

Victorian Property Sales Report

March 2020 quarter

Valuer-General Victoria



Environment,
Land, Water
and Planning

© The State of Victoria Department of Environment, Land, Water and Planning 2020



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Accessibility

If you would like to receive this publication in an alternative format, please telephone the DELWP Customer Service Centre on 136 186, email customer.service@delwp.vic.gov.au, or via the National Relay Service on 133 677 www.relayservice.com.au. This document is also available on the internet at www.delwp.vic.gov.au.

Contents

Explanatory notes.....	i
Quarterly sales statistics – overall observations.....	1
Quarterly update – median house prices.....	2
Metropolitan Melbourne.....	2
Country Victoria.....	6
Map – metropolitan Melbourne houses – quarter change in median prices.....	9
Map – metropolitan Melbourne houses – year-to-date change in median prices.....	10
Aggregate data.....	11
Suburb/township house price data.....	14
Suburb/township unit price data.....	33
Suburb/township vacant residential land price data	46

Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 3.9 per cent from \$640,000 to \$615,000 in the March 2020 quarter, having showed a 6.7 per cent increase in the previous quarter (September 2019 to December 2019). For the 12 months from March 2019 to March 2020, the median house price in Victoria increased 4.9 per cent, from \$586,500 to \$615,000.

The median price of units in Victoria decreased by 4.4 per cent from \$565,000 in the December 2019 quarter to \$540,000 in the March 2020 quarter, having increased by 5.1 per cent in the previous quarter. The median price of units in Victoria for the March 2020 quarter was lower than the median price of houses. For the 12 months from March 2019 to March 2020, the median unit price increased by 8 per cent from \$500,000 to \$540,000.

The metropolitan Melbourne median house price decreased by 4.5 per cent to \$735,000 in the March 2020 quarter and the median unit price decreased by 2.7 per cent to \$579,000. For the 12 months to March 2020, median sales prices in metropolitan Melbourne increased by 6.5 per cent for houses and 8.2 per cent for units.

In the March 2020 quarter, the median house price in country Victoria showed no change, remaining at \$395,000 and units decreased by 3.2 per cent to \$305,000. Over the 12 months to March 2020, median sale prices in country Victoria increased by 5.3 per cent for houses and by 7 per cent for units.

Of the 754 listed Victorian locations, 269 had median house price increases for the March 2020 quarter compared to 326 in the December 2019 quarter. Five localities recorded no change, 170 showed a decrease and 310 had insufficient sales.

The maximum number of house sales for the quarter was 230 in Pakenham and there were 16 locations with 100 or more sales in the March 2020 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2020 indicates that the median house sale price decreased by 3.9 per cent from \$640,000 to \$615,000 in the March 2020 quarter. Metropolitan house prices decreased by 4.5 per cent to \$735,000 and country Victoria house prices showed no change, remaining at \$395,000.

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

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

It is estimated that almost 93 per cent of sales for the March quarter of 2020 and 98 per cent for the December quarter of 2019 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 March 2020 quarter is 16,730. Using the above percentage, it is anticipated that the number of sales for the March 2020 quarter will be approximately 17,989. This is a 20.9 per cent decrease from the number of sales in the December 2019 quarter and a 14.5 per cent increase on the same quarter the previous year (March 2019).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$770,000 in the December 2019 quarter to \$735,000 in the March 2020 quarter. This follows a 8.3 per cent increase in the previous

quarter. The number of metropolitan sales for the quarter is expected to culminate at 11,495, which is 26 per cent lower than the December 2019 quarter and 14.1 per cent higher than the March 2019 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the March 2020 quarter compared to the December 2019 quarter (157 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 225 suburbs for the December 2019 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 103 shifted from showing a median price increase for the December 2019 quarter to a median price decrease for the March 2020 quarter. For example, Brunswick West increased by 6.1 per cent in the December 2019 quarter, while it decreased by 3.5 per cent in the March 2020 quarter. This compares to 71 metropolitan suburbs shifting from an increase in the September 2019 quarter to a decrease in the December 2019 quarter.

Conversely, 53 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2019 quarter to a median price increase in the March 2020 quarter. This compares to 58 metropolitan suburbs shifting from a decrease in the September 2019 quarter to an increase in the December 2019 quarter.

Sixteen metropolitan suburbs with 10 or more sales showed decreases for both the December 2019 and March 2020 quarters. Significant examples include Albert Park and Malvern. This compares to five metropolitan suburbs in the previous quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Portsea, which had 15 sales and rose by 36 per cent (\$1,860,000 to \$2,530,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Patterson Lakes, which had 13 sales and rose by 31.3 per cent to \$1,300,000.

For the quarter, Armadale had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 21 house sales and its median house price decreased by 23.1 per cent, from \$2,730,000 to \$2,100,000. Albert Park experienced the second highest median price decrease in metropolitan Melbourne. It had 24 sales and its median price decreased by 22.6 per cent from \$2,220,000 to \$1,718,000.

Melton's median price of \$390,000 was the lowest for metropolitan suburbs in the March 2020 quarter. It had 28 sales and its median price decreased by 1.3 per cent from the December 2020 quarter.

The suburbs in the following tables are samples from the full list of median house prices.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019–Mar 2020	% change Dec 2019–Mar 2020
Albert Park	1,708,500	2,220,000	1,718,000	0.6	-22.6
Ascot Vale	1,100,000	1,034,300	1,205,000	9.5	16.5
Brunswick	957,500	1,150,000	1,208,000	26.2	5.0
Caulfield South	1,432,500	1,722,500	1,725,000	20.4	0.1
Elsternwick	1,490,000	1,925,000	2,375,000	59.4	23.4
Fitzroy North	1,490,000	1,450,000	1,671,300	12.2	15.3
Footscray	787,500	883,500	1,040,000	32.1	17.7
Hawthorn	2,137,500	2,475,000	2,578,000	20.6	4.2
Kensington	835,500	1,185,000	1,170,000	40.0	-1.3
Malvern	2,087,500	2,625,000	2,520,000	20.7	-4.0
McKinnon	1,516,000	1,587,500	1,750,000	15.4	10.2
Melton	387,000	385,000	390,000	0.8	1.3
Preston	890,000	1,040,000	1,010,000	13.5	-2.9
Richmond	1,180,000	1,330,000	1,243,000	5.3	-6.5
South Melbourne	1,200,000	1,720,000	1,530,000	27.5	-11.0
South Yarra	1,713,500	1,665,500	1,993,800	16.4	19.7
St Kilda	1,582,500	3,017,500	1,771,800	12.0	-41.3
Toorak	3,925,000	4,912,500	4,207,500	7.2	-14.4
Williamstown	1,375,000	1,402,500	1,370,000	-0.4	-2.3

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019–Mar 2020	% change Dec 2019–Mar 2020
Balwyn	2,560,000	2,404,000	2,260,000	-11.7	-6.0
Blackburn	1,102,500	1,380,000	1,355,500	22.9	-1.8
Box Hill North	1,025,000	1,264,500	1,187,500	15.9	-6.1
Box Hill South	1,000,500	1,270,000	1,380,000	37.9	8.7
Burwood	1,000,000	1,200,000	1,301,000	30.1	8.4
Camberwell	1,842,500	2,295,000	2,067,500	12.2	-9.9
Glen Iris	1,865,000	2,094,000	2,037,500	9.2	-2.7
Oakleigh South	895,000	1,112,500	1,000,000	11.7	-10.1
Surrey Hills	1,804,000	1,960,000	1,650,000	-8.5	-15.8

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019–Mar 2020	% change Dec 2019–Mar 2020
Altona	840,000	920,000	1,011,000	20.4	9.9
Cairnlea	755,000	730,000	807,500	7.0	10.6
Deer Park	525,000	602,500	582,000	10.9	-3.4
Derrimut	625,000	680,000	630,000	0.8	-7.4
Keilor East	800,000	815,000	831,000	3.9	2.0
St Albans	561,000	625,000	591,500	5.4	-5.4
Sunshine	725,000	770,000	814,000	12.3	5.7
Sunshine West	644,500	655,000	664,300	3.1	1.4

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

Suburb	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019–Mar 2020	% change Dec 2019–Mar 2020
Albanvale	520,000	517,000	551,500	6.1	6.7
Caroline Springs	606,300	652,500	650,000	7.2	-0.4
Hoppers Crossing	520,000	525,000	535,000	2.9	1.9
Point Cook	625,000	650,000	660,000	5.6	1.5
Sydenham	640,000	599,500	601,000	-6.1	0.3
Tarneit	560,000	550,500	555,000	-0.9	0.8
Taylors Hill	732,500	734,500	710,000	-3.1	-3.3
Werribee	495,000	510,000	513,000	3.6	0.6

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

Suburb	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019- Mar 2020	% change Dec 2019- Mar 2020
Bayswater	635,000	800,000	766,500	20.7	-4.2
Bayswater North	702,700	695,600	759,500	8.1	9.2
Boronia	665,000	730,000	725,000	9.0	-0.7
Ferntree Gully	650,000	765,000	758,500	16.7	-0.8
Heathmont	840,000	915,000	890,000	6.0	-2.7
Knoxfield	730,000	784,500	812,400	11.3	3.6
Wantirna	762,500	877,500	930,000	22.0	6.0

Country Victoria

Country Victoria's median house showed no change and remained at \$395,000 in the March 2020 quarter. Over the 12 months to March 2020, the median house price in country Victoria increased by 5.3 per cent from \$375,000 to \$395,000.

The number of country Victoria house sales for the March 2020 quarter is expected to be 6,495, which is 15.3 per cent more than the March 2019 quarter.

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

Bendigo median house prices increased by 4.1 per cent, having decreased by 5.9 per cent in the previous quarter. Mildura decreased by 6 per cent for the March 2020 quarter, having increased by 6.4 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 8 of the 12 large towns had increases in median house prices in the March 2020 quarter compared to the December 2019 quarter which showed increases in 11 towns. For the 12 months from the March 2019 to March 2020 quarter, there were increases in nine towns.

Bairnsdale showed an increase of 1.4 per cent for the March 2020 quarter, having increased by 4.2 per cent in the previous quarter. Wangaratta decreased by 4.4 per cent and Sale increased by 5.2 per cent in the March 2020 quarter, having increased in the previous quarter by 6.5 per cent.

The sample of seaside towns shows that four of the nine towns selected had increases in their median house prices from the December 2019 to March 2020 quarters. Anglesea decreased by 13.5 per cent, having increased by 11.5 per cent during the previous quarter. Cowes West's median house price increased by 0.7 per cent for the March 2020 quarter, having decreased by 8.7 per cent in the previous quarter. Venus Bay's median house price increased by 2.2 per cent for the March 2020 quarter, having increased by 2.2 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019-Mar 2020	% change Dec 2019-Mar 2020
Ballarat Central	532,500	522,500	591,000	11.0	13.1
Bendigo	420,000	413,000	430,000	2.4	4.1
Geelong West	637,500	690,000	775,000	21.6	12.3
Horsham	271,000	265,000	259,000	-4.4	-2.3
Mildura	307,600	335,100	315,000	2.4	-6.0
Shepparton	275,000	274,000	281,500	2.4	2.7
Warrnambool	360,000	389,000	392,500	9.0	0.9
Wodonga	330,500	353,500	359,000	8.6	1.6

Large towns

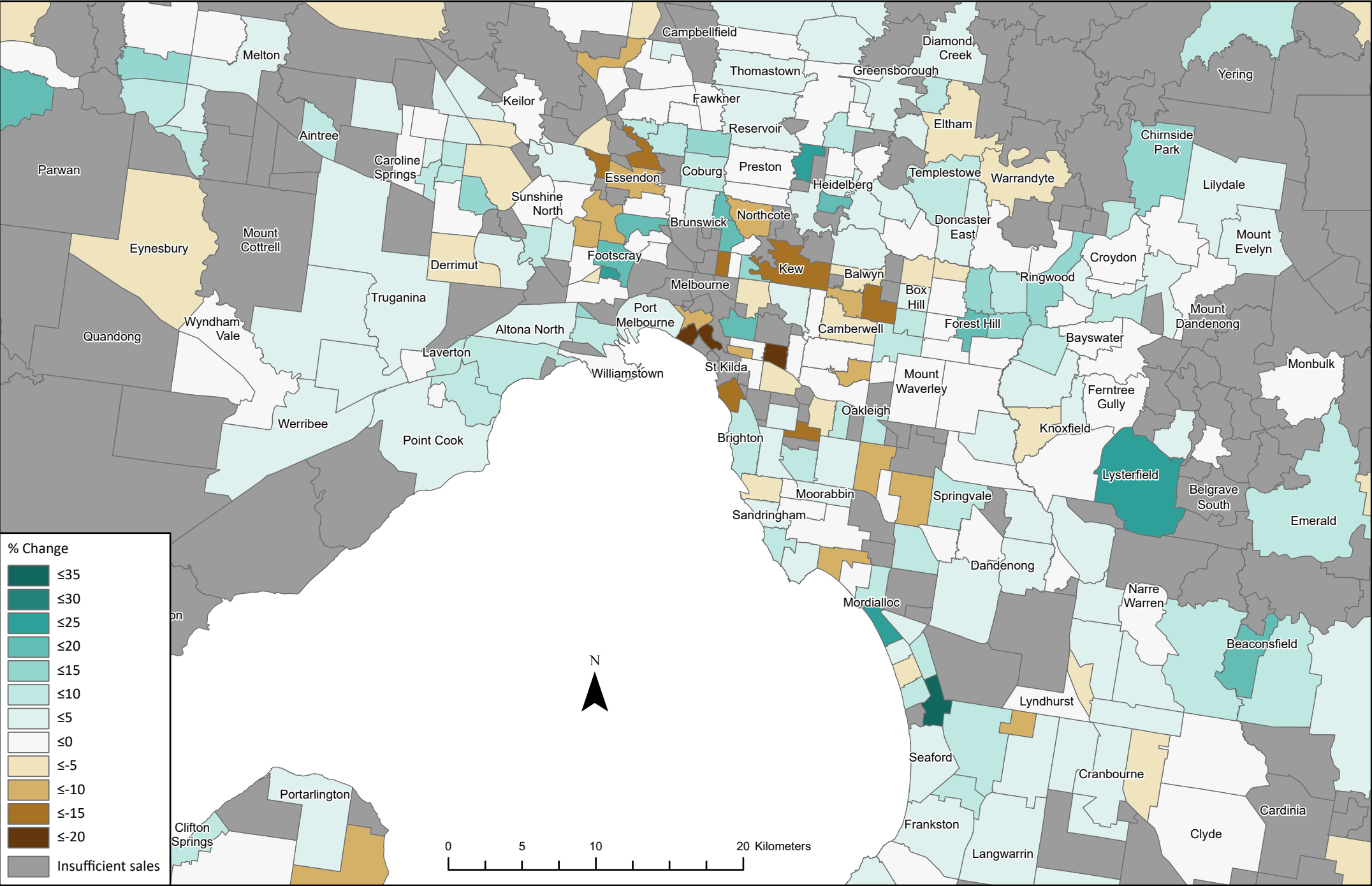
Suburbs in large towns	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019-Mar 2020	% change Dec 2019-Mar 2020
Bairnsdale	251,000	286,000	290,000	15.5	1.4
Castlemaine	510,000	559,000	565,000	10.8	1.1
Colac	320,000	315,000	350,000	9.4	11.1
Echuca	390,000	365,000	381,000	-2.3	4.4
Hamilton	215,000	217,500	237,500	10.5	9.2
Moe	216,800	241,300	240,000	10.7	-0.5
Morwell	188,000	184,500	180,000	-4.3	-2.4
Sale	330,000	328,000	345,000	4.5	5.2
Swan Hill	297,500	292,500	317,500	6.7	8.5
Traralgon	329,000	339,000	319,500	-2.9	-5.8
Wangaratta	319,000	343,000	328,000	2.8	-4.4
Yarrawonga	366,000	389,500	399,800	9.2	2.6

Seaside towns

Suburbs in seaside towns	March quarter 2019 \$	December quarter 2019 \$	March quarter 2020 \$	% change Mar 2019- Mar 2020	% change Dec 2019- Mar 2020
Anglesea	850,000	1,115,000	965,000	13.5	-13.5
Cowes West	535,000	475,000	478,500	-10.6	0.7
Inverloch	592,500	625,000	650,000	9.7	4.0
Lakes Entrance	281,500	335,000	330,000	17.2	-1.5
Ocean Grove	655,000	752,500	710,000	8.4	-5.6
Portland	266,000	282,000	317,500	19.4	12.6
St Leonards	567,000	572,500	510,000	-10.1	-10.9
Torquay	814,000	842,000	800,000	-1.7	-5.0
Venus Bay	310,000	342,500	350,000	12.9	2.2

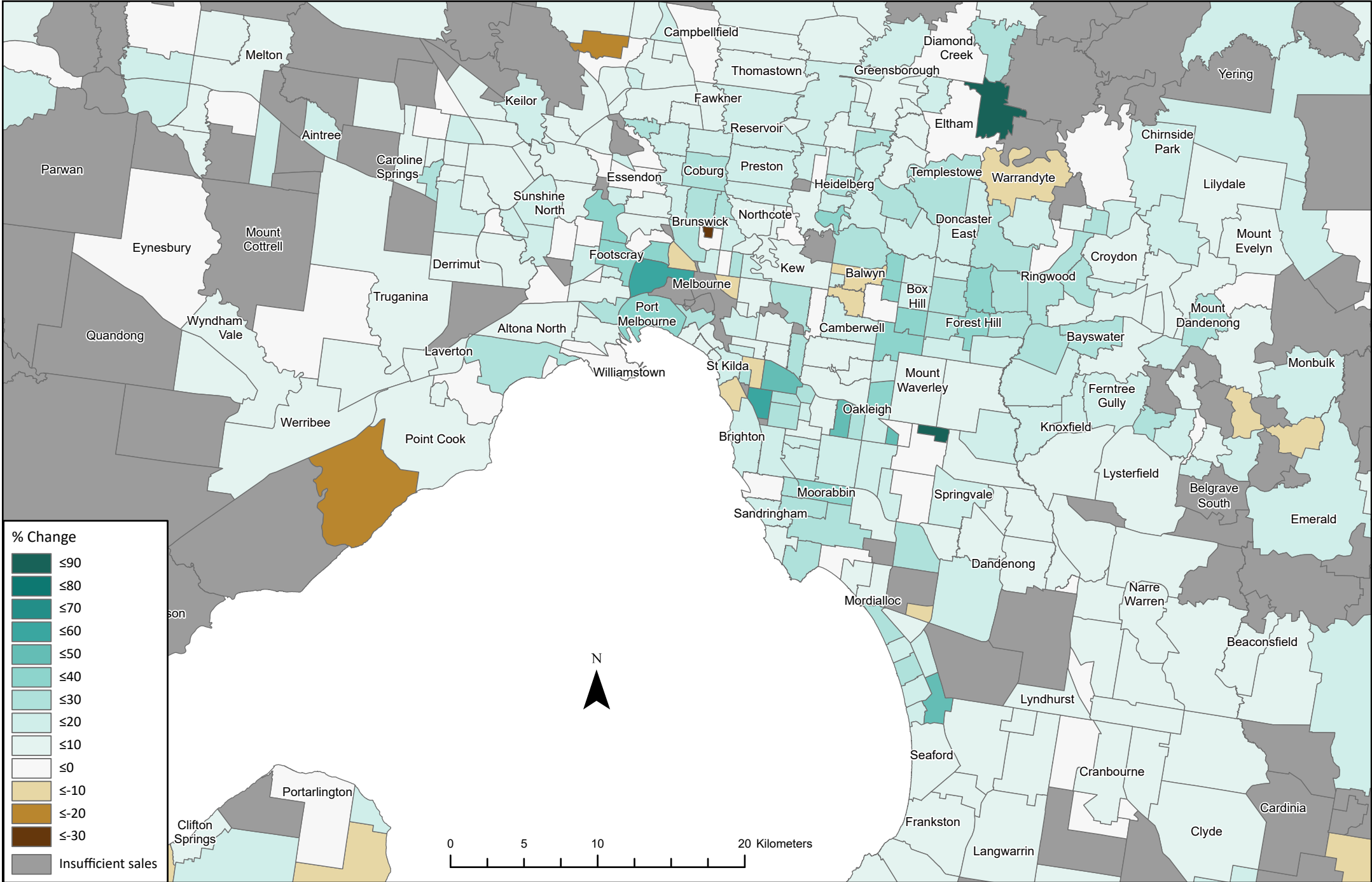
Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2019 to March quarter 2020



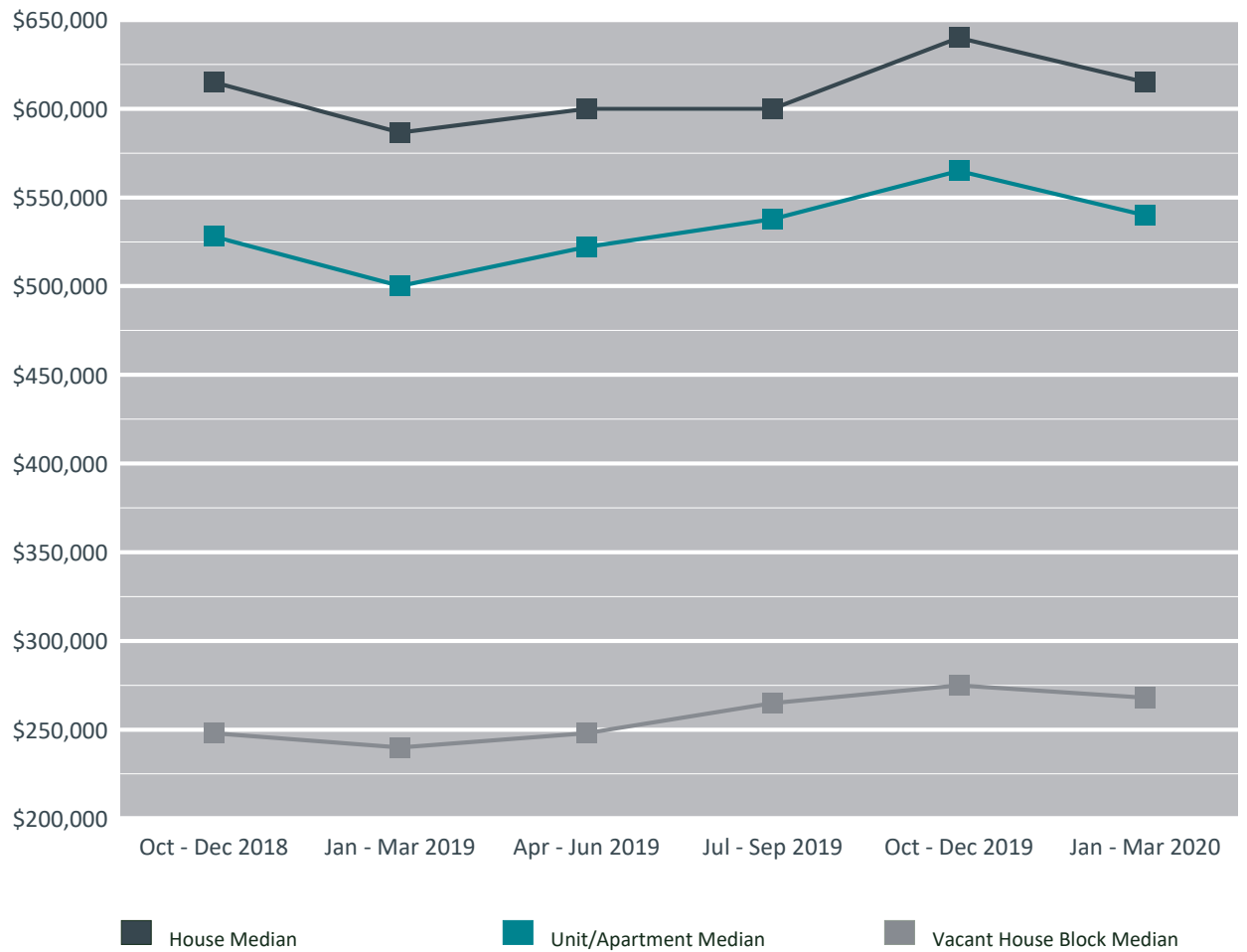
Metropolitan Melbourne houses - yearly change in median prices

