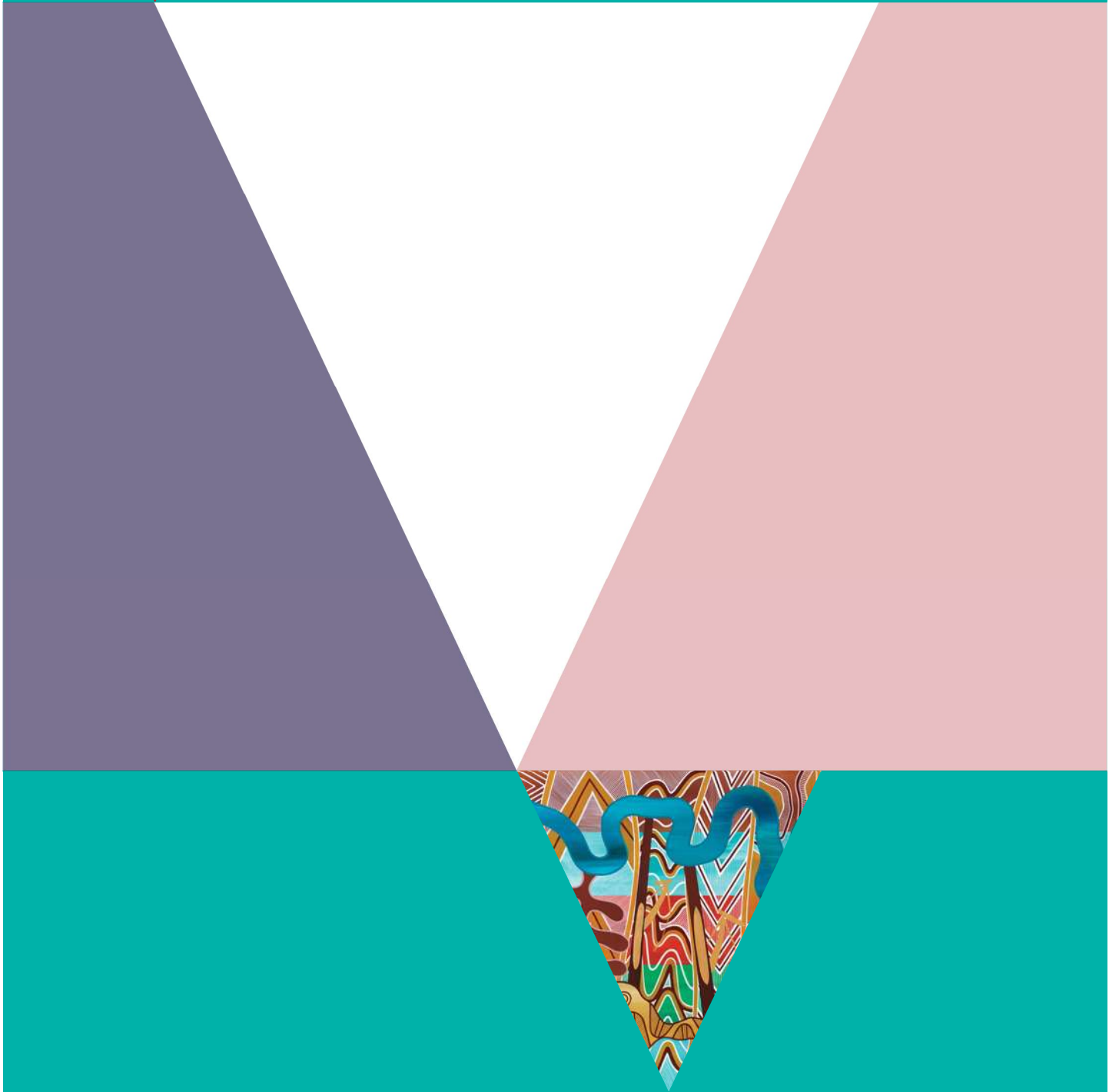


Victorian Property Sales Report

September 2021 Quarter



Land Use Victoria



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 2.4 per cent from \$727,800 to \$710,000 in the September 2021 quarter, having increased by 4.7 per cent in the previous quarter (March 2021 to June 2021). For the 12 months from September 2020 to September 2021, the median house price in Victoria increased 22.4 per cent, from \$579,900 to \$710,000.

The median price of units in Victoria decreased by 2.7 per cent from \$601,000 in the June 2021 quarter to \$585,000 in the September 2021 quarter, having increased by 1.4 per cent in the previous quarter. The median price of units in Victoria for the September 2021 quarter was lower than the median price of houses. For the 12 months from September 2020 to September 2021, the median unit price increased by 8.5 per cent from \$539,000 to \$585,000.

The metropolitan Melbourne median house price decreased by 0.7 per cent to \$850,000 in the September 2021 quarter and the median unit price decreased by 2.2 per cent to \$615,000. For the 12 months to September 2021, median sales prices in metropolitan Melbourne increased by 18.1 per cent for houses and 4.2 per cent for units.

In the September 2021 quarter, the median house price in country Victoria increased by 3.1 per cent to \$505,000 and units increased by 4.2 per cent to \$370,000. Over the 12 months to September 2021, median sale prices in country Victoria increased by 22.4 per cent for houses and by 16 per cent for units.

Of the 795 listed Victorian locations, 343 had median house price increases for the September 2021 quarter compared to 418 in the June 2021 quarter. Five localities recorded no change, 147 showed a decrease and 300 had insufficient sales.

The maximum number of house sales for the quarter was 326 in Pakenham and there were 27 locations with 100 or more sales in the September 2021 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending September 2021 indicates that the median house sale price decreased by 2.4 per cent from \$727,800 to \$710,000. Metropolitan house prices decreased by 0.7 per cent to \$850,000 and country Victoria house prices increased by 3.1 per cent to \$505,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to September 2021. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the September quarter of 2021 and 98 per cent for the June quarter of 2021 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the September 2021 quarter is 19,636. Using the above percentage, it is anticipated that the number of sales for the September 2021 quarter will be approximately 21,114. This is a 22 per cent decrease from the number of sales in the June 2021 quarter and a 46.3 per cent increase on the same quarter the previous year (September 2020).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$856,000 in the June 2021 quarter to \$850,000 in the September 2021 quarter. This follows a 4.4 per cent increase in the previous

quarter. The number of metropolitan sales for the quarter is expected to culminate at 13,747, which is 25.7 per cent lower than the June 2021 quarter and 80.3 per cent higher than the September 2020 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the September 2021 quarter compared to the June 2021 quarter (210 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 269 suburbs for the June 2021 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 72 shifted from showing a median price increase for the June 2021 quarter to a median price decrease for the September 2021 quarter. For example, Sunshine West increased by 14.4 per cent in the June 2021 quarter, while it decreased by 6.5 per cent in the September 2021 quarter. This compares to 67 metropolitan suburbs shifting from an increase in the March 2021 quarter to a decrease in the June 2021 quarter.

Conversely, 47 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2021 quarter to a median price increase in the Sept 2021 quarter. This compares to 39 metropolitan suburbs shifting from a decrease in the March 2021 quarter to an increase in the June 2021 quarter.

Twenty metropolitan suburbs with 10 or more sales showed decreases for both the June 2021 and September 2021 quarters. Significant examples include Kew and Toorak. This compares to 5 metropolitan suburbs in the March 2021 quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Portsea, which had 10 sales and rose by 40.7 per cent (\$2,675,000 to \$3,765,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Patterson Lakes, which had 17 sales and rose by 39.6 per cent to \$1,413,000.

For the quarter, North Melbourne had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 13 house sales and its median house price decreased by 31.5 per cent, from \$1,440,000 to \$986,500. Hawthorn East experienced the second highest median price decrease in metropolitan Melbourne. It had 24 sales and its median price decreased by 29.4 per cent from \$2,860,000 to \$2,020,000.

Melton South's median price of \$452,500 was the lowest for metropolitan suburbs in the September 2021 quarter. It had 50 sales and its median price decreased by 0.5 per cent from the June 2021 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020- Sep 2021	% Change Jun 2021- Sep 2021
Ascot Vale	1332500	1310000	1353000	1.5	3.3
Bentleigh	1517500	1650000	1850000	21.9	12.1
Bentleigh East	1165000	1450000	1531500	31.5	5.6
Brighton	3325000	3653000	3115000	-6.3	-14.7
Brunswick	969000	1309000	1352500	39.6	3.3
Caulfield South	1720000	2102000	1712000	-0.5	-18.6
Elwood	2270000	2055000	2365000	4.2	15.1
Footscray	798000	950000	985500	23.5	3.7
Hawthorn	2575000	2485500	2615000	1.6	5.2
Kensington	1167000	1180000	1254000	7.5	6.3
Malvern	2400000	2850000	3001000	25.0	5.3
Northcote	1348000	1657800	1738500	29.0	4.9
Preston	991800	1207000	1342500	35.4	11.2
Richmond	1257500	1470500	1510000	20.1	2.7
South Melbourne	1650000	1700000	1500000	-9.1	-11.8
South Yarra	1797500	1888000	2000000	11.3	5.9
Toorak	6000000	5900000	5362500	-10.6	-9.1
Williamstown	1400000	1697500	1618300	15.6	-4.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020–Sep 2021	% Change Jun 2021–Sep 2021
Balwyn	2200000	2700000	2830000	28.6	4.8
Blackburn	1390000	1638500	1600000	15.1	-2.3
Box Hill North	1180000	1220000	1332500	12.9	9.2
Box Hill South	1056000	1520000	1630300	54.4	7.3
Burwood East	930000	1301000	1274000	37.0	-2.1
Camberwell	1995000	2505000	2625000	31.6	4.8
Glen Iris	2142000	2628800	2112500	-1.4	-19.6
Oakleigh South	970000	1100000	1218900	25.7	10.8
Surrey Hills	1950000	2150000	2320000	19.0	7.9

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020–Sep 2021	% Change Jun 2021–Sep 2021
Altona	820000	1052500	1210000	47.6	15.0
Braybrook	625000	765000	783800	25.4	2.5
Deer Park	565000	623000	615000	8.8	-1.3
Keilor Downs	649000	725000	820000	26.3	13.1
Keilor East	838000	927000	980000	16.9	5.7
St Albans	600000	680000	685000	14.2	0.7
Sunshine North	667800	731500	755000	13.1	3.2
Sunshine West	600000	770000	720000	20.0	-6.5

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

Suburb	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020–Sep 2021	% Change Jun 2021–Sep 2021
Burnside Heights	662500	685000	680000	2.6	-0.7
Caroline Springs	607500	720000	730800	20.3	1.5
Hoppers Crossing	550000	580000	595000	8.2	2.6
Point Cook	640000	728000	716500	12.0	-1.6
Sydenham	653500	720000	720000	10.2	0.0
Tarneit	560000	590000	605000	8.0	2.5
Taylors Hill	802500	782800	850000	5.9	8.6
Werribee	518000	560000	575000	11.0	2.7

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

Suburb	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020- Sep 2021	% Change Jun 2021- Sep 2021
Bayswater	709000	870000	900000	26.9	3.4
Bayswater North	788000	818000	894500	13.5	9.4
Boronia	705000	827500	861000	22.1	4.0
Ferntree Gully	740000	831000	881000	19.1	6.0
Heathmont	927500	1061000	1079500	16.4	1.7
Wantirna	885000	1040000	1077500	21.8	3.6
Wheelers Hill	1206000	1350000	1445000	19.8	7.0

Country Victoria

Country Victoria's median house price showed an increase of 3.1 per cent to \$505,000 in the September 2021 quarter. Over the 12 months to September 2021, the median house price in country Victoria increased by 22.4 per cent from \$412,500 to \$505,000.

The number of country Victoria house sales for the September 2021 quarter is expected to be 7,367, which is 8.2 per cent more than the September 2020 quarter.

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

Bendigo median house prices decreased by 2.7 per cent, having decreased by 5.7 per cent in the previous quarter. Mildura increased by 7.9 per cent for the September 2021 quarter, having decreased by 0.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that nine of the 12 large towns had increases in median house prices in the September 2021 quarter compared to the March 2021 quarter which also showed increases in nine towns. For the 12 months from the September 2020 to September 2021 quarter, there were increases in all 12 towns.

Bairnsdale showed no change for the September 2021 quarter, having increased by 7.7 per cent in the previous quarter. Wangaratta increased by 0.9 per cent and Sale increased by 7.3 per cent in the September 2021 quarter, having increased in the previous quarter by 6.8 per cent.

The sample of seaside towns shows that six out of nine towns had increases in their median house prices from the June 2021 to September 2021 quarters. Anglesea increased by 11.4 per cent, having increased by 12.9 per cent during the previous quarter. Cowes West's median house price increased by 8.9 per cent for the September 2021 quarter, having increased by 5.6 per cent in the previous quarter. Venus Bay's median house price increased by 9.7 per cent for the September 2021 quarter, having increased by 12.8 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020-Sep 2021	% Change Jun 2021-Sep 2021
Ballarat Central	530000	710000	703500	32.7	-0.9
Bendigo	520000	575300	560000	7.7	-2.7
Geelong West	720000	825500	887500	23.3	7.5
Horsham	260000	325000	340000	30.8	4.6
Mildura	335000	355000	383000	14.3	7.9
Shepparton	310000	350000	370000	19.4	5.7
Warrnambool	410000	499500	515000	25.6	3.1
Wodonga	345000	448500	415000	20.3	-7.5

Large towns

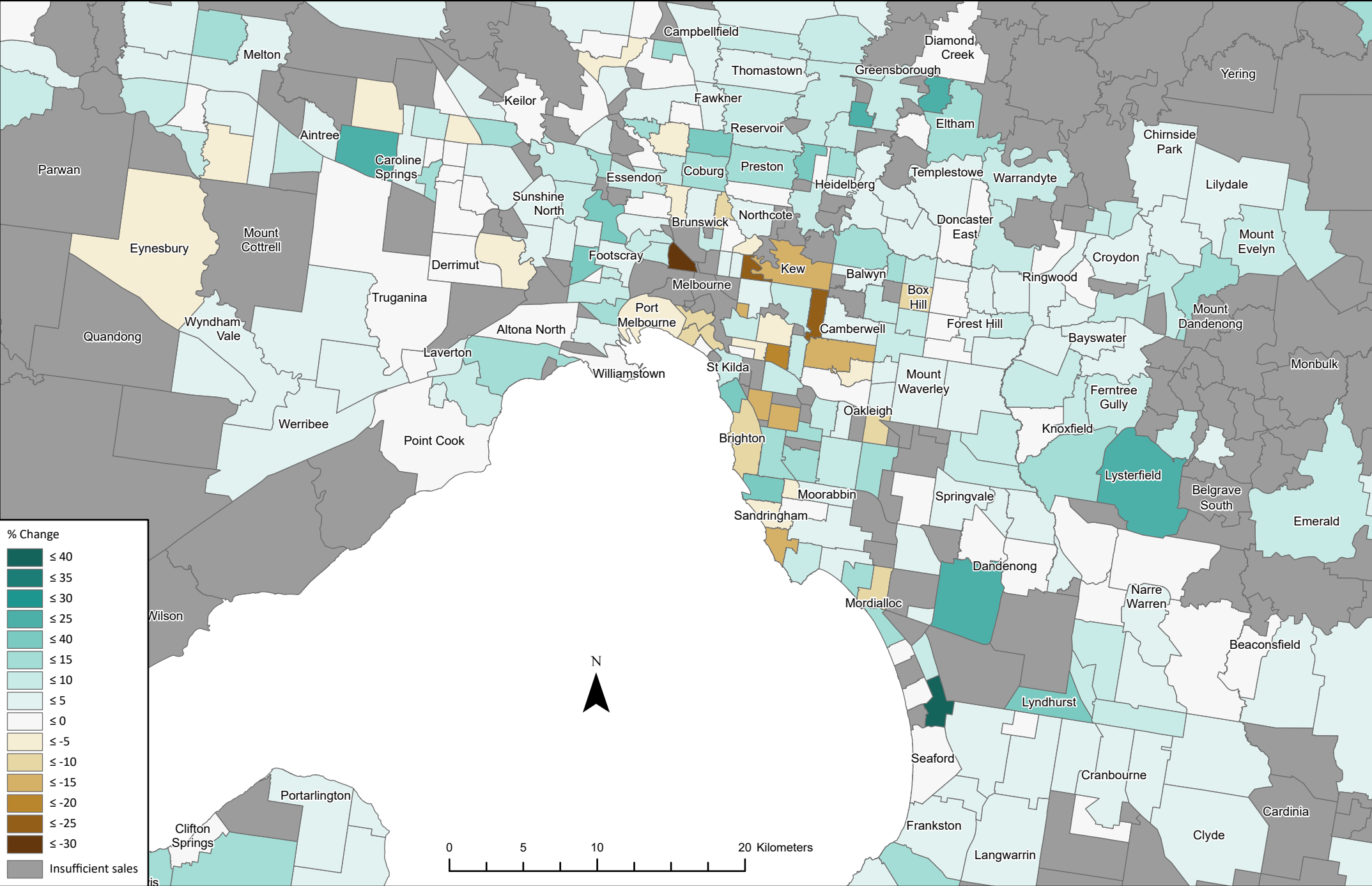
Suburbs in large towns	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020-Sep 2021	% Change Jun 2021-Sep 2021
Bairnsdale	280500	350000	350000	24.8	0.0
Castlemaine	522800	651000	626500	19.8	-3.8
Colac	347000	410000	417500	20.3	1.8
Echuca	387500	442000	407500	5.2	-7.8
Hamilton	257500	320000	347500	35.0	8.6
Moe	280000	301000	320000	14.3	6.3
Morwell	213800	266500	275000	28.7	3.2
Sale	357500	395000	423800	18.5	7.3
Swan Hill	315000	345000	375000	19.0	8.7
Traralgon	350300	400000	415000	18.5	3.8
Wangaratta	340000	425000	429000	26.2	0.9
Yarrawonga	485000	529000	597500	23.2	12.9

Seaside towns

Suburbs in seaside towns	September quarter 2020 \$	June quarter 2021 \$	September quarter 2021 \$	% Change Sep 2020- Sep 2021	% Change Jun 2021- Sep 2021
Anglesea	1070000	1355000	1510000	41.1	11.4
Cowes West	535300	675000	735000	37.3	8.9
Inverloch	615000	900000	855000	39.0	-5.0
Lakes Entrance	390000	443800	435000	11.5	-2.0
Ocean Grove	790000	901000	990000	25.3	9.9
Portland	282000	370000	360000	27.7	-2.7
St Leonards	595000	680000	713500	19.9	4.9
Torquay	850000	1187500	1215000	42.9	2.3
Venus Bay	361800	542500	595000	64.5	9.7

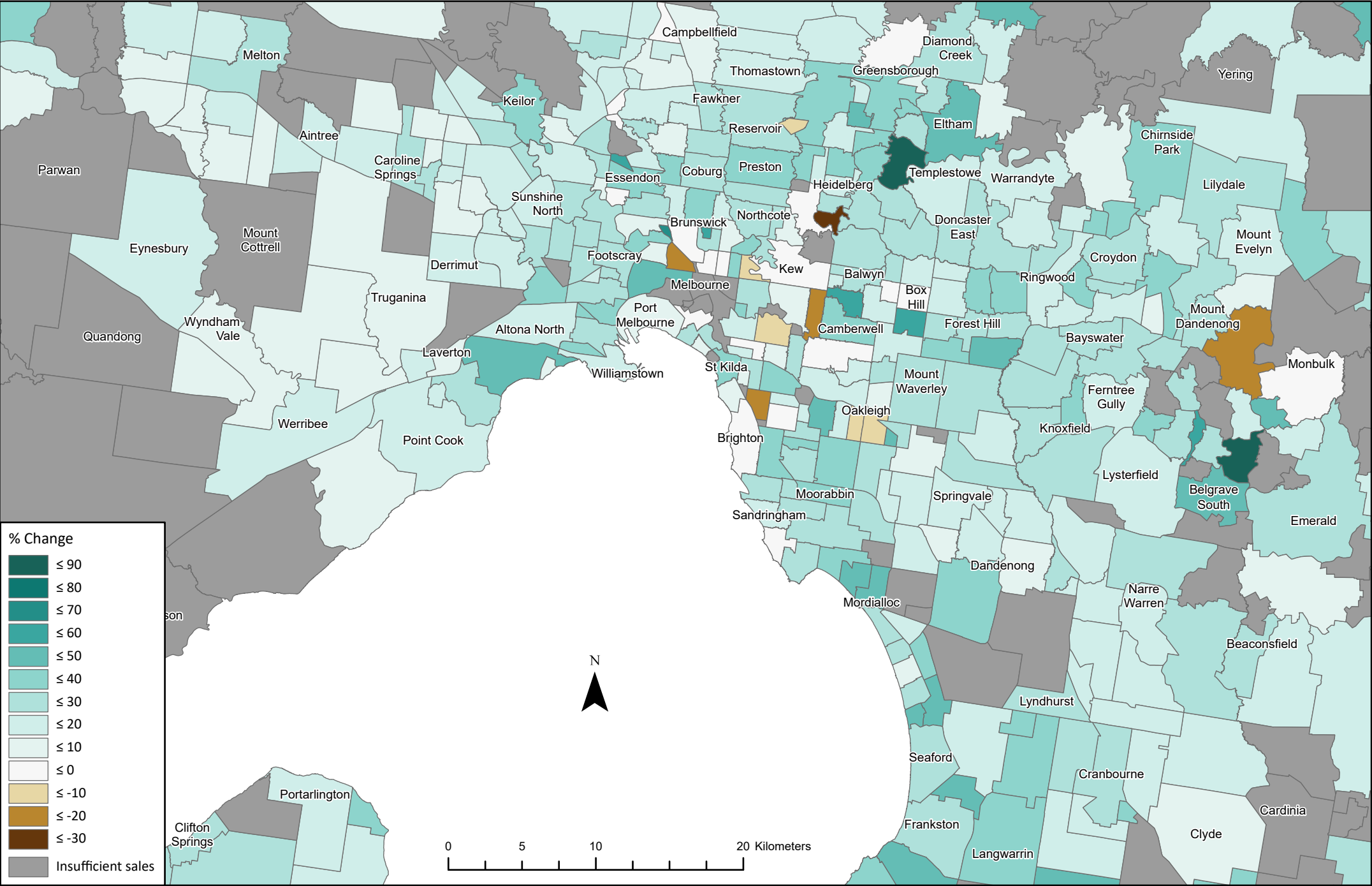
Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2021 to September quarter 2021



