674000^	1272500 ^	488300^	435000^	1	7	-48.8	-10.9
CRIB POINT	433800^	389000^	452000 ^	387500^	389000^	2	8	-10.3	0.4
CROYDON	560000	600000	600500	601000	572500	47	178	2.2	-4.7
CROYDON NORTH	610000	648500	611000 ^	630000	695000^	5	25	13.9	10.3
CROYDON SOUTH	668500	643500^	720000 ^	572300^	676000^	1	8	1.1	18.1
DALLAS	430000^	434500^	380000 ^	395500^	365000^	1	12	-15.1	-7.7
DANDENONG	373800	353500	422500	366000	382500	50	184	2.3	4.5
DANDENONG NORTH	425000^	445000	485000	430000^	512500^	9	31	20.6	19.2
DARLEY	300000^	425000^	327500 ^	327500*	340000^	7	13	13.3	NA
DAYLESFORD	700000^	502500^	720000 ^	505000^	600000^	1	6	-14.3	18.8
DEEPDENE	2270000^	980500^	2268000 ^	1398000^	660000^	1	7	-70.9	-52.8
DEER PARK	450900	484500	450000 ^	430000^	497500^	4	20	10.3	15.7
DIAMOND CREEK	630000	697000	623500 ^	650000^	540000^	3	12	-14.3	-16.9
DINGLEY VILLAGE	576000^	629500^	610500 ^	570000^	657000^	8	19	14.1	15.3
DINNER PLAIN	440000*	280000^	360000 ^	270000^	385000^	5	10	NA	42.6
DOCKLANDS	587300	613000	560000	590000	555000	46	230	-5.5	-5.9
DONCASTER	579800	655000	565000	602500	612000	42	159	5.6	1.6
DONCASTER EAST	810000	890000	860000	709000	641000	24	118	-20.9	-9.6
DONVALE	791600	806000	730000 ^	712300	750000^	5	23	-5.3	5.3
DOVETON	403500	386000^	386500 ^	390000^	412500	12	27	2.2	5.8
DROMANA	860000^	502500	600000	595000	587500^	6	27	-31.7	-1.3
DROUIN	334000	333700	342800	347000^	322000	13	36	-3.6	-7.2
DRYSDALE	450000^	403000^	372500 ^	355800^	411500^	8	19	-8.6	15.7
EAGLEHAWK	247500^	256000^	258000 ^	216000^	280000^	4	11	13.1	29.6

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EAGLEMONT	785000 [^]	545500	525000 [^]	853000 [^]	853000 [*]	0	5	NA	NA
EAST BAIRNSDALE	225000 [^]	140000 [^]	140000 [*]	140000 [*]	140000 [*]	0	0	NA	NA
EAST BENDIGO	331000 [^]	376800 [^]	312500 [^]	396500 [^]	315000 [^]	7	10	-4.8	-20.6
EAST GEELONG	699000 [^]	464000 [^]	395000 [^]	472000 [^]	410000 [^]	3	7	-41.3	-13.1
EAST MELBOURNE	609500	592500	820000	520000 [^]	700000 [^]	9	39	14.8	34.6
ECHUCA	255000	281300	312000	291300 [^]	282500 [^]	8	23	10.8	-3.0
EDITHVALE	651000	755000	717000	725000	710000	19	48	9.1	-2.1
ELSTERNWICK	610000	600000	743800	690500	705500	17	72	15.7	2.2
ELTHAM	700500	687500	791500	691800	620000 [^]	8	50	-11.5	-10.4
ELWOOD	737500	708000	688000	645000	637500	46	177	-13.6	-1.2
ENDEAVOUR HILLS	493000	565000 [^]	595000	602500	592500	12	54	20.2	-1.7
EPPING	413500	413000	386500	410000	379300	14	42	-8.3	-7.5
ESSENDON	557500	562800	620000	530000	507500	40	128	-9.0	-4.2
ESSENDON NORTH	430000	425000	430000	495000	595000 [^]	9	40	38.4	20.2
EUMEMMERRING	337500 [^]	450000 [^]	393000 [^]	420000 [^]	415000 [^]	3	15	23.0	-1.2
EUROA	230000 [^]	215000 [^]	162500 [^]	220000 [^]	220000 [*]	0	6	NA	NA
FAIRFIELD	460000	555100	627000	570000	429000 [^]	5	33	-6.7	-24.7
FAWKNER	515000	503500	522000	505000	507500 [^]	8	37	-1.5	0.5
FERNTREE GULLY	545400	580000	608000	600000	573000	21	67	5.1	-4.5
FISHERMANS BEND	660000	1085000	911300	1117500	1037500 [^]	4	30	57.2	-7.2
FITZROY	753500	765500	617500	760000	770000	11	60	2.2	1.3
FITZROY NORTH	630500	700000	615500 [^]	735000	614000	12	33	-2.6	-16.5
FLEMINGTON	427500	602500	368800	465000	300000 [^]	1	31	-29.8	-35.5
FLORA HILL	315000 [^]	246500 [^]	260000 [^]	358000 [^]	363000 [^]	8	20	15.2	1.4
FOOTSCRAY	405000	465000	479300	411500	447500	32	158	10.5	8.7
FOREST HILL	749000	752000	772000	722000	725000 [^]	6	32	-3.2	0.4
FOSTER	197500 [^]	163000 [^]	292500 [^]	292500 [*]	254500 [^]	4	6	28.9	NA
FRANKSTON	421500	449000	417800	418000	445200	40	195	5.6	6.5
FRANKSTON SOUTH	581000	647500	730000	729000	685300	14	39	17.9	-6.0
GARDENVALE	695500 [^]	643000 [^]	865000 [^]	865000 [*]	790000 [^]	2	4	13.6	NA
GEELONG	595000	456400 [^]	615000	592500	680000	13	54	14.3	14.8
GEELONG WEST	525000 [^]	447500	330000 [^]	562500	373000 [^]	7	26	-29.0	-33.7
GISBORNE	510000 [^]	490000 [^]	550000 [^]	610000 [^]	597000 [^]	3	17	17.1	-2.1
GLEN HUNTLY	500000	601300	626500	545500	532500	20	90	6.5	-2.4

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GLEN IRIS	595000	749000	672000	741800	805000	29	128	35.3	8.5
GLEN WAVERLEY	843400	841300	813500	732000	826000	30	131	-2.1	12.8
GLENROY	560000	535000	587600	550000	575000	29	142	2.7	4.5
GOLDEN POINT (BALLARAT)	330000 [^]	345000 [^]	300000 [^]	330000 [^]	262500 [^]	2	14	-20.5	-20.5
GOLDEN SQUARE	300000	259500	267500	305000	277500 [^]	6	26	-7.5	-9.0
GREENSBOROUGH	640000	680000	603800	667500	635000	13	55	-0.8	-4.9
GROVEDALE	401000	419800	442800	380000 [^]	385000 [^]	7	28	-4.0	1.3
HADFIELD	483500	520000	610000	530000	542500	12	43	12.2	2.4
HALLAM	425000	441500	502500	431000 [^]	480500 [^]	8	25	13.1	11.5
HAMILTON	212500 [^]	300000 [^]	183300 [^]	204500 [^]	242000 [^]	4	14	13.9	18.3
HAMLYN HEIGHTS	475000	492500	421000 [^]	480000 [^]	487000	11	22	2.5	1.5
HAMPTON	851000	895000	950000	732500	1075000	12	65	26.3	46.8
HAMPTON EAST	635000	725000	872500	650000	704800	14	37	11.0	8.4
HAMPTON PARK	403000	420000	422500 [^]	421300	420000 [^]	9	33	4.2	-0.3
HARKNESS	358000 [^]	340000 [^]	339500 [^]	370000 [^]	335000 [^]	3	10	-6.4	-9.5
HASTINGS	450000	385000	405000	442500	407000 [^]	7	34	-9.6	-8.0
HAWTHORN	570000	584000	580000	622500	575000	37	169	0.9	-7.6
HAWTHORN EAST	620000	651000	666500	832500	605000	25	93	-2.4	-27.3
HEALESVILLE	532500 [^]	494000	551300 [^]	490000 [^]	450000 [^]	5	15	-15.5	-8.2
HEATHMONT	630000	703300	645000 [^]	680000 [^]	605000 [^]	7	23	-4.0	-11.0
HEIDELBERG	635000	710000	653000	629400	619000	28	71	-2.5	-1.7
HEIDELBERG HEIGHTS	665000 [^]	650000	740500	718000	655000	14	51	-1.5	-8.8
HEIDELBERG WEST	555000	605000	593000	591000	599000	15	41	7.9	1.4
HERNE HILL	255000 [^]	405600 [^]	419000 [^]	498300 [^]	255500	11	18	0.2	-48.7
HIGHETT	673000	678800	620000	647500	650000	25	110	-3.4	0.4
HIGHTON	399000	433000	447500	359000	428000	23	58	7.3	19.2
HILLSIDE (MELTON)	500000 [^]	477500 [^]	455000 [^]	490000 [^]	490000 [*]	0	11	NA	NA
HOPPERS CROSSING	410000	420000	420000	428000 [^]	425000 [^]	6	26	3.7	-0.7
HORSHAM	230000 [^]	238500	187500	235500	227000	14	34	-1.3	-3.6
HUGHESDALE	724000	600000	626800	598500	790000 [^]	9	32	9.1	32.0
HUNTINGDALE	642000 [^]	642000 [*]	725000 [^]	680000 [^]	675000 [^]	2	12	5.1	-0.7
INVERLOCH	375000 [^]	515000 [^]	460000 [^]	520000 [^]	455000 [^]	9	22	21.3	-12.5
IVANHOE	635000	721300	649200	720000	695000	13	64	9.4	-3.5
IVANHOE EAST	742500 [^]	580000 [^]	766000 [^]	1560000 [^]	500000 [^]	1	6	-32.7	-67.9