March quarter 2019 to March quarter 2020



VICTORIA

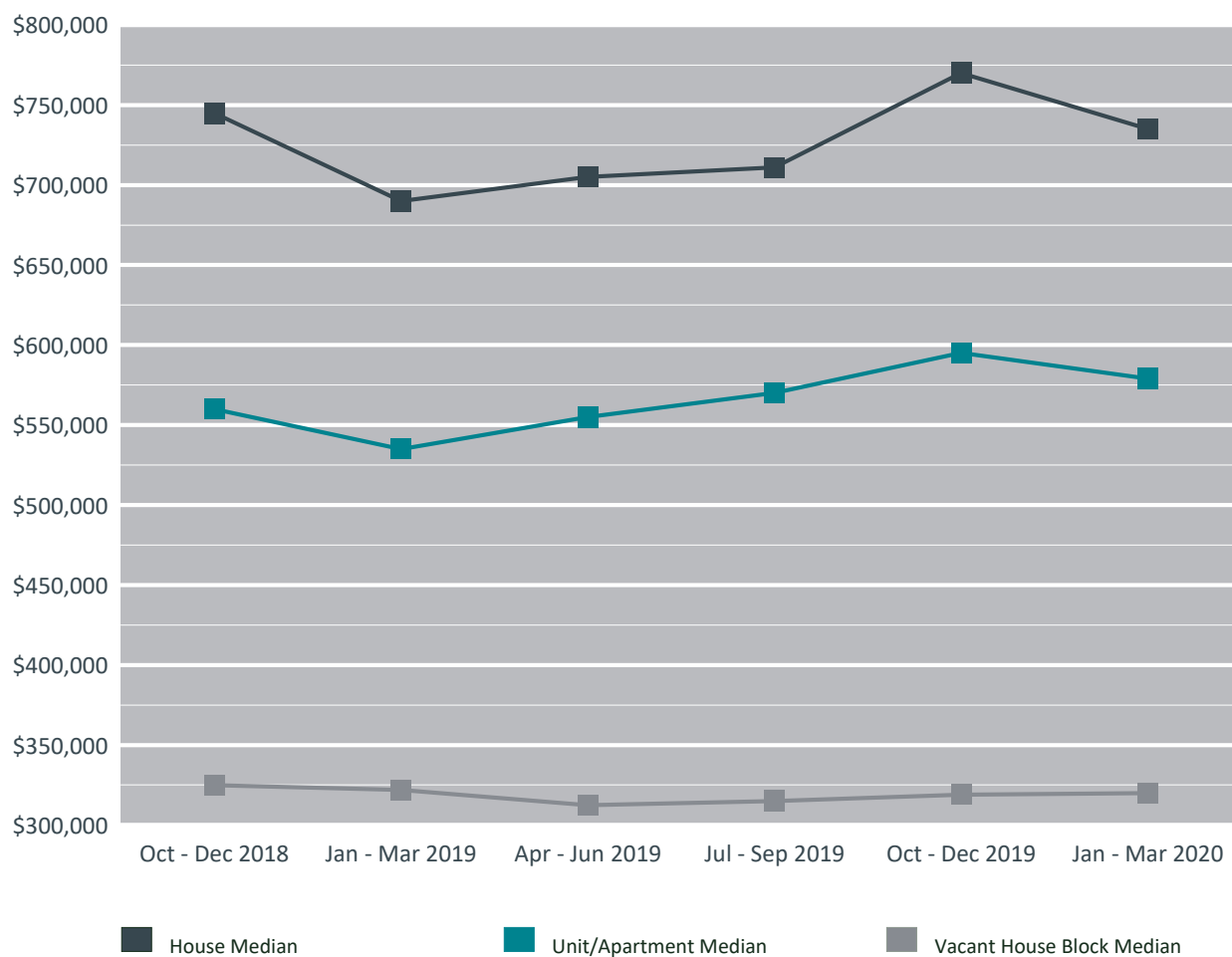
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2018	18,318	615,000	0.0	7,510	528,000	0.0	4,286	248,000	0.0
Jan-Mar 2019	15,707	586,500	-4.6	6,478	500,000	-5.3	3,546	240,000	-3.2
Apr-Jun 2019	17,896	600,000	2.3	7,782	522,000	4.4	3,654	248,000	3.3
Jul-Sep 2019	18,940	600,000	0.0	8,674	537,800	3.0	4,818	265,000	6.9
Oct-Dec 2019	22,297	640,000	6.7	9,862	565,000	5.1	4,841	275,000	3.8
Jan-Mar 2020	16,730	615,000	-3.9	7,406	540,000	-4.4	3,947	268,000	-2.5

MELBOURNE METROPOLITAN AREA

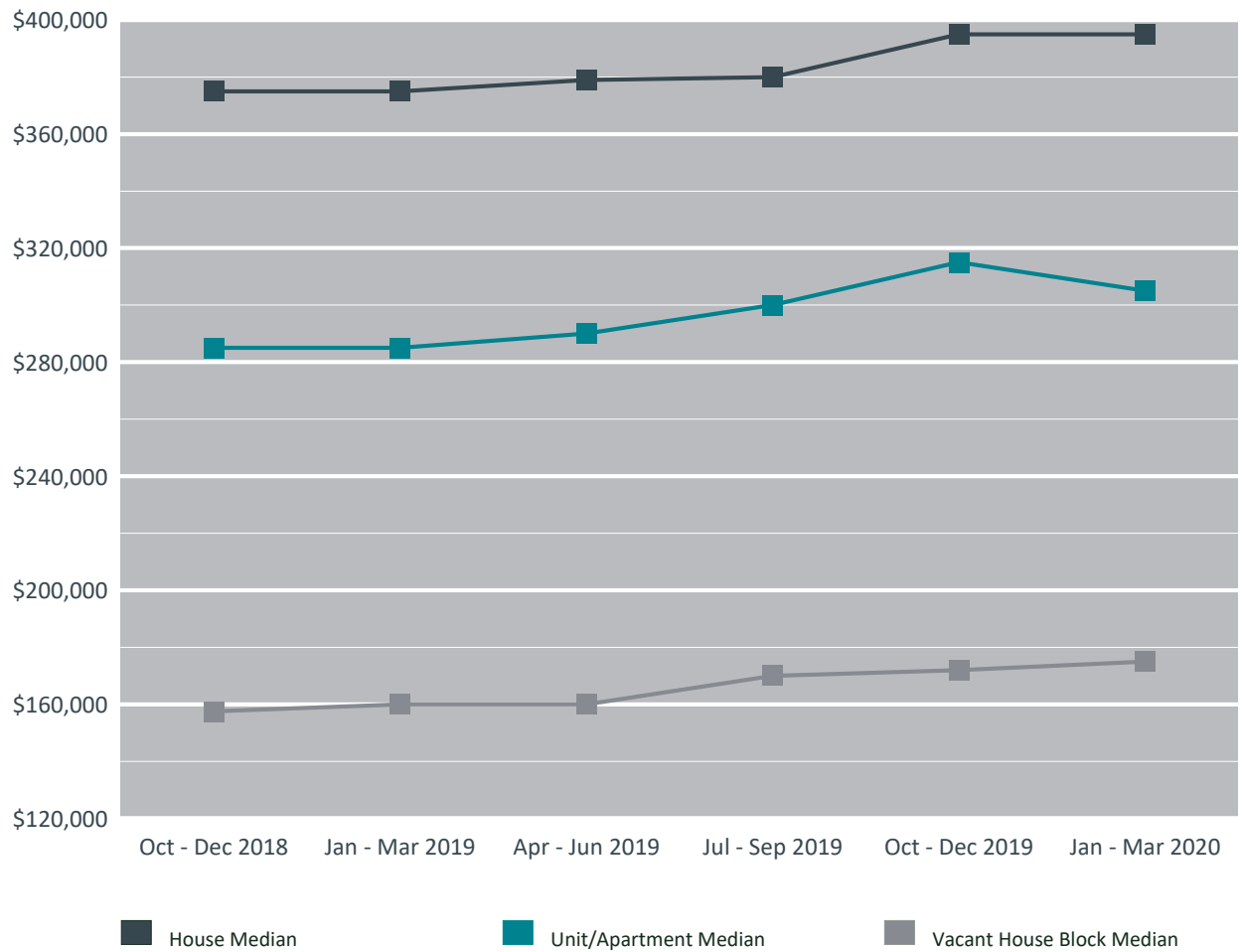
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2018	11,932	745,000	0.0	6,521	560,000	0.0	2,046	325,000	0.0
Jan-Mar 2019	10,073	690,000	-7.4	5,521	535,000	-4.5	1,550	322,000	-0.9
Apr-Jun 2019	12,233	705,000	2.2	6,803	555,000	3.7	1,767	312,500	-3.0
Jul-Sep 2019	12,774	711,000	0.9	7,607	570,000	2.7	2,652	315,000	0.8
Oct-Dec 2019	15,226	770,000	8.3	8,699	595,000	4.4	2,739	319,000	1.3
Jan-Mar 2020	10,690	735,000	-4.5	6,443	579,000	-2.7	2,080	320,000	0.3

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2018	6,386	375,000	0.0	989	285,000	0.0	2,240	157,500	0.0
Jan-Mar 2019	5,634	375,000	0.0	957	285,000	0.0	1,996	160,000	1.6
Apr-Jun 2019	5,663	379,000	1.1	979	290,000	1.8	1,887	160,000	0.0
Jul-Sep 2019	6,166	380,000	0.3	1,067	300,000	3.4	2,166	170,000	6.3
Oct-Dec 2019	7,071	395,000	3.9	1,163	315,000	5.0	2,102	172,000	1.2
Jan-Mar 2020	6,040	395,000	0.0	963	305,000	-3.2	1,867	175,000	1.7

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
ABBOTSFORD	992500^	982500	1140000	1027500	1175000	15	15	18.4	14.4
ABERFELDIE	1420000^	1172500^	1352500^	1650000	1665000^	7	7	17.3	0.9
AINTREE	575000	570000	575000	620400	675000	21	21	17.4	8.8
AIREYS INLET	925000	719000^	700000^	1400000^	1005000^	8	8	8.6	-28.2
AIRPORT WEST	749000	758000	810500	851000	797000	21	21	6.4	-6.3
ALBANVALE	520000	491500	500000	517000	551500	14	14	6.1	6.7
ALBERT PARK	1708500	1750000	2465000	2220000	1718000	24	24	0.6	-22.6
ALBION	672500^	728000^	600000^	687500^	745000^	7	7	10.8	8.4
ALEXANDRA	354500	307500	285000	325000	388500	18	18	9.6	19.5
ALFREDTON	465000	453500	498000	485100	500000	51	51	7.5	3.1
ALPHINGTON	1550000^	1380000^	1590000	1717500	1435500^	8	8	-7.4	-16.4
ALTONA	840000	853000	887500	920000	1011000	30	30	20.4	9.9
ALTONA EAST	767500^	827500	900000^	855000^	802500^	8	8	4.6	-6.1
ALTONA MEADOWS	713800	592500	625000	612500	660000	20	20	-7.5	7.8
ALTONA NORTH	800000	755000	742500	800000	835000	31	31	4.4	4.4
ANGLESEA	850000	830000	1000000	1115000	965000	22	22	13.5	-13.5
APOLLO BAY	615000	625000^	600000^	545000	730000	11	11	18.7	33.9
ARARAT	214000	210000	220000	227500	229000	44	44	7.0	0.7
ARDEER	635000^	557500	575000	572000	600000^	8	8	-5.5	4.9
ARMADALE	1935000	2035000	2600000	2730000	2100000	21	21	8.5	-23.1
ARMSTRONG CREEK	565000	530000	540000	527800	530500	52	52	-6.1	0.5
ASCOT (GREATER BENDIGO)	402500^	450000^	425400^	415000	453800	10	10	12.7	9.3
ASCOT VALE	1100000	1181500	978800	1034300	1205000	29	29	9.5	16.5
ASHBURTON	1430000	1498500	1760000	1722500	1527500	20	20	6.8	-11.3
ASHWOOD	1030000^	1050000	1210000	1219400	1172000	11	11	13.8	-3.9
ASPENDALE	975000	1030000	1032500	963000	1187500	22	22	21.8	23.3
ASPENDALE GARDENS	852000	815500	836000^	881500	925000	11	11	8.6	4.9
ATTWOOD	858000^	780000^	716000^	632000^	680000^	7	7	-20.7	7.6
AVENEL	392500^	387000^	351000^	370000^	445000^	1	1	13.4	20.3
AVOCA	220000	180000^	160000^	230000^	292500^	8	8	33.0	27.2
AVONDALE HEIGHTS	780000	790000	805000	852000	847500	29	29	8.7	-0.5
BACCHUS MARSH	505000	499800	498500	505000	490000	33	33	-3.0	-3.0
BADGER CREEK	580000^	442500^	435000^	498000^	530000^	3	3	-8.6	6.4
BAIRNSDALE	251000	290000	274500	286000	290000	43	43	15.5	1.4
BALACLAVA	1167500^	1310000	1502500	1361000^	1436000^	7	7	23.0	5.5
BALCOMBE	1150000	1222500	1140000	1081500	1050000	21	21	-8.7	-2.9
BALLAN	435000	470000^	484800	451000	537800	16	16	23.6	19.2
BALLARAT CENTRAL	532500	507500	510000	522500	591000	26	26	11.0	13.1
BALLARAT EAST	367000	350000	340000	379000	375500	40	40	2.3	-0.9
BALLARAT NORTH	395000	430000	400000	457500	425000	17	17	7.6	-7.1
BALNARRING	915000	780000^	825000^	800000^	985000^	8	8	7.7	23.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
BALNARRING BEACH	1100000^	1310500^	1310500*	1275000^	1212500^	6	6	10.2	-4.9
BALWYN	2560000	2029000	2400000	2404000	2260000	25	25	-11.7	-6.0
BALWYN NORTH	1595000	1626000	1752000	1910500	1965100	44	44	23.2	2.9
BANDIANA	398500^	350000^	365000^	400300^	369000^	5	5	-7.4	-7.8
BANNOCKBURN	538000	477000	555000	530000	567500	22	22	5.5	7.1
BARANDUDA	374500	389000^	409000^	407500	449000^	7	7	19.9	10.2
BARNAWARTHA	294000^	262000^	312000^	357000^	432500^	1	1	47.1	21.1
BARWON HEADS	1023000	1170000	913500	1027500	1130000	12	12	10.5	10.0
BAXTER	550000^	500000	482500^	569000	541500^	6	6	-1.5	-4.8
BAYSWATER	635000	678000	736000	800000	766500	22	22	20.7	-4.2
BAYSWATER NORTH	702700	665000	707900	695600	759500	19	19	8.1	9.2
BEACONSFIELD	750000	687500	650000	665000	775000	19	19	3.3	16.5
BEAUFORT	280000^	296000^	225000^	238500	294500^	6	6	5.2	23.5
BEAUMARIS	1360000	1530000	1680000	1637500	1685000	24	24	23.9	2.9
BEECHWORTH	485000	450000	520000	499000	480000	13	13	-1.0	-3.8
BELGRAVE	611500	573000	620000	691000	664100	12	12	8.6	-3.9
BELGRAVE HEIGHTS	600000^	683300^	770000^	622500^	702500^	4	4	17.1	12.9
BELL PARK	451000	483500	487500	480000	510000	15	15	13.1	6.3
BELL POST HILL	460300	485000	457500	476000	560000	13	13	21.7	17.6
BELLBRIDGE	325000^	347000^	395000^	390000^	524300^	2	2	61.3	34.4
BELLFIELD (BANYULE)	787500^	770000^	844500^	750000^	735000^	4	4	-6.7	-2.0
BELMONT	520000	508000	560000	561000	575000	59	59	10.6	2.5
BENALLA	267000	298000	286500	292000	300000	54	54	12.4	2.7
BENDIGO	420000	487500	390000	413000	430000	37	37	2.4	4.1
BENTLEIGH	1287500	1335000	1381000	1411000	1505000	30	30	16.9	6.7
BENTLEIGH EAST	1077500	1135000	1225000	1250000	1265000	73	73	17.4	1.2
BERWICK	669000	655000	692500	675000	723300	134	134	8.1	7.1
BEVERIDGE	602500^	542500^	620300^	550000^	600000^	9	9	-0.4	9.1
BIRCHIP	200000^	90000^	108500^	130500^	102500^	4	4	-48.8	-21.5
BIRREGURRA	352800^	586300^	462800^	423000^	450000^	8	8	27.6	6.4
BITTERN	542500	557800	577500	605000	615000	10	10	13.4	1.7
BLACK HILL	470000	480000^	532500^	525000	420000^	7	7	-10.6	-20.0
BLACK ROCK	1800000^	1810500	1939300	1727500	1830000	13	13	1.7	5.9
BLACKBURN	1102500	1372000	1305000	1380000	1355500	30	30	22.9	-1.8
BLACKBURN NORTH	951300	930500	978500	1152000	1065500	22	22	12.0	-7.5
BLACKBURN SOUTH	905000	963500	1005000	1180000	1170000	17	17	29.3	-0.8
BLAIRGOWRIE	850000	960000	915000	950000	920000	29	29	8.2	-3.2
BLIND BIGHT	620000^	550000^	520000^	555000^	600000^	2	2	-3.2	8.1
BONBEACH	838000	830000	900000	908000	965000	16	16	15.2	6.3
BONSHAW	379000^	399000^	399000^	348500^	447900^	2	2	18.2	28.5
BOOLARRA	261000^	187000^	230000^	283500^	283500*	0	0	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

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
BORONIA	665000	630000	700000	730000	725000	67	67	9.0	-0.7
BOTANIC RIDGE	747500	600000	675000	720600	726000	25	25	-2.9	0.7
BOX HILL	1387500	1490000	1666000	1552500	1595500	16	16	15.0	2.8
BOX HILL NORTH	1025000	1120200	1222500	1264500	1187500	16	16	15.9	-6.1
BOX HILL SOUTH	1000500	946500	1292900	1270000	1380000	18	18	37.9	8.7
BRAYBROOK	700000	557500	649000	670000	684500	24	24	-2.2	2.2
BREAKWATER	480000^	405000^	392000^	405000^	405000*	0	0	NA	NA
BRIAR HILL	825800^	790000	816300^	900000	900000^	3	3	9.0	0.0
BRIGHT	483500^	659000^	725000^	575000	645000^	9	9	33.4	12.2
BRIGHTON	2435000	2620000	2950000	2675000	2900000	41	41	19.1	8.4
BRIGHTON EAST	1557500	1680000	1700500	1759000	1788500	32	32	14.8	1.7
BROADFORD	400000	412500	420000	445000	439000	19	19	9.8	-1.3
BROADMEADOWS	522300	490000	490000	562700	562500	15	15	7.7	0.0
BROOKFIELD	447500	435000	440000	480000	505000	41	41	12.8	5.2
BROOKLYN	625000^	687500^	750000^	675000^	617500^	6	6	-1.2	-8.5
BROWN HILL	455000	427000	435000	467500	486000	11	11	6.8	4.0
BRUNSWICK	957500	1010000	1037500	1150000	1208000	29	29	26.2	5.0
BRUNSWICK EAST	945000	1050000	1192000	992800	1168500	21	21	23.7	17.7
BRUNSWICK WEST	940000	985000	1074500	1140000	1100000	23	23	17.0	-3.5
BRUTHEN	241500^	215000^	275000^	276500^	215000^	2	2	-11.0	-22.2
BULLEEN	1075000	965000	1180000	1210000	1256000	21	21	16.8	3.8
BUNDOORA	655000	665000	757000	770000	770000	60	60	17.6	0.0
BUNINYONG	520000	411200	470000	445000	500000^	7	7	-3.8	12.4
BUNYIP	462000^	476800^	455000^	564000^	627500^	2	2	35.8	11.3
BURNSIDE	540000	611500^	620000	616000	663000	16	16	22.8	7.6
BURNSIDE HEIGHTS	592300^	537500	685000	595000	618000	13	13	4.3	3.9
BURWOOD	1000000	1065500	1359000	1200000	1301000	18	18	30.1	8.4
BURWOOD EAST	945500	960000	1077500	1106000	1088000	29	29	15.1	-1.6
CAIRNLEA	755000	725000	772500	730000	807500	22	22	7.0	10.6
CALIFORNIA GULLY	265000	277500	312500	290800	318800	22	22	20.3	9.6
CAMBERWELL	1842500	1908000	2169000	2295000	2067500	34	34	12.2	-9.9
CAMPBELLFIELD	542000^	515000^	505000	544000	530000^	7	7	-2.2	-2.6
CAMPBELLS CREEK	572000^	488000^	483000	530000	442000^	7	7	-22.7	-16.6
CAMPERDOWN	215000	295300	252500	295300	250000	21	21	16.3	-15.3
CANADIAN	375000	398800	377500	400000	402000	17	17	7.2	0.5
CANTERBURY	3034000	2450000	3268000^	3048000	2620000	19	19	-13.6	-14.0
CAPE PATERSON	520000	525000^	560000^	557500	644100	14	14	23.9	15.5
CAPE SCHANCK	887500^	835000^	1075000^	1010000^	1018500^	2	2	14.8	0.8
CAPEL SOUND	523000	552500	510000	500000	610500	20	20	16.7	22.1
CARISBROOK	197000^	305000^	305000*	315000^	238500^	4	4	21.1	-24.3
CARLTON	1306000^	1480000^	1134000	1750000	1522500^	8	8	16.6	-13.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
CARLTON NORTH	1550000	1415000	1512500	1816000	1550000 [^]	7	7	0.0	-14.6
CARNEGIE	1340000	1225000	1262500	1507500	1371000	14	14	2.3	-9.1
CAROLINE SPRINGS	606300	614500	620000	652500	650000	60	60	7.2	-0.4
CARRUM	785300	760000	825000 [^]	750000	900000 [^]	7	7	14.6	20.0
CARRUM DOWNS	535500	540000	527500	547300	580000	81	81	8.3	6.0
CASTERTON	150000 [^]	165000 [^]	170000 [^]	122500 [^]	161500	14	14	7.7	31.8
CASTLEMAINE	510000	555000	452000	559000	565000	33	33	10.8	1.1
CAULFIELD	1650000 [^]	1580000 [^]	1830000	1811000	2100000 [^]	3	3	27.3	16.0
CAULFIELD EAST	1370000 [^]	1650000 [^]	1340000 [^]	1372500 [^]	1748500 [^]	6	6	27.6	27.4
CAULFIELD NORTH	1689000	1861300	2200000	2657500	2507500	24	24	48.5	-5.6
CAULFIELD SOUTH	1432500	1440000	1355000	1722500	1725000	25	25	20.4	0.1
CHADSTONE	890000	921500	925000	1190000	1243000 [^]	8	8	39.7	4.5
CHARLEMONT	463800 [^]	520000 [^]	460000 [^]	495300 [^]	540000	11	11	16.4	9.0
CHARLTON	201000 [^]	96000 [^]	141000 [^]	135000 [^]	215000 [^]	7	7	7.0	59.3
CHELSEA	692000	823000	900000	960000	880000	17	17	27.2	-8.3
CHELSEA HEIGHTS	725000 [^]	751500	710000	790400	845000	12	12	16.6	6.9
CHELTENHAM	940800	1022000	1194000	1190000	1180000	33	33	25.4	-0.8
CHELTENHAM EAST	1003000	900000	935000	955500	1038000 [^]	9	9	3.5	8.6
CHELTENHAM NORTH	858000	744000 [^]	1005000 [^]	1036000 [^]	950500	13	13	10.8	-8.3
CHEWTON	347500 [^]	404000 [^]	475000 [^]	532500 [^]	576000 [^]	2	2	65.8	8.2
CHILTERN	235000 [^]	285500 [^]	187200 [^]	221500 [^]	311100 [^]	4	4	32.4	40.5
CHIRNSIDE PARK	685000	672500	717500	677000	760000	39	39	10.9	12.3
CHURCHILL	184300	193500	180000	192300	217800	24	24	18.2	13.3
CLARINDA	730000 [^]	805000 [^]	789000	848000	843800	14	14	15.6	-0.5
CLAYTON	1238000 [^]	1045000	1082500	1158000	1116000 [^]	6	6	-9.9	-3.6
CLAYTON NORTH	1428000 [^]	1264500 [^]	1240000 [^]	1680000 [^]	1330000 [^]	1	1	-6.9	-20.8
CLAYTON SOUTH	810000 [^]	750000	832000	880000	790000	10	10	-2.5	-10.2
CLIFTON HILL	1417500 [^]	1292000	1250000	1574000	1538500	12	12	8.5	-2.3
CLIFTON SPRINGS	485000	495000	459800	489000	517000	33	33	6.6	5.7
CLUNES	307500 [^]	388000 [^]	310000	372500 [^]	305000 [^]	7	7	-0.8	-18.1
CLYDE	518300	536000	542500	582000	565000	59	59	9.0	-2.9
CLYDE NORTH	571500	570000	575000	611500	600000	92	92	5.0	-1.9
COBBLEBANK	480000	450000	493000	524000	447500 [^]	8	8	-6.8	-14.6
COBDEN	238000 [^]	184000 [^]	195000 [^]	300000 [^]	230000 [^]	7	7	-3.4	-23.3
COBRAM	251500	269000	302500	275000	304000	26	26	20.9	10.5
COBURG	900000	855000	953000	1070000	1140000	45	45	26.7	6.5
COBURG EAST	794000	750000	960000 [^]	934000	943500	22	22	18.8	1.0
COBURG NORTH	805000 [^]	741500 [^]	850000	825000	915000	19	19	13.7	10.9
COCKATOO	550300	540500	570000	660000	600000	11	11	9.0	-9.1
COHUNA	232500	205000 [^]	197000	192500	193000	14	14	-17.0	0.3
COLAC	320000	322500	300100	315000	350000	41	41	9.4	11.1

