

Victorian Property Sales Report

December 2022 Quarter

OFFICIAL



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Explanatory notes

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

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

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

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

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

The State Revenue Office supplies the Valuer-General a copy of the completed NOA for each transaction under the provisions of the Land Tax Act 1958. The information is collated and loaded onto a

master property file. The table and charts presented in this report are derived from analysis of sales data.

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 1.3 per cent from \$750,000 to \$760,000 in the December 2022 quarter, having decreased by 6.3 per cent in the previous quarter (June 2022 to September 2022). For the 12 months from December 2021 to December 2022, the median house price in Victoria decreased 7.1 per cent, from \$818,000 to \$760,000.

The median price of units in Victoria showed no change, remaining at \$590,000 in the December 2022 quarter, having decreased by 4.1 per cent in the previous quarter. The median price of units in Victoria for the December 2022 quarter was lower than the median price of houses. For the 12 months from December 2021 to December 2022, the median unit price decreased by 6.3 per cent from \$630,000 to \$590,000.

The metropolitan Melbourne median house price increased by 1.9 per cent to \$880,000 in the December 2022 quarter and the median unit price remained at \$605,000. For the 12 months to December 2022, median sales prices in metropolitan Melbourne decreased by 8.3 per cent for houses and 6.9 per cent for units.

In the December 2022 quarter, the median house price in country Victoria increased by 0.9 per cent to \$575,000 and units decreased by 1.6 per cent to \$410,000. Over the 12 months to December 2022, median sale prices in country Victoria increased by 1.8 per cent for houses and decreased by 1.2 per cent for units.

Of the 789 listed Victorian locations, 165 had median house price increases for the December 2022 quarter compared to 130 in the September 2022 quarter. Six localities recorded no change, 265 showed a decrease and 353 had insufficient sales.

The maximum number of house sales for the quarter was 249 in Tarneit and there were 21 locations with 100 or more sales in the December 2022 quarter.

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



Victorian Valuer-General, Robert Marsh PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending December 2022 indicates that the median house sale price increased by 1.3 per cent from \$750,000 to \$760,000. Metropolitan house prices increased by 1.9 per cent to \$880,000 and country Victoria house prices increased by 0.9 per cent to \$575,000.

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

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

The number of Victorian house sales so far recorded for the December 2022 quarter is 17,985. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the December 2022 quarter will be approximately 19,339. This is a 2.9 per cent increase from the number of sales in the September 2022 quarter and a 35.7 per cent decrease on the same quarter the previous year (December 2021).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$863,500 in the September 2022 quarter to \$880,000 in the December 2022 quarter. This follows a 5.2 per cent decrease in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the December 2022 quarter compared to the September 2022 quarter (111 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 67 suburbs for the September 2022 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 53 shifted from showing a median price increase for the September 2022 quarter to a median price decrease for the December 2022 quarter. For example, Hawthorn increased by 8.7 per cent in the September 2022 quarter, while it decreased by 1.8 per cent in the December 2022 quarter. This compares to 110 metropolitan suburbs shifting from an increase in the June 2022 quarter to a decrease in the September 2022 quarter.

Conversely, 99 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2022 quarter to a median price increase in the December 2022 quarter. This compares to 47 metropolitan suburbs shifting from a decrease in the June 2022 quarter to an increase in the September 2022 quarter.

One-hundred and twenty-two metropolitan suburbs with 10 or more sales showed decreases for both the September 2022 and December 2022 quarters. Significant examples include Langwarrin and Brighton East. This compares to 119 metropolitan suburbs in the June 2022 and September 2022 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Maribyrnong, which had 12 sales and rose by 35 per cent (\$950,000 to \$1,282,500).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in St Kilda, which had 12 sales and rose by 31.1 per cent to \$1,900,000.

For the quarter, Hawthorn East had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 33 house

sales and its median house price decreased by 37.9 per cent, from \$3,190,000 to \$1,980,000.

Fairfield experienced the second highest median price decrease in metropolitan Melbourne. It had 18 sales and its median price decreased by 34.8 per cent from \$2,550,000 to \$1,662,500.

Melton's median price of \$470,000 was the lowest for metropolitan suburbs in the December 2022 quarter. It had 32 sales and its median price decreased by 8.9 per cent from the September 2022 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Ascot Vale	1,355,500	1,340,000	1,435,000	5.9	7.1
Bentleigh	1,821,500	1,641,300	1,770,000	-2.8	7.8
Bentleigh East	1,525,000	1,400,000	1,440,000	-5.6	2.9
Brighton	3,463,000	3,250,000	3,222,500	-6.9	-0.8
Brunswick	1,380,000	1,220,000	1,260,000	-8.7	3.3
Caulfield South	2,000,000	1,810,000	1,785,000	-10.8	-1.4
Elwood	2,337,000	2,630,000	2,320,500	-0.7	-11.8
Footscray	1,087,500	920,000	1,053,400	-3.1	14.5
Hawthorn	3,012,500	2,460,000	2,415,000	-19.8	-1.8
Kensington	1,192,500	1,215,000	1,150,000	-3.6	-5.3
Malvern	3,505,000	3,120,000	2,750,000	-21.5	-11.9
Northcote	1,705,000	1,600,000	1,660,000	-2.6	3.8
Preston	1,320,000	1,055,000	1,078,000	-18.3	2.2
Richmond	1,565,000	1,281,000	1,400,000	-10.5	9.3
South Melbourne	1,775,000	1,610,000	1,990,000	12.1	23.6
South Yarra	2,540,000	1,943,500	1,940,000	-23.6	-0.2
Toorak	6,420,000	5,200,000	5,550,000	-13.6	6.7
Williamstown	1,700,000	1,687,500	1,790,000	5.3	6.1

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

Suburb	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021–Dec 2022	% Change Sep 2022–Dec 2022
Balwyn	2,750,000	3,088,000	2,816,000	2.4	-8.8
Blackburn	1,716,000	1,455,000	1,419,000	-17.3	-2.5
Box Hill North	1,400,000	1,275,000	1,320,000	-5.7	3.5
Box Hill South	1,651,000	1,387,500	1,437,500	-12.9	3.6
Burwood East	1,305,000	1,225,000	1,200,000	-8.0	-2.0
Camberwell	2,650,000	2,465,400	2,717,500	2.5	10.2
Glen Iris	2,580,000	2,520,000	2,417,500	-6.3	-4.1
Oakleigh South	1,200,000	1,114,300	1,034,800	-13.8	-7.1
Surrey Hills	2,452,000	2,210,000	2,350,000	-4.2	6.3

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021–Dec 2022	% Change Sep 2022–Dec 2022
Altona	1,262,500	1,217,500	1,025,000	-18.8	-15.8
Braybrook	790,000	814,000	741,500	-6.1	-8.9
Deer Park	647,500	653,000	612,500	-5.4	-6.2
Keilor Downs	850,000	743,500	730,000	-14.1	-1.8
Keilor East	1,085,500	965,000	915,000	-15.7	-5.2
St Albans	700,000	678,000	650,000	-7.1	-4.1
Sunshine North	747,500	710,000	725,000	-3.0	2.1
Sunshine West	755,000	742,500	700,000	-7.3	-5.7

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

Suburb	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Burnside Heights	740,000	710,000	780,000	5.4	9.9
Caroline Springs	770,000	730,500	745,500	-3.2	2.1
Hoppers Crossing	608,000	601,000	600,000	-1.3	-0.2
Point Cook	770,000	780,000	790,000	2.6	1.3
Sydenham	733,000	732,000	690,000	-5.9	-5.7
Tarneit	631,500	658,500	641,000	1.5	-2.7
Taylors Hill	911,000	905,000	933,500	2.5	3.1
Werribee	605,000	610,500	600,000	-0.8	-1.7

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

Suburb	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Bayswater	887,500	771,300	827,500	-6.8	7.3
Bayswater North	888,000	845,200	850,000	-4.3	0.6
Boronia	881,500	830,000	795,000	-9.8	-4.2
Ferntree Gully	930,000	810,000	890,000	-4.3	9.9
Heathmont	1,119,000	964,000	1,133,500	1.3	17.6
Wantirna	1,100,000	1,108,000	1,120,000	1.8	1.1
Wheelers Hill	1,389,500	1,350,000	1,426,500	2.7	5.7

Country Victoria

Country Victoria's median house price showed an increase of 0.9 per cent to \$575,000 in the December 2022 quarter. Over the 12 months to December 2022, the median house price in country Victoria increased by 1.8 per cent from \$565,000 to \$575,000.

The number of country Victoria house sales for the December 2022 quarter is expected to be 6,054, which is 30.1 per cent less than the December 2021 quarter.

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

Bendigo median house prices increased by 2.3 per cent, having increased by 4 per cent in the previous quarter. Mildura increased by 1.2 per cent for the December 2022 quarter, having increased by 4.9 per cent in the previous quarter.

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

increases in three of the 12 towns. For the 12 months from the December 2021 to December 2022 quarter, there were increases in eight of the 12 towns.

Bairnsdale increased by 5.8 per cent for the December 2022 quarter, having decreased by 7.6 per cent in the previous quarter. Wangaratta decreased by 1.4 per cent and Sale increased by 9.2 per cent in the December 2022 quarter, having showed no change in the previous quarter.

The sample of seaside towns shows that three out of the nine towns had increases in their median house prices from the September 2022 to December 2022 quarters. Anglesea increased by 9.4 per cent, having increased by 5 per cent during the previous quarter. Cowes West's median house price increased by 10.4 per cent for the December 2022 quarter, having decreased by 3.1 per cent in the previous quarter. Venus Bay's had insufficient sales for the December 2022 quarter, having increased by 4.4 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Ballarat Central	885,000	665,000	633,800	-28.4	-4.7
Bendigo	622,500	686,500	702,500	12.9	2.3
Geelong West	980,000	1,030,000	955,000	-2.6	-7.3
Horsham	389,000	340,000	442,500	13.8	30.1
Mildura	410,500	425,000	430,000	4.8	1.2
Shepparton	400,000	450,000	427,500	6.9	-5.0
Warrnambool	610,000	577,000	630,000	3.3	9.2
Wodonga	495,000	554,000	514,000	3.8	-7.2



Large towns

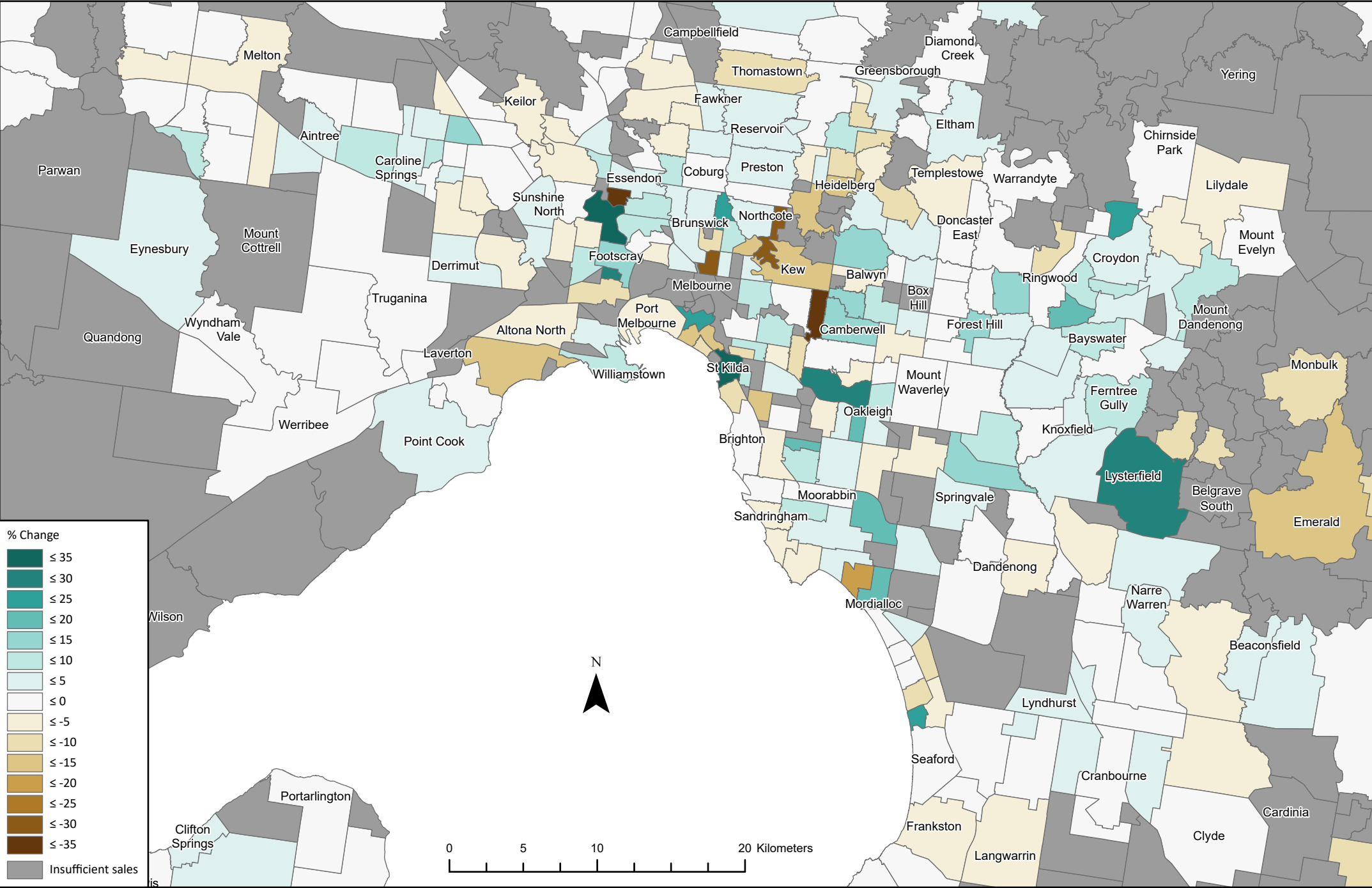
Suburbs in large towns	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Bairnsdale	400,000	430,000	455,000	13.8	5.8
Castlemaine	739,000	700,000	737,000	-0.3	5.3
Colac	468,500	485,000	500,000	6.7	3.1
Echuca	568,500	587,500	520,000	-8.5	-11.5
Hamilton	372,000	354,000	348,000	-6.5	-1.7
Moe	340,000	395,000	365,000	7.4	-7.6
Morwell	317,500	350,000	335,000	5.5	-4.3
Sale	461,500	460,000	502,500	8.9	9.2
Swan Hill	362,000	440,000	375,000	3.6	-14.8
Traralgon	445,000	484,500	480,000	7.9	-0.9
Wangaratta	462,500	530,000	522,500	13.0	-1.4
Yarrawonga	630,000	643,000	610,000	-3.2	-5.1

Seaside towns

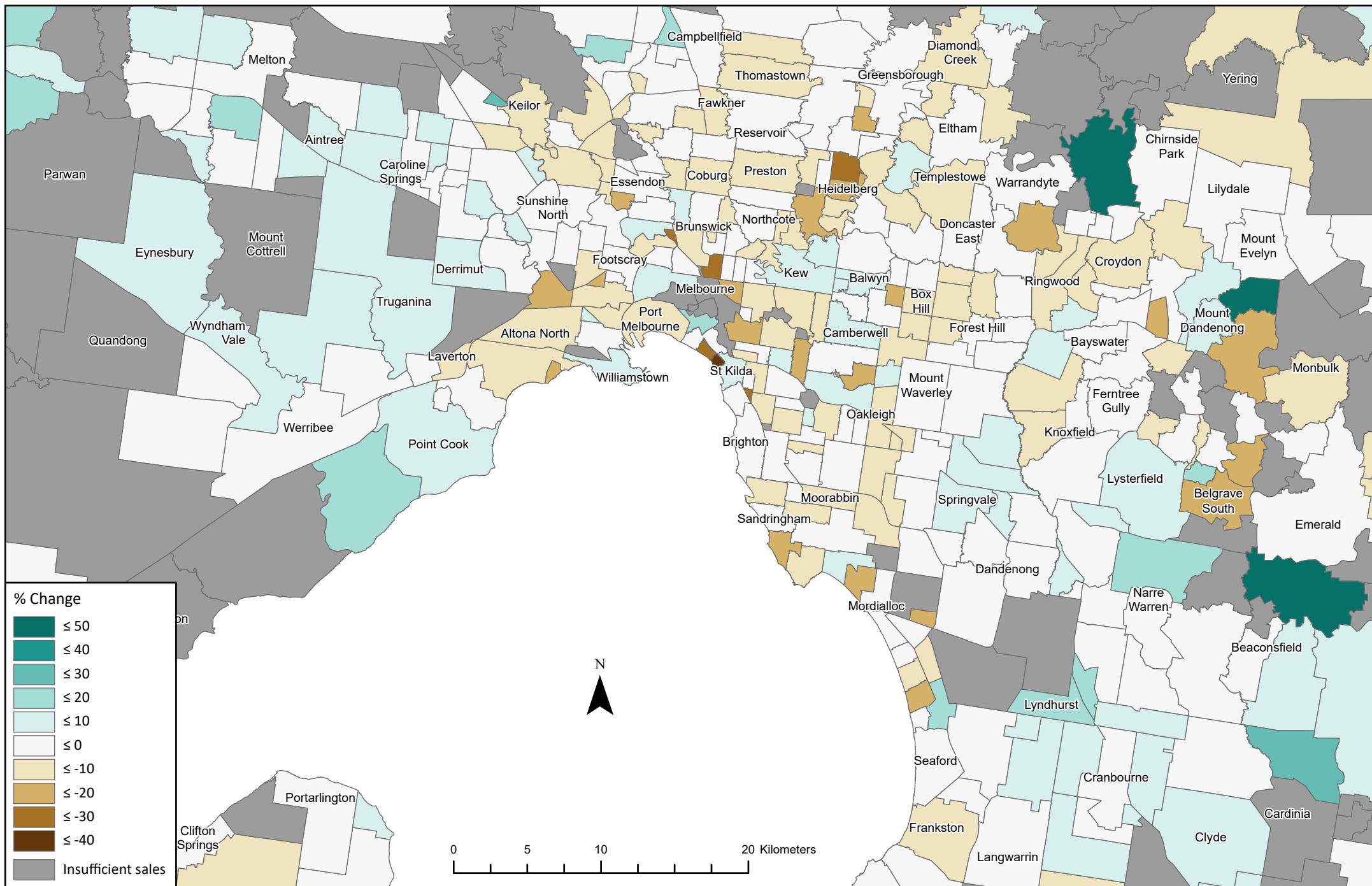
Suburbs in seaside towns	December quarter 2021 \$	September quarter 2022 \$	December quarter 2022 \$	% Change Dec 2021- Dec 2022	% Change Sep 2022- Dec 2022
Anglesea	1,702,500	1,722,500	1,885,000	10.7	9.4
Cowes West	835,000	770,000	850,000	1.8	10.4
Inverloch	1,020,000	985,000	1,000,000	-2.0	1.5
Lakes Entrance	495,000	530,000	477,500	-3.5	-9.9
Ocean Grove	1,185,000	1,165,000	1,100,000	-7.2	-5.6
Portland	415,000	460,000	440,000	6.0	-4.3
St Leonards	777,500	787,000	750,000	-3.5	-4.7
Torquay	1,335,000	1,340,000	1,250,000	-6.4	-6.7
Venus Bay	649,000	730,000	605,000	-6.8	n/a

Metropolitan Melbourne houses - quarterly change in median prices

September quarter 2022 to December quarter 2022

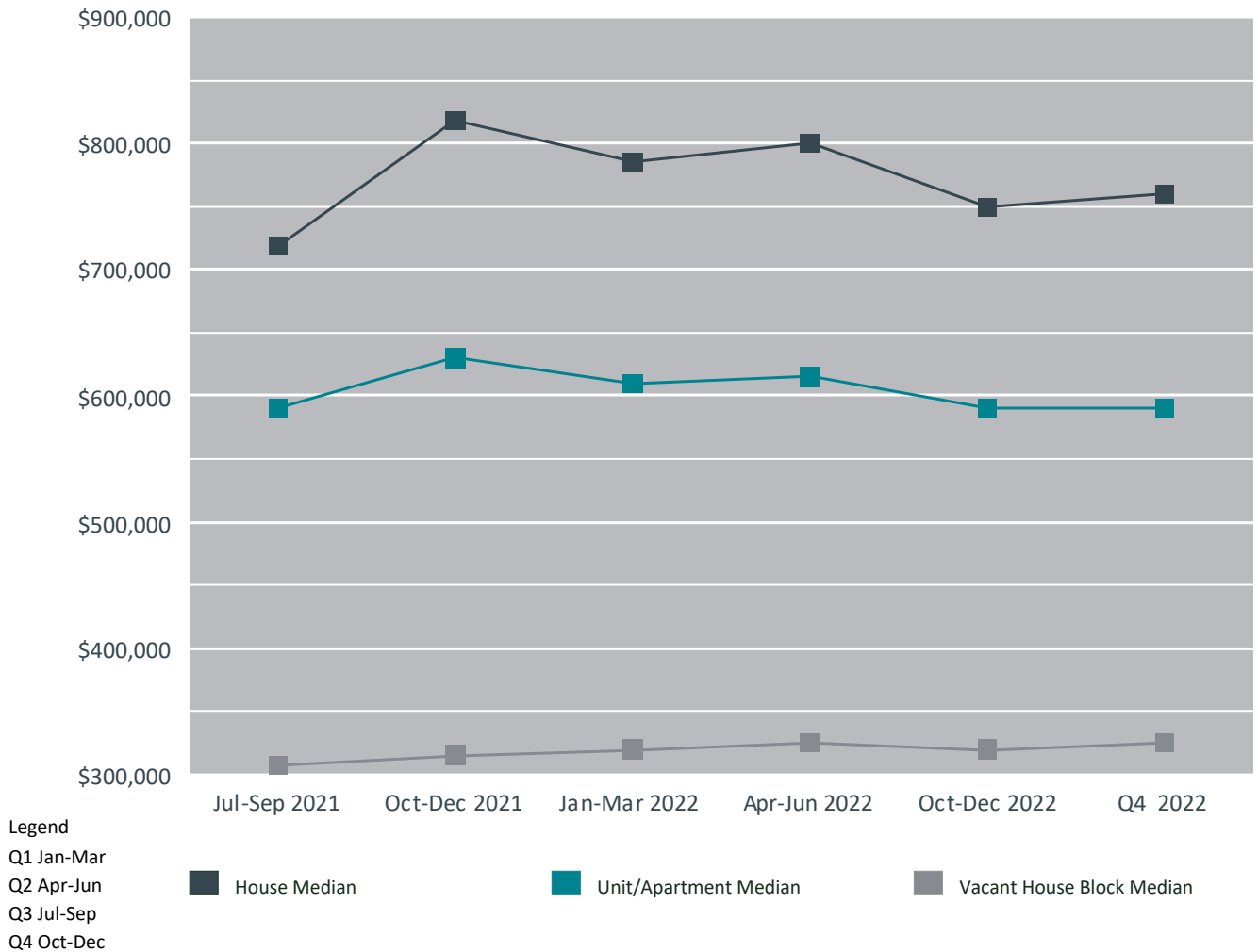


December quarter 2021 to December quarter 2022



VICTORIA

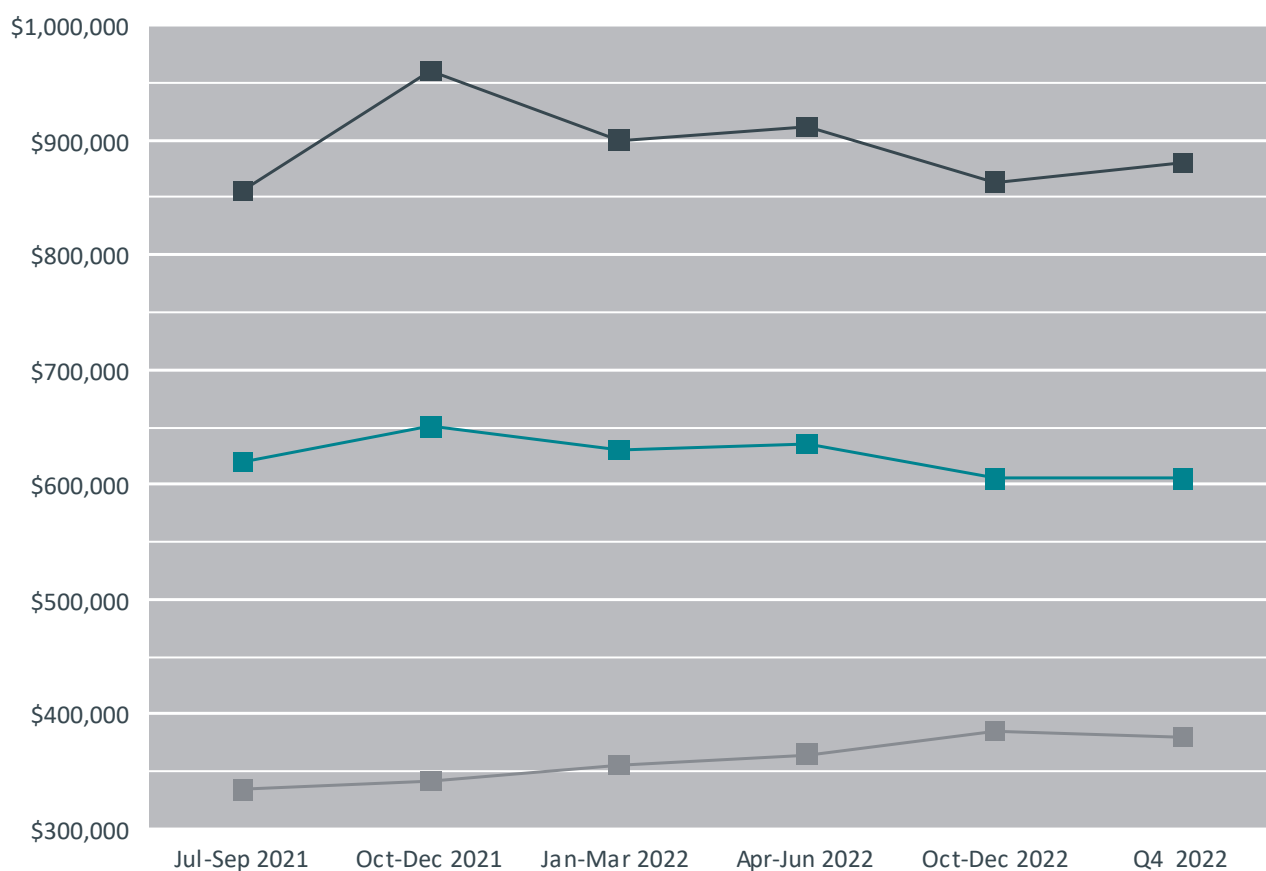
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2021	20,404	718,000	0.0	9,655	590,000	0.0	9,230	307,700	0.0
Oct-Dec 2021	30,099	818,000	13.9	14,196	630,000	6.8	6,810	315,500	2.5
Jan-Mar 2022	22,157	785,000	-4.0	10,587	610,000	-3.2	3,528	320,000	1.4
Apr-Jun 2022	21,611	800,000	1.9	11,025	615,000	0.8	2,652	325,000	1.6
Jul-Sep 2022	18,425	750,000	-6.3	9,112	590,000	-4.1	1,884	320,000	-1.5
Oct-Dec 2022	17,985	760,000	1.3	8,844	590,000	0.0	1,514	325,000	1.6