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JACANA	450000 [^]	363800 [^]	350000 [^]	427000 [^]	366000 [^]	1	3	-18.7	-14.3
JOLIMONT	1552500 [^]	662500	1285500	1450000 [^]	600300 [^]	2	17	-61.3	-58.6
KANGAROO FLAT	240000	286000 [^]	268500	280200 [^]	305000 [^]	8	26	27.1	8.8
KEILOR EAST	642500	699500	615000 [^]	720000 [^]	680000 [^]	7	16	5.8	-5.6
KENNINGTON	267500	262500	325000 [^]	455000 [^]	300300 [^]	8	21	12.2	-34.0
KENSINGTON	538000	509500	510000	552500	427500 [^]	4	59	-20.5	-22.6
KEW	839000	827500	935000	810000	762500	26	105	-9.1	-5.9
KEW NORTH	799000 [^]	838400	1170000 [^]	695000 [^]	711300 [^]	4	17	-11.0	2.3
KEYSBOROUGH	570000	627500	670000	630000 [^]	615400 [^]	4	21	8.0	-2.3
KILMORE	335000 [^]	345000 [^]	319000 [^]	319000 [*]	317500 [^]	4	7	-5.2	NA
KILSYTH	596500	573600	612000	609000	595000	20	73	-0.3	-2.3
KINGSBURY	550000 [^]	605000 [^]	453500 [^]	545000 [^]	591000 [^]	4	13	7.5	8.4
KINGSVILLE	483500	484500	517500 [^]	527000 [^]	829800 [^]	2	15	71.6	57.5
KNOXFIELD	625000	680000	755500	629000 [^]	649000 [^]	6	21	3.8	3.2
KOO WEE RUP	415000 [*]	416000 [^]	420000 [^]	365000 [^]	397500 [^]	2	10	NA	8.9
KORUMBURRA	290000 [^]	325000 [^]	328000 [^]	268500 [^]	330000 [^]	5	12	13.8	22.9
KURUNJANG	395000 [^]	356000 [^]	347300 [^]	370000 [^]	370000 [*]	0	3	NA	NA
KYABRAM	185000 [^]	266300 [^]	220000 [^]	200000 [^]	249000 [^]	4	16	34.6	24.5
KYNETON	410000 [^]	351000 [^]	503000 [^]	400000 [^]	452500 [^]	2	6	10.4	13.1
LAKE WENDOUREE	398800 [^]	478500	447500 [^]	422500 [^]	384500 [^]	8	15	-3.6	-9.0
LAKES ENTRANCE	217500 [^]	212500	270000 [^]	223500 [^]	169500 [^]	4	13	-22.1	-24.2
LALOR	438000	480000	500000	483400	450000 [^]	7	30	2.7	-6.9
LANGWARRIN	462500	463000	459500	477500	453900	28	78	-1.9	-5.0
LAVERTON	510000	520000	557500 [^]	515000 [^]	435600 [^]	6	19	-14.6	-15.4
LAVERTON SOUTH	550000 [^]	495000 [^]	486500 [^]	471000 [^]	460000 [^]	4	15	-16.4	-2.3
LEONGATHA	210000 [^]	210000 [*]	352000 [^]	290000 [^]	320000 [^]	1	8	52.4	10.3
LEOPOLD	390000	407500	404600 [^]	395000 [^]	406800 [^]	2	13	4.3	3.0
LILYDALE	570000	515000	528000	507500	515000	23	71	-9.6	1.5
LONG GULLY	235000 [^]	305000 [^]	230000 [^]	260800 [^]	300000 [^]	7	10	27.7	15.1
LORNE	515000 [^]	897500	697500 [^]	730000 [^]	695000	15	29	35.0	-4.8
LOVELY BANKS	287000 [^]	270000 [^]	365000 [^]	239000 [^]	326000 [^]	5	8	13.6	36.4
LOWER PLENTY	590000	545000	625000 [^]	680000 [^]	996500 [^]	6	19	68.9	46.5
MACLEOD	741000	694000	699000	697500	667000	15	53	-10.0	-4.4
MAFFRA	208000 [^]	415000 [^]	305000 [^]	305000 [^]	185000 [^]	5	9	-11.1	-39.3

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MAIDSTONE	601600	600000	647000	567500	680000	11	51	13.0	19.8
MALVERN	775000	887500	725000	640000	745000	13	40	-3.9	16.4
MALVERN EAST	632600	653000	685500	610000	640000	22	90	1.2	4.9
MANIFOLD HEIGHTS	339000 [^]	433800 [^]	444500 [^]	485500 [^]	341500 [^]	4	12	0.7	-29.7
MANSFIELD	291000 [^]	305000 [^]	390500 [^]	372000 [^]	385000	13	20	32.3	3.5
MARIBYRNONG	546000	520000	510000	530000	431300	22	99	-21.0	-18.6
MARYBOROUGH	215000 [^]	208000 [^]	236300 [^]	187500 [^]	247500 [^]	9	18	15.1	32.0
MCCRAE	589000 [^]	907500 [^]	561000 [^]	600000 [^]	538000 [^]	5	11	-8.7	-10.3
MCKINNON	620500 [^]	986500	723600	1037500 [^]	745000 [^]	6	26	20.1	-28.2
MEADOW HEIGHTS	397000	400000 [^]	401000 [^]	412000 [^]	410000 [^]	6	20	3.3	-0.5
MELBOURNE	525000	531800	500000	500000	569000	170	727	8.4	13.8
MELTON	305000	311500	322500	320000 [^]	315000 [^]	5	24	3.3	-1.6
MELTON SOUTH	297500	308500	310000 [^]	301300	296000 [^]	5	24	-0.5	-1.7
MENTONE	600000	634000	610000	672000	591300	24	82	-1.5	-12.0
MERNDA	370000 [^]	380000 [^]	407000	455000 [^]	438100 [^]	4	21	18.4	-3.7
MIDDLE PARK	422500 [^]	738500 [^]	1187500 [^]	835000 [^]	880000 [^]	3	11	108.3	5.4
MILDURA	233000	198000	205000	200000	246000	38	101	5.6	23.0
MILL PARK	453000	483000	450000	429300	450000 [^]	7	30	-0.7	4.8
MITCHAM	730000	709300	701000	694000	794000	18	75	8.8	14.4
MOE	140000	220000 [^]	135000 [^]	125000 [^]	128000	13	31	-8.6	2.4
MONT ALBERT	677000	804000	766800	700000 [^]	736000 [^]	6	19	8.7	5.1
MONT ALBERT NORTH	835500	888000	1140000 [^]	867500 [^]	1105000 [^]	7	20	32.3	27.4
MONTMORENCY	735000	720000	789500 [^]	712500	738000	11	36	0.4	3.6
MOONEE PONDS	452000	519000	590000	527500	475800	30	125	5.3	-9.8
MOORABBIN	645000	738000 [^]	561300	727500 [^]	832000 [^]	3	20	29.0	14.4
MOOROOLBARK	580000	580000	584000	568300	630000	11	56	8.6	10.9
MOOROOPNA	171500 [^]	175800 [^]	187500 [^]	134000 [^]	237500 [^]	4	17	38.5	77.2
MORDIALLOC	599500	624300	616000	596300	575300	14	56	-4.0	-3.5
MORNINGTON	607500	680000	632500	563500	732500	34	112	20.6	30.0
MORWELL	232500	175300	162300	166500	190000	16	38	-18.3	14.1
MOUNT CLEAR	261000 [^]	290000 [^]	386000 [^]	302500 [^]	371000 [^]	5	11	42.1	22.6
MOUNT ELIZA	600000 [^]	742500	517500 [^]	525000 [^]	520000 [^]	5	18	-13.3	-1.0
MOUNT EVELYN	582500 [^]	582500 [*]	577500 [^]	633000 [^]	370000 [^]	1	9	-36.5	-41.5
MOUNT MARTHA	399000 [^]	680000 [^]	685000	375000 [^]	422500 [^]	6	22	5.9	12.7