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

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
COLDSTREAM	561500^	637500^	638600^	645000^	665500^	8	8	18.5	3.2
COLERAINE	136000^	190000^	103000^	165000^	120000^	3	3	-11.8	-27.3
COLLINGWOOD	957500^	910500	995500	1173000	1150000	13	13	20.1	-2.0
COOLAROO	430000^	420000^	438300^	455000^	480000^	5	5	11.6	5.5
COONANS HILL	1166500^	960000^	815000^	905000	985000^	7	7	-15.6	8.8
COONGULLA	307500^	295000^	285000^	355800^	310000^	1	1	0.8	-12.9
CORINELLA	610000^	355000^	335000^	345000^	540000^	3	3	-11.5	56.5
CORIO	357500	350000	350000	374800	367500	56	56	2.8	-1.9
CORONET BAY	450000	300000^	347500	388800^	380000	11	11	-15.6	-2.3
CORRYONG	206000^	155000^	282500^	241000^	211500^	8	8	2.7	-12.2
COWES	485000	565000	600000	605000	542000^	9	9	11.8	-10.4
COWES WEST	535000	507500	520000	475000	478500	42	42	-10.6	0.7
CRAIGIEBURN	520500	520000	530000	539000	560300	196	196	7.6	3.9
CRANBOURNE	507000	473800	502500	503000	520000	71	71	2.6	3.4
CRANBOURNE EAST	558400	560000	559000	592500	560000	69	69	0.3	-5.5
CRANBOURNE NORTH	550000	582500	579900	567500	575000	63	63	4.5	1.3
CRANBOURNE SOUTH	330000*	1200000^	475100^	636800^	625200^	6	6	NA	-1.8
CRANBOURNE WEST	540000	490500	511500	530000	540000	75	75	0.0	1.9
CREMORNE	1362200^	1341300^	1180000^	1309000	1472500^	4	4	8.1	12.5
CRESWICK	340000	368500^	350000^	354000	370000	19	19	8.8	4.5
CRIB POINT	565000	473500	568500	502800	577000	13	13	2.1	14.8
CROYDON	712500	730000	725000	780000	762500	48	48	7.0	-2.2
CROYDON HILLS	750000	772500	815500	868000	955000^	9	9	27.3	10.0
CROYDON NORTH	815000	810000	815500	864000	910000	21	21	11.7	5.3
CROYDON SOUTH	675000	682500	691000	750000	746300	20	20	10.6	-0.5
CURLEWIS	615000	530000	535000	570000	546000	15	15	-11.2	-4.2
DALLAS	446000	450000	442500	460000	480000	17	17	7.6	4.3
DALYSTON	355000^	376000^	373500^	410000^	350000^	5	5	-1.4	-14.6
DANDENONG	610500	600000	600000	623500	630000	33	33	3.2	1.0
DANDENONG NORTH	615000	580000	605000	637500	657500	32	32	6.9	3.1
DARLEY	505000	461500	520100	555000	522500	30	30	3.5	-5.9
DAYLESFORD	585000	632000	557500	588500	670000	19	19	14.5	13.8
DEEPDENE	3700000^	2550000^	2680000^	3140000^	4100000^	1	1	10.8	30.6
DEER PARK	525000	550000	540000	602500	582000	50	50	10.9	-3.4
DELACOMBE	390000	393000	365000	395000	365000	16	16	-6.4	-7.6
DELAHEY	502000	532500	535000	590000	602000	14	14	19.9	2.0
DENNINGTON	352500^	355000^	280000^	405000^	427300^	6	6	21.2	5.5
DERRIMUT	625000	607500	671500	680000	630000	19	19	0.8	-7.4
DIAMOND CREEK	812500	710000	770000	741800	762200	31	31	-6.2	2.8
DIGGERS REST	500000^	525000	495000	567500	522500	12	12	4.5	-7.9
DIMBOOLA	200000^	145000^	95000^	93000^	157000^	8	8	-21.5	68.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
DINGLEY VILLAGE	750000	750000	860000	890000	940000	15	15	25.3	5.6
DINNER PLAIN	520000^	440000^	610000^	515000^	452500^	6	6	-13.0	-12.1
DONALD	152500^	125000^	145000^	105000	164000^	9	9	7.5	56.2
DONCASTER	1168500	1200000	1277500	1300000	1300000	35	35	11.3	0.0
DONCASTER EAST	1115000	1150000	1185000	1271000	1290000	57	57	15.7	1.5
DONNYBROOK	-	565000^	519500^	540000^	622500	10	10	0.0	15.3
DONVALE	988000	988500	1240000	1199000	1192500	16	16	20.7	-0.5
DOREEN	572000	591000	585000	611000	620000	106	106	8.4	1.5
DOVETON	466000	474000	450000	485000	480000	28	28	3.0	-1.0
DROMANA	752500	790000	708000	655500	715000	37	37	-5.0	9.1
DROUIN	448000	425000	425000	451300	467500	54	54	4.4	3.6
DRYSDALE	549800	556500	572500	636300	630000	12	12	14.6	-1.0
DUNNSTOWN	372000*	372000*	372000*	607500^	549900^	1	1	NA	-9.5
DUNOLLY	243000^	230000^	257000^	158800^	209000^	5	5	-14.0	31.7
EAGLE POINT	270000^	345000^	382000^	425000^	372000^	7	7	37.8	-12.5
EAGLEHAWK	330000	270000	329000	336000	353500	34	34	7.1	5.2
EAGLEMONT	1700000^	1960000	1799000^	1630000	1912500	10	10	12.5	17.3
EAST BAIRNSDALE	215000^	235000^	235000^	313000^	335000^	3	3	55.8	7.0
EAST BENDIGO	345000^	405000^	388500	409300	398500^	7	7	15.5	-2.6
EAST GEELONG	530000	612500	590000	710000	865000	12	12	63.2	21.8
EAST MELBOURNE	2830000^	2563500^	3350000^	3837500^	2350000^	3	3	-17.0	-38.8
EAST WARBURTON	408500^	395000^	525000^	469000^	532500^	3	3	30.4	13.6
EASTWOOD	407500	390500	440000	410000	395000	10	10	-3.1	-3.7
ECHUCA	390000	347500	386300	365000	381000	46	46	-2.3	4.4
EDENHOPE	193500^	147500^	104000^	162800	162800*	0	0	NA	NA
EDITHVALE	900000	893000	950000	1055000	1067500	12	12	18.6	1.2
EILDON	337500^	210000^	207500^	260000^	282500	10	10	-16.3	8.7
ELLIMINYT	452500^	350000^	462500^	469000^	380000	12	12	-16.0	-19.0
ELMORE	226000^	243800^	332500^	210500^	235000^	6	6	4.0	11.6
ELSTERNWICK	1490000	1565000	2055000	1925000	2375000^	9	9	59.4	23.4
ELTHAM	937500	848800	937500	982500	910000	38	38	-2.9	-7.4
ELTHAM NORTH	838000	985000	1044500	930000	1000000	15	15	19.3	7.5
ELWOOD	1950000	1950000	1947500	2120000	1750000	17	17	-10.3	-17.5
EMERALD	672000	628800	662500	700000	742500	14	14	10.5	6.1
ENDEAVOUR HILLS	605000	612000	620000	638000	660000	71	71	9.1	3.4
EPPING	534000	530000	524400	580000	581500	77	77	8.9	0.3
EPSOM	376500	352000	366300	375000	410000	21	21	8.9	9.3
ESSENDON	1385000	1325000	1400000	1555000	1345000	28	28	-2.9	-13.5
ESSENDON NORTH	910000^	1300000^	935000^	1100000^	1090000^	4	4	19.8	-0.9
ESSENDON WEST	1220000*	980000^	1140000^	1320000^	1289000^	4	4	NA	-2.3
EUMEMMERRING	570000^	573300^	561500^	520000^	556500^	8	8	-2.4	7.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
EUREKA	375000^	302500^	345000^	371500^	315000^	2	2	-16.0	-15.2
EUROA	285000	307500	250000	338000	350000	10	10	22.8	3.6
EYNESBURY	555000	542500	599500	578000	545300	10	10	-1.8	-5.7
FAIRFIELD	1355500^	1406000	1060000	1215000	1445000^	6	6	6.6	18.9
FAIRHAVEN	1437500^	1450000^	742500^	1395000^	1420000^	4	4	-1.2	1.8
FAWKNER	642000	645000	690000	702000	694500	27	27	8.2	-1.1
FERNTREE GULLY	650000	671000	706500	765000	758500	71	71	16.7	-0.8
FERNY CREEK	871500^	885000^	728000^	703500^	920000^	2	2	5.6	30.8
FINGAL	1130000^	1200000^	1280000^	1860000^	991300^	4	4	-12.3	-46.7
FITZROY	1317500	1242500	1392500	1570000	1305500	18	18	-0.9	-16.8
FITZROY NORTH	1490000	1360000	1275000	1450000	1671300	22	22	12.2	15.3
FLEMINGTON	1080000	925000	1100000	1019500	1005000	15	15	-6.9	-1.4
FLINDERS	1687500	1685000^	1400000^	1415000	1300000^	6	6	-23.0	-8.1
FLORA HILL	365000	340000	361000	385000	384500	14	14	5.3	-0.1
FLOWERDALE	403000*	403000*	285000^	405000^	420000^	5	5	NA	3.7
FOOTSCRAY	787500	787000	816000	883500	1040000	21	21	32.1	17.7
FOREST HILL	808500	865000	990000	925000	1075000	16	16	33.0	16.2
FOSTER	350000^	267500^	320000	330000	400000^	7	7	14.3	21.2
FRANKSTON	570000	555000	586300	600000	619500	112	112	8.7	3.3
FRANKSTON NORTH	424000	410000	427500	431500	455000	27	27	7.3	5.4
FRANKSTON SOUTH	817500	810000	827500	841500	820000	46	46	0.3	-2.6
FRASER RISE	594000	580000	579000	640000	643000	29	29	8.2	0.5
GARDEN CITY	1480000^	1245000^	1470000^	1300000^	1387500^	1	1	-6.3	6.7
GARFIELD	457500^	539000^	545000^	550000^	585000^	2	2	27.9	6.4
GEELONG	838500^	720000	710800	658000	795000	11	11	-5.2	20.8
GEELONG WEST	637500	667500	685000	690000	775000	28	28	21.6	12.3
GEMBROOK	606300^	710000^	602500	676000	630000^	3	3	3.9	-6.8
GISBORNE	712500	692500	730000	757500	786000	40	40	10.3	3.8
GLADSTONE PARK	610000	615000	642000	650000	650000	22	22	6.6	0.0
GLEN HUNTLY	1030000^	1292500^	1602000^	1440000^	1221000^	1	1	18.5	-15.2
GLEN IRIS	1865000	1920000	1920000	2094000	2037500	28	28	9.2	-2.7
GLEN WAVERLEY	1200000	1167000	1250000	1339500	1280000	81	81	6.7	-4.4
GLENROWAN	416500^	316300^	365000^	372500^	372500*	0	0	NA	NA
GLENROY	675000	649000	705000	747500	742500	30	30	10.0	-0.7
GOLDEN BEACH	190000^	265000^	255300^	220000^	300000^	5	5	57.9	36.4
GOLDEN POINT (BALLARAT)	335000	390000	392500	352500	378500	10	10	13.0	7.4
GOLDEN SQUARE	345000	355000	333800	340000	365000	48	48	5.8	7.4
GORDON	570000^	470000^	380000^	630000^	649500^	2	2	13.9	3.1
GOROKE	69000^	45000^	120000^	120000*	120000*	0	0	NA	NA
GOWANBRAE	705000^	667500^	697000^	750000^	764000^	4	4	8.4	1.9
GRANTVILLE	385000	387500^	392500^	460000	465000^	9	9	20.8	1.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
GREEN LAKE	316500^	270000^	304500^	195000^	375000^	8	8	18.5	92.3
GREENSBOROUGH	830000	738000	785300	825000	835000	39	39	0.6	1.2
GREENVALE	710000	721000	705000	720000	720000	43	43	1.4	0.0
GROVEDALE	500000	503800	480000	530000	547000	53	53	9.4	3.2
HADFIELD	716000	730500	726500	753000	735800	20	20	2.8	-2.3
HALLAM	581500	540000	556000	587500	595000	30	30	2.3	1.3
HALLS GAP	305000^	310000^	302800^	320000^	397500^	3	3	30.3	24.2
HAMILTON	215000	193000	200000	217500	237500	49	49	10.5	9.2
HAMLYN HEIGHTS	558000	512500	550000	550500	561000	28	28	0.5	1.9
HAMPTON	1850000	1878000	1833000	1910000	1800000	23	23	-2.7	-5.8
HAMPTON EAST	1027500^	1090000	1235000	1360000	1330000	13	13	29.4	-2.2
HAMPTON PARK	500000	485000	515500	510000	527500	70	70	5.5	3.4
HARKNESS	472500	460000	480000	480000	470000	55	55	-0.5	-2.1
HASTINGS	485000	495000	508500	512500	555000	46	46	14.4	8.3
HASTINGS WEST	427500^	442500	441900^	450000	561000	12	12	31.2	24.7
HAWTHORN	2137500	2040000	1865000	2475000	2578000	29	29	20.6	4.2
HAWTHORN EAST	2225000	1825000	2412500	2250000	2177500	18	18	-2.1	-3.2
HEALESVILLE	527500	605000	547500	613000	570000	19	19	8.1	-7.0
HEATHCOTE	347500	350000	295500	320000	370000	12	12	6.5	15.6
HEATHERTON	832500^	892500^	985000^	1000000^	865000^	7	7	3.9	-13.5
HEATHMONT	840000	810000	852000	915000	890000	15	15	6.0	-2.7
HEIDELBERG	1060000	960000	1090500^	1305000	1325000	11	11	25.0	1.5
HEIDELBERG HEIGHTS	818300	747600	775000	770000	801500^	9	9	-2.0	4.1
HEIDELBERG WEST	695000	628000	670000	652000	800000	11	11	15.1	22.7
HEPBURN	313800^	580900^	445000^	450000^	485000^	1	1	54.6	7.8
HEPBURN SPRINGS	525500^	684500^	540000	570000^	558800^	4	4	6.3	-2.0
HERNE HILL	540000	565000	497500	532500	542500	12	12	0.5	1.9
HEYFIELD	190000	226500^	169300^	183500	207500	16	16	9.2	13.1
HEYWOOD	183000^	155000^	185500	162500^	210000	10	10	14.8	29.2
HIGHETT	1010000	1056000	1280000	1333800	1295000	28	28	28.2	-2.9
HIGHTON	685000	665000	695000	692500	729000	62	62	6.4	5.3
HILLSIDE (MELTON)	652500	625000	630300	650000	671000	39	39	2.8	3.2
HOPETOUN	51000^	60000^	91300^	152000^	160000^	6	6	213.7	5.3
HOPPERS CROSSING	520000	527500	537500	525000	535000	105	105	2.9	1.9
HORSHAM	271000	258800	269000	265000	259000	74	74	-4.4	-2.3
HUGHESDALE	1150000^	980000	1125500	1308500	1457500^	2	2	26.7	11.4
HUNTINGDALE	860000^	820000^	871000^	1016000^	1220300^	4	4	41.9	20.1
HUNTLY	385000	387500	348800^	367500	372500	10	10	-3.2	1.4
HURSTBRIDGE	737500^	697500^	670000	740500	740000^	3	3	0.3	-0.1
INDENTED HEAD	510000^	649000^	797500^	615500	605000^	9	9	18.6	-1.7
INGLEWOOD	166500^	172500^	250000^	185000^	275000^	5	5	65.2	48.6

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
INVERLOCH	592500	590000	575000	625000	650000	49	49	9.7	4.0
INVERMAY PARK	475000^	510000^	450000^	500000	515000^	7	7	8.4	3.0
IRONBARK	350000^	313500^	296000^	280000	465500^	2	2	33.0	66.3
IRYMPLE	320100	380000	418000	393000	315000	17	17	-1.6	-19.8
IVANHOE	1427500	1525500	1700000	1490000	1565000	17	17	9.6	5.0
IVANHOE EAST	1620000^	1560000	1775000^	2044000	2145000^	6	6	32.4	4.9
JACANA	504000^	488000^	524500	517500^	587500^	4	4	16.6	13.5
JACKASS FLAT	330000	310000	313500^	338500	415000	11	11	25.8	22.6
JAN JUC	830500	844000^	887000	870100	933000^	9	9	12.3	7.2
JEERALANG NORTH	228000^	238000^	185000^	242500^	236500^	4	4	3.7	-2.5
JEPARIT	58300^	191000^	83500^	79500^	89000^	6	6	52.8	11.9
JUNCTION VILLAGE	496000^	484000^	453200^	535000^	467500^	1	1	-5.7	-12.6
JUNORTOUN	496000^	535000^	530000^	537500^	590000^	3	3	19.0	9.8
KALIMNA	290000^	295000^	269000^	310000^	320000^	5	5	10.3	3.2
KALKALLO	515000	522500	547500	564000	545000	16	16	5.8	-3.4
KALLISTA	651500^	850000^	750000^	630000^	563800^	2	2	-13.5	-10.5
KALORAMA	650000^	565000	590000^	695000^	609000^	5	5	-6.3	-12.4
KANGAROO FLAT	316300	340000	355000	350000	367500	64	64	16.2	5.0
KANGAROO GROUND SOUTH	725000^	935000^	800000^	970000^	1080000^	3	3	49.0	11.3
KEALBA	562500^	888000^	612000^	598000^	600000^	7	7	6.7	0.3
KEILOR	757500	810000	865000	875000	833800	12	12	10.1	-4.7
KEILOR DOWNS	610000	638000	630000	690000	650500	12	12	6.6	-5.7
KEILOR EAST	800000	803500	882500	815000	831000	39	39	3.9	2.0
KEILOR PARK	692000^	700000^	735000^	750000^	740000^	8	8	6.9	-1.3
KENNINGTON	361500	390000	360000	374500	411000	24	24	13.7	9.7
KENSINGTON	835500	865000	947000	1185000	1170000	19	19	40.0	-1.3
KERANG	230000	175000^	168500	147000	160000	13	13	-30.4	8.8
KEW	2027500	2050000	2188800	2700000	2180000	47	47	7.5	-19.3
KEW EAST	1266900*	1895000^	1631000^	2000000^	1540500^	2	2	NA	-23.0
KEW NORTH	2020000	1833000^	1897500^	1770000	2221500	12	12	10.0	25.5
KEYSBOROUGH	692500	698900	770000	745000	770000	61	61	11.2	3.4
KIALLA	450000	400000	453800	470000	420000	27	27	-6.7	-10.6
KILCUNDA	533000^	533000*	440000^	567500^	662000^	5	5	24.2	16.7
KILLARA (WODONGA)	450000^	447500^	525000^	430000^	421000	15	15	-6.4	-2.1
KILMORE	438800	465000	422000	435000	475000	33	33	8.3	9.2
KILSYTH	633800	621000	676300	677500	691500	45	45	9.1	2.1
KILSYTH SOUTH	797800^	710000^	680000^	854000^	856500^	2	2	7.4	0.3
KINGLAKE	477500^	666500^	555000^	550000^	620000^	6	6	29.8	12.7
KINGS PARK	500000	520000	499000	522500	550000	15	15	10.0	5.3
KINGSBURY	665800	617500^	676000^	697500^	722000^	7	7	8.4	3.5
KINGSVILLE	976000^	790000^	1187500	998000	923500	10	10	-5.4	-7.5