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec



House Median



Unit/Apartment Median

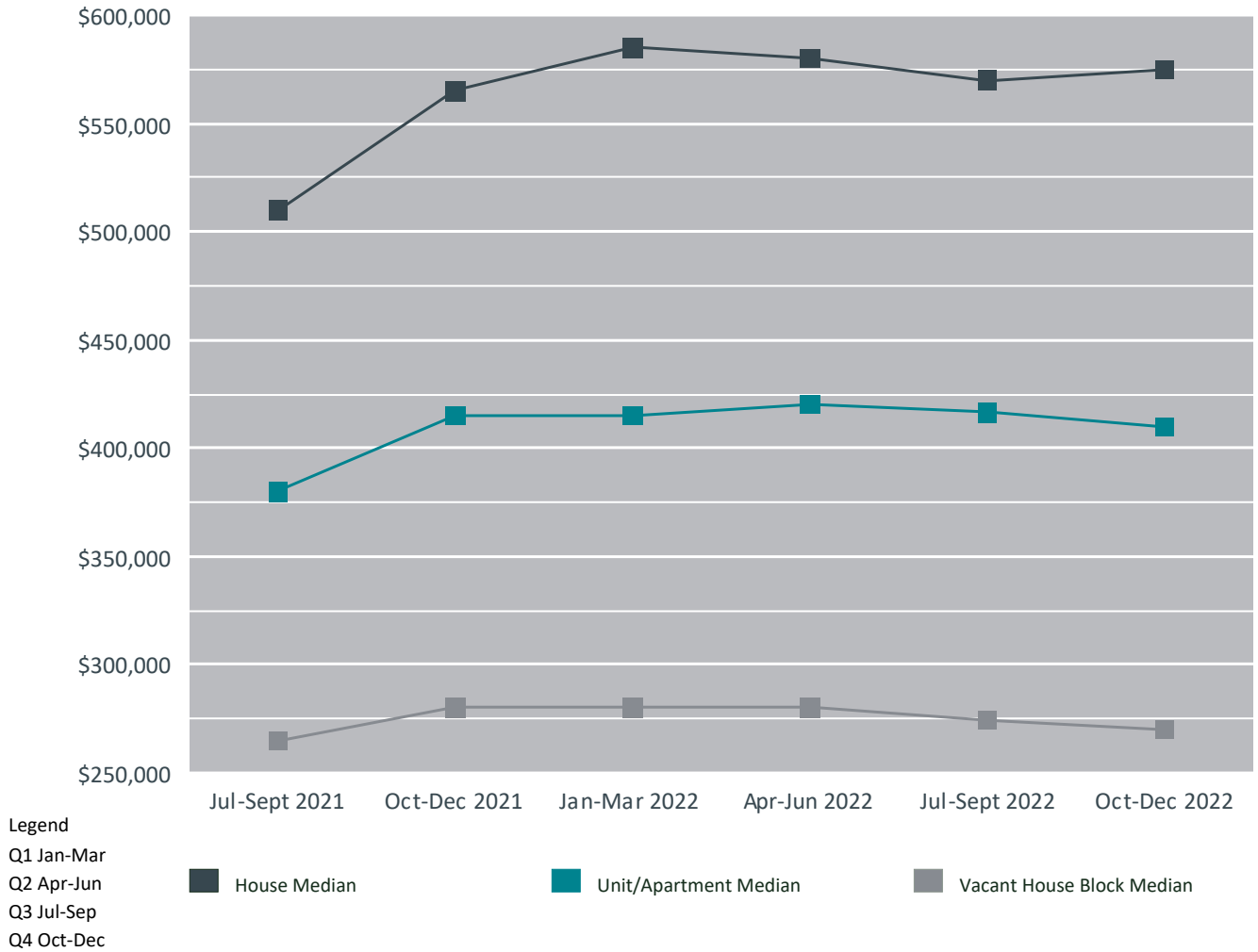


Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2021	13,436	856,100	0.0	8,508	620,000	0.0	5,518	334,000	0.0
Oct-Dec 2021	21,436	960,000	12.1	12,784	650,000	4.8	3,911	342,000	2.4
Jan-Mar 2022	15,020	900,000	-6.3	9,512	630,000	-3.1	1,752	355,500	3.9
Apr-Jun 2022	15,120	911,000	1.2	10,041	635,000	0.8	1,388	365,000	2.7
Jul-Sep 2022	12,585	863,500	-5.2	8,178	605,000	-4.7	912	385,000	5.5
Oct-Dec 2022	12,355	880,000	1.9	7,967	605,000	0.0	743	380,000	-1.3

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 (%)
Jul-Sep 2021	6,968	510,000	0.0	1,147	380,000	0.0	3,712	265,000	0.0
Oct-Dec 2021	8,663	565,000	10.8	1,412	415,000	9.2	2,899	280,000	5.7
Jan-Mar 2022	7,137	585,000	3.5	1,075	415,000	0.0	1,776	280,000	0.0
Apr-Jun 2022	6,491	580,000	-0.9	984	420,000	1.2	1,264	280,000	0.0
Jul-Sep 2022	5,840	570,000	-1.7	934	416,500	-0.8	972	274,500	-2.0
Oct-Dec 2022	5,630	575,000	0.9	877	410,000	-1.6	771	270,000	-1.6

MEDIAN HOUSE PRICES

Oct-Dec 2021 to Oct-Dec 2022

Locality	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	No. of Sales Oct-Dec 2022	No. of Sales 2022	Change (%)	
								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
ABBOTSFORD	1332500	1645000	1218000	1280000	1290000	21	83	-3.2	0.8
ABERFELDIE	2112500	1930000	2010000	2410000^	1500000	16	56	-29.0	-37.8
AINTREE	745000	807500	749300	737500	763000	33	135	2.4	3.5
AIREYS INLET	2030000^	1750000^	1375000^	1727500^	1725000^	7	18	-15.0	-0.1
AIRPORT WEST	1020000	943000	950000	865000	873800	34	116	-14.3	1.0
ALBANVALE	620000	605000^	648900	582000	600000	21	60	-3.2	3.1
ALBERT PARK	2402500	2275000	2523000	2780000	2346300	24	126	-2.3	-15.6
ALBION	822500	792500	1050000^	840000^	823500^	4	23	0.1	-2.0
ALEXANDRA	545000	547000	515000^	578500^	670000^	7	39	22.9	15.8
ALFREDTON	640000	697500	666000	640000	635000	53	236	-0.8	-0.8
ALLANSFORD	540000^	628800^	641000^	585000^	540000^	3	10	0.0	-7.7
ALPHINGTON	2541500	2168000^	2185000	2175000^	2195000^	7	36	-13.6	0.9
ALTONA	1262500	1170000	1260000	1217500	1025000	29	109	-18.8	-15.8
ALTONA EAST	1110000	1125000	1060000^	957500^	1028500^	2	27	-7.3	7.4
ALTONA MEADOWS	771000	760000	770600	700000	695000	20	109	-9.9	-0.7
ALTONA NORTH	1025000	955000	972500	1017500	920000	26	112	-10.2	-9.6
ANGLESEA	1702500	1700000	1640000	1722500	1885000	21	72	10.7	9.4
APOLLO BAY	981300	1047500^	1320000	1000000^	995000^	5	28	1.4	-0.5
ARARAT	350000	310000	400000	408000	370000	33	177	5.7	-9.3
ARDEER	725000	722500	698000^	645000^	710000^	9	31	-2.1	10.1
ARMADALE	2702500	2905000	2350300	2950000	2721000	19	94	0.7	-7.8
ARMSTRONG CREEK	716500	732500	733500	730000	672500	68	258	-6.1	-7.9
ASCOT (GREATER BENDIGO)	660000	557600^	625000	652500^	570000^	9	40	-13.6	-12.6
ASCOT VALE	1355500	1330000	1280000	1340000	1435000	42	141	5.9	7.1
ASHBURTON	2294000	2130000	2050000	2025000	1835300	28	104	-20.0	-9.4
ASHWOOD	1500800	1425000	1520000	1656500	1615000	18	69	7.6	-2.5
ASPENDALE	1479000	1298000	1820000	1435000	1390000	19	66	-6.0	-3.1
ASPENDALE GARDENS	1197500	1289000	1190000	1107000	1120000	21	57	-6.5	1.2
ATTWOOD	1050000	905000^	1070000	730000^	1200000^	9	31	14.3	64.4
AVENEL	485500^	515000^	497500^	410000^	617000^	2	12	27.1	50.5
AVOCA	396000^	375000^	516000^	405000^	350000^	7	15	-11.6	-13.6
AVONDALE HEIGHTS	1005000	990000	1020000	967500	960000	39	161	-4.5	-0.8
AVONSLIGH	858000^	697500^	950000^	920000^	740000^	3	14	-13.8	-19.6
AXEDALE	502500^	630000^	461000^	515000^	537500^	2	10	7.0	4.4
BACCHUS MARSH	609000	665000	640000	693200	662500	30	148	8.8	-4.4
BADGER CREEK	710000^	707500^	755000^	710000^	755000^	4	19	6.3	6.3
BAIRNSDALE	400000	426500	465500	430000	455000	34	189	13.8	5.8
BALACLAVA	1594800	1810000	1494800	1400000	1512500	13	55	-5.2	8.0
BALCOMBE	1935000	1927500	1800000	1770000	1900000	27	113	-1.8	7.3
BALLAN	619000	580000	790000	640000	685000^	4	41	10.7	7.0
BALLARAT CENTRAL	885000	760000	650000	665000	633800	32	105	-28.4	-4.7

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MEDIAN HOUSE PRICES

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
BALLARAT EAST	510000	541000	530000	540000	495000	23	108	-2.9	-8.3
BALLARAT NORTH	580000	635000	607500	597000	645000	19	72	11.2	8.0
BALNARRING	1310500	1282500^	1487500^	1370000^	1265000^	7	32	-3.5	-7.7
BALNARRING BEACH	3400000^	1847500^	7150000^	1620000^	4500000^	1	9	32.4	177.8
BALWYN	2750000	2887800	2750000	3088000	2816000	37	156	2.4	-8.8
BALWYN NORTH	2384400	2078000	2333000	2120000	2345000	74	316	-1.7	10.6
BANDIANA	464100^	535000^	629000^	572500^	634500^	2	12	36.7	10.8
BANNOCKBURN	745000	751500	710000	762500	722000	21	90	-3.1	-5.3
BARANDUDA	544000	726800	625000	630000	720000^	5	38	32.4	14.3
BARNAWARTHA	332500^	437000^	469000^	542000^	542000*	0	8	NA	NA
BARWON HEADS	1800000	1755000	2425000	1710000	1505000	12	66	-16.4	-12.0
BAXTER	722000	787500	698500^	687000^	655000^	7	32	-9.3	-4.7
BAYSWATER	887500	940000	920000	771300	827500	20	108	-6.8	7.3
BAYSWATER NORTH	888000	955000	855800	845200	850000	21	74	-4.3	0.6
BEACONSFIELD	956500	945500	1069000	894400	930000	14	100	-2.8	4.0
BEACONSFIELD UPPER	907700^	1205000^	996000^	996000*	1320000^	3	11	45.4	NA
BEAUFORT	395000	380000^	420000^	456300	397500^	6	32	0.6	-12.9
BEAUMARIS	2220000	2060000	2247000	2125000	1976000	46	171	-11.0	-7.0
BEECHWORTH	650000	655000	788000	795000	665000^	9	60	2.3	-16.4
BELGRAVE	830000	847800	842500	913500	805300	10	64	-3.0	-11.9
BELGRAVE HEIGHTS	980000^	1055300^	1055300*	890000^	1105500^	4	12	12.8	24.2
BELGRAVE SOUTH	1125000^	1125000^	1160000^	790000^	880000^	3	10	-21.8	11.4
BELL PARK	700000	643500	650000	640000	630500	26	92	-9.9	-1.5
BELL POST HILL	703500	665000	715000	681000	660000	19	86	-6.2	-3.1
BELLBRIDGE	675000^	540000^	510000^	491500^	960000^	1	9	42.2	95.3
BELLFIELD (BANYULE)	1085000	958000^	877500^	920000^	1120000^	7	19	3.2	21.7
BELMONT	752500	795000	785000	700000	686300	70	272	-8.8	-2.0
BENALLA	435000	437500	429000	405000	510000	42	212	17.2	25.9
BENDIGO	622500	670100	660000	686500	702500	28	116	12.9	2.3
BENTLEIGH	1821500	1765000	1786500	1641300	1770000	47	165	-2.8	7.8
BENTLEIGH EAST	1525000	1540000	1525000	1400000	1440000	69	301	-5.6	2.9
BERWICK	897500	908100	900000	888000	842500	148	719	-6.1	-5.1
BEVERIDGE	663000	704500	675000	685000	630000	22	97	-5.0	-8.0
BIRCHIP	149000^	220000^	140000^	213500^	213500*	0	13	NA	NA
BIRREGURRA	705000^	910000^	580000^	617500^	802500^	2	13	13.8	30.0
BITTERN	826900	835000	900000	830000	803000	11	48	-2.9	-3.3
BLACK HILL	587500^	655000	640000^	670000^	520000^	6	30	-11.5	-22.4
BLACK ROCK	2805000	2925000	2850000	2375000	2220000	18	63	-20.9	-6.5
BLACKBURN	1716000	1790000	1529000	1455000	1419000	33	128	-17.3	-2.5
BLACKBURN NORTH	1356000	1335000	1337500	1200000	1200000	25	73	-11.5	0.0
BLACKBURN SOUTH	1367500	1455000	1310500	1220000	1218800	30	126	-10.9	-0.1

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BLAIRGOWRIE	1645000	1861500	1715000	1707500	1595000	34	130	-3.0	-6.6
BLIND BIGHT	677500^	758500	745000^	635000^	638000^	8	22	-5.8	0.5
BONBEACH	1360000	1260000	1255000	1100000	980000	19	76	-27.9	-10.9
BONNIE BROOK	698000^	570000^	642500^	676000	647400	18	40	-7.2	-4.2
BONNIE DOON	850000^	685000^	570000^	620000^	690000^	3	13	-18.8	11.3
BONSHAW	590000^	585000^	560000^	555000^	530000^	9	31	-10.2	-4.5
BOOLARRA	389500^	389500*	327000^	360000^	400000^	2	6	2.7	11.1
BORONIA	881500	850000	890000	830000	795000	52	222	-9.8	-4.2
BOTANIC RIDGE	936300	991000	947500	920000	917500	26	115	-2.0	-0.3
BOX HILL	1640000	1923000^	1515000	1725900	1439000^	8	46	-12.3	-16.6
BOX HILL NORTH	1400000	1425000	1301500	1275000	1320000	35	138	-5.7	3.5
BOX HILL SOUTH	1651000	1500000	1438000	1387500	1437500	14	94	-12.9	3.6
BRAYBROOK	790000	798000	800000	814000	741500	16	93	-6.1	-8.9
BREAKWATER	585000^	597500^	575100^	520000^	548800^	4	18	-6.2	5.5
BRIAGOLONG	420000^	340000^	471000^	482500^	385000^	3	11	-8.3	-20.2
BRIAR HILL	1035500	1125000^	890000^	950000^	935000^	5	31	-9.7	-1.6
BRIGHT	1175000	1188000	1267500	1070000^	1350000^	5	40	14.9	26.2
BRIGHTON	3463000	3715000	3650000	3250000	3222500	52	228	-6.9	-0.8
BRIGHTON EAST	2371300	2435000	2469500	2307500	2145500	54	199	-9.5	-7.0
BROADFORD	610000	588000	610000	565000	510000	18	76	-16.4	-9.7
BROADMEADOWS	615500	605000	626500	610000	562500	26	134	-8.6	-7.8
BROOKFIELD	575000	590000	570000	570000	550000	29	191	-4.3	-3.5
BROOKLYN	850000	812500^	850000^	740500^	660000^	1	14	-22.4	-10.9
BROWN HILL	712800	617500	632500	595000	585000	17	60	-17.9	-1.7
BRUNSWICK	1380000	1414300	1422500	1220000	1260000	67	232	-8.7	3.3
BRUNSWICK EAST	1450000	1430000	1512500	1030000	1275000	26	81	-12.1	23.8
BRUNSWICK WEST	1322000	1280000	1256000	1298000	1325000	22	98	0.2	2.1
BRUTHEN	357000^	389000^	467500^	500000^	432500^	6	12	21.1	-13.5
BULLEEN	1530000	1420000	1390000	1340000	1400000	43	152	-8.5	4.5
BUNDOORA	905000	840000	870000	860000	822500	70	311	-9.1	-4.4
BUNINYONG	670000	790000	850000	805300	710000	14	52	6.0	-11.8
BUNYIP	720000	755000	705000^	722500	792500^	7	34	10.1	9.7
BURNSIDE	751000	825000	812500	733300	715000	14	60	-4.8	-2.5
BURNSIDE HEIGHTS	740000	735000	796200	710000	780000	12	74	5.4	9.9
BURWOOD	1491000	1406000	1391000	1382000	1265000	27	112	-15.2	-8.5
BURWOOD EAST	1305000	1286000	1283000	1225000	1200000	29	120	-8.0	-2.0
CAIRNLEA	900000	950000	942500	965000	912500	14	77	1.4	-5.4
CALIFORNIA GULLY	454000	450000	481900	479000	460000	17	88	1.3	-4.0
CAMBERWELL	2650000	2650000	2632500	2465400	2717500	62	261	2.5	10.2
CAMPBELLFIELD	618000	625500	600000	621500^	600000^	7	36	-2.9	-3.5
CAMPBELLS CREEK	695000	695000^	727500^	737500^	702500^	6	26	1.1	-4.7

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CAMPERDOWN	481000	440000	395000	450000	385000	17	78	-20.0	-14.4
CANADIAN	545000	554000	610000	573000	585000 [^]	9	55	7.3	2.1
CANTERBURY	3537500	3490000	3447500	2948800	3361000	22	91	-5.0	14.0
CAPE PATERSON	1110000	1023000	785000 [^]	769500 [^]	778000 [^]	3	33	-29.9	1.1
CAPE SCHANCK	1380000 [^]	1230000 [^]	1230000 [*]	1755000 [^]	1632500 [^]	2	11	18.3	-7.0
CAPEL SOUND	887500	855000	818000	785000	754000	15	82	-15.0	-3.9
CARDIGAN	1100000 [^]	1040000 [^]	1155000 [^]	1150000 [^]	830000 [^]	1	11	-24.5	-27.8
CARISBROOK	370000 [^]	560000 [^]	429000 [^]	480000 [^]	500000 [^]	2	13	35.1	4.2
CARLTON	1705000	2010000	1500000	1620000	1077000	15	61	-36.8	-33.5
CARLTON NORTH	1691000	1670000	1617500	1760000	1560000	26	80	-7.7	-11.4
CARNEGIE	1810500	1712000	1550000	1700000	1605000	22	98	-11.4	-5.6
CAROLINE SPRINGS	770000	735000	775000	730500	745500	69	322	-3.2	2.1
CARRUM	1090000	917800 [^]	1090000	870000	1050000	13	44	-3.7	20.7
CARRUM DOWNS	735000	727500	737500	705000	690000	78	303	-6.1	-2.1
CASTERTON	350000 [^]	230000 [^]	347000 [^]	275000	350000 [^]	5	25	0.0	27.3
CASTLEMAINE	739000	735000	735000	700000	737000	35	118	-0.3	5.3
CAULFIELD	1950000	2160000 [^]	1850000 [^]	2100000	1886900 [^]	9	40	-3.2	-10.1
CAULFIELD NORTH	2736000	2710000	2750000	2400000	2485000	23	104	-9.2	3.5
CAULFIELD SOUTH	2000000	1850000	1960000	1810000	1785000	35	122	-10.8	-1.4
CHADSTONE	1350000	1192500	1227500	1110000	1175000	21	74	-13.0	5.9
CHARLEMONT	686300	680000	687500	640000	615000	23	76	-10.4	-3.9
CHARLTON	252500 [^]	265000 [^]	275000 [^]	325000 [^]	277500 [^]	4	25	9.9	-14.6
CHELSEA	1230000	1276000	1250000	1115000	1100000	14	53	-10.6	-1.3
CHELSEA HEIGHTS	995000	970000 [^]	1010000	959000	845000	11	52	-15.1	-11.9
CHELTENHAM	1387500	1507000	1417500	1199000	1250000	41	162	-9.9	4.3
CHELTENHAM EAST	1190000	1190000	1267500	1137500 [^]	1150000	17	54	-3.4	1.1
CHELTENHAM NORTH	1100000	1015000	1130000	1040000	1181000	11	51	7.4	13.6
CHILTERN	325000 [^]	413500 [^]	364000 [^]	360500 [^]	410000 [^]	4	26	26.2	13.7
CHIRNSIDE PARK	930000	962500	920000	898700	885000	31	164	-4.8	-1.5
CHURCHILL	347000	361000	347500	370000	365800	28	99	5.4	-1.1
CLARINDA	1152500	1207500	1062500	952500	936000 [^]	6	36	-18.8	-1.7
CLAYTON	1182000	1135000	1065300	1195000	1130500	12	52	-4.4	-5.4
CLAYTON NORTH	1300000 [^]	1350000 [^]	1460000 [^]	1300000 [^]	1300000 [^]	9	22	0.0	0.0
CLAYTON SOUTH	1015000	1002000	992500	975000	981500 [^]	8	47	-3.3	0.7
CLIFTON HILL	1775500	1700000	1861000	1774500	1500000	28	89	-15.5	-15.5
CLIFTON SPRINGS	735000	742500	707800	670000	696500	32	158	-5.2	4.0
CLUNES	477500 [^]	515000	500000 [^]	452500 [^]	765000 [^]	1	27	60.2	69.1
CLYDE	687500	691500	672000	707000	690000	57	283	0.4	-2.4
CLYDE NORTH	706700	750000	737500	745000	702000	127	640	-0.7	-5.8
COBBLEBANK	570000	648000	630000	652500	635000	16	69	11.4	-2.7
COBDEN	350000 [^]	386000 [^]	405000 [^]	308000 [^]	455000 [^]	4	15	30.0	47.7