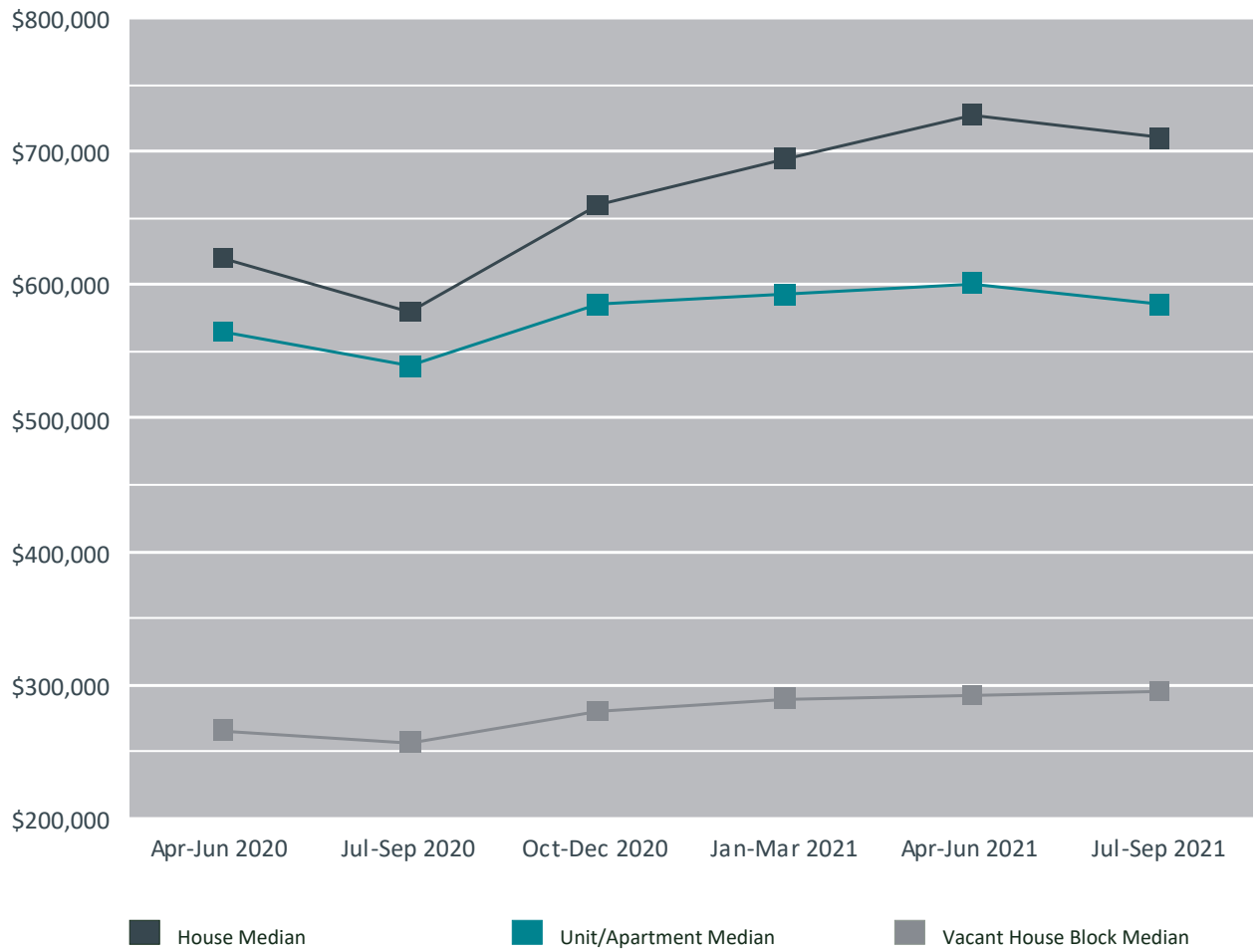
Metropolitan Melbourne houses - yearly change in median prices

September quarter 2020 to September quarter 2021



VICTORIA

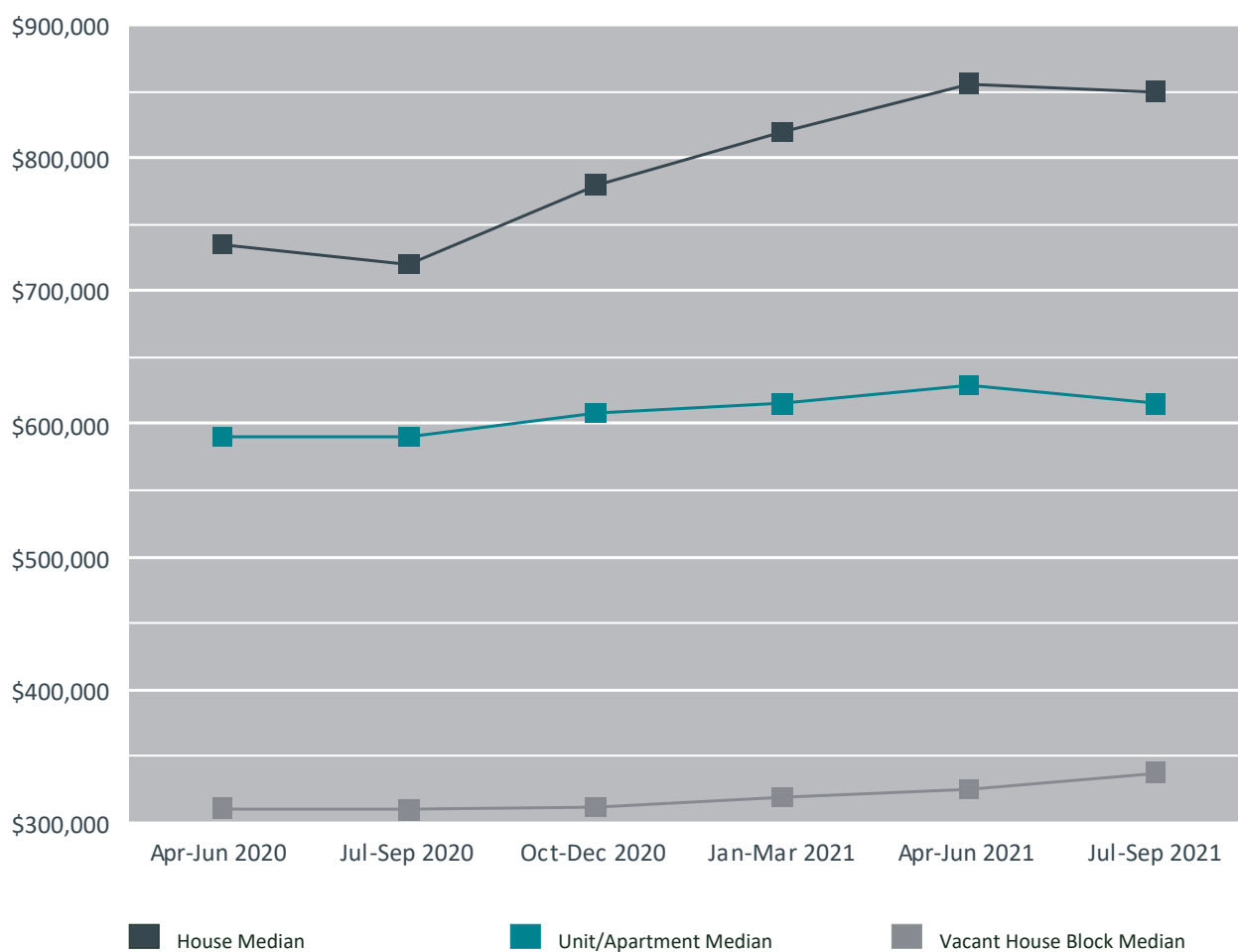
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2020	14,814	620,000	0.0	6,859	565,000	0.0	7,228	266,200	0.0
Jul-Sep 2020	14,434	579,900	-6.5	5,579	539,000	-4.6	11,223	257,000	-3.5
Oct-Dec 2020	25,712	660,000	13.8	10,574	585,000	8.5	12,042	280,000	8.9
Jan-Mar 2021	24,894	695,000	5.3	11,201	592,500	1.3	9,440	290,000	3.6
Apr-Jun 2021	26,528	727,800	4.7	12,586	601,000	1.4	5,853	292,500	0.9
Jul-Sep 2021	19,636	710,000	-2.4	8,798	585,000	-2.7	3,367	295,000	0.9

MELBOURNE METROPOLITAN AREA

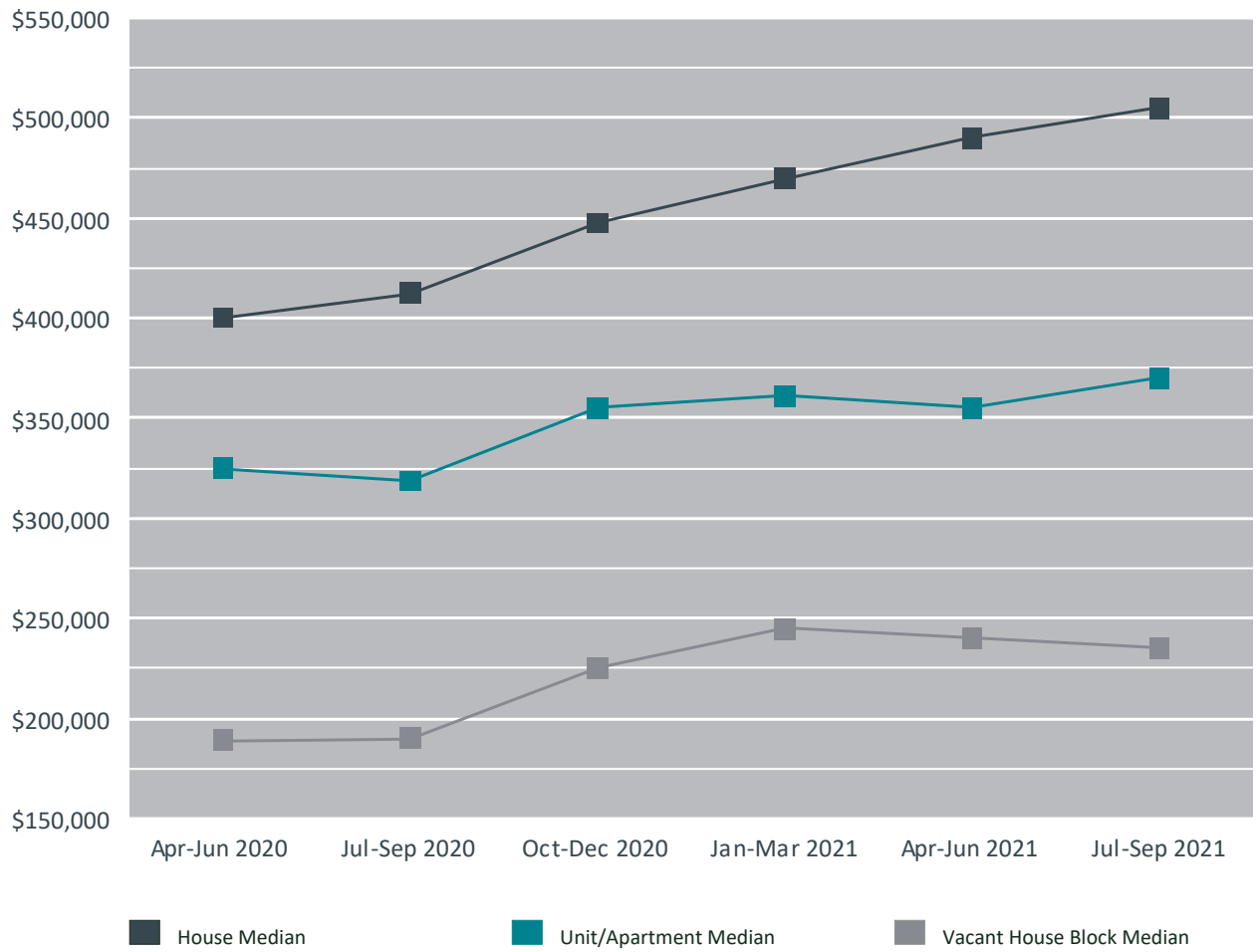
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2020	9,881	735,000	0.0	6,141	590,000	0.0	4,123	311,000	0.0
Jul-Sep 2020	7,623	720,000	-2.0	4,488	590,000	0.0	5,588	310,000	-0.3
Oct-Dec 2020	16,999	780,000	8.3	9,280	608,000	3.1	6,940	312,000	0.6
Jan-Mar 2021	16,535	820,000	5.1	9,905	615,000	1.2	5,269	319,000	2.2
Apr-Jun 2021	18,134	856,000	4.4	11,284	629,000	2.3	3,211	325,000	1.9
Jul-Sep 2021	12,785	850,000	-0.7	7,681	615,000	-2.2	1,711	337,900	4.0

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Apr-Jun 2020	4,933	400,000	0.0	718	325,000	0.0	3,105	189,000	0.0
Jul-Sep 2020	6,811	412,500	3.1	1,091	319,000	-1.8	5,635	190,000	0.5
Oct-Dec 2020	8,713	448,000	8.6	1,294	355,000	11.3	5,102	225,000	18.4
Jan-Mar 2021	8,359	470,000	4.9	1,296	361,000	1.7	4,171	245,000	8.9
Apr-Jun 2021	8,394	490,000	4.3	1,302	355,000	-1.7	2,642	240,000	-2.0
Jul-Sep 2021	6,851	505,000	3.1	1,117	370,000	4.2	1,656	235,000	-2.1

MEDIAN HOUSE PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
ABBOTSFORD	1260000^	1230000	1370000	1470000	1093800	10	45	-13.2	-25.6
ABERFELDIE	1800000^	1620000	1788000	1830000	1790000^	8	39	-0.6	-2.2
AINTREE	642500	687800	701500	700000	735000	31	119	14.4	5.0
AIREYS INLET	1300000^	1365000^	1601000	1360000^	1835000^	8	25	41.2	34.9
AIRPORT WEST	795000	830000	874000	951000	972500	28	99	22.3	2.3
ALBANVALE	505000	577500	590000	615000	595000	11	56	17.8	-3.3
ALBERT PARK	1738800^	2015000	2390000	2444000	2195000	34	99	26.2	-10.2
ALBION	811000^	720000	760000^	867500	944500^	2	18	16.5	8.9
ALEXANDRA	340000	455000	400000	416000	440000	19	51	29.4	5.8
ALFREDTON	511000	517800	585000	580000	656000	57	197	28.4	13.1
ALPHINGTON	1932500^	2035000	1835000	2300000	2095000^	8	31	8.4	-8.9
ALTONA	820000	900000	1115000	1052500	1210000	37	141	47.6	15.0
ALTONA EAST	870000^	920000	947300	950000	952500^	6	29	9.5	0.3
ALTONA MEADOWS	625000	680000	680800	700000	752500	19	88	20.4	7.5
ALTONA NORTH	860000	846300	861100	994500	971400	26	112	12.9	-2.3
ANGLESEA	1070000	1375000	1200000	1355000	1510000	15	63	41.1	11.4
APOLLO BAY	640000^	775000	892500	935000	845000^	7	33	32.0	-9.6
ARARAT	278000	243800	288000	260500	316000	41	137	13.7	21.3
ARDEER	630000^	630000	681500	707500^	750000^	6	26	19.0	6.0
ARGYLE	-	320000^	250000^	250000*	540000^	1	6	0.0	NA
ARMADALE	2054000	2802500	2700000	2635000	2100000	19	68	2.2	-20.3
ARMSTRONG CREEK	570000	565000	610000	668800	685500	78	247	20.3	2.5
ARTHURS SEAT	688000^	972500^	972500*	1525000^	1215000^	1	6	76.6	-20.3
ASCOT (GREATER BENDIGO)	480000^	472500	435300^	545000	550000	11	27	14.6	0.9
ASCOT VALE	1332500	1215000	1210000	1310000	1353000	34	122	1.5	3.3
ASHBURTON	1666800	1655000	1777500	2000000	1850000	17	74	11.0	-7.5
ASHWOOD	1210500^	1271000	1350100	1434300	1465000	14	51	21.0	2.1
ASPENDALE	1115000	1095000	1150000	1250000	1430000	29	74	28.3	14.4
ASPENDALE GARDENS	1002500^	970000	1070000	1110800	1140000^	9	34	13.7	2.6
ATTWOOD	714000^	774800	1040000^	940000	920000	14	30	28.9	-2.1
AVENEL	472500^	395000^	475000^	428000^	495000^	6	21	4.8	15.7
AVOCA	235000^	313000^	268000^	345000^	360000^	5	18	53.2	4.3
AVONDALE HEIGHTS	830000	870000	900000	937500	1016300	32	139	22.4	8.4
BACCHUS MARSH	526000	518000	578500	596700	600000	41	125	14.1	0.5
BADGER CREEK	525000^	570000^	631100^	665000^	690000^	5	17	31.4	3.8
BAIRNSDALE	280500	315000	325000	350000	350000	48	188	24.8	0.0
BALACLAVA	1414000^	1272000	1700000	1515000	1512500^	8	33	7.0	-0.2
BALCOMBE	1185000	1385000	1458000	1673500	2050000	21	112	73.0	22.5
BALLAN	472500	500000	600000	590000	612500	10	40	29.6	3.8
BALLARAT CENTRAL	530000	577500	565000	710000	703500	31	105	32.7	-0.9
BALLARAT EAST	387500	460000	437500	485000	501000	53	136	29.3	3.3

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BALLARAT NORTH	381500	480000	547000	554900	550000	17	67	44.2	-0.9
BALNARRING	1015000^	979500	1100000	1410000^	1370000^	7	29	35.0	-2.8
BALNARRING BEACH	1350000^	1250000^	1312000^	2700000^	1535000^	6	14	13.7	-43.1
BALWYN	2200000	2358000	2636500	2700000	2830000	33	144	28.6	4.8
BALWYN NORTH	1931000	1850000	2065000	2132000	2398000	61	254	24.2	12.5
BANDIANA	325000^	570000^	437500^	427500^	469000^	5	11	44.3	9.7
BANNOCKBURN	550000	594000	620000	650000	710000	13	56	29.1	9.2
BARANDUDA	409500^	436000	471400	472000	602500^	4	31	47.1	27.6
BARNAWARTHA	345000^	320000^	357000^	390000^	485000^	3	10	40.6	24.4
BARWON HEADS	1150000	1400000	1395000	1857500	1500000	15	64	30.4	-19.2
BAXTER	566000^	575000	590900^	669400^	730000	16	32	29.0	9.0
BAYSWATER	709000	751000	850800	870000	900000	30	124	26.9	3.4
BAYSWATER NORTH	788000	731000	830000	818000	894500	10	64	13.5	9.4
BEACONSFIELD	672500	712000	862500	861500	851000	15	78	26.5	-1.2
BEACONSFIELD UPPER	1053000^	890000^	910000^	827600^	1137500^	4	15	8.0	37.4
BEAUFORT	322500^	362500	348000	340000^	517500^	6	27	60.5	52.2
BEAUMARIS	1730000	1710000	1866000	2050000	2200000	49	162	27.2	7.3
BEECHWORTH	497500	580000	555000	640600	645000	16	52	29.6	0.7
BELGRAVE	650000	710000	730000	792500	800000	15	62	23.1	0.9
BELGRAVE HEIGHTS	750000*	800000^	740000^	1052000^	922500^	4	14	NA	-12.3
BELGRAVE SOUTH	782500^	891300^	770000^	1100000^	1143700^	4	17	46.2	4.0
BELL PARK	495000	492500	565000	583000	655000	15	61	32.3	12.3
BELL POST HILL	497400	533000	555000	591000	665000	17	62	33.7	12.5
BELLFIELD (BANYULE)	750000^	875000^	932800^	913000	1000000^	3	17	33.3	9.5
BELMONT	615000	610000	750000	703500	713000	66	227	15.9	1.4
BENALLA	310000	322600	356300	385000	352500	50	180	13.7	-8.4
BENDIGO	520000	557500	610000	575300	560000	37	102	7.7	-2.7
BENTLEIGH	1517500	1575000	1600000	1650000	1850000	35	145	21.9	12.1
BENTLEIGH EAST	1165000	1305000	1367000	1450000	1531500	87	323	31.5	5.6
BERWICK	660000	706500	780000	824000	819500	167	675	24.2	-0.5
BEVERIDGE	526300	540000	615000	615900	645000	23	66	22.6	4.7
BIRCHIP	120500^	131300^	120000^	120000^	295000^	1	12	144.8	145.8
BIRREGURRA	379000^	525000^	735000^	695000^	560500^	4	14	47.9	-19.4
BITTERN	627500	670000	690000	720000	807500	10	37	28.7	12.2
BLACK HILL	400000^	530000	512500^	563000	505000^	8	30	26.3	-10.3
BLACK ROCK	2110000^	1875000	2450000	2480000	2002500	14	46	-5.1	-19.3
BLACKBURN	1390000	1550000	1577500	1638500	1600000	29	106	15.1	-2.3
BLACKBURN NORTH	1128000^	1107500	1226500	1276300	1340000	23	77	18.8	5.0
BLACKBURN SOUTH	1040000	1100000	1260000	1340000	1316000	31	115	26.5	-1.8
BLACKWOOD	435000^	490000^	680000^	550000^	642000^	2	9	47.6	16.7
BLAIRGOWRIE	1000000	1446000	1400000	1402000	1712500	38	137	71.3	22.1