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MEDIAN UNIT PRICES

Jul-Sep 2019 to Jul-Sep 2020

Locality	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	No. of Sales Jul-Sep 2020	No. of Sales 2020	Change (%)	
								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
MOUNT PLEASANT	225000 [^]	293000 [^]	283000 [^]	290000 [^]	285000 [^]	7	16	26.7	-1.7
MOUNT WAVERLEY	1025000	987500	980000	1007500	890000	27	94	-13.2	-11.7
MULGRAVE	762000	791000	835500 [^]	755000 [^]	755000	13	26	-0.9	0.0
MURRUMBEENA	586000	617500	585000	660000	523000	18	73	-10.8	-20.8
MYRTLEFORD	255000 [*]	327500 [^]	284500 [^]	284500 [*]	250000 [^]	1	3	NA	NA
NARRE WARREN	434000	435000	480000	465000 [^]	440000 [^]	5	27	1.4	-5.4
NEWBOROUGH	184000 [^]	190000 [^]	261500 [^]	202500 [^]	265000 [^]	6	16	44.0	30.9
NEWCOMB	288000 [^]	400000 [^]	385000 [^]	322000 [^]	422500	12	24	46.7	31.2
NEWPORT	790000	725000	705000	782500 [^]	681500 [^]	4	29	-13.7	-12.9
NEWTOWN (GREATER GEELONG)	561000	407000	347500	537500	465000 [^]	9	29	-17.1	-13.5
NIDDRIE	653000	690000	595000 [^]	680300 [^]	747500 [^]	2	13	14.5	9.9
NOBLE PARK	457500	467500	470000	440000	445000	28	131	-2.7	1.1
NORLANE	285800 [^]	292900 [^]	315000	294500 [^]	352500	10	25	23.4	19.7
NORTH BENDIGO	255000 [^]	310000 [^]	275000 [^]	225000 [^]	265000 [^]	7	20	3.9	17.8
NORTH MELBOURNE	515000	531000	518000	505000	570000	19	114	10.7	12.9
NORTHCOTE	645900	561500	676300	534800	715000	30	80	10.7	33.7
NOTTING HILL	400000	431900	320000	410000 [^]	355000 [^]	1	19	-11.3	-13.4
NUMURKAH	135000 [^]	177500 [^]	171500 [^]	171500 [*]	156500 [^]	8	14	15.9	NA
NUNAWADING	618000	766000	854000	711000	671000	15	50	8.6	-5.6
OAK PARK	610000	680000	623800	655000 [^]	665000 [^]	7	34	9.0	1.5
OAKLEIGH	624000	627000	553000	587500	585000	39	82	-6.3	-0.4
OAKLEIGH EAST	824000	849500	667500	760000 [^]	825000 [^]	7	24	0.1	8.6
OAKLEIGH SOUTH	740000	765000	891300	800000 [^]	700500	11	34	-5.3	-12.4
OCEAN GROVE	600000	695000	635000	615500	600000	21	56	0.0	-2.5
OFFICER	396500 [^]	397500 [^]	439000 [^]	439000 [*]	429500 [^]	2	8	8.3	NA
ORMOND	525000	636500	686000	629800	726000	10	61	38.3	15.3
OSBORNE	605000	664000 [^]	562800	600000 [^]	575000 [^]	6	23	-5.0	-4.2
PAKENHAM	380000	373800	405000	413300	388500	22	77	2.2	-6.0
PARKDALE	674000	744300	858800	738000	477800	10	54	-29.1	-35.3
PARKVILLE	443000	458000	518000	507500	647500 [^]	3	40	46.2	27.6
PASCOE VALE	590000	619000	610000	605000	652500	22	109	10.6	7.9
PASCOE VALE SOUTH	610000 [^]	665000 [^]	687500	505000 [^]	500000 [^]	2	25	-18.0	-1.0
PATTERSON LAKES	620000	618800	583500	575000 [^]	660000 [^]	5	27	6.5	14.8
PAYNESVILLE	266800	272500	287000 [^]	285000 [^]	358500 [^]	2	10	34.4	25.8

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MEDIAN UNIT PRICES

Jul-Sep 2019 to Jul-Sep 2020

Locality	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	No. of Sales Jul-Sep 2020	No. of Sales 2020	Change (%)	
								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
POINT COOK	412500	499000	460000	447500	457000^	9	38	10.8	2.1
PORT FAIRY	735000^	560000^	543800^	577500^	577500*	0	7	NA	NA
PORT MELBOURNE	740000	745000	797500	780000	675000	37	144	-8.8	-13.5
PORTARLINGTON	910000^	490000	550000^	455000^	617500^	4	17	-32.1	35.7
PORTLAND	197500	203500	200000	182500^	190000^	3	23	-3.8	4.1
PRAHRAN	577500	627500	452500	570000	482500	24	139	-16.5	-15.4
PRESTON	485000	529000	507800	490000	545300	34	163	12.4	11.3
QUARRY HILL	287500^	300000^	287500^	287500*	332500^	1	4	15.7	NA
REDAN	263000^	260000^	184000^	295000^	285000^	4	9	8.4	-3.4
RESEARCH	730000^	515000^	515000*	515000*	515000*	0	0	NA	NA
RESERVOIR	588000	595000	578000	565000	559000	71	241	-4.9	-1.1
RICHMOND	585000	604000	609300	555000	545300	52	228	-6.8	-1.8
RINGWOOD	536000	529000	567500	546500	595000	31	132	11.0	8.9
RINGWOOD EAST	675000	635800	645000	650000	610300^	8	58	-9.6	-6.1
RINGWOOD NORTH	680000^	900000	825000^	820000^	865000^	1	11	27.2	5.5
RIPPLESIDE	852500*	470000^	750000^	750000*	765000^	5	6	NA	NA
RIPPONLEA	436300^	1346000^	414000^	586000^	567500^	4	13	30.1	-3.2
ROMSEY	419000^	425000^	420000^	555000^	440000^	7	13	5.0	-20.7
ROSANNA	693000	730000	650000	715000^	678500^	4	22	-2.1	-5.1
ROSEBUD	522500	560000	575000	560000	523500	14	50	0.2	-6.5
ROWVILLE	587500	615000	640300	570000	545000^	7	36	-7.2	-4.4
ROXBURGH PARK	368000^	462500^	388000^	350000^	360000^	1	8	-2.2	2.9
RYE	460800^	770000^	630000^	635000^	461000^	1	8	0.1	-27.4
SAFETY BEACH	597500	697500	658000	650000	710000	17	54	18.8	9.2
SALE	220000	253300	259000	267000	218800	18	39	-0.5	-18.1
SANCTUARY LAKES	542500	558000	485300^	490000^	600000^	7	16	10.6	22.4
SANDRINGHAM	785000	795000	600000	810000	680000	15	73	-13.4	-16.0
SCORESBY	677500^	550000^	555000^	727500^	570000^	1	6	-15.9	-21.6
SEAFORD	493000	540100	558000	625000	475000	15	80	-3.7	-24.0
SEBASTOPOL	227500	240000	277500	262500	266500	16	54	17.1	1.5
SEDDON	690000^	482000^	465000^	465000*	600000^	3	12	-13.0	NA
SEYMOUR	266500^	185000^	251000^	239000^	220000^	1	7	-17.4	-7.9
SHEPPARTON	274500	262000	262500	326000^	229000	15	47	-16.6	-29.8
SKYE	455000^	432000^	510000^	480000^	513000^	1	6	12.7	6.9