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
KNOXFIELD	730000	730000	846300	784500	812400	21	21	11.3	3.6
KOO WEE RUP	580000	520000	570000	547500^	510000	11	11	-12.1	-6.8
KOONDROOK	190000^	150000^	218500^	231300	253800^	4	4	33.6	9.7
KOROIT	283000^	345000	327500^	380000^	354100	12	12	25.1	-6.8
KORUMBURRA	365000	301000	326500	312500	378000	19	19	3.6	21.0
KURUNJANG	417000	421000	412500	429000	425000	36	36	1.9	-0.9
KYABRAM	256500	265000	261500	262500	267000	25	25	4.1	1.7
KYNETON	567500	611500	590000	635000	613800	22	22	8.1	-3.3
LAKE BOGA	289000^	260000^	239000^	135000^	205000^	3	3	-29.1	51.9
LAKE GARDENS	522500^	555000	570000^	517500	638000	10	10	22.1	23.3
LAKE TYERS BEACH	290000*	349000^	366300^	357500^	351000^	4	4	NA	-1.8
LAKE WENDOUREE	741000	652500	1000000	845000	995000^	9	9	34.3	17.8
LAKES ENTRANCE	281500	365000	277000	335000	330000	29	29	17.2	-1.5
LALOR	580000	560000	580000	629000	617500	50	50	6.5	-1.8
LANCEFIELD	430000^	450000	477000	545000	510000^	2	2	18.6	-6.4
LANG LANG	560000^	483800	497500	507000^	530000^	7	7	-5.4	4.5
LANGWARRIN	602800	595000	650000	634000	652900	59	59	8.3	3.0
LARA	507500	492500	495000	489000	555000	15	15	9.4	13.5
LARA LAKE	525000	505000	545000	551000	560800	22	22	6.8	1.8
LAUNCHING PLACE	625000^	535000^	512500^	566300	522500	10	10	-16.4	-7.7
LAVERTON	555000^	530000	547500	509300	560000	12	12	0.9	10.0
LAVERTON SOUTH	595300	600000	610300	650000	652500	12	12	9.6	0.4
LEARMONTH	333500*	333500*	397000^	130000^	307000^	1	1	NA	136.2
LENEVA	390500^	442000^	452500^	420500	455000^	5	5	16.5	8.2
LEONGATHA	367500	370000	376000	360000	390500	22	22	6.3	8.5
LEOPOLD	525000	495000	520000	520000	530000	61	61	1.0	1.9
LILYDALE	690000	690000	657500	700000	725000	47	47	5.1	3.6
LINTON	225000^	249500^	310000^	433800^	337500^	5	5	50.0	-22.2
LISMORE	165000^	150000^	138500^	87000^	237500^	4	4	43.9	173.0
LOCH SPORT	246000	205000	262500	240000	220000	31	31	-10.6	-8.3
LONG GULLY	260000	277000	267500	303500	271000	17	17	4.2	-10.7
LONGWARRY	375000	418500	405000	442500^	475300^	4	4	26.7	7.4
LORNE	1106300^	1100000^	1817500^	1450000	1650000	13	13	49.2	13.8
LOVELY BANKS	570000^	570000^	663000^	533100^	563000^	4	4	-1.2	5.6
LOWER PLENTY	1240000^	985000^	770000^	950000^	1311500^	4	4	5.8	38.1
LUCAS	415000	426300	431000^	465000	480000	16	16	15.7	3.2
LUCKNOW	302500^	190000^	282000^	265000^	435000^	5	5	43.8	64.2
LYNBROOK	661300	629300	580300	650000	617500	14	14	-6.6	-5.0
LYNDHURST	665600	640000	661500	707500	700000	25	25	5.2	-1.1
LYSTERFIELD	1140000	980000	897000	951400	1145300	14	14	0.5	20.4
MACEDON	905000^	850000^	790000^	718000^	880500^	4	4	-2.7	22.6

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
MACLEOD	944500	864000	1005000	920000	971000	20	20	2.8	5.5
MADDINGLEY	455000	461500	470000	440000	516500	16	16	13.5	17.4
MAFFRA	255000	285500	250000	274500	274300	18	18	7.5	-0.1
MAIDEN GULLY	515000	486000	513800	505000	508800	10	10	-1.2	0.7
MAIDSTONE	770000	760000	745000	839000	730000	21	21	-5.2	-13.0
MALDON	450000	505000^	482500	532500	379000^	5	5	-15.8	-28.8
MALLACOOTA	355000^	440000^	512500^	305000^	420000^	6	6	18.3	37.7
MALMSBURY	400000^	545000^	390000^	500000^	470000^	2	2	17.5	-6.0
MALVERN	2087500	2377500	2825500	2625000	2520000	13	13	20.7	-4.0
MALVERN EAST	1660000	1898800	1828500	1787500	1700000	41	41	2.4	-4.9
MANIFOLD HEIGHTS	702500	684500^	583500^	752500	1134500^	7	7	61.5	50.8
MANOR LAKES	513000	515000	535000	563000	557500	38	38	8.7	-1.0
MANSFIELD	435000	455000	495000	440000	420300	14	14	-3.4	-4.5
MARIBYRNONG	795000	935000	1015000	1150000	1035000	18	18	30.2	-10.0
MARONG	390000^	404000^	440000^	375000^	375000^	4	4	-3.8	0.0
MARSHALL	510000^	450000^	492500	480000	485000	11	11	-4.9	1.0
MARYBOROUGH	238800	232000	228500	241000	255000	39	39	6.8	5.8
MCCRAE	775800	837500	625000^	815000	850000	20	20	9.6	4.3
MCKENZIE HILL	550000^	536000^	567500^	520000^	537500^	8	8	-2.3	3.4
MCKINNON	1516000	1420000	1542500	1587500	1750000^	7	7	15.4	10.2
MEADOW HEIGHTS	470000	462500	479000	511000	480000	37	37	2.1	-6.1
MELTON	387000	380000	397500	385000	390000	28	28	0.8	1.3
MELTON SOUTH	397500	385000	380900	391000	400500	42	42	0.8	2.4
MELTON WEST	420000	451000	413000	420000	474000	32	32	12.9	12.9
MENTONE	1000000	920000	980000	1130000	970000	19	19	-3.0	-14.2
MERBEIN	186300	237000	226000^	210000^	198300	11	11	6.5	-5.6
MERINDA PARK	480000	436300	473500^	508000^	545000^	7	7	13.5	7.3
MERNDA	560000	541000	555000	560000	553000	70	70	-1.3	-1.3
METUNG	430000^	530000	405000^	390000	450000^	6	6	4.7	15.4
MICKLEHAM	482000	520000	530000	545000	550000	83	83	14.1	0.9
MIDDLE PARK	2575000	3237500	2700000^	2725000	2595000^	8	8	0.8	-4.8
MILDURA	307600	293000	315000	335100	315000	159	159	2.4	-6.0
MILL PARK	628800	612500	673000	684000	686000	50	50	9.1	0.3
MILLGROVE	426000^	383800	405000	425000	430000	15	15	0.9	1.2
MINERS REST	400000	429000	435000	420000	438000	13	13	9.5	4.3
MINYIP	139000^	139000*	64500^	140000^	95000^	4	4	-31.7	-32.1
MIRBOO NORTH	359000^	272000^	320000^	322500	307500^	6	6	-14.3	-4.7
MITCHAM	880000	878000	930000	1032500	1092000	40	40	24.1	5.8
MITCHELL PARK	329000^	305000^	327500^	305000^	325000^	1	1	-1.2	6.6
MOE	216800	207500	190000	241300	240000	50	50	10.7	-0.5
MONBULK	568500	625000	610000^	663000	633500	10	10	11.4	-4.4

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
MONT ALBERT	1750000	1637500^	1960000^	1655000	2375000^	7	7	35.7	43.5
MONT ALBERT NORTH	1235500	1340000	1417000^	1551000	1630000^	9	9	31.9	5.1
MONTMORENCY	887500	833000	838500	870000	895500	15	15	0.9	2.9
MONTROSE	693000	670000	723500	735000	716000	12	12	3.3	-2.6
MOONEE PONDS	1190000	1300000	1255000	1351000	1300000	33	33	9.2	-3.8
MOORABBIN	895000	980800	1120000	1175000	1200000	13	13	34.1	2.1
MOOROOLBARK	650600	647500	670800	735000	725000	73	73	11.4	-1.4
MOOROOPNA	250000	232500	272300	231800	270000	36	36	8.0	16.5
MORDIALLOC	1025000	1000000	1090000	1022500	1100000	21	21	7.3	7.6
MORNINGTON	725000	779000	812500	870000	890000	100	100	22.8	2.3
MORTLAKE	165000^	165000^	162500	165000	185500	10	10	12.4	12.4
MORWELL	188000	175500	170500	184500	180000	90	90	-4.3	-2.4
MOUNT BEAUTY	286300^	302300^	300000^	290000	293500^	4	4	2.5	1.2
MOUNT CLEAR	395000	375000	447500	407500	422500	12	12	7.0	3.7
MOUNT DANDENONG	650000^	602500^	572500^	820000^	817000^	5	5	25.7	-0.4
MOUNT DUNEED	575000	495000	569000	607000	570000	23	23	-0.9	-6.1
MOUNT ELIZA	1200000	1100000	1150000	1200000	1246000	58	58	3.8	3.8
MOUNT EVELYN	640000	577000	602000	666100	695000	26	26	8.6	4.3
MOUNT HELEN	380000^	415000	445000	509000^	450000	13	13	18.4	-11.6
MOUNT MACEDON	700000^	700000^	940000^	850000^	1035800^	5	5	48.0	21.9
MOUNT MARTHA	1090000	958500	1316500	1480000	1237000	26	26	13.5	-16.4
MOUNT PLEASANT	400000	390000^	318800^	341500^	407500^	6	6	1.9	19.3
MOUNT WAVERLEY	1190000	1225000	1303000	1326500	1303500	69	69	9.5	-1.7
MULGRAVE	810000	743000	881000	861000	850000	43	43	4.9	-1.3
MURCHISON	190300^	275000^	219500^	253500^	358500^	2	2	88.4	41.4
MURRUMBEENA	1065300	1085000	1400800	1401300	1495000	16	16	40.3	6.7
MURTOA	94000^	117000^	119000^	125000^	135000	11	11	43.6	8.0
MYRTLEFORD	350000	295000	293000	332500	351300	16	16	0.4	5.6
NAGAMBIE	348000	418800	365000^	430000	455000	11	11	30.7	5.8
NARRE WARREN	575000	565000	595000	627500	605000	71	71	5.2	-3.6
NARRE WARREN NORTH	1173000^	1155000^	985000	1064500	1185000^	7	7	1.0	11.3
NARRE WARREN SOUTH	632500	610000	620000	636800	647000	91	91	2.3	1.6
NATHALIA	252500^	252000^	181500^	225000	227500^	6	6	-9.9	1.1
NEERIM SOUTH	476500^	476500*	375000^	520000^	577500^	4	4	21.2	11.1
NELSON	191300^	247500^	200000^	305000^	247500^	4	4	29.4	-18.9
NERRINA	727500^	377000^	690000^	440000^	625000^	8	8	-14.1	42.0
NEW GISBORNE	622500^	725000^	735000^	717500^	715000^	3	3	14.9	-0.3
NEWBOROUGH	278000	268000	257500	247000	272500	34	34	-2.0	10.3
NEWCOMB	461000	412000	455000	434000	468000	19	19	1.5	7.8
NEWINGTON	485000	541300	485000	516300^	625000^	3	3	28.9	21.1
NEWLANDS ARM	284000^	436000^	480000^	430500^	422800^	6	6	48.9	-1.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
NEWPORT	1055000	1051400	1074200	1000000	1095000	33	33	3.8	9.5
NEWSTEAD	381300^	448500^	400000^	462500	419000^	3	3	9.9	-9.4
NEWTOWN (GREATER GEELONG)	765000	863300	755000	896000	1002500	36	36	31.0	11.9
NHILL	165000	156500	96500^	109500	107500	16	16	-34.8	-1.8
NICHOLS POINT	319700^	420000^	530000^	465500^	435000^	1	1	36.1	-6.6
NIDDRIE	950000^	1087000	1147500	1050000	880000	15	15	-7.4	-16.2
NOBLE PARK	615000	590000	633000	655000	649000	38	38	5.5	-0.9
NOBLE PARK NORTH	612500	610000^	597000	660000	656500^	4	4	7.2	-0.5
NORLANE	356500	331500	350000	350000	366500	26	26	2.8	4.7
NORTH BENDIGO	308000	336300	320000	315000	360000	17	17	16.9	14.3
NORTH GEELONG	517300^	415000^	490000^	548000^	675000	11	11	30.5	23.2
NORTH MELBOURNE	1380000^	990000	1301000	1420000	1120000^	9	9	-18.8	-21.1
NORTH WONTHAGGI	387000	405000	429000	357000	400000	20	20	3.4	12.0
NORTHCOTE	1230000	1166000	1340000	1465000	1310000	43	43	6.5	-10.6
NOTTING HILL	845000	870000^	1181000^	1025400^	1526800^	1	1	80.7	48.9
NUMURKAH	290000	265000	245000	230000	232000	17	17	-20.0	0.9
NUNAWADING	890000	876000	940000	1044400	1160000	23	23	30.3	11.1
OAK PARK	801300	765000	947500	926000	1011000	12	12	26.2	9.2
OAKLEIGH	1075000^	1078000	1100000	1135000	1200000	14	14	11.6	5.7
OAKLEIGH EAST	962500^	935000^	1026100^	945500^	935000^	5	5	-2.9	-1.1
OAKLEIGH SOUTH	895000	889000	886000	1112500	1000000	19	19	11.7	-10.1
OCEAN GROVE	655000	702000	685000	752500	710000	83	83	8.4	-5.6
OFFICER	541300	535200	550000	555000	590000	65	65	9.0	6.3
OFFICER SOUTH	335000^	693300^	767000^	699900^	864000^	5	5	157.9	23.4
OLINDA	690000^	769000^	700000^	837500^	710000^	7	7	2.9	-15.2
OME0	-	233800^	305000^	242500^	238000^	5	5	0.0	-1.9
ORBOST	156000	185000	260000	180000	177500	12	12	13.8	-1.4
ORMOND	1395000	1325600	1460000^	1755000	1475000	15	15	5.7	-16.0
OSBORNE	709000	780000	771500	830000	853000	22	22	20.3	2.8
OUYEN	85000	115000^	112300^	75000^	143800^	6	6	69.1	91.7
PAKENHAM	480000	480000	488000	503800	529000	230	230	10.2	5.0
PARADISE BEACH	202800^	100000^	212000^	235000^	248000^	5	5	22.3	5.5
PARK ORCHARDS	1440000^	1430000^	1605000^	1835000^	1720000^	1	1	19.4	-6.3
PARKDALE	1130000	1125000	1152500	1282000	1225500	32	32	8.5	-4.4
PARKVILLE	1300000^	1380000^	2012500^	2300000^	1690000^	3	3	30.0	-26.5
PASCOE VALE	805000	835000	847000	874000	930000	27	27	15.5	6.4
PASCOE VALE SOUTH	800000	903800	966800	1130000	950000^	9	9	18.8	-15.9
PATTERSON GARDENS	963000^	975000^	890000^	946000^	967500^	8	8	0.5	2.3
PATTERSON LAKES	924000	870000	823500	990000	1300000	13	13	40.7	31.3
PAYNESVILLE	322500	299000	350000	370000	404000	32	32	25.3	9.2
PEARCEDALE	650000	643000	692000	700000	705000	11	11	8.5	0.7

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
PENSHURST	165000^	203500^	165000^	165000*	152500^	4	4	-7.6	NA
PETERBOROUGH	357000^	637500^	407300^	825000^	650000^	5	5	82.1	-21.2
PIONEER BAY	285000^	310000^	347500^	295000^	323800^	6	6	13.6	9.7
PLENTY	947800^	1307500^	1400000^	1301000^	1100000^	3	3	16.1	-15.4
POINT COOK	625000	628000	657500	650000	660000	124	124	5.6	1.5
POINT LONSDALE	827500	840000	795000	843500	980000	13	13	18.4	16.2
POOWONG	370000^	370000*	511500^	406000^	285000^	1	1	-23.0	-29.8
POREPUNKAH	615000^	680000^	515100^	467000^	467500^	2	2	-24.0	0.1
PORT FAIRY	640000	540000	625000	650000	635000	19	19	-0.8	-2.3
PORT MELBOURNE	1315000	1397500	1303000	1670000	1750000	35	35	33.1	4.8
PORT WELSHPOOL	326000^	360000^	150000^	300000^	330000^	3	3	1.2	10.0
PORTARLINGTON	622500	680000	590000	610000	622500	25	25	0.0	2.0
PORTLAND	266000	242500	275000	282000	317500	60	60	19.4	12.6
PORTSEA	2500000	2525000^	2300000^	1860000	2530000	15	15	1.2	36.0
PRAHRAN	1461500	1547000	1570000	1557500	1513500	26	26	3.6	-2.8
PRESTON	890000	876500	956000	1040000	1010000	51	51	13.5	-2.9
PRINCES HILL	2000000^	1945300^	2218500^	2212500^	1332000^	5	5	-33.4	-39.8
PYRAMID HILL	94000^	77500^	125000^	130000^	115000^	3	3	22.3	-11.5
QUARRY HILL	598800^	512500	350000	390000	369000	13	13	-38.4	-5.4
QUEENSCLIFF	1050000^	880000^	825000	1105000^	990000	13	13	-5.7	-10.4
RAINBOW	75000^	68100^	85000^	67000^	77500^	6	6	3.3	15.7
RAYMOND ISLAND	330000^	270000^	300000^	365000^	525000^	2	2	59.1	43.8
RED CLIFFS	203500	250000	206500	210200	210000	13	13	3.2	-0.1
RED HILL	925000^	825000^	825000*	825000*	825000*	0	0	NA	NA
REDAN	363000	332500	348500	372000^	357500	16	16	-1.5	-3.9
RESEARCH	754300^	946500^	930000^	1025000^	1400000^	5	5	85.6	36.6
RESERVOIR	725000	691700	762500	785000	817500	85	85	12.8	4.1
RHYLL	680000^	418000^	530000^	875000^	495000^	6	6	-27.2	-43.4
RICHMOND	1180000	1245000	1244300	1330000	1243000	43	43	5.3	-6.5
RIDDELLS CREEK	840000^	638500^	757500^	662500	682500^	6	6	-18.8	3.0
RINGWOOD	751800	755000	851000	832000	932500	30	30	24.0	12.1
RINGWOOD EAST	750000	780500	779000	885000	925000	21	21	23.3	4.5
RINGWOOD NORTH	887500	761500	865000	928000	883000	25	25	-0.5	-4.8
RIPPLESIDE	600000^	742500^	810000^	855000^	931800^	4	4	55.3	9.0
ROBINVALE	202500^	347500^	241500	220000^	197000^	5	5	-2.7	-10.5
ROCHESTER	229000	240000^	260000	255000	237000	11	11	3.5	-7.1
ROCKBANK	540000*	480500^	575000^	443000^	480000^	5	5	NA	8.4
ROMSEY	515000	565000^	597500	580300	627500	26	26	21.8	8.1
ROSANNA	932500	910000	1105000	1126000	1100000	15	15	18.0	-2.3
ROSEBUD	567500	536000	542500	560000	584900	79	79	3.1	4.4
ROSEBUD SOUTH	635000	622000	699000	727500	867500	18	18	36.6	19.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
ROSEDALE	296300^	296000	177500	215000^	218000	11	11	-26.4	1.4
ROWVILLE	773500	779500	840000	860000	827000	82	82	6.9	-3.8
ROXBURGH PARK	538500	528500	545000	569000	579000	57	57	7.5	1.8
RUPANYUP	120000^	78300^	159000^	85000^	140000^	5	5	16.7	64.7
RUSHWORTH	180000^	182500^	162500^	258000^	185000^	5	5	2.8	-28.3
RUTHERGLEN	325000^	259000^	327000^	275000^	330000^	4	4	1.5	20.0
RYE	710000	670000	705000	685000	708500	70	70	-0.2	3.4
SAFETY BEACH	805000	750000	805000	770000	981000	33	33	21.9	27.4
SAILORS GULLY	270000*	282500^	282500*	257000^	211000^	3	3	NA	-17.9
SALE	330000	348000	308000	328000	345000	57	57	4.5	5.2
SAN REMO	544500^	537500^	601000^	475000^	652500^	9	9	19.8	37.4
SANCTUARY LAKES	622500	626500	620000	638000	620000	80	80	-0.4	-2.8
SANDHURST	772500	820000	805000	887500	790000	25	25	2.3	-11.0
SANDRINGHAM	1570000	1620000	1636300	1710000	1775000	20	20	13.1	3.8
SANDY POINT	455000^	385000^	410000^	445000^	517500	10	10	13.7	16.3
SASSAFRAS	750000*	845000^	767500^	860500^	768000^	2	2	NA	-10.7
SCORESBY	687500	751500	765900	863100	790000	13	13	14.9	-8.5
SEA LAKE	101600^	115000^	135000^	97500^	121500^	6	6	19.6	24.6
SEABROOK	606500	640000	578800	673000	655000	19	19	8.0	-2.7
SEAFORD	635000	589500	655500	685000	690000	57	57	8.7	0.7
SEAHOLME	1037000^	1005000^	1020000^	1100000^	970000^	3	3	-6.5	-11.8
SEBASTOPOL	302500	291300	326000	320000	345000	33	33	14.0	7.8
SEDDON	970000	960000	925000	960000	1152500	15	15	18.8	20.1
SELBY	592000^	600000^	731000^	597500^	705000^	5	5	19.1	18.0
SEVILLE	630000^	605000^	613300^	717500^	625600^	7	7	-0.7	-12.8
SEVILLE EAST	570000^	585000^	509500^	582000^	598000^	1	1	4.9	2.7
SEYMOUR	300000	275000	285000	312500	300000	26	26	0.0	-4.0
SHEPPARTON	275000	290000	297500	274000	281500	124	124	2.4	2.7
SHEPPARTON NORTH	400000^	363800^	420000^	534500^	397000^	3	3	-0.8	-25.7
SILVERLEAVES	750000^	494100^	660000^	575000^	620000^	7	7	-17.3	7.8
SKENES CREEK	565000^	1200000^	880000^	710000^	855000^	4	4	51.3	20.4
SKIPTON	212500^	220000^	146000^	205000^	212000^	5	5	-0.2	3.4
SKYE	591300	575000	610000	620000	631500	22	22	6.8	1.9
SMITHS BEACH	900000^	440000^	730000^	595000^	560000^	5	5	-37.8	-5.9
SOLDIERS HILL	545000	490000	462300	479000	548000	17	17	0.6	14.4
SOMERS	884800	850000	990000	1050000	880000	11	11	-0.5	-16.2
SOMERVILLE	573800	598000	612500	600000	606000	43	43	5.6	1.0
SORRENTO	1560000	1325000	1500000	1425000	1500000	31	31	-3.8	5.3
SOUTH GEELONG	757500^	731000^	677300^	691500^	687500^	2	2	-9.2	-0.6
SOUTH KINGSVILLE	909500^	780000^	915000^	859000^	975000	10	10	7.2	13.5
SOUTH MELBOURNE	1200000	1210000	1525000	1720000	1530000	15	15	27.5	-11.0