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BLIND BIGHT	545000^	600000^	605000^	607000^	740000^	9	24	35.8	21.9
BONBEACH	900000^	963800	920000	1200000	1147500	20	60	27.5	-4.4
BONNIE BROOK	307000*	1200000^	1200000*	677000^	670000^	1	6	NA	-1.0
BONNIE DOON	340000^	430000^	470000^	565000^	565000*	0	10	NA	NA
BONSHAW	430000^	470000^	510000	525000	550000^	5	30	27.9	4.8
BOOLARRA	175000^	262500^	308000^	360000^	389500^	2	16	122.6	8.2
BOORT	157500^	172500^	180000^	255000	190500^	4	18	21.0	-25.3
BORONIA	705000	721000	785000	827500	861000	49	214	22.1	4.0
BOTANIC RIDGE	760000	725000	780500	905000	895000	40	123	17.8	-1.1
BOX HILL	1522000^	1481300	1578000	1718000	1510000	10	45	-0.8	-12.1
BOX HILL NORTH	1180000	1183800	1290000	1220000	1332500	24	95	12.9	9.2
BOX HILL SOUTH	1056000	1264000	1385000	1520000	1630300	20	78	54.4	7.3
BRAYBROOK	625000	689000	727000	765000	783800	28	96	25.4	2.5
BREAKWATER	410000^	407000^	485000^	514400^	580400^	6	19	41.6	12.8
BRIAGOLONG	310000^	292000^	405700^	365500^	335000^	3	15	8.1	-8.3
BRIAR HILL	821000^	925800	940500	1000500	1130000^	7	29	37.6	12.9
BRIDGEWATER ON LODDON	230000^	350000^	330500^	389000^	410000^	3	11	78.3	5.4
BRIGHT	620000	758000	819000	920000	867500^	9	51	39.9	-5.7
BRIGHTON	3325000	3420500	3500000	3653000	3115000	47	234	-6.3	-14.7
BRIGHTON EAST	1895000	2087500	2125000	2245000	2487500	58	204	31.3	10.8
BROADFORD	503800	465500	510000	477500	500000	19	64	-0.7	4.7
BROADMEADOWS	550000	556800	565000	595000	585000	38	114	6.4	-1.7
BROOKFIELD	530000	509000	503500	520000	550000	45	160	3.8	5.8
BROOKLYN	665000^	750000^	836500^	860000	905000^	5	24	36.1	5.2
BROWN HILL	465500	537500	560000	580000	600000	15	56	28.9	3.4
BRUNSWICK	969000	1115000	1300000	1309000	1352500	64	193	39.6	3.3
BRUNSWICK EAST	1120000^	1397500	1400000	1452500	1280000	19	63	14.3	-11.9
BRUNSWICK WEST	1135000	1250500	1415000	1385000	1260000	17	66	11.0	-9.0
BRUTHEN	348000^	361000^	292500^	250000^	345000^	3	10	-0.9	38.0
BULLEEN	1100000	1052500	1307500	1306500	1324000	30	122	20.4	1.3
BUNDALONG	700000^	977500^	606000^	650000^	850000^	1	5	21.4	30.8
BUNDOORA	697500	751000	813000	841000	910000	54	224	30.5	8.2
BUNINYONG	622500	548000	680000	600000	720000	15	49	15.7	20.0
BUNYIP	542500^	540000	565000	650000	723300^	8	39	33.3	11.3
BURNSIDE	594900	663000	701000	658500	742500	12	34	24.8	12.8
BURNSIDE HEIGHTS	662500	677500	686000	685000	680000	15	48	2.6	-0.7
BURWOOD	1331000^	1309000	1395000	1361000	1482500	32	117	11.4	8.9
BURWOOD EAST	930000	1106000	1191000	1301000	1274000	32	102	37.0	-2.1
CAIRNLEA	800000^	810000	740500	850000	825000	16	53	3.1	-2.9
CALIFORNIA GULLY	300000	330000	369500	400000	430000	19	64	43.3	7.5
CAMBERWELL	1995000	2057500	2405500	2505000	2625000	52	183	31.6	4.8

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CAMPBELLFIELD	575000^	547500^	610000	590000	600000	11	36	4.3	1.7
CAMPBELLS CREEK	545000^	642500	622500	500000^	615000	10	27	12.8	23.0
CAMPERDOWN	306500	315000	325000	365000	297500	12	54	-2.9	-18.5
CANADIAN	410000	502500	445000	487500	567500	10	50	38.4	16.4
CANTERBURY	2670000^	3250000	2975000	3890000	4088000^	9	68	53.1	5.1
CAPE PATERSON	445000^	652500	668000	707000	815000	11	39	83.1	15.3
CAPE SCHANCK	1312500^	1185000^	1330000^	1850000^	998000^	2	14	-24.0	-46.1
CAPEL SOUND	527500	588000	687500	765000	808300	24	95	53.2	5.7
CARISBROOK	320000^	444500^	289000^	358500^	361000^	7	18	12.8	0.7
CARLTON	1315000^	1490000^	1367500^	1670000^	1280000^	7	23	-2.7	-23.4
CARLTON NORTH	1520000	1455000	1605000	1696500	1830000	18	66	20.4	7.9
CARNEGIE	1356000	1612500	1660000	1800000	1920100	13	64	41.6	6.7
CAROLINE SPRINGS	607500	628000	670000	720000	730800	70	244	20.3	1.5
CARRUM	680500^	795000^	950000	952500	1001000^	6	38	47.1	5.1
CARRUM DOWNS	580000	588500	649000	668300	676500	76	266	16.6	1.2
CASTERTON	117500	192000	172500	186000	195000	12	42	66.0	4.8
CASTLEMAINE	522800	582500	658500	651000	626500	18	88	19.8	-3.8
CAULFIELD	1765000^	1806000^	2065500	2124500	2081000^	3	29	17.9	-2.0
CAULFIELD NORTH	1932500	2320000	2550000	2420000	2600000	15	69	34.5	7.4
CAULFIELD SOUTH	1720000	1765000	1705000	2102000	1712000	19	82	-0.5	-18.6
CHADSTONE	1145000^	1095000^	1105000	1213000	1248000	17	62	9.0	2.9
CHARLEMONT	535000^	496500	530000	617500	650000	16	44	21.5	5.3
CHARLTON	150000^	150000	167000	189000^	202500	10	30	35.0	7.1
CHELSEA	1025000^	983800	1104000	1311000	1122500^	8	46	9.5	-14.4
CHELSEA HEIGHTS	770000^	820000	945000	952500	1002000	13	41	30.1	5.2
CHELTENHAM	1067500	1201000	1215000	1321000	1360000	28	128	27.4	3.0
CHELTENHAM EAST	959000	1040000	1070000	1110000	1325000	15	45	38.2	19.4
CHELTENHAM NORTH	815000^	906300	1141500	1165000	840000	17	47	3.1	-27.9
CHEWTON	403800^	632500^	632000	540000^	585000^	2	16	44.9	8.3
CHILTERN	321000^	353800^	290000^	410000^	400000^	3	16	24.6	-2.4
CHIRNSIDE PARK	682000	840000	820000	890000	933500	38	140	36.9	4.9
CHURCHILL	235000	247500	265000	292500	320800	32	77	36.5	9.7
CLARINDA	890000^	850000	1004500	1020000	980000^	9	40	10.1	-3.9
CLAYTON	1150000^	1066000^	1070000^	1260000	1261000^	9	32	9.7	0.1
CLAYTON NORTH	895100^	1235300^	1409400^	1320000^	1075000^	3	13	20.1	-18.6
CLAYTON SOUTH	830000^	906500	851600	990000	981500	10	50	18.3	-0.9
CLIFTON HILL	1200000^	1413000	1630000	1750000	1625000	17	50	35.4	-7.1
CLIFTON SPRINGS	500000	542000	575500	672000	647500	54	145	29.5	-3.6
CLUNES	295000^	422500	450000^	420000	337500^	8	25	14.4	-19.6
CLYDE	590000	570000	610000	612500	630500	63	193	6.9	2.9
CLYDE NORTH	600000	633600	652000	670000	690000	147	474	15.0	3.0

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COBBLEBANK	495000^	535000	553000	565000	575000	24	73	16.2	1.8
COBDEN	293000^	265000^	300000^	330000^	380000^	6	22	29.7	15.2
COBRAM	239000	325000	340000	370000	407000	26	107	70.3	10.0
COBURG	1075000	1127500	1115000	1200000	1340000	53	195	24.7	11.7
COBURG EAST	1157500^	1012000	1071900	1080000	1192500	17	52	3.0	10.4
COBURG NORTH	880000^	920000	960500	965000	1130000	17	57	28.4	17.1
COCKATOO	635000	612000	640000	720300	731000	14	54	15.1	1.5
COHUNA	225000	250000	247500	260000	267500	20	53	18.9	2.9
COLAC	347000	366000	390000	410000	417500	44	138	20.3	1.8
COLDSTREAM	647800^	640000	670000^	765000^	740000^	5	19	14.2	-3.3
COLERAINE	125000	154500^	149400^	165000^	210000^	5	20	68.0	27.3
COLLINGWOOD	935000^	1155000^	1228000	1225000	1231000	12	39	31.7	0.5
CONNEWARRE	1617500^	1680000^	1565000^	1662500^	1772500^	2	18	9.6	6.6
COOLAROO	500000^	473800	470000	510000	500000^	5	32	0.0	-2.0
COONANS HILL	1050000^	1185000^	1250000	1190000	1112500^	8	37	6.0	-6.5
COONGULLA	265000^	265000*	280000^	131500^	280000^	3	14	5.7	112.9
CORINELLA	630000^	542500	590000	602300	690000^	9	41	9.5	14.6
CORIO	395000	395000	420000	430000	470000	82	234	19.0	9.3
CORONET BAY	364000^	465000	438000^	525000	545000	10	32	49.7	3.8
COROROKE	335000*	392500^	392500*	407000^	393000^	1	4	NA	-3.4
CORRYONG	258500^	230000	165000^	261000	240000^	5	28	-7.2	-8.0
COWES	580000	618000	699500	695000	995000^	9	36	71.6	43.2
COWES WEST	535300	579500	639500	675000	735000	31	157	37.3	8.9
CRAIGIEBURN	538800	570000	590000	621000	622500	285	961	15.5	0.2
CRANBOURNE	501700	518000	585000	605000	610000	107	317	21.6	0.8
CRANBOURNE EAST	585000	607800	640000	637000	663000	96	306	13.3	4.1
CRANBOURNE NORTH	582500	590000	645000	640000	680000	88	301	16.7	6.3
CRANBOURNE SOUTH	580500^	622500	642500^	710000^	665000^	7	14	14.6	-6.3
CRANBOURNE WEST	510500	550000	585000	609000	627000	91	326	22.8	3.0
CREMORNE	1028000^	1530000^	1889000	1650000	1397500	12	42	35.9	-15.3
CRESWICK	392500	400000	431800	505000	470000	13	44	19.7	-6.9
CRIB POINT	580000	605000	686500	817500	730000	16	46	25.9	-10.7
CROYDON	746000	847500	860900	900000	940000	76	247	26.0	4.4
CROYDON HILLS	880000^	892800	1000000	1090500	1180000	16	57	34.1	8.2
CROYDON NORTH	802500	850000	975000	990000	1070000	21	75	33.3	8.1
CROYDON SOUTH	690000	749500	862800	915000	870000^	9	48	26.1	-4.9
CURLEWIS	572500	590000	577500	640000	710000	30	103	24.0	10.9
DALLAS	466000^	486300	527500	490000	545000	19	71	17.0	11.2
DALYSTON	445000^	452500^	485000	540000	645000^	7	35	44.9	19.4
DANDENONG	615000	632500	690000	700000	674500	46	147	9.7	-3.6
DANDENONG NORTH	630000	638800	705000	720000	722500	52	200	14.7	0.3

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DARLEY	465000	555000	570000	630000	620000	29	143	33.3	-1.6
DAYLESFORD	662500	865000	790000	850000	787500	16	76	18.9	-7.4
DEANSIDE	505000^	651000^	790500^	474000	590000	19	37	16.8	24.5
DEEPDENE	3150000^	2685000^	3480000^	3042500^	3638000^	3	17	15.5	19.6
DEER PARK	565000	592000	620000	623000	615000	55	180	8.8	-1.3
DELACOMBE	425000	417500	480000	475000	560000	21	81	31.8	17.9
DELAHEY	580000	573500	598000	672000	622500	22	65	7.3	-7.4
DENNINGTON	382500^	383500	440000	494500	543000	10	41	42.0	9.8
Derrimut	607000^	695500	735000	708500	706500	16	62	16.4	-0.3
DERRINALLUM	182500^	340000^	317000^	275000^	261000^	5	9	43.0	-5.1
DIAMOND CREEK	780000	896000	915000	1022500	995000	29	96	27.6	-2.7
DIGGERS REST	586000	565000	530000	605000	615000	21	67	4.9	1.7
DIMBOOLA	150000	169500^	195000^	205000	196500	10	24	31.0	-4.1
DINGLEY VILLAGE	929000	960000	980000	1057300	1067500	18	90	14.9	1.0
DINNER PLAIN	599500^	600000^	630000^	705000^	855000^	3	20	42.6	21.3
DONALD	132000	188800	140000	211000	189000	12	32	43.2	-10.4
DONCASTER	1190000	1302000	1386000	1450000	1480000	55	206	24.4	2.1
DONCASTER EAST	1227500	1276500	1435000	1489000	1480000	81	259	20.6	-0.6
DONNYBROOK	685000^	614000^	600000	591000	637500	26	66	-6.9	7.9
DONVALE	1120000	1230000	1219000	1320000	1430000	19	84	27.7	8.3
DOREEN	601000	660000	676500	700000	705600	102	390	17.4	0.8
DOVETON	495000	521000	541000	582500	595000	45	175	20.2	2.1
DROMANA	780000	800000	882000	975000	900000	20	108	15.4	-7.7
DROUIN	451300	505000	538500	560000	580000	81	259	28.5	3.6
DRYSDALE	603800	627500	647000	690000	760000	13	63	25.9	10.1
DUNKELD	280000^	295000^	295000*	522500^	444000^	1	7	58.6	-15.0
DUNOLLY	226000^	198500^	270000	244000^	265000^	1	18	17.3	8.6
EAGLE POINT	398300	385000	404500	450000^	397500^	8	26	-0.2	-11.7
EAGLEHAWK	363000	367500	394000	438000	474000	26	100	30.6	8.2
EAGLEMONT	1970000^	2540000	2175000	2677000	2365000^	8	35	20.1	-11.7
EAST BAIRNSDALE	316000^	307000^	315000^	310000^	419000^	9	22	32.6	35.2
EAST BENDIGO	410000	377500	341000	590000	517500	10	34	26.2	-12.3
EAST GEELONG	815000	800000	740000	836000	991000	16	47	21.6	18.5
EAST MELBOURNE	2800000*	3087500^	3725000^	4950000^	1792500^	2	11	NA	-63.8
EAST WARBURTON	593000*	320000^	606500^	575000^	612500^	2	10	NA	6.5
EASTWOOD	414000	460000	467500	475000	594000	16	53	43.5	25.1
ECHUCA	387500	434000	460000	442000	407500	54	224	5.2	-7.8
EDENHOPE	160000	139000	206300	223400^	200500^	8	25	25.3	-10.3
EDITHVALE	984300	1100000	1270000	1244000	1205000	15	51	22.4	-3.1
EILDON	290000^	285000^	390000^	325000	335000	11	34	15.5	3.1
ELLIMINYT	475000^	481500	485000^	584500	505000^	5	20	6.3	-13.6

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ELMORE	273400^	206000^	322500^	337000^	360000^	6	10	31.7	6.8
ELSTERNWICK	2200800	2022500	2150000	2100000	1750000	17	65	-20.5	-16.7
ELTHAM	885000	1078000	1100200	1165000	1282600	42	142	44.9	10.1
ELTHAM NORTH	1135000^	1070000	1134000	1160000	1425000	27	78	25.6	22.8
ELWOOD	2270000	2175000	2100000	2055000	2365000	22	88	4.2	15.1
EMERALD	715000^	770000	822500	845000	921000	20	69	28.8	9.0
ENDEAVOUR HILLS	646900	690000	730000	735000	733800	46	222	13.4	-0.2
EPPING	570000	577300	600000	640000	650000	77	310	14.0	1.6
EPSOM	430000	460000	470000	516000	562500	22	75	30.8	9.0
ESKDALE	181500^	100000^	100000*	299000^	299000*	0	5	NA	NA
ESSENDON	1337500	1657500	1604000	1750000	1860000	41	167	39.1	6.3
ESSENDON NORTH	1047500^	1254000^	1190000^	1417800	1617500^	4	23	54.4	14.1
ESSENDON WEST	1240000^	1260000^	1245000^	1270000	1307500^	4	23	5.4	3.0
EUMEMMERRING	540000^	680200^	666300^	675000^	632500^	8	19	17.1	-6.3
EUREKA	320000^	561000^	379000^	491000^	449000^	6	17	40.3	-8.6
EUROA	360000	330000	390000	372000	379000	23	59	5.3	1.9
EYNESBURY	570000^	625000	610000	715000	662500	23	60	16.2	-7.3
FAIRFIELD	1401000	1413000	1577500	1542000	1814000^	8	37	29.5	17.6
FAIRHAVEN	1220000^	1525000	1910000^	1685500	1805000^	3	16	48.0	7.1
FAWKNER	687000	720000	787500	820000	830000	25	103	20.8	1.2
FERNTREE GULLY	740000	760000	820000	831000	881000	69	254	19.1	6.0
FERNY CREEK	750000^	1052500^	1200000^	847000^	931000^	6	20	24.1	9.9
FINGAL	1500000^	1305000	1530000^	1837500^	1885000^	5	20	25.7	2.6
FITZROY	1440000^	1425000	1420000	1400000	1438000	20	68	-0.1	2.7
FITZROY NORTH	1600000^	1565000	1805000	1740000	1720000	21	80	7.5	-1.1
FIVEWAYS	535000^	445000^	635000^	1057500^	751500^	3	14	40.5	-28.9
FLEMINGTON	1003500^	1215000	1050000	1225000	1332500	18	62	32.8	8.8
FLINDERS	2432500^	2052500	2062500^	3460000^	2660000^	4	14	9.4	-23.1
FLORA HILL	380000	422500	415000	460000	505000	21	66	32.9	9.8
FLOWERDALE	317500^	412500^	355000^	435000^	500000^	1	9	57.5	14.9
FOOTSCRAY	798000	920500	857000	950000	985500	24	123	23.5	3.7
FOREST HILL	975000^	980500	1068500	1191600	1230000	29	95	26.2	3.2
FOSTER	387500^	391800	407000	456000^	452500^	6	22	16.8	-0.8
FRANKSTON	610000	640000	677500	746800	766000	148	500	25.6	2.6
FRANKSTON NORTH	428000	468500	530000	575000	599500	46	121	40.1	4.3
FRANKSTON SOUTH	840000	898800	995000	1082500	1245000	77	275	48.2	15.0
FRASER RISE	610000	630000	642000	707500	668800	32	121	9.6	-5.5
FYANSFORD	806000^	795000^	770000^	845000^	832500^	8	18	3.3	-1.5
GARDEN CITY	1750000^	1925000^	2610000^	2095000^	1700000^	1	10	-2.9	-18.9
GARFIELD	623300^	580000^	659000^	690000^	657500^	8	23	5.5	-4.7
GEE LONG	852800	902000	832500	950000	1014500	19	76	19.0	6.8