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MEDIAN UNIT PRICES

Jul-Sep 2019 to Jul-Sep 2020

Locality	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	No. of Sales Jul-Sep 2020	No. of Sales 2020	Change (%)	
								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
SOLDIERS HILL	453800 [^]	290000 [^]	355000 [^]	378000 [^]	320000 [^]	3	5	-29.5	-15.3
SOMERVILLE	443000	448500 [^]	462000	490000 [^]	537500 [^]	8	24	21.3	9.7
SOUTH GEELONG	245000 [^]	245000 [*]	600000 [^]	600000 [*]	551300 [^]	2	7	125.0	NA
SOUTH KINGSVILLE	800000 [^]	640000 [^]	712500	695500 [^]	627500 [^]	3	19	-21.6	-9.8
SOUTH MELBOURNE	592000	610000	538500	673800	585000	24	93	-1.2	-13.2
SOUTH MORANG	420000	432500	457500	520000 [^]	472500 [^]	3	30	12.5	-9.1
SOUTH YARRA	600000	675000	599000	640000	692500	66	316	15.4	8.2
SOUTHBANK	600000	608000	580000	552500	570000	68	373	-5.0	3.2
SPOTSWOOD	820500 [^]	650000 [^]	697500 [^]	725000 [^]	500000 [^]	1	5	-39.1	-31.0
SPRING GULLY	230000 [^]	251500	302500	300000 [^]	320000 [^]	5	19	39.1	6.7
SPRINGVALE	434000	567500	600000	456500	612500	10	44	41.1	34.2
SPRINGVALE SOUTH	491500 [^]	467500	466200 [^]	440300 [^]	410000 [^]	5	17	-16.6	-6.9
ST ALBANS	445500	465000	478500	457000	440000	14	73	-1.2	-3.7
ST ALBANS PARK	378000 [^]	396000 [^]	227500 [^]	352500 [^]	352500 [*]	0	8	NA	NA
ST KILDA	485000	580000	588000	493500	540000	77	304	11.3	9.4
ST KILDA EAST	550000	616000	617500	605300	588000	35	105	6.9	-2.9
ST KILDA WEST	530000	707500	641500 [^]	615000	600000	11	30	13.2	-2.4
STAWELL	305000 [^]	221300 [^]	125000 [^]	210500 [^]	181300 [^]	2	7	-40.6	-13.9
STRATHDALE	257800 [^]	120000 [^]	286000 [^]	277500 [^]	226300 [^]	2	9	-12.2	-18.5
STRATHMORE	744000	850000 [^]	762500 [^]	815000	752000 [^]	3	20	1.1	-7.7
STUDFIELD	805000 [^]	705500 [^]	663500 [^]	606000 [^]	885000 [^]	1	8	9.9	46.0
SUNBURY	395000	425000	455000	420000	447500	12	54	13.3	6.5
SUNSHINE	390000	390000	310000	535000 [^]	290000 [^]	3	19	-25.6	-45.8
SUNSHINE NORTH	442000	580000 [^]	475000 [^]	460000 [^]	532500 [^]	2	11	20.5	15.8
SUNSHINE WEST	450000	537500	485000	540000 [^]	405000 [^]	2	22	-10.0	-25.0
SURREY HILLS	803000	898900	857500	767500	1085100 [^]	4	48	35.1	41.4
SWAN HILL	258500	264000 [^]	204500 [^]	254500 [^]	245000 [^]	5	13	-5.2	-3.7
SYDENHAM	435000	405000	427500	419000	445000	13	41	2.3	6.2
SYNDAL	1020000 [^]	1000700	1212500 [^]	950000 [^]	1100000 [^]	6	19	7.8	15.8
TARNEIT	390000	378500	400000	417500 [^]	433500 [^]	6	25	11.2	3.8
TATURA	210000 [^]	220000 [^]	227500 [^]	227500 [*]	194000 [^]	3	6	-7.6	NA
TAYLORS HILL	460000 [^]	442500 [^]	540000 [^]	511500 [^]	516300 [^]	4	15	12.2	0.9
TEMPLESTOWE	710500	790000	790000	735000 [^]	735000	15	35	3.4	0.0
TEMPLESTOWE LOWER	838000	810000	938000	750000	720000 [^]	4	32	-14.1	-4.0

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THOMASTOWN	465000	464000	457800	501000	485000^	6	32	4.3	-3.2
THORNBURY	557500	683000	591500	600000	680000	19	75	22.0	13.3
TOORAK	1030000	917500	920000	1575000	882500	30	109	-14.3	-44.0
TORQUAY	790000^	645000	659500	620000	643000	16	37	-18.6	3.7
TRAFALGAR	233000^	310000^	310000*	332500^	332500*	0	4	NA	NA
TRARALGON	227300	206000	217000	218800	220000	45	87	-3.2	0.6
TRAVANCORE	346000	347500	350000	340300^	325500^	5	26	-5.9	-4.3
TRUGANINA	415000^	409500	413500	368000^	408500^	2	18	-1.6	11.0
TULLAMARINE	500000	468000	482500	541500	465000^	7	29	-7.0	-14.1
TYABB	443000^	474300^	490000^	486300^	435000^	1	8	-1.8	-10.5
VERMONT	680000	790500	890000^	859000	610000^	5	21	-10.3	-29.0
VERMONT SOUTH	735000^	880000^	1000500^	1097000^	1097000*	0	9	NA	NA
VIEWBANK	607500^	650000^	568000^	682100^	687000^	3	5	13.1	0.7
WALLAN	373000^	385000^	380000^	320000^	370000^	1	9	-0.8	15.6
WALLAN EAST	340000^	362000^	363500^	365000^	369000^	3	14	8.5	1.1
WANGARATTA	187500	235000	252000	255000^	232500	17	33	24.0	-8.8
WANTIRNA	740000^	635000^	760000^	628800^	608000^	1	11	-17.8	-3.3
WANTIRNA SOUTH	480000	593500^	372500	386400^	535000^	5	21	11.5	38.4
WARRAGUL	290000^	352500	327000	192000	330000	11	43	13.8	71.9
WARRNAMBOOL	275000	315000	274500	267000	310000	49	104	12.7	16.1
WATSONIA	495000^	690000^	750000^	605000^	687000^	3	17	38.8	13.6
WENDOUREE	273500	277500^	277100^	249000^	193800	11	24	-29.2	-22.2
WERRIBEE	365000	395000	373500	380700	407000	28	80	11.5	6.9
WERRIBEE SOUTH	465000^	500000^	550000^	625000^	600000^	3	17	29.0	-4.0
WEST FOOTSCRAY	442500	533800	625000	506300	600000	23	71	35.6	18.5
WEST MELBOURNE	600000	662500	550000	683500	744400	22	96	24.1	8.9
WEST WODONGA	235500	242500	214000	228500	220000	11	37	-6.6	-3.7
WESTALL	620800	614000	440000	600000	605000^	8	42	-2.5	0.8
WESTGARTH	500000	542500	612500^	498000^	351000^	2	15	-29.8	-29.5
WESTMEADOWS	530000^	470000	515000^	535000^	487500	10	22	-8.0	-8.9
WHITE HILLS	292500^	165000^	309800^	309800*	330000^	1	3	12.8	NA
WHITTINGTON	238000^	304000^	350000^	307000^	350000^	3	11	47.1	14.0
WHITTLESEA	410000^	310000^	420000^	420000*	412500^	8	13	0.6	NA
WILLIAMSTOWN	654500	580000	721000	686000	647000	21	57	-1.1	-5.7

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								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
WILLIAMSTOWN NORTH	782500 [^]	737500 [^]	570000 [^]	700000 [^]	558500 [^]	2	10	-28.6	-20.2
WINDSOR	461000	564500	555000	637500	570000	15	61	23.6	-10.6
WODONGA	265000	208500 [^]	260000	249000	205000	21	52	-22.6	-17.7
WOLLERT	449800 [^]	380000 [^]	405000	434300	429000	13	36	-4.6	-1.2
WONTHAGGI	375000	315000	398000 [^]	340000 [^]	333800 [^]	8	17	-11.0	-1.8
WOODEND	512000 [^]	525000 [^]	309000 [^]	309000 [*]	603000 [^]	1	4	17.8	NA
WYNDHAM VALE	365000 [^]	367500 [^]	426000 [^]	390000 [^]	435000 [^]	3	8	19.2	11.5
YARRA JUNCTION	420000 [^]	420000 [*]	370000 [^]	525000 [^]	480000 [^]	3	7	14.3	-8.6
YARRAVILLE	669300	619500	600000	600000 [^]	640000	14	41	-4.4	6.7
YARRAWONGA	261300 [^]	275000	263000	365800	235000	11	37	-10.0	-35.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2019 to Jul-Sep 2020