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COBRAM	380000	377500	420000	470000	400000	27	100	5.3	-14.9
COBURG	1350000	1280000	1200000	1185000	1177000	50	269	-12.8	-0.7
COBURG EAST	1102000	1140000	1055000	1075000	965000	21	87	-12.4	-10.2
COBURG NORTH	1006000	1125000	1080000	899500	917500	12	72	-8.8	2.0
COCKATOO	786000	827500	770000	766000	670000	11	59	-14.8	-12.5
COHUNA	235000	285000	380000	310000^	255000	10	47	8.5	-17.7
COLAC	468500	500000	500000	485000	500000	49	192	6.7	3.1
COLDSTREAM	853800	820000^	790500^	772000^	737500^	6	31	-13.6	-4.5
COLERAINE	195000^	277500^	305000^	325000^	250000^	4	20	28.2	-23.1
COLLINGWOOD	1263000	1324500	1325000	1549600^	1190000^	9	38	-5.8	-23.2
COOLAROO	515000	542500	517500^	502500^	575000^	3	31	11.7	14.4
COONANS HILL	1268500	1333000	1270000^	1065000^	1135000	12	40	-10.5	6.6
COONGULLA	473300^	310000^	365000^	430000^	495000^	2	14	4.6	15.1
CORINELLA	743000	1215500^	750000^	757500^	590000^	3	22	-20.6	-22.1
CORIO	510000	522500	526000	510000	521500	61	269	2.3	2.3
CORONET BAY	520000	635000	685000^	609000^	697500^	8	52	34.1	14.5
CORRYONG	300000^	302000	315000	315000^	339000^	7	36	13.0	7.6
COWES	955000	1067500	962500^	837500^	767500^	6	30	-19.6	-8.4
COWES WEST	835000	825000	795000	770000	850000	30	140	1.8	10.4
CRAIGIEBURN	650000	675000	663500	652500	632000	197	1,003	-2.8	-3.1
CRANBOURNE	654000	675000	673500	640000	630000	71	349	-3.7	-1.6
CRANBOURNE EAST	703000	722000	730000	707500	711500	68	324	1.2	0.6
CRANBOURNE NORTH	681000	715000	745000	713000	700000	78	336	2.8	-1.8
CRANBOURNE SOUTH	780000^	780000^	830000	820000^	845000^	7	30	8.3	3.0
CRANBOURNE WEST	663500	667000	715000	669500	670000	73	349	1.0	0.1
CREMORNE	1398700	1546500^	1295000^	1135000	1366000^	6	28	-2.3	20.4
CRESWICK	520000	537000	557500	557500	520000	13	54	0.0	-6.7
CRIB POINT	857500	860000	825000	842000^	685000	17	56	-20.1	-18.6
CROYDON	995000	980000	888000	867500	880000	65	313	-11.6	1.4
CROYDON HILLS	1165000	1122300	1062500	1144500	1125000	13	55	-3.4	-1.7
CROYDON NORTH	1162500	1222000	1072500	885000	1092500	20	93	-6.0	23.4
CROYDON SOUTH	940000	957000	905000	800000	850500	18	69	-9.5	6.3
CURLEWIS	710000	717500	720000	715000	680000	18	84	-4.2	-4.9
DALLAS	545000	535000	529500	515000	497000	19	83	-8.8	-3.5
DALYSTON	619500	567300^	589000^	630000^	549000^	5	19	-11.4	-12.9
DANDENONG	725500	725000	775000	747000	680000	30	153	-6.3	-9.0
DANDENONG NORTH	755000	746000	800000	715000	693500	62	229	-8.1	-3.0
DANYO	150000^	170000^	78500^	195000^	210000^	4	11	40.0	7.7
DARLEY	660000	720000	669500	750000	732500	32	140	11.0	-2.3
DAYLESFORD	910000	915000	940000	910000	870000	19	87	-4.4	-4.4
DEANSIDE	616500	599000	600000	624800	665000	17	115	7.9	6.4

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DEEPPENE	2788000^	3476500^	3380000^	2970000^	2970000^	3	16	6.5	0.0
DEER PARK	647500	638000	630000	653000	612500	41	181	-5.4	-6.2
DELACOMBE	585000	550000	605000	586000	535000	23	91	-8.5	-8.7
DELAHEY	676000	663800	652000	600000	675300	18	71	-0.1	12.5
DENNINGTON	537500	620000	585000	613000^	617500	15	46	14.9	0.7
Derrimut	747500	777500	745000	747500	770000	18	57	3.0	3.0
DERRINALLUM	280000^	360500^	357500^	357500*	357500*	0	5	NA	NA
DIAMOND CREEK	1053500	1087500	980600	970000	948500	38	159	-10.0	-2.2
DIGGERS REST	650000	630000	677500	654000	645300	28	103	-0.7	-1.3
DIMBOOLA	196500	252500	265000^	230000^	249000^	5	31	26.7	8.3
DINGLEY VILLAGE	1123000	1288500	1130000	1060500	1071000	23	98	-4.6	1.0
DINNER PLAIN	950000^	970000^	975000^	805000^	1226500^	4	19	29.1	52.4
DONALD	159000^	220000	235000^	187000^	240000^	7	29	50.9	28.3
DONCASTER	1540000	1547500	1500000	1420000	1455000	62	239	-5.5	2.5
DONCASTER EAST	1555000	1557500	1524300	1525000	1522000	79	281	-2.1	-0.2
DONNYBROOK	635000	654800	665000	675000	660000	32	136	3.9	-2.2
DONVALE	1405500	1482500	1430000	1460000	1390000	23	74	-1.1	-4.8
DOREEN	741000	745000	773500	719000	715800	103	460	-3.4	-0.5
DOVETON	610000	625000	650000	625000	615000	25	138	0.8	-1.6
DROMANA	1165500	1100000	942500	1165000	1130000	31	131	-3.0	-3.0
DROUIN	611500	625000	635000	620000	605000	53	302	-1.1	-2.4
DRYSDALE	820000	805000	801000	695000	721300	14	69	-12.0	3.8
DUNKELD	615000^	310500^	475000^	462500^	432500^	2	6	-29.7	-6.5
DUNOLLY	260000^	320000^	227500^	332500^	349000^	1	12	34.2	5.0
EAGLE POINT	419000^	449000^	697500^	520000^	579500^	7	25	38.3	11.4
EAGLEHAWK	462500	500000	500000	510000	530000	18	119	14.6	3.9
EAGLEMONT	2821900	2517500	2060000	2800400^	2376400^	9	43	-15.8	-15.1
EAST BAIRNSDALE	390000^	357000	521000^	330000^	410000^	8	34	5.1	24.2
EAST BENDIGO	430000^	540000	600000	547500	615000^	9	46	43.0	12.3
EAST GEELONG	952500	927500	862500	800000^	820000	12	47	-13.9	2.5
EAST MELBOURNE	3100000^	4065000^	2650000^	4100000^	2235000^	3	16	-27.9	-45.5
EAST WARBURTON	714000	520000^	700500^	610000^	625000^	3	19	-12.5	2.5
EASTWOOD	610000	591500	590000^	590000	620000	11	53	1.6	5.1
ECHUCA	568500	525000	558000	587500	520000	47	221	-8.5	-11.5
EDENHOPE	235000^	168800^	242500^	245000^	230000^	8	25	-2.1	-6.1
EDITHVALE	1275000	1362500	1510000	1298800	1262500	12	72	-1.0	-2.8
EILDON	395000^	446300	400000^	402500^	475000^	4	25	20.3	18.0
ELLIMINYT	495000	685000^	680000	652500	680000^	4	35	37.4	4.2
ELMORE	312500	405000^	461000^	330000^	437500^	8	23	40.0	32.6
ELSTERNWICK	2420000	2337500	2217500	2500000	2087500	22	74	-13.7	-16.5
ELTHAM	1300000	1320000	1345900	1225000	1232500	54	186	-5.2	0.6

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ELTHAM NORTH	1350000	1270000	1304000	1150000	1118000	14	68	-17.2	-2.8
ELWOOD	2337000	2395000	2875000	2630000	2320500	30	104	-0.7	-11.8
EMERALD	907000	960000	955000	1015000	852500	12	71	-6.0	-16.0
ENDEAVOUR HILLS	830000	820000	852500	805000	760000	45	219	-8.4	-5.6
EPPING	700000	700000	685000	655000	671000	84	415	-4.1	2.4
EPSOM	580000	600000	595000	591500	600000	27	102	3.4	1.4
ESSENDON	1850000	1880000	1950000	1700000	1750000	40	191	-5.4	2.9
ESSENDON NORTH	1335000^	1335000^	1630000	1305000^	1265000^	1	22	-5.2	-3.1
ESSENDON WEST	1475000^	1290000^	1502000^	1002500^	1212500^	6	22	-17.8	20.9
EUMEMMERRING	605000^	820000^	772500^	530000^	595000^	4	18	-1.7	12.3
EUREKA	420000^	492500^	490000^	480000^	543000^	1	10	29.3	13.1
EUROA	517500	405000	528000	555000	455000	12	56	-12.1	-18.0
EYNESBURY	685000	710500	721300	665000^	695000	10	42	1.5	4.5
FAIRFIELD	2001000	1765000	1840000	2550000	1662500	18	57	-16.9	-34.8
FAIRHAVEN	2800000^	3461000^	3725000^	2787500^	2575000^	2	8	-8.0	-7.6
FAWKNER	845000	837500	792500	745800	752500	41	161	-10.9	0.9
FERNTREE GULLY	930000	902800	880000	810000	890000	67	281	-4.3	9.9
FERNY CREEK	1180000	990000^	940000^	895000^	1173500^	2	13	-0.6	31.1
FINGAL	1887500^	1980000^	1900000^	2450000^	1965800^	4	15	4.1	-19.8
FITZROY	1545000	1542500	1957500	1410000	1460000	21	80	-5.5	3.5
FITZROY NORTH	1685000	1872500	1590500	1450000	1570000	28	125	-6.8	8.3
FIVEWAYS	906000^	934200^	1064000^	720000^	640000^	3	15	-29.4	-11.1
FLEMINGTON	1252000	1425000	1330000^	1020000	1010000	17	58	-19.3	-1.0
FLINDERS	2635000^	5020000^	2887500^	3625500^	3291500^	6	18	24.9	-9.2
FLORA HILL	552600	537500	570000	552500	510000	11	50	-7.7	-7.7
FOOTSCRAY	1087500	938500	1005000	920000	1053400	26	116	-3.1	14.5
FOREST HILL	1336500	1245000	1140000	1086000	1210300	27	117	-9.4	11.4
FOSTER	512500^	547500	580000^	607500^	620000^	5	29	21.0	2.1
FRANKSTON	795000	786500	790000	750000	710000	111	507	-10.7	-5.3
FRANKSTON NORTH	610000	622500	625000	601500	598000	13	118	-2.0	-0.6
FRANKSTON SOUTH	1260000	1200000	1240000	1150000	1150000	53	246	-8.7	0.0
FRASER RISE	697000	734000	730000	716300	700000	44	209	0.4	-2.3
FYANSFORD	895000^	985000^	1280000^	1150000^	955000^	7	26	6.7	-17.0
GARDEN CITY	2038800^	1956300	2200000^	1617500^	1725000^	8	29	-15.4	6.6
GARFIELD	805000	795000^	789000^	766300^	873200^	6	27	8.5	14.0
GEELONG	950000	850000	756300	975000	985000	18	62	3.7	1.0
GEELONG WEST	980000	1060000	932500	1030000	955000	27	117	-2.6	-7.3
GEMBROOK	863500	843500^	860000^	907500^	865000^	2	24	0.2	-4.7
GISBORNE	918500	1250000	1025000	1188000	950000	33	120	3.4	-20.0
GLADSTONE PARK	750000	755000	740000	707000	700000	27	121	-6.7	-1.0
GLEN HUNTLY	1805000^	1302000^	1554000^	1553000^	1950000^	1	17	8.0	25.6

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GLEN IRIS	2580000	2602000	2551500	2520000	2417500	72	256	-6.3	-4.1
GLEN WAVERLEY	1608800	1660000	1577000	1520000	1470000	106	417	-8.6	-3.3
GLENGARRY	492000^	615000^	552500^	552500*	554500^	2	9	12.7	NA
GLENROY	880000	885000	895800	845000	795000	42	167	-9.7	-5.9
GOLDEN BEACH	345000^	375000^	350000^	380000^	380000*	0	13	NA	NA
GOLDEN POINT (BALLARAT)	546000	560000	547500	564000	510000	13	50	-6.6	-9.6
GOLDEN SQUARE	528000	548000	570000	510000	500000	41	175	-5.3	-2.0
GORDON	788000^	807500^	657500^	650000^	738000^	4	12	-6.3	13.5
GOUGHS BAY	522500^	757800^	690000^	690000*	690000*	0	7	NA	NA
GOWANBRAE	1050000^	1010000^	900000	772500^	885000^	6	27	-15.7	14.6
GRANTVILLE	585000^	597500	700300^	555000^	639500^	6	28	9.3	15.2
GREEN LAKE	485300^	510500^	430000^	345800^	494000^	3	17	1.8	42.9
GREENSBOROUGH	1060000	1000000	1020000	958800	978000	59	246	-7.7	2.0
GREENVALE	847500	900000	932500	846600	845000	75	324	-0.3	-0.2
GROVEDALE	695000	720000	693000	687000	705000	48	245	1.4	2.6
HADFIELD	917500	920000	870000	868800	825000	22	82	-10.1	-5.0
HALLAM	701000	747500	750000	710000	692500	20	105	-1.2	-2.5
HALLS GAP	510000^	570000^	636900^	470000^	647500^	4	13	27.0	37.8
HAMILTON	372000	365000	380000	354000	348000	59	196	-6.5	-1.7
HAMLYN HEIGHTS	757500	790500	790000	770000	700000	21	99	-7.6	-9.1
HAMPTON	2625000	2292500	2515000	2300000	2278000	34	138	-13.2	-1.0
HAMPTON EAST	1537500	1610000	1675500	1492000	1480000	11	62	-3.7	-0.8
HAMPTON PARK	656000	666000	677500	660000	645000	61	284	-1.7	-2.3
HARKNESS	570000	595000	600000	587500	580000	51	235	1.8	-1.3
HASTINGS	723100	722500	742500	747500	715000	24	98	-1.1	-4.3
HASTINGS WEST	647000	675000^	640000^	744000^	655000^	7	26	1.2	-12.0
HAWTHORN	3012500	2650000	2263500	2460000	2415000	38	159	-19.8	-1.8
HAWTHORN EAST	2285000	2830000	2900000	3190000	1980000	33	105	-13.3	-37.9
HEALESVILLE	752500	820000	810000	792000	792000	15	78	5.2	0.0
HEATHCOTE	485000	500000^	478300	551300^	550000^	9	34	13.4	-0.2
HEATHERTON	1242500^	1222600	1155000^	925000^	1098500	12	33	-11.6	18.8
HEATHMONT	1119000	1135000	1030000	964000	1133500	32	119	1.3	17.6
HEIDELBERG	1572500	1500000	1200000	1510000^	1252500	14	50	-20.3	-17.1
HEIDELBERG HEIGHTS	1065000	1075000	1097500	960000	1000000	14	74	-6.1	4.2
HEIDELBERG WEST	852500	846500	865000	807000	752500	20	67	-11.7	-6.8
HEPBURN	757500^	678000^	855000^	665000^	620000^	3	11	-18.2	-6.8
HEPBURN SPRINGS	897000^	855000^	980000^	900000^	1005000^	3	19	12.0	11.7
HERNE HILL	801000	765000	775000	725000	772500	20	63	-3.6	6.6
HEYFIELD	370000	417500^	345000^	385000	380000^	5	35	2.7	-1.3
HEYWOOD	264500	320000^	279600^	300000^	395000^	5	22	49.3	31.7
HIGHETT	1610000	1560000	1500000	1342500	1430000	25	115	-11.2	6.5

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HIGHTON	910000	991000	992500	956000	864500	60	280	-5.0	-9.6
HILLSIDE (MELTON)	770000	790000	802500	776000	750000	41	164	-2.6	-3.4
HOPETOUN	159000^	214500^	183000^	160000	194500^	8	32	22.3	21.6
HOPPERS CROSSING	608000	630000	638300	601000	600000	130	578	-1.3	-0.2
HORSHAM	389000	385000	380000	340000	442500	78	312	13.8	30.1
HUGHESDALE	1611000	1635000	1600000	1310000	1542000	13	61	-4.3	17.7
HUNTINGDALE	1295300^	1250000	1350000^	1211000^	1110500^	6	30	-14.3	-8.3
HUNTLY	542500	560000	600000	585000	556500	19	66	2.6	-4.9
HURSTBRIDGE	893000	1165000^	990000^	923500^	930000	14	39	4.1	0.7
INDENTED HEAD	872500	875000^	1100000^	860000^	917500^	8	33	5.2	6.7
INGLEWOOD	340000^	425500^	335000^	460000^	500000^	1	15	47.1	8.7
INVERLEIGH	745000^	970000^	903000^	665000^	750800^	5	9	0.8	12.9
INVERLOCH	1020000	993500	917500	985000	1000000	29	124	-2.0	1.5
INVERMAY PARK	800000^	762500^	740000^	640000^	565000^	9	25	-29.4	-11.7
IRONBARK	670000^	565000^	535000^	500000^	415000^	5	22	-38.1	-17.0
IRYMPLE	459700	523000	420000	483500	460000	15	79	0.1	-4.9
IVANHOE	2100000	2165000	2247500	1815000	1500000	15	93	-28.6	-17.4
IVANHOE EAST	2255000	2542500	2875000^	1990000	1821300^	8	41	-19.2	-8.5
JACANA	640000	635000	655000^	657500^	545000^	2	20	-14.8	-17.1
JACKASS FLAT	532500	570000^	586300	515000	517500	12	46	-2.8	0.5
JAMIESON	575000^	700800^	700000^	620000^	620000*	0	16	NA	NA
JAN JUC	1325000	1435000	1225000	1400000^	1490000	12	47	12.5	6.4
JEERALANG NORTH	316500^	389800^	420000^	420000^	360000^	5	26	13.7	-14.3
JEPARIT	139500	147500^	255000^	142500^	168000^	1	13	20.4	17.9
JUNCTION VILLAGE	615000^	664000^	640500^	662000^	630000^	3	11	2.4	-4.8
JUNORTOUN	842500^	910500^	915000^	850500^	907000^	4	22	7.7	6.6
KALIMNA	465000	590000^	510000^	433500^	535000^	7	23	15.1	23.4
KALKALLO	630100	634900	660000	650000	643500	60	234	2.1	-1.0
KALLISTA	1035000^	1035000^	1000000^	840000^	957500^	4	16	-7.5	14.0
KALORAMA	802500^	1188000^	842000^	825300^	1145000^	8	25	42.7	38.7
KANGAROO FLAT	508500	538300	511300	575000	525000	59	216	3.2	-8.7
KANGAROO GROUND SOUTH	1275000	1149900^	1050000^	1062500^	1161000^	9	24	-8.9	9.3
KANIVA	165000^	162500^	199000^	206000^	212500^	4	15	28.8	3.2
KATANDRA WEST	387500^	455000^	497500^	485000^	485000*	0	7	NA	NA
KEALBA	665000	755000^	710000	685000	672500	10	40	1.1	-1.8
KEILOR	1180000	1026000	995000	1065000	967500	16	71	-18.0	-9.2
KEILOR DOWNS	850000	817500	770000	743500	730000	17	95	-14.1	-1.8
KEILOR EAST	1085500	1065500	1075000	965000	915000	58	232	-15.7	-5.2
KEILOR LODGE	861500^	900000^	880000^	790000^	1042500^	4	19	21.0	32.0
KEILOR PARK	890000	930000	895000^	885000^	813500	10	37	-8.6	-8.1
KENNINGTON	590000	592500	590000	655000	582500	18	77	-1.3	-11.1

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KENSINGTON	1192500	1219000	1240500	1215000	1150000	38	127	-3.6	-5.3
KERANG	240000	260000	265000	270000	305000	21	84	27.1	13.0
KEW	2640000	2922500	2800000	3325000	2705000	57	266	2.5	-18.6
KEW EAST	1860000^	2340000^	2225000^	2000000^	2030000^	7	16	9.1	1.5
KEW NORTH	2160000	2182500	2512500	2075000^	2065000	10	43	-4.4	-0.5
KEYSBOROUGH	970000	925000	906500	926000	890000	73	301	-8.2	-3.9
KIALLA	595000	632500	625000	687500	625000	27	122	5.0	-9.1
KILCUNDA	1175000^	847500^	880000^	1080000^	938500^	2	9	-20.1	-13.1
KILLARA (WODONGA)	630000	632000^	675000^	675000^	595000^	6	20	-5.6	-11.9
KILMORE	620000	613500	635000	590000	565000	27	159	-8.9	-4.2
KILSYTH	862500	855500	882500	810000	831200	23	128	-3.6	2.6
KILSYTH SOUTH	1181000	1185000^	965000^	1080000^	937500^	2	26	-20.6	-13.2
KINGLAKE	710000^	795000^	784000^	725000^	771000^	4	15	8.6	6.3
KINGS PARK	632500	650000	640000	625500	605000	12	79	-4.3	-3.3
KINGSBURY	860000	770000^	828000	780000^	802000	10	36	-6.7	2.8
KINGSVILLE	1435000	1287500	1300000	1225000^	1092500^	6	37	-23.9	-10.8
KNOXFIELD	1022000	1042500	939000	925000	965000	16	62	-5.6	4.3
KOO WEE RUP	635000	692500	790000	715000	632500	14	67	-0.4	-11.5
KOONDROOK	335500^	283500^	295000^	267500^	450000^	5	21	34.1	68.2
KOROIT	559000	523000^	550000^	593000	628800^	4	29	12.5	6.0
KORUMBURRA	552500	502500	540000	565000	475000	27	77	-14.0	-15.9
KURUNJANG	515000	560000	575000	535000	520000	25	189	1.0	-2.8
KYABRAM	360000	397500	415000	380000	405000	26	106	12.5	6.6
KYNETON	845000	875000	912000	885000	975000	20	78	15.4	10.2
LAKE BOGA	337500^	281500^	375000^	431800^	415000^	5	13	23.0	-3.9
LAKE GARDENS	720000	800000^	838500^	695000^	630000^	7	29	-12.5	-9.4
LAKE TYERS BEACH	625000^	830000^	575000^	435000^	811000^	2	19	29.8	86.4
LAKE WENDOUREE	1247500	1040000	1162500	1445000^	1200000^	5	37	-3.8	-17.0
LAKES ENTRANCE	495000	577500	535000	530000	477500	16	78	-3.5	-9.9
LALOR	731300	750000	721000	686000	655000	65	233	-10.4	-4.5
LANCEFIELD	672500^	705000	700000^	810000^	665000^	9	30	-1.1	-17.9
LANG LANG	691300	747500^	678500	730000^	717500^	6	37	3.8	-1.7
LANGWARRIN	850000	873000	890000	838200	788500	62	306	-7.2	-5.9
LARA	720000	755500	721000	685000	700000	17	92	-2.8	2.2
LARA LAKE	702500	705000	715000	715000	685000	39	178	-2.5	-4.2
LAUNCHING PLACE	716000	822500	775000^	737000	743500^	6	41	3.8	0.9
LAVERTON	642500	600000	631300	602000	560000^	7	75	-12.8	-7.0
LAVERTON SOUTH	780000	807300	766300	745000	767500	22	92	-1.6	3.0
LENEVA	597500	635000	601500^	650000	642500^	4	33	7.5	-1.2
LEONGATHA	540000	640000	587500	595000	556300	16	103	3.0	-6.5
LEOPOLD	715000	722500	701500	700000	708000	33	172	-1.0	1.1