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GEELONG WEST	720000	765000	815000	825500	887500	34	121	23.3	7.5
GEMBROOK	730000^	730000^	705000^	922500^	700000^	4	12	-4.1	-24.1
GISBORNE	830000	860000	867500	967000	831000	22	101	0.1	-14.1
GLADSTONE PARK	632000	650000	701000	720000	730000	24	102	15.5	1.4
GLEN HUNTLY	1681000^	1533000^	1308000^	2100000^	2002500^	4	10	19.1	-4.6
GLEN IRIS	2142000	2200000	2290000	2628800	2112500	40	180	-1.4	-19.6
GLEN WAVERLEY	1267500	1329500	1425000	1601300	1604000	89	366	26.5	0.2
GLENROWAN	345000^	390300^	377500^	377500*	590300^	4	6	71.1	NA
GLENROY	750000	780000	822500	830000	833000	51	174	11.1	0.4
GOLDEN BEACH	270000^	270000	310000	311300^	375000^	6	27	38.9	20.5
GOLDEN POINT (BALLARAT)	395000	450000	434500	563000	475000	15	41	20.3	-15.6
GOLDEN SQUARE	388000	408000	457000	440000	467500	41	164	20.5	6.3
GORDON	559000^	585000^	707500^	519300^	634000^	2	12	13.4	22.1
GOUGHS BAY	382000^	387500^	480000^	589000^	499300^	4	17	30.7	-15.2
GOWANBRAE	995000^	691000^	885000^	998800^	936000^	7	20	-5.9	-6.3
GRANTVILLE	375000^	470000	505000^	547500^	495000	11	24	32.0	-9.6
GREEN LAKE	266000^	335000^	354000^	350000^	367500^	4	13	38.2	5.0
GREENSBOROUGH	808000	865000	907000	975500	1072000	50	202	32.7	9.9
GREENVALE	725000	722000	772500	810000	843000	80	227	16.3	4.1
GROVEDALE	525000	570800	605000	620000	680800	46	161	29.7	9.8
HADFIELD	785500	780000	820000	900000	890000	18	85	13.3	-1.1
HALLAM	585300	612500	665000	713500	687500	20	90	17.5	-3.6
HALLS GAP	345000^	421300^	358500^	455000^	375000^	5	9	8.7	-17.6
HAMILTON	257500	289000	318500	320000	347500	56	211	35.0	8.6
HAMLYN HEIGHTS	535000	600000	675600	698000	686000	23	104	28.2	-1.7
HAMPTON	2138800	2175000	2300000	2180000	2600000	33	138	21.6	19.3
HAMPTON EAST	1176500^	1310000	1418000	1600000	1482500	12	59	26.0	-7.3
HAMPTON PARK	539500	550000	595000	595000	628800	72	282	16.5	5.7
HARCOURT	570000^	570000*	490000^	637500^	680000^	3	13	19.3	6.7
HARKNESS	470000	509000	521000	520000	545000	69	205	16.0	4.8
HASTINGS	565000	567500	590000	640000	650000	37	114	15.0	1.6
HASTINGS WEST	470000	465000^	480000	572500	560000^	3	26	19.1	-2.2
HAWTHORN	2575000	2005000	3455000	2485500	2615000	23	122	1.6	5.2
HAWTHORN EAST	2618000	2263500	2050000	2860000	2020000	24	114	-22.8	-29.4
HEALESVILLE	591000	635200	690000	757500	835000	19	68	41.3	10.2
HEATHCOTE	263500^	392500	375000	362500	390000	17	52	48.0	7.6
HEATHERTON	860000^	992500	1040000	1155000	1107500^	6	31	28.8	-4.1
HEATHMONT	927500	930000	1030000	1061000	1079500	30	89	16.4	1.7
HEIDELBERG	1240000	1320000	1318000	1382500	1425000	13	49	14.9	3.1
HEIDELBERG HEIGHTS	815000	800000	935000	1000000	974500	14	71	19.6	-2.6
HEIDELBERG WEST	685000^	740000	730000	780000	901000	10	51	31.5	15.5

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HEPBURN	482500^	540000^	607500^	667500^	782500^	5	13	62.2	17.2
HEPBURN SPRINGS	570000^	730000^	710000^	785000^	767500^	4	15	34.6	-2.2
HERNE HILL	640500	625000	666000	700000	767500	14	60	19.8	9.6
HEYFIELD	240000	275000	295000	320000	294500	14	44	22.7	-8.0
HEYWOOD	165000^	215000^	236800	240000^	222500^	8	25	34.8	-7.3
HIGHETT	1230000	1390000	1496000	1622000	1572500	24	105	27.8	-3.1
HIGHTON	747500	773500	880000	875500	904800	82	279	21.0	3.3
HILLSIDE (MELTON)	657500	695000	727500	722500	715000	51	165	8.7	-1.0
HOPETOUN	105000^	171000^	144500^	126000^	150000^	3	15	42.9	19.0
HOPPERS CROSSING	550000	560000	545000	580000	595000	141	457	8.2	2.6
HORSHAM	260000	285000	324500	325000	340000	91	296	30.8	4.6
HUGHESDALE	1522500^	1052500	1387700	1409000^	1367500^	6	21	-10.2	-2.9
HUNTINGDALE	875000^	1172000^	1402000^	1288000^	1244000^	2	12	42.2	-3.4
HUNTLY	395000	435000	447500	480000	480000	17	55	21.5	0.0
HURSTBRIDGE	720000^	840000^	860000	943000	1010000^	9	33	40.3	7.1
INDENTED HEAD	537500^	615000	682500	732000	750000	11	42	39.5	2.5
INGLEWOOD	212000^	180000^	317500^	277500^	333800^	4	16	57.4	20.3
INVERLOCH	615000	690000	842500	900000	855000	39	170	39.0	-5.0
INVERMAY PARK	485000	550000^	667500^	655000^	642500^	4	17	32.5	-1.9
IRONBARK	395000^	495000^	523800^	472500	497500^	6	24	25.9	5.3
IRYMPLE	405000	417800	417500	440000	415000	15	40	2.5	-5.7
IVANHOE	1880000	1640000	1830000	1670000	1781800	20	76	-5.2	6.7
IVANHOE EAST	3125000^	1910000	2237500^	2407500	2165000^	5	25	-30.7	-10.1
JACANA	555000^	549000	595000	640000	620000^	9	31	11.7	-3.1
JACKASS FLAT	360000^	420000	447500	440000	493000	12	48	36.9	12.0
JAN JUC	897500	1140000	1363100	1310000	1440000	17	52	60.4	9.9
JEERALANG NORTH	175000^	248800	265000^	267500	289500^	6	23	65.4	8.2
JEPARIT	115000^	101500^	105000^	116300^	110000^	5	14	-4.3	-5.4
JUNCTION VILLAGE	445000^	532500^	610000^	600700^	595500^	4	13	33.8	-0.9
JUNORTOUN	570000^	717500^	655000^	650000^	697500^	6	22	22.4	7.3
KALIMNA	356000	388000	385000	476300	540000^	9	36	51.7	13.4
KALKALLO	567000	556700	590000	620000	605000	48	131	6.7	-2.4
KALLISTA	707500^	690000^	600000^	900000^	838500^	2	10	18.5	-6.8
KALORAMA	796000^	765000^	827500^	780000^	848500^	4	18	6.6	8.8
KANGAROO FLAT	375000	405000	390000	465000	466000	58	166	24.3	0.2
KANGAROO GROUND SOUTH	1350000^	1025000^	1108000^	1177500^	1172500^	3	14	-13.1	-0.4
KANIVA	99000^	174000^	174000*	168000^	211500^	4	11	113.6	25.9
KEALBA	580000^	600000^	650000^	645000	722500^	6	32	24.6	12.0
KEILOR	800000^	895500	990000	1100000	1081000	20	58	35.1	-1.7
KEILOR DOWNS	649000	681300	754000	725000	820000	22	67	26.3	13.1
KEILOR EAST	838000	870000	922500	927000	980000	44	171	16.9	5.7

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KEILOR LODGE	743000*	757500^	838000^	820000^	895000^	4	7	NA	9.1
KEILOR PARK	731900^	735000	775000^	793300	795000^	7	30	8.6	0.2
KENNINGTON	437000	429000	507500	480000	556300	22	74	27.3	15.9
KENSINGTON	1167000	1200000	1017000	1180000	1254000	30	101	7.5	6.3
KERANG	195000	231300	240000	233000	235000	33	90	20.5	0.9
KEW	2442500	2300000	2967500	2800000	2285000	30	195	-6.4	-18.4
KEW EAST	1785000*	1732500^	1970000^	2685000^	2685000*	0	8	NA	NA
KEW NORTH	1800000^	1770000	2041000	2021000	2100000^	9	49	16.7	3.9
KEYSBOROUGH	761500	798400	842800	854500	1044900	74	270	37.2	22.3
KIALLA	497500	505000	512000	525000	630000	25	104	26.6	20.0
KILCUNDA	580000^	781000^	842500^	1210000^	840000^	6	16	44.8	-30.6
KILLARA (WODONGA)	460000	502000	478000	521000	605000	13	37	31.5	16.1
KILMORE	480500	495000	514300	549000	502500	34	116	4.6	-8.5
KILSYTH	640000	700000	695000	763000	838000	25	118	30.9	9.8
KILSYTH SOUTH	912000^	880000^	895000^	920000^	953500^	5	20	4.6	3.6
KINGLAKE	530000^	600000^	665000^	585000^	600000^	4	17	13.2	2.6
KINGS PARK	525000^	562500	565400	605000	601000	25	74	14.5	-0.7
KINGSBURY	912500^	766300^	790000^	856300^	745000^	7	22	-18.4	-13.0
KINGSVILLE	1040000^	1030000	1175000	1220000	1190000	16	50	14.4	-2.5
KNOXFIELD	801000^	842500	930500	967500	1050000	11	79	31.1	8.5
KOO WEE RUP	480000	600000	600000	590500	610000	15	62	27.1	3.3
KOONDROOK	335000^	254000^	322500^	270000^	260000^	1	12	-22.4	-3.7
KOOYONG	4900000^	3420000^	5625000^	3150000^	3150000*	0	5	NA	NA
KOROIT	425000^	445000	505000	512500^	450000	13	32	5.9	-12.2
KORONG VALE	91500*	91500*	87500^	75000^	75000*	0	7	NA	NA
KORUMBURRA	360000	407500	480000	399500	515000	20	88	43.1	28.9
KURUNJANG	443800	432500	441500	460000	516000	48	156	16.3	12.2
KYABRAM	320000	285000	279000	300000	295000	27	88	-7.8	-1.7
KYNETON	610000	645500	755000	726300	722500	26	85	18.4	-0.5
LAKE BOGA	230000^	319500^	265000^	282500^	475000^	5	12	106.5	68.1
LAKE BOLAC	208750*	184000^	184000*	280000^	280000*	0	3	NA	NA
LAKE GARDENS	624000^	615000^	670000^	757500^	675000	13	26	8.2	-10.9
LAKE TYERS BEACH	355000^	485000	479000^	440000^	512500^	6	20	44.4	16.5
LAKE WENDOUREE	770000	1230000	1212500	1252000	1198800	11	46	55.7	-4.3
LAKES ENTRANCE	390000	390000	372000	443800	435000	32	145	11.5	-2.0
LALOR	629800	645000	675800	680000	723000	61	210	14.8	6.3
LANCEFIELD	632000^	535000	586300	687500	717500	11	35	13.5	4.4
LANG LANG	560000^	550000^	540000	660000	620000	15	42	10.7	-6.1
LANGWARRIN	650000	688800	717500	818000	856500	65	241	31.8	4.7
LARA	550000	507500	680000	630000	692500	10	52	25.9	9.9
LARA LAKE	580000	586500	600000	670500	671500	46	142	15.8	0.1

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LAUNCHING PLACE	535000^	592500	694000^	665000^	718000^	2	13	34.2	8.0
LAVERTON	568000	567500	577500	590000	615000	16	83	8.3	4.2
LAVERTON SOUTH	630000	656500	696500	708000	730000	19	82	15.9	3.1
LEITCHVILLE	141000^	145000^	220000^	262000^	146000^	5	9	3.5	-44.3
LENEVA	425000^	485000	486000^	540000	635000^	7	29	49.4	17.6
LEONGATHA	400000	475000	505000	516000	495000	37	114	23.8	-4.1
LEOPOLD	517500	542000	575000	650000	650500	61	190	25.7	0.1
LILYDALE	690500	757000	825000	833500	870000	43	166	26.0	4.4
LINDENOW	342500^	292500^	306000^	306000*	465000^	4	10	35.8	NA
LISMORE	201500^	182500^	190000^	163000^	320000^	4	14	58.8	96.3
LOCH SPORT	272000	261300	304500	320000	324000	17	87	19.1	1.3
LOCKINGTON	210000^	105000^	231000^	238000^	255000^	5	11	21.4	7.1
LONG GULLY	310000	340000	348800	403000	400000	23	85	29.0	-0.7
LONGWARRY	433000	425000	474000	505000	500000	15	62	15.5	-1.0
LORNE	1447500	1450000	1650000	1881000^	2252500^	8	25	55.6	19.8
LOVELY BANKS	580000^	567500	636300^	675000^	715000^	6	20	23.3	5.9
LOWER PLENTY	785000^	860000^	855300^	1220000	1445000^	4	22	84.1	18.4
LUCAS	471300	505000	565000	536500	670000	27	76	42.2	24.9
LUCKNOW	241000^	280800^	302500^	359000^	395000^	5	18	63.9	10.0
LYNBROOK	640000	700000	765000	711000	760000	21	63	18.8	6.9
LYNDHURST	710000	716000	808100	757000	880000	27	106	23.9	16.2
LYSTERFIELD	985000	1047200	1115300	952000	1170000	19	71	18.8	22.9
MACEDON	1000000^	920000^	1045000	1185000^	1160000^	3	21	16.0	-2.1
MACLEOD	1016600	981300	1160000	1078800	1175500	18	67	15.6	9.0
MADDINGLEY	522500	527500	560000	544500	572500	24	89	9.6	5.1
MAFFRA	297500	322500	315000	322500	365000	33	92	22.7	13.2
MAIDEN GULLY	570000	646300	640000	712000	760000	17	51	33.3	6.7
MAIDSTONE	735000	840000	793000	882500	885000	17	69	20.4	0.3
MALDON	547500	578000	550000	640000	755000	14	48	37.9	18.0
MALLACOOTA	285000^	482500^	520000	279000	350800	10	38	23.1	25.7
MALMSBURY	470000^	405000^	722500^	625000^	505000^	2	11	7.4	-19.2
MALVERN	2400000	3230000	2645000	2850000	3001000	25	105	25.0	5.3
MALVERN EAST	1652500	1970500	2065000	2035000	1935000	47	187	17.1	-4.9
MAMBOURIN	180000^	318500^	360000^	545000^	580000^	7	13	222.2	6.4
MANIFOLD HEIGHTS	855000^	785000	923000	880000	950500^	6	38	11.2	8.0
MANOR LAKES	561300	600000	570500	595500	600000	61	203	6.9	0.8
MANSFIELD	495000	520000	590000	589000	610000	29	91	23.2	3.6
MARIBYRNONG	900000	908000	1222500	980000	1150000	15	97	27.8	17.3
MARLO	417500*	397500^	370000^	482500^	352500^	2	12	NA	-26.9
MARONG	431000	465000	462500	530000^	605000^	5	23	40.4	14.2
MARSHALL	510000	512000	538800	585000^	630000^	6	25	23.5	7.7

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MARYBOROUGH	265000	289500	306300	335000	331500	48	166	25.1	-1.0
MARYSVILLE	486500^	466300^	670000^	695000^	615000^	1	11	26.4	-11.5
MCCRAE	900000	1300000	1150000	1125000	1250000	22	73	38.9	11.1
MCKENZIE HILL	560000^	549000^	637000^	722500^	712500^	4	18	27.2	-1.4
MCKINNON	1522500^	1850000	1827500	1937500	2060000^	9	55	35.3	6.3
MCLOUGHLINS BEACH	208000^	317000^	250000^	280000^	365000^	3	13	75.5	30.4
MEADOW HEIGHTS	484000	500000	520000	557500	550000	37	111	13.6	-1.3
MELTON	375000	396500	430000	445000	457500	45	131	22.0	2.8
MELTON SOUTH	422000	439000	442000	455000	452500	50	185	7.2	-0.5
MELTON WEST	469000	490000	505000	488000	505500	42	151	7.8	3.6
MENTONE	1035000^	1062500	1300000	1365000	1425000	19	94	37.7	4.4
MENZIES CREEK	485000*	915000^	750500^	960000^	990000^	5	9	NA	3.1
MERBEIN	200000	246000	285000^	215300	195000	15	34	-2.5	-9.4
MERINDA PARK	518800^	535000	565000	589000	640000	11	40	23.4	8.7
MERNDIA	560000	587500	625000	653500	655000	108	325	17.0	0.2
METUNG	492500	355000^	467000	675000^	560000	16	45	13.7	-17.0
MICKLEHAM	575000	575000	600000	620000	662000	93	333	15.1	6.8
MIDDLE PARK	2675000^	2875000	3400000	2819000	2820000	15	46	5.4	0.0
MILDURA	335000	353800	358000	355000	383000	177	568	14.3	7.9
MILL PARK	689000	691000	720000	725000	790000	53	227	14.7	9.0
MILLGROVE	406300^	430500	475000	540000	490000^	7	39	20.6	-9.3
MINERS REST	440000	476000	445000	525000	525000	17	55	19.3	0.0
MINYIP	67500^	122500^	95000^	172500^	124500^	2	6	84.4	-27.8
MIRBOO NORTH	381500^	402500	435500	525000^	512500^	8	30	34.3	-2.4
MITCHAM	902000	1135000	1203300	1214000	1221000	29	125	35.4	0.6
MITCHELL PARK	310000^	332500^	365000^	395000^	395000*	0	5	NA	NA
MOE	280000	260000	280000	301000	320000	57	175	14.3	6.3
MOGGS CREEK	1350000*	1350000*	1350000*	1350000*	1350000*	0	0	NA	NA
MONBULK	642500	720000	740000	733800	598500^	2	34	-6.8	-18.4
MONT ALBERT	2560000^	2204400^	1924000	2261300	2360000^	6	26	-7.8	4.4
MONT ALBERT NORTH	1357900^	1437000	1429000	1600000	1763000	13	60	29.8	10.2
MONTMORENCY	945000	911000	930000	1178500	1161000	19	71	22.9	-1.5
MONTROSE	757000^	741000	787800	825500	927000	15	81	22.5	12.3
MOONEE PONDS	1230000	1332500	1560000	1532500	1485000	44	116	20.7	-3.1
MOORABBIN	1059000	1160000	1274500	1318000	1377500	14	56	30.1	4.5
MOOROOLBARK	710000	730000	771100	823000	851800	60	254	20.0	3.5
MOOROOPNA	268600	310000	265000	320000	361500	40	136	34.6	13.0
MORDIALLOC	906500^	1282500	1320000	1500000	1282500	17	56	41.5	-14.5
MORNINGTON	835000	952500	1002500	1112500	1005000	100	376	20.4	-9.7
MORTLAKE	245000^	312000	277000	290500	350000^	6	33	42.9	20.5
MORWELL	213800	225000	235000	266500	275000	119	359	28.7	3.2

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MOUNT BEAUTY	309000^	355500	411000	435000^	535000^	4	23	73.1	23.0
MOUNT CLEAR	407500	425000	505000	470000	550000	16	53	35.0	17.0
MOUNT DANDENONG	743500^	927500^	842000^	785000^	930000^	5	19	25.1	18.5
MOUNT DUNEED	573300	610000	625000	705000	765800	40	113	33.6	8.6
MOUNT EGERTON	-	285000^	330000^	577800^	580000^	6	9	0.0	0.4
MOUNT ELIZA	1300000	1450000	1631500	1650000	1700000	65	290	30.8	3.0
MOUNT EVELYN	720000	708000	807500	778000	850000	15	83	18.1	9.3
MOUNT HELEN	480000	514000	600000	593000	655000	10	31	36.5	10.5
MOUNT MACEDON	965000^	1050000^	2200000^	1575000^	960000^	2	12	-0.5	-39.0
MOUNT MARTHA	1370000	1545000	1675000	1935000	1870000	11	78	36.5	-3.4
MOUNT PLEASANT	454400^	420000	420000	460000^	522500	15	34	15.0	13.6
MOUNT WAVERLEY	1267900	1261500	1430000	1525000	1555500	88	320	22.7	2.0
MULGRAVE	831000	902000	947100	988800	1061000	48	196	27.7	7.3
MURCHISON	231800^	340000^	425000^	369500^	369500*	0	6	NA	NA
MURRUMBEENA	1483000^	1375000	1615000	1635000	1648000	17	55	11.1	0.8
MURTOA	105000^	129000^	128000^	133000	222300^	3	18	111.7	67.1
MYRTLEFORD	396500	385000	430000	501000	580000^	7	35	46.3	15.8
NAGAMBIE	490000^	440500^	492500	540000	465000	11	32	-5.1	-13.9
NARRE WARREN	600000	625000	650000	700000	717500	90	336	19.6	2.5
NARRE WARREN NORTH	1084000^	1200000	1201000	1440000	1400000	10	40	29.2	-2.8
NARRE WARREN SOUTH	671300	685000	715000	740000	756500	94	351	12.7	2.2
NATHALIA	242500	262000	290000	260000	262500^	8	32	8.2	1.0
NEERIM SOUTH	511500^	457500^	505000^	647500^	470000^	7	18	-8.1	-27.4
NELSON	200000^	190000^	270000^	355000^	399000^	3	16	99.5	12.4
NERRINA	535000	665000	602500^	595000^	530000^	3	8	-0.9	-10.9
NEW GISBORNE	710000^	802000^	768500^	790000^	725000^	7	16	2.1	-8.2
NEWBOROUGH	292000	315000	350000	345000	365000	31	104	25.0	5.8
NEWCOMB	471400	525000	520000	568500	590000	29	76	25.2	3.8
NEWHAVEN	520000^	656500^	825000^	669000^	669000*	0	8	NA	NA
NEWINGTON	908500^	820000^	797000^	897500	618800	10	28	-31.9	-31.1
NEWLANDS ARM	541300^	464000^	605000^	475000^	479000^	7	15	-11.5	0.8
NEWPORT	1090000	1132000	1150000	1342000	1408800	26	138	29.2	5.0
NEWSTEAD	480000^	672500^	525000^	539000^	515000^	3	9	7.3	-4.5
NEWTOWN (GREATER GEELONG)	910000	970000	963500	1070000	1362500	36	148	49.7	27.3
NHILL	189000	135000	140000	200000	197500	12	50	4.5	-1.3
NICHOLS POINT	640000^	550000^	540000^	540000*	381000^	2	8	-40.5	NA
NIDDRIE	975300	1150000	1152500	1100000	1227500	22	75	25.9	11.6
NOBLE PARK	650000	725000	752000	760000	732500	40	171	12.7	-3.6
NOBLE PARK NORTH	637000^	672500	720000	740000	750000	33	87	17.7	1.4
NORLANE	374300	375800	418800	445000	477000	59	175	27.5	7.2
NORTH BENDIGO	377500	410000	405100	470500	485000	25	70	28.5	3.1

