

Victorian Property Sales Report

September 2022 Quarter

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 Transport 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 6.3 per cent from \$800,000 to \$750,000 in the September 2022 quarter, having increased by 1.9 per cent in the previous quarter (March 2022 to June 2022). For the 12 months from September 2021 to September 2022, the median house price in Victoria increased 4.9 per cent, from \$715,000 to \$750,000.

The median price of units in Victoria decreased by 4.9 per cent from \$615,000 in the June 2022 quarter to \$585,000 in the September 2022 quarter, having increased by 1.7 per cent in the previous quarter. The median price of units in Victoria for the September 2022 quarter was lower than the median price of houses. For the 12 months from September 2021 to September 2022, the median unit price decreased by 1.7 per cent from \$595,000 to \$585,000.

The metropolitan Melbourne median house price decreased by 6.6 per cent to \$850,000 in the September 2022 quarter and the median unit price decreased by 5.2 per cent to \$601,000. For the 12 months to September 2022, median sales prices in metropolitan Melbourne decreased by 0.5 per cent for houses and 3.1 per cent for units.

In the September 2022 quarter, the median house price in country Victoria decreased by 2.1 per cent to \$568,000 and units decreased by 1.2 per cent to \$415,000. Over the 12 months to September 2022, median sale prices in country Victoria increased by 11.4 per cent for houses and by 10.5 per cent for units.

Of the 799 listed Victorian locations, 138 had median house price increases for the September 2022 quarter compared to 258 in the June 2022 quarter. Ten localities recorded no change, 328 showed a decrease and 323 had insufficient sales.

The maximum number of house sales for the quarter was 270 in Tarneit and there were 21 locations with 100 or more sales in the September 2022 quarter.

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



Victorian Valuer-General, Robert Marsh PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending September 2022 indicates that the median house sale price decreased by 6.3 per cent from \$800,000 to \$750,000. Metropolitan house prices decreased by 6.6 per cent to \$850,000 and country Victoria house prices decreased by 2.1 per cent to \$568,000.

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 2022. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

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

The number of Victorian house sales so far recorded for the September 2022 quarter is 17,904. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the September 2022 quarter will be approximately 19,252. This is a 12.5 per cent decrease from the number of sales in the June 2022 quarter and a

5.8 per cent decrease on the same quarter the previous year (September 2021).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$910,000 in the June 2022 quarter to \$850,000 in the September 2022 quarter. This follows a 1.1 per cent increase in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the September 2022 quarter compared to the June 2022 quarter (72 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 181 suburbs for the June 2022 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 118 shifted from showing a median price increase for the June 2022 quarter to a median price decrease for the September 2022 quarter. For example, Bentleigh East increased by 1 per cent in the June 2022 quarter, while it decreased by 8.2 per cent in the September 2022 quarter. This compares to 78 metropolitan suburbs shifting from an increase in the March 2022 quarter to a decrease in the June 2022 quarter.

Conversely, 21 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2022 quarter to a median price increase in the September 2022 quarter. This compares to 116 metropolitan suburbs shifting from a decrease in the March 2022 quarter to an increase in the June 2022 quarter.

One-hundred and ten metropolitan suburbs with 10 or more sales showed decreases for both the June 2022 and September 2022 quarters. Significant examples include Balwyn North and Boronia. This compares to 57 metropolitan suburbs in the March 2022 and June 2022 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Fairfield, which had 10 sales and rose by 37 per cent (\$1,840,000 to \$2,520,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Dromana, which had 32 sales and rose by 24.6 per cent to \$1,165,000.

For the quarter, Toorak had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 15 house sales and

its median house price decreased by 34.3 per cent, from \$7,910,000 to \$5,200,000.

Brunswick East experienced the second highest median price decrease in metropolitan Melbourne. It had 14 sales and its median price decreased by 29.6 per cent from \$1,512,500 to \$1,065,000.

Melton South's median price of \$515,000 was the lowest for metropolitan suburbs in the September 2022 quarter. It had 37 sales and its median price decreased by 1.2 per cent from the June 2022 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Ascot Vale	1,353,000	1,287,500	1,325,000	-2.1	2.9
Bentleigh	1,812,000	1,786,500	1,662,500	-8.3	-6.9
Bentleigh East	1,531,500	1,525,000	1,400,000	-8.6	-8.2
Brighton	3,525,000	3,650,000	2,990,500	-15.2	-18.1
Brunswick	1,355,000	1,400,000	1,215,500	-10.3	-13.2
Caulfield South	1,902,000	1,960,000	1,880,000	-1.2	-4.1
Elwood	2,400,000	2,700,000	2,625,000	9.4	-2.8
Footscray	990,000	1,012,500	920,000	-7.1	-9.1
Hawthorn	2,650,000	2,252,000	2,370,000	-10.6	5.2
Kensington	1,254,000	1,240,500	1,215,000	-3.1	-2.1
Malvern	2,850,000	3,320,000	3,120,000	9.5	-6.0
Northcote	1,748,500	1,650,000	1,600,000	-8.5	-3.0
Preston	1,360,000	1,178,000	1,051,000	-22.7	-10.8
Richmond	1,532,500	1,443,000	1,281,000	-16.4	-11.2
South Melbourne	1,500,000	1,746,300	1,490,000	-0.7	-14.7
South Yarra	2,200,000	1,865,000	1,868,000	-15.1	0.2
Toorak	7,150,000	7,910,000	5,200,000	-27.3	-34.3
Williamstown	1,635,500	1,530,000	1,687,500	3.2	10.3

**Eastern suburbs (10–20 km from Melbourne CBD)**

Suburb	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Balwyn	2,850,000	2,750,000	3,088,000	8.4	12.3
Blackburn	1,605,000	1,520,000	1,500,000	-6.5	-1.3
Box Hill North	1,342,500	1,301,500	1,275,000	-5.0	-2.0
Box Hill South	1,584,500	1,438,000	1,375,000	-13.2	-4.4
Burwood East	1,281,000	1,279,000	1,225,000	-4.4	-4.2
Camberwell	2,650,000	2,632,500	2,465,400	-7.0	-6.3
Glen Iris	2,125,000	2,500,000	2,500,000	17.6	0.0
Oakleigh South	1,218,900	1,220,000	1,120,000	-8.1	-8.2
Surrey Hills	2,320,000	2,060,000	2,210,000	-4.7	7.3

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Altona	1,210,000	1,260,000	1,217,500	0.6	-3.4
Braybrook	768,800	801,000	789,500	2.7	-1.4
Deer Park	617,500	630,000	653,000	5.7	3.7
Keilor Downs	820,000	770,000	725,000	-11.6	-5.8
Keilor East	1,016,000	1,075,000	967,500	-4.8	-10.0
St Albans	682,500	690,000	675,000	-1.1	-2.2
Sunshine North	741,000	760,000	710,000	-4.2	-6.6
Sunshine West	720,000	763,000	742,500	3.1	-2.7

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

Suburb	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Burnside Heights	680,000	796,200	710,000	4.4	-10.8
Caroline Springs	730,800	770,000	730,500	0.0	-5.1
Hoppers Crossing	600,000	640,000	601,000	0.2	-6.1
Point Cook	716,500	788,000	778,800	8.7	-1.2
Sydenham	720,000	710,000	732,000	1.7	3.1
Tarneit	605,000	655,000	655,000	8.3	0.0
Taylors Hill	845,000	908,500	905,000	7.1	-0.4
Werribee	570,000	620,000	610,000	7.0	-1.6

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

Suburb	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Bayswater	897,500	920,000	771,300	-14.1	-16.2
Bayswater North	894,500	855,800	845,200	-5.5	-1.2
Boronia	865,000	890,000	827,500	-4.3	-7.0
Ferntree Gully	889,800	880,000	810,000	-9.0	-8.0
Heathmont	1,079,500	1,022,500	957,000	-11.3	-6.4
Wantirna	1,077,500	1,033,500	1,110,000	3.0	7.4
Wheelers Hill	1,447,500	1,472,500	1,331,000	-8.0	-9.6

Country Victoria

Country Victoria's median house price showed a decrease of 2.1 per cent to \$568,000 in the September 2022 quarter. Over the 12 months to September 2022, the median house price in country Victoria increased by 11.4 per cent from \$510,000 to \$568,000.

The number of country Victoria house sales for the September 2022 quarter is expected to be 6,165, which is 11.7 per cent less than the September 2021 quarter.

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

Bendigo median house prices increased by 4.5 per cent, having increased by 1.5 per cent in the previous quarter. Mildura increased by 5.1 per cent for the September 2022 quarter, having increased by 8.2 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that three of the 12 large towns had increases in median house prices in the September 2022 quarter compared

to the June 2022 quarter which showed increases in two of the 12 towns. For the 12 months from the September 2021 to September 2022 quarter, there were increases in 11 of the 12 towns.

Bairnsdale decreased by 8.2 per cent for the September 2022 quarter, having decreased by 8.4 per cent in the previous quarter. Wangaratta decreased by 3.6 per cent and Sale showed no change in the September 2022 quarter, having increased in the previous quarter by 12 per cent.

The sample of seaside towns shows that five out of the nine towns had increases in their median house prices from the June 2022 to September 2022 quarters. Anglesea increased by 7 per cent, having increased by 5.6 per cent during the previous quarter. Cowes West's median house price decreased by 3.1 per cent for the September 2022 quarter, having increased by 3.8 per cent in the previous quarter. Venus Bay's median house price increased by 4.4 per cent for the September 2022 quarter, having decreased by 7 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Ballarat Central	692,000	650,000	665,000	-3.9	2.3
Bendigo	562,500	660,000	690,000	22.7	4.5
Geelong West	895,000	932,500	1,040,000	16.2	11.5
Horsham	347,500	380,000	340,000	-2.2	-10.5
Mildura	382,000	404,400	425,000	11.3	5.1
Shepparton	370,000	440,000	450,000	21.6	2.3
Warrnambool	517,500	620,000	577,000	11.5	-6.9
Wodonga	415,000	509,000	554,000	33.5	8.8



Large towns

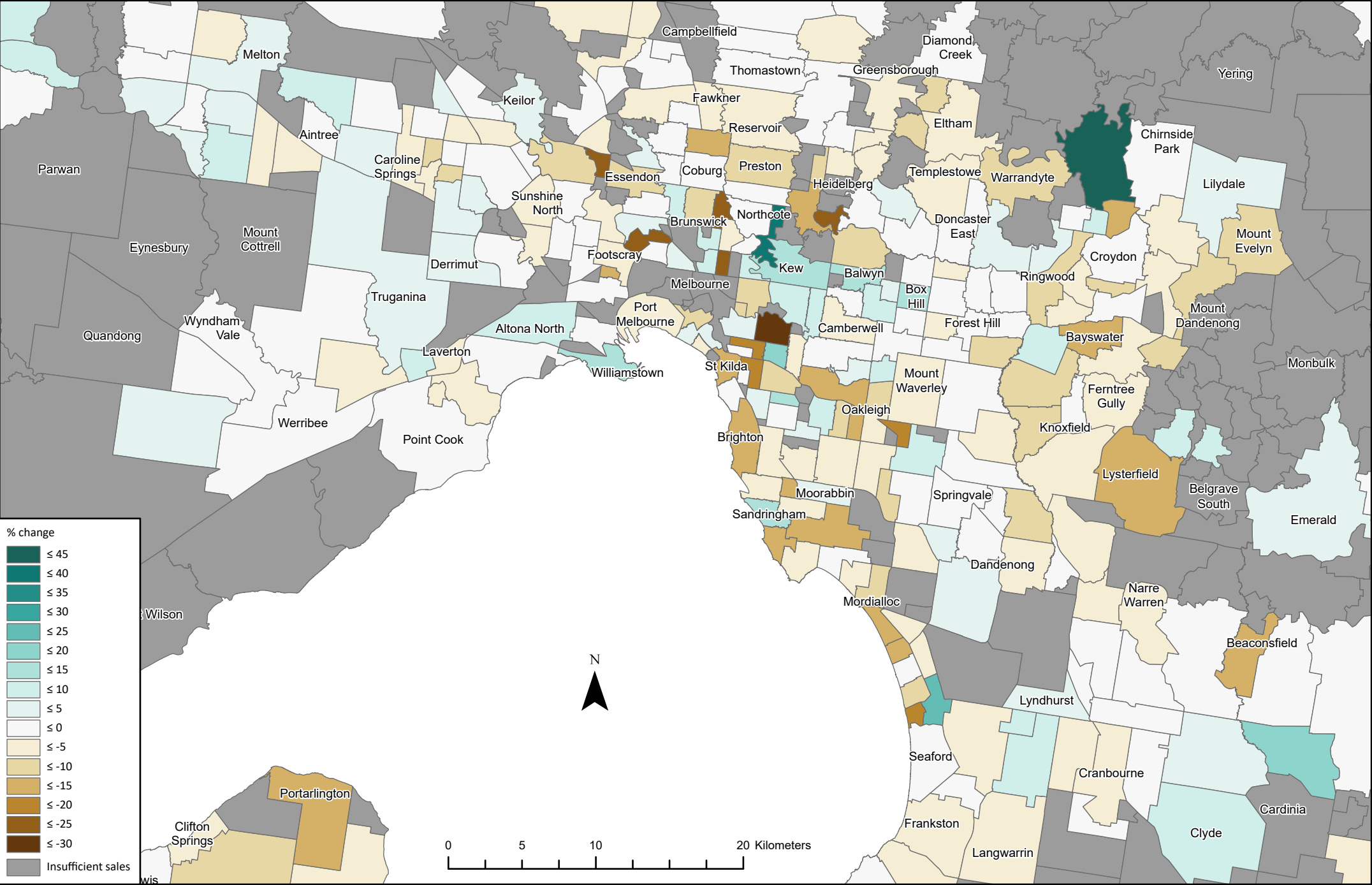
Suburbs in large towns	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Bairnsdale	350,000	465,500	427,500	22.1	-8.2
Castlemaine	620,000	735,000	700,000	12.9	-4.8
Colac	420,000	500,000	480,000	14.3	-4.0
Echuca	415,000	559,500	590,000	42.2	5.5
Hamilton	347,500	380,000	352,000	1.3	-7.4
Moe	320,000	365,000	395,000	23.4	8.2
Morwell	275,000	330,000	350,000	27.3	6.1
Sale	423,800	460,000	460,000	8.6	0.0
Swan Hill	375,000	444,500	440,000	17.3	-1.0
Traralgon	415,000	492,500	484,000	16.6	-1.7
Wangaratta	425,000	550,000	530,000	24.7	-3.6
Yarrawonga	649,000	645,000	639,000	-1.5	-0.9

Seaside towns

Suburbs in seaside towns	September quarter 2021 \$	June quarter 2022 \$	September quarter 2022 \$	% Change Sep 2021-Sep 2022	% Change Jun 2022-Sep 2022
Anglesea	1,510,000	1,610,000	1,722,500	14.1	7.0
Cowes West	735,000	795,000	770,000	4.8	-3.1
Inverloch	856,300	917,500	985,000	15.0	7.4
Lakes Entrance	435,000	515,000	530,000	21.8	2.9
Ocean Grove	1,005,000	1,100,000	1,160,000	15.4	5.5
Portland	360,000	465,000	460,000	27.8	-1.1
St Leonards	715,000	855,300	786,000	9.9	-8.1
Torquay	1,220,000	1,400,000	1,340,000	9.8	-4.3
Venus Bay	590,000	699,000	730,000	23.7	4.4

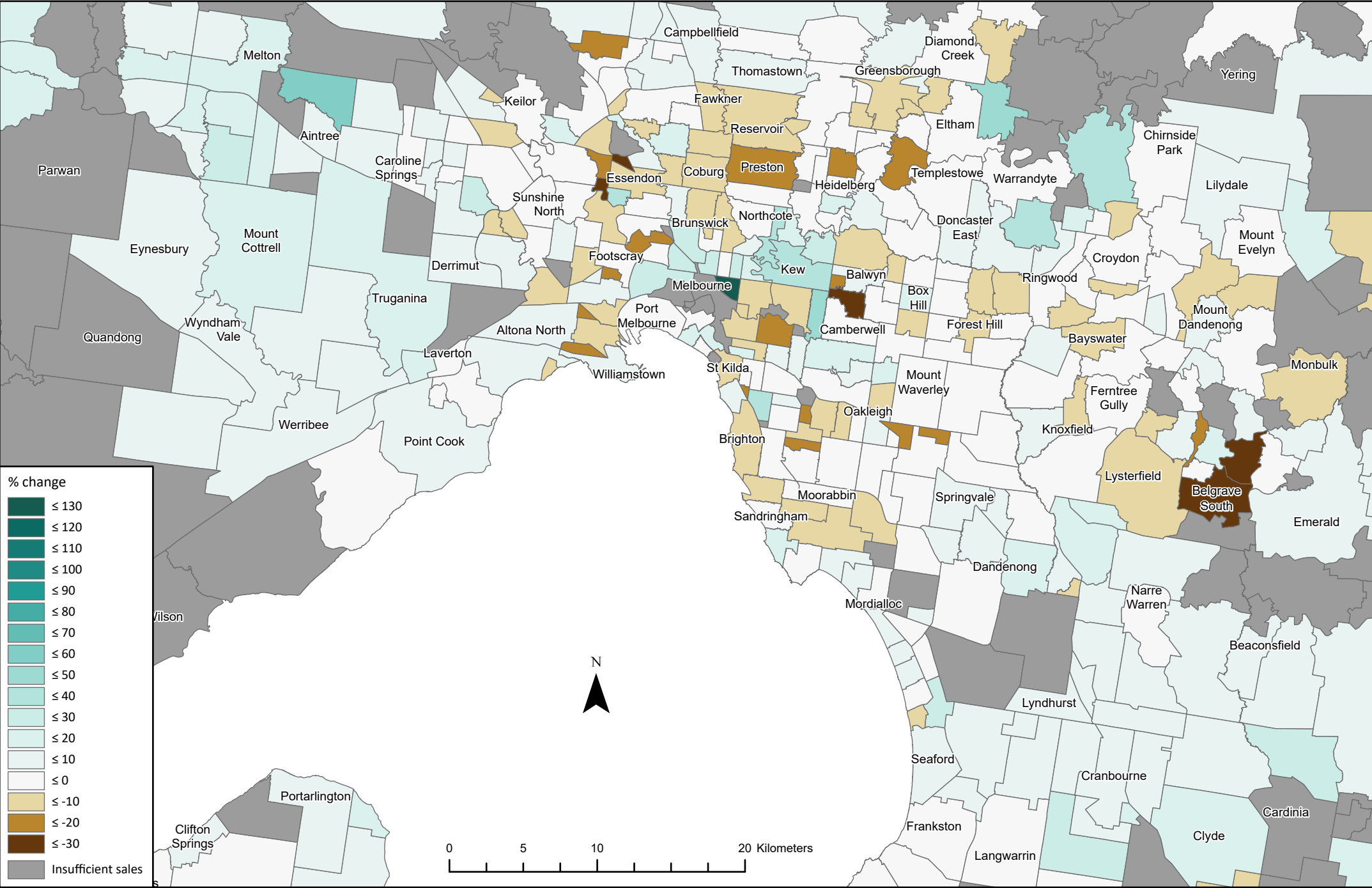
Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2022 to September quarter 2022



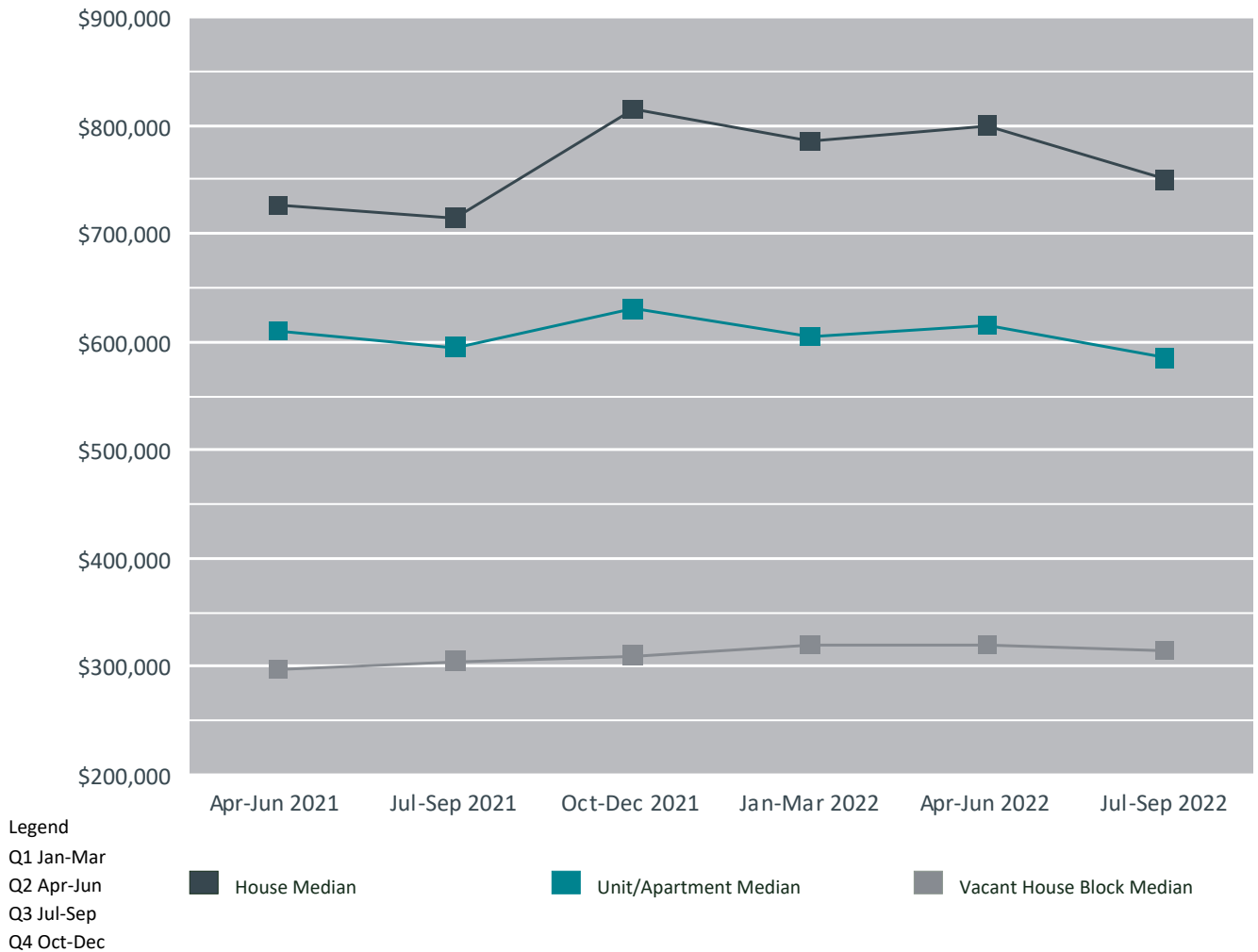
Metropolitan Melbourne houses - yearly change in median prices