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LILYDALE	913000	860000	900000	924600	860000	38	198	-5.8	-7.0
LINDENOW	450000^	330000^	330000*	485000^	467000^	1	10	3.8	-3.7
LISMORE	177500*	280000^	320000^	135000^	265000^	1	14	NA	96.3
LOCH	510000^	466000^	580000^	580000*	405000^	2	4	-20.6	NA
LOCH SPORT	345500	445000	450000	310000	359000^	9	75	3.9	15.8
LONG GULLY	403000	500000	515000	440000	444000	15	58	10.2	0.9
LONGWARRY	551500	535000	575000	600000	567500	19	76	2.9	-5.4
LORNE	1890000	1805000^	2031300	2487500^	2100000^	7	26	11.1	-15.6
LOVELY BANKS	673500^	805000^	827500^	760000^	715000^	6	22	6.2	-5.9
LOWER PLENTY	1336500	1262500^	1335000^	1270000^	1410000^	6	26	5.5	11.0
LUCAS	600000	672500	712500	742500	697500	27	94	16.3	-6.1
LUCKNOW	410000^	300000^	416500^	372000^	515000^	6	16	25.6	38.4
LYNBROOK	732000	795000	820000	808500	813300	12	60	11.1	0.6
LYNDHURST	871500	949000	955000	965000	970000	17	114	11.3	0.5
LYSTERFIELD	1296500	1305000	1210800	1021300	1315000	14	79	1.4	28.8
LYSTERFIELD SOUTH	1745000^	1745000*	1912000^	1950000^	1775000^	4	9	1.7	-9.0
MACEDON	1000000^	1125000^	1000000^	1085000^	1299000^	6	16	29.9	19.7
MACLEOD	1237500	1207500	1140000	1087500	1155000	22	89	-6.7	6.2
MADDINGLEY	588500	617500	650300	650000	650000	20	85	10.5	0.0
MAFFRA	382500	377000	392500	395000	355000	18	91	-7.2	-10.1
MAIDEN GULLY	755000	755000	790000	760000	735000	14	57	-2.6	-3.3
MAIDSTONE	845000	950000	883000	855000	810000	13	63	-4.1	-5.3
MALDON	624500	724500^	685000^	760000^	850000^	5	27	36.1	11.8
MALLACOOTA	592000	465000	467500^	515000^	545000^	4	25	-7.9	5.8
MALMSBURY	815000	745000^	825000^	810000^	785000^	5	14	-3.7	-3.1
MALVERN	3505000	3690000	3320000	3120000	2750000	23	108	-21.5	-11.9
MALVERN EAST	2352500	2410000	2210000	1865000	2398000	55	221	1.9	28.6
MAMBOURIN	627500	639000	621000^	631500	622500^	6	37	-0.8	-1.4
MANIFOLD HEIGHTS	964800	980000	1042500	1388000^	1236300^	6	39	28.1	-10.9
MANOR LAKES	625000	665000	640000	642500	623000	31	166	-0.3	-3.0
MANSFIELD	760000	752500	750000	645000	790000	15	75	3.9	22.5
MARIBYRNONG	1292500	1170000	1011900	950000	1282500	12	89	-0.8	35.0
MARLO	565000^	615000^	700000^	570000^	850000^	3	15	50.4	49.1
MARONG	650500	664000^	650000	685000	584500^	6	37	-10.1	-14.7
MARSHALL	671300^	671200	685500^	650000^	646000^	2	31	-3.8	-0.6
MARYBOROUGH	377500	407500	395000	357500	377500	32	182	0.0	5.6
MARYSVILLE	655000^	980000^	635000^	940000^	770000^	2	12	17.6	-18.1
MCCRAE	1200000	1355000	1300000	1100000^	1472500	24	75	22.7	33.9
MCKENZIE HILL	732500^	817500^	755000^	722500^	925000^	2	14	26.3	28.0
MCKINNON	2050000	2454800	2000000	1536000^	1805000	14	46	-12.0	17.5
MEADOW HEIGHTS	579000	592500	595000	565000	547500	32	138	-5.4	-3.1

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MELTON	497500	500000	503500	516000	470000	32	164	-5.5	-8.9
MELTON SOUTH	495000	537000	521000	512500	488000	47	230	-1.4	-4.8
MELTON WEST	533500	550000	580000	558000	516300	32	160	-3.2	-7.5
MENTONE	1422500	1560000	1500000	1449000	1455000	22	112	2.3	0.4
MENZIES CREEK	1225000^	960000^	918000^	980000^	980000*	0	9	NA	NA
MERBEIN	285000	295600	297500	345000	330000	17	55	15.8	-4.3
MERINDA PARK	650000	685000	631000	657000^	590000^	5	37	-9.2	-10.2
MERENDA	700000	695000	702000	660000	669000	92	417	-4.4	1.4
MERRIJIG (MANSFIELD)	908500^	905000^	867500^	867500*	1037500^	2	6	14.2	NA
METUNG	560000	720000	805000	745000^	485000^	7	40	-13.4	-34.9
MICKLEHAM	660000	668000	685000	670000	695000	107	457	5.3	3.7
MIDDLE PARK	3645000	4005000	2915000	2750000	2340000	18	76	-35.8	-14.9
MILDURA	410500	437500	405000	425000	430000	164	684	4.8	1.2
MILL PARK	802500	830000	810000	755000	749300	68	302	-6.6	-0.8
MILLGROVE	618800	626000	600000	590000^	590000^	3	38	-4.6	0.0
MINERS REST	600000	636800	600000	610000	585000	17	50	-2.5	-4.1
MINYIP	244500^	120000^	190000^	132500^	160000^	5	14	-34.6	20.8
MIRBOO NORTH	493000^	606500^	577500^	550000^	450000^	7	27	-8.7	-18.2
MITCHAM	1250000	1225000	1120000	1080900	1195000	32	162	-4.4	10.6
MITCHELL PARK	410000^	480000^	915000^	485000^	473800^	4	15	15.5	-2.3
MOE	340000	360000	365000	395000	365000	55	197	7.4	-7.6
MONBULK	860000	790000	820000	860000^	746300	10	48	-13.2	-13.2
MONT ALBERT	2800000	2560000	2320000	2360000	1980000^	6	53	-29.3	-16.1
MONT ALBERT NORTH	1530000	1729000	1725000	1517500^	1490000	13	54	-2.6	-1.8
MONTMORENCY	1267500	1175000	1225000	1080000	1050000	23	91	-17.2	-2.8
MONTROSE	880000	950000	922500	832500	890000	17	72	1.1	6.9
Moolap	981000^	981000*	1155800^	1155800*	1155800*	0	5	NA	NA
MOONEE PONDS	1583000	1870000	1465000	1415000	1525000	29	156	-3.7	7.8
MOORABBIN	1470000	1440000	1365000	1352500	1290000	20	86	-12.2	-4.6
MOOROOLBARK	890000	877800	880000	843000	800000	53	283	-10.1	-5.1
MOOROOPNA	370000	380000	368000	395000	390000	25	118	5.4	-1.3
MORDIALLOC	1500000	1216500	1395000	1192000	1375000	11	65	-8.3	15.4
MORNINGTON	1155500	1250000	1130500	1080000	1070000	79	353	-7.4	-0.9
MORTLAKE	365000^	322500^	350000^	335000	282500	12	35	-22.6	-15.7
MORWELL	317500	315000	330000	350000	335000	53	309	5.5	-4.3
MOUNT BEAUTY	565000^	571300	577500^	527500^	527500*	0	22	NA	NA
MOUNT CLEAR	566000	590000	511000	504000	498500^	8	64	-11.9	-1.1
MOUNT COTTRELL	563500^	563500*	660000^	530000^	530000*	0	8	NA	NA
MOUNT DANDENONG	915000^	1187500^	1077500^	965000^	942500^	6	20	3.0	-2.3
MOUNT DUNED	805000	860000	830000	750000	732500	32	131	-9.0	-2.3
MOUNT EGERTON	450000^	450000^	690000^	478000^	607500^	4	8	35.0	27.1

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MOUNT ELIZA	1752500	1900000	1720000	1652500	1603000	67	280	-8.5	-3.0
MOUNT EVELYN	866300	920000	910000	795000	785000	21	119	-9.4	-1.3
MOUNT HELEN	617500	615000	687500	635000	680000 [^]	4	44	10.1	7.1
MOUNT MACEDON	1701000 [^]	1460100 [^]	1197500 [^]	1295000 [^]	1423600 [^]	2	22	-16.3	9.9
MOUNT MARTHA	2052500	2000000	2075000	1725000	1240000	17	90	-39.6	-28.1
MOUNT PLEASANT	525000	582500	522500	522500	475000	16	54	-9.5	-9.1
MOUNT WAVERLEY	1556000	1600000	1530000	1503000	1451000	108	373	-6.7	-3.5
MULGRAVE	1062500	987000	1000000	965000	1067800	44	241	0.5	10.6
MURCHISON	360000 [^]	410000 [^]	450000 [^]	472500 [^]	435000 [^]	1	11	20.8	-7.9
MURRUMBEENA	1712500	1710000	1720000	1535000	1598500	18	65	-6.7	4.1
MURTOA	159500 [^]	249000 [^]	230000 [^]	340000 [^]	180000 [^]	3	16	12.9	-47.1
MYRTLEFORD	640000	624500	580000	680000 [^]	584000	14	52	-8.8	-14.1
NAGAMBIE	650000	700000	598000	665000	655000 [^]	7	46	0.8	-1.5
NAR NAR GOON	765000 [^]	655000 [^]	800000 [^]	920000 [^]	825000 [^]	2	9	7.8	-10.3
NARRE WARREN	740000	774000	750000	709000	718500	72	339	-2.9	1.3
NARRE WARREN NORTH	1450000	1755000	1675000	1585000 [^]	1655000	12	52	14.1	4.4
NARRE WARREN SOUTH	818000	818000	815000	800000	767500	82	360	-6.2	-4.1
NATHALIA	242500 [^]	340000 [^]	320000	340000	422500	10	43	74.2	24.3
NEERIM SOUTH	650000 [^]	722500 [^]	550000 [^]	610000 [^]	610000 [*]	0	15	NA	NA
NERRINA	642500 [^]	755000 [^]	793800 [^]	920000 [^]	873000 [^]	5	19	35.9	-5.1
NEW GISBORNE	945000 [^]	920000 [^]	845000 [^]	862500 [^]	880000 [^]	3	17	-6.9	2.0
NEWBOROUGH	389000	430000	440500	450000	410500	26	114	5.5	-8.8
NEWCOMB	665000	610000	610000	597500	597500	16	85	-10.2	0.0
NEWINGTON	725000	660000	730300 [^]	770000 [^]	650000 [^]	7	32	-10.3	-15.6
NEWLANDS ARM	699500 [^]	600000 [^]	578000 [^]	632500 [^]	675000 [^]	7	18	-3.5	6.7
NEWPORT	1310000	1350000	1280000	1255000	1272500	40	158	-2.9	1.4
NEWSTEAD	648800 [^]	615000 [^]	780000 [^]	620000 [^]	525000 [^]	1	10	-19.1	-15.3
NEWTOWN (GREATER GEELONG)	1280000	1285000	1327000	1255000	1175000	38	139	-8.2	-6.4
NHILL	153000	200000	184500	220300	257000	14	61	68.0	16.7
NICHOLS POINT	525000 [^]	636600 [^]	500000 [^]	500000 [*]	815000 [^]	5	10	55.2	NA
NIDDRIE	1322500	1400000	1400000	1056500	1152500	22	70	-12.9	9.1
NOBLE PARK	770000	770000	770000	743000	720300	46	217	-6.5	-3.1
NOBLE PARK NORTH	790000	801100	805000	780000	810000 [^]	9	66	2.5	3.8
NORLANE	470000	505500	500000	470000	450000	31	155	-4.3	-4.3
NORTH BENDIGO	460600	522500	515000	487500	511000	23	76	11.0	4.8
NORTH GEELONG	602500	657000	835000	640000	705300	12	55	17.1	10.2
NORTH MELBOURNE	1397500	1310000	1275000	1305000	1370000	17	72	-2.0	5.0
NORTH SHORE	730000 [^]	1875000 [^]	795000 [^]	795000 [*]	625000 [^]	1	5	-14.4	NA
NORTH WONTHAGGI	603800	670000	637500	665000	675000	19	75	11.8	1.5
NORTHCOTE	1705000	1656000	1650000	1600000	1660000	53	206	-2.6	3.8
NOTTING HILL	1163000	1131000 [^]	1060000 [^]	955000 [^]	1058000 [^]	3	15	-9.0	10.8

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NUMURKAH	310000	387500	345000	350000	310000	23	104	0.0	-11.4
NUNAWADING	1257300	1295000	1142000	1109000	1090000	27	107	-13.3	-1.7
NYAH WEST	140000^	209000^	220000^	242500^	175000^	1	15	25.0	-27.8
OAK PARK	1200000	1237500	1270000	982500	1002000^	9	60	-16.5	2.0
OAKLEIGH	1475000	1535000	1433000	1307500	1318500	16	62	-10.6	0.8
OAKLEIGH EAST	1180000	1170000^	1155000	922500	1029500^	6	34	-12.8	11.6
OAKLEIGH SOUTH	1200000	1210000	1220000	1114300	1034800	20	98	-13.8	-7.1
OCEAN GROVE	1185000	1180000	1100000	1165000	1100000	63	294	-7.2	-5.6
OFFICER	680000	720000	702500	680000	682500	71	352	0.4	0.4
OFFICER SOUTH	703000^	812500^	731500^	905000	882500^	6	35	25.5	-2.5
OLINDA	1152500^	910500^	1085000^	898500^	815000^	3	24	-29.3	-9.3
OME0	570000^	345000^	300000^	425000^	387500^	2	10	-32.0	-8.8
ORBOST	249000	295000	351000	350000	328800	16	64	32.0	-6.1
ORMOND	2026000	1950000	1750000	1810000	1915000^	9	54	-5.5	5.8
OSBORNE	1240000	1100000	1135000	1230000	1175000	16	88	-5.2	-4.5
OUYEN	265000^	145000	175000	165000^	245000^	6	36	-7.5	48.5
PAKENHAM	630000	662000	665000	640000	640000	198	1,045	1.6	0.0
PARADISE BEACH	375900^	430000^	430000*	430000^	275000^	3	11	-26.8	-36.0
PARK ORCHARDS	2190600	1965000^	1903000^	2460600^	1735000^	6	18	-20.8	-29.5
PARKDALE	1635000	1665500	1660000	1650000	1285000	30	108	-21.4	-22.1
PARKVILLE	2430000^	2233000^	1869000	2050000^	2120000	11	31	-12.8	3.4
PASCOE VALE	1082500	1115000	1157500	1117500	1015000	37	130	-6.2	-9.2
PASCOE VALE SOUTH	1351000	1207500	1114500	1095000	1190000	21	91	-11.9	8.7
PATTERSON GARDENS	1255000^	1300000^	1326500	1265000^	1295000^	5	30	3.2	2.4
PATTERSON LAKES	1450000	1385000	1494500	1800000	1700000	23	74	17.2	-5.6
PAYNESVILLE	490000	555000	598300	565000	542500	24	111	10.7	-4.0
PEARCEDALE	930000	985000^	740000^	850000^	777500^	4	24	-16.4	-8.5
PENSHURST	300000*	320000^	335000^	170000^	230000^	1	11	NA	35.3
PETERBOROUGH	800000^	650000^	751000^	766000^	680000^	1	13	-15.0	-11.2
PIONEER BAY	432500*	540000^	482500^	460000^	540000^	1	16	NA	17.4
PLENTY	1725000^	1490000^	1823500^	1446500^	1575000^	4	11	-8.7	8.9
POINT COOK	770000	760000	786500	780000	790000	139	695	2.6	1.3
POINT LONSDALE	1675000	1527500	1545000	1570000	1397500	12	67	-16.6	-11.0
POREPUNKAH	852500^	1100000^	977500^	1100000^	942500^	4	17	10.6	-14.3
PORT FAIRY	1025000	1150000	1205000^	1151000^	900000	11	48	-12.2	-21.8
PORT MELBOURNE	1930000	1567500	1780000	1705000	1615000	34	133	-16.3	-5.3
PORTARLINGTON	925000	1195000	1060000	920000	910000	10	76	-1.6	-1.1
PORTLAND	415000	419300	465000	460000	440000	45	199	6.0	-4.3
PORTLAND NORTH	560000^	375000^	670000^	365000^	577500^	4	12	3.1	58.2
PORTSEA	4715000	4550000	3250000^	2480000^	4200000^	5	29	-10.9	69.4
PRAHRAN	1860000	2097500	1950000	1630000	1735000	29	109	-6.7	6.4

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PRESTON	1320000	1315000	1178000	1055000	1078000	66	234	-18.3	2.2
PRINCES HILL	2790000	2582500^	2060000^	1740000^	2435000^	7	26	-12.7	39.9
QUARRY HILL	557500	567500	525000	535000^	810000	11	38	45.3	51.4
QUEENSCLIFF	1250000^	1847500	1575000^	1525000^	1550000^	4	24	24.0	1.6
RAINBOW	130000^	142500^	106000^	84300^	214500^	4	12	65.0	154.6
RAWSON	380000^	290000^	325000^	420000^	245000^	1	8	-35.5	-41.7
RAYMOND ISLAND	450000^	429000^	535000^	567500^	555000^	2	14	23.3	-2.2
RED CLIFFS	346700	317500	337000	310000	330000	16	81	-4.8	6.5
RED HILL	2510000^	2031000^	1785000^	1370000^	1930000^	5	13	-23.1	40.9
RED HILL SOUTH	1750000^	1750000*	1615000^	2000000^	1750000^	2	4	0.0	-12.5
REDAN	560000	502500	525000	535000	515000	12	56	-8.0	-3.7
RESEARCH	1255000	1367500^	1375000^	1600000^	1109000^	4	18	-11.6	-30.7
RESERVOIR	990000	1005000	950000	866000	900000	101	432	-9.1	3.9
RHYLL	940000^	897000^	1025000^	850000^	798800^	6	25	-15.0	-6.0
RICHMOND	1565000	1392500	1441000	1281000	1400000	65	273	-10.5	9.3
RIDDELLS CREEK	957500	995000^	931500^	790000	840000^	4	30	-12.3	6.3
RINGWOOD	1087500	1025000	1140000	1010000	970000	29	150	-10.8	-4.0
RINGWOOD EAST	1093000	1050000	970000	920300	975000	16	94	-10.8	5.9
RINGWOOD NORTH	1245000	1215000	1190000	1245000	1120000	29	129	-10.0	-10.0
RIPPLESIDE	1255000^	1172500^	1225000^	918800^	1190000^	4	13	-5.2	29.5
RIPPONLEA	2175000^	1427500^	1661500^	1627800^	1500000^	1	14	-31.0	-7.8
ROBINVALE	403000^	402500^	310000	276300	315000	11	39	-21.8	14.0
ROCHESTER	420000	390000	468500	425000	290000^	4	52	-31.0	-31.8
ROCKBANK	630000	630000	645000	608000	635000	25	89	0.8	4.4
ROMSEY	845000	795000	860000	798500	809000	12	70	-4.3	1.3
ROSANNA	1446500	1315000	1234500	1155000	992500	12	88	-31.4	-14.1
ROSEBUD	842500	851100	852500	775000	742500	44	231	-11.9	-4.2
ROSEBUD SOUTH	1153000	1225000	1160000	1067500	852500	16	86	-26.1	-20.1
ROSEDALE	297500^	419500	530000^	440000	350000^	7	34	17.6	-20.5
ROWVILLE	1114300	1102000	1140000	1030000	1050000	83	334	-5.8	1.9
ROXBURGH PARK	640000	650000	675000	652000	635500	58	261	-0.7	-2.5
RUSHWORTH	302000^	375000	385000^	275000^	340000^	3	28	12.6	23.6
RUTHERGLEN	455000	475000	523500^	460000^	500000	11	42	9.9	8.7
RYE	1168000	1265000	1166300	1060000	1096000	68	288	-6.2	3.4
SAFETY BEACH	1300000	1370000	1175000	1162500	1077500	16	106	-17.1	-7.3
SALE	461500	515000	460000	460000	502500	52	274	8.9	9.2
SAN REMO	1075000^	919000	1200000^	1187500	1080000^	5	38	0.5	-9.1
SANCTUARY LAKES	747500	750000	767500	784000	734000	84	470	-1.8	-6.4
SANDHURST	972500	1060000	921000	990000	1008000	15	100	3.7	1.8
SANDRINGHAM	2550000	2482500	2295000	2537000	2323500	14	94	-8.9	-8.4
SANDY POINT	780000^	842500^	871500^	750000^	820000^	3	21	5.1	9.3

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MEDIAN HOUSE PRICES

Oct-Dec 2021 to Oct-Dec 2022

Locality	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	No. of Sales Oct-Dec 2022	No. of Sales 2022	Change (%)	
								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
SASSAFRAS	968000^	1037500^	1178500^	920000^	920000*	0	13	NA	NA
SAWMILL SETTLEMENT	515000^	565000^	475000^	720000^	776500^	2	6	50.8	7.8
SCORESBY	1056000	949000	1080000	957500	920000	15	54	-12.9	-3.9
SEA LAKE	127500^	185000^	133500^	174500^	197500^	6	19	54.9	13.2
SEABROOK	750000	780000	777500	733500	725000	13	64	-3.3	-1.2
SEAFORD	900000	940000	881300	864000	835000	44	197	-7.2	-3.4
SEAHOLME	1410000	1220000^	1235000^	951000^	1012500^	6	23	-28.2	6.5
SEASPRAY	377000^	409500^	390000^	350000^	535000^	3	15	41.9	52.9
SEBASTOPOL	443500	470000	495000	485000	477000	43	178	7.6	-1.6
SEDDON	1260000	1090000	1150000	940000	1200000	19	100	-4.8	27.7
SELBY	1000000^	1000000^	787500^	715000^	768800^	6	21	-23.1	7.5
SEVILLE	803300	810000^	841500^	749500^	786000^	7	26	-2.1	4.9
SEVILLE EAST	770000^	825000^	700000^	610000^	700000^	2	7	-9.1	14.8
SEYMOUR	410000	490000	460000	422500	450000	13	79	9.8	6.5
SHEPPARTON	400000	407500	440000	450000	427500	117	551	6.9	-5.0
SHEPPARTON NORTH	527500^	608000^	465000^	735000^	633000^	6	21	20.0	-13.9
SHOREHAM	1767500^	1535000^	2700000^	2700000*	1827500^	2	9	3.4	NA
SILVERLEAVES	1120000^	2194900^	980000^	620000^	1037600^	2	6	-7.4	67.4
SKENES CREEK	1060000^	767500^	1807500^	1317500^	1450000^	1	7	36.8	10.1
SKIPTON	295000^	345000^	427500^	420000^	300000^	3	13	1.7	-28.6
SKYE	753000	805000	742000	788000	766000	18	104	1.7	-2.8
SMITHS BEACH	978300^	978200^	1265000^	1105000^	1155000^	1	15	18.1	4.5
SMYTHES CREEK	550000^	590000^	611000^	587500^	627000^	6	15	14.0	6.7
SMYTHESDALE	511000^	450000^	783000^	595000^	550000^	1	5	7.6	-7.6
SOLDIERS HILL	700000	655000	685000	815000	711000	16	61	1.6	-12.8
SOMERS	1750000	1900000^	1727500^	3625000^	1337000^	9	28	-23.6	-63.1
SOMERVILLE	815000	950000	800000	812500	780000	31	144	-4.3	-4.0
SORRENTO	2801000	2400000	2612500	2055000	2190500	26	98	-21.8	6.6
SOUTH GEELONG	1280000^	1310000^	986000^	806000^	1172500^	4	17	-8.4	45.5
SOUTH KINGSVILLE	1127500^	1007500^	960000^	880000^	1157500^	2	22	2.7	31.5
SOUTH MELBOURNE	1775000	1925000	1746300	1610000	1990000	24	95	12.1	23.6
SOUTH MORANG	751500	765000	777000	765000	748300	70	313	-0.4	-2.2
SOUTH YARRA	2540000	1927500	1880000	1943500	1940000	31	128	-23.6	-0.2
SPOTSWOOD	1330000	1380000^	1243800	1260000^	1155000^	6	30	-13.2	-8.3
SPRING GULLY	632500	700000^	540000^	567500	610000	13	41	-3.6	7.5
SPRINGVALE	855000	881500	900000	875000	882500	22	142	3.2	0.9
SPRINGVALE SOUTH	829800	805000	822000	822500	795000^	9	82	-4.2	-3.3
ST ALBANS	700000	698300	690000	678000	650000	60	323	-7.1	-4.1
ST ALBANS PARK	659500	651000	625000	644500	665000	11	53	0.8	3.2
ST ANDREWS BEACH	1937500^	1620000^	1400000^	1510000^	1550000^	5	22	-20.0	2.6
ST ARNAUD	227500	285000	319500	270000	310000	10	49	36.3	14.8