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NORTH GEELONG	536000	520000	635000	555000	650000	11	50	21.3	17.1
NORTH MELBOURNE	1321000^	1194000	1315000	1440000	986000	13	48	-25.4	-31.5
NORTH WONTHAGGI	435000	419000	450000	517000	637500	24	67	46.6	23.3
NORTHCOTE	1348000	1423500	1575000	1657800	1738500	42	157	29.0	4.9
NUMURKAH	249000	237300	315000	305000	302500	20	88	21.5	-0.8
NUNAWADING	951000	1115000	1143000	1283000	1305000	19	83	37.2	1.7
NYAH WEST	129000^	130000^	165000^	245000^	206800^	6	12	60.3	-15.6
OAK PARK	887500	955000	965000	1000000	1150000	19	62	29.6	15.0
OAKLEIGH	1546400^	1350500	1311000	1405500	1240000	14	42	-19.8	-11.8
OAKLEIGH EAST	970300^	1000000^	1122500^	1260000^	1184000^	6	15	22.0	-6.0
OAKLEIGH SOUTH	970000	1048000	1160000	1100000	1218900	25	68	25.7	10.8
OCEAN GROVE	790000	840000	883500	901000	990000	111	329	25.3	9.9
OFFICER	582500	581000	620500	640000	650000	99	413	11.6	1.6
OLINDA	1150000^	815000^	1000500^	1190000^	910000^	3	11	-20.9	-23.5
OMELO	230000^	295000^	270000^	264500^	339000^	5	9	47.4	28.2
ORBOST	222500	241000	257500	230000	235000	15	63	5.6	2.2
ORMOND	1670000^	1515000	1810000	1825000	2080000	11	50	24.6	14.0
OSBORNE	820800	875000	925000	1055000	1325000	18	72	61.4	25.6
OUYEN	100000	140000	123000^	132500^	140500	10	25	40.5	6.0
PAKENHAM	525000	543000	572000	585000	602200	326	1,067	14.7	2.9
PARADISE BEACH	340000^	234500^	271000^	297500^	350000^	8	22	2.9	17.6
PARK ORCHARDS	1530000^	1610000^	1750000	1752000^	1822500^	7	25	19.1	4.0
PARKDALE	1077500	1215000	1505500	1412500	1580000	33	98	46.6	11.9
PARKVILLE	1725000^	2440000^	1546000^	2200000^	1705000^	5	19	-1.2	-22.5
PASCOE VALE	930000	972500	1052500	1050000	995000	26	107	7.0	-5.2
PASCOE VALE SOUTH	950000^	1075000	1240000	1205000	1315000	15	65	38.4	9.1
PATTERSON GARDENS	1040000^	970000^	1145000^	1040900^	1400000^	1	16	34.6	34.5
PATTERSON LAKES	1008000^	1128000	1290000	1012500	1413000	17	78	40.2	39.6
PAYNESVILLE	429000	392500	420000	455000	449500	34	120	4.8	-1.2
PEARCEDALE	597500^	645000	720000	870000	875000^	9	38	46.4	0.6
PENSHURST	227500^	227500*	190000^	180000^	172500^	2	14	-24.2	-4.2
PLENTY	1520000^	1203800^	1670000^	1167500^	1380000^	3	8	-9.2	18.2
POINT COOK	640000	694500	710000	728000	716500	168	597	12.0	-1.6
POINT LONSDALE	872500	880000	1015000	1431200	1330000	23	90	52.4	-7.1
POOWONG	438500^	412500^	487500^	420000^	670000^	1	10	52.8	59.5
POREPUNKAH	699500^	760000^	724000^	785000^	688000^	4	13	-1.6	-12.4
PORT ALBERT	280000^	275000^	359100^	397500^	400000^	4	12	42.9	0.6
PORT FAIRY	666500	705000	892000	800000	1227500	14	56	84.2	53.4
PORT MELBOURNE	1590000	1592500	1773500	1770000	1630500	22	127	2.5	-7.9
PORT WELSHPOOL	340000^	315000^	455000^	455000^	435000^	4	16	27.9	-4.4
PORTARLINGTON	747000	675000	765000	837500	875000	26	103	17.1	4.5

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PORTLAND	282000	315000	330000	370000	360000	55	194	27.7	-2.7
PORTLAND NORTH	-	465000^	589000^	370000^	370000*	0	8	NA	NA
PORTSEA	1600000	2850000	3660000	2675000	3765000	10	54	135.3	40.7
PRAHRAN	1872500	1688500	1750000	1900000	1760000	17	93	-6.0	-7.4
PRESTON	991800	1080000	1150000	1207000	1342500	60	224	35.4	11.2
PRINCES HILL	1300000^	2080500^	1970000^	1748000^	2015000^	7	22	55.0	15.3
QUARRY HILL	442500^	510000	482500	565000	502500^	7	34	13.6	-11.1
QUEENSCLIFF	850000	1322500	1550000^	1350000^	1280000	13	30	50.6	-5.2
RAINBOW	73500^	90500^	120000^	112000^	89000^	5	11	21.1	-20.5
RAWSON	225000^	229300^	310000^	300000^	340000^	4	12	51.1	13.3
RAYMOND ISLAND	431800	383500^	422500^	560000^	350000^	3	18	-18.9	-37.5
RED CLIFFS	270000	285000	286000	320300	297500	20	65	10.2	-7.1
RED HILL	765000^	1050000^	1423000^	1423000*	1440000^	2	3	88.2	NA
REDAN	400000	422500	455000	450000	432000	13	57	8.0	-4.0
RESEARCH	1080000^	875000^	1067500^	1255000	1085000^	3	18	0.5	-13.5
RESERVOIR	765000	810000	885000	915000	970000	95	414	26.8	6.0
RHYLL	576800^	797800^	786300^	780000^	790000^	6	19	37.0	1.3
RICHMOND	1257500	1400000	1380000	1470500	1510000	53	232	20.1	2.7
RIDDELLS CREEK	650000^	703000	740000	767500	955000^	7	30	46.9	24.4
RINGWOOD	867500	900000	957000	1005000	1008500	36	154	16.3	0.3
RINGWOOD EAST	830000	850000	950000	1120000	1080000	13	67	30.1	-3.6
RINGWOOD NORTH	945000	1015500	1035000	1200000	1180500	28	112	24.9	-1.6
RIPPLESIDE	3325000^	752000^	757000^	1001000^	1237500^	6	15	-62.8	23.6
ROBINVALE	275000^	273500^	340000	305000	260000^	5	27	-5.5	-14.8
ROCHESTER	255000	255000	294000	300000	437000	13	62	71.4	45.7
ROCKBANK	483000^	460000	545000	540000	571000	11	53	18.2	5.7
ROMSEY	611900	642500	755000	730000	832500	20	77	36.1	14.0
ROSANNA	1125000^	1160000	1283800	1325000	1520000	15	60	35.1	14.7
ROSEBUD	590000	627000	705000	780000	800000	60	226	35.6	2.6
ROSEBUD SOUTH	802500	624400	822500	947500	960000	30	94	19.6	1.3
ROSEDALE	281500	247500	370000	350000^	377500	12	34	34.1	7.9
ROWVILLE	850000	875100	907000	953400	1068000	87	339	25.6	12.0
ROXBURGH PARK	570000	580000	580000	625000	606500	60	248	6.4	-3.0
RUPANYUP	65000^	88000^	129000^	97300^	200000^	3	8	207.7	105.7
RUSHWORTH	235000^	239800	320000^	382500^	221800^	4	17	-5.6	-42.0
RUTHERGLEN	340000	375000	360000^	400000	351000^	9	35	3.2	-12.3
RYE	760000	902000	948900	1051000	1205000	79	308	58.6	14.7
SAFETY BEACH	840000	858000	940000	1060000	1230000	25	121	46.4	16.0
SAILORS GULLY	346000^	310000^	336000^	379800^	467500^	4	17	35.1	23.1
SALE	357500	361500	370000	395000	423800	86	320	18.5	7.3
SAN REMO	564500	698000	755000	865000	708500^	8	39	25.5	-18.1

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SANCTUARY LAKES	680000	650000	690000	690000	715000	101	393	5.1	3.6
SANDHURST	720000	802500	935000	945000	940000	24	100	30.6	-0.5
SANDRINGHAM	2025500	1852500	2065000	2500000	2359000	20	80	16.5	-5.6
SANDY POINT	485000	612000^	760800	650000^	618000^	2	19	27.4	-4.9
SASSAFRAS	2660000^	755000^	812500^	815000^	890000^	3	12	-66.5	9.2
SAWMILL SETTLEMENT	302000^	550000^	498500^	542000^	635000^	7	15	110.3	17.2
SCORESBY	747500^	816500	890000	960000	930000	17	60	24.4	-3.1
SEA LAKE	108000^	184000^	166000^	112500^	117500^	5	15	8.8	4.4
SEABROOK	625000^	681500	710000	700000	730500	14	56	16.9	4.4
SEAFORD	696000	728000	810000	850000	845000	60	209	21.4	-0.6
SEAHOLME	1045000^	940000^	1380000^	1031000^	1120000^	7	18	7.2	8.6
SEASPRAY	235000^	260000^	280000^	299000^	342500^	6	16	45.7	14.5
SEBASTOPOL	341000	350000	374000	415000	428000	63	174	25.5	3.1
SEDDON	1062500	1054500	1064000	1210000	1282500	16	67	20.7	6.0
SELBY	585300^	722500	888900^	790100^	1067500^	4	17	82.4	35.1
SEVILLE	625100^	642500^	725000^	750000^	807500^	6	22	29.2	7.7
SEYMOUR	322500	340000	390000	390000	405000	20	82	25.6	3.8
SHEPPARTON	310000	325000	350000	350000	370000	130	490	19.4	5.7
SHEPPARTON NORTH	465000^	366000	362500^	458500^	425000^	6	20	-8.6	-7.3
SILVERLEAVES	770000^	860000^	921800^	821500^	1782000^	2	11	131.4	116.9
SKENES CREEK	-	535000^	895000^	931500^	827500^	6	12	0.0	-11.2
SKYE	600000	615000	695000	750000	781000	22	94	30.2	4.1
SMITHS BEACH	640000^	580000^	810800	713000^	975000^	5	23	52.3	36.7
SMYTHESDALE	525000^	435000^	375000^	552000^	540000^	2	6	2.9	-2.2
SOLDIERS HILL	515000	596500	476000	450000	542500	14	56	5.3	20.6
SOMERS	1160000^	1452500	1800000	1550000	1497500	12	44	29.1	-3.4
SOMERVILLE	615000	669000	735000	770000	788000	36	141	28.1	2.3
SORRENTO	1435000	1917500	2100000	1935000	2325000	22	114	62.0	20.2
SOUTH DUDLEY	397500^	322500^	442500^	475000^	475000*	0	7	NA	NA
SOUTH GEELONG	1065000^	810000^	960000^	1185000^	750000^	5	18	-29.6	-36.7
SOUTH KINGSVILLE	871000^	1006500	1100000^	1000000^	1211300^	6	22	39.1	21.1
SOUTH MELBOURNE	1650000	1685000	1650000	1700000	1500000	23	85	-9.1	-11.8
SOUTH MORANG	658800	636000	684000	731500	735000	55	203	11.6	0.5
SOUTH YARRA	1797500	2045000	2142500	1888000	2000000	31	106	11.3	5.9
SPOTSWOOD	1000000^	970000^	1029000	1230000	1357500	10	32	35.8	10.4
SPRING GULLY	423000	482500	499800	490500	591300	10	38	39.8	20.5
SPRINGVALE	765000	820000	849000	852500	866600	26	114	13.3	1.7
SPRINGVALE SOUTH	730000	757500	785000	816000	777500^	6	46	6.5	-4.7
ST ALBANS	600000	600000	640500	680000	685000	71	311	14.2	0.7
ST ALBANS PARK	442000^	520000	548500	573000	581000	20	57	31.4	1.4
ST ANDREWS BEACH	1076300^	1275000^	1350000^	1735000	1806500^	6	27	67.9	4.1

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MEDIAN HOUSE PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
ST ARNAUD	202800	185000	240000	180000	225000	13	43	11.0	25.0
ST HELENA	1130000^	900000	1097500^	959300	1202500^	4	22	6.4	25.4
ST KILDA	1255000^	1376000	1400300	1615000	1720000	15	58	37.1	6.5
ST KILDA EAST	1352600^	1670000	1845000	2050000	1632500^	4	38	20.7	-20.4
ST KILDA WEST	2650000^	3420000^	1825000^	2750000^	2750000*	0	16	NA	NA
ST LEONARDS	595000	610000	651000	680000	713500	36	127	19.9	4.9
STANHOPE	356500^	195000^	254500^	222500^	290000^	2	8	-18.7	30.3
STAWELL	225500	259000	264000	245000	299000	31	88	32.6	22.0
STRATFORD	335000	330000	339000	359000	382500	12	33	14.2	6.5
STRATHDALE	497500	545000	619000	603000	642500	18	83	29.1	6.6
STRATHFIELDSAYE	510000	532500	571300	695000	620000	24	97	21.6	-10.8
STRATHMERTON	195000^	263000^	305000^	120000^	432000^	2	8	121.5	260.0
STRATHMORE	1400000	1393800	1411000	1645000	1640000	21	110	17.1	-0.3
STRATHMORE HEIGHTS	912000^	825000^	1210000^	1035000^	850000^	3	11	-6.8	-17.9
STRATHTULLOH	527500^	575000	595000	581000	539000	12	41	2.2	-7.2
STUDFIELD	830000*	836000	1051000	1000000	1034000^	4	30	NA	3.4
SUNBURY	550000	600000	630000	657500	617500	130	493	12.3	-6.1
SUNDERLAND BAY	472000^	795000^	610000^	679500^	801000^	3	13	69.7	17.9
SUNNYCLIFFS	232500^	187000^	330000^	317000^	369000^	4	14	58.7	16.4
SUNSET STRIP	489500^	540000	535000^	590000^	694000^	8	21	41.8	17.6
SUNSHINE	701000^	750000	841000	859500	880000	17	84	25.5	2.4
SUNSHINE NORTH	667800	715000	706000	731500	755000	13	100	13.1	3.2
SUNSHINE WEST	600000	690000	672800	770000	720000	26	123	20.0	-6.5
SURF BEACH	453800^	610000	690000^	676000^	615000^	6	19	35.5	-9.0
SURREY HILLS	1950000	1930000	2152500	2150000	2320000	26	121	19.0	7.9
SWAN HILL	315000	362500	339000	345000	375000	60	148	19.0	8.7
SYDENHAM	653500	649000	592500	720000	720000	18	47	10.2	0.0
SYNDAL	1600000	1441500^	1655000^	1620000	1813400	16	42	13.3	11.9
TALLANGATTA	255000^	307500^	311000^	373000	447500^	4	21	75.5	20.0
TALLYGAROPNA	285000*	370000^	287000^	387500^	387500*	0	6	NA	NA
TANGAMBALANGA	-	459000^	360000^	392500^	605000^	1	6	0.0	54.1
TARNEIT	560000	570000	580000	590000	605000	282	909	8.0	2.5
TATURA	330000	335000	352500	320000	366000	21	67	10.9	14.4
TAWONGA	464500*	315400^	330000^	459000^	345500^	4	12	NA	-24.7
TAWONGA SOUTH	491000	432500^	517500	538000	527500^	4	25	7.4	-2.0
TAYLORS HILL	802500	792500	817000	782800	850000	31	98	5.9	8.6
TAYLORS LAKES	795000	795500	850000	865000	908600	22	100	14.3	5.0
TECOMA	723000^	890000^	782000	940000^	1147500^	6	23	58.7	22.1
TEMPLESTOWE	1345000	1350000	1555000	1565000	1580000	34	126	17.5	1.0
TEMPLESTOWE LOWER	1160000	1165800	1305000	1440000	1450000	43	138	25.0	0.7
TERANG	282500	235000	307500	305000	289000	20	43	2.3	-5.2

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MEDIAN HOUSE PRICES

Jul-Sep 2020 to Jul-Sep 2021

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THE BASIN	731300	716800	867500	819000	896000 [^]	9	38	22.5	9.4
THE HONEYSUCKLES	322500 [^]	370000 [^]	410000 [^]	395000 [^]	420000 [^]	1	9	30.2	6.3
THE PATCH	635000 [^]	776000 [^]	740000 [^]	927200 [^]	950000 [^]	1	6	49.6	2.5
THOMASTOWN	620000	653000	690500	702500	716000	54	165	15.5	1.9
THOMSON (GREATER GEELONG)	437800 [^]	433500 [^]	458600 [^]	475000 [^]	620000 [^]	9	22	41.6	30.5
THORNBURY	1215000	1350000	1382500	1590000	1517000	19	119	24.9	-4.6
THORNHILL PARK	580000	530000	578500	560000	585000	23	67	0.9	4.5
TIMBOON	412500 [^]	472500 [^]	420000 [^]	390000 [^]	426800 [^]	5	18	3.5	9.4
TONGALA	225000 [^]	372500 [^]	217500 [^]	295000	380000 [^]	3	19	68.9	28.8
TOORA	277500 [^]	310000 [^]	323500 [^]	410000 [^]	467500 [^]	2	13	68.5	14.0
TOORADIN	776300 [^]	790000 [^]	676300 [^]	735000 [^]	1050000 [^]	3	17	35.3	42.9
TOORAK	6000000	5000000	6260000	5900000	5362500	14	104	-10.6	-9.1
TOOTGAROOK	607500	745000	765100	787000	965000	25	98	58.8	22.6
TORQUAY	850000	955000	1005000	1187500	1215000	67	232	42.9	2.3
TRAFALGAR	435000	430000	415000	450000	515000	19	68	18.4	14.4
TRARALGON	350300	350000	370000	400000	415000	163	546	18.5	3.8
TRARALGON EAST	560000 [^]	508000 [^]	705000 [^]	585000 [^]	610000 [^]	5	20	8.9	4.3
TRAVANCORE	1055000 [^]	1550000 [^]	1920000 [^]	1500000 [^]	1790000 [^]	5	12	69.7	19.3
TRENTHAM	645000 [^]	650000 [^]	765000	802500	850000 [^]	9	32	31.8	5.9
TRUGANINA	580000	574000	600000	614500	600000	145	519	3.4	-2.4
TULLAMARINE	620500 [^]	640000	717500	750300	740000	15	58	19.3	-1.4
TUNGAMAH	178200 [^]	230000 [^]	215000 [^]	255000 [^]	255000 [*]	0	6	NA	NA
TYABB	620000 [^]	610000 [^]	702500 [^]	665000 [^]	753500 [^]	6	17	21.5	13.3
UPPER FERNTREE GULLY	725000 [^]	742500	790000	825500	946300 [^]	6	41	30.5	14.6
UPWEY	774500	820000	810000	870000	946000	22	71	22.1	8.7
VENTNOR	775000 [^]	662500	660000 [^]	745500	895000 [^]	5	20	15.5	20.1
VENUS BAY	361800	458300	481000	542500	595000	14	73	64.5	9.7
VERMONT	975000	975000	1170000	1183500	1250500	28	86	28.3	5.7
VERMONT SOUTH	1020000 [^]	1210000	1319300	1450000	1472000	33	116	44.3	1.5
VIEWBANK	980000 [^]	1033500	1190000	1267000	1277500	18	66	30.4	0.8
VIOLET TOWN	328500 [^]	395000 [^]	290000 [^]	341000 [^]	400000 [^]	5	15	21.8	17.3
WAHGUNYAH	264000 [^]	323000 [^]	365000 [^]	432500 [^]	349800 [^]	6	19	32.5	-19.1
WALKERVILLE	300000 [^]	382500 [^]	455000 [^]	436600 [^]	590000 [^]	3	10	96.7	35.1
WALLAN	540000	532000	560000	560000	570000	52	161	5.6	1.8
WALLAN EAST	504300 [^]	524500	582500	569800	570500	18	62	13.1	0.1
WANDANA HEIGHTS	719500	844800	1000000 [^]	888500	837500	10	31	16.4	-5.7
WANDIN NORTH	587500 [^]	740000	750000	711400 [^]	775500	11	32	32.0	9.0
WANGARATTA	340000	383500	390000	425000	429000	113	343	26.2	0.9
WANTIRNA	885000	921500	1009500	1040000	1077500	22	123	21.8	3.6
WANTIRNA SOUTH	940000	1010000	1210000	1157500	1222000	39	136	30.0	5.6
WARBURTON	494000 [^]	640000	650100	658000	682300	10	41	38.1	3.7