Locality	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	No. of Sales Jul-Sep 2020	No. of Sales 2020	Change (%)	
								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
AINTREE	325000	315700	340000	349500	360000	21	72	10.8	3.0
ALEXANDRA	115000 [^]	180000	135000 [^]	141300 [^]	162500 [^]	7	16	41.3	15.0
ALFREDTON	171000	177000	188000	195000	205000	86	219	19.9	5.1
ANGLESEA	700000 [^]	612500 [^]	675000 [^]	753000 [^]	575000 [^]	6	10	-17.9	-23.6
APOLLO BAY	242000 [^]	250000 [^]	240000 [^]	237500 [^]	275000	11	19	13.6	15.8
ARARAT	-	91000 [^]	65000 [^]	92000 [^]	75000	15	26	0.0	-18.5
ARMSTRONG CREEK	267500	266400	268000	273000	274000	121	280	2.4	0.4
ASCOT (GREATER BENDIGO)	164500 [^]	170000	138000 [^]	175000 [^]	172000 [^]	2	7	4.6	-1.7
AXEDALE	159000 [^]	154000 [^]	155000 [^]	155000 [^]	217500 [^]	2	4	36.8	40.3
BACCHUS MARSH	226000	240000	240000 [^]	232500	257500	40	73	13.9	10.8
BAGSHOT	116000 [^]	116000 [^]	119000	116000 [^]	130000 [^]	1	17	12.1	12.1
BAIRNSDALE	107500 [^]	119000 [^]	125000 [^]	125000 [^]	124900	24	26	16.2	-0.1
BALLAN	225000 [^]	185000 [^]	228000 [^]	239000 [^]	247000 [^]	9	27	9.8	3.3
BANNOCKBURN	255000 [^]	279500 [^]	252500 [^]	242000 [^]	271000	10	17	6.3	12.0
BARANDUDA	145000	145000	144800	140000	140000	52	97	-3.4	0.0
BEACONSFIELD	290000 [^]	350800 [^]	366000 [^]	327200	314900	22	37	8.6	-3.8
BEECHWORTH	175000 [^]	195000 [^]	197000 [^]	202500 [^]	210000 [^]	9	18	20.0	3.7
BELMONT	280000 [^]	281700 [^]	198000 [^]	320000 [^]	371800 [^]	6	9	32.8	16.2
BENALLA	145000	140000	143800 [^]	136000	142500	19	37	-1.7	4.8
BERWICK	428000	452500	428000	433500	428000	75	188	0.0	-1.3
BEVERIDGE	285500	299000	280000	267500	274000	38	93	-4.0	2.4
BIRREGURRA	285000 [*]	220800 [^]	239000 [^]	287500 [^]	285000 [^]	2	9	NA	-0.9
BLAIRGOWRIE	685000 [^]	470000 [^]	794500 [^]	710000 [^]	875000 [^]	5	12	27.7	23.2
BONNIE BROOK	310900	311000	301500	294000	315000	25	66	1.3	7.1
BONSHAW	160000	161000	163500	180000 [^]	195000	39	58	21.9	8.3
BORONIA	472500 [^]	374000 [^]	886000 [^]	886000 [*]	572500 [^]	1	2	21.2	NA
BOTANIC RIDGE	355000	345000	390500	374000	355000	33	108	0.0	-5.1
BRIDGEWATER ON LODDON	150000 [^]	150000 [*]	130000 [^]	130000 [*]	130000 [*]	0	5	NA	NA
BRIGHT	290000 [^]	292500 [^]	397500 [^]	449000 [^]	336500	10	13	16.0	-25.1
BROADFORD	220000 [^]	195000 [^]	200000 [^]	220000 [^]	265000 [^]	2	10	20.5	20.5
BROOKFIELD	231000 [^]	266000 [^]	286000 [^]	268500 [^]	280000 [^]	1	5	21.2	4.3
BROWN HILL	197000	194000	220800	198800	217000	13	49	10.2	9.2
BUNINYONG	277000 [^]	248500 [^]	292500 [^]	322500 [^]	322500 [*]	0	3	NA	NA
BUNYIP	280000	310000 [^]	335000 [^]	336500 [^]	342500 [^]	4	15	22.3	1.8
BURNSIDE	454500 [^]	457500	499500 [^]	487000	506500 [^]	5	22	11.4	4.0

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CAMPBELLS CREEK	185000 [^]	203000 [^]	215000 [^]	192000 [^]	195000 [^]	3	7	5.4	1.6
CAMPERDOWN	95000 [^]	98000 [^]	98000 [*]	54000 [^]	118500 [^]	4	8	24.7	119.4
CANADIAN	145000 [^]	165000	137500	176400	162900	13	43	12.3	-7.7
CAPE PATERSON	250000	262500 [^]	300000 [^]	230000 [^]	260000	18	30	4.0	13.0
CAPEL SOUND	310000 [^]	355000 [^]	265500 [^]	366000 [^]	366000 [*]	0	3	NA	NA
CARDIGAN	262500	325000 [^]	340000 [^]	330000 [^]	335000 [^]	7	13	27.6	1.5
CARRUM DOWNS	339500 [^]	447300 [^]	411000 [^]	346800 [^]	387500 [^]	2	7	14.1	11.8
CASTLEMAINE	245000 [^]	235000 [^]	215000 [^]	220000 [^]	220000 [^]	5	15	-10.2	0.0
CHARLEMONT	238500	220000	247000	259500	260000	75	166	9.0	0.2
CHEWTON	179300 [^]	258000 [^]	175000 [^]	154300 [^]	158000 [^]	7	15	-11.9	2.4
CHIRNSIDE PARK	400000	326300 [^]	553000 [^]	354500 [^]	330000 [^]	5	10	-17.5	-6.9
CLIFTON SPRINGS	272500 [^]	280000 [^]	273500 [^]	322500 [^]	279000	21	29	2.4	-13.5
CLUNES	140000 [^]	100000 [^]	80000 [^]	190000 [^]	170000 [^]	3	7	21.4	-10.5
CLYDE	305000	310000	314500	320000	328000	189	459	7.5	2.5
CLYDE NORTH	305000	315000	320000	334000	333500	269	704	9.3	-0.1
COBBLEBANK	251000	239800	287000 [^]	288000	268500 [^]	8	26	7.0	-6.8
COBRAM	110000 [^]	115000 [^]	126500 [^]	128500	84500	17	31	-23.2	-34.2
COHUNA	152500 [^]	160000 [^]	75100 [^]	160000 [^]	85000	12	18	-44.3	-46.9
COLAC	170000 [^]	167500 [^]	152500 [^]	175000 [^]	165000 [^]	4	15	-2.9	-5.7
CORINELLA	200000 [^]	195000	195000	201800 [^]	210000	11	31	5.0	4.1
CORIO	237500 [^]	215000 [^]	220000 [^]	221500 [^]	250000 [^]	1	11	5.3	12.9
CORONET BAY	232500 [^]	285000 [^]	250000 [^]	275000	248500	22	39	6.9	-9.6
COWES WEST	240000	242500	239900	254900	259900	27	59	8.3	2.0
CRAIGIEBURN	284000	277500	309000	340000	380000	96	370	33.8	11.8
CRANBOURNE	346000	337500	313000	339000	381000	10	75	10.1	12.4
CRANBOURNE EAST	280000	295000	299000	301000	291000	87	180	3.9	-3.3
CRANBOURNE NORTH	360000 [^]	360000 [^]	355000 [^]	400000 [^]	390000	11	27	8.3	-2.5
CRANBOURNE SOUTH	328800	335000	345000	361300	350000	64	153	6.5	-3.1
CRANBOURNE WEST	246800	160900	154800	188500	175000	28	71	-29.1	-7.1
CRESSY	45000 [*]	45000 [*]	70000 [^]	100000 [^]	81500 [^]	2	4	NA	-18.5
CRESWICK	104400 [^]	150000 [^]	120000 [^]	186500 [^]	154000 [^]	6	18	47.5	-17.4
CROYDON	350000 [^]	417100 [^]	380000 [^]	350000 [^]	403000 [^]	2	8	15.1	15.1
CURLEWIS	239000	268000	282500	302500	301500	34	68	26.2	-0.3
DALYSTON	139300 [^]	145000 [^]	160000 [^]	165000	185000	13	43	32.9	12.1
DARLEY	288000 [^]	360000 [^]	260000 [^]	222000 [^]	325000 [^]	7	18	12.8	46.4