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MEDIAN HOUSE PRICES

Oct-Dec 2021 to Oct-Dec 2022

Locality	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	No. of Sales Oct-Dec 2022	No. of Sales 2022	Change (%)	
								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
ST HELENA	1270000^	1170000^	1255000^	1205000^	1170000^	8	23	-7.9	-2.9
ST KILDA	1750000	1510000	1780000	1449000	1900000	12	73	8.6	31.1
ST KILDA EAST	1775000	1470000	1990000	1855000	1446000^	9	55	-18.5	-22.0
ST KILDA WEST	4620000^	2400000^	2347500^	2610000^	2315000^	2	14	-49.9	-11.3
ST LEONARDS	777500	802500	860500	787000	750000	15	123	-3.5	-4.7
STANHOPE	227500^	310000^	366500^	168000^	217000^	5	17	-4.6	29.2
STAWELL	339500	329000	355000	341500	380000	34	130	11.9	11.3
STRATFORD	425000	455800	469000	485000	525000	17	57	23.5	8.2
STRATHDALE	690000	690000	700000	647500	640000	25	96	-7.2	-1.2
STRATHFIELDSAYE	710000	777500	730000	710000	667500	22	83	-6.0	-6.0
STRATHMERTON	170000^	344000^	370000^	320000^	323000^	4	14	90.0	0.9
STRATHMORE	1605000	1627500	1575000	1636000	1605000	19	116	0.0	-1.9
STRATHTULLOH	625000	621000	612000	650000	624300	18	72	-0.1	-4.0
STUDFIELD	1145000	1100000^	930000^	912500^	972500^	8	26	-15.1	6.6
SUNBURY	674000	684500	670000	660000	662500	170	679	-1.7	0.4
SUNDERLAND BAY	741000^	685000^	920000^	620000^	655000^	6	16	-11.6	5.6
SUNNYCLIFFS	265800^	315000^	307500^	286500^	256500^	4	14	-3.5	-10.5
SUNSET STRIP	610000^	802500^	500000^	865000^	650000^	5	12	6.6	-24.9
SUNSHINE	915000	875000	865000	820000	855000	23	106	-6.6	4.3
SUNSHINE NORTH	747500	792000	760000	710000	725000	13	92	-3.0	2.1
SUNSHINE WEST	755000	780000	763000	742500	700000	32	161	-7.3	-5.7
SURF BEACH	942200^	810000^	914000^	1280000^	890000^	5	19	-5.5	-30.5
SURREY HILLS	2452000	2331500	2060000	2210000	2350000	36	154	-4.2	6.3
SWAN HILL	362000	364500	444500	440000	375000	44	169	3.6	-14.8
SYDENHAM	733000	682500	710000	732000	690000	15	81	-5.9	-5.7
SYNDAL	1820000	1870000^	1640000^	2070800	2195000	14	42	20.6	6.0
TALLANGATTA	374500^	432000^	452000^	410000^	447500^	2	24	19.5	9.1
TANGAMBALANGA	595000^	448000^	509500^	475000^	714000^	4	14	20.0	50.3
TARNEIT	631500	655000	653000	658500	641000	249	1,148	1.5	-2.7
TATURA	410000	438000	446000	480000	460000	30	91	12.2	-4.2
TAWONGA SOUTH	600000^	663900^	575000^	802500^	646500^	4	20	7.8	-19.4
TAYLORS HILL	911000	872500	908500	905000	933500	22	120	2.5	3.1
TAYLORS LAKES	935000	965000	952500	922500	920000	33	136	-1.6	-0.3
TECOMA	950000	928800^	892000^	833000^	810000^	7	27	-14.7	-2.8
TEMPLESTOWE	1700000	1735000	1700000	1600000	1441000	25	119	-15.2	-9.9
TEMPLESTOWE LOWER	1415000	1550000	1372000	1400000	1260000	39	166	-11.0	-10.0
TERANG	331800	343000	390000	332500	385000^	7	51	16.1	15.8
THE BASIN	982500	836200	920000	810000	825000	13	70	-16.0	1.9
THE HONEYSUCKLES	572500^	502500^	502500*	502500*	485000^	3	7	-15.3	NA
THOMASTOWN	750000	723500	725000	729500	650000	51	199	-13.3	-10.9
THOMSON (GREATER GEELONG)	637000	607000^	602500^	535000^	500000^	5	29	-21.5	-6.5

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MEDIAN HOUSE PRICES

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
THORNBURY	1562500	1520000	1490000	1455000	1440000	58	177	-7.8	-1.0
THORNHILL PARK	600000	591000	631500	600000	570000	30	123	-5.0	-5.0
TIMBOON	425000	465000^	553000^	423000^	440000^	7	20	3.5	4.0
TONGALA	315000^	423000	335000^	412500^	349500^	6	30	11.0	-15.3
TOONGABBIE	575000^	612500^	487500^	377500^	525000^	3	13	-8.7	39.1
TOORA	460000^	532500^	415000^	415000*	430000^	5	13	-6.5	NA
TOORADIN	947500^	684500^	755000^	910000^	1031000^	5	17	8.8	13.3
TOORAK	6420000	5000000	8005000	5200000	5550000	28	110	-13.6	6.7
TOOTGAROOK	940000	1000000	1030000	895000	800000	19	94	-14.9	-10.6
TORQUAY	1335000	1360000	1400000	1340000	1250000	57	258	-6.4	-6.7
TRAFALGAR	545000	568500	582000	650000	567500	28	82	4.1	-12.7
TRARALGON	445000	475000	492500	484500	480000	106	519	7.9	-0.9
TRARALGON EAST	651200^	592500^	702800^	715900^	733500^	6	16	12.6	2.5
TRAVANCORE	1910000^	1550000^	2090000^	2090000*	1220000^	4	8	-36.1	NA
TRENTHAM	1028500	955500	1102500	1180000^	1175000^	9	36	14.2	-0.4
TRUGANINA	639900	655000	660000	672500	655000	129	655	2.4	-2.6
TULLAMARINE	785000	782000	785000	740000	705000	17	59	-10.2	-4.7
TYABB	880000^	825000^	740000^	782500^	762000^	8	27	-13.4	-2.6
UPPER FERNTREE GULLY	937500	985000	915000^	870000	822000^	8	34	-12.3	-5.5
UPWEY	922500	872500	910000	970000	865000	19	73	-6.2	-10.8
VENTNOR	814000^	850000	863000^	913300^	830000^	3	26	2.0	-9.1
VENUS BAY	649000	654500	699000	730000	605000^	7	67	-6.8	-17.1
VERMONT	1325000	1225000	1225000	1188000	1232000	27	119	-7.0	3.7
VERMONT SOUTH	1458500	1420000	1495000	1340800	1357500	26	120	-6.9	1.2
VIEWBANK	1280000	1270000	1262500	1161000	1060000	25	84	-17.2	-8.7
VIOLET TOWN	380000^	317500^	385000^	353000^	387500^	8	21	2.0	9.8
WAHGUNYAH	1252800^	349500^	517500^	545000^	562500^	5	19	-55.1	3.2
WALKERVILLE	420000^	575000^	575000*	490000^	490000*	0	9	NA	NA
WALLAN	605000	627500	612500	640000	635000	37	164	5.0	-0.8
WALLAN EAST	617500	611000	640000	610000	600000	19	70	-2.8	-1.6
WANDANA HEIGHTS	935000	1075000^	1163500^	1204000^	1100000	11	30	17.6	-8.6
WANDIN NORTH	810000	835000^	835000^	870000^	800000^	8	26	-1.2	-8.0
WANGARATTA	462500	530000	550000	530000	522500	74	338	13.0	-1.4
WANTIRNA	1100000	1105000	1033500	1108000	1120000	27	153	1.8	1.1
WANTIRNA SOUTH	1305500	1375000	1288000	1105000	1126300	28	159	-13.7	1.9
WARBURTON	700000	762500	761500	733300^	703500	16	50	0.5	-4.1
WARNEET	756000^	800000^	800000*	687500^	729500^	4	9	-3.5	6.1
WARRACKNABEAL	205000	230000	192500	210000	232500	14	62	13.4	10.7
WARRAGUL	664000	665000	680000	630000	635000	91	426	-4.4	0.8
WARRANTYTE	1325000	1470000	1440000	1252000	1215000	10	51	-8.3	-3.0
WARRANWOOD	1349500	1424000	1345000	1342500	1340000^	5	48	-0.7	-0.2

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
WARRNAMBOOL	610000	595000	620000	577000	630000	119	527	3.3	9.2
WATERWAYS	1440000	1270500^	1600000	1500000^	1140000^	4	26	-20.8	-24.0
WATSONIA	1070000	950000	906900	910000^	810000	15	50	-24.3	-11.0
WATSONIA NORTH	1005000	1000000^	920000	931500^	853100	14	52	-15.1	-8.4
WATTLE GLEN	1011000^	950000^	950000^	985000^	938500^	2	21	-7.2	-4.7
WAURN PONDS	775000	817500	771000	787000	825000	17	47	6.5	4.8
WEDDERBURN	282500^	325000^	320000^	288500^	465000^	1	14	64.6	61.2
WEIR VIEWS	570000	592000	562500	577500	620000	27	125	8.8	7.4
WELSHPOOL	422000^	470000^	550000^	475000^	380000^	3	7	-10.0	-20.0
WENDOUREE	482000	500000	520000	485000	490000	29	152	1.7	1.0
WENDOUREE WEST	397500	410000^	438000^	352500^	363500^	8	30	-8.6	3.1
WERRIBEE	605000	630000	620000	610500	600000	186	864	-0.8	-1.7
WERRIBEE SOUTH	875000^	890000^	845000^	790000^	965000^	4	27	10.3	22.2
WEST FOOTSCRAY	1152500	1100000	950000	895500	947500	32	128	-17.8	5.8
WEST MELBOURNE	1270000^	1232500^	2262500^	1450000^	1365000^	3	12	7.5	-5.9
WEST WODONGA	440500	472000	530000	495000	522500	54	219	18.6	5.6
WESTALL	915000	905000	888000	900000^	862500	12	57	-5.7	-4.2
WESTGARTH	2330000	1912500	2225000	1652500^	1785000	13	50	-23.4	8.0
WESTMEADOWS	713500	748500	731000	674000	665000	21	76	-6.8	-1.3
WHEELERS HILL	1389500	1486500	1480000	1350000	1426500	44	192	2.7	5.7
WHITE HILLS	582500	540200	510000	465000	503800	20	75	-13.5	8.3
WHITTINGTON	560000	528100	550000	532500	510000	11	56	-8.9	-4.2
WHITTLESEA	717500	802500	745000	663100	705000	22	74	-1.7	6.3
WILLIAMS LANDING	808500	825000	765000	820000	785000	34	142	-2.9	-4.3
WILLIAMSTOWN	1700000	1662500	1530000	1687500	1790000	32	161	5.3	6.1
WILLIAMSTOWN NORTH	1220000*	1610000^	1257500^	888000^	1197500^	2	12	NA	34.9
WIMBLEDON HEIGHTS	671500^	685000^	617500^	710000^	710000*	0	13	NA	NA
WINCHELSEA	640000	662500^	650000^	645000^	625000	11	34	-2.3	-3.1
WINDSOR	1640000	1815000	1650000	1690000	1465000	14	71	-10.7	-13.3
WINTER VALLEY	605500	600000	610000	642500	640000	26	102	5.7	-0.4
WODONGA	495000	499000	518000	554000	514000	96	391	3.8	-7.2
WOLLERT	680000	713000	720000	685000	727000	105	451	6.9	6.1
WONGA PARK	1100000^	1433900^	1195000^	1680500	1640000^	6	31	49.1	-2.4
WONTHAGGI	617500	585000	622000	650000	555000	21	102	-10.1	-14.6
WOODEND	940000	960000	860000	765000	860000	21	84	-8.5	12.4
WOOLAMAI WATERS	860000	848500	948500	975000	800000	15	55	-7.0	-17.9
WOORI YALLOCK	670000	660000	688500	687500	610000	14	55	-9.0	-11.3
WY YUNG	477000	395000^	529300^	562500^	459500^	5	14	-3.7	-18.3
WYCHEPROOF	207500^	185000^	292500^	150000^	202500^	2	12	-2.4	35.0
WYNDHAM VALE	560000	583000	590000	580000	570000	97	471	1.8	-1.7
YACKANDANDAH	654500^	780000^	571500^	670000^	636000^	5	17	-2.8	-5.1

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YALLAMBIE	985500	1005000^	1082500	1028800	888800	12	40	-9.8	-13.6
YALLOURN NORTH	325000	305000	315000^	345000^	355000^	5	29	9.2	2.9
YARRA GLEN	912300	770000^	842500^	810000^	760000^	9	28	-16.7	-6.2
YARRA JUNCTION	747500	787500	735000^	633000^	647500^	6	36	-13.4	2.3
YARRAGON	687000^	612500^	600000^	635000^	550000^	7	27	-19.9	-13.4
YARRAM	420000	452500	465000	482500^	414300	12	48	-1.4	-14.1
YARRAVILLE	1287500	1360000	1260000	1217500	1035500	44	176	-19.6	-14.9
YARRAWONGA	630000	722500	645000	643000	610000	43	161	-3.2	-5.1
YEA	635000^	610000^	630000^	615000^	670000^	3	20	5.5	8.9
YINNAR	364000^	562500^	580000^	548500^	510000^	2	14	40.1	-7.0

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MEDIAN UNIT PRICES

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
ABBOTSFORD	610000	532500	510000	555000	530000	67	204	-13.1	-4.5
ABERFELDIE	735000 [^]	1102500 [^]	1200000 [^]	450000 [^]	885000 [^]	3	9	20.4	96.7
AIRPORT WEST	602000	656000	661000	670000	635000	13	73	5.5	-5.2
ALBERT PARK	817500	835000 [^]	1527500 [^]	360000 [^]	1197500 [^]	4	16	46.5	232.6
ALBION	285000	250000	409000	251000	575000	15	82	101.8	129.1
ALFREDTON	404500	382500 [^]	430000 [^]	273800 [^]	337500 [^]	6	20	-16.6	23.3
ALPHINGTON	708700	808900	715500	736000	580000 [^]	9	73	-18.2	-21.2
ALTONA	727500	730000	727500	740000	692500	19	126	-4.8	-6.4
ALTONA EAST	830000 [^]	375000 [^]	784000 [^]	595000 [^]	735000 [^]	3	12	-11.4	23.5
ALTONA MEADOWS	492000	521000 [^]	485000 [^]	497500 [^]	472500 [^]	4	22	-4.0	-5.0
ALTONA NORTH	783000	745000	735000	725000	660000	17	62	-15.7	-9.0
ANGLESEA	1249000 [^]	1249000 [*]	1910000 [^]	1212500 [^]	1300000 [^]	1	5	4.1	7.2
APOLLO BAY	880000 [^]	975000 [^]	975000 [*]	950000 [^]	950000 [*]	0	6	NA	NA
ARARAT	349500 [^]	280500 [^]	285000 [^]	187000 [^]	250000 [^]	6	20	-28.5	33.7
ARDEER	645000 [^]	552000 [^]	525000 [^]	588800 [^]	612500 [^]	2	14	-5.0	4.0
ARMADALE	705000	582500	677500	734000	726000	46	214	3.0	-1.1
ASCOT VALE	685000	555000	582500	507000	552500	32	115	-19.3	9.0
ASHBURTON	1310000	1235000 [^]	1182500 [^]	962500 [^]	1200000 [^]	5	19	-8.4	24.7
ASHWOOD	967300	955000	1142500	882500	785000	13	61	-18.8	-11.0
ASPENDALE	818800	1017500	770000 [^]	905000	914000 [^]	8	40	11.6	1.0
AVONDALE HEIGHTS	732000	671500	752500 [^]	651000 [^]	651000 [*]	0	22	NA	NA
BACCHUS MARSH	402100	507500	465000 [^]	385400	472000 [^]	9	44	17.4	22.5
BAIRNSDALE	395000 [^]	143800 [^]	450000 [^]	450000 [*]	387500 [^]	2	5	-1.9	NA
BALACLAVA	597000	600000	610000	531000	710000	16	91	18.9	33.7
BALLAN	380000 [^]	430000 [^]	475000 [^]	475000 [*]	427000 [^]	2	4	12.4	NA
BALLARAT CENTRAL	357400 [^]	440000 [^]	400000 [^]	402500 [^]	495000 [^]	4	20	38.5	23.0
BALLARAT EAST	437500	470000 [^]	430300 [^]	385000 [^]	325000 [^]	3	20	-25.7	-15.6
BALLARAT NORTH	420000 [^]	448000 [^]	427500 [^]	431000 [^]	407500 [^]	6	24	-3.0	-5.5
BALWYN	860000	886500	1050000	864500	1155000	25	119	34.3	33.6
BALWYN NORTH	1145800	1166000	850000	780000	1237500	18	70	8.0	58.7
BARWON HEADS	1270000 [^]	1335000 [^]	1030000 [^]	1355000 [^]	1812500 [^]	1	8	42.7	33.8
BAYSWATER	655000	685000	693500	656000	544500	26	119	-16.9	-17.0
BAYSWATER NORTH	624500	669000	592000	630000	510000	18	71	-18.3	-19.0
BEACONSFIELD	675500 [^]	507500 [^]	618500 [^]	630000 [^]	520000 [^]	1	12	-23.0	-17.5

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
BEAUMARIS	1015000	1330000	1235000	1155000	1375000	21	67	35.5	19.0
BELL PARK	530000	530000 [*]	548500 [^]	465000 [^]	595000 [^]	3	10	12.3	28.0
BELMONT	550000	557500	545000	555000	580000	15	94	5.5	4.5
BENALLA	300000 [^]	340000 [^]	280000 [^]	300000 [^]	327000	11	30	9.0	9.0
BENDIGO	437500 [^]	400000 [^]	500500	465000	482500 [^]	8	41	10.3	3.8
BENTLEIGH	966000	705000	677500	872000	773000	37	190	-20.0	-11.4
BENTLEIGH EAST	1109200	1026000	982500	949500	920000	55	207	-17.1	-3.1
BERWICK	635000	625000	610000	650000	646500	28	132	1.8	-0.5
BLACK HILL	414500 [^]	500000 [^]	425000 [^]	425500 [^]	410000 [^]	1	12	-1.1	-3.6
BLACK ROCK	1474000	1300000	1475000	999000	1250000	13	76	-15.2	25.1
BLACKBURN	920500	865000	724200	845000	880000	37	158	-4.4	4.1
BLACKBURN NORTH	856500	870000 [^]	917500 [^]	950500 [^]	1202000 [^]	3	21	40.3	26.5
BLACKBURN SOUTH	900000	900000	913500	822000	902500	16	58	0.3	9.8
BONBEACH	745000	670000	710000	640000	579000	20	110	-22.3	-9.5
BORONIA	695300	674000	687500	615000	613000	44	239	-11.8	-0.3
BOX HILL	508900	495000	536300	550000	543400	88	364	6.8	-1.2
BOX HILL NORTH	877500	888000	820500	950000	748000	21	117	-14.8	-21.3
BOX HILL SOUTH	1171800	900000	830000	714000	792000	17	73	-32.4	10.9
BRAYBROOK	632500	625000	565000	540000	530000	21	82	-16.2	-1.9
BREAKWATER	413000 [^]	413000 [*]	530000 [^]	520000 [^]	505500 [^]	2	10	22.4	-2.8
BRIAR HILL	825000 [^]	765000 [^]	830000 [^]	782000 [^]	680000 [^]	4	26	-17.6	-13.0
BRIGHT	570800	560000 [^]	750000 [^]	895000 [^]	850000 [^]	2	11	48.9	-5.0
BRIGHTON	1545000	1508900	1700000	1283500	1260000	73	274	-18.4	-1.8
BRIGHTON EAST	1150000	1260000	1235000	1125000	1165000	15	79	1.3	3.6
BROADMEADOWS	461300	473000	480000	437500	400000	21	116	-13.3	-8.6
BROOKLYN	615000	670000 [^]	640000 [^]	602500 [^]	580000	15	34	-5.7	-3.7
BROWN HILL	410000 [^]	380000 [^]	433800 [^]	447500 [^]	420000 [^]	5	20	2.4	-6.1
BRUNSWICK	584500	620000	585000	552000	505000	81	372	-13.6	-8.5
BRUNSWICK EAST	645000	636500	582500	550000	490000	70	237	-24.0	-10.9
BRUNSWICK WEST	540000	482500	489000	460000	500000	61	221	-7.4	8.7
BULLEEN	875000	856000	780000	832500	845000	11	54	-3.4	1.5
BUNDOORA	501500	550000	465000	483500	475000	54	179	-5.3	-1.8
BURNLEY	583500 [^]	490000 [^]	490000 [*]	480000 [^]	480000 [*]	0	8	NA	NA
BURWOOD	860000	815000	910000	735300	790500	44	175	-8.1	7.5