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WARNEET	600000^	500000^	590000^	812500^	694900^	6	12	15.8	-14.5
WARRACKNABEAL	136000	140000	180000	177500	160000	18	55	17.6	-9.9
WARRAGUL	476500	526000	537500	570000	595000	102	352	24.9	4.4
WARRANTYTE	1075000^	1032000	1185000	1200000	1285000	13	45	19.5	7.1
WARRANWOOD	991000^	965000	1100000	1052500	1122500^	8	35	13.3	6.7
WARRNAMBOOL	410000	435000	450000	499500	515000	113	414	25.6	3.1
WATERWAYS	1282000*	1674000^	1527500	1355000^	1403000	10	31	NA	3.5
WATSONIA	782500	830000	863000	900000	1100000	17	61	40.6	22.2
WATSONIA NORTH	870500^	795000	862500	951300	990000^	8	32	13.7	4.1
WATTLE GLEN	876000^	788800^	885000^	962500^	1040000^	1	10	18.7	8.1
WAURN PONDS	675000	700000	718000	707500	765000	13	36	13.3	8.1
WEDDERBURN	137500^	193000^	160000^	162500^	182500^	6	21	32.7	12.3
WEIR VIEWS	497500	508000	534500	496000	530500	34	93	6.6	7.0
WELSHPOOL	340000^	345000^	412500^	412500*	345000^	5	7	1.5	NA
WENDOUREE	362500	397500	419800	446000	478000	53	151	31.9	7.2
WENDOUREE WEST	300000^	300000	345500^	392500	362500	12	26	20.8	-7.6
WERRIBEE	518000	528000	540000	560000	575000	225	683	11.0	2.7
WERRIBEE SOUTH	765000^	650000^	797500^	720000^	830000^	6	23	8.5	15.3
WEST FOOTSCRAY	875000	857500	950000	931000	1106300	24	87	26.4	18.8
WEST MELBOURNE	976000^	960000^	1310000^	1360000^	1400000^	4	17	43.4	2.9
WEST WODONGA	357000	375000	412500	420000	419800	64	203	17.6	-0.1
WESTALL	772000^	743300	793500	827500	910000	15	55	17.9	10.0
WESTGARTH	1600000^	1755500	1700000	2142500	2300000	12	39	43.8	7.4
WESTMEADOWS	620000	620000	695000	770000	723000	26	70	16.6	-6.1
WHEELERS HILL	1206000	1217500	1315000	1350000	1445000	51	178	19.8	7.0
WHITE HILLS	337000	403000	385500	450000	470000	21	69	39.5	4.4
WHITTINGTON	420000^	395000	436000	518500	537000	13	39	27.9	3.6
WHITTLESEA	619000	630000	641000	660000	705000	14	64	13.9	6.8
WILLIAMS LANDING	665000	690000	711500	748000	742000	37	130	11.6	-0.8
WILLIAMSTOWN	1400000	1455000	1539000	1697500	1618300	32	148	15.6	-4.7
WILLIAMSTOWN NORTH	905000^	846000^	1250000^	1105000^	1220000^	2	15	34.8	10.4
WIMBLEDON HEIGHTS	420000^	481500^	505000^	657000^	592000^	3	17	41.0	-9.9
WINCHELSEA	492500	451300	489000	510000	571000	12	37	15.9	12.0
WINDSOR	1275000^	1365000	1857500	1412000	1410000	11	49	10.6	-0.1
WINTER VALLEY	455000	475000	495500	535000	575000	17	54	26.4	7.5
WODONGA	345000	350000	405000	448500	415000	105	355	20.3	-7.5
WOLLERT	570000	588000	588500	640000	629000	111	422	10.4	-1.7
WONGA PARK	1080000^	1176000^	1359500^	1300000^	1177000^	7	18	9.0	-9.5
WONTHAGGI	390000	423000	485000	480000	584000	31	103	49.7	21.7
WOODEND	796000	857700	792500	845000	910000	12	57	14.3	7.7
WOOLAMAI WATERS	551500	628500	682600	780000	701000	13	65	27.1	-10.1

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WOORI YALLOCK	570000	600000	600000	625000	700000 [^]	9	38	22.8	12.0
WURRUK	260000 [^]	293000 [^]	270000 [^]	537500 [^]	380000 [^]	2	7	46.2	-29.3
WY YUNG	387500 [^]	365000	494500 [^]	415000 [^]	390000 [^]	3	13	0.6	-6.0
WYCHEPROOF	101500 [^]	150800 [^]	205000 [^]	131000 [^]	167500 [^]	6	15	65.0	27.9
WYNDHAM VALE	485000	500000	515000	520000	532500	116	310	9.8	2.4
YACKANDANDAH	385000 [^]	490000 [^]	712500 [^]	730000 [^]	490000 [^]	4	11	27.3	-32.9
YALLAMBIE	813500 [^]	823500	937000	1056000 [^]	1130000 [^]	9	29	38.9	7.0
YALLOURN NORTH	212500	247500	224000 [^]	228800 [^]	285000 [^]	9	20	34.1	24.6
YARRA GLEN	723000 [^]	737500	745000	796000	850500 [^]	7	28	17.6	6.8
YARRA JUNCTION	600000 [^]	629000	601300 [^]	665000 [^]	642500	12	26	7.1	-3.4
YARRAGON	395000 [^]	468000	470000 [^]	577500 [^]	556500 [^]	8	23	40.9	-3.6
YARRAM	241000	300000	343000	340000	375000	17	58	55.6	10.3
YARRAVILLE	970100	1062500	1151500	1100000	1200000	52	170	23.7	9.1
YARRAWONGA	485000	476300	540000	529000	597500	36	160	23.2	12.9
YEA	495000 [^]	496900 [^]	580000 [^]	540000	560000 [^]	8	29	13.1	3.7
YINNAR	365000 [^]	270000 [^]	470000 [^]	525000 [^]	300000 [^]	3	13	-17.8	-42.9

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MEDIAN UNIT PRICES

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								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
ABBOTSFORD	640000	601500	602500	557000	729500	38	176	14.0	31.0
ABERFELDIE	517500 [^]	1000000 [^]	485000 [^]	647500	675000 [^]	3	17	30.4	4.2
AIRPORT WEST	600000	637500	646300	618000	636000	19	66	6.0	2.9
ALBERT PARK	500000 [^]	875000 [^]	690000 [^]	691400 [^]	1355000 [^]	6	19	171.0	96.0
ALBION	407500 [^]	461000	450000	273000	322500	14	48	-20.9	18.1
ALFREDTON	230000 [^]	395000 [^]	305000 [^]	227500 [^]	350000 [^]	7	19	52.2	53.8
ALPHINGTON	667500	680000	700500	788400	796800	22	73	19.4	1.1
ALTONA	625000	627500	722500	700000	725000	27	110	16.0	3.6
ALTONA EAST	552500 [^]	687000 [^]	765000 [^]	750000 [^]	810000 [^]	6	15	46.6	8.0
ALTONA MEADOWS	515000 [^]	514500 [^]	490500 [^]	473000 [^]	505000 [^]	9	26	-1.9	6.8
ALTONA NORTH	658300	649700	695500	760000	680000	21	60	3.3	-10.5
ANGLESEA	895000 [^]	667500 [^]	980000 [^]	1400000 [^]	739000 [^]	1	10	-17.4	-47.2
APOLLO BAY	392500 [^]	505000	640000 [^]	550000 [^]	605000 [^]	4	8	54.1	10.0
ARARAT	205300 [^]	220000	208000	277000 [^]	280000 [^]	5	21	36.4	1.1
ARDEER	539000 [^]	600000 [^]	595000 [^]	525000	535000 [^]	9	28	-0.7	1.9
ARMADALE	668200	685000	850000	776000	641000	41	177	-4.1	-17.4
ASCOT VALE	532000	623500	635000	554000	580000	28	127	9.0	4.7
ASHBURTON	1282500 [^]	1281500	810000 [^]	1000000 [^]	1051300	10	25	-18.0	5.1
ASHWOOD	1072500 [^]	1006600	960500	960000	1195000 [^]	9	66	11.4	24.5
ASPENDALE	730000 [^]	820000	770000	985000	849000	10	37	16.3	-13.8
AVONDALE HEIGHTS	693000 [^]	632500 [^]	705000	705000 [^]	652500 [^]	4	25	-5.8	-7.4
BACCHUS MARSH	386500 [^]	340000 [^]	402500 [^]	268500 [^]	422500 [^]	4	14	9.3	57.4
BAIRNSDALE	280000 [*]	250000 [^]	283200 [^]	327500 [^]	470000 [^]	4	16	NA	43.5
BALACLAVA	643500	721500	653000	730000	498000	16	84	-22.6	-31.8
BALLAN	375000 [^]	390000 [^]	385000 [^]	375000 [^]	399000	10	23	6.4	6.4
BALLARAT CENTRAL	291500 [^]	472500 [^]	485000 [^]	325000	395500 [^]	8	27	35.7	21.7
BALLARAT EAST	275000 [^]	331300 [^]	360000	356000	275000 [^]	7	28	0.0	-22.8
BALLARAT NORTH	296000 [^]	280000	370000 [^]	337500 [^]	347500 [^]	4	19	17.4	3.0
BALWYN	890000	855000	807500	820000	920000	21	90	3.4	12.2
BALWYN NORTH	772500 [^]	860000	1000000	1235000	1242500	14	79	60.8	0.6
BARWON HEADS	1005000	960000 [^]	1387500 [^]	516700 [^]	912500 [^]	6	11	-9.2	76.6
BAYSWATER	570300	616800	632000	600000	688800	36	146	20.8	14.8
BAYSWATER NORTH	551000	593500	605500	660000	676500	18	68	22.8	2.5
BEACONSFIELD	511000 [^]	490000 [^]	606400 [^]	640000 [^]	525500 [^]	5	15	2.8	-17.9

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MEDIAN UNIT PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
BEAUMARIS	799000 [^]	1087500	1235000	1120000	1630000	13	49	104.0	45.5
BELL PARK	450000 [^]	424500	436500 [^]	481000 [^]	515000 [^]	9	20	14.4	7.1
BELLFIELD (BANYULE)	757500 [^]	915000 [^]	813800 [^]	927500 [^]	927500 [*]	0	4	NA	NA
BELMONT	402500	485000	505000	571000	562500	32	95	39.8	-1.5
BENALLA	202000 [^]	229000 [^]	189000 [^]	253000	157500 [^]	8	23	-22.0	-37.7
BENDIGO	435000 [^]	427500	515000 [^]	410600	422000 [^]	9	30	-3.0	2.8
BENTLEIGH	647600	750000	755000	928500	850000	37	173	31.3	-8.5
BENTLEIGH EAST	933600	875000	998300	941500	1060500	50	198	13.6	12.6
BERWICK	552500	600000	620000	606000	620000	39	119	12.2	2.3
BITTERN	490000 [^]	532000 [^]	565000	580000 [^]	500000 [^]	1	16	2.0	-13.8
BLACK HILL	315500 [^]	327300 [^]	333800 [^]	365000 [^]	365000 [*]	0	5	NA	NA
BLACK ROCK	1130000 [^]	965500	1050000	1156500	1045000 [^]	9	40	-7.5	-9.6
BLACKBURN	485000 [^]	815000	707500	827500	757500	22	98	56.2	-8.5
BLACKBURN NORTH	775300	540000 [^]	816000 [^]	878000	941800 [^]	5	30	21.5	7.3
BLACKBURN SOUTH	710000 [^]	559000	669000	584000	665000 [^]	9	52	-6.3	13.9
BONBEACH	709800	703000	747500	748500	655600	27	95	-7.6	-12.4
BORONIA	529300	592000	614300	657500	626800	60	197	18.4	-4.7
BOX HILL	470000	495000	528000	563500	537900	58	231	14.5	-4.5
BOX HILL NORTH	865000	869000	785000	880000	889000	21	81	2.8	1.0
BOX HILL SOUTH	645000 [^]	830000	891000	1000000	1040000	15	54	61.2	4.0
BRAYBROOK	594800	565000	599500	600000	600000	18	53	0.9	0.0
BRIAR HILL	640000 [^]	865000 [^]	691000 [^]	784500	906000 [^]	3	20	41.6	15.5
BRIGHT	492500 [^]	465000	579000	466400 [^]	750000 [^]	3	19	52.3	60.8
BRIGHTON	975000	1061000	1262500	1125000	1200000	59	215	23.1	6.7
BRIGHTON EAST	946300	950000	1070000	1250000	1111000	19	64	17.4	-11.1
BROADMEADOWS	411500	447500	455000	420000	430000	39	106	4.5	2.4
BROOKLYN	640000	650000	605000	636500	620000	11	41	-3.1	-2.6
BROWN HILL	334500 [^]	315000 [^]	310000 [^]	339000 [^]	315000 [^]	2	12	-5.8	-7.1
BRUNSWICK	598500	560000	600000	595000	620000	65	286	3.6	4.2
BRUNSWICK EAST	475000	550000	586500	578000	588800	50	206	23.9	1.9
BRUNSWICK WEST	530000	536700	547000	500000	537500	54	214	1.4	7.5
BULLEEN	800000 [^]	750500	730000	655000	561000	16	70	-29.9	-14.4
BUNDOORA	415000	464500	420000	460000	500000	31	143	20.5	8.7
BUNYIP	438600 [^]	450000 [^]	460000 [^]	465000 [^]	540000 [^]	1	7	23.1	16.1

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Jul-Sep 2020 to Jul-Sep 2021

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BURNLEY	-	536000 [^]	536000 [*]	477500 [^]	540500 [^]	6	12	0.0	13.2
BURWOOD	841600	950400	842000	932500	850000	37	148	1.0	-8.8
BURWOOD EAST	430000	452000	511000 [^]	905500	844500	12	32	96.4	-6.7
CAIRNLEA	395000 [^]	494000 [^]	425000 [^]	410000 [^]	330000 [^]	1	9	-16.5	-19.5
CAMBERWELL	840000	775000	890000	840500	890000	37	132	6.0	5.9
CAMPBELLFIELD	421000 [^]	375000 [^]	417000 [^]	432500 [^]	432500 [*]	0	9	NA	NA
CANADIAN	290000 [^]	285000 [^]	385000 [^]	382000 [^]	390000 [^]	7	19	34.5	2.1
CANTERBURY	735000 [^]	1100000	1135000	1135000 [^]	1504400 [^]	6	25	104.7	32.6
CAPE PATERSON	360000 [*]	485000 [^]	685000 [^]	906900 [^]	836000 [^]	1	3	NA	-7.8
CAPEL SOUND	453000 [^]	600000	559000	540000	632000	15	43	39.5	17.0
CARLTON	282000	380000	418500	567000	435000	42	203	54.3	-23.3
CARLTON NORTH	610000 [^]	645000 [^]	677000 [^]	722500 [^]	655000 [^]	7	24	7.4	-9.3
CARNEGIE	642300	659000	675000	599000	585000	86	336	-8.9	-2.3
CAROLINE SPRINGS	462000 [^]	455000	476300	470000	445000	15	58	-3.7	-5.3
CARRUM	582500 [^]	740000	750000	772500	835000	15	58	43.3	8.1
CARRUM DOWNS	435000	475000	510800	490500	546000	31	137	25.5	11.3
CASTLEMAINE	390000 [^]	450000 [^]	492000 [^]	502500 [^]	420000 [^]	4	21	7.7	-16.4
CAULFIELD	777500	710000	845000	842500	655000	11	54	-15.8	-22.3
CAULFIELD EAST	1185000 [^]	586000 [^]	681500 [^]	520000 [^]	313800 [^]	2	9	-73.5	-39.7
CAULFIELD NORTH	672500	780000	717500	684000	702500	38	187	4.5	2.7
CAULFIELD SOUTH	900000	1070000	895000	1232500	523000	28	87	-41.9	-57.6
CHADSTONE	800000	647300	797500	862500	597300	22	114	-25.3	-30.7
CHELSEA	624000	638800	710000	681000	670900	37	148	7.5	-1.5
CHELSEA HEIGHTS	595000 [^]	687500 [^]	756000 [^]	702000 [^]	805000 [^]	2	12	35.3	14.7
CHELtenham	531000	612500	675000	695000	640000	43	193	20.5	-7.9
CHELtenham EAST	630000 [^]	947000 [^]	776300 [^]	670000 [^]	580000 [^]	3	15	-7.9	-13.4
CHELtenham NORTH	684000 [^]	740000 [^]	819000	630500	665000 [^]	9	31	-2.8	5.5
CHILTERN	190999 [*]	190999 [*]	190999 [*]	190999 [*]	190999 [*]	0	0	NA	NA
CHIRNSIDE PARK	615000 [^]	630000	654000 [^]	665000	677500	18	40	10.2	1.9
CLARINDA	771300 [^]	750000	650000 [^]	736500 [^]	736500 [*]	0	13	NA	NA
CLAYTON	630000	710000	686000	726800	602500	54	197	-4.4	-17.1
CLAYTON NORTH	655000 [^]	670000	815100	819300	775000	11	39	18.3	-5.4
CLAYTON SOUTH	470800 [^]	723000 [^]	490000	670000	618000 [^]	6	32	31.3	-7.8
CLIFTON HILL	464000 [^]	960000	818000	900000	748000	13	43	61.2	-16.9

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COBRAM	200000 [^]	259000 [^]	235000 [^]	262500 [^]	415000 [^]	1	7	107.5	58.1
COBURG	588000	506700	580000	588800	626000	43	148	6.5	6.3
COBURG EAST	580000 [^]	822500 [^]	676500	770000	715000	13	34	23.3	-7.1
COBURG NORTH	641000 [^]	653000	675500 [^]	770000	707500	12	28	10.4	-8.1
COLAC	325000	261000	372500 [^]	315000	350000 [^]	5	25	7.7	11.1
COLAC EAST	-	-	-	-	73400	11	11	0.0	0.0
COLLINGWOOD	667500	665000	606000	688800	650000	59	178	-2.6	-5.6
CONNEWARRE	832500 [^]	300000	597500 [^]	310000 [^]	1140000 [^]	1	6	36.9	267.7
CORIO	292000 [^]	317500 [^]	356000 [^]	365000 [^]	382500 [^]	4	19	31.0	4.8
COWES	301000	460000	385000	394100	500000	12	37	66.1	26.9
COWES WEST	429500 [^]	630000 [^]	467500	705000	710000	15	38	65.3	0.7
CRAIGIEBURN	380000	400000	420000	410000	429500	44	146	13.0	4.8
CRANBOURNE	397000 [^]	400000	405000	440000	440000	21	82	10.8	0.0
CRANBOURNE NORTH	430000 [^]	395000 [^]	425000 [^]	445000 [^]	477500 [^]	8	15	11.0	7.3
CRANBOURNE WEST	455000 [^]	431000 [^]	440000 [^]	460000 [^]	510000	11	24	12.1	10.9
CREMORNE	497000 [^]	610500	564000	695000	562800 [^]	8	41	13.2	-19.0
CRIB POINT	389000 [^]	416000 [^]	440000 [^]	457500 [^]	518500 [^]	8	21	33.3	13.3
CROYDON	572500	614300	653000	650000	660500	76	292	15.4	1.6
CROYDON NORTH	695000 [^]	600000	712800	710000	661000	11	61	-4.9	-6.9
CROYDON SOUTH	630000 [^]	660000 [^]	723000 [^]	754000 [^]	867500 [^]	4	15	37.7	15.1
DALLAS	365000 [^]	405500 [^]	430000 [^]	449000 [^]	480000 [^]	1	9	31.5	6.9
DANDENONG	390000	370000	373500	401000	425600	84	329	9.1	6.1
DANDENONG NORTH	512500 [^]	440800	482500	448800	520000	25	77	1.5	15.9
DARLEY	320000 [^]	315000 [^]	215000	335000 [^]	400000 [^]	6	21	25.0	19.4
DAYLESFORD	520000 [^]	445000 [^]	410000 [^]	650000 [^]	1300000 [^]	1	8	150.0	100.0
DEEPDENE	660000 [^]	1550000 [^]	1205000 [^]	2100000 [^]	1890000 [^]	3	12	186.4	-10.0
DEER PARK	497500 [^]	460000	490000	442500	482500	10	31	-3.0	9.0
DELACOMBE	375500 [^]	370000 [^]	384500 [^]	368800 [^]	340000 [^]	1	7	-9.5	-7.8
DIAMOND CREEK	585000 [^]	742000	790000 [^]	731000 [^]	720000 [^]	6	19	23.1	-1.5
DINGLEY VILLAGE	657000 [^]	671000	694500 [^]	752500 [^]	915000 [^]	8	19	39.3	21.6
DINNER PLAIN	385000 [^]	385000 [*]	390000 [^]	494500 [^]	545000 [^]	4	13	41.6	10.2
DOCKLANDS	584700	565000	550000	602500	560000	74	307	-4.2	-7.1
DONCASTER	610000	650000	680000	644500	610000	53	244	0.0	-5.4
DONCASTER EAST	623500	660000	840000	820000	750000	43	217	20.3	-8.5

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DONVALE	750000 [^]	780000	682500	893500	904500	10	52	20.6	1.2
DOREEN	540000 [^]	432500 [^]	510000 [^]	474300 [^]	535000	10	20	-0.9	12.8
DOVETON	420000	455000	443000	465000	469300	22	60	11.7	0.9
DROMANA	587500 [^]	710000 [^]	700000	705500 [^]	844200	16	35	43.7	19.7
DROUIN	322000	352000	381500	380000	390000	11	34	21.1	2.6
DRYSDALE	436000	440000 [^]	447500 [^]	440000 [^]	410000 [^]	3	17	-6.0	-6.8
EAGLEHAWK	280000 [^]	287000 [^]	257500 [^]	328000 [^]	385000 [^]	4	10	37.5	17.4
EAGLEMONT	853000 [*]	800500 [^]	1147500 [^]	1325000 [^]	1310000 [^]	5	13	NA	-1.1
EAST BENDIGO	317500 [^]	310000 [^]	336000 [^]	375000 [^]	415000 [^]	3	12	30.7	10.7
EAST MELBOURNE	757500	755000	920000	652500	536000	14	65	-29.2	-17.9
ECHUCA	288800	305000	347500	335000	330000	11	40	14.3	-1.5
EDITHVALE	728500	720000	755000	850000	770000	21	78	5.7	-9.4
ELSTERNWICK	740600	633000	719000	715000	668000	39	113	-9.8	-6.6
ELTHAM	650000	722500	800000	781000	835000	21	87	28.5	6.9
ELWOOD	635000	649000	675000	701000	678000	95	335	6.8	-3.3
ENDEAVOUR HILLS	595000	551000	549000	585300	667500	14	44	12.2	14.1
EPPING	423000	412000	411000	468500	399000	26	94	-5.7	-14.8
ESSENDON	520000	617500	592500	570000	625000	71	226	20.2	9.6
ESSENDON NORTH	595000 [^]	433000	474000	580000	580000	12	45	-2.5	0.0
EUMEMMERRING	477200 [^]	442500 [^]	490000	450000	535000	11	36	12.1	18.9
FAIRFIELD	554500 [^]	630000	578000	586000	677100	19	70	22.1	15.5
FAWKNER	530000	506000	543800	560500	575000	24	68	8.5	2.6
FERNTREE GULLY	559000	583000	612500	645000	630000	33	138	12.7	-2.3
FISHERMANS BEND	1450000 [^]	982500	1058300	949000	999000	13	68	-31.1	5.3
FITZROY	762500	810000	854000	710000	940000	21	93	23.3	32.4
FITZROY NORTH	614000	719000	621000	700000	857500	22	84	39.7	22.5
FLEMINGTON	345000 [^]	468000	461000	398000	456000	17	52	32.2	14.6
FLORA HILL	356000 [^]	362500	402500 [^]	340000	360000	11	36	1.1	5.9
FOOTSCRAY	461500	497800	495000	490000	512500	84	262	11.1	4.6
FOREST HILL	725000 [^]	813500	820000	818000	699000	13	58	-3.6	-14.5
FRANKSTON	445200	470000	460000	532500	510000	110	332	14.5	-4.2
FRANKSTON SOUTH	685300	680000	720000	731100	855000	10	53	24.8	17.0
GARDENVALE	790000 [^]	790000 [*]	329000 [^]	805000 [^]	635500 [^]	3	10	-19.6	-21.1
GARFIELD	-	420000 [^]	400000 [^]	445000 [^]	445000 [*]	0	5	NA	NA