September quarter 2021 to September quarter 2022



VICTORIA

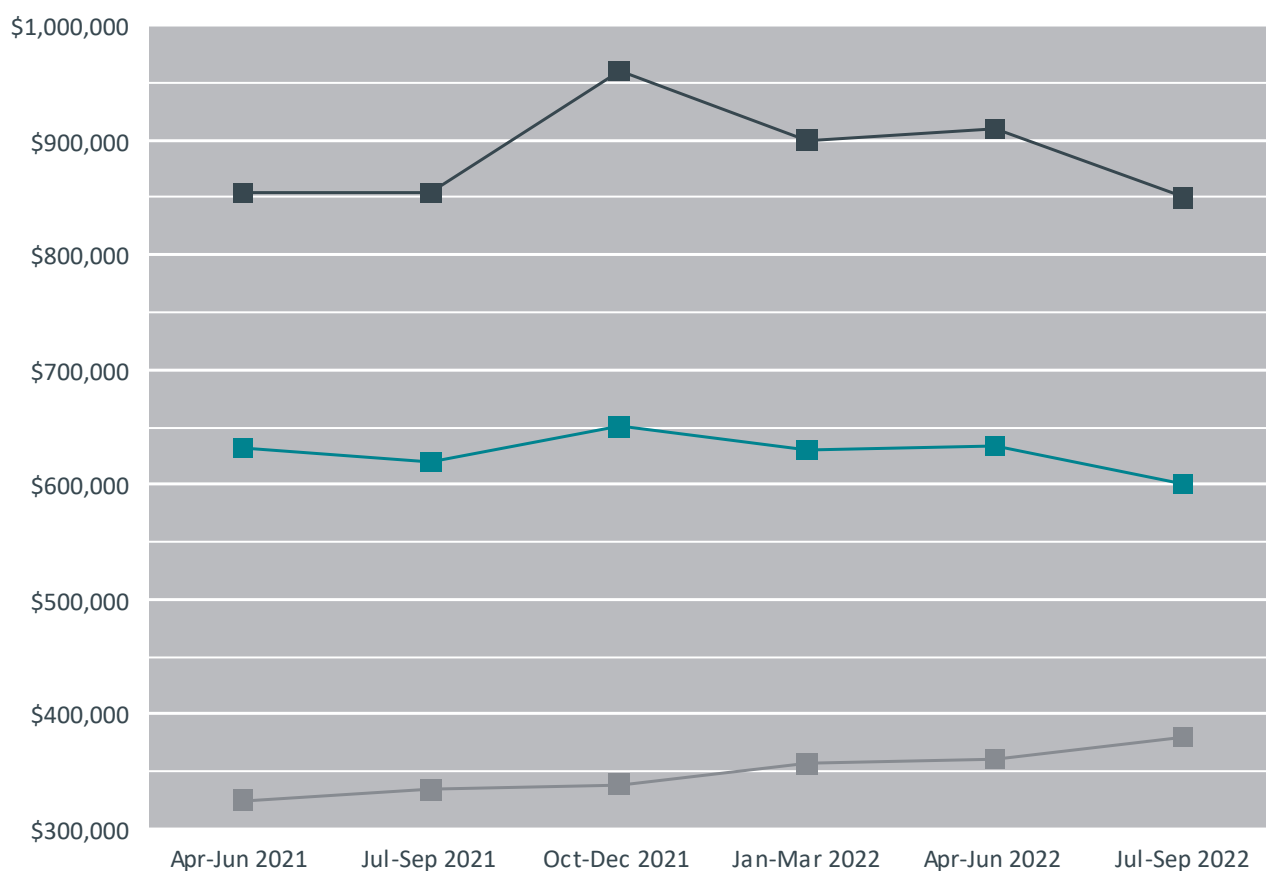
RESIDENTIAL PRICE STATISTICS



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 2021	27,090	726,000	0.0	13,200	610,000	0.0	12,603	297,500	0.0
Jul-Sep 2021	20,439	715,000	-1.5	9,366	595,000	-2.5	7,813	305,000	2.5
Oct-Dec 2021	30,161	815,000	14.0	14,007	630,000	5.9	5,551	310,000	1.6
Jan-Mar 2022	22,084	785,000	-3.7	10,431	605,000	-4.0	3,016	320,000	3.2
Apr-Jun 2022	21,555	800,000	1.9	10,836	615,000	1.7	2,322	320,000	0.0
Jul-Sep 2022	17,904	750,000	-6.3	8,683	585,000	-4.9	1,583	315,000	-1.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

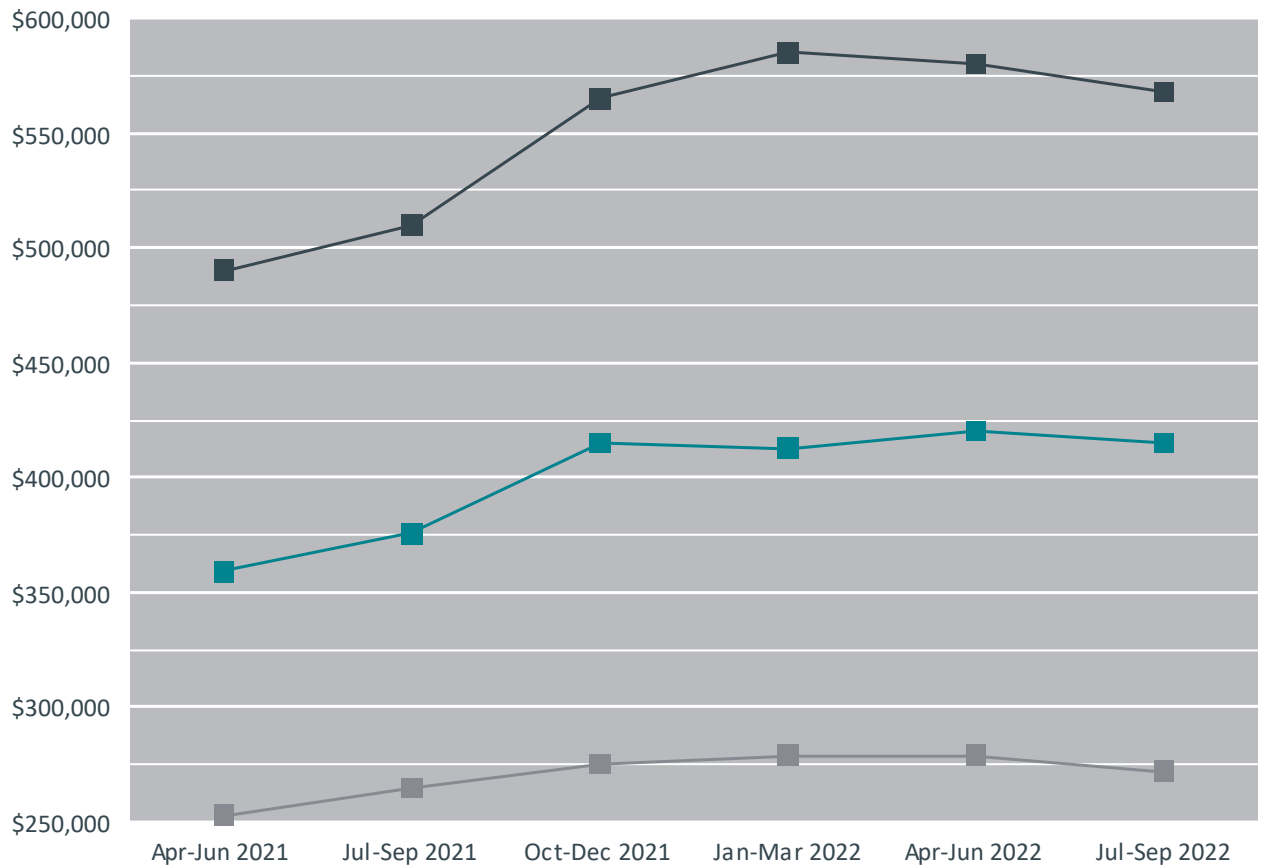
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses				Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2021	18,618	853,700	0.0		11,863	632,000	0.0	7,708	324,900	0.0
Jul-Sep 2021	13,460	854,500	0.1		8,224	620,000	-1.9	4,513	334,000	2.8
Oct-Dec 2021	21,474	960,000	12.3		12,613	650,000	4.8	3,065	339,000	1.5
Jan-Mar 2022	14,952	900,000	-6.3		9,369	630,000	-3.1	1,505	356,500	5.2
Apr-Jun 2022	15,071	910,000	1.1		9,864	633,900	0.6	1,202	360,800	1.2
Jul-Sep 2022	12,171	850,000	-6.6		7,769	601,000	-5.2	740	380,000	5.3

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

Unit/Apartment Median

Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun	2021	8,472	490,000	0.0	1,337	359,000	0.0	4,895	253,000	0.0
Jul-Sep	2021	6,979	510,000	4.1	1,142	375,500	4.6	3,300	265,000	4.7
Oct-Dec	2021	8,687	565,000	10.8	1,394	415,000	10.5	2,486	275,000	3.8
Jan-Mar	2022	7,132	585,000	3.5	1,062	412,800	-0.5	1,511	279,000	1.5
Apr-Jun	2022	6,484	580,000	-0.9	972	420,000	1.8	1,120	279,000	0.0
Jul-Sep	2022	5,733	568,000	-2.1	914	415,000	-1.2	843	272,000	-2.5

MEDIAN HOUSE PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
ABBOTSFORD	1107500	1332500	1645000	1218000	1280000	19	62	15.6	5.1
ABERFELDIE	1790000^	2112500	1895000	1950000	2410000^	7	36	34.6	23.6
AINTREE	730000	745000	807500	749300	740000	25	101	1.4	-1.2
AIREYS INLET	1835000^	2030000^	1750000^	1375000^	1727500^	2	11	-5.9	25.6
AIRPORT WEST	990000	1020000	936000	950000	865000	23	81	-12.6	-8.9
ALBANVALE	595000	620000	605000^	648900	582000	15	39	-2.2	-10.3
ALBERT PARK	2220000	2402500	2250000	2520000	2645000	24	98	19.1	5.0
ALBION	944500^	820000	800000	1050000^	830000^	7	19	-12.1	-21.0
ALEXANDRA	440000	545000	547000	515000^	578500^	7	32	31.5	12.3
ALFREDTON	656000	640000	700000	662000	640000	59	185	-2.4	-3.3
ALLANSFORD	530000^	540000^	628800^	641000^	585000^	4	7	10.4	-8.7
ALPHINGTON	1800000^	2541500	2168000^	2070000	2125000^	8	27	18.1	2.7
ALTONA	1210000	1262500	1135000	1260000	1217500	26	82	0.6	-3.4
ALTONA EAST	1015000	1105000	1125000	1060000^	957500^	6	25	-5.7	-9.7
ALTONA MEADOWS	752500	730000	755000	770600	700000	25	91	-7.0	-9.2
ALTONA NORTH	976000	1025000	960000	970000	1055000	22	84	8.1	8.8
ANGLESEA	1510000	1702500	1700000	1610000	1722500	12	50	14.1	7.0
APOLLO BAY	845000^	981300	1047500^	1320000	1000000^	5	23	18.3	-24.2
ARARAT	316000	350000	310000	400000	411500	44	142	30.2	2.9
ARDEER	750000^	725000	722500	698000^	645000^	5	22	-14.0	-7.6
ARMADALE	2675000	2700000	2732500	2313000	2750000	17	76	2.8	18.9
ARMSTRONG CREEK	685500	716500	732500	733500	735000	69	189	7.2	0.2
ARTHURS SEAT	1215000^	1600000^	2420000^	2122500^	1185000^	1	6	-2.5	-44.2
ASCOT (GREATER BENDIGO)	550000	660000	557600^	625000	652500^	8	31	18.6	4.4
ASCOT VALE	1353000	1355500	1355000	1287500	1325000	29	96	-2.1	2.9
ASHBURTON	1855000	2250000	2130000	1980000	1997500	30	78	7.7	0.9
ASHWOOD	1465000	1500800	1425000	1520000	1656500	17	51	13.1	9.0
ASPENDALE	1294000	1479000	1298000	1675000	1420000	19	46	9.7	-15.2
ASPENDALE GARDENS	1140000^	1197500	1289000	1190000	1107000	13	36	-2.9	-7.0
ATTWOOD	920000	1050000	905000^	1070000	730000^	6	22	-20.7	-31.8
AVENEL	495000^	485500^	515000^	497500^	410000^	3	10	-17.2	-17.6
AVOCA	360000^	396000^	375000^	516000^	405000^	5	8	12.5	-21.5
AVONDALE HEIGHTS	1012500	1005000	990000	1020000	977500	30	118	-3.5	-4.2
AVONSLEIGH	890000^	858000^	697500^	950000^	920000^	1	11	3.4	-3.2
AXEDALE	585000^	502500^	630000^	461000^	515000^	5	8	-12.0	11.7
BACCHUS MARSH	600000	580000	662500	633300	693200	36	120	15.5	9.5
BADGER CREEK	690000^	710000^	707500^	755000^	710000^	3	15	2.9	-6.0
BAIRNSDALE	350000	400000	426500	465500	427500	44	154	22.1	-8.2
BALACLAVA	1512500^	1594800	1810000	1494800	1425000	10	41	-5.8	-4.7
BALCOMBE	2070000	1935000	1875000	1800000	1764000	20	84	-14.8	-2.0
BALLAN	590000^	619000	580000	790000	638000	13	35	8.1	-19.2

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BALLARAT CENTRAL	692000	870000	760000	650000	665000	19	73	-3.9	2.3
BALLARAT EAST	501000	510000	540000	530000	540000	26	86	7.8	1.9
BALLARAT NORTH	550000	580000	635000	607500	586000	22	52	6.5	-3.5
BALNARRING	1370000^	1310500	1282500^	1487500^	1330000^	7	23	-2.9	-10.6
BALNARRING BEACH	1570000^	3400000^	1847500^	7150000^	1620000^	1	8	3.2	-77.3
BALWYN	2850000	2750000	2879000	2750000	3088000	26	115	8.4	12.3
BALWYN NORTH	2360000	2384400	2078000	2350000	2116000	61	229	-10.3	-10.0
BANDIANA	469000^	464100^	535000^	629000^	572500^	2	10	22.1	-9.0
BANNOCKBURN	710000	745000	751500	710000	762500	20	69	7.4	7.4
BARANDUDA	602500^	544000	725000	625000	630000	11	32	4.6	0.8
BARNAWARTHA	485000^	332500^	437000^	469000^	542000^	2	8	11.8	15.6
BARWON HEADS	1577500	1800000	1755000	2540000	1700000	17	52	7.8	-33.1
BAXTER	730000	722000	787500	698500^	687000^	7	25	-5.9	-1.6
BAYSWATER	897500	890000	940000	920000	771300	22	86	-14.1	-16.2
BAYSWATER NORTH	894500	888000	955000	855800	845200	16	53	-5.5	-1.2
BEACONSFIELD	860500	956500	945500	1069000	888900	29	85	3.3	-16.8
BEACONSFIELD UPPER	1137500^	907700^	1205000^	996000^	996000*	0	8	NA	NA
BEAUFORT	517500^	395000	380000^	420000^	456300	10	26	-11.8	8.6
BEAUMARIS	2215000	2220000	2060000	2247000	2125000	33	121	-4.1	-5.4
BEECHWORTH	654500	650000	655000	788000	773100	10	50	18.1	-1.9
BELGRAVE	822500	818000	847800	842500	913500	22	54	11.1	8.4
BELGRAVE HEIGHTS	922500^	980000^	1055300^	1055300*	845000^	3	9	-8.4	NA
BELGRAVE SOUTH	1143700^	1125000^	1125000^	1160000^	790000^	2	7	-30.9	-31.9
BELL PARK	655000	700000	643500	650000	640000	17	66	-2.3	-1.5
BELL POST HILL	665000	703500	665000	715000	681000	23	67	2.4	-4.8
BELLBRIDGE	480000^	675000^	540000^	510000^	491500^	5	8	2.4	-3.6
BELLFIELD (BANYULE)	1070000^	1085000	958000^	877500^	980000^	3	11	-8.4	11.7
BELMONT	713000	752500	795000	785000	710000	55	200	-0.4	-9.6
BENALLA	355000	435000	440000	429000	404000	44	168	13.8	-5.8
BENDIGO	562500	622500	670100	660000	690000	25	87	22.7	4.5
BENTLEIGH	1812000	1821500	1765000	1786500	1662500	41	115	-8.3	-6.9
BENTLEIGH EAST	1531500	1525000	1540000	1525000	1400000	69	227	-8.6	-8.2
BERWICK	812500	900000	908100	900000	885000	177	561	8.9	-1.7
BEVERIDGE	657500	663000	704500	675000	685000	20	75	4.2	1.5
BIRCHIP	295000^	149000^	220000^	140000^	213500^	6	13	-27.6	52.5
BIRREGURRA	560500^	705000^	910000^	580000^	658800^	4	10	17.5	13.6
BITTERN	807500	826900	835000	900000	830000	11	37	2.8	-7.8
BLACK HILL	510000^	635000^	655000	640000^	670000^	7	24	31.4	4.7
BLACK ROCK	2002500	2800000	2892500	2850000	2375000	15	44	18.6	-16.7
BLACKBURN	1605000	1700000	1790000	1520000	1500000	27	95	-6.5	-1.3
BLACKBURN NORTH	1337500	1356000	1335000	1337500	1220000	17	47	-8.8	-8.8

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BLACKBURN SOUTH	1339000	1367500	1455000	1310500	1220000	25	96	-8.9	-6.9
BLACKWOOD	642000^	610000^	730000^	370000^	685000^	1	4	6.7	85.1
BLAIRGOWRIE	1725000	1645000	1845000	1715000	1735000	19	94	0.6	1.2
BLIND BIGHT	740000^	677500^	758500	745000^	635000^	2	14	-14.2	-14.8
BONBEACH	1150000	1360000	1250000	1255000	1100000	17	57	-4.3	-12.4
BONNIE BROOK	444600	698000^	570000^	642500^	676000	12	22	52.1	5.2
BONNIE DOON	565000*	850000^	685000^	570000^	620000^	3	10	NA	8.8
BONSHAW	550000^	590000^	585000^	555000^	555000^	8	20	0.9	0.0
BOOLARRA	389500^	389500^	389500*	327000^	350000^	2	3	-10.1	7.0
BOORT	190500^	365000^	220000^	302500^	230000^	3	9	20.7	-24.0
BORONIA	865000	883300	850000	890000	827500	48	166	-4.3	-7.0
BOTANIC RIDGE	895000	936300	991000	947500	920000	21	89	2.8	-2.9
BOX HILL	1510000	1640000	1866500^	1560000	1721800	11	37	14.0	10.4
BOX HILL NORTH	1342500	1400000	1423500	1301500	1275000	33	102	-5.0	-2.0
BOX HILL SOUTH	1584500	1651000	1500000	1438000	1375000	19	79	-13.2	-4.4
BRAYBROOK	768800	790000	796500	801000	789500	18	74	2.7	-1.4
BREAKWATER	580400^	585000^	597500^	575100^	520000^	3	14	-10.4	-9.6
BRIAGOLONG	335000^	420000^	340000^	471000^	482500^	2	8	44.0	2.4
BRIAR HILL	1130000^	1035500	1125000^	890000^	962500^	8	25	-14.8	8.1
BRIGHT	1021300	1175000	1188000	1267500	1070000^	6	35	4.8	-15.6
BRIGHTON	3525000	3463000	3715000	3650000	2990500	42	166	-15.2	-18.1
BRIGHTON EAST	2475000	2362500	2427500	2469500	2280000	46	144	-7.9	-7.7
BROADFORD	500000	610000	588000	610000	590000	13	57	18.0	-3.3
BROADMEADOWS	590000	615500	605000	623500	610000	29	108	3.4	-2.2
BROOKFIELD	550000	575000	590000	570000	575000	42	161	4.5	0.9
BROOKLYN	905000^	850000	805800^	850000^	740500^	2	14	-18.2	-12.9
BROWN HILL	595000	712800	630000	632500	595000	17	42	0.0	-5.9
BRUNSWICK	1355000	1380000	1414300	1400000	1215500	48	163	-10.3	-13.2
BRUNSWICK EAST	1280000	1450000	1430000	1512500	1065000	14	54	-16.8	-29.6
BRUNSWICK WEST	1260000	1322000	1280000	1256000	1320000	19	75	4.8	5.1
BULLEEN	1330000	1530000	1420000	1390000	1340000	28	108	0.8	-3.6
BUNDOORA	901000	905000	840000	870000	860000	68	239	-4.6	-1.1
BUNINYONG	720000	665000	770000	850000	805300	10	39	11.8	-5.3
BUNYIP	723300^	720000	755000	705000^	722500	10	27	-0.1	2.5
BURNSIDE	708000	751000	825000	812500	766700	14	45	8.3	-5.6
BURNSIDE HEIGHTS	680000	740000	735000	796200	710000	12	62	4.4	-10.8
BURWOOD	1500000	1491000	1405500	1391000	1386500	28	83	-7.6	-0.3
BURWOOD EAST	1281000	1305000	1286000	1279000	1225000	23	90	-4.4	-4.2
CAIRNLEA	800000	900000	945800	925000	965000	20	63	20.6	4.3
CALIFORNIA GULLY	430000	454000	450000	481900	479000	24	71	11.4	-0.6
CAMBERWELL	2650000	2650000	2650500	2632500	2465400	56	194	-7.0	-6.3

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CAMPBELLFIELD	600000	618000	625500	600000	621500 [^]	6	29	3.6	3.6
CAMPBELLS CREEK	615000	695000	695000 [^]	750000 [^]	737500 [^]	8	19	19.9	-1.7
CAMPERDOWN	297500	481000	440000	395000	455000	18	60	52.9	15.2
CANADIAN	567500	545000	554000	610000	576500	12	45	1.6	-5.5
CANTERBURY	4269000	3575000	3490000	2975000	2948800	18	68	-30.9	-0.9
CAPE PATERSON	815000	1110000	1023000	785000 [^]	759000 [^]	5	29	-6.9	-3.3
CAPE SCHANCK	1181000 [^]	1380000 [^]	1112500 [^]	1112500 [*]	2310000 [^]	5	9	95.6	NA
CAPEL SOUND	808300	887500	855000	818000	785000	17	67	-2.9	-4.0
CARDIGAN	1089600 [^]	1100000 [^]	1040000 [^]	1155000 [^]	1150000 [^]	5	10	5.5	-0.4
CARISBROOK	361000 [^]	370000 [^]	560000 [^]	429000 [^]	480000 [^]	5	11	33.0	11.9
CARLTON	1280000 [^]	1705000	2010000	1500000	1600000	16	45	25.0	6.7
CARLTON NORTH	1830000	1691000	1670000	1617500	1720000	21	54	-6.0	6.3
CARNEGIE	1920100	1821000	1710000	1550000	1700000	22	72	-11.5	9.7
CAROLINE SPRINGS	730800	770000	735000	770000	730500	78	252	0.0	-5.1
CARRUM	1001000 [^]	1062500	917800 [^]	1090000	870000	11	31	-13.1	-20.2
CARRUM DOWNS	676500	737500	736000	745000	706500	70	205	4.4	-5.2
CASTERTON	195000	350000 [^]	230000 [^]	347000 [^]	275000	10	20	41.0	-20.7
CASTLEMAINE	620000	739000	735000	735000	700000	19	83	12.9	-4.8
CAULFIELD	2081000 [^]	1950000	1890000	1829000 [^]	2100000	11	31	0.9	14.8
CAULFIELD NORTH	2616000	2720500	2710000	2750000	2400000	23	81	-8.3	-12.7
CAULFIELD SOUTH	1902000	2000000	1850000	1960000	1880000	21	85	-1.2	-4.1
CHADSTONE	1251500	1350000	1192500	1227500	1092500	16	50	-12.7	-11.0
CHARLEMONT	650000	686300	680000	687500	640000	20	53	-1.5	-6.9
CHARLTON	202500	252500 [^]	265000 [^]	275000 [^]	325000 [^]	6	21	60.5	18.2
CHELSEA	1080000 [^]	1230000	1250500	1135000	1115000	11	37	3.2	-1.8
CHELSEA HEIGHTS	1002000	995000	970000 [^]	1010000	950000	11	40	-5.2	-5.9
CHELTENHAM	1360000	1387500	1493500	1417500	1198000	39	119	-11.9	-15.5
CHELTENHAM EAST	1325000	1190000	1190000	1267500	1137500 [^]	8	37	-14.2	-10.3
CHELTENHAM NORTH	840000	1100000	1015000	1130000	1045000	12	39	24.4	-7.5
CHILTERN	400000 [^]	325000 [^]	413500 [^]	364000 [^]	360500 [^]	6	22	-9.9	-1.0
CHIRNSIDE PARK	937000	930000	962500	930000	898700	42	132	-4.1	-3.4
CHURCHILL	316500	347000	361000	347500	370000	19	71	16.9	6.5
CLARINDA	990000	1152500	1207500	1062500	952500	10	30	-3.8	-10.4
CLAYTON	1270000	1186000	1135000	1065300	1150000	12	41	-9.4	8.0
CLAYTON NORTH	1075000 [^]	1300000 [^]	1350000 [^]	1460000 [^]	1300000 [^]	6	13	20.9	-11.0
CLAYTON SOUTH	981500	1015000	1002000	992500	975000	11	39	-0.7	-1.8
CLIFTON HILL	1625000	1775500	1700000	1861000	1774500	14	61	9.2	-4.6
CLIFTON SPRINGS	647500	735000	742500	707800	660000	27	125	1.9	-6.7
CLUNES	340000 [^]	477500 [^]	515000	500000 [^]	452500 [^]	6	26	33.1	-9.5
CLYDE	630300	687500	692000	672000	707000	69	225	12.2	5.2
CLYDE NORTH	688500	706800	752500	737500	745000	180	507	8.2	1.0