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
BURWOOD EAST	777500	780000 [^]	829500 [^]	566000	891000 [^]	8	45	14.6	57.4
CAIRNLEA	420000 [^]	243000 [^]	425500 [^]	307500 [^]	427600 [^]	6	15	1.8	39.1
CALIFORNIA GULLY	317500 [^]	345000 [^]	347500 [^]	445000 [^]	260000 [^]	1	8	-18.1	-41.6
CAMBERWELL	930000	917000	950000	866100	900000	43	170	-3.2	3.9
CAMPBELLFIELD	428800 [^]	360000 [^]	430000 [^]	401000 [^]	425000 [^]	5	10	-0.9	6.0
CANADIAN	415000 [^]	407500	415000 [^]	397500	401500	10	37	-3.3	1.0
CANTERBURY	900000	1434000 [^]	1345000	1235000	865000	11	47	-3.9	-30.0
CAPEL SOUND	715000	668500	701000 [^]	725000 [^]	780000 [^]	9	41	9.1	7.6
CARLTON	450500	480000	438000	330000	285000	85	319	-36.7	-13.6
CARLTON NORTH	628800	607500 [^]	704500 [^]	758800 [^]	478000 [^]	8	30	-24.0	-37.0
CARNEGIE	630000	600000	654000	637000	613000	111	412	-2.7	-3.8
CAROLINE SPRINGS	460000	575000	485000	462500	456000	10	58	-0.9	-1.4
CARRUM	764800	770000	718800	735000	677600	10	52	-11.4	-7.8
CARRUM DOWNS	590500	600000	580000	568500	560000	39	197	-5.2	-1.5
CASTLEMAINE	535000 [^]	530000 [^]	572000 [^]	530000 [^]	587200 [^]	4	18	9.7	10.8
CAULFIELD	830000	1060000	797500	833000	792000	17	70	-4.6	-4.9
CAULFIELD EAST	516000 [^]	349500 [^]	145000	695000 [^]	780500 [^]	2	24	51.3	12.3
CAULFIELD NORTH	730000	745000	680000	650000	700000	60	252	-4.1	7.7
CAULFIELD SOUTH	1130000	864000	1180000	850000	1125000	24	107	-0.4	32.4
CHADSTONE	873700	800000	925000	835000	835500	27	112	-4.4	0.1
CHELSEA	650000	710300	706300	640000	639300	36	155	-1.7	-0.1
CHELTENHAM	701000	690000	664500	582500	688600	49	221	-1.8	18.2
CHELTENHAM EAST	670000 [^]	664000 [^]	660000 [^]	610000 [^]	608500 [^]	8	28	-9.2	-0.2
CHELTENHAM NORTH	737300	729000	750000	732000 [^]	700600	18	53	-5.0	-4.3
CHIRNSIDE PARK	721500	700000	690000 [^]	710000 [^]	705000 [^]	7	34	-2.3	-0.7
CLARINDA	784800	770000 [^]	847500 [^]	847500 [*]	872500 [^]	2	9	11.2	NA
CLAYTON	782400	660000	641800	738500	685000	49	217	-12.5	-7.2
CLAYTON NORTH	489000	150000	675000 [^]	884000 [^]	820000 [^]	5	46	67.7	-7.2
CLAYTON SOUTH	740000 [^]	726000	520300	648800	603800	14	77	-18.4	-6.9
CLIFTON HILL	645000	658500	605000	992000 [^]	582500	22	54	-9.7	-41.3
COBRAM	238500 [^]	240000 [^]	211500 [^]	168000	343500 [^]	2	27	44.0	104.5
COBURG	605000	595000	597500	605000	637000	26	199	5.3	5.3
COBURG EAST	646000	606500	826000 [^]	702500	610000 [^]	7	33	-5.6	-13.2
COBURG NORTH	725000	677500	687500 [^]	639400	686500	11	43	-5.3	7.4

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COLAC	340000	330000 [^]	385000	380000 [^]	395500 [^]	6	27	16.3	4.1
COLLINGWOOD	677500	677500	660000	650000	625000	40	172	-7.7	-3.8
CORIO	400300	440000 [^]	405000 [^]	405000 [^]	465000 [^]	2	14	16.2	14.8
COWES	477500	445000 [^]	590000 [^]	597500	620000 [^]	5	27	29.8	3.8
COWES WEST	730000	714000	637000 [^]	690000 [^]	785000 [^]	6	31	7.5	13.8
CRAIGIEBURN	431300	438000	406000	460000	425300	36	197	-1.4	-7.6
CRANBOURNE	455000	465000	500000	489300	481500	20	101	5.8	-1.6
CRANBOURNE EAST	485500 [^]	500000 [^]	531000 [^]	615000 [^]	500000 [^]	3	14	3.0	-18.7
CRANBOURNE NORTH	458800	505000 [^]	470000 [^]	487500 [^]	495000 [^]	8	21	7.9	1.5
CRANBOURNE WEST	477000	530000 [^]	550000 [^]	512500 [^]	522500 [^]	4	18	9.5	2.0
CREMORNE	593000 [^]	645000 [^]	797500	600000 [^]	752500 [^]	4	30	26.9	25.4
CRIB POINT	592000 [^]	530000 [^]	545500	540000 [^]	525800 [^]	2	18	-11.2	-2.6
CROYDON	695000	715500	660000	660000	645000	71	335	-7.2	-2.3
CROYDON NORTH	737000	675000	715000	770000	755000 [^]	9	47	2.4	-1.9
CROYDON SOUTH	818500	855000 [^]	800000 [^]	800000 [*]	747500 [^]	6	16	-8.7	NA
DALLAS	450000 [^]	287500 [^]	410000 [^]	560000 [^]	470000 [^]	3	26	4.4	-16.1
DANDENONG	418000	380000	428500	420800	357000	97	441	-14.6	-15.2
DANDENONG NORTH	550000	590000	555000	570000	501500	14	75	-8.8	-12.0
DARLEY	441000 [^]	394000 [^]	450000	375000 [^]	438000 [^]	5	24	-0.7	16.8
DAYLESFORD	585200 [^]	615000 [^]	581100 [^]	582500 [^]	717000 [^]	3	11	22.5	23.1
DEEPDENE	1790000 [^]	1500000 [^]	1320000 [^]	1300000 [^]	1545000 [^]	3	15	-13.7	18.8
DEER PARK	500000	475000	512500 [^]	523000	480000 [^]	9	47	-4.0	-8.2
DIAMOND CREEK	729000	770300 [^]	845000 [^]	675000 [^]	681300 [^]	8	26	-6.6	0.9
DINGLEY VILLAGE	802500	895000 [^]	720000 [^]	730000 [^]	743400	10	33	-7.4	1.8
DINNER PLAIN	572500 [^]	595000 [^]	595000 [^]	942500 [^]	625000 [^]	2	12	9.2	-33.7
DOCKLANDS	550000	559500	630000	623500	610000	107	584	10.9	-2.2
DONCASTER	697000	600000	580000	675000	650000	86	382	-6.7	-3.7
DONCASTER EAST	911000	768800	880000	840500	659000	67	281	-27.7	-21.6
DONVALE	855000	829300	850000	1007500	855000	17	58	0.0	-15.1
DOREEN	535000 [^]	450000 [^]	561500 [^]	502500 [^]	570000 [^]	4	12	6.5	13.4
DOVETON	520000	555000	517500	470000	500000 [^]	9	56	-3.8	6.4
DROMANA	765000	825000	777500 [^]	857500 [^]	1093500 [^]	4	33	42.9	27.5
DROUIN	420000	453500 [^]	435000 [^]	383500	440000	11	38	4.8	14.7
DRYSDALE	552500 [^]	515000	550000	603800 [^]	540000 [^]	8	41	-2.3	-10.6

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EAGLEHAWK	388500 [^]	415000 [^]	380000 [^]	371300 [^]	400000 [^]	5	22	3.0	7.7
EAGLEMONT	982500	820200 [^]	921000 [^]	1028500 [^]	922000 [^]	5	18	-6.2	-10.4
EAST GEELONG	446000 [^]	446000 [*]	410000 [^]	406500 [^]	480000 [^]	6	13	7.6	18.1
EAST MELBOURNE	768800	1275000	872000	726000	807500	16	77	5.0	11.2
ECHUCA	330000	407500	356500	355000	375000 [^]	8	45	13.6	5.6
EDITHVALE	885500	750000	815400	728000	820000	27	94	-7.4	12.6
ELSTERNWICK	707500	635000	700000	655000	650000	43	124	-8.1	-0.8
ELTHAM	860000	715000	835000	810000	812500	26	94	-5.5	0.3
ELWOOD	750000	710000	681000	686000	637500	98	368	-15.0	-7.1
ENDEAVOUR HILLS	635000	617500	632500 [^]	595000	615000 [^]	5	37	-3.1	3.4
EPPING	481000	510000	505000	467000	492500	20	113	2.4	5.5
ESSENDON	620000	603000	575000	535000	615500	64	283	-0.7	15.0
ESSENDON NORTH	430000	396000	391000	340000	587500	14	61	36.6	72.8
ESSENDON WEST	860000 [^]	1040000 [^]	841000 [^]	910000 [^]	842500 [^]	4	15	-2.0	-7.4
EUMEMMERRING	542000	580000 [^]	580500	492500 [^]	466000 [^]	6	25	-14.0	-5.4
FAIRFIELD	600000	541000	545000	582300	585000	26	75	-2.5	0.5
FAWKNER	595000	593800	575000	460000	560000 [^]	9	68	-5.9	21.7
FERNTREE GULLY	685000	630000	660500	667000	716000	25	145	4.5	7.3
FISHERMANS BEND	1014500	777500	950000	905000	845000	27	121	-16.7	-6.6
FITZROY	828000	800000	825000	709000	785000	37	126	-5.2	10.7
FITZROY NORTH	775000	735000	548000	750000	705000	28	117	-9.0	-6.0
FLEMINGTON	465000	425000	407500	430000	452800	21	89	-2.6	5.3
FLORA HILL	412500	411600	430000	430000 [^]	470000 [^]	5	40	13.9	9.3
FOOTSCRAY	507000	512500	495000	442500	476000	93	431	-6.1	7.6
FOREST HILL	800000	837500	817500	742500	800000	11	63	0.0	7.7
FOSTER	350000 [^]	315000 [^]	220000 [^]	520000 [^]	342500 [^]	1	9	-2.1	-34.1
FRANKSTON	596000	568000	568500	540000	536200	85	388	-10.0	-0.7
FRANKSTON NORTH	536000 [^]	508000 [^]	545000 [^]	515000 [^]	320000 [^]	3	12	-40.3	-37.9
FRANKSTON SOUTH	800000	802500	735000	755000	710000	11	49	-11.3	-6.0
GARDENVALE	340900	295000 [^]	520000 [^]	280000 [^]	720000 [^]	2	16	111.2	157.1
GEELONG	715500	740000	756700	750000	630000	20	76	-11.9	-16.0
GEELONG WEST	700000	695000 [^]	423500	395000 [^]	423000	16	43	-39.6	7.1
GISBORNE	702500 [^]	665000 [^]	527500 [^]	660000 [^]	660000 [^]	7	26	-6.0	0.0
GLEN HUNTLY	565000	577500	642500	554500	474000	17	85	-16.1	-14.5

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GLEN IRIS	750000	800000	760000	683800	670000	59	273	-10.7	-2.0
GLEN WAVERLEY	860000	840000	765000	850500	809000	59	253	-5.9	-4.9
GLENROY	621300	605500	595000	580000	560000	72	326	-9.9	-3.4
GOLDEN POINT (BALLARAT)	410000 [^]	420000 [^]	380400 [^]	392500 [^]	410000 [^]	1	14	0.0	4.5
GOLDEN SQUARE	401000	450000 [^]	400500	475000 [^]	389000 [^]	7	33	-3.0	-18.1
GREENSBOROUGH	747500	695000	733000	717500	655000	21	105	-12.4	-8.7
GREENVALE	537000 [^]	450000 [^]	556800 [^]	512500 [^]	445000 [^]	4	12	-17.1	-13.2
GROVEDALE	540000	525000	546000 [^]	524500 [^]	460000	11	39	-14.8	-12.3
HADFIELD	595000	595000	590000	695000	562500	20	71	-5.5	-19.1
HALLAM	591900	570000 [^]	580000	592000 [^]	550000	14	46	-7.1	-7.1
HAMILTON	307000 [^]	262500 [^]	205000 [^]	380000 [^]	345000 [^]	5	13	12.4	-9.2
HAMLIN HEIGHTS	500000	641000 [^]	590000 [^]	632800	340000 [^]	5	34	-32.0	-46.3
HAMPTON	925000	888000	921500	780000	1120000	29	115	21.1	43.6
HAMPTON EAST	810000	970000	813800	715000	772500 [^]	8	50	-4.6	8.0
HAMPTON PARK	552500	530000	527500	575000	500000	13	77	-9.5	-13.0
HARKNESS	384000 [^]	365000	402000 [^]	420000 [^]	425000 [^]	4	28	10.7	1.2
HASTINGS	590000	613000	430000 [^]	520000	550000	13	56	-6.8	5.8
HAWTHORN	637500	591500	600000	572500	564500	86	414	-11.5	-1.4
HAWTHORN EAST	685000	570000	678000	600000	682300	52	248	-0.4	13.7
HEALESVILLE	600000	565000 [^]	650000 [^]	613500 [^]	535000 [^]	6	32	-10.8	-12.8
HEATHCOTE	380000 [^]	400000 [^]	332000 [^]	385000 [^]	445000 [^]	1	9	17.1	15.6
HEATHMONT	775000	807600	918000	825000	677000 [^]	5	48	-12.6	-17.9
HEIDELBERG	636000	705000	627000	598000	625000	15	91	-1.7	4.5
HEIDELBERG HEIGHTS	732500	798000	722500	795000	769300	14	71	5.0	-3.2
HEIDELBERG WEST	662000	675000	655000	630000	645000 [^]	5	49	-2.6	2.4
HERNE HILL	455000 [^]	354500 [^]	413000	325500 [^]	360000 [^]	5	30	-20.9	10.6
HIGHETT	727500	760000	671000	620000	635000	41	168	-12.7	2.4
HIGHTON	575000	511300	550000	555000	542000	24	77	-5.7	-2.3
HILLSIDE (MELTON)	532500 [^]	500000	470000 [^]	540000 [^]	534000 [^]	6	31	0.3	-1.1
HOPPERS CROSSING	450000	418800	432000	432000	419000	14	66	-6.9	-3.0
HORSHAM	260000	370000 [^]	342500	329000	305500	15	48	17.5	-7.1
HUGHESDALE	838000	720000	791500	695000	704000	18	70	-16.0	1.3
HUNTINGDALE	345000 [^]	485000 [^]	775000 [^]	1218500 [^]	410000 [^]	1	8	18.8	-66.4
INVERLOCH	780000 [^]	696000 [^]	830000 [^]	741000 [^]	665000 [^]	6	22	-14.7	-10.3

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MEDIAN UNIT PRICES

Oct-Dec 2021 to Oct-Dec 2022

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
IVANHOE	775000	805000	655000	750000	632500	44	200	-18.4	-15.7
IVANHOE EAST	677000	820000 [^]	730100	1695000 [^]	695000	11	31	2.7	-59.0
JACANA	495000 [^]	497000 [^]	438200 [^]	480000 [^]	460500 [^]	2	11	-7.0	-4.1
JOLIMONT	1377500	1175300	877500 [^]	1155000 [^]	1117500 [^]	6	31	-18.9	-3.2
JUNCTION VILLAGE	290000 [^]	275000 [^]	290000 [^]	340000 [^]	330000 [^]	2	14	13.8	-2.9
KANGAROO FLAT	345000	432500 [^]	417500 [^]	420000 [^]	410000 [^]	5	21	18.8	-2.4
KEILOR	800000 [^]	890000 [^]	837000 [^]	1060000 [^]	710000 [^]	1	8	-11.3	-33.0
KEILOR DOWNS	635000 [^]	645500 [^]	601500 [^]	522500 [^]	617800 [^]	2	15	-2.7	18.2
KEILOR EAST	712500	775000	805000 [^]	626500 [^]	655000 [^]	6	32	-8.1	4.5
KENNINGTON	470000	500000	410000	374500 [^]	456000 [^]	9	37	-3.0	21.8
KENSINGTON	520000	590000	559500	560000	425000	29	111	-18.3	-24.1
KERANG	275000 [^]	280000 [^]	111800 [^]	170000 [^]	230000 [^]	2	14	-16.4	35.3
KEW	955000	867500	845000	860000	830000	51	251	-13.1	-3.5
KEW EAST	1237400 [^]	759000 [^]	759000 [*]	760000 [^]	980000 [^]	3	9	-20.8	28.9
KEW NORTH	900000	908000	867500	1470000 [^]	997000	11	41	10.8	-32.2
KEYSBOROUGH	657400	803000 [^]	685000	710000	620000 [^]	9	38	-5.7	-12.7
KILMORE	400000	450000 [^]	405000 [^]	415000 [^]	347000 [^]	3	17	-13.3	-16.4
KILSYTH	715000	751300	700000	680100	660000	22	111	-7.7	-3.0
KINGSBURY	542500 [^]	405000 [^]	546000 [^]	475000 [^]	375500 [^]	6	19	-30.8	-20.9
KINGSVILLE	508000	530000	352300	360000	390000	10	46	-23.2	8.3
KNOXFIELD	795500	780000 [^]	748500	770000 [^]	695000 [^]	7	37	-12.6	-9.7
KOO WEE RUP	400000 [^]	463800 [^]	665000 [^]	665000 [*]	665000 [*]	0	9	NA	NA
KOOYONG	910000 [^]	1470000 [^]	993800 [^]	720000 [^]	1155000 [^]	6	12	26.9	60.4
KORUMBURRA	500000 [^]	375000 [^]	385000 [^]	493800 [^]	375000 [^]	7	13	-25.0	-24.1
KURUNJANG	445000 [^]	382500 [^]	385000	385000 [*]	477500 [^]	4	19	7.3	NA
KYABRAM	287500	315000 [^]	320000 [^]	345000 [^]	335000 [^]	3	18	16.5	-2.9
KYNETON	545000	715000 [^]	744000 [^]	600000 [^]	572500 [^]	2	10	5.0	-4.6
LAKE WENDOUREE	413000 [*]	599000 [^]	730000 [^]	678000 [^]	825000 [^]	4	15	NA	21.7
LAKES ENTRANCE	375000	477300 [^]	417500 [^]	415000 [^]	297600 [^]	2	19	-20.6	-28.3
LALOR	560500	565000	545000	515800	541300	12	64	-3.4	4.9
LANGWARRIN	602500	602500	601000	597500	585000	31	150	-2.9	-2.1
LARA	495000 [^]	480000 [^]	515000 [^]	512500 [^]	515000 [^]	5	11	4.0	0.5
LARA LAKE	450000 [^]	480000 [^]	410000 [^]	560000 [^]	450000 [^]	5	11	0.0	-19.6
LAVERTON	522500	552500	480000	551500	466000	10	48	-10.8	-15.5

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
LAVERTON SOUTH	513500	545000	567500	472500 [^]	480000 [^]	8	39	-6.5	1.6
LEONGATHA	372500 [^]	390000 [^]	372500 [^]	465000 [^]	397500 [^]	4	12	6.7	-14.5
LEOPOLD	500000	556000 [^]	556000 [*]	520000 [^]	592000 [^]	7	16	18.4	13.8
LILYDALE	605000	605000	665000	598500	560000	27	134	-7.4	-6.4
LONG GULLY	380000 [^]	437500 [^]	393800 [^]	357500 [^]	382000 [^]	4	14	0.5	6.9
LONGWARRY	440000 [^]	450000 [^]	482500 [^]	467500 [^]	467500 [*]	0	5	NA	NA
LORNE	1120000 [^]	1387500 [^]	1012500	1065000 [^]	700000 [^]	5	28	-37.5	-34.3
LOVELY BANKS	295000 [^]	349500 [^]	350000 [^]	460500 [^]	460500 [*]	0	5	NA	NA
LOWER PLENTY	793500	693100 [^]	716000	746500 [^]	674000	13	37	-15.1	-9.7
LYNBROOK	561500 [^]	665500 [^]	667500 [^]	667500 [*]	586300 [^]	2	8	4.4	NA
MACLEOD	811500	753500	930000	692000	776500 [^]	6	54	-4.3	12.2
MAFFRA	372500 [^]	327500 [^]	329000 [^]	365000 [^]	350000 [^]	1	17	-6.0	-4.1
MAIDSTONE	594000	580000	500000	650000	567500	20	102	-4.5	-12.7
MALVERN	852500	967500	696300	737500	602000	31	125	-29.4	-18.4
MALVERN EAST	746300	680000	634000	565000	815000	41	210	9.2	44.2
MANIFOLD HEIGHTS	570000 [^]	503000 [^]	496300	530000 [^]	454000 [^]	1	20	-20.4	-14.3
MANSFIELD	412500 [^]	503000 [^]	730000 [^]	324500 [^]	475000 [^]	6	18	15.2	46.4
MARIBYRNONG	525000	527500	540000	545000	600000	29	175	14.3	10.1
MARYBOROUGH	325000 [^]	408000 [^]	315000 [^]	317500 [^]	295000 [^]	4	14	-9.2	-7.1
MCCRAE	872500 [^]	855000 [^]	854000 [^]	760000 [^]	570000 [^]	1	8	-34.7	-25.0
MCKINNON	890000	836000	1144000	970000	740000	17	73	-16.9	-23.7
MEADOW HEIGHTS	450000	455000 [^]	445000	449300	430000	11	44	-4.4	-4.3
MELBOURNE	503000	550000	598100	504800	530000	479	1,941	5.4	5.0
MELTON	359600	375000 [^]	379300 [^]	355000 [^]	377000 [^]	9	33	4.8	6.2
MELTON SOUTH	367100	355000	343500	356500	357000	12	54	-2.8	0.1
MENTONE	760000	675000	730000	595000	633800	54	181	-16.6	6.5
MERBEIN	190000 [*]	196500 [^]	240000 [^]	240000 [*]	231000 [^]	3	5	NA	NA
MERINDA PARK	520000 [^]	498100 [^]	590000 [^]	492500 [^]	542500 [^]	2	7	4.3	10.2
MERNDA	452000	440000	433800 [^]	417500 [^]	505000 [^]	8	34	11.7	21.0
METUNG	507500 [^]	622500 [^]	847500 [^]	472500 [^]	789400 [^]	2	11	55.5	67.1
MICKLEHAM	515000 [^]	623000 [^]	624000 [^]	530000 [^]	578000 [^]	4	19	12.2	9.1
MIDDLE PARK	962500	820000 [^]	720000	687500 [^]	1140000 [^]	9	35	18.4	65.8
MILDURA	272000	291400	321000	310000	287500	36	157	5.7	-7.3
MILL PARK	500500	515000	500000	500000 [^]	475000	11	57	-5.1	-5.0

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MITCHAM	824800	770000	761000	787500	810000	25	150	-1.8	2.9
MOE	168500 [^]	225000	222500	260000	227500 [^]	8	43	35.0	-12.5
MONT ALBERT	812900	940000	857500	802500	712800	16	64	-12.3	-11.2
MONT ALBERT NORTH	1200000	1124400	1300000	955000	907000 [^]	4	47	-24.4	-5.0
MONTMORENCY	884000	898500	842000	921300	876000	15	64	-0.9	-4.9
MOONEE PONDS	714500	588500	674500	550000	554800	40	208	-22.4	0.9
MOORABBIN	885000	702000 [^]	798500	600000	630000	14	45	-28.8	5.0
MOOROOLBARK	705500	702500	691300	702000	660000	20	107	-6.4	-6.0
MOOROPNA	270000 [^]	242000 [^]	225000 [^]	277500	337000 [^]	3	30	24.8	21.4
MORDIALLOC	772500	674000	661000	617500	630000	27	100	-18.4	2.0
MORNINGTON	840000	865000	872500	780000	727500	48	229	-13.4	-6.7
MORWELL	192500	245000	299300	280000	295000 [^]	5	44	53.2	5.4
MOUNT CLEAR	365000 [^]	488500 [^]	467500 [^]	350000 [^]	460000 [^]	6	16	26.0	31.4
MOUNT ELIZA	775000	900000	691000	855000 [^]	860500 [^]	9	39	11.0	0.6
MOUNT EVELYN	769000 [^]	720000 [^]	542500 [^]	740000 [^]	590000 [^]	3	16	-23.3	-20.3
MOUNT MARTHA	805000 [^]	960000 [^]	420000 [^]	852500	435000 [^]	6	31	-46.0	-49.0
MOUNT PLEASANT	357500 [^]	385000 [^]	417500 [^]	399500 [^]	400000 [^]	6	11	11.9	0.1
MOUNT WAVERLEY	1175000	1060000	1100000	990000	1008000	46	205	-14.2	1.8
MULGRAVE	731300	850000	758000	771500	794000	14	57	8.6	2.9
MURRUMBEENA	591500	554000	630000	670000	535000	33	134	-9.6	-20.1
NARRE WARREN	515000	516300	560000	565000	524500	14	71	1.8	-7.2
NARRE WARREN SOUTH	559500 [^]	627500 [^]	602000 [^]	625500 [^]	527500 [^]	2	13	-5.7	-15.7
NEW GISBORNE	520000 [^]	520000 [*]	520000 [*]	520000 [*]	807500 [^]	2	2	55.3	NA
NEWBOROUGH	249900 [^]	360000 [^]	240000 [^]	277500 [^]	237500 [^]	4	14	-5.0	-14.4
NEWCOMB	516000 [^]	505000 [^]	524000 [^]	504000	470000 [^]	9	36	-8.9	-6.7
NEWPORT	760000	802500	759500	747000	647500	16	89	-14.8	-13.3
NEWTOWN (GREATER GEELONG)	680000	596000 [^]	517000	600000	597500	20	60	-12.1	-0.4
NIDDRIE	830000	777500	680000	777500	797500 [^]	8	55	-3.9	2.6
NOBLE PARK	555000	540000	570500	545000	550000	72	334	-0.9	0.9
NOBLE PARK NORTH	542000 [^]	615000 [^]	749000 [^]	600000 [^]	593500 [^]	2	10	9.5	-1.1
NORLANE	395000 [^]	425000 [^]	475000	470000 [^]	440000 [^]	7	34	11.4	-6.4
NORTH BENDIGO	473000 [^]	458500 [^]	401800 [^]	415000 [^]	392500 [^]	8	21	-17.0	-5.4
NORTH GEELONG	307500 [^]	480000 [^]	663500 [^]	357000 [^]	335000 [^]	6	15	8.9	-6.2
NORTH MELBOURNE	610000	499000	615000	551000	595000	49	211	-2.5	8.0