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GEELONG	699400	715000	575000	725000	575000	23	76	-17.8	-20.7
GEELONG WEST	361500 [^]	612500	629000	620000 [^]	540000	11	34	49.4	-12.9
GISBORNE	597000 [^]	460000 [^]	637500	535000 [^]	630000 [^]	6	30	5.5	17.8
GLEN HUNTLY	520000	660000	520000	717500	502800	28	91	-3.3	-29.9
GLEN IRIS	785000	780000	690000	703000	680000	55	220	-13.4	-3.3
GLEN WAVERLEY	813000	782000	762300	874000	866000	57	200	6.5	-0.9
GLENROY	577000	582500	595000	585000	590000	71	249	2.3	0.9
GOLDEN POINT (BALLARAT)	262500 [^]	370000 [^]	304500 [^]	355000 [^]	417500 [^]	2	11	59.0	17.6
GOLDEN SQUARE	277500 [^]	298000	320000	323000	385000	14	46	38.7	19.2
GOWANBRAE	574000 [^]	540000 [^]	652500 [^]	673000 [^]	735000 [^]	1	6	28.0	9.2
GREENSBOROUGH	635000	630000	687500	772500	686800	24	91	8.2	-11.1
GREENVALE	615000 [^]	530000 [^]	570000 [^]	600000 [^]	624500 [^]	6	18	1.5	4.1
GROVEDALE	385000 [^]	451300	488800	549000	465300	16	48	20.8	-15.3
HADFIELD	561300	595000	599000	638000	530000	14	72	-5.6	-16.9
HALLAM	480500 [^]	500000 [^]	483500	532500	530000	10	44	10.3	-0.5
HAMILTON	242000 [^]	205000 [^]	240000 [^]	297500 [^]	369500 [^]	4	15	52.7	24.2
HAMLIN HEIGHTS	487000	526800	496000	550000	495000 [^]	9	30	1.6	-10.0
HAMPTON	1075000	872000	1005000	958500	921300	36	117	-14.3	-3.9
HAMPTON EAST	668800	808800	718500	540000	1250000 [^]	5	27	86.9	131.5
HAMPTON PARK	443500	467500	470000	495000	480500	10	56	8.3	-2.9
HARKNESS	335000 [^]	327500 [^]	380000	375000	416300 [^]	6	30	24.3	11.0
HASTINGS	407000 [^]	440000	502500	542500	521000	21	71	28.0	-4.0
HAWTHORN	582500	610000	599500	593800	559500	80	312	-3.9	-5.8
HAWTHORN EAST	669200	635000	720000	637500	610000	81	260	-8.8	-4.3
HEALESVILLE	450000 [^]	516000 [^]	590000	590000 [^]	616300 [^]	6	32	36.9	4.4
HEATHERTON	-	300000 [^]	475000 [^]	405000 [^]	464500 [^]	2	10	0.0	14.7
HEATHMONT	605000 [^]	700000	700000	778000	750000	21	54	24.0	-3.6
HEIDELBERG	619000	619500	650000	656000	655000	27	95	5.8	-0.2
HEIDELBERG HEIGHTS	655000	717500	707000	756000	597300	14	64	-8.8	-21.0
HEIDELBERG WEST	599000	646000	665000	660000	603000 [^]	8	40	0.7	-8.6
HERNE HILL	255500	408000 [^]	371000	312500 [^]	360000	11	25	40.9	15.2
HIGHETT	660000	657500	757500	774000	790000	44	170	19.7	2.1
HIGHTON	435000	463000	436000	515000	510000	17	61	17.2	-1.0
HILLSIDE (MELTON)	535000 [^]	490000 [^]	475500 [^]	562500 [^]	518000 [^]	5	15	-3.2	-7.9

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HOPPERS CROSSING	440000 [^]	400000 [^]	407500	413800	408000	21	63	-7.3	-1.4
HORSHAM	229500	290000	291500	290300	232500	16	48	1.3	-19.9
HUGHESDALE	712500	760000	705000	710000	576500	18	61	-19.1	-18.8
HUNTINGDALE	675000 [^]	690000 [^]	701200 [^]	701200*	422500 [^]	6	12	-37.4	NA
INVERLOCH	455000 [^]	500000 [^]	491500 [^]	745000 [^]	690000 [^]	6	19	51.6	-7.4
IVANHOE	651300	710500	687500	810000	795000	37	155	22.1	-1.9
IVANHOE EAST	675000 [^]	925000 [^]	726900	777500 [^]	675000 [^]	2	18	0.0	-13.2
JACANA	366000 [^]	430000 [^]	470000 [^]	464000 [^]	446500 [^]	4	13	22.0	-3.8
JOLIMONT	600300 [^]	1025000 [^]	750000 [^]	1262500	1200000 [^]	9	26	99.9	-5.0
JUNCTION VILLAGE	280000 [^]	262000 [^]	345000 [^]	230000 [^]	268000 [^]	3	9	-4.3	16.5
KANGAROO FLAT	305000 [^]	305000 [^]	318500	310000	392500 [^]	7	34	28.7	26.6
KEILOR DOWNS	470000 [^]	500000 [^]	568000 [^]	565000 [^]	573700 [^]	4	14	22.1	1.5
KEILOR EAST	671300 [^]	685000 [^]	687500 [^]	787500	715000 [^]	3	23	6.5	-9.2
KENNINGTON	300300 [^]	365000	295000	357500	331500	12	37	10.4	-7.3
KENSINGTON	427500 [^]	540000	535000	569500	516000	24	79	20.7	-9.4
KEW	867500	853000	925000	790000	865000	43	187	-0.3	9.5
KEW NORTH	711300 [^]	835000	755000	1100000 [^]	1330000 [^]	5	20	87.0	20.9
KEYSBOROUGH	615400 [^]	705800 [^]	680000	622500	675500 [^]	9	34	9.8	8.5
KILMORE	317500 [^]	341300 [^]	377500 [^]	397500	400000 [^]	3	23	26.0	0.6
KILSYTH	600000	637500	640000	640000	682000	19	88	13.7	6.6
KINGSBURY	591000 [^]	565000 [^]	550000 [^]	605000 [^]	537000	10	24	-9.1	-11.2
KINGSVILLE	765000 [^]	589000	565000	631500	570000	10	47	-25.5	-9.7
KNOXFIELD	686000 [^]	652500	735000	749700	788000	11	58	14.9	5.1
KOO WEE RUP	418800 [^]	354300	412500 [^]	442500 [^]	473500 [^]	2	9	13.1	7.0
KOOYONG	1200000 [^]	1460000 [^]	706100 [^]	755000 [^]	1350000 [^]	3	7	12.5	78.8
KORUMBURRA	330000 [^]	306000 [^]	342500 [^]	323500 [^]	345000 [^]	2	10	4.5	6.6
KURUNJANG	370000*	315000 [^]	363000 [^]	359000 [^]	426000 [^]	6	17	NA	18.7
KYABRAM	249000 [^]	220000 [^]	185000 [^]	285000 [^]	262000 [^]	6	17	5.2	-8.1
KYNETON	452500 [^]	388000 [^]	573000	595000 [^]	653800 [^]	2	18	44.5	9.9
LAKE WENDOUREE	384500 [^]	570000 [^]	480000	505000 [^]	413000 [^]	3	21	7.4	-18.2
LAKES ENTRANCE	357000 [^]	292500 [^]	278000 [^]	315000 [^]	309000	16	27	-13.4	-1.9
LALOR	492000 [^]	447500	535000	483000	550000	15	54	11.8	13.9
LANGWARRIN	453900	490000	520000	544800	570000	35	104	25.6	4.6
LARA	380000 [^]	410000 [^]	446000 [^]	495000 [^]	507500 [^]	2	6	33.6	2.5

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MEDIAN UNIT PRICES

Jul-Sep 2020 to Jul-Sep 2021

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LARA LAKE	400000 [^]	360000 [^]	415000 [^]	407500 [^]	518000 [^]	6	16	29.5	27.1
LAVERTON	451300 [^]	490000 [^]	561000	522500	520000	15	41	15.2	-0.5
LAVERTON SOUTH	460000 [^]	450000 [^]	482000 [^]	485000	475500 [^]	2	24	3.4	-2.0
LEONGATHA	320000 [^]	310000 [^]	280000 [^]	352500 [^]	332500 [^]	6	10	3.9	-5.7
LEOPOLD	406800 [^]	430000 [^]	445000 [^]	465000 [^]	473500 [^]	5	16	16.4	1.8
LILYDALE	515000	530000	560000	600000	587000	24	100	14.0	-2.2
LONG GULLY	300000 [^]	297500 [^]	255000 [^]	380000 [^]	360000 [^]	3	11	20.0	-5.3
LORNE	707500	880000	940000	1380000 [^]	957500 [^]	6	21	35.3	-30.6
LOVELY BANKS	326000 [^]	342000 [^]	350600	308000 [^]	408000 [^]	7	21	25.2	32.5
LOWER PLENTY	996500 [^]	645000 [^]	600000	575500	688000 [^]	6	39	-31.0	19.5
LUCAS	-	377900 [^]	372900 [^]	372900 [*]	372900 [*]	0	2	NA	NA
LYNBROOK	490000 [^]	525000 [^]	525000 [*]	550000 [^]	540000 [^]	5	6	10.2	-1.8
LYNDHURST	507500 [^]	465000 [^]	465000 [^]	470000 [^]	523800 [^]	2	4	3.2	11.4
MACLEOD	658500	672500	786300	718000	740500	12	57	12.5	3.1
MAFFRA	185000 [^]	185000 [*]	229800 [^]	252800 [^]	335000 [^]	1	9	81.1	32.5
MAIDSTONE	700000	616000	720000	617500	689000	19	68	-1.6	11.6
MALVERN	858000	715000	796500	885000	590000	25	106	-31.2	-33.3
MALVERN EAST	640000	660000	785000	652500	930000	49	158	45.3	42.5
MANIFOLD HEIGHTS	341500 [^]	446000 [^]	457500 [^]	1140000 [^]	450000 [^]	5	15	31.8	-60.5
MANSFIELD	385000	405000 [^]	430000 [^]	375000 [^]	342500 [^]	2	14	-11.0	-8.7
MARIBYRNONG	437500	513500	530000	505000	523800	52	188	19.7	3.7
MARYBOROUGH	248800	251300 [^]	285000	322000 [^]	320000 [^]	5	22	28.6	-0.6
MCCRAE	500000 [^]	635000	616000	860000 [^]	693000	12	27	38.6	-19.4
MCKINNON	745000 [^]	899000	977500	885000	1029000	15	63	38.1	16.3
MEADOW HEIGHTS	410000 [^]	435000 [^]	420000 [^]	440000	410000 [^]	7	25	0.0	-6.8
MELBOURNE	593500	574000	542000	515000	525000	319	1,227	-11.5	1.9
MELTON	315000 [^]	326000	349000	335000	350000 [^]	8	34	11.1	4.5
MELTON SOUTH	296000 [^]	300000	320000	320000	332500	13	42	12.3	3.9
MENTONE	608800	675000	655000	703000	611000	47	160	0.4	-13.1
MERBEIN	-	-	-	190000 [^]	190000 [^]	6	9	0.0	0.0
MERINDA PARK	-	454300 [^]	559000 [^]	452500 [^]	397500 [^]	2	12	0.0	-12.2
MERNDA	382600 [^]	349000 [^]	420000 [^]	410000	432500	12	34	13.0	5.5
METUNG	265000 [^]	452500 [^]	206000 [^]	370000 [^]	225000 [^]	3	14	-15.1	-39.2
MICKLEHAM	505000 [^]	493000 [^]	522500 [^]	525000	546000	10	27	8.1	4.0

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MEDIAN UNIT PRICES

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MIDDLE PARK	976500 [^]	705000	469000 [^]	1425000 [^]	1267500 [^]	4	18	29.8	-11.1
MILDURA	246000	195000	242500	230000	252500	50	137	2.6	9.8
MILL PARK	450000 [^]	440000 [^]	480000	465000	510000	19	52	13.3	9.7
MITCHAM	808000	791700	782800	710000	870000	23	98	7.7	22.5
MOE	128000	169300	150000	230000	225000	11	43	75.8	-2.2
MONT ALBERT	736000 [^]	804000	770800	770000	720000	12	45	-2.2	-6.5
MONT ALBERT NORTH	1105000 [^]	937500	1083300 [^]	1375500	1257000	13	33	13.8	-8.6
MONTMORENCY	738000	851000	748000	772000	832500	14	55	12.8	7.8
MOONEE PONDS	475800	483600	567500	594000	570000	28	154	19.8	-4.0
MOORABBIN	832000 [^]	558500	497500	716300	500000	11	39	-39.9	-30.2
MOOROOLBARK	635000	585000	628500	668000	692500	18	90	9.1	3.7
MOOROOPNA	237500 [^]	185000 [^]	207500 [^]	245000 [^]	260000 [^]	9	21	9.5	6.1
MORDIALLOC	575300	627500	755000	702000	760000	27	99	32.1	8.3
MORNINGTON	720000	747500	778000	770000	690000	61	234	-4.2	-10.4
MORWELL	190000	182000	163000	235000	229000	14	52	20.5	-2.6
MOUNT CLEAR	365500 [^]	349000 [^]	420000 [^]	350000 [^]	402000 [^]	7	21	10.0	14.9
MOUNT ELIZA	520000 [^]	762000	710500	605000	655000	12	35	26.0	8.3
MOUNT EVELYN	370000 [^]	370000 [*]	585500 [^]	635000 [^]	695000 [^]	3	9	87.8	9.4
MOUNT MARTHA	422500 [^]	680000 [^]	860000 [^]	700000 [^]	405000 [^]	5	21	-4.1	-42.1
MOUNT PLEASANT	285000 [^]	395000 [^]	400000 [^]	403800 [^]	371500 [^]	2	11	30.4	-8.0
MOUNT WAVERLEY	894000	1070000	1080000	1000000	1205000	34	170	34.8	20.5
MULGRAVE	752500	795000	731000	773100	846500	10	45	12.5	9.5
MURRUMBEENA	523000	595000	670000	540000	626300	36	119	19.8	16.0
NARRE WARREN	430300 [^]	450000	560000	510900	483800	14	54	12.4	-5.3
NEWBOROUGH	302000 [^]	147000 [^]	340000 [^]	265000 [^]	285000 [^]	9	17	-5.6	7.5
NEWCOMB	415000	387500 [^]	425000 [^]	419500 [^]	475000	10	25	14.5	13.2
NEWPORT	663000 [^]	715000	832500	812000	769000	28	78	16.0	-5.3
NEWTOWN (GREATER GEELONG)	451300	545000	610000	698500	647000	15	48	43.4	-7.4
NIDDRIE	725000 [^]	729000	712000	783500 [^]	666500	14	41	-8.1	-14.9
NOBLE PARK	445000	498500	500000	520000	540000	82	261	21.3	3.8
NORLANE	352500	332500	347500 [^]	380000	415000 [^]	7	25	17.7	9.2
NORTH BENDIGO	265000 [^]	398800 [^]	336000 [^]	330500 [^]	385000 [^]	4	16	45.3	16.5
NORTH MELBOURNE	570000	585000	552500	572000	534000	49	203	-6.3	-6.6
NORTHCOTE	742000	660000	632500	667000	713000	40	152	-3.9	6.9

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NOTTING HILL	355000 [^]	360000 [^]	401400	420000	407100 [^]	3	32	14.7	-3.1
NUMURKAH	156500 [^]	199800 [^]	168000	180000 [^]	230000 [^]	6	20	47.0	27.8
NUNAWADING	660500	715000	845500	755500	681400	24	95	3.2	-9.8
OAK PARK	630000 [^]	697500	597400	657500	739000	20	76	17.3	12.4
OAKLEIGH	588000	624500	575400	607500	766300	17	99	30.3	26.1
OAKLEIGH EAST	755500 [^]	862500	836500	875100	758000	17	55	0.3	-13.4
OAKLEIGH SOUTH	700500	794000	761800	810000	808500	14	47	15.4	-0.2
OCEAN GROVE	600000	692500	782500	838000	801300	14	49	33.5	-4.4
OFFICER	429500 [^]	520000 [^]	485500 [^]	570000 [^]	455000 [^]	6	14	5.9	-20.2
ORMOND	761000	660000	620000	609000	690000	30	101	-9.3	13.3
OSBORNE	575000 [^]	646300	750000	740000	752500	10	40	30.9	1.7
PAKENHAM	382000	400000	416000	422500	430000	42	151	12.6	1.8
PARKDALE	595000	765000	675000	740000	830000	27	106	39.5	12.2
PARKVILLE	647500 [^]	707500	585000	497000	660000	12	44	1.9	32.8
PASCOE VALE	644500	660000	670000	653500	640000	71	238	-0.7	-2.1
PASCOE VALE SOUTH	500000 [^]	470000	495000 [^]	510100 [^]	780000 [^]	9	25	56.0	52.9
PATTERSON LAKES	660000 [^]	595000	547500	707000	603000	13	46	-8.6	-14.7
PAYNESVILLE	358500 [^]	395000 [^]	320000 [^]	359500 [^]	365000 [^]	7	16	1.8	1.5
POINT COOK	457000 [^]	510000	460800	465000	465000	19	56	1.8	0.0
POINT LONSDALE	614800 [^]	582500 [^]	805000 [^]	780000 [^]	1912500 [^]	2	11	211.1	145.2
PORT FAIRY	577500 [*]	875000 [^]	1042500 [^]	800000 [^]	745000 [^]	1	12	NA	-6.9
PORT MELBOURNE	677500	715000	810000	858000	771000	70	250	13.8	-10.1
PORTARLINGTON	617500 [^]	520000 [^]	695000	655000	670000 [^]	7	30	8.5	2.3
PORTLAND	190000 [^]	190000 [^]	201000	269000	420000 [^]	5	38	121.1	56.1
PRAHRAN	482500	588800	575000	610000	610000	59	205	26.4	0.0
PRESTON	572500	619000	660000	591000	620000	93	340	8.3	4.9
QUARRY HILL	332500 [^]	320000 [^]	400000 [^]	349000 [^]	320000 [^]	2	9	-3.8	-8.3
QUEENSCLIFF	680000 [^]	715000 [^]	715000 [*]	753500 [^]	457000 [^]	2	4	-32.8	-39.3
REDAN	285000 [^]	360000	327000 [^]	299000 [^]	355000 [^]	9	22	24.6	18.7
RESERVOIR	567500	600000	630000	650000	630000	129	462	11.0	-3.1
RICHMOND	545300	547500	650000	622500	630000	97	367	15.5	1.2
RIDDELLS CREEK	540000 [^]	530000 [^]	557500 [^]	475000 [^]	515000 [^]	4	11	-4.6	8.4
RINGWOOD	595000	645000	585000	633000	622000	67	258	4.5	-1.7
RINGWOOD EAST	618000 [^]	588900	673000	713500	735000	29	86	18.9	3.0