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
SOUTH MORANG	605000	610000	621000	661000	662000	53	53	9.4	0.2
SOUTH YARRA	1713500	1755000	2088000	1665500	1993800	18	18	16.4	19.7
SPOTSWOOD	925000^	950000	940000^	995000	1135000^	5	5	22.7	14.1
SPRING GULLY	405500	389000	345000^	382500	381000^	9	9	-6.0	-0.4
SPRINGVALE	735000	685000	759000	762000	813600	16	16	10.7	6.8
SPRINGVALE SOUTH	670000^	640000	685000	720000	712000	13	13	6.3	-1.1
ST ALBANS	561000	550000	590000	625000	591500	66	66	5.4	-5.4
ST ALBANS PARK	413500	425000	420000	432500	447500	18	18	8.2	3.5
ST ANDREWS BEACH	810000^	1725000^	695000^	937500	992500^	4	4	22.5	5.9
ST ARNAUD	140000^	186500	152500	195000^	155000	11	11	10.7	-20.5
ST HELENA	922000^	866000^	871000^	1001000	990000^	9	9	7.4	-1.1
ST KILDA	1582500	1355000	1467500	3017500	1771800^	8	8	12.0	-41.3
ST KILDA EAST	1742500	1520000	1511000	1565000	1559500	12	12	-10.5	-0.4
ST KILDA WEST	2420000^	2114000^	3100000^	1737000^	2450000^	3	3	1.2	41.0
ST LEONARDS	567000	520000	577500	572500	510000	32	32	-10.1	-10.9
STAWELL	178800	185000	183800	197000	220000	45	45	23.1	11.7
STRATFORD	300800^	322500^	336500	302500	318500	12	12	5.9	5.3
STRATHDALE	420000	492500	467000	490000	521000	23	23	24.0	6.3
STRATHFIELDSAYE	475000	447500	495000	460000	542500	16	16	14.2	17.9
STRATHMERTON	162500^	190000^	277500^	162500^	162500*	0	0	NA	NA
STRATHMORE	1260000	1235500	1312500	1500000	1218000	20	20	-3.3	-18.8
STRATHTULLOH	430000^	426000^	540300^	540000^	470000^	9	9	9.3	-13.0
STUDFIELD	775000	680000^	874000^	920000	870000^	3	3	12.3	-5.4
SUNBURY	535000	532800	520000	560000	575000	138	138	7.5	2.7
SUNDERLAND BAY	575000^	436300^	335000^	412000^	510800^	4	4	-11.2	24.0
SUNSET STRIP	423500^	395000^	460000^	475800^	510500^	6	6	20.5	7.3
SUNSHINE	725000	685000	625000	770000	814000	20	20	12.3	5.7
SUNSHINE NORTH	580000	580000	610000	675500	647000	16	16	11.6	-4.2
SUNSHINE WEST	644500	600000	645000	655000	664300	28	28	3.1	1.4
SURF BEACH	540000^	472500^	617500^	496000^	492000^	7	7	-8.9	-0.8
SURREY HILLS	1804000	1819000	1931000	1960000	1650000	22	22	-8.5	-15.8
SWAN HILL	297500	283500	277500	292500	317500	42	42	6.7	8.5
SYDENHAM	640000	610000	565000	599500	601000	17	17	-6.1	0.3
SYNDAL	1509000^	1410000	1605000	1579500	1519000^	8	8	0.7	-3.8
TALLANGATTA	248000^	255000^	225000^	260000^	325000^	2	2	31.0	25.0
TARNEIT	560000	540000	561000	550500	555000	158	158	-0.9	0.8
TATURA	206000	369000	282000^	272500	275000	20	20	33.5	0.9
TAWONGA SOUTH	384000^	478800^	383500^	382500^	375000^	5	5	-2.3	-2.0
TAYLORS HILL	732500	692500	693500	734500	710000	23	23	-3.1	-3.3
TAYLORS LAKES	740000	725500	759500	762500	768000	17	17	3.8	0.7
TECOMA	730000^	592500^	650000^	797500^	727500^	4	4	-0.3	-8.8

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
TEMPLESTOWE	1110000	1249500	1400000	1320000	1436000	23	23	29.4	8.8
TEMPLESTOWE LOWER	990500	1038000	1102500	1200000	1250000	32	32	26.2	4.2
TERANG	220000	177500	200000	172000	203500 [^]	8	8	-7.5	18.3
THE BASIN	650000	717500 [^]	752600	695000	778000 [^]	8	8	19.7	11.9
THE HONEYSUCKLES	302500 [*]	348000 [^]	215000 [^]	350000 [^]	285000 [^]	5	5	NA	-18.6
THE PATCH	804000 [^]	560000 [^]	655500 [^]	990000 [^]	990000 [*]	0	0	NA	NA
THOMASTOWN	600000	561500	600000	615000	636000	34	34	6.0	3.4
THOMSON (GREATER GEELONG)	385500 [^]	378000 [^]	387500 [^]	425000 [^]	419000 [^]	6	6	8.7	-1.4
THORNBURY	1085000	1095000	1115000	1250000	1200000	36	36	10.6	-4.0
THORNHILL PARK	480000 [^]	535000	535000	552500	575000 [^]	6	6	19.8	4.1
TIMBOON	195000 [^]	275000 [^]	277500 [^]	260000 [^]	405000 [^]	5	5	107.7	55.8
TONGALA	205000 [^]	241000 [^]	229000 [^]	247500 [^]	212500 [^]	8	8	3.7	-14.1
TOORA	227500 [^]	227500 [*]	275000 [^]	310000 [^]	222500 [^]	2	2	-2.2	-28.2
TOORADIN	555000 [^]	660000 [^]	785000 [^]	745000 [^]	665000 [^]	8	8	19.8	-10.7
TOORAK	3925000	4350000	4750000	4912500	4207500 [^]	8	8	7.2	-14.4
TOOTGAROOK	562000	580000	617500	582000	630500	28	28	12.2	8.3
TORQUAY	814000	772000	766200	842000	800000	64	64	-1.7	-5.0
TRAFALGAR	425000	370000	407500	382500	410000	15	15	-3.5	7.2
TRARALGON	329000	308500	325000	339000	319500	146	146	-2.9	-5.8
TRARALGON EAST	577500 [^]	415000 [^]	577500 [^]	430000 [^]	454000 [^]	3	3	-21.4	5.6
TRAVANCORE	1255000 [*]	815000 [^]	1560000 [^]	1250000 [^]	1250000 [*]	0	0	NA	NA
TRENTHAM	610000 [^]	580000 [^]	622000 [^]	615000	592500	12	12	-2.9	-3.7
TRUGANINA	570500	565500	590000	570800	583500	96	96	2.3	2.2
TULLAMARINE	598500	600000	618000	619000	650000 [^]	9	9	8.6	5.0
TYABB	520400 [^]	610300	615000 [^]	620000 [^]	577000 [^]	7	7	10.9	-6.9
UPPER FERNTREE GULLY	565000 [^]	641500	602500	708000	691500 [^]	4	4	22.4	-2.3
UPWEY	640000	650000	742000	718000	750000	20	20	17.2	4.5
VENTNOR	540000	563500 [^]	487500 [^]	523500	532600	14	14	-1.4	1.7
VENUS BAY	310000	327500	335000	342500	350000	25	25	12.9	2.2
VERMONT	869800	900000	989500	1016500	1122500	22	22	29.1	10.4
VERMONT SOUTH	1049400	1031000	1170000	1260000	1210000	20	20	15.3	-4.0
VIEWBANK	890000	886500	920000	998000	982500	12	12	10.4	-1.6
VIOLET TOWN	268000 [^]	275000 [^]	342500 [^]	306400 [^]	279000 [^]	4	4	4.1	-8.9
WAHGUNYAH	392500 [^]	320000 [^]	314000 [^]	350000 [^]	395000 [^]	4	4	0.6	12.9
WALKERVILLE	355000 [^]	311000 [^]	245000 [^]	369000 [^]	285000 [^]	3	3	-19.7	-22.8
WALLAN	502500	455000	489900	480000	490000	27	27	-2.5	2.1
WALLAN EAST	455000	440000	445000	451500	460000	28	28	1.1	1.9
WANDANA HEIGHTS	715000 [^]	763000 [^]	690000 [^]	878000 [^]	980000 [^]	5	5	37.1	11.6
WANDIN NORTH	655200 [^]	567000 [^]	612000	627500	721300 [^]	4	4	10.1	14.9
WANGARATTA	319000	315000	299500	343000	328000	91	91	2.8	-4.4
WANTIRNA	762500	807500	951000	877500	930000	27	27	22.0	6.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
WANTIRNA SOUTH	947500	910000	1012500	1043500	1086000	39	39	14.6	4.1
WARBURTON	525000^	540000	495000^	500000^	552500^	6	6	5.2	10.5
WARRACKNABEAL	132000	113500	115000	120000	142000^	7	7	7.6	18.3
WARRAGUL	445000	460000	460000	473000	485000	95	95	9.0	2.5
WARRANTYTE	1115000^	967500	878000^	1050000	977500	18	18	-12.3	-6.9
WARRANWOOD	900000	890000	997000	893300	940000^	7	7	4.4	5.2
WARRNAMBOOL	360000	360000	370000	389000	392500	129	129	9.0	0.9
WATERWAYS	1625000^	1625000*	1105000^	1270000^	1422400^	8	8	-12.5	12.0
WATSONIA	695000	710300	753500	791000	787500	13	13	13.3	-0.4
WATSONIA NORTH	749000^	643800	706800^	764000	776800	12	12	3.7	1.7
WATTLE GLEN	635000^	772500^	815000^	755000^	765000^	5	5	20.5	1.3
WAURN PONDS	630000	580000	685000	650000	575000	11	11	-8.7	-11.5
WEDDERBURN	127000^	140000^	167500^	135300^	135300*	0	0	NA	NA
WEIR VIEWS	450000	472500	486500	430000	472500	16	16	5.0	9.9
WENDOUREE	335500	332500	331900	350000	357500	50	50	6.6	2.1
WENDOUREE WEST	262500	229000^	257500^	282500^	300000^	9	9	14.3	6.2
WERRIBEE	495000	495000	525000	510000	513000	131	131	3.6	0.6
WERRIBEE SOUTH	742500^	679500^	650000^	760000^	590000^	5	5	-20.5	-22.4
WEST FOOTSCRAY	745000	755000	830000	868000	840000	25	25	12.8	-3.2
WEST MELBOURNE	940000^	1105000^	1385000^	1540000^	1450000^	3	3	54.3	-5.8
WEST WODONGA	347000	339500	346500	340000	391300	50	50	12.8	15.1
WESTALL	705000^	690000	748000	761300^	769500	10	10	9.1	1.1
WESTGARTH	1700000^	1330000	1900000^	1541000	1441000^	4	4	-15.2	-6.5
WESTMEADOWS	600000	575000	634400	621300	552000	17	17	-8.0	-11.1
WHEELERS HILL	955000	947500	980000	1138000	1140000	43	43	19.4	0.2
WHITE HILLS	319500	400000	330000	360000	318000	15	15	-0.5	-11.7
WHITTINGTON	365000^	397500	372000	385000	412000	11	11	12.9	7.0
WHITTLESEA	580000^	565500	569000	601300	604500	20	20	4.2	0.5
WILLIAMS LANDING	655500	637500	656000	700000	687500	28	28	4.9	-1.8
WILLIAMSTOWN	1375000	1260000	1350000	1402500	1370000	21	21	-0.4	-2.3
WILLIAMSTOWN NORTH	1380000^	950000^	816000^	1520000^	1290000^	2	2	-6.5	-15.1
WIMBLEDON HEIGHTS	383000^	357000^	388300^	447500^	405000^	4	4	5.7	-9.5
WINCHELSEA	402500^	450000^	376500	438500	471300^	5	5	17.1	7.5
WINDSOR	1277000	1152000	1350000	1670000	1465000	15	15	14.7	-12.3
WINTER VALLEY	447500	417500	413800	440000	485000^	9	9	8.4	10.2
WODONGA	330500	323800	320000	353500	359000	96	96	8.6	1.6
WOLLERT	539500	583700	585000	577000	600000	108	108	11.2	4.0
WONGA PARK	1111000	1052500^	888000^	1685000^	1038000^	4	4	-6.6	-38.4
WONTHAGGI	365000	372500	369000	401500	385000	30	30	5.5	-4.1
WOODEND	766300	801300	693500	717500	650000	15	15	-15.2	-9.4
WOOLAMAI WATERS	484000	495300^	447500	512500	587500	12	12	21.4	14.6

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
WOORI YALLOCK	480000^	532500^	450000^	570000	552200	19	19	15.0	-3.1
WY YUNG	352500^	285000^	360000	311000^	315000^	5	5	-10.6	1.3
WYCHEPROOF	125000^	197500^	124500^	100000^	170000^	3	3	36.0	70.0
WYE RIVER	1700000^	1085000^	1085000*	1000000^	1042500^	4	4	-38.7	4.3
WYNDHAM VALE	457500	457500	465000	485000	470600	65	65	2.9	-3.0
YACKANDANDAH	510000^	480000^	441300^	560000^	545000^	1	1	6.9	-2.7
YALLAMBIE	710000	695000	861000^	878000	857000^	5	5	20.7	-2.4
YALLOURN NORTH	158500^	205000^	172500^	213000^	150000^	7	7	-5.4	-29.6
YARRA GLEN	640000^	685000^	650000^	703000	755500	10	10	18.0	7.5
YARRA JUNCTION	532800^	562500	600000	580000	540000	12	12	1.4	-6.9
YARRAGON	395000^	426000^	425000	430000^	433800^	4	4	9.8	0.9
YARRAM	250000	227500	224000	249800	258000	13	13	3.2	3.3
YARRAVILLE	917500	915000	975000	986000	950000	36	36	3.5	-3.7
YARRAWONGA	366000	376000	372500	389500	399800	40	40	9.2	2.6
YEA	465000^	417000^	470500^	420000	395000^	7	7	-15.1	-6.0
YINNAR	320000^	255000^	300000^	223000^	295000^	6	6	-7.8	32.3

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
ABBOTSFORD	470000	526000	527000	545000	560000	39	39	19.1	2.8
ABERFELDIE	550000 [^]	762500 [^]	993500 [^]	672500 [^]	662800 [^]	2	2	20.5	-1.4
AIRPORT WEST	523000	610000	598000	645000	651500	10	10	24.6	1.0
ALBERT PARK	740000 [^]	818800 [^]	1730000 [^]	892500 [^]	850000 [^]	1	1	14.9	-4.8
ALBION	230000	256000	297500	250000	469500	10	10	104.1	87.8
ALEXANDRA	335000 [^]	290000 [^]	285000 [^]	260000 [^]	300000 [^]	3	3	-10.4	15.4
ALFREDTON	240000 [^]	408500 [^]	264000 [^]	290000 [^]	280500	10	10	16.9	-3.3
ALPHINGTON	955000 [^]	715000 [^]	685000	712000 [^]	825000 [^]	5	5	-13.6	15.9
ALTONA	627500	615000	637500	615000	650000	19	19	3.6	5.7
ALTONA EAST	600000 [^]	560000 [^]	705000 [^]	740000 [^]	680500 [^]	2	2	13.4	-8.0
ALTONA MEADOWS	470000 [^]	465000 [^]	560000 [^]	502000 [^]	453000 [^]	2	2	-3.6	-9.8
ALTONA NORTH	595000	641300	710000	637500	613500	12	12	3.1	-3.8
APOLLO BAY	557500 [^]	418000 [^]	572500 [^]	372500 [^]	435800 [^]	4	4	-21.8	17.0
ARARAT	133000 [^]	166000 [^]	258000 [^]	208500 [^]	182000 [^]	7	7	36.8	-12.7
ARDEER	495000 [^]	425000 [^]	520000 [^]	555000 [^]	512500 [^]	5	5	3.5	-7.7
ARMADALE	590000	631900	680000	675500	722200	24	24	22.4	6.9
ASCOT VALE	506300	492000	515500	536000	573000	14	14	13.2	6.9
ASHBURTON	810000 [^]	1352500 [^]	1175500 [^]	1158000	1241500 [^]	8	8	53.3	7.2
ASHWOOD	891000	850000 [^]	856500	993500	956000 [^]	7	7	7.3	-3.8
ASPENDALE	661800 [^]	696600	696300	755000	774500	14	14	17.0	2.6
AVONDALE HEIGHTS	500000 [^]	446000 [^]	655000	715500 [^]	685000 [^]	3	3	37.0	-4.3
BACCHUS MARSH	321300 [^]	425000 [^]	439000 [^]	382000 [^]	343300 [^]	8	8	6.8	-10.1
BAIRNSDALE	224000 [^]	214500	201000	250000 [^]	245000 [^]	9	9	9.4	-2.0
BALACLAVA	518300	620500	540000	610000	620000	17	17	19.6	1.6
BALLAN	413500 [^]	335000 [^]	389000 [^]	325000 [^]	325000 [^]	3	3	-21.4	0.0
BALLARAT CENTRAL	215000 [^]	140000 [^]	310000 [^]	250000 [^]	455000 [^]	8	8	111.6	82.0
BALLARAT EAST	220500 [^]	330000 [^]	288500 [^]	319000 [^]	329400 [^]	6	6	49.4	3.3
BALLARAT NORTH	281500 [^]	255000 [^]	174500 [^]	345000 [^]	225000 [^]	3	3	-20.1	-34.8
BALWYN	720000	827500	810000	1200000	782500	20	20	8.7	-34.8
BALWYN NORTH	911300	1030000 [^]	1150000	977500	1222900	13	13	34.2	25.1
BARWON HEADS	938800 [^]	1125000 [^]	635000 [^]	885000 [^]	1117500 [^]	2	2	19.0	26.3
BAXTER	582000 [*]	467500 [^]	480000 [^]	539000 [^]	540000 [^]	3	3	NA	0.2
BAYSWATER	520000	552500	610000	611000	540000	22	22	3.8	-11.6
BAYSWATER NORTH	506500	470000	500000	478000	532500	14	14	5.1	11.4

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
BEACONSFIELD	400000 [^]	449800 [^]	446100	550000 [^]	439400 [^]	6	6	9.8	-20.1
BEAUMARIS	804000 [^]	1000000	955500	875000	1284500	14	14	59.8	46.8
BEECHWORTH	256000 [^]	256000 [*]	315000 [^]	595000 [^]	595000 [*]	0	0	NA	NA
BELL PARK	424000 [^]	355500	372500 [^]	418000	415000 [^]	7	7	-2.1	-0.7
BELLFIELD (BANYULE)	625000 [^]	642500 [^]	655800 [^]	666500 [^]	637500 [^]	8	8	2.0	-4.4
BELMONT	385000	414000	401800	463800	479000	15	15	24.4	3.3
BENALLA	186800	214000	202000 [^]	260000 [^]	186300	12	12	-0.3	-28.4
BENDIGO	320000 [^]	270000 [^]	208000 [^]	340000 [^]	270000 [^]	3	3	-15.6	-20.6
BENTLEIGH	639000	691000	642500	726000	630000	40	40	-1.4	-13.2
BENTLEIGH EAST	666000	752500	682500	810000	762000	39	39	14.4	-5.9
BERWICK	530000	505000	540000	517000	550100	39	39	3.8	6.4
BITTERN	500000 [*]	437500 [^]	515000 [^]	479000 [^]	520000 [^]	4	4	NA	8.6
BLACK ROCK	916300 [^]	894000	825000	1000000	925000	15	15	1.0	-7.5
BLACKBURN	767500	596000	550000	790000	650000	25	25	-15.3	-17.7
BLACKBURN NORTH	717500 [^]	730000 [^]	752000 [^]	1020000 [^]	780000 [^]	6	6	8.7	-23.5
BLACKBURN SOUTH	689000 [^]	760000 [^]	838000	770000 [^]	1080500 [^]	6	6	56.8	40.3
BONBEACH	481300	495000	626500	575000	590000	19	19	22.6	2.6
BORONIA	515000	575500	566000	591000	600000	53	53	16.5	1.5
BOX HILL	528000	498000	510000	571000	490000	51	51	-7.2	-14.2
BOX HILL NORTH	895000	830000	900000	860000	871000	20	20	-2.7	1.3
BOX HILL SOUTH	583300	746000 [^]	617500	855000	880000	10	10	50.9	2.9
BRAYBROOK	531000 [^]	530000	499000	600000	600000	21	21	13.0	0.0
BRIAR HILL	590000 [^]	566500 [^]	650000 [^]	677500	567000 [^]	5	5	-3.9	-16.3
BRIGHT	461000 [^]	429500	377500 [^]	500000 [^]	496000 [^]	2	2	7.6	-0.8
BRIGHTON	1120000	1047500	1175500	1016500	1074500	45	45	-4.1	5.7
BRIGHTON EAST	801000 [^]	875000	1185000	1090000	1036000	17	17	29.3	-5.0
BROADMEADOWS	397500	380000	381000	408000	392500	18	18	-1.3	-3.8
BROOKFIELD	645000 [*]	412500 [^]	465000 [^]	460000 [^]	460000 [*]	0	0	NA	NA
BROOKLYN	550000 [^]	535000 [^]	540000 [^]	600000	585500 [^]	9	9	6.5	-2.4
BROWN HILL	305000 [^]	308500 [^]	289500 [^]	310000 [^]	312000 [^]	3	3	2.3	0.6
BRUNSWICK	506000	534000	539000	605500	569000	68	68	12.5	-6.0
BRUNSWICK EAST	525000	493000	487500	525000	517300	74	74	-1.5	-1.5
BRUNSWICK WEST	499000	485500	559500	516000	547500	56	56	9.7	6.1
BULLEEN	845100	572500	582300	696000	570000	13	13	-32.5	-18.1