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DAYLESFORD	222500 [^]	346500 [^]	286500 [^]	299000 [^]	315000 [^]	3	11	41.6	5.4
DEANSIDE	197000	245000	350500	318000	309000	79	130	56.9	-2.8
DELACOMBE	165000 [^]	160000	171000 [^]	184500 [^]	185000 [^]	9	22	12.1	0.3
DENNINGTON	130000 [^]	132500 [^]	132000	112500	100000 [^]	5	27	-23.1	-11.1
DIAMOND CREEK	403000	430000	445000	427500	389000	21	60	-3.5	-9.0
DIGGERS REST	275000	285500	287000	260000	278500	46	146	1.3	7.1
DINNER PLAIN	120000 [^]	149800 [^]	130000 [^]	104400 [^]	112000 [^]	7	10	-6.7	7.3
DONCASTER	948000 [^]	1030000	1012500 [^]	1135000 [^]	1300000 [^]	1	10	37.1	14.5
DONNYBROOK	275000	281000	297500	290000	274000	131	272	-0.4	-5.5
DOREEN	310000	340000	330000	307500	320000	39	113	3.2	4.1
DROMANA	333000 [^]	440000 [^]	505000 [^]	710000 [^]	580000 [^]	5	15	74.2	-18.3
DROUIN	210000	210000	215000	217500	240000	73	180	14.3	10.3
DRYSDALE	230000 [^]	267500 [^]	267500 [*]	235000 [^]	278500 [^]	4	6	21.1	18.5
DUNKELD	100000 [^]	100000 [*]	100000 [*]	100000 [*]	77500 [^]	6	6	-22.5	NA
EAGLE POINT	120000 [^]	144500 [^]	106300 [^]	117500	137500	32	65	14.6	17.0
EAGLEHAWK	99000 [^]	107800 [^]	78000 [^]	119700 [^]	140800 [^]	6	16	42.2	17.6
EAST BAIRNSDALE	-	-	74000 [^]	73500 [^]	75000 [^]	5	13	0.0	2.0
EAST BENDIGO	147500 [^]	195000 [^]	195000 [*]	365000 [^]	150000 [^]	6	9	1.7	-58.9
EASTWOOD	120000 [^]	175000 [^]	157000	160000 [^]	110000	10	23	-8.3	-31.3
ECHUCA	150300	150100	152000	154500	154000	46	88	2.5	-0.3
ELLIMINYT	170000	157500 [^]	162500 [^]	169000 [^]	192000 [^]	5	10	12.9	13.6
ELMORE	75000 [^]	72500 [^]	75000 [^]	71300 [^]	82500 [^]	5	10	10.0	15.8
ELPHINSTONE	125000 [^]	125000 [*]	125000 [*]	125000 [*]	125000 [^]	1	1	0.0	NA
EPPING	290000	202000	249000	245000	418500 [^]	8	44	44.3	70.8
EPSOM	139000	165000 [^]	144000	144000	177500	12	48	27.7	23.3
EUROA	147500 [^]	80000 [^]	150000 [^]	85000 [^]	105000 [^]	6	10	-28.8	23.5
EYNESBURY	236900 [^]	259000 [^]	296000 [^]	286000 [^]	264000	14	30	11.4	-7.7
FLORA HILL	155000 [^]	155000 [^]	185000 [^]	185000 [^]	185000 [^]	5	21	19.4	0.0
FLOWERDALE	125000 [^]	180000 [^]	93500 [^]	105000 [^]	97500 [^]	5	8	-22.0	-7.1
FOSTER	126300 [^]	144000 [^]	137000 [^]	122500 [^]	121300	14	23	-4.0	-1.0
FRANKSTON	1295500 [^]	497500 [^]	497500 [*]	530000 [^]	505000 [^]	2	9	-61.0	-4.7
FRASER RISE	322500	320300	325000	327000	318000	82	236	-1.4	-2.8
FYANSFORD	357500 [^]	349000 [^]	320000 [^]	420000 [^]	365000 [^]	7	13	2.1	-13.1
GISBORNE	417500	420000 [^]	440000 [^]	385000 [^]	395000	11	22	-5.4	2.6
GLENLYON	205000 [^]	205000 [*]	205000 [*]	180000 [^]	120000 [^]	1	4	-41.5	-33.3

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GOLDEN BEACH	42500 [^]	55000	43000	68500 [^]	59500	14	31	40.0	-13.1
GOLDEN SQUARE	148000	176500	170000	165000	160000	35	67	8.1	-3.1
GRANTVILLE	320000 [^]	325000 [^]	199500 [^]	202000 [^]	195000 [^]	6	16	-39.1	-3.5
GREENVALE	376500	368500	399000	397300	398000	130	251	5.7	0.2
GROVEDALE	327500 [^]	320000 [^]	325000 [^]	307500	305000 [^]	7	24	-6.9	-0.8
HALLS GAP	96300 [^]	95000 [^]	112500 [^]	140000 [^]	116000 [^]	5	13	20.5	-17.1
HAMILTON	82000 [^]	82000 [^]	135000 [^]	125000	82000	14	30	0.0	-34.4
HARCOURT	175000 [^]	190000 [^]	143800 [^]	198000 [^]	210000 [^]	1	4	20.0	6.1
HARKNESS	225000	257500	266000	255000	240000	26	64	6.7	-5.9
HASTINGS	292500 [^]	275000 [^]	340000 [^]	313500 [^]	315000 [^]	8	15	7.7	0.5
HEALESVILLE	310000 [^]	330000 [^]	340000 [^]	347500 [^]	410000 [^]	3	9	32.3	18.0
HIGHTON	295500	285800	315000	315000	351500	44	98	19.0	11.6
HORSHAM	99500 [^]	125000	115000	118000	118000	29	67	18.6	0.0
HUNTLY	129000	135000	135000	140000	136500	34	86	5.8	-2.5
HUON CREEK	290000 [^]	293000 [^]	285000 [^]	285000 [*]	295000 [^]	3	5	1.7	NA
INVERLOCH	280000	352500	335000	305000	285000	25	56	1.8	-6.6
INVERMAY PARK	285000 [^]	255000 [^]	255000 [^]	282500 [^]	255000 [^]	7	16	-10.5	-9.7
IRYMPLE	135000	129000	129000	139000	157500 [^]	8	34	16.7	13.3
JACKASS FLAT	131500	138000	141000	140500	139000	24	88	5.7	-1.1
JUNORTOUN	250000 [^]	235000 [^]	194500	192500	194000	29	68	-22.4	0.8
KALIMNA	90000 [^]	90000 [*]	110000 [^]	115000 [^]	100000 [^]	7	11	11.1	-13.0
KALKALLO	285000	288000	276000	291000	292000	153	312	2.5	0.3
KANGAROO FLAT	138000	139300	170000	180000	176000	30	64	27.5	-2.2
KEILOR EAST	665000 [^]	610000 [^]	650000 [^]	650000 [*]	707500 [^]	4	9	6.4	NA
KEILOR PARK	655000	629000 [^]	597000 [^]	597000 [*]	597000 [*]	0	1	NA	NA
KENNINGTON	277500 [^]	365000 [^]	140000 [^]	140000 [*]	315000 [^]	5	6	13.5	NA
KERANG	100000 [*]	68000 [^]	65000 [^]	31000 [^]	65000 [^]	6	12	NA	109.7
KEYSBOROUGH	527500	570000	610300 [^]	639300 [^]	594900 [^]	6	18	12.8	-6.9
KIALLA	136000	136000	140800	150000	152000	87	174	11.8	1.3
KILCUNDA	295000 [^]	295000 [^]	395000 [^]	295000 [^]	305000 [^]	5	13	3.4	3.4
KILLARA (WODONGA)	146000	146000 [^]	142300 [^]	153000	158000	19	38	8.2	3.3
KILMORE	228000	240000 [^]	252000	250000	250000	39	69	9.6	0.0
KINGLAKE	119000 [^]	244000 [^]	215000 [^]	221500 [^]	237500 [^]	2	13	99.6	7.2
KOO WEE RUP	302500	295000 [^]	320000 [^]	320000 [^]	335000 [^]	6	14	10.7	4.7
KOONDROOK	64000 [^]	64000 [*]	66000 [^]	155000 [^]	78500 [^]	6	14	22.7	-49.4