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COBBLEBANK	590000	570000	648000	630000	652500	10	53	10.6	3.6
COBDEN	380000^	350000^	380500^	302500^	308000^	3	13	-18.9	1.8
COBRAM	401000	380000	377500	397500	470000	24	72	17.2	18.2
COBURG	1330000	1350000	1280000	1200000	1165000	38	190	-12.4	-2.9
COBURG EAST	1192500	1102000	1140000	1055000	1075000	19	64	-9.9	1.9
COBURG NORTH	1130000	1006000	1125000	1080000	915000	12	54	-19.0	-15.3
COCKATOO	731000	786000	827500	770000	766000	13	48	4.8	-0.5
COHUNA	267500	235000	285000	380000	310000^	9	37	15.9	-18.4
COLAC	420000	468500	500000	500000	480000	45	142	14.3	-4.0
COLDSTREAM	740000^	853800	820000^	790500^	772000^	9	25	4.3	-2.3
COLERAINE	210000^	195000^	277500^	285000^	325000^	5	17	54.8	14.0
COLLINGWOOD	1231000	1263000	1289000	1325000	1549600^	6	30	25.9	16.9
CONNEWARRE	1710000^	2057500^	2842500^	2775000^	2750000^	3	7	60.8	-0.9
COOLAROO	500000^	515000	542500	517500^	502500^	8	28	0.5	-2.9
COONANS HILL	1112500^	1268500	1333000	1270000^	1065000^	7	28	-4.3	-16.1
COONGULLA	280000^	473300^	310000^	365000^	430000^	2	12	53.6	17.8
CORINELLA	690000^	743000	1215500^	750000^	757500^	6	19	9.8	1.0
CORIO	470000	510000	522500	526000	510000	71	208	8.5	-3.0
CORONET BAY	545000	520000	635000	685000^	609000^	9	44	11.7	-11.1
CORRYONG	240000^	300000^	302000	315000	315000^	8	29	31.3	0.0
COWES	995000	955000	1067500	962500^	837500^	6	24	-15.8	-13.0
COWES WEST	735000	835000	825000	795000	770000	23	110	4.8	-3.1
CRAIGIEBURN	625000	650000	675000	663000	650000	225	802	4.0	-2.0
CRANBOURNE	612000	654000	675000	673500	640000	76	277	4.6	-5.0
CRANBOURNE EAST	667300	703000	722000	730000	707500	60	256	6.0	-3.1
CRANBOURNE NORTH	670000	681000	715000	745000	713000	87	258	6.4	-4.3
CRANBOURNE SOUTH	642500^	780000^	780000^	830000	820000^	6	23	27.6	-1.2
CRANBOURNE WEST	628400	663500	666000	715000	667300	76	274	6.2	-6.7
CREMORNE	1397500	1398700	1546500^	1295000^	1135000	13	22	-18.8	-12.4
CRESWICK	470000	520000	537000	557500	542500	14	39	15.4	-2.7
CRIB POINT	745000	857500	860000	825000	842000^	9	39	13.0	2.1
CROYDON	940000	995000	980000	886500	867500	62	247	-7.7	-2.1
CROYDON HILLS	1180000	1165000	1122300	1062500	1144500	12	42	-3.0	7.7
CROYDON NORTH	1070000	1162500	1222000	1072500	885000	27	73	-17.3	-17.5
CROYDON SOUTH	870000^	940000	957000	905000	775000	12	50	-10.9	-14.4
CURLEWIS	710000	710000	700000	720000	700000	23	62	-1.4	-2.8
DALLAS	545000	545000	535000	529500	515000	15	64	-5.5	-2.7
DALYSTON	645000^	619500	567300^	589000^	630000^	5	14	-2.3	7.0
DANDENONG	674500	725500	730000	795000	748500	30	116	11.0	-5.8
DANDENONG NORTH	725000	755000	743600	800000	715000	43	166	-1.4	-10.6
DANYO	100000^	150000^	170000^	78500^	195000^	1	7	95.0	148.4

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DARLEY	620000	660000	720000	669500	722500	32	105	16.5	7.9
DARTMOOR	127000*	218000^	285000^	200000^	180000^	1	7	NA	-10.0
DAYLESFORD	800100	910000	915000	940000	910000	17	66	13.7	-3.2
DEANSIDE	590000	616500	599000	600000	612300	42	92	3.8	2.0
DEEPDENE	4194000^	2788000^	3476500^	3380000^	2970000^	5	13	-29.2	-12.1
DEER PARK	617500	647500	638000	630000	653000	34	140	5.7	3.7
DELACOMBE	560000	585000	550000	605000	586000	23	68	4.6	-3.1
DELAHEY	622500	676000	663800	652000	600000	20	53	-3.6	-8.0
DENNINGTON	543000	537500	620000	585000	613000^	7	31	12.9	4.8
Derrimut	710000	747500	777500	745000	747500	14	39	5.3	0.3
DERRINALLUM	261000^	280000^	360500^	357500^	357500*	0	5	NA	NA
DIAMOND CREEK	997500	1053500	1087500	980600	970000	43	121	-2.8	-1.1
DIGGERS REST	615000	650000	630000	674000	654000	22	74	6.3	-3.0
DIMBOOLA	196500	196500	252500	265000^	230000^	9	26	17.0	-13.2
DINGLEY VILLAGE	1067500	1123000	1288500	1130000	1060500	22	75	-0.7	-6.2
DINNER PLAIN	855000^	950000^	880000^	975000^	900000^	3	17	5.3	-7.7
DONALD	189000	152000	220000	235000^	187000^	2	22	-1.1	-20.4
DONCASTER	1480000	1540000	1547500	1500000	1430000	44	168	-3.4	-4.7
DONCASTER EAST	1500000	1555000	1560000	1520000	1515000	53	199	1.0	-0.3
DONNYBROOK	625000	635000	659500	665000	675000	41	97	8.0	1.5
DONVALE	1430000	1405500	1482500	1430000	1460000	14	51	2.1	2.1
DOREEN	705000	741000	745000	771800	718000	103	355	1.8	-7.0
DOVETON	593500	610500	625000	650000	622500	24	106	4.9	-4.2
DROMANA	965000	1165500	1100000	935000	1165000	32	99	20.7	24.6
DROUIN	575000	611500	625000	635000	620000	82	247	7.8	-2.4
DRYSDALE	760000	820000	805000	801000	695000	15	55	-8.6	-13.2
DUNKELD	444000^	595300^	310500^	475000^	462500^	2	4	4.2	-2.6
DUNOLLY	265000^	260000^	320000^	227500^	345000^	3	10	30.2	51.6
EAGLE POINT	400000^	419000^	449000^	697500^	520000^	3	18	30.0	-25.4
EAGLEHAWK	474000	462500	500000	500000	510000	41	101	7.6	2.0
EAGLEMONT	2400000^	2821900	2517500	2060000	2800400^	8	34	16.7	35.9
EAST BAIRNSDALE	419000^	390000^	357000	521000^	330000^	5	26	-21.2	-36.7
EAST BENDIGO	517500	430000^	540000	600000	545000	11	36	5.3	-9.2
EAST GEELONG	991000	952500	927500	862500	800000^	9	35	-19.3	-7.2
EAST MELBOURNE	1792500^	3100000^	4065000^	2650000^	4100000^	3	13	128.7	54.7
EAST WARBURTON	612500^	714000	520000^	700500^	610000^	3	16	-0.4	-12.9
EASTWOOD	594000	610000	585000	590000^	590000	13	41	-0.7	0.0
ECHUCA	415000	574000	525000	559500	590000	49	177	42.2	5.5
EDENHOPE	200500^	235000^	168800^	242500^	245000^	7	17	22.2	1.0
EDITHVALE	1230000	1200000	1362500	1510000	1280000	17	59	4.1	-15.2
EILDON	335000	395000^	446300	400000^	402500^	4	21	20.1	0.6

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ELLIMINYT	515000^	495000	685000^	680000	652500	12	31	26.7	-4.0
ELMORE	360000^	312500	405000^	461000^	330000^	6	15	-8.3	-28.4
ELSTERNWICK	1755000	2420000	2337500	2350000	2415000	18	49	37.6	2.8
ELTHAM	1282600	1300000	1320000	1328800	1220000	54	132	-4.9	-8.2
ELTHAM NORTH	1425000	1350000	1270000	1304000	1150000	16	54	-19.3	-11.8
ELWOOD	2400000	2318500	2340000	2700000	2625000	19	75	9.4	-2.8
EMERALD	922000	911500	945000	960000	1000000	17	56	8.5	4.2
ENDEAVOUR HILLS	730500	830000	820000	852500	805000	49	174	10.2	-5.6
EPPING	650000	700000	700000	685000	652500	88	330	0.4	-4.7
EPSOM	562500	580000	600000	590000	586300	22	73	4.2	-0.6
ESKDALE	299000*	325000^	325000*	382000^	382000*	0	2	NA	NA
ESSENDON	1880000	1844000	1890000	1840500	1627500	38	149	-13.4	-11.6
ESSENDON NORTH	1617500^	1332500	1335000^	1630000	1090000^	3	20	-32.6	-33.1
ESSENDON WEST	1300000^	1475000^	1290000^	1502000^	880000^	5	17	-32.3	-41.4
EUMEMMERRING	646000^	605000^	820000^	772500^	530000^	1	14	-18.0	-31.4
EUREKA	449000^	420000^	492500^	490000^	480000^	3	9	6.9	-2.0
EUROA	379000	517500	405000	528000	470000	17	43	24.0	-11.0
EYNESBURY	662500	685000	710500	721300	665000^	7	32	0.4	-7.8
FAIRFIELD	1900000	2001000	1765000	1840000	2520000	10	38	32.6	37.0
FAIRHAVEN	1805000^	2800000^	3461000^	3725000^	2787500^	2	6	54.4	-25.2
FAWKNER	847500	845000	837500	792500	745000	21	111	-12.1	-6.0
FERNTREE GULLY	889800	930000	905500	880000	810000	67	212	-9.0	-8.0
FERNY CREEK	931000^	1180000	990000^	940000^	895000^	1	11	-3.9	-4.8
FINGAL	1885000^	1887500^	1980000^	1900000^	2450000^	1	11	30.0	28.9
FITZROY	1520000	1545000	1542500	1957500	1393800	14	58	-8.3	-28.8
FITZROY NORTH	1650000	1685000	1872500	1590500	1435000	26	96	-13.0	-9.8
FIVEWAYS	738300^	906000^	949600^	1064000^	720000^	6	11	-2.5	-32.3
FLEMINGTON	1332500	1252000	1425000	1330000^	982500	12	38	-26.3	-26.1
FLINDERS	2700000^	2635000^	5020000^	2887500^	3625500^	2	12	34.3	25.6
FLORA HILL	505000	552600	537500	570000	552500	12	39	9.4	-3.1
FLOWERDALE	500000^	600000^	687500^	537500^	430000^	1	6	-14.0	-20.0
FOOTSCRAY	990000	1107500	954500	1012500	920000	21	85	-7.1	-9.1
FOREST HILL	1215000	1336500	1245000	1140000	1086000	29	90	-10.6	-4.7
FOSTER	452500^	512500^	550000	580000^	607500^	4	23	34.3	4.7
FRANKSTON	766000	795000	787000	790000	750000	96	392	-2.1	-5.1
FRANKSTON NORTH	599500	610000	622500	625000	601500	36	105	0.3	-3.8
FRANKSTON SOUTH	1245000	1255000	1200000	1230000	1150000	51	190	-7.6	-6.5
FRASER RISE	668800	697000	734000	730000	720000	51	164	7.7	-1.4
FYANSFORD	832500^	895000^	985000^	1280000^	1150000^	3	19	38.1	-10.2
GARDEN CITY	1700000^	2038800^	1956300	2200000^	1617500^	8	21	-4.9	-26.5
GARFIELD	657500^	805000	795000^	789000^	757500^	5	20	15.2	-4.0

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GEELONG	1032300	950000	850000	756300	937500	10	43	-9.2	24.0
GEELONG WEST	895000	980000	1060000	932500	1040000	32	89	16.2	11.5
GEMBROOK	700000^	863500	843500^	860000^	913800^	6	21	30.5	6.3
GISBORNE	900000	918500	1250000	1012500	1100000	27	84	22.2	8.6
GLADSTONE PARK	730000	750000	755000	740000	708500	26	93	-2.9	-4.3
GLEN HUNTLY	2002500^	1805000^	1302000^	1554000^	1553000^	8	16	-22.4	-0.1
GLEN IRIS	2125000	2570000	2566000	2500000	2500000	46	177	17.6	0.0
GLEN WAVERLEY	1602000	1608800	1660000	1576000	1525000	79	299	-4.8	-3.2
GLENGARRY	529000^	492000^	615000^	552500^	552500*	0	7	NA	NA
GLENROY	850000	880000	880000	895800	845000	36	121	-0.6	-5.7
GOLDEN BEACH	375000^	345000^	375000^	350000^	380000^	2	13	1.3	8.6
GOLDEN POINT (BALLARAT)	467500	546000	560000	547500	560000	11	36	19.8	2.3
GOLDEN SQUARE	490000	528000	548000	570000	510000	42	133	4.1	-10.5
GORDON	755000^	788000^	807500^	657500^	675000^	1	7	-10.6	2.7
GOUGHS BAY	499300^	522500^	757800^	690000^	690000*	0	7	NA	NA
GOWANBRAE	936000^	1050000^	1010000^	900000	772500^	4	21	-17.5	-14.2
GRANTVILLE	497500	585000^	597500	700300^	555000^	6	22	11.6	-20.7
GREEN LAKE	367500^	485300^	510500^	452500^	345800^	4	13	-5.9	-23.6
GREENSBOROUGH	1072000	1060000	1000000	1020000	958800	60	185	-10.6	-6.0
GREENVALE	850000	847500	900000	935000	862000	75	245	1.4	-7.8
GROVEDALE	681800	695000	720000	693000	682000	51	192	0.0	-1.6
HADFIELD	890000	917500	920000	870000	867500	13	59	-2.5	-0.3
HALLAM	695000	701000	747500	750000	710000	32	85	2.2	-5.3
HALLS GAP	375000^	510000^	570000^	636900^	470000^	4	9	25.3	-26.2
HAMILTON	347500	372000	365000	380000	352000	38	136	1.3	-7.4
HAMLYN HEIGHTS	686000	757500	790500	790000	769500	22	77	12.2	-2.6
HAMPTON	2647500	2625000	2292500	2515000	2300000	21	102	-13.1	-8.5
HAMPTON EAST	1482500	1537500	1610000	1675500	1349000	13	50	-9.0	-19.5
HAMPTON PARK	627500	656000	666000	677500	660000	70	222	5.2	-2.6
HARCOURT	644000^	687500^	610000^	695000^	830000^	3	10	28.9	19.4
HARKNESS	545000	570000	595000	600000	585000	49	183	7.3	-2.5
HASTINGS	645000	723100	725000	745000	747500	22	72	15.9	0.3
HASTINGS WEST	560000^	647000	675000^	640000^	744000^	6	19	32.9	16.3
HAWTHORN	2650000	2982500	2500000	2252000	2370000	29	119	-10.6	5.2
HAWTHORN EAST	2150000	2247500	2830000	2900000	3190000	16	70	48.4	10.0
HEALESVILLE	835000	752500	820000	810000	792000	13	63	-5.1	-2.2
HEATHCOTE	390000	485000	500000^	478300	551300^	4	25	41.3	15.3
HEATHERTON	1135000^	1242500^	1222600	1155000^	925000^	4	21	-18.5	-19.9
HEATHMONT	1079500	1119000	1135000	1022500	957000	26	85	-11.3	-6.4
HEIDELBERG	1561000	1572500	1500000	1200000	1510000^	8	36	-3.3	25.8
HEIDELBERG HEIGHTS	974500	1065000	1075000	1097500	960000	17	60	-1.5	-12.5

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HEIDELBERG WEST	871500	852500	846500	870000	793500 [^]	8	43	-9.0	-8.8
HEPBURN	782500 [^]	757500 [^]	678000 [^]	855000 [^]	665000 [^]	3	8	-15.0	-22.2
HEPBURN SPRINGS	767500 [^]	897000 [^]	855000 [^]	980000 [^]	900000 [^]	3	16	17.3	-8.2
HERNE HILL	767500	801000	765000	775000	725000	16	43	-5.5	-6.5
HEYFIELD	294500	370000	417500 [^]	345000 [^]	385000	12	30	30.7	11.6
HEYWOOD	222500 [^]	264500	320000 [^]	279600 [^]	300000 [^]	3	17	34.8	7.3
HIGHETT	1572500	1600000	1560000	1530000	1400300	22	87	-11.0	-8.5
HIGHTON	904800	900100	991000	978800	956000	67	219	5.7	-2.3
HILLSIDE (MELTON)	717500	770000	790000	802500	751000	41	120	4.7	-6.4
HOPETOUN	150000 [^]	159000 [^]	214500 [^]	183000 [^]	160000	13	24	6.7	-12.6
HOPPERS CROSSING	600000	608000	630000	640000	601000	121	442	0.2	-6.1
HORSHAM	347500	389000	385000	380000	340000	79	233	-2.2	-10.5
HUGHESDALE	1367500 [^]	1611000	1635000	1600000	1310000	13	48	-4.2	-18.1
HUNTINGDALE	1244000 [^]	1295300 [^]	1250000	1350000 [^]	1211000 [^]	6	24	-2.7	-10.3
HUNTLY	480000	542500	560000	600000	582500	10	46	21.4	-2.9
HURSTBRIDGE	1010000 [^]	893000	1165000 [^]	990000 [^]	923500 [^]	8	25	-8.6	-6.7
INDENTED HEAD	750000	872500	875000 [^]	1100000 [^]	860000 [^]	7	25	14.7	-21.8
INGLEWOOD	333800 [^]	340000 [^]	425500 [^]	335000 [^]	460000 [^]	3	14	37.8	37.3
INVERLOCH	856300	1020000	993500	917500	985000	33	95	15.0	7.4
INVERMAY PARK	642500 [^]	800000 [^]	762500 [^]	740000 [^]	640000 [^]	5	16	-0.4	-13.5
IRONBARK	497500 [^]	670000 [^]	565000 [^]	535000 [^]	500000 [^]	5	17	0.5	-6.5
IRYMPLE	415000	464000	523000	420000	483500	15	64	16.5	15.1
IVANHOE	1825500	1962000	2020000	2195000	1780000	19	81	-2.5	-18.9
IVANHOE EAST	2000000 [^]	2255000	2542500	2790000 [^]	1990000	11	34	-0.5	-28.7
JACANA	620000 [^]	640000	635000	655000 [^]	625000 [^]	3	20	0.8	-4.6
JACKASS FLAT	486000	532500	570000 [^]	586300	515000	11	34	6.0	-12.2
JAMIESON	420000 [^]	575000 [^]	700800 [^]	700000 [^]	620000 [^]	9	16	47.6	-11.4
JAN JUC	1440000	1325000	1435000	1225000	1400000 [^]	7	35	-2.8	14.3
JEERALANG NORTH	289500 [^]	316500 [^]	389800 [^]	420000 [^]	420000 [^]	7	21	45.1	0.0
JEPARIT	110000 [^]	139500	147500 [^]	255000 [^]	142500 [^]	3	12	29.5	-44.1
JUNCTION VILLAGE	595500 [^]	615000 [^]	664000 [^]	640500 [^]	662000 [^]	1	8	11.2	3.4
JUNORTOUN	697500 [^]	842500 [^]	890000 [^]	915000 [^]	850500 [^]	8	17	21.9	-7.0
KALIMNA	509000	465000	590000 [^]	510000 [^]	433500 [^]	6	16	-14.8	-15.0
KALKALLO	610000	630100	634900	660000	650000	49	169	6.6	-1.5
KALLISTA	838500 [^]	1035000 [^]	1035000 [^]	1000000 [^]	840000 [^]	5	12	0.2	-16.0
KALORAMA	848500 [^]	785000 [^]	1188000 [^]	842000 [^]	712500 [^]	5	18	-16.0	-15.4
KANGAROO FLAT	466000	508500	538300	511300	575000	47	157	23.4	12.5
KANGAROO GROUND SOUTH	1172500 [^]	1275000	1149900 [^]	1050000 [^]	1062500 [^]	6	15	-9.4	1.2
KANIVA	211500 [^]	165000 [^]	162500 [^]	199000 [^]	210000 [^]	1	10	-0.7	5.5
KATANDRA WEST	335000 [^]	387500 [^]	455000 [^]	497500 [^]	485000 [^]	3	7	44.8	-2.5
KEALBA	722500 [^]	665000	755000 [^]	685000	685000	12	32	-5.2	0.0

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KEILOR	1081000	1180000	1026000	995000	1000000	15	52	-7.5	0.5
KEILOR DOWNS	820000	850000	817500	770000	725000	25	77	-11.6	-5.8
KEILOR EAST	1016000	1085500	1065500	1075000	967500	44	169	-4.8	-10.0
KEILOR LODGE	895000^	710000^	900000^	880000^	790000^	5	15	-11.7	-10.2
KEILOR PARK	795000^	890000	930000	895000^	885000^	8	27	11.3	-1.1
KENNINGTON	550000	590000	592500	590000	655000	12	59	19.1	11.0
KENSINGTON	1254000	1192500	1219000	1240500	1215000	20	89	-3.1	-2.1
KERANG	235000	240000	260000	265000	265000	20	62	12.8	0.0
KEW	2300000	2600000	2885000	2800000	3174000	53	206	38.0	13.4
KEW EAST	1650000^	1860000^	2340000^	2225000^	2000000^	5	9	21.2	-10.1
KEW NORTH	2100000^	2117500	2182500	2512500	2075000^	9	33	-1.2	-17.4
KEYSBOROUGH	1012500	970000	925000	906500	923000	68	227	-8.8	1.8
KIALLA	630000	595000	632500	625000	690000	31	94	9.5	10.4
KILCUNDA	840000^	1250000^	847500^	880000^	1080000^	1	7	28.6	22.7
KILLARA (WODONGA)	605000	630000	632000^	675000^	675000^	4	14	11.6	0.0
KILMORE	510000	620000	611800	632500	590000	40	130	15.7	-6.7
KILSYTH	836500	862500	855500	880000	815000	30	103	-2.6	-7.4
KILSYTH SOUTH	953500^	1181000	1185000^	965000^	1025000^	7	23	7.5	6.2
KINGLAKE	600000^	710000^	795000^	784000^	725000^	4	11	20.8	-7.5
KINGS PARK	601000	632500	650000	640000	625500	19	67	4.1	-2.3
KINGSBURY	890000^	860000	752500^	828000	780000^	8	25	-12.4	-5.8
KINGSVILLE	1190000	1435000	1287500	1300000	1225000^	6	31	2.9	-5.8
KNOXFIELD	1050000	1022000	1042500	939000	931000	18	45	-11.3	-0.9
KOO WEE RUP	610000	635000	692500	790000	715000	18	53	17.2	-9.5
KOONDROOK	260000^	335500^	237000^	295000^	267500^	4	17	2.9	-9.3
KOROIT	450000	559000	523000^	550000^	593000	10	25	31.8	7.8
KORUMBURRA	515000	552500	502500	540000	565000	11	50	9.7	4.6
KURUNJANG	515000	515000	560000	575000	535000	48	164	3.9	-7.0
KYABRAM	295000	360000	397500	415000	380000	23	80	28.8	-8.4
KYNETON	725000	845000	875000	912000	885000	16	58	22.1	-3.0
LAKE BOGA	475000^	337500^	281500^	375000^	431800^	2	8	-9.1	15.1
LAKE GARDENS	675000	710000	800000^	838500^	695000^	5	22	3.0	-17.1
LAKE TYERS BEACH	512500^	625000^	830000^	575000^	435000^	5	17	-15.1	-24.3
LAKE WENDOUREE	1198800	1247500	1040000	1162500	1552500^	8	31	29.5	33.5
LAKES ENTRANCE	435000	460000	545000	515000	530000	20	68	21.8	2.9
LALOR	723300	730000	750000	715000	685000	55	167	-5.3	-4.2
LANCEFIELD	717500	672500^	705000	700000^	990000^	3	22	38.0	41.4
LANG LANG	637500	691300	747500^	678500	730000^	9	31	14.5	7.6
LANGWARRIN	850800	850000	873000	890800	835700	74	241	-1.8	-6.2
LARA	692500	720000	755500	721000	687500	26	74	-0.7	-4.6
LARA LAKE	671500	700000	705000	715000	715000	39	136	6.5	0.0