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
BUNDOORA	410000	386000	390000	416500	432500	30	30	5.5	3.8
BURWOOD	715000	750000	750000	698100	763000	30	30	6.7	9.3
BURWOOD EAST	780400 [^]	592500 [^]	600500 [^]	665000	744100	10	10	-4.7	11.9
CAIRNLEA	541400 [^]	458500 [^]	335000 [^]	431200	431200 [*]	0	0	NA	NA
CAMBERWELL	726000	818000	692000	865000	827500	23	23	14.0	-4.3
CANADIAN	311000	299500 [^]	278500 [^]	330000 [^]	310000 [^]	5	5	-0.3	-6.1
CANTERBURY	1550000 [^]	1294000	1150000	1380000	855000 [^]	3	3	-44.8	-38.0
CAPEL SOUND	437800 [^]	473000 [^]	622500	452000	480000 [^]	8	8	9.7	6.2
CARLTON	395000	420000	370000	430500	295000	69	69	-25.3	-31.5
CARLTON NORTH	410000 [^]	627000 [^]	500000 [^]	925000 [^]	855500 [^]	4	4	108.7	-7.5
CARNEGIE	607500	539300	650000	672500	620000	73	73	2.1	-7.8
CAROLINE SPRINGS	465000 [^]	445000	445000 [^]	480000	486000	10	10	4.5	1.3
CARRUM	598500	567300 [^]	680000 [^]	608000	642000	15	15	7.3	5.6
CARRUM DOWNS	424000	423000	440000	450000	495000	34	34	16.7	10.0
CASTLEMAINE	410000 [^]	499200 [^]	395000 [^]	371300 [^]	482500 [^]	6	6	17.7	30.0
CAULFIELD	740000	750000	770000	750600	773000 [^]	8	8	4.5	3.0
CAULFIELD EAST	351500 [^]	747500 [^]	318000 [^]	350000 [^]	372800 [^]	4	4	6.0	6.5
CAULFIELD NORTH	503000	675000	544000	617500	700000	43	43	39.2	13.4
CAULFIELD SOUTH	720000 [^]	675000	820000	730000	810000	15	15	12.5	11.0
CHADSTONE	745900	750000	798000	905000	860000	25	25	15.3	-5.0
CHELSEA	597000	600000	590000	650500	652500	26	26	9.3	0.3
CHELSEA HEIGHTS	620000 [^]	555000 [^]	627800 [^]	580000 [^]	694000 [^]	4	4	11.9	19.7
CHELTENHAM	595000	572500	584000	565000	695000	35	35	16.8	23.0
CHELTENHAM EAST	574000 [^]	525000 [^]	592500 [^]	620500	656500 [^]	6	6	14.4	5.8
CHELTENHAM NORTH	595500 [^]	599500 [^]	635000	657000 [^]	690500 [^]	8	8	16.0	5.1
CHIRNSIDE PARK	520000 [*]	568100 [^]	617500	615000 [^]	642000 [^]	2	2	NA	4.4
CLARINDA	535000 [^]	649500 [^]	552000 [^]	762000 [^]	667300	10	10	24.7	-12.4
CLAYTON	596000	702500	620000	600000	609100	34	34	2.2	1.5
CLAYTON NORTH	608500	551300 [^]	490000 [^]	641400	537900 [^]	6	6	-11.6	-16.1
CLAYTON SOUTH	397000 [^]	530000 [^]	500000 [^]	510000	667500 [^]	6	6	68.1	30.9
CLIFTON HILL	550000 [^]	550000	815000 [^]	600000	487500	10	10	-11.4	-18.8
COBRAM	236000 [^]	210000 [^]	189500 [^]	217500 [^]	212500 [^]	4	4	-10.0	-2.3
COBURG	510000	535000	536000	610000	581700	29	29	14.1	-4.6
COBURG EAST	466300 [^]	521000 [^]	667500 [^]	640500	528500	13	13	13.4	-17.5

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
COBURG NORTH	590000 [^]	610000 [^]	528800	630000	627700 [^]	6	6	6.4	-0.4
COLAC	315000 [^]	210000 [^]	320000 [^]	315000 [^]	312000 [^]	2	2	-1.0	-1.0
COLLINGWOOD	570000	590500	568000	620000	613000	46	46	7.5	-1.1
CORIO	340000	297500 [^]	312500	292500 [^]	333000 [^]	3	3	-2.1	13.8
COWES	340500	261000 [^]	346000 [^]	495000 [^]	340000 [^]	9	9	-0.1	-31.3
COWES WEST	470000 [^]	455000 [^]	427500 [^]	390000 [^]	410000 [^]	7	7	-12.8	5.1
CRAIGIEBURN	388300	380000	375000	379900	370000	25	25	-4.7	-2.6
CRANBOURNE	355600 [^]	345000	370000	370500	372500	14	14	4.8	0.5
CRANBOURNE NORTH	430000 [^]	360000 [^]	437500 [^]	415000 [^]	405000 [^]	2	2	-5.8	-2.4
CRANBOURNE WEST	420000 [^]	350000 [^]	426300 [^]	385000 [^]	421000 [^]	3	3	0.2	9.4
CREMORNE	1085000 [^]	1642900	918000 [^]	674000 [^]	1272500 [^]	2	2	17.3	88.8
CRIB POINT	405000 [^]	410000 [^]	433800 [^]	389000 [^]	452000 [^]	5	5	11.6	16.2
CROYDON	545000	550000	560000	600000	600500	82	82	10.2	0.1
CROYDON NORTH	557500 [^]	595000	610000	648500	611000 [^]	9	9	9.6	-5.8
CROYDON SOUTH	620000 [^]	630000 [^]	667000	643500 [^]	720000 [^]	5	5	16.1	11.9
DALLAS	379000 [^]	360000 [^]	430000 [^]	434500 [^]	380000 [^]	7	7	0.3	-12.5
DANDENONG	311500	325000	372500	354500	422500	68	68	35.6	19.2
DANDENONG NORTH	406000 [^]	412500	425000 [^]	445000	486000	14	14	19.7	9.2
DARLEY	310000 [^]	310000 [^]	300000 [^]	425000 [^]	327500 [^]	6	6	5.6	-22.9
DAYLESFORD	536000 [^]	403500 [^]	692500 [^]	650000 [^]	720000 [^]	3	3	34.3	10.8
DEEPDENE	1205000 [^]	951000 [^]	2270000 [^]	1000000 [^]	1148100 [^]	2	2	-4.7	14.8
DEER PARK	440000 [^]	485000 [^]	450900	484500	450000 [^]	7	7	2.3	-7.1
DIAMOND CREEK	617500 [^]	625000	625000	686000	623500 [^]	6	6	1.0	-9.1
DINGLEY VILLAGE	575000 [^]	595100 [^]	576000 [^]	629500 [^]	610500 [^]	4	4	6.2	-3.0
DOCKLANDS	625000	579500	580000	605900	542500	106	106	-13.2	-10.5
DONCASTER	640000	614000	589000	627900	553500	58	58	-13.5	-11.8
DONCASTER EAST	598000	798000	810000	874500	870000	51	51	45.5	-0.5
DONVALE	612500	745000	791600	806000	730000 [^]	8	8	19.2	-9.4
DOVETON	387400 [^]	419500 [^]	403500	386000 [^]	380000 [^]	5	5	-1.9	-1.6
DROMANA	580000 [^]	585000 [^]	860000 [^]	510500	600000	10	10	3.4	17.5
DROUIN	334500	320000	334000	333700	342800	16	16	2.5	2.7
DRYSDALE	363000 [^]	376700	450000 [^]	403000 [^]	372500 [^]	7	7	2.6	-7.6
EAGLEHAWK	236000 [^]	242000 [^]	247500 [^]	256000 [^]	258000 [^]	3	3	9.3	0.8
EAGLEMONT	1315000 [^]	870000 [^]	785000 [^]	545500	450000 [^]	1	1	-65.8	-17.5

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Oct-Dec 2019 to Jan-Mar 2020	
EAST BAIRNSDALE	-	-	225000 ^	140000^	140000*	0	0	NA	NA
EAST BENDIGO	283000 ^	307500 ^	331000 ^	376800^	312500^	2	2	10.4	-17.1
EAST GEELONG	360000 ^	691000 ^	699000 ^	464000^	395000^	1	1	9.7	-14.9
EAST MELBOURNE	665000	693700	609500	590000	820000	21	21	23.3	39.0
ECHUCA	262500 ^	297500	255000	256000	312000	11	11	18.9	21.9
EDITHVALE	710000	715000	640500	727500	723500	14	14	1.9	-0.5
ELSTERNWICK	620000	566000	605600	600000	730000	31	31	17.7	21.7
ELTHAM	620000	615000	700000	690000	791500	22	22	27.7	14.7
ELWOOD	622500	642500	737500	708000	691500	66	66	11.1	-2.3
ENDEAVOUR HILLS	426000 ^	500000 ^	493000	565000^	565000	22	22	32.6	0.0
EPPING	395000	393000	405000	413000	386500	18	18	-2.2	-6.4
ESSENDON	575000	492500	540000	547500	607500	48	48	5.7	11.0
ESSENDON NORTH	407500 ^	435000	430000	425000	430000	11	11	5.5	1.2
EUMEMMERRING	455000 ^	430000 ^	337500 ^	450000^	393000^	5	5	-13.6	-12.7
EUROA	240000 ^	250000 ^	230000 ^	215000^	162500^	5	5	-32.3	-24.4
FAIRFIELD	495000	570000 ^	485000	599100	627000	13	13	26.7	4.7
FAWKNER	424500	461000	515000	505000	534000	10	10	25.8	5.7
FERNTREE GULLY	526000	507500	545400	575000	600000	21	21	14.1	4.3
FISHERMANS BEND	949000	722000	660000	1085000	911300	16	16	-4.0	-16.0
FITZROY	733500	715000	753500	786000	657500	16	16	-10.4	-16.3
FITZROY NORTH	587500	629000	630500	700000	615500^	8	8	4.8	-12.1
FLEMINGTON	384000	401500	427500	602500	342500	15	15	-10.8	-43.2
FLORA HILL	269300 ^	210000 ^	315000 ^	246500^	260000^	8	8	-3.4	5.5
FOOTSCRAY	360000	406300	377000	460000	468000	69	69	30.0	1.7
FOREST HILL	655000	774000	749000	752000	775000	13	13	18.3	3.1
FOSTER	161700 ^	161700 *	197500 ^	163000^	292500^	2	2	80.9	79.4
FRANKSTON	401000	380500	425000	451000	415500	83	83	3.6	-7.9
FRANKSTON SOUTH	585000	615000	581000	647500	730000	11	11	24.8	12.7
GARDENVALE	817000 ^	530500 ^	695500 ^	643000^	865000^	2	2	5.9	34.5
GEELONG	595900	540000	595000	456400^	615000	25	25	3.2	34.8
GEELONG WEST	287500 ^	359000 ^	525000 ^	447500	317500^	7	7	10.4	-29.1
GISBORNE	515000 ^	552500 ^	510000 ^	490000^	550000^	7	7	6.8	12.2
GLEN HUNTLY	437000	580000	500000	601300	620000	23	23	41.9	3.1
GLEN IRIS	697500	630000	585000	727500	672000	43	43	-3.7	-7.6

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
GLEN WAVERLEY	895000	737500	864000	850000	812000	43	43	-9.3	-4.5
GLENROY	513100	502500	550000	535000	587600	62	62	14.5	9.8
GOLDEN POINT (BALLARAT)	257500 [^]	305000 [^]	330000 [^]	345000 [^]	300000 [^]	7	7	16.5	-13.0
GOLDEN SQUARE	257300	272500	300000	259500	267500	10	10	4.0	3.1
GREENSBOROUGH	615000	605000	637800	685000	603800	18	18	-1.8	-11.9
GROVEDALE	385000	399000	401000	419800	442800	14	14	15.0	5.5
HADFIELD	590000 [^]	515000	483500	532500	625000	13	13	5.9	17.4
HALLAM	373500 [^]	430000 [^]	425000	441500	502500	14	14	34.5	13.8
HAMILTON	160000 [^]	153800	212500 [^]	300000 [^]	216300 [^]	4	4	35.2	-27.9
HAMLIN HEIGHTS	465000 [^]	425000 [^]	475000	475000	421000 [^]	6	6	-9.5	-11.4
HAMPTON	630000	751000	850500	907500	930000	23	23	47.6	2.5
HAMPTON EAST	581000 [^]	579500	635000	725000	872500 [^]	8	8	50.2	20.3
HAMPTON PARK	390000	400000	403000	420000	422500 [^]	8	8	8.3	0.6
HARKNESS	315000 [^]	340000 [^]	358000 [^]	340000 [^]	339500 [^]	4	4	7.8	-0.1
HASTINGS	375000	347500 [^]	450000	385000	405000	17	17	8.0	5.2
HAWTHORN	536500	507500	570000	583000	575000	69	69	7.2	-1.4
HAWTHORN EAST	632300	601300	620000	651000	666500	36	36	5.4	2.4
HEALESVILLE	375000 [^]	507500 [^]	532500 [^]	494000	550000 [^]	3	3	46.7	11.3
HEATHMONT	550000 [^]	610300	640000	703300	645000 [^]	9	9	17.3	-8.3
HEIDELBERG	650000	635000	642500	785000	654800	16	16	0.7	-16.6
HEIDELBERG HEIGHTS	608900	632000	665000 [^]	650000	740500	19	19	21.6	13.9
HEIDELBERG WEST	550500 [^]	530000 [^]	555000	605000	593000 [^]	8	8	7.7	-2.0
HERNE HILL	215000 [^]	290000 [^]	255000 [^]	405600 [^]	419000 [^]	5	5	94.9	3.3
HIGHETT	665000	655000	691000	682500	620000	49	49	-6.8	-9.2
HIGHTON	447500	390000	399000	433000	447500	18	18	0.0	3.3
HILLSIDE (MELTON)	440000 [^]	420000 [^]	500000 [^]	477500 [^]	455000 [^]	7	7	3.4	-4.7
HOPPERS CROSSING	379500	408800	421000	420000	420000	17	17	10.7	0.0
HORSHAM	201300	270000	230000 [^]	238500	187500	10	10	-6.8	-21.4
HUGHESDALE	658500	572000	724000	600000	626800	10	10	-4.8	4.5
INVERLOCH	652500 [^]	390000	375000 [^]	515000 [^]	460000 [^]	6	6	-29.5	-10.7
IRYMPLE	105000	112500 [^]	225500 [^]	180000 [^]	455000 [^]	1	1	333.3	152.8
IVANHOE	550000	450000	635000	721300	649200	24	24	18.0	-10.0
IVANHOE EAST	592500 [^]	550000 [^]	810000 [^]	580000 [^]	766000 [^]	4	4	29.3	32.1
JACANA	440000 [^]	355000 [^]	440000 [^]	363800 [^]	350000 [^]	1	1	-20.5	-3.8

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
JOLIMONT	698500 [^]	900000 [^]	1552500 [^]	665000	1250000	11	11	79.0	88.0
KANGAROO FLAT	233000 [^]	252000 [^]	240000	286000 [^]	268500	10	10	15.2	-6.1
KEILOR DOWNS	422500 [^]	460000 [^]	552000 [^]	483300 [^]	519900 [^]	4	4	23.1	7.6
KEILOR EAST	585500 [^]	622500	690000	680000	615000 [^]	4	4	5.0	-9.6
KENNINGTON	267500	294500 [^]	267500	262500	300000 [^]	7	7	12.1	14.3
KENSINGTON	495000	535000	503000	500000	503500	28	28	1.7	0.7
KEW	751300	740000	839000	827500	825000	33	33	9.8	-0.3
KEW NORTH	843000 [^]	986300 [^]	799000 [^]	838400	1170000 [^]	7	7	38.8	39.6
KEYSBOROUGH	620000 [^]	542500 [^]	570000	627500	650000	12	12	4.8	3.6
KIALLA	129500 [^]	121000 [^]	275000 [^]	325000 [^]	125500 [^]	2	2	-3.1	-61.4
KILMORE	315000 [^]	352500 [^]	335000 [^]	345000 [^]	319000 [^]	3	3	1.3	-7.5
KILSYTH	523000	523500	593300	573600	611500	26	26	16.9	6.6
KINGSBURY	472500 [^]	371300 [^]	550000 [^]	605000 [^]	453500 [^]	4	4	-4.0	-25.0
KINGSVILLE	385000	395800	437500	484500	500000 [^]	5	5	29.9	3.2
KNOXFIELD	646500 [^]	596500	625000	680000	755500	10	10	16.9	11.1
KOO WEE RUP	335000 [*]	415000 [^]	415000 [*]	416000 [^]	420000 [^]	5	5	NA	1.0
KORUMBURRA	264800 [^]	325000 [^]	250000 [^]	328800 [^]	328000 [^]	3	3	23.9	-0.2
KURUNJANG	385000 [^]	295000 [^]	395000 [^]	356000 [^]	347300 [^]	2	2	-9.8	-2.5
KYABRAM	213000	205000 [^]	185000 [^]	266300 [^]	220000 [^]	5	5	3.3	-17.4
KYNETON	480000 [^]	680500 [^]	410000 [^]	352000 [^]	503000 [^]	3	3	4.8	42.9
LAKE WENDOUREE	491300 [^]	437500 [^]	398800 [^]	512500 [^]	459300 [^]	2	2	-6.5	-10.4
LAKES ENTRANCE	200000 [^]	252500 [^]	175000 [^]	212500	300000 [^]	6	6	50.0	41.2
LALOR	397000 [^]	418800	438000	480000	495000 [^]	8	8	24.7	3.1
LANGWARRIN	473000	435000	451300	463000	458900	26	26	-3.0	-0.9
LAVERTON	510000	435000 [^]	510000	515000	557500 [^]	6	6	9.3	8.3
LAVERTON SOUTH	431000 [^]	431900 [^]	550000 [^]	485000 [^]	486500 [^]	6	6	12.9	0.3
LEONGATHA	233300 [^]	300000 [^]	210000 [^]	210000 [*]	339000 [^]	3	3	45.3	NA
LEOPOLD	370000 [^]	377500 [^]	390000	407500	399000 [^]	7	7	7.8	-2.1
LILYDALE	451000 [^]	450000	570000	515000	528000	24	24	17.1	2.5
LORNE	787500 [^]	860000 [^]	515000 [^]	897500	697500 [^]	7	7	-11.4	-22.3
LOWER PLENTY	445000 [^]	505500 [^]	590000	545000	625000 [^]	8	8	40.4	14.7
MACLEOD	570000	560000	741000	694000	699000	18	18	22.6	0.7
MAFFRA	220000 [^]	225000 [^]	208000 [^]	415000 [^]	305000 [^]	1	1	38.6	-26.5
MAIDSTONE	490000	507000	601600	600000	622000	20	20	26.9	3.7

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
MALVERN	560000	600500	775000	887500	725000	12	12	29.5	-18.3
MALVERN EAST	620000	678800	592500	649000	670000	29	29	8.1	3.2
MANIFOLD HEIGHTS	350000 [^]	298000 [^]	339000 [^]	433800 [^]	444500 [^]	6	6	27.0	2.5
MANOR LAKES	232500 [^]	232500 [*]	232500 [*]	526000 [^]	526000 [*]	0	0	NA	NA
MANSFIELD	333000 [^]	370500 [^]	291000 [^]	305000 [^]	390500 [^]	6	6	17.3	28.0
MARIBYRNONG	499000	412000	546000	517500	500000	35	35	0.2	-3.4
MARYBOROUGH	200000 [^]	207500 [^]	215000 [^]	208000 [^]	236300 [^]	6	6	18.1	13.6
MCCRAE	720000 [^]	525000 [^]	589000 [^]	907500 [^]	561000 [^]	5	5	-22.1	-38.2
MCKINNON	1019500 [^]	759000	620500 [^]	986500	723600	12	12	-29.0	-26.7
MEADOW HEIGHTS	350000 [^]	375000 [^]	397000	400000 [^]	401000 [^]	9	9	14.6	0.3
MELBOURNE	455000	485000	510000	486000	490000	322	322	7.7	0.8
MELTON	316500	305000	305000	311500	322500	12	12	1.9	3.5
MELTON SOUTH	289000	291000	297500	308500	310000 [^]	9	9	7.3	0.5
MENTONE	590000	541300	605000	634000	617500	26	26	4.7	-2.6
MERNDA	428800 [^]	412500 [^]	370000 [^]	380000 [^]	407000	12	12	-5.1	7.1
MIDDLE PARK	742500 [^]	815000 [^]	422500 [^]	738500 [^]	1187500 [^]	4	4	59.9	60.8
MILDURA	208500	225000	233000	198000	200000	27	27	-4.1	1.0
MILL PARK	344000 [^]	422500 [^]	453000	483000	450000	13	13	30.8	-6.8
MITCHAM	628500	720000	730000	709300	701000	27	27	11.5	-1.2
MOE	143500	208000	140000	220000 [^]	135000 [^]	9	9	-5.9	-38.6
MONT ALBERT	685000 [^]	750000 [^]	677000	804000	766800	10	10	11.9	-4.6
MONT ALBERT NORTH	840000 [^]	920000	835500	888000	1140000 [^]	5	5	35.7	28.4
MONTMORENCY	638000 [^]	675500	735000	720000	770000 [^]	7	7	20.7	6.9
MOONEE PONDS	486000	481300	443000	581400	512500	34	34	5.5	-11.9
MOORABBIN	580000	686000	645000	738000 [^]	561300	12	12	-3.2	-23.9
MOOROOLBARK	554300	535000	580000	592500	590000	16	16	6.5	-0.4
MOOROOPNA	172500 [^]	178000 [^]	171500 [^]	175800 [^]	187500 [^]	8	8	8.7	6.7
MORDIALLOC	650000	631500	599500	624300	632000	23	23	-2.8	1.2
MORNINGTON	585000	655000	600000	680000	630000	48	48	7.7	-7.4
MORWELL	151800 [^]	161000 [^]	232500	175300	162300	12	12	6.9	-7.4
MOUNT CLEAR	217500 [^]	292800 [^]	261000 [^]	290000 [^]	375000 [^]	1	1	72.4	29.3
MOUNT ELIZA	500000 [^]	495000 [^]	600000 [^]	742500	515000 [^]	7	7	3.0	-30.6
MOUNT EVELYN	312500 [^]	520000 [^]	582500 [^]	582500 [*]	577500 [^]	6	6	84.8	NA
MOUNT MARTHA	462500 [^]	650000 [^]	399000 [^]	680000 [^]	685000	13	13	48.1	0.7