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KORONG VALE	15000*	15000*	20000^	20500^	20500*	0	8	NA	NA
KORUMBURRA	197000^	200000^	195000^	150000^	201000	15	21	2.0	34.0
KURUNJANG	250000^	235000^	241000^	256000^	255000	11	25	2.0	-0.4
KYABRAM	124000^	125500	125000^	120000^	125000	18	24	0.8	4.2
KYNETON	400000*	313000^	299000^	288000	322000^	8	31	NA	11.8
LAKES ENTRANCE	87500^	118000^	98000^	95500^	111000	12	24	26.9	16.2
LALOR	495000	523000	572500^	489000^	550000^	3	12	11.1	12.5
LANCEFIELD	237500^	205000	200000^	210000^	215000	22	33	-9.5	2.4
LANG LANG	265000^	262500	265000	265000	269500	30	58	1.7	1.7
LANGWARRIN	405000	407500	405000^	412500^	395000^	3	15	-2.5	-4.2
LARA	330000^	415000^	327500	300000^	378000^	3	20	14.5	26.0
LARA LAKE	283000	278000	264000	260000	269000	25	52	-4.9	3.5
LAVERTON SOUTH	490000^	470000^	490000^	540000^	590000^	1	12	20.4	9.3
LENEVA	145000	147500	147000	148500	143000	37	61	-1.4	-3.7
LEONGATHA	187500^	143000^	195000^	200000	215000	22	47	14.7	7.5
LEOPOLD	280000^	223500^	300000^	355000^	274000^	5	8	-2.1	-22.8
LETHBRIDGE	293500^	292000^	292000*	285000^	310000^	3	6	5.6	8.8
LILYDALE	490000	470000	470000	490000	492000	18	42	0.4	0.4
LISMORE	35000^	50000^	36000^	57500^	35000^	8	13	0.0	-39.1
LOCH SPORT	57500	51000	52500	59000	50000	30	58	-13.0	-15.3
LONGWARRY	245000^	250000^	195000	185000^	226500	19	40	-7.6	22.4
LOVELY BANKS	269500^	277500^	280500	277500	299000^	8	32	10.9	7.7
LUCAS	190000	190000	200000	200000	203800	32	119	7.2	1.9
LUCKNOW	120000^	115000	105000	115000	119000	18	51	-0.8	3.5
LYNDHURST	450000	431000	432900	472000	454900	19	61	1.1	-3.6
MADDINGLEY	235000	245000	261500	255000	223800^	8	36	-4.8	-12.3
MAFFRA	110000^	132300^	132300*	125000^	125000^	5	6	13.6	0.0
MAIDEN GULLY	187000	184500	187000	184800^	193800	14	37	3.6	4.9
MAIDSTONE	444500^	414500^	414500*	414500^	414500*	0	1	NA	NA
MALDON	160000^	140000^	127800^	127800*	125000^	9	11	-21.9	NA
MALLACOOTA	110000^	168000^	295000^	127500^	132500^	2	11	20.5	3.9
MAMBOURIN	289300	320000	295000	291800	300000	37	85	3.7	2.8
MANOR LAKES	300000	307500	228200	251800	307500	38	136	2.5	22.1
MANSFIELD	188800	170000	180000	175000^	185000	34	68	-2.0	5.7
MARONG	137000	140000	143000	147500	151500^	8	47	10.6	2.7

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MARYBOROUGH	85000 [^]	98500 [^]	75000 [^]	107000 [^]	101500	14	28	19.4	-5.1
MCKENZIE HILL	165000 [^]	158000 [^]	195000 [^]	202500 [^]	210000	15	26	27.3	3.7
MELTON SOUTH	229000 [^]	227500	230000	225000	239500	36	80	4.6	6.4
MERENDA	285000	310000	326800	325000	328500	38	91	15.3	1.1
METUNG	115000	118800	90000 [^]	102500	99500	22	41	-13.5	-2.9
MICKLEHAM	280000	285000	273500	296900	294000	182	624	5.0	-1.0
MILDURA	122000	140500	132000	139500	129000	44	109	5.7	-7.5
MINERS REST	160000	160000	164500	179000 [^]	170000 [^]	6	31	6.3	-5.0
MOE	120000 [^]	135000	122500	125000 [^]	275300 [^]	4	20	129.4	120.2
MOOROOLBARK	344800	340000 [^]	312000 [^]	310300 [^]	347500 [^]	4	11	0.8	12.0
MOOROPNA	110500 [^]	110000 [^]	110500 [^]	110300	113500	16	28	2.7	2.9
MORNINGTON	682500 [^]	630000 [^]	465000 [^]	811300 [^]	882000 [^]	7	12	29.2	8.7
MORWELL	75000 [^]	142500 [^]	54000 [^]	132500 [^]	112500 [^]	6	14	50.0	-15.1
MOUNT CLEAR	162000 [^]	163000 [^]	162000 [^]	160000 [^]	165000 [^]	2	11	1.9	3.1
MOUNT COTTRELL	354000 [^]	275000 [^]	292000 [^]	275000 [^]	292000 [^]	7	10	-17.5	6.2
MOUNT DUNEED	270900	275000	270900	296900	292500	87	224	8.0	-1.5
MOUNT ELIZA	850000 [^]	757500 [^]	790000 [^]	812500 [^]	950000 [^]	5	12	11.8	16.9
MOUNT HELEN	185000 [^]	150000 [^]	199500 [^]	182500 [^]	137500 [^]	2	6	-25.7	-24.7
MOUNT MARTHA	802500 [^]	700000 [^]	850000 [^]	925000 [^]	1300000 [^]	3	11	62.0	40.5
MOUNT PLEASANT	119400 [^]	126700 [^]	135800 [^]	135800 [*]	150000 [^]	6	9	25.6	NA
MYRTLEFORD	151500 [^]	140500 [^]	130500 [^]	150500 [^]	151000 [^]	9	20	-0.3	0.3
NAGAMBIE	138000 [^]	156500	183000	168500 [^]	187500	12	33	35.9	11.3
NARRE WARREN	540000 [^]	360000 [^]	360000 [*]	395000 [^]	340000 [^]	2	9	-37.0	-13.9
NARRE WARREN SOUTH	297500	340000 [^]	424000 [^]	400000 [^]	425000 [^]	8	22	42.9	6.3
NATHALIA	96000 [^]	96000 [*]	125000 [^]	109500 [^]	155000 [^]	1	8	61.5	41.6
NEERIM SOUTH	150000 [^]	195000 [^]	193000 [^]	195000 [^]	219000 [^]	6	16	46.0	12.3
NERRINA	149500 [^]	149500 [*]	214500 [^]	260000 [^]	189500 [^]	4	13	26.8	-27.1
NEWBOROUGH	145000 [^]	121300 [^]	182000 [^]	169000	152000	19	44	4.8	-10.1
NEWSTEAD	125300 [^]	145000 [^]	145000 [*]	92000 [^]	145000 [^]	1	6	15.8	57.6
NEWTOWN (GREATER GEELONG)	590000 [^]	590000 [*]	925000 [^]	605000 [^]	410000 [^]	1	8	-30.5	-32.2
NICHOLSON	150000 [^]	135000 [^]	135000 [^]	132000 [^]	140000	10	20	-6.7	6.1
NOBLE PARK	439000 [^]	475000 [^]	1140000 [^]	1140000 [*]	575000 [^]	5	7	31.0	NA
NORTH BENDIGO	102500 [^]	145000 [^]	124000 [^]	115000 [^]	150000	13	17	46.3	30.4
NORTH WONTHAGGI	155000	173000	180000	199500	212500	14	55	37.1	6.5
OCEAN GROVE	335000	359000	340000	345500	370000	67	152	10.4	7.1