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LAUNCHING PLACE	718000^	716000	822500	775000^	737000	17	35	2.6	-4.9
LAVERTON	620000	642500	600000	615000	578800	16	66	-6.7	-5.9
LAVERTON SOUTH	730000	775000	807300	760000	745000	23	72	2.1	-2.0
LENEVA	617500^	597500	635000	700800^	650000	13	28	5.3	-7.2
LEONGATHA	495000	540000	645000	587500	595000	30	86	20.2	1.3
LEOPOLD	650500	715000	722500	701500	702500	42	138	8.0	0.1
LILYDALE	860000	913000	860000	922500	929600	46	157	8.1	0.8
LINDENOW	465000^	450000^	330000^	330000*	485000^	6	9	4.3	NA
LISMORE	177500^	177500*	280000^	320000^	320000*	0	12	NA	NA
LOCH	210000^	510000^	466000^	580000^	580000*	0	2	NA	NA
LOCH SPORT	324000	345500	445000	450000	310000	13	65	-4.3	-31.1
LONG GULLY	399000	403000	500000	515000	435000	12	42	9.0	-15.5
LONGWARRY	500000	551500	535000	575000	600500	20	56	20.1	4.4
LORNE	2252500^	1830000	1625000^	2031300	2400000^	5	21	6.5	18.2
LOVELY BANKS	715000^	673500^	805000^	827500^	760000^	5	16	6.3	-8.2
LOWER PLENTY	1445000^	1200000	1262500^	1335000^	1100000^	5	20	-23.9	-17.6
LUCAS	670000	600000	672500	712500	745000	17	66	11.2	4.6
LUCKNOW	395000^	410000^	300000^	416500^	372000^	3	10	-5.8	-10.7
LYNBROOK	760000	732000	795000	820000	808500	10	48	6.4	-1.4
LYNDHURST	880000	871500	949000	955000	965000	29	97	9.7	1.0
LYSTERFIELD	1170000	1296500	1305000	1210800	1021300	19	65	-12.7	-15.7
LYSTERFIELD SOUTH	1800000^	1745000^	1745000*	1912000^	2006300^	2	4	11.5	4.9
MACEDON	1160000^	1000000^	1125000^	1000000^	870000^	3	11	-25.0	-13.0
MACLEOD	1175500	1237500	1207500	1140000	1087500	16	67	-7.5	-4.6
MADDINGLEY	546000	588500	617500	650300	650000	11	65	19.0	0.0
MAFFRA	360000	382500	377000	392500	415000	30	72	15.3	5.7
MAIDEN GULLY	760000	755000	752500	790000	760000	11	42	0.0	-3.8
MAIDSTONE	885000	842500	950000	883000	855000	15	50	-3.4	-3.2
MALDON	755000	624500	724500^	685000^	760000^	7	22	0.7	10.9
MALLACOOTA	370000	592000	465000	467500^	496500^	4	20	34.2	6.2
MALMSBURY	505000^	815000	745000^	825000^	482000^	1	7	-4.6	-41.6
MALVERN	2850000	3505000	3690000	3320000	3120000	27	81	9.5	-6.0
MALVERN EAST	1980000	2355000	2410000	2210000	1850000	45	165	-6.6	-16.3
MAMBOURIN	580000^	627500	655000^	621000^	631500	15	30	8.9	1.7
MANIFOLD HEIGHTS	950500^	964800	980000	1042500	1388000^	4	33	46.0	33.1
MANOR LAKES	600000	625000	665000	640000	635000	37	134	5.8	-0.8
MANSFIELD	610000	760000	752500	750000	635000	24	59	4.1	-15.3
MARIBYRNONG	1150000	1292500	1170000	1011900	943000	27	75	-18.0	-6.8
MARLO	352500^	565000^	615000^	700000^	570000^	1	12	61.7	-18.6
MARONG	605000^	650500	664000^	650000	685000	10	31	13.2	5.4
MARSHALL	630000^	671300^	671200	685500^	650000^	9	29	3.2	-5.2

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MARYBOROUGH	335000	377500	406800	395000	350000	47	148	4.5	-11.4
MARYSVILLE	615000^	655000^	980000^	635000^	940000^	1	10	52.8	48.0
MCCRAE	1250000	1200000	1380000	1300000	1100000^	9	50	-12.0	-15.4
MCKENZIE HILL	712500^	732500^	817500^	755000^	722500^	4	12	1.4	-4.3
MCKINNON	2055000	2050000	2454800	2000000	1523000^	6	31	-25.9	-23.9
MEADOW HEIGHTS	553500	579000	592500	595000	560000	31	105	1.2	-5.9
MELTON	455000	497500	500000	503500	516000	40	131	13.4	2.5
MELTON SOUTH	455000	495000	537000	521000	515000	37	182	13.2	-1.2
MELTON WEST	505500	533500	550000	580000	564000	32	127	11.6	-2.8
MENTONE	1425000	1422500	1560000	1480000	1448000	23	88	1.6	-2.2
MENZIES CREEK	990000^	1225000^	960000^	918000^	980000^	1	7	-1.0	6.8
MERBEIN	195000	285000	295600	297500	345000	11	38	76.9	16.0
MERINDA PARK	640000	650000	685000	631000	657000^	5	32	2.7	4.1
MERNDA	655000	700000	695000	702000	660000	101	323	0.8	-6.0
MERRIJIG (MANSFIELD)	940000^	908500^	905000^	867500^	867500*	0	4	NA	NA
METUNG	560000	565000	650000	800000	702500^	8	40	25.4	-12.2
MICKLEHAM	649900	660000	670000	685000	665000	109	345	2.3	-2.9
MIDDLE PARK	2710000	3645000	4005000	2915000	2630000	14	57	-3.0	-9.8
MILDURA	382000	410500	437500	404400	425000	164	518	11.3	5.1
MILL PARK	790000	802500	830000	810000	755000	72	234	-4.4	-6.8
MILLGROVE	490000^	618800	626000	600000	590000^	9	35	20.4	-1.7
MINERS REST	525000	600000	636800	600000	610000	11	33	16.2	1.7
MIRBOO NORTH	512500^	493000^	606500^	577500^	550000^	5	20	7.3	-4.8
MITCHAM	1216500	1250000	1225000	1120000	1080900	40	130	-11.1	-3.5
MITCHELL PARK	395000*	410000^	480000^	915000^	485000^	3	11	NA	-47.0
MOE	320000	340000	360000	365000	395000	41	142	23.4	8.2
MONBULK	957000^	860000	790000	820000	860000^	6	38	-10.1	4.9
MONT ALBERT	2360000^	2800000	2560000	2320000	2360000	16	48	0.0	1.7
MONT ALBERT NORTH	1763000	1530000	1729000	1725000	1517500^	6	41	-13.9	-12.0
MONTMORENCY	1127000	1267500	1175000	1225000	1080000	20	68	-4.2	-11.8
MONTROSE	916800	880000	950000	922500	820000	15	54	-10.6	-11.1
Moolap	905000*	981000^	981000*	1155800^	1155800*	0	5	NA	NA
MOONEE PONDS	1485000	1583000	1870000	1465000	1415000	31	125	-4.7	-3.4
MOORABBIN	1377500	1470000	1440000	1355000	1365000	11	64	-0.9	0.7
MOOROOLBARK	851000	890000	877800	880000	835000	65	228	-1.9	-5.1
MOOROOPNA	361500	370000	380000	368000	395000	35	93	9.3	7.3
MORDIALLOC	1301000	1500000	1216500	1395000	1204000	15	53	-7.5	-13.7
MORNINGTON	1060000	1155500	1250000	1130000	1016000	72	263	-4.2	-10.1
MORTLAKE	350000^	365000^	322500^	350000^	335000	10	23	-4.3	-4.3
MORWELL	275000	317500	315000	330000	350000	67	255	27.3	6.1
MOUNT BEAUTY	535000^	565000^	571300	577500^	527500^	4	22	-1.4	-8.7

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MOUNT CLEAR	550000	566000	595000	511000	504000	18	55	-8.4	-1.4
MOUNT COTTRELL	443500^	617000^	617000*	660000^	530000^	2	8	19.5	-19.7
MOUNT DANDENONG	930000^	915000^	1187500^	1077500^	965000^	2	14	3.8	-10.4
MOUNT DUNEED	765800	805000	860000	837500	750000	37	98	-2.1	-10.4
MOUNT EGERTON	580000^	450000^	450000^	690000^	478000^	2	4	-17.6	-30.7
MOUNT ELIZA	1700000	1745000	1883000	1720000	1665000	69	210	-2.1	-3.2
MOUNT EVELYN	850000	866300	920000	910000	795000	34	98	-6.5	-12.6
MOUNT HELEN	655000	617500	615000	687500	612500	10	39	-6.5	-10.9
MOUNT MACEDON	1100000^	1701000^	1460100^	1197500^	1295000^	5	20	17.7	8.1
MOUNT MARTHA	2100000	2052500	2000000	2075000	1791000	22	72	-14.7	-13.7
MOUNT PLEASANT	511300	525000	582500	522500	522500	12	38	2.2	0.0
MOUNT WAVERLEY	1561000	1554300	1600000	1525000	1447500	80	261	-7.3	-5.1
MULGRAVE	1040000	1062500	987000	1000000	965000	50	197	-7.2	-3.5
MURCHISON	369500*	360000^	410000^	450000^	472500^	2	10	NA	5.0
MURRUMBEENA	1705000	1712500	1710000	1720000	1535000	10	47	-10.0	-10.8
MURTOA	222300^	159500^	249000^	230000^	340000^	5	13	53.0	47.8
MYRTLEFORD	580000^	606000	624500	580000	680000^	9	38	17.2	17.2
NAGAMBIE	465000	650000	700000	598000	665000	14	38	43.0	11.2
NARRE WARREN	720000	740000	774000	750000	709000	76	265	-1.5	-5.5
NARRE WARREN NORTH	1405000	1450000	1755000	1675000	1490000^	7	38	6.0	-11.0
NARRE WARREN SOUTH	760000	816000	814000	815000	800000	79	276	5.3	-1.8
NATHALIA	262500^	242500^	340000^	320000	340000	11	33	29.5	6.3
NEERIM SOUTH	495000^	650000^	722500^	610000^	610000^	6	14	23.2	0.0
NERRINA	530000^	642500^	755000^	793800^	920000^	5	14	73.6	15.9
NEW GISBORNE	727500^	945000^	920000^	845000^	862500^	8	14	18.6	2.1
NEWBOROUGH	365000	389000	430000	440500	450000	27	88	23.3	2.2
NEWCOMB	590000	665000	610000	610000	597500	20	69	1.3	-2.0
NEWINGTON	618800	725000	660000	730300^	770000^	5	25	24.4	5.4
NEWLANDS ARM	479000^	699500^	600000^	578000^	632500^	2	11	32.0	9.4
NEWPORT	1408800	1310000	1350000	1280000	1255000	33	118	-10.9	-2.0
NEWSTEAD	515000^	648800^	615000^	780000^	620000^	1	9	20.4	-20.5
NEWTOWN (GREATER GEELONG)	1362500	1280000	1285000	1327000	1290000	25	100	-5.3	-2.8
NHILL	197500	153000	187500	184500	220300	14	46	11.5	19.4
NICHOLS POINT	381000^	525000^	636600^	500000^	500000*	0	5	NA	NA
NIDDRIE	1295000	1322500	1400000	1396500	1019000	14	45	-21.3	-27.0
NOBLE PARK	732500	770000	770000	770000	736000	53	172	0.5	-4.4
NOBLE PARK NORTH	752500	790000	800000	805000	780000	20	56	3.7	-3.1
NORLANE	473500	470000	505500	500000	470000	27	124	-0.7	-6.0
NORTH BENDIGO	485000	460600	522500	515000	487500	16	53	0.5	-5.3
NORTH GEELONG	650000	602500	657000	835000	640000	13	43	-1.5	-23.4
NORTH MELBOURNE	1045000	1397500	1310000	1275000	1305000	11	55	24.9	2.4

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NORTH SHORE	935500^	730000^	1875000^	795000^	795000*	0	4	NA	NA
NORTH WONTHAGGI	635000	603800	670000	637500	665000	21	56	4.7	4.3
NORTHCOTE	1748500	1705000	1656000	1650000	1600000	42	151	-8.5	-3.0
NOTTING HILL	1282000^	1163000	1131000^	1060000^	955000^	4	12	-25.5	-9.9
NUMURKAH	302500	310000	387500	345000	355000	22	80	17.4	2.9
NUNAWADING	1302500	1261500	1295000	1142000	1109000	28	80	-14.9	-2.9
NYAH WEST	245000^	140000^	209000^	220000^	242500^	4	14	-1.0	10.2
OAK PARK	1175000	1200000	1237500	1280000	985000^	9	49	-16.2	-23.0
OAKLEIGH	1240000	1475000	1535000	1433000	1307500	14	46	5.4	-8.8
OAKLEIGH EAST	1184000^	1180000	1170000^	1155000	922500	11	28	-22.1	-20.1
OAKLEIGH SOUTH	1218900	1200000	1214500	1220000	1120000	19	76	-8.1	-8.2
OCEAN GROVE	1005000	1185000	1157500	1100000	1160000	49	221	15.4	5.5
OFFICER	650000	680000	720000	702500	677500	92	279	4.2	-3.6
OFFICER SOUTH	682500^	703000^	812500^	731500^	875000	13	27	28.2	19.6
OLINDA	910000^	1125000^	910500^	1047500^	898500^	6	20	-1.3	-14.2
OME0	339000^	570000^	345000^	300000^	425000^	4	8	25.4	41.7
ORBOST	235000	249000	295000	351000	350000	13	48	48.9	-0.3
ORMOND	2080000	2026000	1950000	1750000	1800000	10	44	-13.5	2.9
OSBORNE	1300000	1240000	1100000	1135000	1230000	22	74	-5.4	8.4
OUYEN	140500	265000^	145000	175000	165000^	7	30	17.4	-5.7
PAKENHAM	602200	630000	662000	665000	640000	259	845	6.3	-3.8
PARADISE BEACH	350000^	375900^	430000^	430000*	430000^	3	8	22.9	NA
PARK ORCHARDS	1822500^	2190600	2102500^	1903000^	2441100^	2	11	33.9	28.3
PARKDALE	1500000	1635000	1665500	1660000	1520000	26	77	1.3	-8.4
PARKVILLE	1705000^	2430000^	2233000^	1869000	2050000^	1	20	20.2	9.7
PASCOE VALE	1000000	1065000	1120000	1157500	1110000	25	91	11.0	-4.1
PASCOE VALE SOUTH	1315000	1351000	1207500	1114500	1095000	24	70	-16.7	-1.7
PATTERSON GARDENS	1400000^	1255000^	1300000^	1326500	1265000^	6	25	-9.6	-4.6
PATTERSON LAKES	1430000	1450000	1385000	1494500	1800000	15	49	25.9	20.4
PAYNESVILLE	450000	490000	555000	598300	545000	24	86	21.1	-8.9
PEARCEDALE	875000^	930000	985000^	740000^	850000^	7	20	-2.9	14.9
PENSHURST	300000^	300000*	320000^	335000^	170000^	2	10	-43.3	-49.3
PETERBOROUGH	600000^	800000^	650000^	751000^	766000^	2	12	27.7	2.0
PIONEER BAY	432500^	432500*	540000^	482500^	460000^	4	15	6.4	-4.7
PLENTY	1380000^	1725000^	1490000^	1823500^	1446500^	2	7	4.8	-20.7
POINT COOK	716500	770000	765000	788000	778800	166	551	8.7	-1.2
POINT LONSDALE	1327500	1675000	1527500	1510000	1535000	10	55	15.6	1.7
POOWONG	670000^	670000*	547500^	755000^	528000^	1	5	-21.2	-30.1
POREPUNKAH	688000^	852500^	1047500^	977500^	1100000^	3	12	59.9	12.5
PORT FAIRY	1235000	1025000	1150000	1150000^	1167000^	7	37	-5.5	1.5
PORT MELBOURNE	1651000	1930000	1567500	1780000	1632500	26	98	-1.1	-8.3

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PORT WELSHPOOL	435000^	435000*	488800^	510000^	651300^	2	7	49.7	27.7
PORTARLINGTON	875000	925000	1150000	1060000	900000	15	67	2.9	-15.1
PORTLAND	360000	415000	422000	465000	460000	49	153	27.8	-1.1
PORTLAND NORTH	370000*	560000^	375000^	670000^	365000^	1	8	NA	-45.5
PORTSEA	3780000^	4715000	4550000	3250000^	2480000^	1	24	-34.4	-23.7
PRAHRAN	1767500	1860000	2097500	1950000	1471000	27	78	-16.8	-24.6
PRESTON	1360000	1320000	1315000	1178000	1051000	43	166	-22.7	-10.8
PRINCES HILL	2015000^	2790000	2582500^	2060000^	1740000^	5	17	-13.6	-15.5
QUARRY HILL	519000^	557500	567500	525000	535000^	5	27	3.1	1.9
QUEENSCLIFF	1280000	1250000^	1825000^	1575000^	1525000^	5	19	19.1	-3.2
RAINBOW	89000^	130000^	142500^	106000^	84300^	2	8	-5.3	-20.5
RAWSON	340000^	380000^	290000^	325000^	420000^	5	7	23.5	29.2
RAYMOND ISLAND	560000^	450000^	429000^	535000^	567500^	4	12	1.3	6.1
RED CLIFFS	297500	346700	317500	337000	310000	17	65	4.2	-8.0
RED HILL SOUTH	1855000^	1750000^	1750000*	1615000^	2000000^	1	2	7.8	23.8
REDAN	431000	560000	502500	525000	535000	11	44	24.1	1.9
RESEARCH	1085000^	1150000	1367500^	1375000^	1600000^	3	14	47.5	16.4
RESERVOIR	980000	990000	995000	950000	862000	109	323	-12.0	-9.3
RHYLL	790000^	940000^	897000^	1025000^	850000^	3	19	7.6	-17.1
RICHMOND	1532500	1565000	1392500	1443000	1281000	61	205	-16.4	-11.2
RIDDELLS CREEK	955000^	957500	995000^	931500^	790000	11	26	-17.3	-15.2
RINGWOOD	1018000	1087500	1035800	1135000	1000000	28	120	-1.8	-11.9
RINGWOOD EAST	1014000	1093000	1050000	970000	920300	22	78	-9.2	-5.1
RINGWOOD NORTH	1161000	1240000	1215000	1190000	1245000	27	100	7.2	4.6
RIPPLESIDE	1275000^	1255000^	1172500^	1287500^	918800^	2	8	-27.9	-28.6
RIPPONLEA	2300000^	2175000^	1427500^	1661500^	1627800^	2	13	-29.2	-2.0
ROBINVALE	260000^	403000^	402500^	310000	276300	12	28	6.3	-10.9
ROCHESTER	440900	420000	390000	468500	425000	13	48	-3.6	-9.3
ROCKBANK	571000	630000	630000	645000	604000	30	63	5.8	-6.4
ROMSEY	832500	845000	795000	860000	798500	14	58	-4.1	-7.2
ROSANNA	1505000	1419000	1315000	1234500	1142500	26	75	-24.1	-7.5
ROSEBUD	795000	837500	851600	852500	772500	50	185	-2.8	-9.4
ROSEBUD SOUTH	960000	1153000	1225000	1160000	1045000	17	69	8.9	-9.9
ROSEDALE	370000	297500^	419500	530000^	440000	11	27	18.9	-17.0
ROWVILLE	1065000	1115000	1102000	1140000	1028300	70	250	-3.5	-9.8
ROXBURGH PARK	605000	632500	650000	675000	651000	62	201	7.6	-3.6
RUSHWORTH	221800^	302000^	375000	385000^	275000^	7	25	24.0	-28.6
RUTHERGLEN	351000^	455000	475000	523500^	460000^	9	31	31.1	-12.1
RYE	1205000	1168000	1265000	1166300	1060000	56	220	-12.0	-9.1
SAFETY BEACH	1360000	1300000	1370000	1162500	1162500	16	91	-14.5	0.0
SAILORS GULLY	467500^	472600^	525000^	472000^	717500^	2	7	53.5	52.0

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MEDIAN HOUSE PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
SALE	423800	461500	515000	460000	460000	71	221	8.6	0.0
SAN REMO	708500^	1075000^	919000	1200000^	1150000	11	32	62.3	-4.2
SANCTUARY LAKES	717500	740000	750000	762500	780000	115	389	8.7	2.3
SANDHURST	930000	972500	1060000	921000	984000	28	84	5.8	6.8
SANDRINGHAM	2390000	2445000	2480000	2045000	2348000	14	84	-1.8	14.8
SANDY POINT	618000^	780000^	842500^	871500^	750000^	5	18	21.4	-13.9
SASSAFRAS	890000^	968000^	1037500^	1178500^	920000^	3	13	3.4	-21.9
SAWMILL SETTLEMENT	635000^	515000^	565000^	475000^	720000^	1	4	13.4	51.6
SCORESBY	930000	1056000	949000	1080000	965000	11	38	3.8	-10.6
SEA LAKE	117500^	127500^	185000^	133500^	174500^	4	13	48.5	30.7
SEABROOK	730500	750000	780000	777500	717500	17	50	-1.8	-7.7
SEAFORD	850000	900000	940000	872500	867000	42	153	2.0	-0.6
SEAHOLME	1120000^	1410000	1220000^	1235000^	951000^	4	17	-15.1	-23.0
SEASPRAY	342500^	377000^	409500^	390000^	350000^	5	12	2.2	-10.3
SEBASTOPOL	429000	443500	467500	495000	485000	38	134	13.1	-2.0
SEDDON	1282500	1260000	1090000	1150000	950000	24	80	-25.9	-17.4
SELBY	1067500^	1000000^	1000000^	787500^	715000^	5	15	-33.0	-9.2
SEVILLE	835000^	803300	810000^	841500^	749500^	6	19	-10.2	-10.9
SEVILLE EAST	720000^	770000^	825000^	700000^	610000^	1	5	-15.3	-12.9
SEYMOUR	405000	410000	490000	460000	422500	18	66	4.3	-8.2
SHEPPARTON	370000	400000	405000	440000	450000	127	433	21.6	2.3
SHEPPARTON NORTH	425000^	527500^	608000^	465000^	735000^	7	15	72.9	58.1
SHOREHAM	1040000^	1767500^	1535000^	2700000^	2700000*	0	7	NA	NA
SILVERLEAVES	1782000^	1120000^	2194900^	980000^	620000^	1	4	-65.2	-36.7
SKENES CREEK	860000^	1060000^	767500^	1807500^	1317500^	2	6	53.2	-27.1
SKIPTON	232500*	295000^	345000^	427500^	420000^	3	10	NA	-1.8
SKYE	781000	753000	805000	742000	788000	22	86	0.9	6.2
SMITHS BEACH	975000^	978300^	978200^	1265000^	1105000^	2	14	13.3	-12.6
SMYTHES CREEK	574500^	550000^	590000^	611000^	587500^	2	9	2.3	-3.8
SMYTHESDALE	540000^	511000^	450000^	783000^	595000^	2	4	10.2	-24.0
SOLDIERS HILL	542500	700000	655000	685000	815000	17	46	50.2	19.0
SOMERS	1497500	1700000	1875000	1690000^	1750000^	1	20	16.9	3.6
SOMERVILLE	786000	815000	950000	802500	812500	43	112	3.4	1.2
SORRENTO	2250000	2801000	2400000	2612500	2055000	18	72	-8.7	-21.3
SOUTH GEELONG	750000^	1280000^	1310000^	986000^	806000^	4	13	7.5	-18.3
SOUTH KINGSVILLE	1211300^	1127500^	1007500^	960000^	880000^	5	20	-27.3	-8.3
SOUTH MELBOURNE	1500000	1775000	1895000	1746300	1490000	12	68	-0.7	-14.7
SOUTH MORANG	735000	751500	765000	777000	765000	72	243	4.1	-1.5
SOUTH YARRA	2200000	2540000	1935000	1865000	1868000	30	93	-15.1	0.2
SPOTSWOOD	1405000	1330000	1380000^	1187500^	1260000^	7	23	-10.3	6.1
SPRING GULLY	591300	632500	700000^	540000^	567500	11	28	-4.0	5.1