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NORTHCOTE	648000	630000	630000	557000	565000	51	183	-12.8	1.4
NOTTING HILL	415000 [^]	400000	429000	340000	430000	15	62	3.6	26.5
NUMURKAH	248000 [^]	242500 [^]	225000 [^]	275000 [^]	248500 [^]	6	19	0.2	-9.6
NUNAWADING	770000	750000	755000	770000	515000	17	86	-33.1	-33.1
OAK PARK	707500	675000	675000	654000	560000	13	93	-20.8	-14.4
OAKLEIGH	639000	655000	600000	790000	505000	16	122	-21.0	-36.1
OAKLEIGH EAST	843800	750000	803000	586000	822400 [^]	8	52	-2.5	40.3
OAKLEIGH SOUTH	859000	840000	635000	670500 [^]	616000 [^]	9	51	-28.3	-8.1
OCEAN GROVE	905000	1010000	945000 [^]	875000 [^]	777500	10	43	-14.1	-11.1
OFFICER	495000 [^]	585000 [^]	571000 [^]	520000 [^]	582500 [^]	4	16	17.7	12.0
ORMOND	787500	540000	602500	580000	518000	22	97	-34.2	-10.7
OSBORNE	785000	800000 [^]	744500 [^]	790000	720000	15	37	-8.3	-8.9
PAKENHAM	457500	482500	473500	462500	480000	36	178	4.9	3.8
PARKDALE	910000	787000	766500	685000	680000	30	107	-25.3	-0.7
PARKVILLE	495000	677500	560000	577500	519000	14	69	4.8	-10.1
PASCOE VALE	685000	633000	650000	615000	640000	58	271	-6.6	4.1
PASCOE VALE SOUTH	737500	780500 [^]	510000	700000	605000 [^]	5	51	-18.0	-13.6
PATTERSON LAKES	661500	617500	710000 [^]	692500	595000 [^]	7	52	-10.1	-14.1
PAYNESVILLE	437500 [^]	370000 [^]	379000 [^]	355000 [^]	375000 [^]	4	17	-14.3	5.6
POINT COOK	520000	550000	570000	512500	505000	18	82	-2.9	-1.5
POINT LONSDALE	850000 [^]	915300 [^]	725000 [^]	615000 [^]	927500 [^]	4	13	9.1	50.8
PORT MELBOURNE	830000	806000	847500	705000	740000	85	357	-10.8	5.0
PORTARLINGTON	678800 [^]	707500 [^]	990800 [^]	590000 [^]	685000 [^]	3	13	0.9	16.1
PORTLAND	300000 [^]	355000	275500 [^]	350000 [^]	390000 [^]	8	31	30.0	11.4
PRAHRAN	593500	575000	625000	550000	628000	56	252	5.8	14.2
PRESTON	611000	580000	645000	572500	525000	71	308	-14.1	-8.3
PRINCES HILL	735000 [^]	1070500 [^]	1070500 [*]	820000 [^]	495000 [^]	5	13	-32.7	-39.6
QUARRY HILL	429500 [^]	345000 [^]	380000 [^]	395000 [^]	386000 [^]	2	18	-10.1	-2.3
QUEENSCLIFF	1012500 [^]	990000 [^]	565000 [^]	680000 [^]	685000 [^]	1	7	-32.3	0.7
REDAN	357000 [^]	379000 [^]	353500 [^]	360000 [^]	384000	10	33	7.6	6.7
RESERVOIR	633800	641000	626500	621300	607000	124	496	-4.2	-2.3
RICHMOND	647500	642000	600000	614800	555000	90	435	-14.3	-9.7
RIDDELLS CREEK	660000 [^]	662500 [^]	662500 [*]	590000 [^]	450000 [^]	1	7	-31.8	-23.7
RINGWOOD	638000	595000	610000	600000	567500	76	291	-11.1	-5.4

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RINGWOOD EAST	753000	831000	721000	680000	710000	22	112	-5.7	4.4
RINGWOOD NORTH	797500	700000 [^]	980000 [^]	790000 [^]	856000 [^]	1	16	7.3	8.4
RIPPLESIDE	640400 [^]	515000 [^]	1220000 [^]	1220000 [*]	693500 [^]	1	5	8.3	NA
RIPPONLEA	586500	775000 [^]	662500 [^]	635000 [^]	636000 [^]	4	25	8.4	0.2
ROCKBANK	468500 [^]	468500 [*]	420000 [^]	510000 [^]	576700 [^]	1	7	23.1	13.1
ROMSEY	508800 [^]	530000 [^]	615000 [^]	425000 [^]	375000 [^]	1	12	-26.3	-11.8
ROSANNA	890000	850000	877500	920000	802500	10	48	-9.8	-12.8
ROSEBUD	760500	770000	751000	730000	700000	24	85	-8.0	-4.1
ROSEBUD SOUTH	749000 [^]	660000 [^]	720000 [^]	807500 [^]	770000 [^]	3	6	2.8	-4.6
ROWVILLE	695000	715000	826000	577500	630000	11	75	-9.4	9.1
ROXBURGH PARK	440000	510000	432500	440000	443000 [^]	7	46	0.7	0.7
RYE	1015000	673300 [^]	670000 [^]	876000 [^]	611300 [^]	6	20	-39.8	-30.2
SAFETY BEACH	800000	875000	770000	840000	887500	16	68	10.9	5.7
SALE	295000	310000	290000	355000	357500	18	73	21.2	0.7
SAN REMO	542500 [^]	650000 [^]	515000 [^]	785000 [^]	557000 [^]	5	17	2.7	-29.0
SANCTUARY LAKES	569000	604000 [^]	591000 [^]	580000 [^]	650000	11	37	14.2	12.1
SANDRINGHAM	871300	870000	855500	695000	657500	40	180	-24.5	-5.4
SCORESBY	841000 [^]	725000 [^]	777500 [^]	787500 [^]	679000 [^]	4	15	-19.3	-13.8
SEAFORD	651800	638000	654000	587500	715000	36	153	9.7	21.7
SEBASTOPOL	350400	339400	355000	366000	360000	15	72	2.8	-1.6
SEDDON	552500	817500 [^]	612500 [^]	505000 [^]	493000 [^]	6	19	-10.8	-2.4
SEYMOUR	329000 [^]	270000 [^]	412500 [^]	410000 [^]	462500 [^]	4	11	40.6	12.8
SHEPPARTON	287000	335000	381000	350500	365000	17	107	27.2	4.1
SKYE	631000 [^]	585000	570000 [^]	595000 [^]	555000 [^]	9	36	-12.0	-6.7
SOLDIERS HILL	454000 [^]	460000 [^]	315000 [^]	344000 [^]	545000 [^]	2	10	20.0	58.4
SOMERVILLE	565000	550000	572000 [^]	620000 [^]	545000 [^]	8	39	-3.5	-12.1
SORRENTO	2500000 [^]	2205000 [^]	2150000 [^]	2150000 [*]	1760000 [^]	1	4	-29.6	NA
SOUTH GEELONG	454000 [^]	515000 [^]	486000 [^]	845000 [^]	612500 [^]	1	6	34.9	-27.5
SOUTH KINGSVILLE	820000 [^]	670000 [^]	827400 [^]	515000 [^]	1000000 [^]	5	21	22.0	94.2
SOUTH MELBOURNE	667500	679500	700000	582500	578000	69	274	-13.4	-0.8
SOUTH MORANG	507500	471500	560800	483000	498000	17	73	-1.9	3.1
SOUTH YARRA	665000	628000	609500	560000	578700	154	727	-13.0	3.3
SOUTHBANK	622000	616000	652500	580000	577500	194	1,027	-7.2	-0.4
SPOTSWOOD	694500 [^]	746000 [^]	502500 [^]	502500 [*]	412000 [^]	1	11	-40.7	NA

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SPRING GULLY	380000 [^]	260000	255000 [^]	325000 [^]	362000	13	39	-4.7	11.4
SPRINGVALE	596000	620000	615600	510000	605000	18	114	1.5	18.6
SPRINGVALE SOUTH	612600	698000	600000	629000 [^]	505000 [^]	5	43	-17.6	-19.7
ST ALBANS	515000	490000	475000	510000	480000	29	170	-6.8	-5.9
ST ALBANS PARK	440000 [^]	455000 [^]	490000 [^]	432000 [^]	480000 [^]	3	14	9.1	11.1
ST KILDA	530000	550000	535000	495000	530000	139	628	0.0	7.1
ST KILDA EAST	602500	627500	635000	592500	495000	63	269	-17.8	-16.5
ST KILDA WEST	650500	595000	680000	590000	581000	20	75	-10.7	-1.5
ST LEONARDS	467000 [^]	610000 [^]	790000 [^]	705000 [^]	600000 [^]	6	18	28.5	-14.9
STRATHDALE	403500 [^]	388000 [^]	475500 [^]	390000 [^]	490300 [^]	4	21	21.5	25.7
STRATHMORE	750000 [^]	850000 [^]	855000 [^]	572500	825000 [^]	6	31	10.0	44.1
SUNBURY	500000	473000	495000	482500	477500	22	124	-4.5	-1.0
SUNSHINE	656000	287500	408000	424900	337000	25	76	-48.6	-20.7
SUNSHINE NORTH	615000	720000 [^]	569900	520000 [^]	600000 [^]	7	37	-2.4	15.4
SUNSHINE WEST	591500	642000	510000	605000	555000	21	63	-6.2	-8.3
SURREY HILLS	901000	825000	949700	793500	1020000	23	96	13.2	28.5
SWAN HILL	312000 [^]	362500	360000 [^]	336300 [^]	309000	13	38	-1.0	-8.1
SYDENHAM	502500	490000	463300	465000	447500	10	70	-10.9	-3.8
SYNDAL	1007500	1243000	780000	802500	1230000 [^]	7	45	22.1	53.3
TARNEIT	422500	415500	419000	418000	447000	12	68	5.8	6.9
TATURA	291000 [^]	277500 [^]	409500 [^]	260000 [^]	400000 [^]	1	15	37.5	53.8
TAYLORS HILL	520000 [^]	565000 [^]	605000 [^]	582000 [^]	515000 [^]	3	10	-1.0	-11.5
TAYLORS LAKES	517500 [^]	590000 [^]	600000 [^]	543500 [^]	590000 [^]	5	17	14.0	8.6
TEMPLESTOWE	934300	998000	1177000	955000	922500	20	82	-1.3	-3.4
TEMPLESTOWE LOWER	935000	1070000	929000	963000	985000	13	64	5.3	2.3
THOMASTOWN	540000	539000	525500	442500	520000	23	79	-3.7	17.5
THORNBURY	677500	686000	605000	570200	650000	49	215	-4.1	14.0
TOORAK	1079300	1284000	1185000	1050000	965000	51	257	-10.6	-8.1
TORQUAY	870000	930000	942000	820000	807500 [^]	8	62	-7.2	-1.5
TRARALGON	307000	306000	299000	300000	304500	16	84	-0.8	1.5
TRAVANCORE	386300	440000	347500	337000	363000	15	73	-6.0	7.7
TRUGANINA	423000	465000	452000 [^]	446300	465000	13	50	9.9	4.2
TULLAMARINE	572500	526500	574000	538000	488500	26	84	-14.7	-9.2
UPPER FERNTREE GULLY	440000 [^]	462500 [^]	590000 [^]	579800 [^]	581500 [^]	2	13	32.2	0.3

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MEDIAN UNIT PRICES

Oct-Dec 2021 to Oct-Dec 2022

Locality	Oct-Dec 2021	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	No. of Sales Oct-Dec 2022	No. of Sales 2022	Change (%)	
								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
VERMONT	912000	840000	925000	793000	880000 [^]	9	55	-3.5	11.0
VERMONT SOUTH	772500	840000 [^]	1080000 [^]	960000 [^]	842500 [^]	6	23	9.1	-12.2
VIEWBANK	720000 [^]	725000 [^]	884300 [^]	680000 [^]	770000 [^]	3	13	6.9	13.2
WALLAN	473500	418100 [^]	445000	432500 [^]	433000 [^]	5	23	-8.6	0.1
WANGARATTA	350000	302500	336500	350500	345000	15	66	-1.4	-1.6
WANTIRNA	785000 [^]	770000	670000	731000 [^]	750000	11	41	-4.5	2.6
WANTIRNA SOUTH	788500	512500	385000	728500	488000	12	45	-38.1	-33.0
WARRAGUL	375000	389000	460000 [^]	370000	385000	10	54	2.7	4.1
WARRNAMBOOL	435500	408800	416000	435500	447500	20	108	2.8	2.8
WATSONIA	785000	667500 [^]	869000 [^]	680000 [^]	743000 [^]	6	26	-5.4	9.3
WENDOUREE	380000 [^]	401000	260000	375000 [^]	396700	12	46	4.4	5.8
WERRIBEE	403800	420000	405000	422500	432000	37	191	7.0	2.2
WERRIBEE SOUTH	530000	470000	480000	460000 [^]	600000 [^]	3	34	13.2	30.4
WEST FOOTSCRAY	610000	604500	610000	630000	580000	23	122	-4.9	-7.9
WEST MELBOURNE	550800	600000	595000	482500	515000	41	185	-6.5	6.7
WEST WODONGA	320000	306000	284500	340000 [^]	345500 [^]	8	42	8.0	1.6
WESTALL	595000	615000	699000	540000	706000	18	87	18.7	30.7
WESTGARTH	750300	636500 [^]	627000	623800	738500 [^]	6	37	-1.6	18.4
WESTMEADOWS	583500	605000	630000	616000	580000 [^]	9	56	-0.6	-5.8
WHEELERS HILL	1280000 [^]	1280300 [^]	753800 [^]	970000 [^]	822000 [^]	3	19	-35.8	-15.3
WHITE HILLS	470000 [^]	375000 [^]	503000 [^]	430000 [^]	416300 [^]	6	12	-11.4	-3.2
WHITTINGTON	430300 [^]	435500 [^]	446000 [^]	426500 [^]	392500 [^]	7	30	-8.8	-8.0
WHITTLESEA	529000 [^]	515000 [^]	380000 [^]	443500 [^]	505000 [^]	3	14	-4.5	13.9
WILLIAMS LANDING	420000 [^]	440000	400000 [^]	415000	397500 [^]	6	32	-5.4	-4.2
WILLIAMSTOWN	792500	787200	840000	760000	650000	13	77	-18.0	-14.5
WILLIAMSTOWN NORTH	762000 [^]	582000 [^]	743100 [^]	550000 [^]	725000 [^]	7	20	-4.9	31.8
WINDSOR	645500	595000	622500	575000	505500	34	143	-21.7	-12.1
WODONGA	315000	349000	312500	373000	305000	17	78	-3.2	-18.2
WOLLERT	429500	435000	464500	500000 [^]	440000	13	45	2.4	-12.0
WONTHAGGI	492000	490000 [^]	480000	522000 [^]	415000	10	38	-15.7	-20.5
WOODEND	620000 [^]	730000 [^]	460000 [^]	508500 [^]	701500 [^]	2	11	13.1	38.0
WYNDHAM VALE	439500	435500 [^]	457500 [^]	420000 [^]	426500 [^]	6	22	-3.0	1.5
YARRA GLEN	720000 [^]	701000 [^]	850000 [^]	620000 [^]	775000 [^]	3	8	7.6	25.0
YARRA JUNCTION	526000 [^]	707000 [^]	495000 [^]	481300 [^]	597500 [^]	4	16	13.6	24.2

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MEDIAN UNIT PRICES

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
YARRAVILLE	685000	682500	562100	495000	708500	14	87	3.4	43.1
YARRAWONGA	302000	389500	412500	445000 [^]	439500 [^]	4	35	45.5	-1.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2021 to Oct-Dec 2022

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
AINTREE	605000 [^]	482500 [^]	660000 [^]	572000 [^]	415000 [^]	3	11	-31.4	-27.4
ALFREDTON	305000	315000	295000	268000 [^]	305000 [^]	6	60	0.0	13.8
APOLLO BAY	597500 [^]	340000 [^]	495000 [^]	645000 [^]	510000 [^]	3	16	-14.6	-20.9
ARARAT	160000	135000 [^]	179000 [^]	175000 [^]	170000 [^]	7	29	6.3	-2.9
ARMSTRONG CREEK	352800	383000	349000	367800	332500	14	96	-5.7	-9.6
AVENEL	240000 [^]	270000 [^]	125000 [^]	247500 [^]	155000 [^]	1	14	-35.4	-37.4
BACCHUS MARSH	360000 [^]	375000 [^]	382500 [^]	382500 [*]	325000 [^]	4	15	-9.7	NA
BAGSHOT	237700 [^]	242200 [^]	242200 [*]	103500 [^]	103500 [*]	0	7	NA	NA
BAIRNSDALE	178000 [^]	230000 [^]	199900 [^]	165000 [^]	195000 [^]	2	7	9.6	18.2
BALLAN	275000 [^]	287500 [^]	258700 [^]	520000 [^]	355000 [^]	1	9	29.1	-31.7
BALLARAT EAST	412000 [^]	173000 [^]	173000 [*]	445000 [^]	445000 [*]	0	4	NA	NA
BANNOCKBURN	415000 [*]	360000 [^]	361500 [^]	365000 [^]	365000 [*]	0	8	NA	NA
BARANDUDA	163000 [^]	92000	195000	195000 [^]	225000	45	83	38.0	15.4
BAXTER	-	-	545000 [^]	520000 [^]	520000 [*]	0	7	NA	NA
BEACONSFIELD	512800 [^]	512800 [*]	525000 [^]	512500 [^]	630000 [^]	1	9	22.9	22.9
BEALIBA	85000 [^]	52000 [^]	51000 [^]	43000 [^]	64000 [^]	1	9	-24.7	48.8
BENALLA	167000	170000 [^]	179500 [^]	178600 [^]	165000 [^]	5	22	-1.2	-7.6
BENDIGO	240000 [^]	350000 [^]	320000 [^]	310000 [^]	310000 [*]	0	10	NA	NA
BERWICK	359000	567000	528000	570000	599000	15	110	66.9	5.1
BEVERIDGE	301500	315000	315000	320000	316000	31	173	4.8	-1.3
BIRREGURRA	395000 [^]	422500 [^]	422500 [*]	505000 [^]	505000 [*]	0	5	NA	NA
BITTERN	542000 [*]	610000 [^]	550000 [^]	550000 [*]	620000 [^]	2	9	NA	NA
BLAIRGOWRIE	1290000 [^]	1244000 [^]	1490000 [^]	1380000 [^]	1380000 [*]	0	10	NA	NA
BONNIE BROOK	344500	307000	320800	327400	388500 [^]	4	83	12.8	18.7
BONSHAW	255000 [^]	278500 [^]	300000 [^]	310000 [^]	310000 [^]	1	9	21.6	0.0
BOTANIC RIDGE	523500	528000	591500	596700 [^]	487000 [^]	2	35	-7.0	-18.4
BROADFORD	255000 [^]	200000 [^]	301300 [^]	290000 [^]	309500 [^]	4	21	21.4	6.7
BROOKFIELD	319000 [^]	134400 [^]	134400	270000	210000 [^]	5	42	-34.2	-22.2
BROWN HILL	327500 [^]	390000 [^]	317500 [^]	415000 [^]	360000 [^]	1	20	9.9	-13.3
BUNINYONG	385000 [*]	410000 [^]	435000 [^]	435000 [*]	545000 [^]	1	12	NA	NA
BURNSIDE	480000	506000	579000	539000	530500 [^]	6	53	10.5	-1.6
CAMPBELLS CREEK	239000	252000 [^]	270000 [^]	160000 [^]	297500 [^]	1	12	24.5	85.9
CANADIAN	193000 [^]	342500 [^]	319000 [^]	342500 [^]	342500 [*]	0	5	NA	NA
CAPE PATERSON	535000 [^]	655000 [^]	802500 [^]	770000 [^]	620000 [^]	1	8	15.9	-19.5
CARDIGAN	535000	453500 [^]	600000 [^]	602500 [^]	560000 [^]	4	17	4.7	-7.1

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
CARISBROOK	230000 [^]	176500 [^]	157500 [^]	157500 [*]	157500 [*]	0	6	NA	NA
CARRUM DOWNS	406200	398900	398900 [^]	472000 [^]	472000 [*]	0	17	NA	NA
CASTLEMAINE	347500 [^]	340000 [^]	337500 [^]	300000 [^]	200000 [^]	1	16	-42.4	-33.3
CHARLEMONT	310000	310000	357000	383000 [^]	358000 [^]	5	55	15.5	-6.5
CHEWTON	315000 [^]	315000 [*]	190000 [^]	190000 [*]	190000 [*]	0	2	NA	NA
CHURCHILL	130000 [^]	110000 [^]	249500 [^]	152500 [^]	151500 [^]	2	7	16.5	-0.7
CLIFTON SPRINGS	492500 [^]	517500 [^]	532500 [^]	532500 [*]	532500 [*]	0	6	NA	NA
CLUNES	223500 [^]	210000 [^]	210000 [*]	223000 [^]	223000 [*]	0	9	NA	NA
CLYDE	324000	317000	395000	395000	387000	31	134	19.4	-2.0
CLYDE NORTH	390000	348000	440000	458000	437000	33	165	12.1	-4.6
COBBLEBANK	329000	256900 [^]	276700 [^]	311900 [^]	340000 [^]	7	23	3.3	9.0
COBRAM	175000	172500 [^]	150000 [^]	115000 [^]	190000 [^]	1	9	8.6	65.2
COHUNA	192500 [^]	390000 [^]	300000 [^]	300000 [*]	300000 [*]	0	2	NA	NA
COLAC	260000 [^]	300000 [^]	310000 [^]	330000 [^]	320000 [^]	2	16	23.1	-3.0
CORINELLA	425000 [^]	447800 [^]	437500 [^]	437500 [*]	371000 [^]	2	8	-12.7	NA
CORIO	322000	317000 [^]	345000 [^]	305000 [^]	305000 [*]	0	14	NA	NA
CORONET BAY	510000 [^]	515000 [^]	460000 [^]	570000 [^]	490000 [^]	3	11	-3.9	-14.0
COWES WEST	522500 [^]	565000 [^]	580000 [^]	713500 [^]	500000 [^]	1	11	-4.3	-29.9
CRAIGIEBURN	422000	457000 [^]	220000	407000	440000 [^]	7	40	4.3	8.1
CRANBOURNE	395500 [^]	430000 [^]	443000 [^]	430000 [^]	430000 [*]	0	8	NA	NA
CRANBOURNE EAST	376000	400000	432000	377500	395000 [^]	6	65	5.1	4.6
CRANBOURNE SOUTH	204000	204100	233600	245500	278800 [^]	7	70	36.7	13.6
CRANBOURNE WEST	192000	235200 [^]	170200	164300	169900 [^]	2	30	-11.5	3.4
CRESWICK	211800 [^]	155000 [^]	206000 [^]	272500 [^]	280000 [^]	1	6	32.2	2.8
CROYDON	465000 [^]	573000 [^]	644000 [^]	644000 [*]	644000 [*]	0	6	NA	NA
DALYSTON	281500 [^]	337500 [^]	309000 [^]	315000 [^]	265000 [^]	3	14	-5.9	-15.9
DARLEY	345000	339000	361000 [^]	350600	510000 [^]	1	32	47.8	45.5
DAYLESFORD	450000 [^]	481300 [^]	462500 [^]	455000 [^]	500000 [^]	3	15	11.1	9.9
DEANSIDE	368000	389000	368000	399000	307000	21	167	-16.6	-23.1
DENNINGTON	140000 [^]	160000 [^]	126500 [^]	247500 [^]	247500 [*]	0	10	NA	NA
DIAMOND CREEK	660000 [^]	621500 [^]	649000 [^]	620000 [^]	585000 [^]	3	19	-11.4	-5.6
DIGGERS REST	261000	360000	337000	313500	320000	17	89	22.6	2.1
DINNER PLAIN	260000 [^]	210000 [^]	285000 [^]	340000 [^]	395000 [^]	3	17	51.9	16.2
DONALD	60000 [^]	90000 [^]	66000 [^]	74000 [^]	74000 [*]	0	5	NA	NA
DONCASTER	1290000	940000 [^]	940000 [*]	940000 [*]	1187500 [^]	2	4	-7.9	NA