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
MOUNT PLEASANT	212000 [^]	255000 [^]	225000 [^]	293000 [^]	283000 [^]	4	4	33.5	-3.4
MOUNT WAVERLEY	833500	980100	1025000	983000	980000	35	35	17.6	-0.3
MULGRAVE	628000 [^]	722500	756000	731100	835500 [^]	4	4	33.0	14.3
MURRUMBEENA	521500	441500	612000	617500	580000	29	29	11.2	-6.1
MYRTLEFORD	270000 [^]	255000 [^]	255000 [*]	327500 [^]	284500 [^]	2	2	5.4	-13.1
NAGAMBIE	302500 [^]	290000 [^]	397500 [^]	395000 [^]	372000 [^]	1	1	23.0	-5.8
NARRE WARREN	382300	430000	422000	435000	457500	12	12	19.7	5.2
NEW GISBORNE	250000 [^]	499000 [^]	190000 [^]	250000 [^]	260000 [^]	1	1	4.0	4.0
NEWBOROUGH	217500 [^]	230000 [^]	184000 [^]	190000 [^]	261500 [^]	8	8	20.2	37.6
NEWCOMB	350000 [^]	323800 [^]	288000 [^]	400000 [^]	395000 [^]	6	6	12.9	-1.3
NEWPORT	675000	674000	790000	725000	705000	17	17	4.4	-2.8
NEWTOWN (GREATER GEELONG)	378500 [^]	625000	561000	407000	347500	10	10	-8.2	-14.6
NIDDRIE	720000 [^]	665000	653000	690000	595000 [^]	5	5	-17.4	-13.8
NOBLE PARK	457500	465000	460000	470000	455500	54	54	-0.4	-3.1
NORLANE	305000	340000 [^]	285800 [^]	260000 [^]	320000	12	12	4.9	23.1
NORTH BENDIGO	249300	272500 [^]	255000 [^]	310000 [^]	275000 [^]	8	8	10.3	-11.3
NORTH MELBOURNE	467500	421000	515000	538500	546500	54	54	16.9	1.5
NORTHCOTE	545000	567500	653800	561500	676300	26	26	24.1	20.4
NOTTING HILL	355000	380000	400000	431900	320000	12	12	-9.9	-25.9
NUMURKAH	165500 [^]	192500 [^]	135000 [^]	180000 [^]	171500 [^]	6	6	3.6	-4.7
NUNAWADING	498300	520500	657500	766000	854000	16	16	71.4	11.5
OAK PARK	662400	675500	610000	680000	610000	17	17	-7.9	-10.3
OAKLEIGH	469600	582000 [^]	730500	555000	463000	13	13	-1.4	-16.6
OAKLEIGH EAST	701500 [^]	783500	824000	844000	750000	11	11	6.9	-11.1
OAKLEIGH SOUTH	703500	470000 [^]	740000	765000	877300	12	12	24.7	14.7
OCEAN GROVE	629800	502500	600000	657500	542500	16	16	-13.9	-17.5
OFFICER	429500 [^]	430000 [^]	396500 [^]	397500 [^]	420000 [^]	5	5	-2.2	5.7
ORMOND	658800	611000	550800	636500	686000	30	30	4.1	7.8
OSBORNE	690000 [^]	635000 [^]	605000	664000 [^]	562800	10	10	-18.4	-15.2
PAKENHAM	360000	362000	380000	375000	405000	27	27	12.5	8.0
PARKDALE	698000	544000	674000	744300	786300	20	20	12.6	5.6
PARKVILLE	453600	580500	443000	461800	495000	22	22	9.1	7.2
PASCOE VALE	616300	612000	590000	619000	605000	46	46	-1.8	-2.3
PASCOE VALE SOUTH	595800 [^]	486000 [^]	610000 [^]	665000 [^]	690000	17	17	15.8	3.8

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
PATTERSON LAKES	511000 [^]	647500	620000	618800	583500	14	14	14.2	-5.7
PAYNESVILLE	315000 [^]	170000 [^]	275000	272500	287000 [^]	7	7	-8.9	5.3
POINT COOK	475000 [^]	441300	412500	499000	460000	17	17	-3.2	-7.8
POINT LONSDALE	722800 [^]	435000 [^]	570000 [^]	640000 [^]	535000 [^]	3	3	-26.0	-16.4
PORT FAIRY	465000 [^]	555000 [^]	735000 [^]	560000 [^]	543800 [^]	6	6	16.9	-2.9
PORT MELBOURNE	702000	701000	740000	740000	805000	53	53	14.7	8.8
PORTARLINGTON	484300 [^]	586300 [^]	910000 [^]	490000	543500 [^]	6	6	12.2	10.9
PORTLAND	165000	166800 [^]	197500	203500	200000	13	13	21.2	-1.7
PRAHRAN	470000	590000	575000	627500	440000	65	65	-6.4	-29.9
PRESTON	482500	460000	485000	529000	491000	63	63	1.8	-7.2
QUARRY HILL	221500 [^]	247000 [^]	287500 [^]	300000 [^]	287500 [^]	3	3	29.8	-4.2
REDAN	272500 [^]	227000 [^]	263000 [^]	265500 [^]	184000 [^]	4	4	-32.5	-30.7
RESEARCH	572500 [*]	780000 [^]	730000 [^]	515000 [^]	515000 [*]	0	0	NA	NA
RESERVOIR	541300	513800	590000	595000	580000	89	89	7.2	-2.5
RICHMOND	553600	557500	587500	604000	603500	90	90	9.0	-0.1
RINGWOOD	507500	545000	536000	529000	562500	60	60	10.8	6.3
RINGWOOD EAST	570000	552500	675000	635800	652500	28	28	14.5	2.6
RINGWOOD NORTH	538800 [^]	651000 [^]	640000 [^]	780000 [^]	825000 [^]	5	5	53.1	5.8
RIPPLESIDE	950000 [^]	852500 [^]	852500 [*]	470000 [^]	750000 [^]	1	1	-21.1	59.6
RIPPONLEA	536500 [^]	467500 [^]	436300 [^]	1346000 [^]	470000 [^]	3	3	-12.4	-65.1
ROMSEY	395000 [*]	370000 [^]	419000 [^]	425000 [^]	382000 [^]	2	2	NA	-10.1
ROSANNA	627000	685000	693000	750000	702500	10	10	12.0	-6.3
ROSEBUD	505000	535000	522500	560000	575000	21	21	13.9	2.7
ROWVILLE	565000	555500	585300	615000	640300	12	12	13.3	4.1
ROXBURGH PARK	465000 [^]	469000 [^]	368000 [^]	462500 [^]	388000 [^]	5	5	-16.6	-16.1
RYE	471500 [^]	492000 [^]	460800 [^]	770000 [^]	630000 [^]	6	6	33.6	-18.2
SAFETY BEACH	690000	575000	597500	697500	657500	20	20	-4.7	-5.7
SALE	150000	210000	220000	253300	259000	11	11	72.7	2.3
SAN REMO	400000 [^]	259000 [^]	200000 [^]	200000 [*]	510000 [^]	3	3	27.5	NA
SANCTUARY LAKES	409500	595000	542500	558000	485300 [^]	2	2	18.5	-13.0
SANDRINGHAM	632000	620000	790000	816300	630000	31	31	-0.3	-22.8
SCORESBY	572000 [^]	733900 [^]	677500 [^]	550000 [^]	555000 [^]	3	3	-3.0	0.9
SEAFORD	465000	460000	493000	540000	564000	34	34	21.3	4.4
SEBASTOPOL	236000	230000	227500	247500	272500	23	23	15.5	10.1

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%) Jan-Mar 2019 to Jan-Mar 2020	
SEDDON	744300 [^]	686300 [^]	690000 [^]	482000 [^]	465000 [^]	9	9	-37.5	-3.5
SHEPPARTON	251500	192000	274500	259000	262500	23	23	4.4	1.4
SKYE	461250 [*]	435000 [^]	452500 [^]	432000 [^]	510000 [^]	1	1	NA	18.1
SOLDIERS HILL	339500 [^]	315000 [^]	453800 [^]	395000 [^]	355000 [^]	1	1	4.6	-10.1
SOMERVILLE	470000 [^]	505000 [^]	443000	448500 [^]	460000	13	13	-2.1	2.6
SOUTH KINGSVILLE	635000 [^]	643000	754500 [^]	640000 [^]	705000 [^]	9	9	11.0	10.2
SOUTH MELBOURNE	549000	584000	599000	610000	538500	39	39	-1.9	-11.7
SOUTH MORANG	390000 [^]	390000 [^]	420000	432500	432500	16	16	10.9	0.0
SOUTH YARRA	525000	600000	570000	650000	590000	114	114	12.4	-9.2
SOUTHBANK	604000	600000	600000	600500	580000	152	152	-4.0	-3.4
SPOTSWOOD	690500 [^]	518800 [^]	841000 [^]	650000 [^]	697500 [^]	2	2	1.0	7.3
SPRING GULLY	289000 [^]	317500	230000 [^]	251500	302500	11	11	4.7	20.3
SPRINGVALE	521000	525000	434000	567500	600000	21	21	15.2	5.7
SPRINGVALE SOUTH	485000 [^]	422500 [^]	491500 [^]	467500	466200 [^]	6	6	-3.9	-0.3
ST ALBANS	414500	412500	445500	457500	468500	30	30	13.0	2.4
ST KILDA	536500	530700	482800	580000	580000	119	119	8.1	0.0
ST KILDA EAST	572500	624000	550000	616000	617500	32	32	7.9	0.2
ST KILDA WEST	500000	520000	530000	707500	593000 [^]	5	5	18.6	-16.2
ST LEONARDS	431000 [^]	365000 [^]	365000 [*]	481000 [^]	375000 [^]	3	3	-13.0	-22.0
STAWELL	138000 [^]	138000 [*]	305000 [^]	221300 [^]	125000 [^]	3	3	-9.4	-43.5
STRATHDALE	272000 [^]	276300 [^]	257800 [^]	120000 [^]	286000 [^]	4	4	5.1	138.3
STRATHMORE	575000 [^]	730300 [^]	744000	852500	762500 [^]	7	7	32.6	-10.6
STUDFIELD	720000 [*]	515000 [^]	805000 [^]	705500 [^]	663500 [^]	4	4	NA	-6.0
SUNBURY	375000	392500	405000	425000	460000	25	25	22.7	8.2
SUNSHINE	373300	400000 [^]	390000	390000	310000	10	10	-16.9	-20.5
SUNSHINE NORTH	425000 [^]	514000 [^]	442000	580000 [^]	475000 [^]	3	3	11.8	-18.1
SUNSHINE WEST	487500	505000	450000	537500	485000	11	11	-0.5	-9.8
SURREY HILLS	750000	720000	777500	903000	867000	21	21	15.6	-4.0
SWAN HILL	195300	236000	258500	264000 [^]	204500 [^]	6	6	4.7	-22.5
SYDENHAM	401300	415500	435000	405000	425000	15	15	5.9	4.9
SYNDAL	660000 [^]	875000	1020000 [^]	1000700	1225000 [^]	7	7	85.6	22.4
TARNEIT	375000 [^]	400000	390000	378500	390000 [^]	9	9	4.0	3.0
TATURA	221500 [^]	240800 [^]	210000 [^]	207500 [^]	227500 [^]	3	3	2.7	9.6
TAYLORS HILL	-	422000 [^]	460000 [^]	442500 [^]	540000 [^]	3	3	0.0	22.0

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
TEMPLESTOWE	828500 [^]	735000	710500	790000	790000	11	11	-4.6	0.0
TEMPLESTOWE LOWER	665300	758800	904000	800000	870000	11	11	30.8	8.8
THOMASTOWN	455000	413000	475000	468000	460500	13	13	1.2	-1.6
THOMSON (GREATER GEELONG)	410000 [*]	410000 [*]	382500 [^]	422000 [^]	393000 [^]	2	2	NA	-6.9
THORBURY	537500	605000	575000	683000	582500	24	24	8.4	-14.7
TOORAK	815500	1800000	1050000	917500	872800	42	42	7.0	-4.9
TORQUAY	455000	647000	739500	617500	640000 [^]	9	9	40.7	3.6
TRAFALGAR	428500 [^]	330000 [^]	233000 [^]	310000 [^]	310000 [*]	0	0	NA	NA
TRARALGON	239000 [^]	184000	227300	206000	219000	27	27	-8.4	6.3
TRAVANCORE	358000 [^]	339500 [^]	346000	347500	350000	15	15	-2.2	0.7
TRUGANINA	415000	417300 [^]	415000 [^]	409500	413500	13	13	-0.4	1.0
TULLAMARINE	480000	450000	500000	468000	482500	12	12	0.5	3.1
TYABB	469500 [^]	483500 [^]	443000 [^]	439300 [^]	490000 [^]	5	5	4.4	11.6
VERMONT	705000 [^]	677800 [^]	680000	790500	890000 [^]	5	5	26.2	12.6
VERMONT SOUTH	800000 [^]	665000 [^]	735000 [^]	853000 [^]	1000500 [^]	2	2	25.1	17.3
VIEWBANK	537800 [^]	650000 [^]	607500 [^]	650000 [^]	884000 [^]	2	2	64.4	36.0
WALLAN	337500 [^]	317500 [^]	373000 [^]	385000 [^]	342500 [^]	2	2	1.5	-11.0
WALLAN EAST	325000 [^]	344000 [^]	340000 [^]	362000 [^]	363500 [^]	6	6	11.8	0.4
WANGARATTA	248000	173000	187500	235000	243500	10	10	-1.8	3.6
WANTIRNA	625000 [^]	620000	649000 [^]	635000 [^]	750000 [^]	4	4	20.0	18.1
WANTIRNA SOUTH	500000	465000	480000	593500 [^]	372500	10	10	-25.5	-37.2
WARRAGUL	282000 [^]	345000 [^]	290000 [^]	352500	327000	19	19	16.0	-7.2
WARRNAMBOOL	269500	253100	275000	315000	274500	26	26	1.9	-12.9
WATSONIA	402500 [^]	656000 [^]	495000 [^]	690000 [^]	750000 [^]	8	8	86.3	8.7
WENDOUREE	292500 [^]	180000 [^]	277000	270000 [^]	277100 [^]	6	6	-5.3	2.6
WERRIBEE	390800	375000	365000	395000	370000	29	29	-5.3	-6.3
WERRIBEE SOUTH	427000 [^]	530000 [^]	465000 [^]	497500 [^]	550000 [^]	7	7	28.8	10.6
WEST FOOTSCRAY	430500	427000	442500	515000	440600	20	20	2.4	-14.4
WEST MELBOURNE	475200	560000	601500	650000	550000	29	29	15.7	-15.4
WEST WODONGA	220000	230000	235500	242500	215000	15	15	-2.3	-11.3
WESTALL	474000	450000	617900	570000	431000	14	14	-9.1	-24.4
WESTGARTH	627000 [^]	750000	519500	542500	612500 [^]	4	4	-2.3	12.9
WESTMEADOWS	505500 [^]	519500	530000 [^]	470000	515000 [^]	7	7	1.9	9.6
WHITE HILLS	289500 [^]	255000 [^]	292500 [^]	165000 [^]	300000 [^]	1	1	3.6	81.8

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
WHITTINGTON	265000 [^]	342000 [^]	238000 [^]	304000 [^]	350000 [^]	4	4	32.1	15.1
WHITTLESEA	-	330000 [^]	410000 [^]	310000 [^]	420000 [^]	5	5	0.0	35.5
WILLIAMSTOWN	797500	565000	684800	580000	728000	20	20	-8.7	25.5
WILLIAMSTOWN NORTH	417500 [^]	417500 [*]	878500 [^]	737500 [^]	570000 [^]	2	2	36.5	-22.7
WINDSOR	395000	510000	461000	564500	555000	32	32	40.5	-1.7
WODONGA	190000	217500	265000	208500 [^]	251300	20	20	32.2	20.5
WOLLERT	435000 [^]	375000 [^]	449800 [^]	392500 [^]	417500 [^]	8	8	-4.0	6.4
WONTHAGGI	345000 [^]	306500 [^]	275000 [^]	315000	398000 [^]	6	6	15.4	26.3
WOODEND	510000 [^]	467300 [^]	512000 [^]	525000 [^]	384500 [^]	4	4	-24.6	-26.8
WYNDHAM VALE	425000 [^]	390000 [^]	365000 [^]	367500 [^]	426000 [^]	1	1	0.2	15.9
YARRA JUNCTION	540000 [^]	480000 [^]	420000 [^]	420000 [*]	370000 [^]	3	3	-31.5	NA
YARRAVILLE	595000	635000	669300	669500	600000	18	18	0.8	-10.4
YARRAWONGA	198300 [^]	310000 [^]	212500	275000	260000	13	13	31.1	-5.5

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
ADAMS ESTATE	20000*	20000*	20000*	20000*	20000*	0	0	NA	NA
AINTREE	308800	347100	325000	315700	340000	17	17	10.1	7.7
ALEXANDRA	114000^	179000^	115000^	180000	135000^	5	5	18.4	-25.0
ALFREDTON	162000	170000	172000	180000	199900	29	29	23.4	11.1
APOLLO BAY	236500^	231500	242000^	251300^	240000^	5	5	1.5	-4.5
ARMSTRONG CREEK	250000	265000	254300	270000	272000	30	30	8.8	0.7
ASCOT (GREATER BENDIGO)	148500	144000	164500^	170000	150000^	1	1	1.0	-11.8
AXEDALE	159000^	159000*	162000^	154000^	155000^	1	1	-2.5	0.6
BACCHUS MARSH	192500	202000	226000	240000	240000^	9	9	24.7	0.0
BAGSHOT	109000^	105000^	116000^	116000^	117500	10	10	7.8	1.3
BAIRNSDALE	90000^	123000^	107500^	119000^	125000^	1	1	38.9	5.0
BALLAN	175000*	251500^	225000^	185000^	228000^	6	6	NA	23.2
BANNOCKBURN	305000^	209500^	255000^	327300^	252500^	4	4	-17.2	-22.8
BARANDUDA	125000^	135000	145000	145000	144800	26	26	15.8	-0.2
BEAUFORT	79000^	105000^	65000^	68000^	62500^	4	4	-20.9	-8.1
BEECHWORTH	127500^	175000^	175000^	195000^	195000^	3	3	52.9	0.0
BENALLA	129000	120000^	145000	140000	143800^	6	6	11.4	2.7
BERWICK	435000	410000	428000	462000	428000	24	24	-1.6	-7.4
BEVERIDGE	315000	317500	275000	277000	335000	13	13	6.3	20.9
BIRREGURRA	206500*	285000^	285000*	220800^	254500^	4	4	NA	15.3
BLAIRGOWRIE	547500^	717500^	685000^	470000^	794500^	6	6	45.1	69.0
BONSHAW	139500	148500	159000	160000	161000^	8	8	15.4	0.6
BOTANIC RIDGE	457500^	455000	355000	345000	415000	31	31	-9.3	20.3
BRIGHT	222500^	285000^	290000^	292500^	397500^	2	2	78.7	35.9
BROOKFIELD	240000^	216500^	231000^	266000^	315000^	3	3	31.3	18.4
BROWN HILL	181000	170000	197000	195000	225800	16	16	24.7	15.8
BUNDALONG	235000^	156300^	282800^	150000^	260000^	1	1	10.6	73.3
BUNINYONG	210000^	210000*	277000^	248500^	292500^	1	1	39.3	17.7
BUNYIP	407500^	285000^	280000	310000^	220000^	1	1	-46.0	-29.0
BURNSIDE	499500*	442000^	454500^	457500	499500^	5	5	NA	9.2
CAMPBELLS CREEK	177500^	215000^	185000^	203000^	215000^	2	2	21.1	5.9
CAMPERDOWN	74300^	100000^	95000^	98000^	98000*	0	0	NA	NA
CANADIAN	132000^	135000^	200000^	187500^	171500^	6	6	29.9	-8.5
CAPE PATERSON	230000	300000^	250000	262500^	300000^	5	5	30.4	14.3
CAPEL SOUND	362000*	300000^	417500^	355000^	265500^	2	2	NA	-25.2

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
CARDIGAN	274500 [^]	265800 [^]	247500	330000 [^]	365000 [^]	1	1	33.0	10.6
CARRUM DOWNS	394500 [^]	330000 [^]	339500 [^]	447300 [^]	411000 [^]	3	3	4.2	-8.1
CASTLEMAINE	229000 [^]	300000 [^]	245000 [^]	235000 [^]	215000 [^]	4	4	-6.1	-8.5
CHARLEMONT	249300	258800	262000	246000	250000	23	23	0.3	1.6
CHEWTON	153750 [*]	153750 [*]	179300 [^]	258000 [^]	175000 [^]	6	6	NA	-32.2
CHIRNSIDE PARK	365000 [^]	430000 [^]	405000	326300 [^]	553000 [^]	3	3	51.5	69.5
CLIFTON SPRINGS	277000 [^]	313500 [^]	265000 [^]	280000 [^]	273500 [^]	4	4	-1.3	-2.3
CLYDE	315000	301500	305000	307500	311500	102	102	-1.1	1.3
CLYDE NORTH	329500	320000	309500	321000	324500	130	130	-1.5	1.1
COBBLEBANK	249100 [^]	247000 [^]	250000	239800	287000 [^]	7	7	15.2	19.7
COBRAM	95000	110000 [^]	110000 [^]	115000 [^]	126500 [^]	4	4	33.2	10.0
COLAC	142500 [^]	147000 [^]	170000 [^]	167500 [^]	155000 [^]	5	5	8.8	-7.5
CONNEWARRE	520000 [^]	550000 [^]	660000 [^]	660000 [*]	610000 [^]	4	4	17.3	NA
CORINELLA	231300 [^]	225000 [^]	200000 [^]	195000	195000	12	12	-15.7	0.0
CORIO	221000 [^]	172500 [^]	220000 [^]	215000 [^]	220000 [^]	8	8	-0.5	2.3
CORONET BAY	202500 [^]	202500 [^]	195000 [^]	195000 [*]	250000 [^]	2	2	23.5	NA
COWES WEST	262500 [^]	220000	240000	242500	240000	12	12	-8.6	-1.1
CRAIGIEBURN	309000	290000	287000	294500	345000	99	99	11.7	17.1
CRANBOURNE	374500	346000	335000	343500	351000	12	12	-6.3	2.2
CRANBOURNE EAST	297500	280000	287500	295000	336000	16	16	12.9	13.9
CRANBOURNE NORTH	377500 [^]	387500 [^]	360000 [^]	360000 [^]	355000 [^]	9	9	-6.0	-1.4
CRANBOURNE SOUTH	325000	300000	328800	332000	335000	25	25	3.1	0.9
CRANBOURNE WEST	303100 [^]	351300 [^]	246800	160900	163500	26	26	-46.1	1.6
CRESSY	63000 [^]	45000 [^]	45000 [*]	45000 [*]	70000 [^]	1	1	11.1	NA
CRESWICK	125000 [^]	153500 [^]	104400 [^]	143800 [^]	120000 [^]	6	6	-4.0	-16.5
CROYDON	318000 [^]	292500	350000 [^]	400000 [^]	380000 [^]	1	1	19.5	-5.0
CURLEWIS	249000	249000	229000	258000	307500	14	14	23.5	19.2
DALYSTON	139000 [^]	125000	139300 [^]	145000 [^]	160000 [^]	9	9	15.1	10.3
DARLEY	335000 [^]	262000 [^]	288000 [^]	360000 [^]	260000 [^]	6	6	-22.4	-27.8
DAYLESFORD	195000 [^]	210000 [^]	222500 [^]	346500 [^]	286500 [^]	6	6	46.9	-17.3
DEANSIDE	432500 [^]	321800 [^]	326500 [^]	282500	362300	14	14	-16.2	28.3
DELACOMBE	165000 [^]	177000 [^]	165000 [^]	160000	171000 [^]	5	5	3.6	6.9
DENNINGTON	127000 [^]	130000 [^]	130000 [^]	130000 [^]	130000 [^]	6	6	2.4	0.0
DIAMOND CREEK	447500 [^]	422000 [^]	403000	430000	465000	12	12	3.9	8.1
DIGGERS REST	270000	270000	275000	285000	289000	31	31	7.0	1.4