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MEDIAN HOUSE PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
SPRINGVALE	866600	855000	881500	900000	870000	43	116	0.4	-3.3
SPRINGVALE SOUTH	755000^	829800	805000	822000	822500	24	73	8.9	0.1
ST ALBANS	682500	700000	698300	690000	675000	63	260	-1.1	-2.2
ST ALBANS PARK	581000	659500	651000	625000	644500	16	42	10.9	3.1
ST ANDREWS BEACH	1806500^	1937500^	1620000^	1400000^	1510000^	3	17	-16.4	7.9
ST ARNAUD	225000	227500	285000	319500	270000	15	39	20.0	-15.5
ST HELENA	1130000^	1270000^	1170000^	1255000^	1205000^	9	15	6.6	-4.0
ST KILDA	1720000	1750000	1510000	1780000	1449000	15	61	-15.8	-18.6
ST KILDA EAST	1637500^	1775000	1490000	1990000	1515000	13	45	-7.5	-23.9
ST KILDA WEST	2750000*	4620000^	2400000^	2347500^	2610000^	3	12	NA	11.2
ST LEONARDS	715000	777300	800000	855300	786000	26	109	9.9	-8.1
STANHOPE	290000^	227500^	310000^	366500^	168000^	7	12	-42.1	-54.2
STAWELL	299000	339500	323000	355000	341500	24	95	14.2	-3.8
STRATFORD	382500	425000	455800	469000	485000	17	40	26.8	3.4
STRATHDALE	642500	690000	690000	700000	647500	26	71	0.8	-7.5
STRATHFIELDSAYE	620000	710000	777500	730000	710000	16	61	14.5	-2.7
STRATHMERTON	432000^	170000^	344000^	370000^	320000^	5	10	-25.9	-13.5
STRATHMORE	1582000	1605000	1541000	1575000	1630500	32	96	3.1	3.5
STRATHMORE HEIGHTS	850000^	915000^	1137500^	1050000^	952500^	3	7	12.1	-9.3
STRATHTULLOH	539000	625000	621000	612000	650000	16	54	20.6	6.2
STUDFIELD	1034000^	1145000	1100000^	930000^	912500^	4	18	-11.8	-1.9
SUNBURY	620000	674000	684500	670000	660000	144	505	6.5	-1.5
SUNDERLAND BAY	801000^	741000^	685000^	920000^	620000^	2	10	-22.6	-32.6
SUNNYCLIFFS	369000^	240000^	315000^	307500^	286500^	5	10	-22.4	-6.8
SUNSET STRIP	694000^	610000^	802500^	500000^	865000^	2	7	24.6	73.0
SUNSHINE	880000	915000	875000	865000	820000	21	83	-6.8	-5.2
SUNSHINE NORTH	741000	747500	792000	760000	710000	22	79	-4.2	-6.6
SUNSHINE WEST	720000	755000	780000	763000	742500	40	129	3.1	-2.7
SURF BEACH	615000^	942200^	810000^	914000^	1280000^	2	14	108.1	40.0
SURREY HILLS	2320000	2452000	2331500	2060000	2210000	35	116	-4.7	7.3
SWAN HILL	375000	359000	359000	444500	440000	43	124	17.3	-1.0
SYDENHAM	720000	735000	682500	710000	732000	23	66	1.7	3.1
SYNDAL	1825000	1820000	1870000^	1640000^	2081500	15	27	14.1	26.9
TALLANGATTA	447500^	374500^	432000^	452000^	410000^	6	22	-8.4	-9.3
TALLYGAROPNA	387500*	325000^	887500^	587500^	920000^	1	4	NA	56.6
TANGAMBALANGA	605000^	595000^	448000^	509500^	475000^	3	10	-21.5	-6.8
TARNEIT	605000	626000	650500	655000	655000	270	896	8.3	0.0
TATURA	366000	410000	438000	446000	480000	25	61	31.1	7.6
TAWONGA	533000^	530000^	700000^	620000^	620000*	0	3	NA	NA
TAWONGA SOUTH	500000^	600000^	663900^	575000^	802500^	4	16	60.5	39.6
TAYLORS HILL	845000	911000	872500	908500	905000	30	98	7.1	-0.4

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MEDIAN HOUSE PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
TAYLORS LAKES	907300	927500	965000	945000	921300	28	101	1.5	-2.5
TECOMA	1147500 [^]	950000	928800 [^]	892000 [^]	833000 [^]	7	20	-27.4	-6.6
TEMPLESTOWE	1580000	1700000	1735000	1700000	1580000	28	91	0.0	-7.1
TEMPLESTOWE LOWER	1450000	1415000	1530000	1372000	1400000	43	126	-3.4	2.0
TERANG	303000	331800	343000	390000	332500	12	44	9.7	-14.7
THE BASIN	896000 [^]	982500	836200	920000	810000	17	57	-9.6	-12.0
THE HONEYSUCKLES	420000 [^]	572500 [^]	502500 [^]	502500 [*]	502500 [*]	0	4	NA	NA
THOMASTOWN	715500	750000	723500	725000	722300	46	147	0.9	-0.4
THOMSON (GREATER GEELONG)	620000 [^]	637000	607000 [^]	602500 [^]	535000 [^]	9	24	-13.7	-11.2
THORNBURY	1517300	1562500	1520000	1490000	1455000	33	119	-4.1	-2.3
THORNHILL PARK	525000	605000	591000	631500	600000	30	93	14.3	-5.0
TIMBOON	430900 [^]	425000	465000 [^]	553000 [^]	436500 [^]	2	12	1.3	-21.1
TONGALA	380000 [^]	315000 [^]	423000	335000 [^]	412500 [^]	6	24	8.6	23.1
TOONGABBIE	369500 [^]	575000 [^]	612500 [^]	487500 [^]	377500 [^]	2	10	2.2	-22.6
TOORA	467500 [^]	460000 [^]	532500 [^]	415000 [^]	415000 [*]	0	8	NA	NA
TOORADIN	1050000 [^]	947500 [^]	684500 [^]	755000 [^]	910000 [^]	5	12	-13.3	20.5
TOORAK	7150000	6340000	4850000	7910000	5200000	15	84	-27.3	-34.3
TOOTGAROOK	965000	940000	1000000	1030000	895000	21	74	-7.3	-13.1
TORQUAY	1220000	1327500	1350000	1400000	1340000	45	203	9.8	-4.3
TRAFALGAR	515000	545000	568500	582000	650000	21	54	26.2	11.7
TRARALGON	415000	445000	474000	492500	484000	127	411	16.6	-1.7
TRARALGON EAST	610000 [^]	651200 [^]	592500 [^]	702800 [^]	715900 [^]	3	10	17.4	1.9
TRAVANCORE	1790000 [^]	1910000 [^]	1550000 [^]	2336000 [^]	2336000 [*]	0	3	NA	NA
TRENTHAM	850000 [^]	1028500	961000	1102500	1200000 [^]	6	27	41.2	8.8
TRUGANINA	599900	638000	651000	657500	672500	152	532	12.1	2.3
TULLAMARINE	740000	785000	782000	770000	740000	15	43	0.0	-3.9
TUNGAMAH	255000 [*]	344000 [^]	387500 [^]	240000 [^]	240000 [*]	0	3	NA	NA
TYABB	775000 [^]	880000 [^]	825000 [^]	740000 [^]	782500 [^]	6	19	1.0	5.7
UPPER FERNTREE GULLY	946300 [^]	930000	985000	915000 [^]	800000 [^]	9	25	-15.5	-12.6
UPWEY	946000	922500	872500	910000	970000	16	54	2.5	6.6
VENTNOR	895000 [^]	814000 [^]	840000	863000 [^]	913300 [^]	4	25	2.0	5.8
VENUS BAY	590000	639500	650000	699000	730000	17	61	23.7	4.4
VERMONT	1250500	1319300	1225000	1200000	1188000	31	91	-5.0	-1.0
VERMONT SOUTH	1463900	1458500	1420000	1495000	1340800	18	94	-8.4	-10.3
VIEWBANK	1277500	1280000	1270000	1262500	1161000	16	59	-9.1	-8.0
VIOLET TOWN	400000 [^]	380000 [^]	317500 [^]	385000 [^]	353000 [^]	4	13	-11.8	-8.3
WAHGUNYAH	349800 [^]	1252800 [^]	349500 [^]	517500 [^]	545000 [^]	2	14	55.8	5.3
WALKERVILLE	590000 [^]	420000 [^]	575000 [^]	575000 [*]	490000 [^]	4	9	-16.9	NA
WALLAN	570000	605000	627500	612500	640000	34	128	12.3	4.5
WALLAN EAST	582500	617500	611000	640000	610000	19	51	4.7	-4.7
WANDANA HEIGHTS	837500	935000	1075000 [^]	1163500 [^]	1189500 [^]	6	18	42.0	2.2

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MEDIAN HOUSE PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
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WANDIN NORTH	775500	810000	835000^	835000^	870000^	8	18	12.2	4.2
WANGARATTA	425000	462500	530000	550000	530000	68	262	24.7	-3.6
WANTIRNA	1077500	1100000	1117500	1033500	1110000	37	123	3.0	7.4
WANTIRNA SOUTH	1222000	1305500	1375000	1288000	1105000	41	129	-9.6	-14.2
WARBURTON	682300	700000	762500	761500	733300^	6	34	7.5	-3.7
WARNEET	694900^	756000^	800000^	800000*	687500^	2	5	-1.1	NA
WARRACKNABEAL	175000	205000	230000	192500	210000	13	48	20.0	9.1
WARRAGUL	587500	664000	665000	680000	630000	114	333	7.2	-7.4
WARRANTYTE	1285000	1325000	1470000	1440000	1252000	12	41	-2.6	-13.1
WARRANWOOD	1122500^	1349500	1424000	1345000	1342500	10	43	19.6	-0.2
WARRNAMBOOL	517500	610000	597500	620000	577000	131	405	11.5	-6.9
WATERWAYS	1403000	1440000	1270500^	1600000	1500000^	8	22	6.9	-6.3
WATSONIA	1100000	1070000	950000	906900	910000^	7	35	-17.3	0.3
WATSONIA NORTH	1000000^	1005000	1000000^	910000	931500^	8	39	-6.8	2.4
WATTLE GLEN	1040000^	1011000^	917500^	950000^	912500^	6	19	-12.3	-3.9
WAURN PONDS	765000	775000	817500	771000	777000^	9	29	1.6	0.8
WEDDERBURN	182500^	282500^	325000^	320000^	288500^	6	13	58.1	-9.8
WEIR VIEWS	525000	570000	592000	560000	577500	39	97	10.0	3.1
WELSHPOOL	345000^	422000^	470000^	550000^	475000^	1	4	37.7	-13.6
WENDOUREE	478000	482000	500000	520000	485000	31	123	1.5	-6.7
WENDOUREE WEST	362500	397500	410000^	438000^	352500^	8	22	-2.8	-19.5
WERRIBEE	570000	600000	629000	620000	610000	201	670	7.0	-1.6
WERRIBEE SOUTH	830000^	875000^	890000^	845000^	790000^	5	23	-4.8	-6.5
WEST FOOTSCRAY	1052500	1152500	1100000	950000	940000	21	93	-10.7	-1.1
WEST MELBOURNE	1125000^	1270000^	1232500^	2262500^	1450000^	1	9	28.9	-35.9
WEST WODONGA	419800	440500	472000	530000	505000	36	164	20.3	-4.7
WESTALL	905000	880000	905000	888000	900000^	7	45	-0.6	1.4
WESTGARTH	2300000	2330000	1912500	2076000	1652500^	6	36	-28.2	-20.4
WESTMEADOWS	723000	713500	748500	731000	674000	16	55	-6.8	-7.8
WHEELERS HILL	1447500	1389500	1458000	1472500	1331000	45	144	-8.0	-9.6
WHITE HILLS	472500	582500	540200	510000	467500	14	54	-1.1	-8.3
WHITTINGTON	537000	560000	528100	550000	532500	20	45	-0.8	-3.2
WHITTLESEA	705000	717500	802500	745000	663100	12	52	-5.9	-11.0
WILLIAMS LANDING	742000	808500	825000	765000	820000	34	109	10.5	7.2
WILLIAMSTOWN	1635500	1700000	1662500	1530000	1687500	38	127	3.2	10.3
WILLIAMSTOWN NORTH	1220000^	1220000*	1610000^	1257500^	888000^	5	10	-27.2	-29.4
WIMBLEDON HEIGHTS	592000^	671500^	685000^	617500^	710000^	3	13	19.9	15.0
WINCHELSEA	571000	640000	662500^	650000^	645000^	8	23	13.0	-0.8
WINDSOR	1410000	1640000	1815000	1650000	1580000	16	58	12.1	-4.2
WINTER VALLEY	575000	605500	600000	617500	642500	28	71	11.7	4.0
WODONGA	415000	495000	499500	509000	554000	93	293	33.5	8.8

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MEDIAN HOUSE PRICES

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WOLLERT	627500	680000	711000	720000	682500	98	339	8.8	-5.2
WONGA PARK	1251000^	1090000	1433900^	1195000^	1680500	10	25	34.3	40.6
WONTHAGGI	584000	617500	585000	622000	650000	25	80	11.3	4.5
WOODEND	970000	940000	960000	860000	765000	17	63	-21.1	-11.0
WOOLAMAI WATERS	701000	860000	848500	957000^	975000	14	39	39.1	1.9
WOORI YALLOCK	700000^	670000	660000	688500	687500	14	41	-1.8	-0.1
WY YUNG	390000^	477000	395000^	529300^	562500^	2	9	44.2	6.3
WYCHEPROOF	167500^	207500^	185000^	292500^	150000^	2	10	-10.4	-48.7
WYNDHAM VALE	533000	560000	583000	585000	580000	106	373	8.8	-0.9
YACKANDANDAH	490000^	654500^	780000^	571500^	670000^	1	12	36.7	17.2
YALLAMBIE	1130000^	985500	1005000^	1082500	1028800	12	28	-9.0	-5.0
YALLOURN NORTH	285000^	325000	305000	315000^	345000^	6	24	21.1	9.5
YARRA GLEN	862800^	912300	770000^	842500^	810000^	4	19	-6.1	-3.9
YARRA JUNCTION	650000	747500	787500	735000^	633000^	3	30	-2.6	-13.9
YARRAGON	556500^	687000^	612500^	600000^	635000^	6	20	14.1	5.8
YARRAM	352500	420000	452500	465000	476300^	8	35	35.1	2.4
YARRAVILLE	1200000	1285000	1355000	1247500	1205000	35	135	0.4	-3.4
YARRAWONGA	649000	608000	722500	645000	639000	32	117	-1.5	-0.9
YEA	570000^	635000^	610000^	630000^	615000^	3	17	7.9	-2.4
YINNAR	345000^	364000^	562500^	580000^	548500^	3	12	59.0	-5.4

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MEDIAN UNIT PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
ABBOTSFORD	740000	610000	532500	510000	555000	39	135	-25.0	8.8
ABERFELDIE	675000 [^]	735000 [^]	1102500 [^]	1610000 [^]	450000 [^]	1	7	-33.3	-72.0
AIRPORT WEST	636000	602000	656000	661000	670000	16	60	5.3	1.4
ALBERT PARK	1250000 [^]	817500	1192500 [^]	1527500 [^]	360000 [^]	1	13	-71.2	-76.4
ALBION	370000	281000	250000	350000	242000	13	65	-34.6	-30.9
ALFREDTON	350000 [^]	404500	382500 [^]	430000 [^]	273800 [^]	2	14	-21.8	-36.3
ALPHINGTON	731600	708700	808900	715500	736000	15	64	0.6	2.9
ALTONA	745000	727500	780000	727500	740000	31	105	-0.7	1.7
ALTONA EAST	770000 [^]	830000 [^]	375000 [^]	784000 [^]	595000 [^]	1	9	-22.7	-24.1
ALTONA MEADOWS	501500	531500 [^]	523000 [^]	485000 [^]	515000 [^]	5	16	2.7	6.2
ALTONA NORTH	680000	783000	745000	735000	730000	17	42	7.4	-0.7
ANGLESEA	739000 [^]	1249000 [^]	1249000 [*]	1910000 [^]	1212500 [^]	2	4	64.1	-36.5
APOLLO BAY	750000 [^]	880000 [^]	975000 [^]	975000 [*]	950000 [^]	3	6	26.7	NA
ARARAT	280000 [^]	349500 [^]	280500 [^]	285000 [^]	187000 [^]	7	14	-33.2	-34.4
ARDEER	535000 [^]	645000 [^]	552000 [^]	525000 [^]	588800 [^]	6	12	10.0	12.1
ARMADALE	665000	705000	575000	677500	738000	43	162	11.0	8.9
ASCOT VALE	580000	685000	555000	582500	507000	24	83	-12.6	-13.0
ASHBURTON	830500 [^]	1325000	1235000 [^]	1250000 [^]	1070000 [^]	3	12	28.8	-14.4
ASHWOOD	1195000	967300	955000	1142500	882500	12	48	-26.2	-22.8
ASPENDALE	849000	818800	1017500	765000 [^]	905000	10	31	6.6	18.3
AVONDALE HEIGHTS	750000 [^]	732000	671500	752500 [^]	651000 [^]	6	22	-13.2	-13.5
BACCHUS MARSH	422500 [^]	402100	507500	465000 [^]	360800	11	34	-14.6	-22.4
BAIRNSDALE	475000 [^]	395000 [^]	143800 [^]	450000 [^]	450000 [*]	0	3	NA	NA
BALACLAVA	498000	597000	600000	610000	530000	26	74	6.4	-13.1
BALLAN	399000	380000 [^]	430000 [^]	475000 [^]	475000 [*]	0	2	NA	NA
BALLARAT CENTRAL	401000 [^]	453700 [^]	440000 [^]	400000 [^]	402500 [^]	6	16	0.4	0.6
BALLARAT EAST	275000 [^]	437500	470000 [^]	430300 [^]	385000 [^]	7	17	40.0	-10.5
BALLARAT NORTH	347500 [^]	410000 [^]	448000 [^]	427500 [^]	431000 [^]	6	18	24.0	0.8
BALWYN	920000	860000	886500	1050000	843000	27	93	-8.4	-19.7
BALWYN NORTH	1242500	1145800	1140000	850000	830000	11	49	-33.2	-2.4
BARWON HEADS	912500 [^]	1270000 [^]	1335000 [^]	1030000 [^]	1355000 [^]	4	7	48.5	31.6
BAYSWATER	692800	655000	685000	688000	653000	36	91	-5.7	-5.1
BAYSWATER NORTH	676500	624500	669000	592000	627500	17	52	-7.2	6.0
BEACONSFIELD	525500 [^]	675500 [^]	507500 [^]	618500 [^]	630000 [^]	2	11	19.9	1.9

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
BEAUMARIS	1630000	1015000	1330000	1235000	1155000	13	46	-29.1	-6.5
BELL PARK	515000 [^]	530000	530000 [*]	548500 [^]	465000 [^]	1	7	-9.7	-15.2
BELMONT	570000	550000	557500	545000	552500	32	78	-3.1	1.4
BENALLA	157500 [^]	300000 [^]	340000 [^]	280000 [^]	300000 [^]	5	19	90.5	7.1
BENDIGO	422000 [^]	437500 [^]	400000 [^]	390000 [^]	446000 [^]	9	23	5.7	14.4
BENTLEIGH	792500	962000	705000	677500	857000	32	152	8.1	26.5
BENTLEIGH EAST	1021000	1109200	1026000	983800	949500	42	149	-7.0	-3.5
BERWICK	620000	635000	625000	610000	658500	34	103	6.2	8.0
BLACK HILL	293500 [*]	414500 [^]	500000 [^]	425000 [^]	425500 [^]	4	11	NA	0.1
BLACK ROCK	1045000 [^]	1429500	1300000	1500000	999000	17	61	-4.4	-33.4
BLACKBURN	704000	920000	855000	724200	876000	28	117	24.4	21.0
BLACKBURN NORTH	941800 [^]	856500	870000 [^]	917500 [^]	951000 [^]	5	17	1.0	3.7
BLACKBURN SOUTH	665000 [^]	900000	900000	913500	822000	11	42	23.6	-10.0
BONBEACH	657800	745000	655000	710000	640000	30	89	-2.7	-9.9
BORONIA	645000	690500	673000	687500	615000	52	193	-4.7	-10.5
BOX HILL	540000	515400	486000	536300	550000	93	264	1.9	2.6
BOX HILL NORTH	889000	863500	884000	820500	950000	23	95	6.9	15.8
BOX HILL SOUTH	1040000	1171800	900000	827500	713000	19	54	-31.4	-13.8
BRAYBROOK	600000	632500	625000	565000	540000	17	61	-10.0	-4.4
BREAKWATER	477500 [*]	413000 [^]	413000 [*]	530000 [^]	520000 [^]	3	8	NA	-1.9
BRIAR HILL	877500 [^]	825000 [^]	765000 [^]	830000 [^]	782000 [^]	7	22	-10.9	-5.8
BRIGHT	750000 [^]	570800	560000 [^]	750000 [^]	895000 [^]	3	9	19.3	19.3
BRIGHTON	1275000	1505000	1475000	1403000	1283500	58	190	0.7	-8.5
BRIGHTON EAST	1111000	1175000	1260000	1235000	1125000	17	62	1.3	-8.9
BROADFORD	382500 [^]	405000 [^]	395000 [^]	380000 [^]	440000 [^]	1	6	15.0	15.8
BROADMEADOWS	430000	461300	473000	480000	451000	28	90	4.9	-6.0
BROOKLYN	620000	615000	670000 [^]	580000 [^]	590000 [^]	5	17	-4.8	1.7
BROWN HILL	315000 [^]	410000 [^]	380000 [^]	433800 [^]	447500 [^]	2	15	42.1	3.2
BRUNSWICK	624000	584500	622500	585000	539000	94	287	-13.6	-7.9
BRUNSWICK EAST	590000	645000	636500	582500	557500	46	166	-5.5	-4.3
BRUNSWICK WEST	560000	540000	482500	489000	460000	43	158	-17.9	-5.9
BULLEEN	752500	875000	856000	780000	832500	14	43	10.6	6.7
BUNDOORA	500000	501500	550000	465000	487000	37	124	-2.6	4.7
BUNYIP	540000 [^]	503000 [^]	503000 [*]	505000 [^]	503700 [^]	2	5	-6.7	-0.3

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BURNLEY	540500 [^]	583500 [^]	490000 [^]	490000 [*]	480000 [^]	3	8	-11.2	NA
BURWOOD	850000	860000	815000	900000	723000	43	127	-14.9	-19.7
BURWOOD EAST	870000	699000	780000 [^]	855000 [^]	582000	19	37	-33.1	-31.9
CAIRNLEA	330000 [^]	420000 [^]	243000 [^]	425000 [^]	307500 [^]	2	8	-6.8	-27.6
CALIFORNIA GULLY	297000 [^]	317500 [^]	345000 [^]	347500 [^]	445000 [^]	2	7	49.8	28.1
CAMBERWELL	899300	919000	917000	950000	873100	28	124	-2.9	-8.1
CAMPBELLFIELD	460000 [^]	428800 [^]	360000 [^]	430000 [^]	401000 [^]	1	5	-12.8	-6.7
CANADIAN	390000 [^]	415000 [^]	407500	415000 [^]	397500	10	27	1.9	-4.2
CANTERBURY	1504400 [^]	900000	1434000 [^]	1451500	1100000 [^]	9	36	-26.9	-24.2
CAPEL SOUND	642000	715000	668500	701000 [^]	725000 [^]	7	32	12.9	3.4
CARLTON	430000	450500	480000	438000	315500	64	230	-26.6	-28.0
CARLTON NORTH	655000 [^]	628800	607500 [^]	704500 [^]	685000 [^]	5	21	4.6	-2.8
CARNEGIE	585000	621000	599500	650000	632000	108	290	8.0	-2.8
CAROLINE SPRINGS	445000	460000	575000	485000	462500	18	48	3.9	-4.6
CARRUM	835000	764800	770000	718800	735000	11	42	-12.0	2.3
CARRUM DOWNS	548000	590500	606000	580000	568500	46	157	3.7	-2.0
CASTLEMAINE	420000 [^]	535000 [^]	512500 [^]	572000 [^]	525000 [^]	2	12	25.0	-8.2
CAULFIELD	655000	830000	830000	730000	833000	12	50	27.2	14.1
CAULFIELD EAST	313800 [^]	516000 [^]	349500 [^]	145000	730000 [^]	5	21	132.7	403.4
CAULFIELD NORTH	792500	730000	745000	680000	650000	66	191	-18.0	-4.4
CAULFIELD SOUTH	712500	1130000	864000	1180000	850000	26	83	19.3	-28.0
CHADSTONE	638900	873700	800000	887500	835000	25	81	30.7	-5.9
CHELSEA	689000	650000	710300	706300	640000	27	119	-7.1	-9.4
CHELTENHAM	642500	695000	690000	664500	582500	41	171	-9.3	-12.3
CHELTENHAM EAST	580000 [^]	670000 [^]	664000 [^]	660000 [^]	610000 [^]	5	20	5.2	-7.6
CHELTENHAM NORTH	665000 [^]	737300	729000	750000	732000 [^]	9	35	10.1	-2.4
CHIRNSIDE PARK	677500	721500	700000	690000 [^]	710000 [^]	9	27	4.8	2.9
CLARINDA	850000 [^]	784800	770000 [^]	847500 [^]	847500 [*]	0	7	NA	NA
CLAYTON	605000	782400	660000	640000	738500	47	158	22.1	15.4
CLAYTON NORTH	837500	489000	150000	675000 [^]	884000 [^]	8	41	5.6	31.0
CLAYTON SOUTH	716000 [^]	740000 [^]	758500	519000	782500 [^]	7	50	9.3	50.8
CLIFTON HILL	704000	645000	658500	605000	992000 [^]	9	32	40.9	64.0
COBRAM	415000 [^]	238500 [^]	240000 [^]	211500 [^]	168000	12	25	-59.5	-20.6
COBURG	607500	605000	595000	597500	625500	40	166	3.0	4.7