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DONNYBROOK	300000	293000	272000	265000	326000	26	152	8.7	23.0
DOREEN	478800 [^]	366000 [^]	471000 [^]	400000 [^]	330000 [^]	7	24	-31.1	-17.5
DROMANA	722500 [^]	695000 [^]	910000 [^]	725000 [^]	725000 [*]	0	6	NA	NA
DROUIN	280000	255000	367500	365000	332500	14	70	18.8	-8.9
DRYSDALE	290000 [*]	350000 [^]	330000 [^]	397000 [^]	330000 [^]	1	16	NA	-16.9
EAGLE POINT	220000 [^]	255000 [^]	252500 [^]	265000 [^]	240000 [^]	1	13	9.1	-9.4
EAGLEHAWK	160000 [^]	160000 [^]	165000 [^]	305000 [^]	295000 [^]	3	13	84.4	-3.3
EASTWOOD	169800 [^]	169800 [*]	249500 [^]	249500 [*]	249500 [*]	0	2	NA	NA
ECHUCA	330000 [^]	298000	325000 [^]	390000 [^]	365000 [^]	3	23	10.6	-6.4
ELLASWOOD	145000 [*]	145000 [*]	145000 [*]	145000 [*]	145000 [*]	0	0	NA	NA
ELLIMINYT	264500 [^]	307500 [^]	300000 [^]	300000 [*]	315000 [^]	1	9	19.1	NA
EMERALD	625000 [^]	670000 [^]	670000 [*]	538500 [^]	830000 [^]	1	8	32.8	54.1
EPPING	227000	375000 [^]	329100 [^]	542500 [^]	542500 [*]	0	11	NA	NA
EPSOM	295000	350000	317200 [^]	360000 [^]	335000 [^]	2	23	13.6	-6.9
EYNESBURY	304000	359000	326000 [^]	430000 [^]	440000 [^]	7	38	44.7	2.3
FERNTREE GULLY	431000 [^]	440000 [^]	440000 [*]	600000 [^]	579000 [^]	4	8	34.3	-3.5
FLORA HILL	252500 [^]	252500 [*]	252500 [*]	200000 [^]	200000 [*]	0	3	NA	NA
FOSTER	160000 [*]	206000 [^]	235000 [^]	235000 [*]	235000 [*]	0	2	NA	NA
FRANKSTON	540000 [*]	340000 [^]	417500 [^]	400000 [^]	859100 [^]	1	5	NA	114.8
FRANKSTON SOUTH	1120000 [*]	490000 [^]	500000 [^]	500000 [*]	1050000 [^]	1	3	NA	NA
FRASER RISE	347500	366000	380000	370000	390000	27	193	12.2	5.4
FYANSFORD	535000 [^]	511500 [^]	565300 [^]	632500 [^]	505000 [^]	3	11	-5.6	-20.2
GISBORNE	430000	423300	500000 [^]	652500 [^]	570000 [^]	9	34	32.6	-12.6
GLENGARRY	248000 [^]	281500 [^]	285000 [^]	257500 [^]	264000	10	21	6.5	2.5
GLENLYON	450000 [^]	490000 [^]	490000 [*]	180000 [^]	180000 [*]	0	6	NA	NA
GOLDEN BEACH	135000	152500	149000	148000 [^]	150000 [^]	4	37	11.1	1.4
GOLDEN SQUARE	305000 [^]	265000 [^]	238500 [^]	265000 [^]	250000 [^]	1	17	-18.0	-5.7
GRANTVILLE	350000 [^]	357000 [^]	277500 [^]	277500 [*]	472500 [^]	1	4	35.0	NA
GREENSBOROUGH	478500 [^]	557500 [^]	557500 [*]	557500 [*]	557500 [*]	0	2	NA	NA
GREENVALE	409500	413000	540000	570000	445000	12	57	8.7	-21.9
HALLS GAP	189000 [^]	270000 [^]	235000 [^]	236500 [^]	285000 [^]	1	7	50.8	20.5
HAMILTON	234500 [^]	141300 [^]	176300 [^]	140000 [^]	220000 [^]	3	15	-6.2	57.2
HARKNESS	233000	271500	307500 [^]	328000 [^]	311000 [^]	8	26	33.5	-5.2
HAVEN	210000	210000 [^]	285000 [^]	300000 [^]	300000 [*]	0	3	NA	NA
HEALESVILLE	378500 [^]	360000 [^]	465000 [^]	510000 [^]	350000 [^]	1	14	-7.5	-31.4

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
HEATHCOTE	177000 [^]	240000 [^]	240000 *	247500 [^]	80000 [^]	1	6	-54.8	-67.7
HEPBURN	517000 [^]	517000 *	280000 [^]	350000 [^]	350000 *	0	2	NA	NA
HEPBURN SPRINGS	170500 [^]	170500 *	170500 *	400000 [^]	400000 *	0	1	NA	NA
HEYWOOD	115000 [^]	115000 *	61500 [^]	85000 [^]	130000 [^]	1	8	13.0	52.9
HIGHTON	532500	530000 [^]	495000	557500 [^]	557500 *	0	29	NA	NA
HOPPERS CROSSING	529000 *	515000 [^]	515000 *	515000 *	465000 [^]	1	3	NA	NA
HORSHAM	203500	200000	222000	202500 [^]	190000 [^]	3	35	-6.6	-6.2
HUNTLY	237200	228000	207500	230000	254000 [^]	6	72	7.1	10.4
INDENTED HEAD	470000 [^]	500000 [^]	514000 [^]	555000 [^]	555000 *	0	8	NA	NA
INVERLOCH	580000 [^]	595000	595000 *	580000 [^]	580000 [^]	1	13	0.0	0.0
IRYMPLE	160000 [^]	165000 [^]	205000 [^]	205000 [^]	242500 [^]	5	23	51.6	18.3
JACKASS FLAT	291500 [^]	280000 [^]	280000 *	268000 [^]	275000 [^]	1	7	-5.7	2.6
JEERALANG NORTH	295000 [^]	119000 [^]	119000 *	189000 [^]	240000 [^]	1	5	-18.6	27.0
JUNCTION VILLAGE	395000	500000 [^]	361500 [^]	361500 *	450000 [^]	3	12	13.9	NA
KALKALLO	312500	324000	360000	382500	239000	22	158	-23.5	-37.5
KANGAROO FLAT	175000 [^]	210000 [^]	202500 [^]	317500 [^]	250000 [^]	1	21	42.9	-21.3
KEILOR EAST	888000 [^]	756300 [^]	817500 [^]	920000 [^]	880000 [^]	1	6	-0.9	-4.3
KEYSBOROUGH	782500 [^]	755800 [^]	768500 [^]	902500 [^]	1025000 [^]	2	10	31.0	13.6
KIALLA	216300	231500	282000	295000	310000	13	77	43.4	5.1
KILCUNDA	300000 [^]	447500 [^]	545000 [^]	482500 [^]	520000 [^]	1	8	73.3	7.8
KILMORE	275000	310000	320000	289000 [^]	325000 [^]	8	77	18.2	12.5
KILSYTH	500000 [^]	470000 [^]	539000 [^]	849500 [^]	849500 *	0	6	NA	NA
KOONDROOK	85000 [^]	72000 [^]	131300 [^]	300000 [^]	300000 *	0	13	NA	NA
KORUMBURRA	130000 [^]	260000 [^]	260000 [^]	355000	350000 [^]	1	21	169.2	-1.4
KURUNJANG	295000 [^]	580000 [^]	500000 [^]	500000 *	555000 [^]	2	5	88.1	NA
KYNETON	369000	389000 [^]	465000 [^]	369000 [^]	808000 [^]	1	12	119.0	119.0
LAKE BOGA	525000 [^]	289500 [^]	545000 [^]	545000 *	345000 [^]	1	8	-34.3	NA
LAKES ENTRANCE	185000	250000 [^]	330000 [^]	220000 [^]	249000 [^]	3	21	34.6	13.2
LANCEFIELD	320000	326000 [^]	273500 [^]	252000 [^]	252000 [^]	5	15	-21.3	0.0
LANG LANG	365000 [^]	362000 [^]	462500 [^]	415500 [^]	440000 [^]	1	11	20.5	5.9
LARA	318500	343900	316900 [^]	332000	307000	18	68	-3.6	-7.5
LARA LAKE	345000 [^]	363300 [^]	437500 [^]	230000 [^]	450000 [^]	1	8	30.4	95.7
LENEVA	198500 [^]	243500	254000 [^]	251000 [^]	210000 [^]	7	41	5.8	-16.3
LEONGATHA	320000 [^]	260000 [^]	255000 [^]	325000 [^]	215000 [^]	1	16	-32.8	-33.8
LEOPOLD	274000	324500 [^]	330000 [^]	299000 [^]	355000 [^]	3	13	29.6	18.7

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
LILYDALE	660000	576500 [^]	555000 [^]	657500	610500 [^]	8	29	-7.5	-7.1
LOCH SPORT	135000	137500	130000 [^]	120000 [^]	117500 [^]	6	46	-13.0	-2.1
LUCAS	295000	330000	343800	295000	302500 [^]	8	99	2.5	2.5
LUCKNOW	150000 [^]	175000 [^]	185000 [^]	161500 [^]	215000 [^]	1	14	43.3	33.1
LYNDHURST	756000 [^]	760000 [^]	760000 [*]	680000 [^]	703300 [^]	2	5	-7.0	3.4
MADDINGLEY	385500 [^]	357500 [^]	277000 [^]	341500 [^]	330000 [^]	1	10	-14.4	-3.4
MAIDEN GULLY	382500 [^]	382500 [*]	395000	474500 [^]	258500 [^]	2	15	-32.4	-45.5
MALLACOOTA	195000 [^]	261300 [^]	272500 [^]	415000 [^]	250000 [^]	3	10	28.2	-39.8
MAMBOURIN	310000	341300	328800	333800	350000 [^]	5	107	12.9	4.9
MANOR LAKES	330000	380000	180000	322800	305000 [^]	8	59	-7.6	-5.5
MANSFIELD	320000 [^]	365000 [^]	397500 [^]	375000 [^]	295000 [^]	4	22	-7.8	-21.3
MARONG	260000	260000	275500	272000	267000 [^]	2	40	2.7	-1.8
MARYBOROUGH	117500 [^]	135000 [^]	150000 [^]	107500 [^]	108000 [^]	3	23	-8.1	0.5
MARYSVILLE	296000 [^]	295000 [^]	320000 [^]	320000 [*]	320000 [*]	0	8	NA	NA
MELTON	337300 [^]	337300 [*]	337300 [*]	337300 [*]	337300 [*]	0	0	NA	NA
MELTON SOUTH	226500	289000 [^]	287500	321500	350000 [^]	7	37	54.5	8.9
MERBEIN	80000 [^]	118000 [^]	129000 [^]	115000 [^]	120500 [^]	2	9	50.6	4.8
MERNDA	181500	381000	378000	346000 [^]	385000 [^]	5	54	112.2	11.3
METUNG	185000 [^]	401000 [^]	320000 [^]	107500 [^]	75000 [^]	1	17	-59.5	-30.2
MICKLEHAM	345000	350000	390000	347500	365000	15	81	5.8	5.0
MILDURA	157500	250000	170000	180000	170000	15	87	7.9	-5.6
MOE	204000	270000 [^]	246300 [^]	334700 [^]	207500	10	19	1.7	-38.0
MOOROOLBARK	415000 [^]	450000 [^]	520000 [^]	330000 [^]	411000 [^]	1	4	-1.0	24.5
MOOROPNA	153800	200000 [^]	205000 [^]	190000 [^]	192000 [^]	7	24	24.8	1.1
MORNINGTON	675000 [^]	950000 [^]	950000 [*]	950000 [*]	950000 [*]	0	2	NA	NA
MORWELL	196000	192500 [^]	245000 [^]	246500	235000 [^]	3	24	19.9	-4.7
MOUNT CLEAR	340000 [^]	340000 [*]	350000 [^]	295000 [^]	400000 [^]	1	7	17.6	35.6
MOUNT COTTRELL	230000 [^]	230000 [*]	405000 [^]	355000 [^]	357000 [^]	1	5	55.2	0.6
MOUNT DUNEED	349900	405000	352900 [^]	267500	352300	18	68	0.7	31.7
MOUNT ELIZA	1010500 [^]	902500 [^]	902500 [*]	1347500 [^]	863800 [^]	4	8	-14.5	-35.9
NAGAMBIE	259000	267000	265000 [^]	271000 [^]	306500 [^]	2	36	18.3	13.1
NARRE WARREN	613000 [^]	613000 [*]	613000 [*]	599000 [^]	604000 [^]	2	5	-1.5	0.8
NARRE WARREN NORTH	850000 [^]	850000 [*]	1050000 [^]	950000 [^]	965000 [^]	1	8	13.5	1.6
NEERIM SOUTH	235000 [^]	250500 [^]	330000 [^]	225000 [^]	225000 [*]	0	10	NA	NA
NEW GISBORNE	405000	475000	475000	475000 [^]	395000 [^]	3	31	-2.5	-16.8

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								Oct-Dec 2021 to Oct-Dec 2022	Jul-Sep 2022 to Oct-Dec 2022
NEWBOROUGH	224000	218000 [^]	231400 [^]	160000 [^]	255000 [^]	3	10	13.8	59.4
NEWLANDS ARM	190000 [^]	415000 [^]	550000 [^]	550000 [*]	550000 [*]	0	5	NA	NA
NICHOLSON	250000 [^]	250000 [*]	240000 [^]	240000 [*]	240000 [*]	0	1	NA	NA
NORTH WONTHAGGI	350000	355000	360000 [^]	295000 [^]	350000 [^]	2	24	0.0	18.6
NUMURKAH	85000 [^]	130000 [^]	130000 [*]	130000 [*]	130000 [*]	0	1	NA	NA
OCEAN GROVE	469000	517500 [^]	585000	638000 [^]	547500 [^]	8	35	16.7	-14.2
OFFICER	402600	454000	458600	402000	444500	16	91	10.4	10.6
OFFICER SOUTH	408000 [*]	469000 [^]	380000 [^]	420000 [^]	420000 [*]	0	4	NA	NA
PAKENHAM	380000	390000	337500	380000	400000	13	71	5.3	5.3
PARADISE BEACH	100000 [^]	145000 [^]	153500 [^]	158000 [^]	190000 [^]	1	16	90.0	20.3
PAYNESVILLE	350000 [^]	255000 [^]	192000 [^]	208500 [^]	250000 [^]	5	20	-28.6	19.9
POINT COOK	430000 [^]	620000 [^]	706000 [^]	731000 [^]	650000 [^]	3	21	51.2	-11.1
POINT LONSDALE	921000 [^]	1261000 [^]	863500 [^]	735000 [^]	770000 [^]	1	10	-16.4	4.8
POREPUNKAH	380000 [^]	380000 [*]	380000 [*]	380000 [*]	325000 [^]	2	2	-14.5	NA
PORT ALBERT	197500 [^]	197500 [^]	210000 [^]	210000 [*]	220000 [^]	1	7	11.4	NA
PORT FAIRY	510000 [^]	480000 [^]	480000 [*]	480000 [*]	480000 [*]	0	2	NA	NA
PORTARLINGTON	625000 [^]	560000 [^]	1561300 [^]	529000 [^]	529000 [*]	0	8	NA	NA
PORTLAND	177000	172500 [^]	158000 [^]	195000 [^]	150000 [^]	1	18	-15.3	-23.1
PORTLAND NORTH	195000 [^]	242500 [^]	207500 [^]	195000 [^]	195000 [*]	0	13	NA	NA
RAINBOW	29000 [^]	29000 [*]	29000 [*]	29000 [*]	29000 [*]	0	0	NA	NA
RED CLIFFS	109800 [^]	108000 [^]	137500 [^]	120000 [^]	130000 [^]	5	18	18.5	8.3
RIDDELLS CREEK	475000	470000 [^]	550000 [^]	472500 [^]	472500 [*]	0	4	NA	NA
ROBINVALE	99500 [*]	99500 [*]	147000 [^]	70000 [^]	70000 [*]	0	2	NA	NA
ROCKBANK	295000	240000	287500	320000	297500	15	100	0.8	-7.0
ROSEBUD	768500 [^]	500000 [^]	500000 [*]	500000 [*]	600000 [^]	1	2	-21.9	NA
ROXBURGH PARK	385000 [^]	427500 [^]	227000 [^]	440000 [^]	220000 [^]	1	6	-42.9	-50.0
RYE	735000 [^]	932500 [^]	690000 [^]	1142500 [^]	575000 [^]	2	15	-21.8	-49.7
SAFETY BEACH	520000 [^]	1793300 [^]	1010000 [^]	1010000 [*]	1040000 [^]	2	5	100.0	NA
SALE	199300	210000	189500	225000	222000 [^]	6	44	11.4	-1.3
SAN REMO	500500	490000	498500 [^]	480000 [^]	546500 [^]	8	46	9.2	13.9
SANCTUARY LAKES	560000 [^]	633000 [^]	700000 [^]	540000 [^]	927500 [^]	2	15	65.6	71.8
SEBASTOPOL	171000 [^]	203000 [^]	245000	220000 [^]	262500 [^]	2	24	53.6	19.3
SEYMOUR	232500	179000	220000	250000 [^]	211000 [^]	2	51	-9.2	-15.6
SHEPPARTON	245500	200000	167500	227500 [^]	295000 [^]	9	42	20.2	29.7
SHEPPARTON NORTH	335000 [^]	351000 [^]	450000 [^]	320000 [^]	385000 [^]	3	12	14.9	20.3

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SMYTHES CREEK	259500	281500	293000	285000 [^]	350000 [^]	2	54	34.9	22.8
SOUTH MORANG	433600	420000	306400 [^]	505500 [^]	467500 [^]	2	28	7.8	-7.5
ST ALBANS	646500	720000 [^]	639000 [^]	639000 [*]	580000 [^]	2	4	-10.3	NA
ST LEONARDS	409500	450000	462000	472500 [^]	404000 [^]	9	55	-1.3	-14.5
STAWELL	60000 [*]	149500 [^]	95000 [^]	180000 [^]	143000 [^]	3	13	NA	-20.6
STRATFORD	149500	195000 [^]	175000 [^]	146000 [^]	215000 [^]	5	26	43.8	47.3
STRATHFIELDSAYE	372000	282500 [^]	375000 [^]	357500 [^]	330000 [^]	4	20	-11.3	-7.7
STRATHTULLOH	330000	352000	306500	192200	290000 [^]	8	89	-12.1	50.9
SUNBURY	322000	284000	372500	374000	359000	14	78	11.5	-4.0
SUNSHINE NORTH	630000	564000 [^]	570000 [^]	640000 [^]	612500 [^]	4	20	-2.8	-4.3
SWAN HILL	138800	245000 [^]	145000 [^]	196000 [^]	190000 [^]	7	19	36.9	-3.1
TANGAMBALANGA	190000	200000 [^]	260000 [^]	220000 [^]	252500 [^]	2	9	32.9	14.8
TANKERTON	35000 [^]	35000 [*]	42500 [^]	20000 [^]	25000 [^]	5	10	-28.6	25.0
TARNEIT	336000	335700	335000	334900	350000	54	392	4.2	4.5
TATURA	235000 [^]	61500 [^]	70000 [^]	80000 [^]	80000 [*]	0	10	NA	NA
TAYLORS LAKES	322900 [^]	508500 [^]	508500 [*]	444000 [^]	692500 [^]	2	9	114.5	56.0
THE HONEYSUCKLES	193500 [^]	257500 [^]	192500 [^]	100000 [^]	100000 [*]	0	5	NA	NA
THOMASTOWN	-	371400 [^]	374300	374300 [*]	364500 [^]	8	26	0.0	NA
THORNHILL PARK	179300	275000	225000	308000	300000 [^]	9	95	67.3	-2.6
TIMBOON	180000 [*]	240000 [^]	240000 [*]	240000 [*]	247500 [^]	2	5	NA	NA
TORQUAY	740000	697500	445000	745000 [^]	515000 [^]	6	37	-30.4	-30.9
TRARALGON	245000	324000	325000 [^]	310000	295000 [^]	7	43	20.4	-4.8
TRENTHAM	512000 [^]	517500 [^]	475000 [^]	572000 [^]	523500 [^]	2	10	2.2	-8.5
TRUGANINA	315500	259000	356500	375000	421500	32	254	33.6	12.4
VENUS BAY	322500	316300	282500 [^]	250000 [^]	340000 [^]	3	29	5.4	36.0
WAHGUNYAH	-	190000 [^]	150000 [^]	180000 [^]	197500 [^]	2	12	0.0	9.7
WALDARA	399000 [^]	399000 [*]	257500 [^]	375000 [^]	390000 [^]	1	8	-2.3	4.0
WALLAN	295000	320000	385000	295000	340000 [^]	8	53	15.3	15.3
WALLAN EAST	265000	325800 [^]	845000 [^]	298000 [^]	281500 [^]	4	16	6.2	-5.5
WANGARATTA	269500	296800	279000 [^]	267500 [^]	237500 [^]	6	35	-11.9	-11.2
WARBURTON	265000 [^]	385000 [^]	250000 [^]	405000 [^]	405000 [*]	0	9	NA	NA
WARRAGUL	325000	335000	360000	345000	349000	14	75	7.4	1.2
WARRNAMBOOL	215000	210000	280000	283800	312300	12	78	45.2	10.0
WEIR VIEWS	325000	293500	335000	341500	319000	17	99	-1.8	-6.6
WERRIBEE	336000	364000	327000	280000	270000	27	252	-19.7	-3.6

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WERRIBEE SOUTH	890000 [^]	542500 [^]	542500 [*]	750000 [^]	750000 [*]	0	6	NA	NA
WEST WODONGA	385000	267000	238000	226000 [^]	288800 [^]	4	42	-25.0	27.8
WHITTLESEA	390000 [^]	420000 [^]	435000 [^]	420000 [^]	375500 [^]	2	7	-3.7	-10.6
WINCHELSEA	205000 [^]	360000 [^]	340000 [^]	405000 [^]	405000 [*]	0	9	NA	NA
WINTER VALLEY	278000	292500	307500	299300	300000	23	183	7.9	0.3
WISELEIGH	124000 [*]	124000 [*]	124000 [*]	124000 [*]	124000 [*]	0	0	NA	NA
WODONGA	210000	205000	250000 [^]	260000 [^]	260000 [^]	3	25	23.8	0.0
WOLLERT	322000	360000	415000	387500	343000	22	130	6.5	-11.5
WONTHAGGI	278500 [^]	265000 [^]	342500 [^]	330000 [^]	240000 [^]	1	11	-13.8	-27.3
WYNDHAM VALE	270000	265500	250000	295000	293000	21	168	8.5	-0.7
YARRAWONGA	242000	300000 [^]	249000	323800 [^]	252000 [^]	5	27	4.1	-22.2
YEA	260000	268500 [^]	244300 [^]	265000 [^]	320000 [^]	1	9	23.1	20.8

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