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								Jul-Sep 2019 to Jul-Sep 2020	Apr-Jun 2020 to Jul-Sep 2020
OFFICER	328000	339000	335000	335000	335000	95	257	2.1	0.0
OFFICER SOUTH	335000	360000	360000	349000	352000	15	90	5.1	0.9
PAKENHAM	315000	272500	324000	300000	327000	66	142	3.8	9.0
PARADISE BEACH	55000 [^]	63300 [^]	37500 [^]	56000 [^]	73800 [^]	8	11	34.1	31.7
PAYNESVILLE	125000	135000 [^]	140000 [^]	122500	225000	18	41	80.0	83.7
PETERBOROUGH	192500 [^]	185000 [^]	195000 [^]	200000 [^]	191000 [^]	5	8	-0.8	-4.5
POINT COOK	404500	415000	400000	396000	445000	24	121	10.0	12.4
POINT LONSDALE	448800	418500	479500	428000 [^]	399000	17	37	-11.1	-6.8
PORT ALBERT	65000 [*]	110000 [^]	60000 [^]	87500 [^]	90000 [^]	5	10	NA	2.9
PORT FAIRY	330000 [^]	220000 [^]	350000 [^]	350000 [*]	320000 [^]	9	16	-3.0	NA
PORTARLINGTON	332500 [^]	346300 [^]	272500 [^]	280300 [^]	325000	10	26	-2.3	16.0
PORTLAND	59000	59000	60000	52800	70000	36	71	18.6	32.7
PORTLAND NORTH	121500 [*]	102500 [^]	78500 [^]	62000 [^]	90000	11	16	NA	45.2
RED CLIFFS	84500 [^]	72000 [^]	75000	77500	90000	19	43	6.5	16.1
RESERVOIR	-	-	115000 [^]	115000 [*]	650500 [^]	2	7	0.0	NA
ROCKBANK	275000	280000	272000	239000	268000	66	158	-2.5	12.1
ROMSEY	290000 [^]	300000 [^]	360000 [^]	300000	325000	10	31	12.1	8.3
ROSEBUD	310000 [^]	440000 [^]	319600 [^]	322500	285000 [^]	3	14	-8.1	-11.6
ROXBURGH PARK	295000 [^]	347500 [^]	512500 [^]	372500 [^]	360000 [^]	5	17	22.0	-3.4
RUTHERGLEN	140000 [^]	140000 [*]	160000	160000 [^]	133500 [^]	6	19	-4.6	-16.6
RYE	474500	455000	392500 [^]	390000 [^]	437500	16	31	-7.8	12.2
SAFETY BEACH	464500 [^]	381300 [^]	627500 [^]	477500 [^]	1048500 [^]	2	8	125.7	119.6
SALE	123300	138500	140000	143000	150000	51	75	21.7	4.9
SAN REMO	286500	307500	289000	270000	282500	28	71	-1.4	4.6
SANCTUARY LAKES	434500	485000	455000	426300	460000	23	58	5.9	7.9
SANDY POINT	230000 [^]	200000 [^]	215000 [^]	215000 [^]	200000 [^]	2	4	-13.0	-7.0
SEBASTOPOL	125000 [^]	150000 [^]	160000 [^]	160000 [*]	210000 [^]	5	6	68.0	NA
SEVILLE	300000 [*]	415000 [^]	457500 [^]	340000 [^]	410000 [^]	4	10	NA	20.6
SEYMOUR	158000	165000 [^]	161000 [^]	130000 [^]	172000 [^]	6	17	8.9	32.3
SHEPPARTON	133900	126000	93000	130000	133000	21	61	-0.7	2.3
SHEPPARTON NORTH	143800	169000	176000 [^]	177900 [^]	195000	47	61	35.6	9.6
SMYTHES CREEK	136000	137000	139500 [^]	175000	149500	24	59	9.9	-14.6
SOMERVILLE	430000	430000	490000 [^]	460000 [^]	460000 [^]	9	24	7.0	0.0
SOUTH GEELONG	269500	268500 [^]	268500 [*]	268500 [*]	268500 [*]	0	0	NA	NA
SOUTH MORANG	350000 [^]	414500 [^]	214600 [^]	375000 [^]	340000 [^]	6	18	-2.9	-9.3

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SPRING GULLY	-	178500 [^]	196500 [^]	196000 [^]	188500	22	32	0.0	-3.8
ST ARNAUD	40000 [^]	53000 [^]	42000 [^]	33000 [^]	36000 [^]	6	10	-10.0	9.1
ST LEONARDS	223000	218000	230000	220000	230000	45	86	3.2	4.6
STRATFORD	84500	83000 [^]	83500	85500	85000	19	46	0.6	-0.6
STRATHDALE	247500 [^]	230000 [^]	233500	210000	207000	12	35	-16.4	-1.4
STRATHFIELDSAYE	165500	166000	181000	178000	176300	40	93	6.5	-1.0
STRATHTULLOH	271000	265500	261000	270000	275000	53	154	1.5	1.9
SUNBURY	315000	299000	301500	309000	297000	40	108	-5.7	-3.9
SUNSHINE NORTH	430000 [^]	440000 [^]	506500 [^]	500000 [^]	569000 [^]	3	10	32.3	13.8
SWAN HILL	107800	106500 [^]	136000	115000	127500	27	53	18.3	10.9
TANGAMBALANGA	140000 [^]	137000 [^]	136000	137000	136000	24	50	-2.9	-0.7
TARNEIT	309500	300000	316000	315000	321000	334	797	3.7	1.9
TATURA	156000 [^]	149700	164000 [^]	165000 [^]	165700	12	24	6.2	0.4
TAWONGA SOUTH	151500 [^]	180000 [^]	204500 [^]	267500 [^]	217500 [^]	1	7	43.6	-18.7
THE HONEYSUCKLES	80000 [^]	92000 [^]	101000 [^]	87000 [^]	62000 [^]	3	5	-22.5	-28.7
THORNHILL PARK	270500	265000	255500	262500	242500	186	274	-10.4	-7.6
TONGALA	102000 [*]	102000 [^]	105000 [^]	101000 [^]	100000 [^]	5	9	NA	-1.0
TORQUAY	425000	418000	426000	427500	428000	79	148	0.7	0.1
TRAFALGAR	215000 [^]	220000 [^]	225000 [^]	215000 [^]	215000	18	33	0.0	0.0
TRARALGON	146000	159500	159000	160000	169000	88	193	15.8	5.6
TRENTHAM	348500 [^]	235000 [^]	427500 [^]	357500 [^]	360000	10	14	3.3	0.7
TRUGANINA	329200	338300	335000	335600	330000	238	518	0.2	-1.7
VENUS BAY	108000	121500	107500	123500	97500	34	65	-9.7	-21.1
WAHGUNYAH	-	90500 [^]	90500 [*]	117000 [^]	145000 [^]	5	6	0.0	23.9
WALDARA	264000 [^]	210000 [^]	210000 [^]	231300 [^]	200000 [^]	1	10	-24.2	-13.5
WALKERVILLE	120000 [^]	145000 [^]	160000 [^]	160000 [*]	136000 [^]	5	6	13.3	NA
WALLAN	216000	255000	251000	221000	239000	91	208	10.6	8.1
WALLAN EAST	265000 [^]	242000 [^]	185000	251500	255000	27	70	-3.8	1.4
WANDANA HEIGHTS	259900	300000	400000	277500	299000 [^]	9	34	15.0	7.8
WANGARATTA	155000	163000	162500	144500	149800	44	99	-3.4	3.6
WARBURTON	120000 [^]	262500 [^]	170000 [^]	220000 [^]	157500 [^]	2	9	31.3	-28.4
WARRACKNABEAL	21500 [^]	33000 [^]	36300 [^]	52000 [^]	26800 [^]	8	10	24.4	-48.6
WARRAGUL	212800	215500	230000	231500	230000	72	165	8.1	-0.6
WARRANWOOD	628000 [^]	765000 [^]	485000 [^]	480000 [^]	645000 [^]	5	9	2.7	34.4
WARRNAMBOOL	155000	150000	145000	147000	150000	57	167	-3.2	2.0

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WEIR VIEWS	209000	214000	234000	237000	248000	97	173	18.7	4.6
WERRIBEE	288000	299000	301000	295000	299000	93	274	3.8	1.4
WERRIBEE SOUTH	345000 [^]	425000 [^]	425000 [*]	325000 [^]	380000 [^]	3	8	10.1	16.9
WEST BENDIGO	149000 [^]	149000 [*]	151500 [^]	152500 [^]	150000	11	17	0.7	-1.6
WEST WODONGA	146800	180000	140500	140000	139000	57	88	-5.3	-0.7
WHITE HILLS	152000	222500	158800 [^]	208500 [^]	212500	18	33	39.8	1.9
WHITTLESEA	360000 [^]	345500 [^]	332000 [^]	220000 [^]	287500 [^]	6	9	-20.1	30.7
WILLIAMS LANDING	322500	313600	300000 [^]	469300 [^]	440000	12	29	36.4	-6.2
WINCHELSEA	217500 [^]	360000 [^]	209500 [^]	252500 [^]	239000 [^]	8	16	9.9	-5.3
WINTER VALLEY	157000	156000	167000	185000	177000	62	115	12.7	-4.3
WODONGA	160000	152000 [^]	162000	152000	152000	37	88	-5.0	0.0
WOLLERT	325000	316500	322500	342800	345900	237	537	6.4	0.9
WONTHAGGI	207000 [^]	149000 [^]	194000 [^]	187500	214500	12	29	3.6	14.4
WOODEND	437500 [^]	385000 [^]	377000 [^]	355000	393500	10	24	-10.1	10.8
WOOLAMAI WATERS	360000 [^]	350000 [^]	350000 [*]	295000 [^]	370300 [^]	3	4	2.8	25.5
WY YUNG	168500 [^]	168500 [*]	139000 [^]	142000	130000 [^]	5	16	-22.8	-8.5
WYNDHAM VALE	267100	285000	282500	278500	278000	111	231	4.1	-0.2
YARRA JUNCTION	197000 [^]	242500 [^]	260000	270000 [^]	253500 [^]	4	24	28.7	-6.1
YARRAGON	207500 [^]	205000 [^]	208500 [^]	203000 [^]	193000	20	29	-7.0	-4.9
YARRAWONGA	135000	155000	183500	180000	226000	25	63	67.4	25.6
YEA	497500 [^]	497500 [*]	242500 [^]	200000 [^]	205000 [^]	6	8	-58.8	2.5
YINNAR	85000 [^]	100000 [^]	100000 [^]	93000	94000 [^]	6	24	10.6	1.1

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