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COBURG EAST	715000	646000	606500	826000 [^]	737500 [^]	8	24	3.1	-10.7
COBURG NORTH	695000	725000	677500	687500 [^]	643200	12	30	-7.5	-6.4
COLAC	350000 [^]	340000	330000 [^]	385000	380000 [^]	3	21	8.6	-1.3
COLLINGWOOD	655000	677500	677500	660000	653800	40	131	-0.2	-0.9
CORIO	382500 [^]	400300	440000 [^]	405000 [^]	405000 [^]	3	12	5.9	0.0
COWES	500000	477500	445000 [^]	590000 [^]	597500	10	22	19.5	1.3
COWES WEST	710000	730000	714000	637000 [^]	690000 [^]	4	25	-2.8	8.3
CRAIGIEBURN	430000	431300	438000	406000	460000	46	161	7.0	13.3
CRANBOURNE	441500	457500	465000	500000	489300	26	81	10.8	-2.2
CRANBOURNE EAST	452500 [^]	485500 [^]	500000 [^]	531000 [^]	615000 [^]	1	11	35.9	15.8
CRANBOURNE NORTH	477500 [^]	458800	505000 [^]	470000 [^]	487500 [^]	4	13	2.1	3.7
CRANBOURNE WEST	510000	477000	530000 [^]	550000 [^]	500000 [^]	5	13	-2.0	-9.1
CREMORNE	562800 [^]	593000 [^]	645000 [^]	797500	600000 [^]	5	26	6.6	-24.8
CRIB POINT	518500 [^]	592000 [^]	530000 [^]	545500	540000 [^]	3	16	4.1	-1.0
CROYDON	657500	695500	716000	672500	665000	77	252	1.1	-1.1
CROYDON NORTH	661000	737000	675000	715000	760000	11	37	15.0	6.3
CROYDON SOUTH	897200 [^]	818500	855000 [^]	800000 [^]	800000 [*]	0	10	NA	NA
DALLAS	480000 [^]	450000 [^]	287500 [^]	410000 [^]	560000 [^]	5	23	16.7	36.6
DANDENONG	440000	416500	380000	425000	420800	104	338	-4.4	-1.0
DANDENONG NORTH	520000	550000	580000	555000	570000	23	60	9.6	2.7
DARLEY	400000 [^]	420000 [^]	394000 [^]	450000	375000 [^]	3	19	-6.3	-16.7
DAYLESFORD	1300000 [^]	585200 [^]	615000 [^]	581100 [^]	582500 [^]	2	8	-55.2	0.2
DEEPDENE	2029000 [^]	1790000 [^]	1500000 [^]	1320000 [^]	1300000 [^]	5	12	-35.9	-1.5
DEER PARK	482500	500000	475000	512500 [^]	495000	10	36	2.6	-3.4
DIAMOND CREEK	720000 [^]	729000	770300 [^]	832500 [^]	675000 [^]	7	17	-6.3	-18.9
DINGLEY VILLAGE	915000 [^]	802500	895000 [^]	720000 [^]	730000 [^]	9	23	-20.2	1.4
DOCKLANDS	560000	547500	560000	630000	625000	115	473	11.6	-0.8
DONCASTER	626000	686900	590000	577500	586300	70	255	-6.3	1.5
DONCASTER EAST	862500	911000	747500	876000	840500	65	208	-2.6	-4.1
DONVALE	904500	855000	829300	850000	1007500	12	41	11.4	18.5
DOREEN	535000	535000 [^]	450000 [^]	561500 [^]	502500 [^]	2	8	-6.1	-10.5
DOVETON	466000	520000	555000	517500	470000	13	47	0.9	-9.2
DROMANA	830000	765000	825000	777500 [^]	857500 [^]	8	29	3.3	10.3
DROUIN	390000	420000	453500 [^]	435000 [^]	383500	14	27	-1.7	-11.8

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DRYSDALE	410000 [^]	552500 [^]	515000	550000	603800 [^]	6	33	47.3	9.8
EAGLEHAWK	385000 [^]	388500 [^]	415000 [^]	380000 [^]	371300 [^]	6	17	-3.6	-2.3
EAGLEMONT	1310000 [^]	982500	820200 [^]	921000 [^]	1028500 [^]	4	13	-21.5	11.7
EAST GEELONG	660000 [*]	446000 [^]	446000 [*]	410000 [^]	406500 [^]	6	7	NA	-0.9
EAST MELBOURNE	572000	768800	1275000	849800	668000	16	59	16.8	-21.4
ECHUCA	330000	330000	407500	356500	355000	13	37	7.6	-0.4
EDITHVALE	770000	885500	750000	815400	728000	18	67	-5.5	-10.7
ELSTERNWICK	670000	707500	635000	700000	655000	25	79	-2.2	-6.4
ELTHAM	860000	800000	700000	835000	810000	19	63	-5.8	-3.0
ELWOOD	678000	749500	706500	685000	686000	75	267	1.2	0.1
ENDEAVOUR HILLS	667500	635000	617500	632500 [^]	595000	12	32	-10.9	-5.9
EPPING	399000	481000	505000	500000	467000	33	90	17.0	-6.6
ESSENDON	617500	615000	606000	575000	535000	63	215	-13.4	-7.0
ESSENDON NORTH	580000	420000	410500	391000	340000	19	46	-41.4	-13.0
ESSENDON WEST	950000 [^]	860000 [^]	1040000 [^]	841000 [^]	1000000 [^]	1	10	5.3	18.9
EUMEMMERRING	547700	542000	580000 [^]	580500	465000 [^]	3	18	-15.1	-19.9
FAIRFIELD	686100	600000	541000	545000	582300	14	49	-15.1	6.8
FAWKNER	575000	595000	593800	575000	495000	15	56	-13.9	-13.9
FERNTREE GULLY	650000	685000	630000	660500	666000	34	119	2.5	0.8
FISHERMANS BEND	1014000	1014500	777500	950000	905000	20	94	-10.7	-4.7
FITZROY	1100900	828000	800000	825000	698000	29	86	-36.6	-15.4
FITZROY NORTH	827500	775000	735000	548000	708500	24	88	-14.4	29.3
FLEMINGTON	456000	465000	425000	407500	412500	20	67	-9.5	1.2
FLORA HILL	360000	412500	411600	430000	430000 [^]	7	35	19.4	0.0
FOOTSCRAY	505000	505000	505000	495000	418000	110	299	-17.2	-15.6
FOREST HILL	699000	800000	837500	815000	747500	18	49	6.9	-8.3
FOSTER	320000 [*]	350000 [^]	315000 [^]	220000 [^]	520000 [^]	5	8	NA	136.4
FRANKSTON	520000	596000	570000	568000	535000	88	300	2.9	-5.8
FRANKSTON NORTH	597000 [^]	536000 [^]	508000 [^]	545000 [^]	515000 [^]	3	9	-13.7	-5.5
FRANKSTON SOUTH	810000	800000	802500	735000	727500	10	37	-10.2	-1.0
GARDENVALE	635500 [^]	340900	307500 [^]	520000 [^]	280000 [^]	3	15	-55.9	-46.2
GEELONG	575000	715500	740000	756700	750000	21	56	30.4	-0.9
GEELONG WEST	540000	700000	695000 [^]	423500	452500 [^]	6	26	-16.2	6.8
GISBORNE	630000 [^]	702500 [^]	665000 [^]	505000 [^]	660000 [^]	8	18	4.8	30.7

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GLEN HUNTLY	502800	565000	577500	642500	575000	19	67	14.4	-10.5
GLEN IRIS	702500	735000	800000	760000	697500	62	207	-0.7	-8.2
GLEN WAVERLEY	960000	860000	840000	765000	850500	64	192	-11.4	11.2
GLENROY	599000	620000	605500	592500	580000	69	251	-3.2	-2.1
GOLDEN POINT (BALLARAT)	417500 [^]	410000 [^]	420000 [^]	380400 [^]	380000 [^]	1	12	-9.0	-0.1
GOLDEN SQUARE	400000	401000	450000 [^]	400500	475000 [^]	5	26	18.8	18.6
GREENSBOROUGH	686800	747500	695000	733000	717500	26	84	4.5	-2.1
GREENVALE	624500 [^]	537000 [^]	450000 [^]	556800 [^]	512500 [^]	2	8	-17.9	-7.9
GROVEDALE	465500	540000	525000	546000 [^]	524500 [^]	9	28	12.7	-3.9
HADFIELD	530000	595000	595000	590000	680000	17	49	28.3	15.3
HALLAM	547500	591900	570000 [^]	580000	592000 [^]	9	32	8.1	2.1
HAMILTON	369500 [^]	307000 [^]	262500 [^]	205000 [^]	380000 [^]	1	8	2.8	85.4
HAMLIN HEIGHTS	495000 [^]	500000	641000 [^]	590000 [^]	632900	12	30	27.9	7.3
HAMPTON	921300	920000	855000	921500	770000	21	84	-16.4	-16.4
HAMPTON EAST	1250000 [^]	810000	970000	813800	715000	13	42	-42.8	-12.1
HAMPTON PARK	537500	552500	530000	527500	575000	19	64	7.0	9.0
HARKNESS	416300 [^]	384000 [^]	365000	402000 [^]	420000 [^]	7	24	0.9	4.5
HASTINGS	523000	590000	626100	430000 [^]	520000	18	37	-0.6	20.9
HAWTHORN	559500	610000	590000	600000	572500	82	323	2.3	-4.6
HAWTHORN EAST	670000	680000	575000	680500	589000	47	182	-12.1	-13.4
HEALESVILLE	616300 [^]	600000	565000 [^]	650000 [^]	585000 [^]	7	25	-5.1	-10.0
HEATHCOTE	365000 [^]	380000 [^]	400000 [^]	332000 [^]	385000 [^]	2	8	5.5	16.0
HEATHMONT	750000	775000	807600	899000	735000 [^]	9	41	-2.0	-18.2
HEIDELBERG	705000	636000	705000	627000	585000	17	74	-17.0	-6.7
HEIDELBERG HEIGHTS	665000	730000	776500	720000	780000	16	50	17.3	8.3
HEIDELBERG WEST	710000	662000	674000	655000	632500	13	41	-10.9	-3.4
HERNE HILL	360000	455000 [^]	354500 [^]	413000	330000 [^]	5	24	-8.3	-20.1
HIGHETT	715000	727500	760000	671000	630000	29	126	-11.9	-6.1
HIGHTON	510000	575000	511300	550000	560000	14	52	9.8	1.8
HILLSIDE (MELTON)	518000 [^]	532500 [^]	500000	470000 [^]	540000 [^]	9	25	4.2	14.9
HOPPERS CROSSING	408000	450000	418800	432000	426000	16	51	4.4	-1.4
HORSHAM	232500	260000	370000 [^]	342500	329000	10	33	41.5	-3.9
HUGHESDALE	591500	838000	720000	791500	695000	19	52	17.5	-12.2
HUNTINGDALE	422500 [^]	345000 [^]	485000 [^]	775000 [^]	1218500 [^]	2	7	188.4	57.2

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MEDIAN UNIT PRICES

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
INVERLOCH	690000 [^]	780000 [^]	696000 [^]	830000 [^]	741000 [^]	4	16	7.4	-10.7
IVANHOE	797500	775000	790000	655000	785000	37	145	-1.6	19.8
IVANHOE EAST	675000 [^]	677000	760000 [^]	660100 [^]	1360000 [^]	4	15	101.5	106.0
JACANA	446500 [^]	495000 [^]	497000 [^]	437500 [^]	450000 [^]	3	7	0.8	2.9
JOLIMONT	1367500	1377500	1150500	877500 [^]	1067500 [^]	8	25	-21.9	21.7
JUNCTION VILLAGE	259000 [^]	290000 [^]	275000 [^]	290000 [^]	340000 [^]	4	12	31.3	17.2
KANGAROO FLAT	392500 [^]	345000	432500 [^]	417500 [^]	420000 [^]	8	16	7.0	0.6
KEILOR	830000 [^]	800000 [^]	890000 [^]	837000 [^]	1060000 [^]	1	7	27.7	26.6
KEILOR DOWNS	573700 [^]	635000 [^]	645500 [^]	601500 [^]	522500 [^]	4	13	-8.9	-13.1
KEILOR EAST	732000 [^]	712500	775000	805000 [^]	626500 [^]	8	26	-14.4	-22.2
KENNINGTON	331500	470000	500000	410000	374500 [^]	6	28	13.0	-8.7
KENSINGTON	509000	520000	590000	559500	560000	23	82	10.0	0.1
KERANG	202000 [^]	275000 [^]	280000 [^]	111800 [^]	170000 [^]	4	12	-15.8	52.1
KEW	935000	945000	893500	822500	865000	58	188	-7.5	5.2
KEW EAST	860000 [*]	1237400 [^]	759000 [^]	759000 [*]	760000 [^]	3	6	NA	NA
KEW NORTH	1330000 [^]	900000	908000	867500	1470000 [^]	3	30	10.5	69.5
KEYSBOROUGH	675300	657400	803000 [^]	685000	710000	10	29	5.1	3.6
KILMORE	400000 [^]	400000	450000 [^]	405000 [^]	415000 [^]	4	14	3.8	2.5
KILSYTH	681000	715000	751300	700000	680100	27	89	-0.1	-2.8
KINGSBURY	600000	542500 [^]	405000 [^]	546000 [^]	475000 [^]	6	13	-20.8	-13.0
KINGSVILLE	581000	508000	530000	352300	362500	12	35	-37.6	2.9
KNOXFIELD	788000	795500	780000 [^]	748500	776000 [^]	8	29	-1.5	3.7
KOO WEE RUP	473500 [^]	400000 [^]	463800 [^]	665000 [^]	665000 [*]	0	9	NA	NA
KORUMBURRA	345000 [^]	500000 [^]	375000 [^]	385000 [^]	493800 [^]	2	6	43.1	28.2
KURUNJANG	426000 [^]	445000 [^]	382500 [^]	385000	385000 [*]	0	15	NA	NA
KYABRAM	280000 [^]	287500	315000 [^]	320000 [^]	345000 [^]	4	15	23.2	7.8
KYNETON	653800 [^]	545000	715000 [^]	744000 [^]	600000 [^]	3	8	-8.2	-19.4
LAKE WENDOUREE	413000 [^]	413000 [*]	599000 [^]	730000 [^]	678000 [^]	5	11	64.2	-7.1
LAKES ENTRANCE	309000	384000 [^]	572000 [^]	507500 [^]	415000 [^]	1	13	34.3	-18.2
LALOR	546000	560500	565000	552500	504800	14	49	-7.6	-8.6
LANGWARRIN	575000	600000	602000	600500	590000	36	115	2.6	-1.7
LARA	507500 [^]	495000 [^]	480000 [^]	515000 [^]	512500 [^]	2	6	1.0	-0.5
LARA LAKE	518000 [^]	450000 [^]	480000 [^]	410000 [^]	560000 [^]	1	6	8.1	36.6
LAVERTON	520000	522500	552500	505000 [^]	551500	14	35	6.1	9.2

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
LAVERTON SOUTH	481000 [^]	547500	545000	570000	460000 [^]	7	29	-4.4	-19.3
LEONGATHA	332500 [^]	372500 [^]	390000 [^]	372500 [^]	392500 [^]	2	7	18.0	5.4
LEOPOLD	473500 [^]	500000	556000 [^]	556000 [*]	517500 [^]	6	8	9.3	NA
LILYDALE	571000	605000	617500	670000	598500	37	105	4.8	-10.7
LONG GULLY	360000 [^]	380000 [^]	437500 [^]	393800 [^]	357500 [^]	6	10	-0.7	-9.2
LONGWARRY	422500 [^]	440000 [^]	450000 [^]	482500 [^]	467500 [^]	2	5	10.7	-3.1
LORNE	957500 [^]	1120000 [^]	1387500 [^]	1012500	827500 [^]	4	22	-13.6	-18.3
LOVELY BANKS	408000 [^]	295000 [^]	349500 [^]	350000 [^]	460500 [^]	2	5	12.9	31.6
LOWER PLENTY	761000 [^]	820000	693100 [^]	716000	743000 [^]	7	23	-2.4	3.8
LYNBROOK	540000 [^]	561500 [^]	665500 [^]	667500 [^]	667500 [*]	0	6	NA	NA
MACLEOD	740500	811500	753500	930000	692000	17	48	-6.5	-25.6
MADDINGLEY	464000 [^]	317800 [^]	480500 [^]	490000 [^]	434300 [^]	2	7	-6.4	-11.4
MAFFRA	335000 [^]	372500 [^]	327500 [^]	329000 [^]	365000 [^]	5	16	9.0	10.9
MAIDSTONE	694500	594000	580000	500000	635000	22	81	-8.6	27.0
MALVERN	657500	850000	967500	696300	685000	30	86	4.2	-1.6
MALVERN EAST	912000	732500	680000	620000	560000	46	168	-38.6	-9.7
MANIFOLD HEIGHTS	450000 [^]	570000 [^]	503000 [^]	496300	530000 [^]	3	19	17.8	6.8
MANSFIELD	460000 [^]	412500 [^]	503000 [^]	317500 [^]	309000 [^]	3	11	-32.8	-2.7
MARIBYRNONG	530000	525000	527500	540000	550000	34	143	3.8	1.9
MARYBOROUGH	320000 [^]	325000 [^]	408000 [^]	315000 [^]	317500 [^]	3	10	-0.8	0.8
MCCRAE	716000	872500 [^]	855000 [^]	854000 [^]	760000 [^]	1	7	6.1	-11.0
MCKINNON	1080000	890000	836000	1144000	990000	13	55	-8.3	-13.5
MEADOW HEIGHTS	415000 [^]	450000	455000 [^]	445000	448500	13	32	8.1	0.8
MELBOURNE	530000	500800	545000	592300	499000	376	1,428	-5.8	-15.8
MELTON	350000 [^]	359600	375000 [^]	379300 [^]	355000 [^]	7	24	1.4	-6.4
MELTON SOUTH	332500	367100	355000	343500	356500	14	42	7.2	3.8
MENTONE	620500	760000	675000	730000	595000	39	127	-4.1	-18.5
MERBEIN	190000 [^]	190000 [*]	196500 [^]	240000 [^]	240000 [*]	0	2	NA	NA
MERINDA PARK	397500 [^]	520000 [^]	498100 [^]	590000 [^]	492500 [^]	2	5	23.9	-16.5
MERNDA	435000	452000	440000	433800 [^]	417500 [^]	9	26	-4.0	-3.7
MICKLEHAM	546000	515000 [^]	623000 [^]	624000 [^]	530000 [^]	4	15	-2.9	-15.1
MIDDLE PARK	1235000 [^]	962500	820000 [^]	720000	687500 [^]	4	26	-44.3	-4.5
MILDURA	252500	272000	291400	321000	310000	47	121	22.8	-3.4
MILL PARK	497500	500500	515000	500000	520000 [^]	7	45	4.5	4.0

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MITCHAM	870000	824800	760000	761000	795000	37	123	-8.6	4.5
MOE	225000	168500 [^]	225000	222500	260000	10	35	15.6	16.9
MONT ALBERT	730000	812900	940000	835800	802500	14	46	9.9	-4.0
MONT ALBERT NORTH	1300000	1200000	1124400	1300000	955000	14	43	-26.5	-26.5
MONTMORENCY	832500	884000	898500	842000	921300	18	47	10.7	9.4
MOONEE PONDS	586500	710000	585500	676400	528800	38	155	-9.8	-21.8
MOORABBIN	500000	885000	702000 [^]	798500	600000	10	31	20.0	-24.9
MOOROOLBARK	682500	705500	702500	691300	708500	30	86	3.8	2.5
MOOROPNA	260000 [^]	270000 [^]	242000 [^]	225000 [^]	277500	12	27	6.7	23.3
MORDIALLOC	760000	772500	660000	661000	617500	24	70	-18.8	-6.6
MORNINGTON	718800	830000	865000	872500	780000	56	180	8.5	-10.6
MORWELL	229000	192500	245000	299300	280000	14	39	22.3	-6.4
MOUNT CLEAR	402000 [^]	365000 [^]	488500 [^]	467500 [^]	350000 [^]	4	10	-12.9	-25.1
MOUNT ELIZA	660000	802500	900000	691000	855000 [^]	6	30	29.5	23.7
MOUNT EVELYN	695000 [^]	769000 [^]	720000 [^]	542500 [^]	740000 [^]	5	13	6.5	36.4
MOUNT MARTHA	405000 [^]	805000 [^]	960000 [^]	420000 [^]	852500	12	25	110.5	103.0
MOUNT PLEASANT	371500 [^]	357500 [^]	385000 [^]	417500 [^]	399500 [^]	2	5	7.5	-4.3
MOUNT WAVERLEY	1207500	1182000	1060000	1100000	990000	51	153	-18.0	-10.0
MULGRAVE	850000	731300	857500	758000	771500	10	42	-9.2	1.8
MURRUMBEENA	638800	591500	554000	630000	670000	27	101	4.9	6.3
NARRE WARREN	483800	515000	516300	560000	560000	20	56	15.8	0.0
NARRE WARREN SOUTH	624000 [^]	559500 [^]	627500 [^]	602000 [^]	625500 [^]	2	11	0.2	3.9
NEW GISBORNE	595000 [^]	520000 [^]	520000 [*]	520000 [*]	520000 [*]	0	0	NA	NA
NEWBOROUGH	285000 [^]	249900 [^]	360000 [^]	240000 [^]	277500 [^]	4	10	-2.6	15.6
NEWCOMB	475000	516000 [^]	505000 [^]	524000 [^]	504000	11	27	6.1	-3.8
NEWPORT	800000	760000	802500	759500	748500	16	72	-6.4	-1.4
NEWTOWN (GREATER GEELONG)	660000	680000	596000 [^]	517000	557500	16	38	-15.5	7.8
NIDDRIE	681500	830000	777500	680000	777500	12	47	14.1	14.3
NOBLE PARK	540000	555000	540000	570500	545000	81	256	0.9	-4.5
NOBLE PARK NORTH	565000 [^]	542000 [^]	615000 [^]	749000 [^]	600000 [^]	5	8	6.2	-19.9
NORLANE	402500 [^]	395000 [^]	425000 [^]	475000	457500 [^]	8	26	13.7	-3.7
NORTH BENDIGO	385000 [^]	473000 [^]	458500 [^]	401800 [^]	415000 [^]	3	13	7.8	3.3
NORTH MELBOURNE	550000	610000	499000	615000	551000	48	162	0.2	-10.4
NORTHCOTE	710000	648000	630000	630000	559000	47	131	-21.3	-11.3