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
DONCASTER	1105000 [^]	995000 [^]	948000 [^]	1030000	1012500 [^]	6	6	-8.4	-1.7
DONNYBROOK	310000	287500	287000	288000	313100	28	28	1.0	8.7
DOREEN	315500	310000	310000	340000	340000	29	29	7.8	0.0
DROMANA	440000 [^]	409500 [^]	333000 [^]	440000 [^]	510000 [^]	5	5	15.9	15.9
DROUIN	204200	205000	210000	210000	215000	29	29	5.3	2.4
DRYSDALE	252500 [^]	315000 [^]	230000 [^]	267500 [^]	267500 [*]	0	0	NA	NA
EAGLE POINT	143500	154800 [^]	115000 [^]	144500 [^]	106300 [^]	6	6	-26.0	-26.5
EAGLEHAWK	125000 [*]	137500 [^]	99000 [^]	107800 [^]	150000 [^]	2	2	NA	39.2
EAST BAIRNSDALE	-	-	-	-	74000 [^]	5	5	0.0	0.0
EASTWOOD	125000 [^]	100000 [^]	120000 [^]	175000 [^]	164000 [^]	9	9	31.2	-6.3
ECHUCA	150100	155600	150300	150100	151900	20	20	1.2	1.2
ELLIMINYT	130000 [^]	193000 [^]	240000 [^]	140000 [^]	240000 [^]	1	1	84.6	71.4
ELMORE	63300 [^]	67500 [^]	75000 [^]	72500 [^]	75000 [^]	1	1	18.6	3.4
ELPHINSTONE	-	125000 [^]	125000 [^]	125000 [*]	125000 [*]	0	0	NA	NA
EPPING	197500 [^]	330500	290000	220200	248000	13	13	25.6	12.6
EPSOM	131000	134000	139000	165000 [^]	143000	16	16	9.2	-13.3
FLORA HILL	210000 [^]	190000 [^]	155000 [^]	155000 [^]	185000 [^]	9	9	-11.9	19.4
FLOWERDALE	95000 [^]	95000 [*]	125000 [^]	180000 [^]	93500 [^]	2	2	-1.6	-48.1
FOSTER	131000 [^]	115800 [^]	126300 [^]	144000 [^]	137000 [^]	3	3	4.6	-4.9
FRASER RISE	350500	337000	330300	326500	339000	23	23	-3.3	3.8
FYANSFORD	344000 [^]	350000 [^]	329500 [^]	349000 [^]	320000 [^]	5	5	-7.0	-8.3
GISBORNE	362500 [^]	434000 [^]	417500	420000 [^]	440000 [^]	3	3	21.4	4.8
GLENLYON	-	251300 [^]	205000 [^]	205000 [*]	205000 [*]	0	0	NA	NA
GOLDEN BEACH	54500	53000	42500 [^]	55000	43000	11	11	-21.1	-21.8
GOLDEN SQUARE	176300	107500 [^]	147100	176500	170000	14	14	-3.5	-3.7
GRANTVILLE	210000 [^]	85000 [^]	320000 [^]	325000 [^]	200000 [^]	7	7	-4.8	-38.5
GREENVALE	393000	385000	376000	370500	401000	42	42	2.0	8.2
GROVEDALE	266000 [^]	327500 [^]	327500 [^]	320000 [^]	325000 [^]	3	3	22.2	1.6
HALLS GAP	87000 [*]	90000 [^]	96300 [^]	95000 [^]	112500 [^]	4	4	NA	18.4
HAMILTON	86200 [^]	90000 [^]	82000 [^]	82000 [^]	113000 [^]	5	5	31.0	37.8
HARCOURT	175000 [^]	150000 [^]	175000 [^]	190000 [^]	143800 [^]	2	2	-17.9	-24.3
HARKNESS	227500	231000	225000	257500	267000	15	15	17.4	3.7
HEALESVILLE	457500 [^]	341000 [^]	310000 [^]	330000 [^]	340000 [^]	3	3	-25.7	3.0
HIGHTON	315000	287000	295500	285500	315000	21	21	0.0	10.3
HOPPERS CROSSING	480500 [^]	477800 [^]	396800 [^]	396800 [*]	360000 [^]	1	1	-25.1	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

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
HORSHAM	88000	124300	99500 [^]	125000	115000	15	15	30.7	-8.0
HUNTLY	129000	130000	129000	135000	135000	31	31	4.7	0.0
HUON CREEK	295000 [^]	293000 [^]	290000 [^]	293000 [^]	285000 [^]	2	2	-3.4	-2.7
INVERLOCH	255000	270000 [^]	280000	352500	373800	10	10	46.6	6.0
IRYMPLE	104500 [^]	134000	135000	124500	129000	12	12	23.4	3.6
JACKASS FLAT	138000 [^]	138000	131500	138000	141000	34	34	2.2	2.2
JUNORTOUN	193500 [^]	194500	250000 [^]	235000 [^]	195000	17	17	0.8	-17.0
KALIMNA	86500 [^]	167500 [^]	90000 [^]	90000 [*]	110000 [^]	3	3	27.2	NA
KALKALLO	314500	260000	284000	289500	280000	58	58	-11.0	-3.3
KANGAROO FLAT	139500	130000	136300	139300	170000	17	17	21.8	22.0
KEILOR EAST	732500 [^]	732500 [*]	665000 [^]	610000 [^]	650000 [^]	5	5	-11.3	6.6
KEILOR PARK	-	-	655000	629000 [^]	597000 [^]	1	1	0.0	-5.1
KERANG	62500 [^]	100000 [^]	100000 [*]	68000 [^]	65000 [^]	4	4	4.0	-4.4
KEYSBOROUGH	577500 [^]	520000	527500	566600	605000 [^]	3	3	4.8	6.8
KIALLA	136500	135000	136000	136000	140800	43	43	3.2	3.6
KILCUNDA	470000 [^]	470000 [*]	295000 [^]	295000 [^]	395000 [^]	1	1	-16.0	33.9
KILLARA (WODONGA)	149000	144000	146000	146000 [^]	142300 [^]	6	6	-4.5	-2.6
KILMORE	235000	195000 [^]	230000	245000 [^]	252000	10	10	7.2	2.9
KINGLAKE	100000 [^]	245000 [^]	119000 [^]	244000 [^]	160000 [^]	6	6	60.0	-34.4
KOO WEE RUP	302500 [^]	295000 [^]	302500	295000 [^]	320000 [^]	5	5	5.8	8.5
KOROIT	125000 [^]	222500 [^]	147500 [^]	129900 [^]	190000 [^]	3	3	52.0	46.3
KORUMBURRA	168000 [^]	180000 [^]	197000 [^]	200000 [^]	195000 [^]	3	3	16.1	-2.5
KURUNJANG	265000 [^]	200000 [^]	245000 [^]	232500 [^]	222500 [^]	2	2	-16.0	-4.3
KYABRAM	124000 [^]	124000 [^]	124000 [^]	125500	117500 [^]	1	1	-5.2	-6.4
KYNETON	310000 [^]	400000 [^]	421700 [^]	321500 [^]	361000 [^]	5	5	16.5	12.3
LAKES ENTRANCE	125000 [^]	110000 [^]	85000 [^]	123500 [^]	98000 [^]	5	5	-21.6	-20.6
LALOR	495000 [^]	475000 [^]	495000 [^]	500000 [^]	500000 [*]	0	0	NA	NA
LANCEFIELD	230000 [^]	141300 [^]	237500 [^]	205000 [^]	195000 [^]	7	7	-15.2	-4.9
LANG LANG	264000	270000 [^]	265000 [^]	262500	265000	14	14	0.4	1.0
LANGWARRIN	465000 [^]	465000 [*]	365000 [^]	264500 [^]	271000 [^]	1	1	-41.7	2.5
LARA	400000 [^]	415000 [^]	425000 [^]	427500 [^]	317500 [^]	6	6	-20.6	-25.7
LARA LAKE	309000 [^]	295000 [^]	283500 [^]	261500 [^]	260000 [^]	8	8	-15.9	-0.6
LAVERTON SOUTH	-	-	490000 [^]	470000 [^]	490000 [^]	6	6	0.0	4.3
LENEVA	152000 [^]	145000 [^]	145000	151000	147000	14	14	-3.3	-2.6
LEONGATHA	155000 [^]	126000 [^]	165000 [^]	140000 [^]	204300 [^]	2	2	31.8	45.9

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
LILYDALE	465000	456500 [^]	490000	470000	470000	11	11	1.1	0.0
LOCH SPORT	72500	47500	57500	51000	52500	17	17	-27.6	2.9
LONGWARRY	200000 [^]	200000 [*]	245000 [^]	250000 [^]	195000	12	12	-2.5	-22.0
LOVELY BANKS	269500	269500 [*]	269500 [^]	278500 [^]	269500 [^]	5	5	0.0	-3.2
LUCAS	185000	185000	190000	190000	200000	35	35	8.1	5.3
LUCKNOW	99000 [^]	129000 [^]	120000 [^]	115000	105000	11	11	6.1	-8.7
LYNDHURST	425900	425000	450000	432000	463900	11	11	8.9	7.4
MADDINGLEY	226000	224000	232500	244000	265000 [^]	9	9	17.3	8.6
MAFFRA	113000 [^]	108500 [^]	120000 [^]	132300 [^]	132300 [*]	0	0	NA	NA
MAIDEN GULLY	170000	166800	190000	185000 [^]	189000	11	11	11.2	2.2
MAIDSTONE	418500 [^]	409000 [^]	444500 [^]	414500 [^]	414500 [*]	0	0	NA	NA
MALDON	149000 [^]	170000 [^]	170000 [^]	140000 [^]	127800 [^]	2	2	-14.3	-8.8
MALLACOOTA	210000 [^]	110000 [^]	110000 [^]	168000 [^]	295000 [^]	1	1	40.5	75.6
MAMBOURIN	225000 [^]	295200 [^]	295200 [*]	295200 [*]	310800 [^]	4	4	38.1	NA
MANOR LAKES	307500	330000	300000	307500	164500	51	51	-46.5	-46.5
MANSFIELD	177500	175000	188800	170000	170000	18	18	-4.2	0.0
MARONG	134000 [^]	137000	137000	140000	143000	10	10	6.7	2.1
MARYBOROUGH	103000 [^]	101000 [^]	85000 [^]	98500 [^]	75000 [^]	5	5	-27.2	-23.9
MCKENZIE HILL	155000 [^]	165800 [^]	165000 [^]	146500 [^]	195000 [^]	5	5	25.8	33.1
MELTON SOUTH	203800 [^]	255000 [^]	243500 [^]	249500	237500	14	14	16.6	-4.8
MERNDA	305000	276800	280000	315000	326000	25	25	6.9	3.5
METUNG	147500	94000	115000	118800	92500 [^]	8	8	-37.3	-22.1
MICKLEHAM	285000	285000	280000	285000	278000	145	145	-2.5	-2.5
MILDURA	140500	130000	121000	140500	132000	22	22	-6.0	-6.0
MINERS REST	144000	147500	160000 [^]	160000	160000 [^]	8	8	11.1	0.0
MOE	127500	129000 [^]	120000 [^]	135000	122500	11	11	-3.9	-9.3
MOOROOLBARK	465500 [^]	470000 [^]	344800	340000 [^]	312000 [^]	3	3	-33.0	-8.2
MOOROPNA	110000 [^]	105000 [^]	110500 [^]	110000 [^]	110500 [^]	2	2	0.5	0.5
MORWELL	125000 [^]	141500 [^]	75000 [^]	142500 [^]	114000 [^]	1	1	-8.8	-20.0
MOUNT CLEAR	147000 [^]	160000 [^]	162000 [^]	163000 [^]	167000 [^]	6	6	13.6	2.5
MOUNT DUNEED	296900	283900	260000	277300	269000	31	31	-9.4	-3.0
MOUNT ELIZA	875000 [^]	840000 [^]	850000 [^]	757500 [^]	790000 [^]	3	3	-9.7	4.3
MOUNT HELEN	106000 [*]	117000 [^]	185000 [^]	150000 [^]	199500 [^]	2	2	NA	33.0
MOUNT MARTHA	1200000 [^]	670000 [^]	802500 [^]	712500 [^]	835000 [^]	5	5	-30.4	17.2
MOUNT PLEASANT	110000 [*]	127500 [^]	119400 [^]	126700 [^]	135800 [^]	3	3	NA	7.2

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
MYRTLEFORD	160000 [^]	335000 [^]	153500 [^]	141500 [^]	130500 [^]	3	3	-18.4	-7.8
NAGAMBIE	166000 [*]	330000 [^]	250000 [^]	164000 [^]	185000	11	11	NA	12.8
NARRE WARREN SOUTH	408000 [^]	295000	297500	340000 [^]	394500 [^]	4	4	-3.3	16.0
NATHALIA	115000 [*]	142000 [^]	96000 [^]	96000 [*]	125000 [^]	6	6	NA	NA
NEERIM SOUTH	170000 [^]	180500 [^]	150000 [^]	195000 [^]	191500 [^]	2	2	12.6	-1.8
NERRINA	-	-	149500 [^]	149500 [*]	169000 [^]	1	1	0.0	NA
NEWBOROUGH	165000 [^]	147500 [^]	145000 [^]	121300 [^]	182000 [^]	5	5	10.3	50.1
NEWLANDS ARM	117000 [*]	110800 [^]	120000 [^]	145000 [^]	145000 [*]	0	0	NA	NA
NICHOLSON	121500	155000 [^]	150000 [^]	133500 [^]	135000 [^]	3	3	11.1	1.1
NORTH BENDIGO	148500 [^]	150000 [^]	102500 [^]	145000 [^]	124000 [^]	1	1	-16.5	-14.5
NORTH WONTHAGGI	175000 [^]	160000 [^]	157500	174000 [^]	187500 [^]	4	4	7.1	7.8
OCEAN GROVE	359000	338000	335000	359000	338500	36	36	-5.7	-5.7
OFFICER	340000	330000	310000	332500	349500	46	46	2.8	5.1
OFFICER SOUTH	342500	353000	335000	350000	350000	23	23	2.2	0.0
PAKENHAM	300000	275000	319500	247500	324000	37	37	8.0	30.9
PARADISE BEACH	40000 [^]	52500 [^]	55000 [^]	63300 [^]	45000 [^]	1	1	12.5	-28.9
PAYNESVILLE	121700 [^]	142500	125000	115000 [^]	175000 [^]	3	3	43.8	52.2
POINT COOK	429000	392500	404500	440000	394500	36	36	-8.0	-10.3
POINT LONSDALE	476000 [^]	376000	448800	418500	480000	15	15	0.8	14.7
POREPUNKAH	175000 [^]	175000 [*]	194000 [^]	410000 [^]	180000 [^]	1	1	2.9	-56.1
PORT FAIRY	357500 [^]	227500 [^]	360000 [^]	220000 [^]	350000 [^]	7	7	-2.1	59.1
PORTARLINGTON	485000 [^]	360000 [^]	332500 [^]	346300 [^]	272500 [^]	8	8	-43.8	-21.3
PORTLAND	71500 [^]	73000 [^]	59000	59000	60000	15	15	-16.1	1.7
RED CLIFFS	80000 [^]	82000 [^]	90000 [^]	87500 [^]	85000 [^]	8	8	6.3	-2.9
ROCKBANK	310000	208000 [^]	274000	280000	283000	18	18	-8.7	1.1
ROMSEY	365000 [^]	260000 [^]	291300 [^]	295000 [^]	350000 [^]	7	7	-4.1	18.6
ROSEBUD	447500 [^]	447500 [*]	327500 [^]	440000 [^]	319600 [^]	1	1	-28.6	-27.4
ROXBURGH PARK	330000 [^]	321300 [^]	270000 [^]	347500 [^]	472500 [^]	2	2	43.2	36.0
RUTHERGLEN	108000 [*]	135000 [^]	140000 [^]	140000 [*]	160000 [^]	9	9	NA	NA
RYE	435000 [^]	400000 [^]	474500	455000	392500 [^]	8	8	-9.8	-13.7
SAFETY BEACH	1060000 [^]	530000 [^]	800000 [^]	400000 [^]	627500 [^]	4	4	-40.8	56.9
SALE	138000 [^]	130000	123300	138000	135000	12	12	-2.2	-2.2
SAN REMO	317500	250000 [^]	308000 [^]	362500 [^]	336000 [^]	5	5	5.8	-7.3
SANCTUARY LAKES	397000 [^]	394500	434500	485000	455000	20	20	14.6	-6.2
SANDY POINT	-	200000 [^]	230000 [^]	200000 [^]	200000 [*]	0	0	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

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
SEBASTOPOL	121500 [^]	166000 [^]	125000 [^]	150000 [^]	160000 [^]	1	1	31.7	6.7
SEVILLE	300000 [^]	300000 [^]	300000 [*]	420000 [^]	480000 [^]	3	3	60.0	14.3
SEYMOUR	157000	143500	158000	165000 [^]	161000 [^]	6	6	2.5	-2.4
SHEPPARTON	128500	89500	134000	126000	93000	23	23	-27.6	-26.2
SHEPPARTON NORTH	127000	174000	143800	169000	176000 [^]	7	7	38.6	4.1
SMYTHES CREEK	149500 [^]	145000 [^]	135000 [^]	135000	137000 [^]	4	4	-8.4	1.5
SOMERVILLE	365500	475000 [^]	430000	430000	490000 [^]	9	9	34.1	14.0
SOUTH MORANG	505000 [^]	420000 [^]	390000 [^]	424000 [^]	424000 [*]	0	0	NA	NA
SPRING GULLY	185000 [^]	185000 [*]	185000 [*]	178500 [^]	196500 [^]	6	6	6.2	10.1
ST LEONARDS	230000	238000	221000	220000	230000	17	17	0.0	4.6
STRATFORD	79500	86000	84500	83000 [^]	82300 [^]	8	8	3.5	-0.9
STRATHDALE	215000 [^]	249000 [^]	255000 [^]	235000 [^]	246300 [^]	8	8	14.5	4.8
STRATHFIELDSAYE	172000	169500	163000	166000	183000	26	26	6.4	10.2
STRATHTULLOH	265000	222000	269500	265500	261000	43	43	-1.5	-1.7
SUNBURY	325000	288000	315000	299500	302000	21	21	-7.1	0.8
SWAN HILL	123000 [^]	115000 [^]	107800	106500 [^]	136000	11	11	10.6	27.7
TANGAMBALANGA	132500	134000 [^]	140000 [^]	137000 [^]	136000 [^]	9	9	2.6	-0.7
TARNEIT	312500	295300	305000	295800	319500	144	144	2.2	8.0
TATURA	125000 [^]	144700 [^]	139000 [^]	149400 [^]	162500 [^]	1	1	30.0	8.7
TAWONGA SOUTH	160000 [^]	150000 [^]	151500 [^]	180000 [^]	204500 [^]	2	2	27.8	13.6
THE HONEYSUCKLES	68600 [^]	90000 [^]	80000 [^]	92000 [^]	101000 [^]	1	1	47.2	9.8
THORNHILL PARK	300000	265000 [^]	269000	265000	255000	37	37	-15.0	-3.8
TORQUAY	435500	400500	425000	416500	426800	30	30	-2.0	2.5
TRAFALGAR	210000 [^]	210000 [*]	215000 [^]	220000 [^]	225000 [^]	6	6	7.1	2.3
TRARALGON	135500	150000	142000	150000	156000	27	27	15.1	4.0
TRENTHAM	385000 [^]	347500 [^]	348500 [^]	235000 [^]	427500 [^]	2	2	11.0	81.9
TRUGANINA	340000	318200	330300	337500	337000	79	79	-0.9	-0.1
VENUS BAY	85000	113800	108000	121500	107500	19	19	26.5	-11.5
WALLAN	242500 [^]	237000	216000	255000	239500	26	26	-1.2	-6.1
WALLAN EAST	263000 [^]	263000 [*]	250000 [^]	249000 [^]	168500	24	24	-35.9	-32.3
WANDANA HEIGHTS	430000 [^]	452500 [^]	299900	300000	410000	11	11	-4.6	36.7
WANGARATTA	154800	143000	155000	163000	162500	22	22	5.0	-0.3
WARBURTON	141000 [^]	195000 [^]	260000 [^]	262500 [^]	170000 [^]	5	5	20.6	-35.2
WARRAGUL	212500	219000	214500	217000	230000	44	44	8.2	6.0
WARRNAMBOOL	160000	165000	155000	150000	145000	40	40	-9.4	-3.3

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2019 to Jan-Mar 2020

Locality	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	No. of Sales Jan-Mar 2020	No. of Sales 2020	Change (%)	
								Jan-Mar 2019 to Jan-Mar 2020	Oct-Dec 2019 to Jan-Mar 2020
WEIR VIEWS	232500	228000	220000	222500	232000	23	23	-0.2	4.3
WERRIBEE	300000	285900	288000	299000	300000	82	82	0.0	0.3
WERRIBEE SOUTH	430000 [^]	386000 [^]	345000 [^]	425000 [^]	425000 [*]	0	0	NA	NA
WEST WODONGA	137000 [^]	137000	146800	169000	140500	14	14	2.6	-16.9
WHITE HILLS	155500 [^]	154000 [^]	152000	215000 [^]	158800 [^]	7	7	2.1	-26.2
WILLIAMS LANDING	340000	405000	320000	394100 [^]	270800 [^]	7	7	-20.4	-31.3
WILLIAMSTOWN NORTH	128000 [*]	128000 [*]	128000 [*]	128000 [*]	128000 [*]	0	0	NA	NA
WINTER VALLEY	148000	145000	150000	158000	161500	16	16	9.1	2.2
WODONGA	152000	148000	160000	157000 [^]	163000	14	14	7.2	3.8
WOLLERT	313500	318500	310000	315000	317000	113	113	1.1	0.6
WONTHAGGI	154000 [^]	187500 [^]	207000 [^]	149000 [^]	201500 [^]	2	2	30.8	35.2
WOOLAMAI WATERS	270000 [^]	440000 [^]	360000 [^]	350000 [^]	350000 [*]	0	0	NA	NA
WY YUNG	130000 [^]	130000 [*]	168500 [^]	168500 [*]	168500 [*]	0	0	NA	NA
WYNDHAM VALE	267000	269000	275800	289000	285000	52	52	6.7	-1.4
YARRA JUNCTION	320000 [^]	280000 [^]	197000 [^]	242500 [^]	260000	11	11	-18.8	7.2
YARRAGON	160000 [^]	160000 [*]	207500 [^]	205000 [^]	210000 [^]	1	1	31.3	2.4
YARRAWONGA	160000	165000	165000	155000	165000	11	11	3.1	6.5
YINNAR	86500 [^]	79000 [^]	84500 [^]	88000 [^]	132500 [^]	2	2	53.2	50.6

[^] 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