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NOTTING HILL	416100 [^]	415000 [^]	400000	429000	347500	18	46	-16.5	-19.0
NUMURKAH	230000 [^]	248000 [^]	242500 [^]	225000 [^]	275000 [^]	6	13	19.6	22.2
NUNAWADING	723800	770000	750000	755000	770000	17	69	6.4	2.0
OAK PARK	720000	707500	675000	675000	654000	25	80	-9.2	-3.1
OAKLEIGH	695000	634000	655000	600000	800000	33	105	15.1	33.3
OAKLEIGH EAST	758000	837500	750000	803000	875000 [^]	5	39	15.4	9.0
OAKLEIGH SOUTH	817000	831000	835000	635000	670500 [^]	6	41	-17.9	5.6
OCEAN GROVE	787500	897500	972500	945000 [^]	875000 [^]	9	32	11.1	-7.4
OFFICER	455000 [^]	495000 [^]	585000 [^]	571000 [^]	520000 [^]	3	12	14.3	-8.9
ORMOND	732800	787500	540000	602500	575000	26	74	-21.5	-4.6
OSBORNE	752500	785000	800000 [^]	744500 [^]	802500	10	21	6.6	7.8
PAKENHAM	430000	457500	482500	473500	462500	36	142	7.6	-2.3
PARKDALE	832500	912500	783500	766500	685000	24	76	-17.7	-10.6
PARKVILLE	795000	495000	677500	560000	600000	15	54	-24.5	7.1
PASCOE VALE	640000	687500	633000	650000	615000	64	208	-3.9	-5.4
PASCOE VALE SOUTH	780000 [^]	737500	780500 [^]	510000	680000	10	45	-12.8	33.3
PATTERSON LAKES	603000	661500	617500	710000 [^]	695000	15	44	15.3	-2.1
PAYNESVILLE	365000 [^]	437500 [^]	370000 [^]	379000 [^]	355000 [^]	1	13	-2.7	-6.3
POINT COOK	465000	530000	550000	570000	512500	12	64	10.2	-10.1
POINT LONSDALE	1652500 [^]	680000 [^]	905500 [^]	725000 [^]	615000 [^]	2	8	-62.8	-15.2
PORT FAIRY	745000 [^]	770000 [^]	770000 [*]	770000 [*]	4100000 [^]	2	2	450.3	NA
PORT MELBOURNE	830000	830000	806000	847500	655000	79	268	-21.1	-22.7
PORTARLINGTON	670000 [^]	678800 [^]	707500 [^]	990800 [^]	440000 [^]	1	9	-34.3	-55.6
PORTLAND	402000 [^]	300000 [^]	340000 [^]	275500 [^]	350000 [^]	7	22	-12.9	27.0
PRAHRAN	615000	593500	575000	625000	550000	57	195	-10.6	-12.0
PRESTON	620000	611000	580000	645000	582500	60	234	-6.0	-9.7
PRINCES HILL	901000 [^]	735000 [^]	1070500 [^]	1070500 [*]	820000 [^]	5	8	-9.0	NA
QUARRY HILL	320000 [^]	429500 [^]	345000 [^]	380000 [^]	395000 [^]	5	16	23.4	3.9
QUEENSCLIFF	457500 [^]	1012500 [^]	990000 [^]	565000 [^]	680000 [^]	2	6	48.6	20.4
REDAN	355000 [^]	357000 [^]	379000 [^]	353500 [^]	360000 [^]	9	23	1.4	1.8
RESERVOIR	630000	630000	641000	621500	615000	91	368	-2.4	-1.0
RICHMOND	630000	647500	642000	600000	605000	94	342	-4.0	0.8
RIDDELLS CREEK	557500 [^]	660000 [^]	662500 [^]	662500 [*]	590000 [^]	4	6	5.8	NA
RINGWOOD	625100	634000	580500	610000	600000	75	212	-4.0	-1.6

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RINGWOOD EAST	717500	753000	798000	721000	677500	32	88	-5.6	-6.0
RINGWOOD NORTH	940000 [^]	845000 [^]	700000 [^]	980000 [^]	790000 [^]	6	15	-16.0	-19.4
RIPPLESIDE	405000 [^]	640400 [^]	515000 [^]	1220000 [^]	1220000 [*]	0	4	NA	NA
RIPPONLEA	390000 [^]	586500	775000 [^]	662500 [^]	635000 [^]	9	21	62.8	-4.2
ROBINVALE	210000 [*]	210000 [*]	270000 [^]	290000 [^]	290000 [*]	0	2	NA	NA
ROCKBANK	287500 [*]	468500 [^]	468500 [*]	420000 [^]	510000 [^]	5	6	NA	21.4
ROMSEY	532500 [^]	508800 [^]	530000 [^]	615000 [^]	425000 [^]	3	11	-20.2	-30.9
ROSANNA	910000	900000	850000	877500	880000 [^]	9	37	-3.3	0.3
ROSEBUD	745500	760500	770000	751000	730000	15	61	-2.1	-2.8
ROSEBUD SOUTH	615000 [^]	749000 [^]	660000 [^]	720000 [^]	720000 [*]	0	2	NA	NA
ROWVILLE	595000	690000	655000	826000	577500	32	59	-2.9	-30.1
ROXBURGH PARK	432500 [^]	441000	525000	432500	440000	12	38	1.7	1.7
RYE	690000 [^]	1015000	673300 [^]	670000 [^]	876000 [^]	5	14	27.0	30.7
SAFETY BEACH	805300	800000	875000	770000	800000	10	51	-0.7	3.9
SALE	262000	295000	310000	290000	355000	11	55	35.5	22.4
SAN REMO	750000 [^]	542500 [^]	650000 [^]	450000 [^]	660000 [^]	5	14	-12.0	46.7
SANCTUARY LAKES	522500 [^]	608700 [^]	604000 [^]	591000 [^]	590000 [^]	8	25	12.9	-0.2
SANDRINGHAM	930000	847500	870000	831500	685000	37	128	-26.3	-17.6
SCORESBY	750000 [^]	938000 [^]	725000 [^]	777500 [^]	787500 [^]	2	11	5.0	1.3
SEAFORD	617000	651800	641500	647500	587500	29	115	-4.8	-9.3
SEBASTOPOL	345000	350400	339400	355000	366000	18	57	6.1	3.1
SEDDON	545000 [^]	552500	817500 [^]	612500 [^]	505000 [^]	3	13	-7.3	-17.6
SEYMOUR	330000 [^]	329000 [^]	270000 [^]	412500 [^]	410000 [^]	3	7	24.2	-0.6
SHEPPARTON	265000	287000	334500	381800	346000	19	87	30.6	-9.4
SKYE	550000	631000 [^]	585000	570000 [^]	595000 [^]	4	27	8.2	4.4
SOLDIERS HILL	480000 [^]	454000 [^]	460000 [^]	315000 [^]	344000 [^]	2	8	-28.3	9.2
SOMERVILLE	540000	565000	550000	572000 [^]	620000 [^]	7	31	14.8	8.4
SORRENTO	1540000 [^]	2500000 [^]	2205000 [^]	2150000 [^]	2150000 [*]	0	3	NA	NA
SOUTH GEELONG	1720000 [^]	454000 [^]	515000 [^]	486000 [^]	845000 [^]	1	5	-50.9	73.9
SOUTH KINGSVILLE	658800 [^]	820000 [^]	670000 [^]	827400 [^]	515000 [^]	3	16	-21.8	-37.8
SOUTH MELBOURNE	622000	667500	667000	698500	582500	50	187	-6.4	-16.6
SOUTH MORANG	440000	507500	471500	560800	483000	15	56	9.8	-13.9
SOUTH YARRA	630000	665000	626000	609000	570000	169	569	-9.5	-6.4
SOUTHBANK	560000	621000	615000	649400	580000	201	808	3.6	-10.7

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MEDIAN UNIT PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
SPOTSWOOD	815000 [^]	694500 [^]	746000 [^]	502500 [^]	502500 [*]	0	10	NA	NA
SPRING GULLY	385000	380000 [^]	260000	255000 [^]	325000 [^]	6	26	-15.6	27.5
SPRINGVALE	637500	592000	620000	610000	508000	24	92	-20.3	-16.7
SPRINGVALE SOUTH	632500	612600	698000	600000	629000 [^]	8	38	-0.6	4.8
ST ALBANS	486000	535000	487500	475000	510000	39	140	4.9	7.4
ST ALBANS PARK	590000 [^]	440000 [^]	455000 [^]	490000 [^]	432000 [^]	2	11	-26.8	-11.8
ST KILDA	555000	530000	550000	532500	501000	146	473	-9.7	-5.9
ST KILDA EAST	592000	602500	627500	635000	575000	41	199	-2.9	-9.4
ST KILDA WEST	561000	650500	595000	680000	590000	14	54	5.2	-13.2
ST LEONARDS	421300 [^]	467000 [^]	630000 [^]	790000 [^]	705000 [^]	3	11	67.4	-10.8
STRATHDALE	405000 [^]	403500 [^]	388000 [^]	475500 [^]	390000 [^]	5	17	-3.7	-18.0
STRATHMORE	898500	750000 [^]	850000 [^]	855000 [^]	555500 [^]	8	23	-38.2	-35.0
STUDFIELD	450000 [^]	736500 [^]	845000 [^]	815500 [^]	640000 [^]	1	7	42.2	-21.5
SUNBURY	450000	500000	473000	495000	482500	25	102	7.2	-2.5
SUNSHINE	635000	656000	287500	408000	424900	11	49	-33.1	4.1
SUNSHINE NORTH	610000 [^]	615000	740000 [^]	562900	520000 [^]	9	28	-14.8	-7.6
SUNSHINE WEST	500000	591500	642000	510000	598800	12	41	19.8	17.4
SURREY HILLS	922500	901000	825000	949700	785000	18	71	-14.9	-17.3
SWAN HILL	285000 [^]	312000 [^]	360000 [^]	360000 [^]	336300 [^]	6	24	18.0	-6.6
SYDENHAM	454300	485000	485000	463300	465000	17	57	2.4	0.4
SYNDAL	762500	1007500	1243000	780000	802500	10	38	5.2	2.9
TARNEIT	430000	422500	438500	419000	435000 [^]	9	49	1.2	3.8
TATURA	260000 [^]	291000 [^]	277500 [^]	409500 [^]	260000 [^]	5	14	0.0	-36.5
TAYLORS HILL	510000 [^]	520000 [^]	565000 [^]	605000 [^]	582000 [^]	3	7	14.1	-3.8
TAYLORS LAKES	472000 [^]	505000 [^]	590000 [^]	600000 [^]	543500 [^]	2	12	15.1	-9.4
TEMPLESTOWE	1080000	930500	998000	1177000	937500	14	61	-13.2	-20.3
TEMPLESTOWE LOWER	930000	935000	1060000	920000	963000	12	47	3.5	4.7
THOMASTOWN	499500	540000	539000	525500	442500	16	56	-11.4	-15.8
THORNBURY	725000	677500	686000	605000	570200	46	162	-21.4	-5.8
TOORAK	1317500	1079300	1268000	1150000	1007500	64	198	-23.5	-12.4
TORQUAY	820000	870000	930000	942000	820000	12	54	0.0	-13.0
TRAFALGAR	300000 [^]	335000 [^]	483500 [^]	1305000 [^]	450000 [^]	1	4	50.0	-65.5
TRARALGON	317500	307000	306000	299000	300000	20	68	-5.5	0.3
TRAVANCORE	379000 [^]	386300	378500	340000	335000	19	50	-11.6	-1.5

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
TRUGANINA	474100 [^]	442500	473500	433500 [^]	446300	12	31	-5.9	2.9
TULLAMARINE	550000	572500	526500	574000	538000	16	58	-2.2	-6.3
TYABB	597500 [^]	500000 [^]	571000 [^]	620000 [^]	656500 [^]	2	4	9.9	5.9
UPPER FERNTREE GULLY	570000 [*]	440000 [^]	462500 [^]	590000 [^]	579800 [^]	4	11	NA	-1.7
VERMONT	907000	916000	840000	930000	793000	12	45	-12.6	-14.7
VERMONT SOUTH	610000 [^]	772500	840000 [^]	1080000 [^]	960000 [^]	5	17	57.4	-11.1
VIEWBANK	687500 [^]	720000 [^]	725000 [^]	884300 [^]	680000 [^]	1	10	-1.1	-23.1
WALLAN	425000	473500	418100 [^]	445000	432500 [^]	2	18	1.8	-2.8
WANGARATTA	312000	350000	302500	336500	350500	22	51	12.3	4.2
WANTIRNA	730000	785000 [^]	740000	670000	731000 [^]	6	29	0.1	9.1
WANTIRNA SOUTH	472500 [^]	788500	512500	380500	728500	10	34	54.2	91.4
WARRAGUL	350000	375000	389000	460000 [^]	370000	15	43	5.7	-19.6
WARRNAMBOOL	380000	435500	408800	416000	435000	31	87	14.5	4.6
WATSONIA	841000 [^]	785000	667500 [^]	869000 [^]	668500 [^]	8	19	-20.5	-23.1
WENDOUREE	350000 [^]	380000 [^]	401000	260000	375000 [^]	7	34	7.1	44.2
WERRIBEE	410000	403800	420000	405000	422500	48	154	3.0	4.3
WERRIBEE SOUTH	490000 [^]	530000	470000	480000	460000 [^]	7	31	-6.1	-4.2
WEST FOOTSCRAY	490000	610000	604500	610000	625000	21	97	27.6	2.5
WEST MELBOURNE	565000	495000	595000	612300	470000	35	125	-16.8	-23.2
WEST WODONGA	267000 [^]	320000	306000	284500	340000 [^]	9	34	27.3	19.5
WESTALL	650000	595000	615000	699000	540000	17	69	-16.9	-22.7
WESTGARTH	560000 [^]	750300	636500 [^]	627000	623800	10	31	11.4	-0.5
WESTMEADOWS	595000	583500	605000	630000	616000	16	47	3.5	-2.2
WHEELERS HILL	1602000 [^]	1280000 [^]	1280300 [^]	753800 [^]	970000 [^]	4	16	-39.5	28.7
WHITTINGTON	375000	430300 [^]	435500 [^]	446000 [^]	426500 [^]	8	23	13.7	-4.4
WHITTLESEA	500000 [^]	529000 [^]	515000 [^]	380000 [^]	443500 [^]	4	11	-11.3	16.7
WILLIAMS LANDING	571000 [^]	420000 [^]	432500	400000 [^]	420000 [^]	9	24	-26.4	5.0
WILLIAMSTOWN	808300	792500	787200	845000	740000	17	60	-8.4	-12.4
WILLIAMSTOWN NORTH	908500 [^]	762000 [^]	582000 [^]	743100 [^]	550000 [^]	3	13	-39.5	-26.0
WINDSOR	611000	645500	588500	622500	572500	30	105	-6.3	-8.0
WODONGA	297500	315000	349000	312500	373000	15	61	25.4	19.4
WOLLERT	487000	429500	435000	464500	500000 [^]	3	32	2.7	7.6
WONTHAGGI	394000	492000	490000 [^]	480000	522000 [^]	8	28	32.5	8.8
WOODEND	642500 [^]	620000 [^]	730000 [^]	460000 [^]	508500 [^]	4	9	-20.9	10.5

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
WYNDHAM VALE	410000 [^]	439500	435500 [^]	460000 [^]	420000 [^]	4	15	2.4	-8.7
YARRA GLEN	727500 [^]	720000 [^]	701000 [^]	850000 [^]	620000 [^]	2	5	-14.8	-27.1
YARRA JUNCTION	591000 [^]	526000 [^]	707000 [^]	495000 [^]	481300 [^]	4	12	-18.6	-2.8
YARRAM	197500 [^]	282500 [^]	275500 [^]	275500 [*]	282000 [^]	1	3	42.8	NA
YARRAVILLE	657500	685000	650000	562100	462500	20	71	-29.7	-17.7
YARRAWONGA	355000	302000	389500	412500	445000 [^]	9	31	25.4	7.9

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
AINTREE	411000 [^]	605000 [^]	482500 [^]	660000 [^]	572000 [^]	1	8	39.2	-13.3
ALFREDTON	277500	305000	349900	320000	287500 [^]	2	37	3.6	-10.2
APOLLO BAY	485000 [^]	597500 [^]	340000 [^]	495000 [^]	495000 [*]	0	12	NA	NA
ARARAT	147500 [^]	175000 [^]	136000 [^]	179000 [^]	179000 [^]	6	16	21.4	0.0
ARMSTRONG CREEK	328000	270000	360000	340000	349000	13	52	6.4	2.6
AVENEL	150000 [^]	240000 [^]	270000 [^]	125000 [^]	247500 [^]	4	13	65.0	98.0
BACCHUS MARSH	292500 [^]	360000 [^]	381500 [^]	382500 [^]	382500 [*]	0	10	NA	NA
BAGSHOT	134000 [^]	237700 [^]	242200 [^]	242200 [*]	103500 [^]	3	7	-22.8	NA
BAIRNSDALE	158000	178000 [^]	230000 [^]	199900 [^]	165000 [^]	1	5	4.4	-17.5
BALLAN	282500 [^]	265000 [^]	360000 [^]	252500 [^]	520000 [^]	1	3	84.1	105.9
BALLARAT EAST	271200 [^]	412000 [^]	173000 [^]	173000 [*]	373800 [^]	2	3	37.8	NA
BANNOCKBURN	415000 [^]	415000 [*]	365000 [^]	361500 [^]	365000 [^]	1	6	-12.0	1.0
BARANDUDA	162500	163000 [^]	92000	175000 [^]	157000 [^]	2	23	-3.4	-10.3
BAXTER	-	-	-	545000 [^]	520000 [^]	1	7	0.0	-4.6
BEACONSFIELD	403100 [^]	512800 [^]	512800 [*]	525000 [^]	512500 [^]	3	8	27.1	-2.4
BEALIBA	-	85000 [^]	52000 [^]	51000 [^]	43000 [^]	1	8	0.0	-15.7
BEAUFORT	75000 [^]	142500 [^]	142500 [*]	72000 [^]	127500 [^]	2	5	70.0	77.1
BENALLA	153000	163800	170000 [^]	179500 [^]	178600 [^]	4	15	16.7	-0.5
BENDIGO	222500 [^]	240000 [^]	350000 [^]	320000 [^]	310000 [^]	2	10	39.3	-3.1
BERWICK	372500	304500	567000	528000	572500	16	85	53.7	8.4
BEVERIDGE	280000	280000	280000	305000	318800	28	117	13.8	4.5
BIRREGURRA	362500 [^]	395000 [^]	422500 [^]	422500 [*]	505000 [^]	1	5	39.3	NA
BITTERN	542000 [^]	542000 [*]	610000 [^]	550000 [^]	550000 [*]	0	7	NA	NA
BLAIRGOWRIE	770000 [*]	1290000 [^]	1438000 [^]	1490000 [^]	1380000 [^]	3	9	NA	-7.4
BONNIE BROOK	330000	344500	325000	320800	306000 [^]	9	74	-7.3	-4.6
BONSHAW	265000 [^]	255000 [^]	278500 [^]	300000 [^]	310000 [^]	1	8	17.0	3.3
BOTANIC RIDGE	505000	523500	554000 [^]	630000 [^]	627300 [^]	3	11	24.2	-0.4
BROADFORD	315000 [^]	255000 [^]	200000 [^]	301300 [^]	290000 [^]	7	17	-7.9	-3.7
BROOKFIELD	247000 [^]	319000 [^]	134400 [^]	126400	162200 [^]	7	23	-34.3	28.3
BROWN HILL	385000	305000 [^]	372500 [^]	317500 [^]	415000 [^]	8	18	7.8	30.7
BUNINYONG	385000 [^]	385000 [*]	432500 [^]	435000 [^]	435000 [*]	0	10	NA	NA
BURNSIDE	485000	480000	511000	579000	544000 [^]	1	30	12.2	-6.0
CAIRNLEA	330000 [^]	330000 [^]	345000 [^]	550000 [^]	310000 [^]	4	9	-6.1	-43.6
CAMPBELLS CREEK	235000	239000	259000 [^]	270000 [^]	160000 [^]	4	8	-31.9	-40.7
CANADIAN	250000 [^]	193000 [^]	342500 [^]	319000 [^]	342500 [^]	2	5	37.0	7.4

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
CAPE PATERSON	410000 [^]	535000 [^]	655000 [^]	802500 [^]	770000 [^]	2	7	87.8	-4.0
CARDIGAN	336000 [^]	535000	395000 [^]	600000 [^]	605000 [^]	5	11	80.1	0.8
CARISBROOK	91300 [^]	230000 [^]	176500 [^]	157500 [^]	157500 [*]	0	6	NA	NA
CARRUM DOWNS	398900 [^]	406200	315000 [^]	398900 [^]	472000 [^]	1	11	18.3	18.3
CASTERTON	45000 [^]	45000 [*]	45000 [*]	139500 [^]	37500 [^]	1	2	-16.7	-73.1
CASTLEMAINE	335000 [^]	347500 [^]	303000 [^]	303000 [*]	300000 [^]	3	9	-10.4	NA
CHARLEMONT	268500	305000	309000	359000 [^]	339000 [^]	2	25	26.3	-5.6
CHEWTON	185000 [^]	297500 [^]	297500 [*]	190000 [^]	190000 [*]	0	2	NA	NA
CHURCHILL	112000 [^]	130000 [^]	110000 [^]	249500 [^]	175000 [^]	1	4	56.3	-29.9
CLIFTON SPRINGS	407600 [^]	492500 [^]	517500 [^]	520000 [^]	520000 [*]	0	5	NA	NA
CLUNES	155000 [^]	223500 [^]	210000 [^]	210000 [*]	223000 [^]	3	9	43.9	NA
CLYDE	333000	320000	317000	395000	395000	27	101	18.6	0.0
CLYDE NORTH	389000	398500	344000	440000	468500	18	112	20.4	6.5
COBBLEBANK	195200 [^]	341000	256900 [^]	276700 [^]	311900 [^]	6	16	59.7	12.7
COBRAM	187500 [^]	175000	172500 [^]	150000 [^]	115000 [^]	1	8	-38.7	-23.3
COHUNA	83000 [^]	192500 [^]	390000 [^]	300000 [^]	300000 [*]	0	2	NA	NA
COLAC	192500	180000 [^]	300000 [^]	310000 [^]	330000 [^]	2	14	71.4	6.5
CONNEWARRE	957500 [^]	1102500 [^]	1102500 [*]	970000 [^]	1035000 [^]	2	4	8.1	6.7
CORINELLA	395000 [^]	425000 [^]	447800 [^]	437500 [^]	437500 [*]	0	6	NA	NA
CORIO	304000	322000	317000 [^]	278500 [^]	305000 [^]	3	13	0.3	9.5
CORONET BAY	372500 [^]	535000 [^]	515000 [^]	460000 [^]	570000 [^]	1	8	53.0	23.9
COWES WEST	411500 [^]	522500 [^]	565000 [^]	580000 [^]	713500 [^]	2	10	73.4	23.0
CRAIGIEBURN	413000	444500	457000 [^]	410000 [^]	414000	11	26	0.2	1.0
CRANBOURNE	405000 [^]	395500 [^]	430000 [^]	443000 [^]	430000 [^]	5	8	6.2	-2.9
CRANBOURNE EAST	307000	378000	400000	432000	385000 [^]	9	57	25.4	-10.9
CRANBOURNE SOUTH	320000	204000	204100	233600	243000	15	62	-24.1	4.0
CRANBOURNE WEST	200600	192000	235200 [^]	170200	164300	10	28	-18.1	-3.5
CRESSY	67500 [*]	80000 [^]	80000 [*]	80000 [*]	80000 [*]	0	0	NA	NA
CRESWICK	217500 [^]	211800 [^]	155000 [^]	206000 [^]	272500 [^]	2	5	25.3	32.3
CROYDON	632500 [^]	465000 [^]	573000 [^]	644000 [^]	644000 [*]	0	6	NA	NA
CURLEWIS	400000 [^]	415000 [^]	470000 [^]	385000 [^]	550000 [^]	1	6	37.5	42.9
DALYSTON	270000 [^]	281500 [^]	337500 [^]	309000 [^]	315000 [^]	1	11	16.7	1.9
DARLEY	296900	345000	339000	361000 [^]	350600	12	31	18.1	-2.9
DAYLESFORD	389000 [^]	450000 [^]	481300 [^]	462500 [^]	350000 [^]	3	11	-10.0	-24.3
DEANSIDE	339500	368000	389000	285000	397500	20	95	17.1	39.5

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DENNINGTON	140000 [^]	140000 [^]	160000 [^]	126500 [^]	250000 [^]	3	9	78.6	97.6
DIAMOND CREEK	579000 [^]	660000 [^]	621500 [^]	649000 [^]	615000 [^]	2	13	6.2	-5.2
DIGGERS REST	307500	242000	355000	337000	300000	11	54	-2.4	-11.0
DINNER PLAIN	215000	260000 [^]	210000 [^]	285000 [^]	340000 [^]	5	14	58.1	19.3
DONALD	39500 [*]	60000 [^]	90000 [^]	66000 [^]	74000 [^]	2	5	NA	12.1
DONCASTER	1165000 [^]	1290000	940000 [^]	940000 [*]	940000 [*]	0	2	NA	NA
DONNYBROOK	264500	300000	293000	272000	260000	24	120	-1.7	-4.4
DOREEN	369100	478800 [^]	366000 [^]	471000 [^]	441000 [^]	6	16	19.5	-6.4
DROMANA	750000 [^]	722500 [^]	695000 [^]	910000 [^]	725000 [^]	2	6	-3.3	-20.3
DROUIN	292500	280000	255000	375000	357500	16	54	22.2	-4.7
DRYSDALE	290000 [^]	290000 [*]	350000 [^]	330000 [^]	397000 [^]	4	15	36.9	20.3
EAGLE POINT	242000	220000 [^]	255000 [^]	262500 [^]	265000 [^]	4	10	9.5	1.0
EAGLEHAWK	308800 [^]	160000 [^]	160000 [^]	165000 [^]	305000 [^]	3	10	-1.2	84.8
EASTWOOD	145000 [^]	169800 [^]	169800 [*]	249500 [^]	249500 [*]	0	2	NA	NA
ECHUCA	250000 [^]	330000 [^]	296500	325000 [^]	337500 [^]	4	18	35.0	3.8
ELLASWOOD	145000 [^]	145000 [*]	145000 [*]	145000 [*]	145000 [*]	0	0	NA	NA
ELLIMINYT	255000 [^]	264500 [^]	307500 [^]	300000 [^]	300000 [*]	0	8	NA	NA
ELTHAM NORTH	680000 [*]	652500 [^]	652500 [*]	652500 [*]	652500 [*]	0	0	NA	NA
EPPING	260000 [^]	225500	375000 [^]	329100 [^]	542500 [^]	1	11	108.7	64.8
EPSOM	277000	295000	350000	317200 [^]	360000 [^]	3	21	30.0	13.5
EUROA	171300 [^]	225000 [^]	225000 [*]	200000 [^]	260000 [^]	2	3	51.8	30.0
EYNESBURY	302500	304000	359000	326000 [^]	430000 [^]	2	31	42.1	31.9
FLORA HILL	188000 [^]	252500 [^]	252500 [*]	252500 [*]	200000 [^]	3	3	6.4	NA
FOSTER	160000 [^]	160000 [*]	206000 [^]	235000 [^]	235000 [*]	0	2	NA	NA
FRANKSTON	540000 [^]	540000 [*]	340000 [^]	430000 [^]	430000 [*]	0	2	NA	NA
FRANKSTON SOUTH	1120000 [^]	1120000 [*]	490000 [^]	500000 [^]	500000 [*]	0	2	NA	NA
FRASER RISE	357900	347500	357500	380000	342500	31	104	-4.3	-9.9
FYANSFORD	430000	535000 [^]	511500 [^]	565300 [^]	632500 [^]	2	8	47.1	11.9
GISBORNE	370000	410000	423300	510000 [^]	652500 [^]	2	22	76.4	27.9
GLENGARRY	243000 [^]	248000 [^]	281500 [^]	320000 [^]	265000 [^]	2	5	9.1	-17.2
GLENLYON	425000 [^]	450000 [^]	490000 [^]	490000 [*]	180000 [^]	1	6	-57.6	NA
GOLDEN BEACH	125000	135000	152500	149000	148000 [^]	9	33	18.4	-0.7
GOLDEN SQUARE	312000 [^]	305000 [^]	265000 [^]	238500 [^]	265000 [^]	5	16	-15.1	11.1
GRANTVILLE	305500 [^]	350000 [^]	357000 [^]	277500 [^]	277500 [*]	0	3	NA	NA
GREEN LAKE	197600 [^]	262000 [^]	267200 [^]	390000 [^]	88000 [^]	1	3	-55.5	-77.4

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2021 to Jul-Sep 2022

Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
GREENSBOROUGH	385000 [^]	478500 [^]	557500 [^]	557500 [*]	557500 [*]	0	2	NA	NA
GREENVALE	409500	422000	413000	540000	570000	15	43	39.2	5.6
GROVEDALE	325000 [^]	147500 [^]	147500 [*]	147500 [*]	147500 [*]	0	0	NA	NA
HALLS GAP	230000 [^]	189000 [^]	270000 [^]	235000 [^]	236500 [^]	4	6	2.8	0.6
HAMILTON	199000 [^]	234500 [^]	141300 [^]	176300 [^]	140000 [^]	2	12	-29.7	-20.6
HARKNESS	270000	233000	271500	307500 [^]	328000 [^]	4	18	21.5	6.7
HASTINGS	447500 [^]	447500 [*]	374000 [^]	374000 [*]	250000 [^]	3	4	-44.1	NA
HAVEN	-	210000	210000 [^]	285000 [^]	300000 [^]	1	3	0.0	5.3
HEALESVILLE	465000 [^]	378500 [^]	360000 [^]	465000 [^]	505000 [^]	4	12	8.6	8.6
HEATHCOTE	155000 [^]	170000 [^]	240000 [^]	240000 [*]	247500 [^]	2	5	59.7	NA
HEPBURN	280000 [^]	517000 [^]	517000 [*]	280000 [^]	350000 [^]	1	2	25.0	25.0
HEPBURN SPRINGS	370000 [^]	170500 [^]	170500 [*]	170500 [*]	400000 [^]	1	1	8.1	NA
HEYWOOD	85000 [^]	115000 [^]	115000 [*]	61500 [^]	85000 [^]	1	7	0.0	38.2
HIGHTON	437800	535000	530000 [^]	497500	557500 [^]	8	28	27.4	12.1
HORSHAM	110000	203500	200000	222000	202500 [^]	4	32	84.1	-8.8
HUNTLY	215100	236600	246100	207500	227500	10	30	5.8	9.6
HUON CREEK	355000 [^]	355000 [*]	355000 [*]	355000 [*]	355000 [*]	0	0	NA	NA
INDENTED HEAD	500000 [^]	470000 [^]	500000 [^]	514000 [^]	555000 [^]	2	8	11.0	8.0
INVERLOCH	452500	580000 [^]	595000	595000 [*]	580000 [^]	1	12	28.2	NA
IRYMPLE	170000 [^]	160000 [^]	165000 [^]	205000 [^]	205000 [^]	6	18	20.6	0.0
JACKASS FLAT	202500	291500 [^]	280000 [^]	280000 [*]	268000 [^]	1	6	32.3	NA
JUNCTION VILLAGE	410000	387500	500000 [^]	361500 [^]	361500 [*]	0	9	NA	NA
JUNORTOUN	352500 [^]	191000 [^]	191000 [*]	365000 [^]	400000 [^]	1	3	13.5	9.6
KALKALLO	334000	334000	350000	360000	380000	25	124	13.8	5.6
KANGAROO FLAT	227500 [^]	175000 [^]	210000 [^]	202500 [^]	300000 [^]	3	18	31.9	48.1
KEILOR EAST	800000 [^]	888000 [^]	756300 [^]	817500 [^]	920000 [^]	1	5	15.0	12.5
KEYSBOROUGH	717500 [^]	780000 [^]	755800 [^]	768500 [^]	902500 [^]	4	8	25.8	17.4
KIALLA	185000	230000	215000	289500	300000 [^]	9	35	62.2	3.6
KILCUNDA	450000 [^]	300000 [^]	447500 [^]	545000 [^]	482500 [^]	2	7	7.2	-11.5
KILMORE	285000	273800	295000	317500	312000 [^]	6	37	9.5	-1.7
KILSYTH	595000 [^]	550000 [^]	470000 [^]	470000 [*]	775000 [^]	1	4	30.3	NA
KOO WEE RUP	300000 [^]	230000 [^]	350000 [^]	446500 [^]	400000 [^]	2	7	33.3	-10.4
KOONDROOK	84000 [^]	85000 [^]	74000 [^]	130000 [^]	130000 [*]	0	10	NA	NA
KORUMBURRA	215000	130000 [^]	260000 [^]	245000 [^]	287000 [^]	4	12	33.5	17.1
KURUNJANG	285000	295000 [^]	580000 [^]	500000 [^]	500000 [*]	0	3	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

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								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
KYNETON	339000	359000	419500 [^]	465000 [^]	369000 [^]	3	12	8.8	-20.6
LAKE BOGA	56000 [^]	56000 [*]	279000 [^]	545000 [^]	545000 [*]	0	5	NA	NA
LAKE BUNGA	285000 [^]	309500 [^]	220000 [^]	220000 [*]	220000 [*]	0	1	NA	NA
LAKES ENTRANCE	191800 [^]	185000	250000 [^]	285000 [^]	220000 [^]	1	17	14.7	-22.8
LANCEFIELD	270000 [^]	332000 [^]	326500 [^]	326500 [*]	326500 [*]	0	4	NA	NA
LANG LANG	335000 [^]	365000 [^]	362000 [^]	462500 [^]	415500 [^]	4	10	24.0	-10.2
LARA	317000	299900	361900	316900 [^]	332000	10	42	4.7	4.7
LARA LAKE	340000	340000 [^]	363300 [^]	437500 [^]	230000 [^]	1	7	-32.4	-47.4
LENEVA	155000 [^]	198500 [^]	221000 [^]	350000 [^]	220000 [^]	1	4	41.9	-37.1
LEONGATHA	300000 [^]	320000 [^]	260000 [^]	277500 [^]	325000 [^]	3	14	8.3	17.1
LEOPOLD	332500 [^]	274000	324500 [^]	330000 [^]	299000 [^]	5	10	-10.1	-9.4
LILYDALE	575000	660000	602000 [^]	647500 [^]	660000 [^]	8	17	14.8	1.9
LOCH SPORT	150000	135000	137500	130000 [^]	120000 [^]	7	40	-20.0	-7.7
LONG GULLY	150000 [^]	150000 [*]	272300 [^]	272300 [*]	272300 [*]	0	2	NA	NA
LONGWARRY	274200 [^]	235500 [^]	235500 [*]	235500 [*]	235500 [*]	0	0	NA	NA
LUCAS	285000	295000	330000	347500	310000	20	74	8.8	-10.8
LUCKNOW	147500 [^]	150000 [^]	150000 [*]	115000 [^]	161500 [^]	2	3	9.5	40.4
LYNDHURST	479900	756000 [^]	760000 [^]	760000 [*]	680000 [^]	1	3	41.7	NA
MADDINGLEY	498000	385500 [^]	357500 [^]	277000 [^]	341500 [^]	2	9	-31.4	23.3
MAFFRA	169000 [^]	170000 [^]	172500 [^]	144500 [^]	218000 [^]	1	6	29.0	50.9
MAIDEN GULLY	231000 [^]	382500 [^]	382500 [*]	395000	465000 [^]	1	12	101.3	17.7
MALLACOOTA	178000 [^]	195000 [^]	261300 [^]	230000 [^]	415000 [^]	1	6	133.1	80.4
MAMBOURIN	302500	310000	341300	327500	314300	12	97	3.9	-4.0
MANOR LAKES	313800	330000	380000	336500 [^]	320000 [^]	8	42	2.0	-4.9
MANSFIELD	430000 [^]	305000 [^]	400000 [^]	437500 [^]	350000 [^]	6	13	-18.6	-20.0
MARLO	160000 [^]	320000 [^]	320000 [*]	290000 [^]	290000 [*]	0	2	NA	NA
MARONG	312500 [^]	260000	260000	272000	271000	14	36	-13.3	-0.4
MARYBOROUGH	100000	117500 [^]	135000 [^]	140000 [^]	100000 [^]	3	16	0.0	-28.6
MARYSVILLE	228800 [^]	296000 [^]	295000 [^]	320000 [^]	320000 [*]	0	8	NA	NA
MELTON	411700 [^]	337300 [^]	337300 [*]	337300 [*]	337300 [*]	0	0	NA	NA
MELTON SOUTH	225000	226500	289000 [^]	287500	321500	10	30	42.9	11.8
MERBEIN	85000	80000 [^]	118000 [^]	129000 [^]	115000 [^]	1	7	35.3	-10.9
MERNDA	363000	180300	381000	378000	355000 [^]	3	43	-2.2	-6.1
METUNG	259000 [^]	185000 [^]	393000 [^]	320000 [^]	107500 [^]	4	15	-58.5	-66.4
MICKLEHAM	325000	339000	344000	357000	350000	13	61	7.7	-2.0

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MILDURA	145000	157000	250000	169500	205000	26	68	41.4	20.9
MINYIP	38500 [^]	38500 [*]	44500 [^]	63500 [^]	50000 [^]	3	7	29.9	-21.3
MOE	175000 [^]	198000	270000 [^]	246300 [^]	245000 [^]	1	8	40.0	-0.5
MOOROOLBARK	424000 [^]	415000 [^]	450000 [^]	520000 [^]	330000 [^]	1	3	-22.2	-36.5
MOOROOPNA	142000	152000	210000 [^]	205000 [^]	190000 [^]	4	14	33.8	-7.3
MORNINGTON	967500 [^]	675000 [^]	950000 [^]	950000 [*]	950000 [*]	0	2	NA	NA
MORWELL	201500 [^]	195000	192500 [^]	245000 [^]	259000 [^]	8	19	28.5	5.7
MOUNT CLEAR	240000 [*]	340000 [^]	340000 [*]	350000 [^]	307500 [^]	6	7	NA	-12.1
MOUNT COTTRELL	311000	230000 [^]	230000 [*]	405000 [^]	355000 [^]	1	4	14.1	-12.3
MOUNT DUNEED	319000	349900	405000	352900 [^]	295000	10	38	-7.5	-16.4
MOUNT ELIZA	1200000 [^]	1010500 [^]	902500 [^]	902500 [*]	1347500 [^]	2	4	12.3	NA
MOUNT HELEN	279000 [^]	230000 [^]	230000 [*]	290000 [^]	288000 [^]	1	2	3.2	-0.7
MOYHU	197500 [*]	197500 [*]	197500 [*]	197500 [*]	197500 [*]	0	0	NA	NA
NAGAMBBIE	278000	258000 [^]	267000	265000 [^]	270500 [^]	4	33	-2.7	2.1
NARRE WARREN	690000 [^]	613000 [^]	613000 [*]	613000 [*]	700000 [^]	1	1	1.4	NA
NARRE WARREN NORTH	520000 [^]	850000 [^]	850000 [*]	1050000 [^]	935000 [^]	2	6	79.8	-11.0
NARRE WARREN SOUTH	1125000 [^]	1125000 [*]	652000 [^]	652000 [*]	580000 [^]	1	4	-48.4	NA
NATHALIA	143800 [^]	149000 [^]	155000 [^]	120000 [^]	200000 [^]	3	7	39.1	66.7
NEERIM SOUTH	251500 [^]	235000 [^]	250500 [^]	330000 [^]	225000 [^]	4	7	-10.5	-31.8
NELSON	100000 [^]	125000 [^]	190000 [^]	190000 [*]	190000 [*]	0	1	NA	NA
NEW GISBORNE	287000	287000 [*]	287000 [*]	287000 [*]	520000 [^]	3	3	81.2	NA
NEWBOROUGH	179000	158000 [^]	158000 [*]	231400 [^]	160000 [^]	2	6	-10.6	-30.8
NEWLANDS ARM	230000 [^]	190000 [^]	415000 [^]	550000 [^]	550000 [*]	0	5	NA	NA
NICHOLSON	204000 [^]	250000 [^]	250000 [*]	240000 [^]	240000 [*]	0	1	NA	NA
NORTH WONTHAGGI	310000 [^]	350000	355000	360000 [^]	295000 [^]	3	22	-4.8	-18.1
NUMURKAH	85000 [^]	85000 [^]	130000 [^]	130000 [*]	130000 [*]	0	1	NA	NA
OCEAN GROVE	520000	469000	517500 [^]	585000	638000 [^]	6	27	22.7	9.1
OFFICER	358000	393500	323000	427200	398000	18	60	11.2	-6.8
OFFICER SOUTH	408000 [^]	408000 [*]	469000 [^]	380000 [^]	420000 [^]	2	4	2.9	10.5
PAKENHAM	330000	380000	377500	337500	340000 [^]	5	51	3.0	0.7
PARADISE BEACH	130000	100000 [^]	145000 [^]	153500 [^]	158000 [^]	3	15	21.5	2.9
PAYNESVILLE	172000	350000 [^]	255000 [^]	290000 [^]	208500 [^]	4	11	21.2	-28.1
PLENTY	887500 [^]	1450000 [^]	1450000 [*]	820000 [^]	820000 [*]	0	1	NA	NA
POINT COOK	607500	372500 [^]	336000 [^]	763000 [^]	671900 [^]	4	10	10.6	-11.9
POINT LONSDALE	599000 [^]	921000 [^]	1261000 [^]	863500 [^]	735000 [^]	1	9	22.7	-14.9

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POREPUNKAH	150000 [^]	380000 [^]	380000 *	380000 *	380000 *	0	0	NA	NA
PORT ALBERT	52500 [^]	197500 [^]	205000 [^]	210000 [^]	210000 *	0	5	NA	NA
PORT FAIRY	420000 [^]	510000 [^]	480000 [^]	480000 *	480000 *	0	2	NA	NA
PORTARLINGTON	400000 [^]	625000 [^]	565000 [^]	1561300 [^]	529000 [^]	1	7	32.3	-66.1
PORTLAND	157500 [^]	165000 [^]	172500 [^]	158000 [^]	195000 [^]	6	17	23.8	23.4
PORTLAND NORTH	195000 [^]	195000 [^]	242500 [^]	207500 [^]	195000 [^]	3	13	0.0	-6.0
RAINBOW	27000 [^]	29000 [^]	29000 *	29000 *	29000 *	0	0	NA	NA
RED CLIFFS	86000 [^]	125000 [^]	108000 [^]	137500 [^]	120000 [^]	2	13	39.5	-12.7
RIDDELLS CREEK	422500 [^]	475000	470000 [^]	550000 [^]	472500 [^]	2	4	11.8	-14.1
ROBINVALE	99500 [^]	99500 *	99500 *	147000 [^]	70000 [^]	1	2	-29.6	-52.4
ROCKBANK	297000	290500	240000	287500	320000	14	79	7.7	11.3
ROMSEY	475000 [^]	455000 [^]	465000 [^]	420000 [^]	420000 *	0	5	NA	NA
ROSEBUD	432500 [^]	768500 [^]	500000 [^]	500000 *	500000 *	0	1	NA	NA
RYE	780000 [^]	735000 [^]	932500 [^]	690000 [^]	1142500 [^]	2	13	46.5	65.6
SAFETY BEACH	665000 [^]	520000 [^]	1793300 [^]	1010000 [^]	1010000 *	0	3	NA	NA
SALE	183000	199000	210000	187500 [^]	225000	14	35	23.0	20.0
SAN REMO	445000	500500	553000	498500 [^]	474500 [^]	4	34	6.6	-4.8
SANCTUARY LAKES	510000	560000 [^]	633000 [^]	700000 [^]	455000 [^]	4	11	-10.8	-35.0
SEBASTOPOL	133800	171000 [^]	203000 [^]	245000	660000 [^]	2	21	393.5	169.4
SEYMOUR	187500	235000	192000	194000 [^]	250000 [^]	7	31	33.3	28.9
SHEPPARTON	116600 [^]	185000 [^]	175800	200000 [^]	220000 [^]	4	20	88.7	10.0
SHEPPARTON NORTH	265000	335000 [^]	351000 [^]	351000 *	370000 [^]	4	7	39.6	NA
SMYTHES CREEK	260000	259500	281500	289000	285000 [^]	2	49	9.6	-1.4
SOUTH MORANG	425000 [^]	460000 [^]	415000	306400 [^]	505500 [^]	4	25	18.9	65.0
ST LEONARDS	349000	405000	450000	462000	437500 [^]	6	44	25.4	-5.3
STAWELL	106800 [^]	106800 *	149500 [^]	95000 [^]	180000 [^]	2	10	68.6	89.5
STRATFORD	128000	138500 [^]	195000 [^]	207000 [^]	205000 [^]	3	12	60.2	-1.0
STRATHFIELDSAYE	224800 [^]	372000	282500 [^]	390000 [^]	357500 [^]	4	15	59.1	-8.3
STRATHTULLOH	298000	342000	355000	306500	149400 [^]	9	72	-49.9	-51.3
SUNBURY	328200	314500	292000	372500	374000	13	61	14.0	0.4
SUNSHINE NORTH	525000 [^]	600000 [^]	500000 [^]	564000 [^]	475000 [^]	2	9	-9.5	-15.8
SWAN HILL	188000 [^]	138800	245000 [^]	145000 [^]	275000 [^]	3	9	46.3	89.7
TANGAMBALANGA	170000 *	190000	200000 [^]	260000 [^]	220000 [^]	1	7	NA	-15.4
TANKERTON	-	35000 [^]	35000 *	42500 [^]	20000 [^]	4	5	0.0	-52.9
TARNEIT	344700	323700	333200	340000	335700	48	293	-2.6	-1.3

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TATURA	175000 [^]	235000 [^]	61500 [^]	290000 [^]	290000 [*]	0	7	NA	NA
TAYLORS LAKES	315900 [^]	322900 [^]	527000 [^]	527000 [*]	444000 [^]	5	6	40.5	NA
THE HONEYSUCKLES	155000 [^]	193500 [^]	257500 [^]	192500 [^]	100000 [^]	1	5	-35.5	-48.1
THORNHILL PARK	239000	179300	275000	225000	308000	11	84	28.9	36.9
TIMBOON	180000 [^]	180000 [*]	240000 [^]	240000 [*]	240000 [*]	0	3	NA	NA
TORQUAY	503600	740000	697500	445000	740000 [^]	3	30	46.9	66.3
TRARALGON	210000	245000	324000	325000 [^]	310000	11	36	47.6	-4.6
TRENTHAM	525000 [^]	496000 [^]	517500 [^]	570000 [^]	579000 [^]	1	6	10.3	1.6
TRUGANINA	334000	314000	252500	353000	374300	50	195	12.1	6.0
TYABB	485000 [*]	485000 [*]	485000 [*]	485000 [*]	485000 [*]	0	0	NA	NA
VENUS BAY	275000	320000	312500	282500 [^]	250000 [^]	2	25	-9.1	-11.5
WAHGUNYAH	-	-	190000 [^]	150000 [^]	180000 [^]	1	10	0.0	20.0
WALDARA	260000 [^]	399000 [^]	399000 [*]	257500 [^]	375000 [^]	5	7	44.2	45.6
WALLAN	295000	295000	320000	385000	295000	15	45	0.0	-23.4
WALLAN EAST	255000	269300	301500 [^]	370000 [^]	298000 [^]	6	10	16.9	-19.5
WANDANA HEIGHTS	455000 [^]	470000 [^]	574000 [^]	476300 [^]	675000 [^]	3	9	48.4	41.7
WANGARATTA	166500	270000	220000 [^]	260000 [^]	265000 [^]	7	17	59.2	1.9
WARBURTON	262000 [^]	265000 [^]	385000 [^]	250000 [^]	405000 [^]	2	9	54.6	62.0
WARRAGUL	300000	325000	335000	355000	348800 [^]	6	55	16.3	-1.8
WARRNAMBOOL	205000	220000	210000	280000	283800	22	63	38.4	1.3
WEIR VIEWS	258000	328000	293500	335000	334000	20	74	29.5	-0.3
WERRIBEE	330000	329000	361500	322000	258900	31	168	-21.5	-19.6
WERRIBEE SOUTH	660000 [^]	890000 [^]	542500 [^]	542500 [*]	850000 [^]	3	5	28.8	NA
WEST WODONGA	238500	385000	267000	238000	226000 [^]	5	38	-5.2	-5.0
WHITE HILLS	255000 [*]	282500 [^]	323000 [^]	323000 [*]	323000 [*]	0	2	NA	NA
WHITTLESEA	340000 [^]	390000 [^]	420000 [^]	435000 [^]	420000 [^]	2	5	23.5	-3.5
WILLIAMS LANDING	557500 [^]	480000 [^]	480000 [*]	617500 [^]	460000 [^]	1	5	-17.5	-25.5
WINCHELSEA	300000 [^]	205000 [^]	360000 [^]	340000 [^]	405000 [^]	1	10	35.0	19.1
WINTER VALLEY	249500	278000	293000	313500	299500	33	148	20.0	-4.5
WISELEIGH	124000 [^]	124000 [*]	124000 [*]	124000 [*]	124000 [*]	0	0	NA	NA
WODONGA	195000	210000	205000	250000 [^]	260000 [^]	3	22	33.3	4.0
WOLLERT	350000	317500	371900	413500	390000	25	100	11.4	-5.7
WONTHAGGI	305000 [^]	278500 [^]	515000 [^]	350000 [^]	330000 [^]	1	17	8.2	-5.7
WOODEND	420000 [^]	660000 [^]	585000 [^]	585000 [*]	420000 [^]	1	3	0.0	NA
WYNDHAM VALE	281000	249000	311000	255000	292500	20	96	4.1	14.7

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Locality	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	No. of Sales Jul-Sep 2022	No. of Sales 2022	Change (%)	
								Jul-Sep 2021 to Jul-Sep 2022	Apr-Jun 2022 to Jul-Sep 2022
YARRAWONGA	217000	212000	300000 [^]	246500	323800 [^]	2	19	49.2	31.3
YEA	287500 [^]	272300 [^]	278900 [^]	220000 [^]	265000 [^]	1	5	-7.8	20.5
YINNAR	146500 [^]	150000 [^]	220000 [^]	100000 [^]	100000 [*]	0	4	NA	NA

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

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

NA means insufficient data was available to create the percentage change