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RINGWOOD NORTH	865000 [^]	647500 [^]	748500 [^]	950000 [^]	945000 [^]	6	17	9.2	-0.5
RIPPLESIDE	765000 [^]	955000 [^]	955000 [*]	529500 [^]	790000 [^]	2	4	3.3	49.2
RIPPONLEA	610000 [^]	545000	600000 [^]	384500 [^]	390000 [^]	3	16	-36.1	1.4
ROBINVALE	510000 [^]	270000 [^]	270000 [*]	100000 [^]	100000 [*]	0	5	NA	NA
ROMSEY	440000 [^]	430000 [^]	445000 [^]	489500 [^]	590000 [^]	3	14	34.1	20.5
ROSANNA	678500 [^]	833000	700000	860000	910000	13	53	34.1	5.8
ROSEBUD	523500	596300	609500	650000	749800	10	75	43.2	15.3
ROSEBUD SOUTH	520000 [^]	615000	814000	600000 [^]	615000 [^]	3	20	18.3	2.5
ROWVILLE	545000 [^]	676000	718000	665000	592500	30	86	8.7	-10.9
ROXBURGH PARK	360000 [^]	416300 [^]	535000 [^]	410000	432500 [^]	4	19	20.1	5.5
RYE	461000 [^]	598500 [^]	756300 [^]	1005000 [^]	690000 [^]	3	15	49.7	-31.3
SAFETY BEACH	710000	725000	730000	750000	805300	22	86	13.4	7.4
SALE	218800	232500	250000	262500	262000	25	84	19.8	-0.2
SANCTUARY LAKES	600000 [^]	512500 [^]	525000	532500	522500 [^]	8	31	-12.9	-1.9
SANDRINGHAM	697500	639000	710000	968500	930000	31	114	33.3	-4.0
SEAFORD	523600	535000	533500	627500	621000	38	136	18.6	-1.0
SEAHOLME	320000 [^]	840000 [^]	915000 [^]	800000 [^]	800000 [*]	0	6	NA	NA
SEBASTOPOL	275000	285000	292500	312000	341000	20	77	24.0	9.3
SEDDON	600000 [^]	513500	525000 [^]	575000 [^]	545000 [^]	6	19	-9.2	-5.2
SEYMOUR	220000 [^]	355000 [^]	365000 [^]	340000 [^]	330000 [^]	7	20	50.0	-2.9
SHEPPARTON	229000	219000	265000	249900	260000	25	85	13.5	4.0
SKYE	513000 [^]	520000 [^]	505000 [^]	535000	565000	10	31	10.1	5.6
SOMERVILLE	537500 [^]	540000	497500	500000	540000	13	47	0.5	8.0
SOUTH GEELONG	551300 [^]	551300 [*]	531000 [^]	475000 [^]	286700 [^]	7	11	-48.0	-39.6
SOUTH KINGSVILLE	627500 [^]	573500 [^]	800000	740000	658800 [^]	8	32	5.0	-11.0
SOUTH MELBOURNE	585000	600300	630000	707500	606300	42	146	3.6	-14.3
SOUTH MORANG	472500 [^]	475000	430000	550000	440000	15	45	-6.9	-20.0
SOUTH YARRA	692500	605000	635000	641500	620000	144	558	-10.5	-3.4
SOUTHBANK	580000	597500	561000	555000	550000	133	542	-5.2	-0.9
SPOTSWOOD	500000 [^]	692500 [^]	820000 [^]	740000	815000 [^]	2	18	63.0	10.1
SPRING GULLY	320000 [^]	372500 [^]	290000 [^]	285000 [^]	385000	10	21	20.3	35.1
SPRINGVALE	610000	580000	580000	605000	625000	25	114	2.5	3.3
SPRINGVALE SOUTH	410000 [^]	500000	599000	585000	538800	10	42	31.4	-7.9
ST ALBANS	450000	470000	467500	485000	487000	45	151	8.2	0.4

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ST ALBANS PARK	352500*	352500^	340100^	381800^	590000^	2	10	NA	54.6
ST KILDA	560000	588500	570000	570000	555000	129	449	-0.9	-2.6
ST KILDA EAST	589000	600000	605000	635000	586000	54	206	-0.5	-7.7
ST KILDA WEST	600000	680000	580000	525000	561000	18	58	-6.5	6.9
ST LEONARDS	457500^	537000^	485000^	535000^	421300^	4	19	-7.9	-21.3
STAWELL	181300^	145000^	274500^	177500^	660000^	2	10	264.1	271.8
STRATHDALE	226300^	348400^	350000^	440000	405000^	7	26	79.0	-8.0
STRATHMORE	752000^	660000^	887500^	765000	898500	10	33	19.5	17.5
STUDFIELD	885000^	634500^	607500	750500^	450000^	1	17	-49.2	-40.0
SUNBURY	450000	422000	450000	450000	450000	25	84	0.0	0.0
SUNSHINE	292500^	664500	575000	607800	635000	11	46	117.1	4.5
SUNSHINE NORTH	620000^	600000	598000^	510000	525000^	5	27	-15.3	2.9
SUNSHINE WEST	404000^	540000	552500	602500	500000	16	66	23.8	-17.0
SURREY HILLS	865100^	801800	992500	832000	922500	20	79	6.6	10.9
SWAN HILL	245000^	245000	279000^	325000	285000^	8	21	16.3	-12.3
SYDENHAM	427500	439000	440000	428000	454300	18	64	6.3	6.1
SYNDAL	1100000^	935500^	931000	895000	755000	13	41	-31.4	-15.6
TARNEIT	475000	415800	430000	434000	430000	15	42	-9.5	-0.9
TATURA	198500^	237500^	269000^	155000^	265000^	7	15	33.5	71.0
TAYLORS HILL	516300^	475000^	56100^	490000^	510000^	4	21	-1.2	4.1
TAYLORS LAKES	515000*	453000^	450000^	515000^	472000^	7	12	NA	-8.3
TEMPLESTOWE	707500	807500	850000	910000	1049000	17	57	48.3	15.3
TEMPLESTOWE LOWER	825000^	873000	930300	950500	929000	16	78	12.6	-2.3
THOMASTOWN	485000^	460000	510000	495000	499000	29	70	2.9	0.8
THORNBURY	675000	600000	630000	667000	725000	42	151	7.4	8.7
TOORAK	950000	972000	1285000	995000	1055000	48	202	11.1	6.0
TORQUAY	635000	650000	820000	600000^	817500	18	48	28.7	36.3
TRAFALGAR	400000*	400000*	450000^	379000^	300000^	1	12	NA	-20.8
TRARALGON	222500	219500	260000	298000	315000	27	89	41.6	5.7
TRAVANCORE	337300^	342000^	364500	395000	414500^	8	51	22.9	4.9
TRUGANINA	437000^	427500	427000^	418000	474100^	4	24	8.5	13.4
TULLAMARINE	447500^	515000	585000	575000	550000	19	57	22.9	-4.3
TYABB	435000^	525000^	601000^	357500^	597500^	4	12	37.4	67.1
VERMONT	610000^	700000	852500	907100	906500	10	33	48.6	-0.1

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								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
VERMONT SOUTH	1097000*	828500^	735000^	742500	610000^	9	30	NA	-17.8
VIEWBANK	687000^	685800^	601000^	685000	687500^	6	22	0.1	0.4
WALLAN	370000^	390000	390000^	405000^	380000^	6	20	2.7	-6.2
WALLAN EAST	369000^	370000^	357500^	403500^	417500^	2	6	13.1	3.5
WANGARATTA	228800	265000	320000	273000	312000	11	45	36.4	14.3
WANTIRNA	608000^	692500	647500	670000	730000	15	48	20.1	9.0
WANTIRNA SOUTH	588500^	679000^	548000	550000	472500^	7	42	-19.7	-14.1
WARRAGUL	335000	369000	341000	325000	350000	21	45	4.5	7.7
WARRNAMBOOL	312800	373500	340000	351100	380000	21	97	21.5	8.2
WATSONIA	687000^	697500	640000	719500	841000^	4	29	22.4	16.9
WENDOUREE	220900	262500	329000	367600^	350000^	9	28	58.5	-4.8
WERRIBEE	420000	377500	405000	400000	410000	35	134	-2.4	2.5
WERRIBEE SOUTH	385000^	419700^	434000^	560000^	490000^	6	18	27.3	-12.5
WEST FOOTSCRAY	600000	599000	580000	587500	480000	25	106	-20.0	-18.3
WEST MELBOURNE	736300	640000	580000	670000	565000	33	115	-23.3	-15.7
WEST WODONGA	220000	241000	291000	255000	267000^	6	37	21.4	4.7
WESTALL	615000^	575000	643500	627000	630000	21	90	2.4	0.5
WESTGARTH	351000^	562000	619500^	725000	560000^	7	30	59.5	-22.8
WESTMEADOWS	539000	549000	565000	588000	597500	12	47	10.9	1.6
WHEELERS HILL	761500*	820900^	888800^	804000^	1602000^	3	9	NA	99.3
WHITE HILLS	330000^	373500^	270000^	365000^	375000^	3	7	13.6	2.7
WHITTINGTON	350000^	378000^	330000^	367700	375000	11	28	7.1	2.0
WHITTLESEA	412500^	340000^	407500^	460000^	500000^	3	11	21.2	8.7
WILLIAMS LANDING	405000^	455900^	417000^	516000^	571000^	3	10	41.0	10.7
WILLIAMSTOWN	631000	642500	745000	635000	808300	26	106	28.1	27.3
WILLIAMSTOWN NORTH	710000^	710000^	700000^	745000^	908500^	4	11	28.0	21.9
WINDSOR	570000	589000	541300	480000	611000	30	135	7.2	27.3
WODONGA	205000	207000	239000	289500	297500	26	79	45.1	2.8
WOLLERT	435000	415000	459800^	360000	475000^	9	28	9.2	31.9
WONTHAGGI	333800^	350000	399500	437500^	394000	12	34	18.1	-9.9
WOODEND	700000^	570000^	685000^	715000^	642500^	3	15	-8.2	-10.1
WYNDHAM VALE	435000^	410000^	369500	441000^	410000^	7	26	-5.7	-7.0
YARRA GLEN	510000^	610000^	620000^	545000^	727500^	2	12	42.6	33.5
YARRA JUNCTION	480000^	592300^	538800^	560000^	591000^	5	12	23.1	5.5

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MEDIAN UNIT PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
YARRAM	294000 [^]	235000 [^]	260000 [^]	180000 [^]	197500 [^]	4	14	-32.8	9.7
YARRAVILLE	640000	670000	705000	564500	657500	24	82	2.7	16.5
YARRAWONGA	250000	285000	339000	370000	387500	14	44	55.0	4.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
AINTREE	360000	365000	383000 [^]	409500 [^]	411000 [^]	5	15	14.2	0.4
ALEXANDRA	145000 [^]	141000	135000	157500 [^]	191100 [^]	2	15	31.8	21.3
ALFREDTON	205000	206000	233000	255000	280000	25	142	36.6	9.8
ANGLESEA	575000 [^]	620000 [^]	975000 [^]	975000 [*]	1660000 [^]	1	3	188.7	NA
APOLLO BAY	225000	260000	310000 [^]	260500 [^]	455000 [^]	6	15	102.2	74.7
ARARAT	75000	80000 [^]	80000 [^]	80000 [^]	147500 [^]	4	11	96.7	84.4
ARMSTRONG CREEK	268000	270000	283500	269500	304500	10	382	13.6	13.0
AVENEL	194000 [^]	182500	190000 [^]	179000 [^]	160000 [^]	5	15	-17.5	-10.6
BACCHUS MARSH	257500	285000	300000	308000 [^]	290000 [^]	7	26	12.6	-5.8
BAGSHOT	114000	111500 [^]	101000	133000 [^]	134000 [^]	5	24	17.5	0.8
BAIRNSDALE	124900	129000	152500	149500	151000	13	47	20.9	1.0
BALLAN	251000	275800 [^]	212000 [^]	257000 [^]	282500 [^]	2	11	12.5	9.9
BALLARAT EAST	230000 [^]	150000 [^]	230000 [^]	182300	152300 [^]	1	18	-33.8	-16.5
BANNOCKBURN	267000 [^]	350000 [^]	284500 [^]	325000 [^]	442000 [^]	2	7	65.5	36.0
BARANDUDA	140000	135000	135000	162500	162500	44	125	16.1	0.0
BARWON HEADS	935000 [^]	905000 [^]	1027500 [^]	3140000 [^]	1680000 [^]	2	7	79.7	-46.5
BEACONSFIELD	302400	333600	355600	382000 [^]	403100 [^]	6	24	33.3	5.5
BEAUFORT	82500 [^]	85000 [^]	91300 [^]	80000	75000 [^]	4	41	-9.1	-6.3
BEECHWORTH	222500	235000 [^]	230000 [^]	293500 [^]	260000 [^]	2	9	16.9	-11.4
BELL PARK	190000 [^]	337000 [^]	324000 [^]	500000 [^]	356000 [^]	1	7	87.4	-28.8
BELMONT	350500 [^]	304000 [^]	286000 [^]	380000 [^]	380000 [*]	0	5	NA	NA
BENALLA	135000	139000	126500	134500	145000	13	47	7.4	7.8
BERWICK	424000	428000	428000	366500	373600	22	263	-11.9	1.9
BEVERIDGE	260000	253000	269000	260000	280000	27	208	7.7	7.7
BIRREGURRA	280000 [^]	285000 [^]	310500 [^]	325000 [^]	362500 [^]	6	12	29.5	11.5
BLAIRGOWRIE	875000 [^]	761000 [^]	775000 [^]	1027500 [^]	1500000 [^]	1	6	71.4	46.0
BONNIE BROOK	315000	299000	320000	320000	331500	30	104	5.2	3.6
BONSHAW	187000	207500	245000 [^]	240000 [^]	265000 [^]	5	19	41.7	10.4
BOTANIC RIDGE	372000	470000	535000	475000	500000 [^]	6	64	34.4	5.3
BRIGHT	336500	379500 [^]	350000 [^]	300000 [^]	300000 [*]	0	6	NA	NA
BROADFORD	245000 [^]	242000 [^]	242500 [^]	220000 [^]	315000 [^]	5	11	28.6	43.2
BROOKFIELD	273500 [^]	307500 [^]	283000 [^]	260000 [^]	260000 [*]	0	8	NA	NA
BROWN HILL	218500	243000	265000	270000	385000	10	34	76.2	42.6
BURNSIDE	444500	451500	464000	460000	326000 [^]	8	42	-26.7	-29.1
CAIRNLEA	430000 [^]	335000	340000 [^]	320000 [^]	330000 [^]	1	11	-23.3	3.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
CALIFORNIA GULLY	118500 [^]	121000 [^]	150000 [^]	200000 [^]	200000 [*]	0	4	NA	NA
CAMPBELLS CREEK	155000 [^]	180000 [^]	186000 [^]	280000 [^]	255000 [^]	2	5	64.5	-8.9
CAMPERDOWN	120000 [^]	120000 [*]	120000 [*]	165000 [^]	250000 [^]	1	2	108.3	51.5
CANADIAN	189900	192900 [^]	215500 [^]	262300 [^]	250000 [^]	7	11	31.6	-4.7
CAPE PATERSON	250000	320000	347500	380000 [^]	410000 [^]	8	57	64.0	7.9
CARDIGAN	365000 [^]	345000 [^]	385000 [^]	405000 [^]	405000 [*]	0	11	NA	NA
CARISBROOK	65000 [^]	73000 [^]	95000 [^]	90000 [^]	57800 [^]	4	10	-11.2	-35.8
CARRUM DOWNS	387500 [^]	217500 [^]	260100 [^]	242000 [^]	242000 [*]	0	5	NA	NA
CASTLEMAINE	232500 [^]	300000 [^]	269500	370000 [^]	335000 [^]	7	18	44.1	-9.5
CHARLEMONT	252000	253000	274000	285000	310300 [^]	8	148	23.1	8.9
CHEWTON	158000 [^]	230000 [^]	230000 [*]	200000 [^]	192500 [^]	4	9	21.8	-3.8
CHIRNSIDE PARK	375000 [^]	545000 [^]	589500 [^]	550000 [^]	360000 [^]	2	11	-4.0	-34.5
CHURCHILL	97000 [^]	96800 [^]	110000 [^]	110000 [^]	320000 [^]	1	5	229.9	190.9
CLIFTON SPRINGS	280000	285000	277000	372000 [^]	407600 [^]	6	37	45.6	9.6
CLUNES	160000 [^]	135000 [^]	155000 [^]	125000 [^]	150000 [^]	3	9	-6.3	20.0
CLYDE	320000	327500	340000	350000	297500	20	170	-7.0	-15.0
CLYDE NORTH	315000	319500	340000	331000	391600	59	395	24.3	18.3
COBBLEBANK	235500	296000	180000	276000 [^]	182600 [^]	6	30	-22.5	-33.8
COBRAM	84500	130500	146500 [^]	145000	187500 [^]	8	38	121.9	29.3
COHUNA	85000	117500 [^]	86800	86800 [*]	83000 [^]	5	17	-2.4	NA
CONNEWARRE	565000 [^]	605000	685000 [^]	930000 [^]	957500 [^]	2	6	69.5	3.0
CORINELLA	212500	279000	255000	286500 [^]	395000 [^]	5	25	85.9	37.9
CORIO	274000 [^]	284000 [^]	294000 [^]	275000	287500 [^]	6	32	4.9	4.5
CORONET BAY	267500	285000	260000	285000 [^]	372500 [^]	7	47	39.3	30.7
CORRYONG	65000 [^]	65000 [^]	43500 [^]	75500 [^]	75500 [*]	0	3	NA	NA
COWES WEST	258700	262500	279900	345000 [^]	411500 [^]	6	57	59.1	19.3
CRAIGIEBURN	339500	359000	335000	304700	446800	14	127	31.6	46.6
CRANBOURNE	336000	344000	315000	346500 [^]	405000 [^]	3	24	20.5	16.9
CRANBOURNE EAST	290800	302400	340000	307000	295000 [^]	8	54	1.4	-3.9
CRANBOURNE NORTH	380000 [^]	420000 [^]	300000 [^]	350000 [^]	350000 [*]	0	2	NA	NA
CRANBOURNE SOUTH	348500	365000	310000	191000	199500	20	113	-42.8	4.5
CRANBOURNE WEST	183400	208500	286000	221000	200900	20	54	9.5	-9.1
CRESSY	65000 [^]	65000 [*]	65000 [*]	67500 [^]	67500 [*]	0	5	NA	NA
CRESWICK	155000	162000	219000 [^]	149500 [^]	240000 [^]	5	13	54.8	60.5
CRIB POINT	393000 [^]	355000 [^]	370000 [^]	390000 [^]	357500 [^]	2	12	-9.0	-8.3

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2020 to Jul-Sep 2021

Locality	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	No. of Sales Jul-Sep 2021	No. of Sales 2021	Change (%)	
								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
CROYDON	403000 [^]	620000 [^]	572500 [^]	657900 [^]	632500 [^]	6	22	57.0	-3.9
CURLEWIS	301500	338000	337000	334500	400000 [^]	3	88	32.7	19.6
DALYSTON	185000	185500 [^]	199000 [^]	175000 [^]	289000 [^]	7	13	56.2	65.1
DARLEY	290000	260000	292500 [^]	282500	325000 [^]	6	21	12.1	15.0
DAYLESFORD	316500 [^]	340000	375000	369000	390000 [^]	5	39	23.2	5.7
DEANSIDE	309000	313900	300000	306000	296500	74	456	-4.0	-3.1
DELACOMBE	185000 [^]	180000 [^]	484000 [^]	484000 [*]	310000 [^]	2	4	67.6	NA
DENNINGTON	105000 [^]	140000 [^]	140000 [^]	130000 [^]	140000 [^]	6	14	33.3	7.7
DIAMOND CREEK	389000	450000	465000	488500	579000 [^]	5	44	48.8	18.5
DIGGERS REST	289000	267000	289500	250000	291000	25	145	0.7	16.4
DINNER PLAIN	112000 [^]	145000 [^]	145000 [^]	265000 [^]	215000	17	31	92.0	-18.9
DONCASTER	1170000 [^]	1042500 [^]	1111000	1265000 [^]	1250000 [^]	3	19	6.8	-1.2
DONNYBROOK	277000	286000	290000	320000	277500	36	388	0.2	-13.3
DOREEN	312500	335000	360000	317000	337500	10	92	8.0	6.5
DROMANA	580000 [^]	535000	655000 [^]	650000 [^]	750000 [^]	3	19	29.3	15.4
DROUIN	225000	220000	265800	270000	270000	15	180	20.0	0.0
DRYSDALE	247500	240000	300000	285000 [^]	332000 [^]	4	27	34.1	16.5
DUNKELD	102500 [^]	145500 [^]	79000 [^]	140000 [^]	140000 [*]	0	2	NA	NA
EAGLE POINT	128800	140000	140000	200000 [^]	232500 [^]	6	51	80.6	16.3
EAGLEHAWK	124400 [^]	125000	131900 [^]	170500 [^]	308800 [^]	2	9	148.3	81.1
EAST BAIRNSDALE	75000 [^]	95000 [^]	95000 [*]	95000 [*]	95000 [*]	0	0	NA	NA
EAST BENDIGO	150000 [^]	225000 [^]	162500 [^]	230000 [^]	485000 [^]	1	6	223.3	110.9
EASTWOOD	110000	235000 [^]	114000 [^]	141900	145000 [^]	4	21	31.8	2.2
ECHUCA	154500	190400	215000	230000	235000 [^]	5	29	52.1	2.2
ELLIMINYT	193000 [^]	189500 [^]	275000 [^]	205000 [^]	300000 [^]	2	8	55.4	46.3
ELMORE	82500 [^]	86300 [^]	77500 [^]	77500 [*]	110000 [^]	1	3	33.3	NA
EPPING	341100	318300	321000 [^]	401000	260000 [^]	1	17	-23.8	-35.2
EPSOM	154000	142800 [^]	184000	222500 [^]	178800 [^]	2	44	16.1	-19.7
EUROA	105000 [^]	180000 [^]	145000 [^]	160000 [^]	171300 [^]	4	13	63.1	7.0
EYNESBURY	271000	263000	291500	301000	337500 [^]	6	77	24.5	12.1
FLORA HILL	185000 [^]	225000 [^]	207500 [^]	312500 [^]	186500 [^]	4	8	0.8	-40.3
FOSTER	123800	137000 [^]	135000 [^]	145000	160000 [^]	5	27	29.3	10.3
FRANKSTON	505000 [^]	690000 [^]	690000 [*]	532500 [^]	780000 [^]	4	5	54.5	46.5
FRASER RISE	319000	319000	325000	324900	349000	73	479	9.4	7.4
FYANSFORD	420000	415000	395000	427500	430000	14	39	2.4	0.6

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Jul-Sep 2020 to Jul-Sep 2021

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								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
GISBORNE	379000	364500	405500	388000	425000	15	102	12.1	9.5
GLENGARRY	185000 [^]	185000 [*]	195000 [^]	183000 [^]	243000 [^]	2	17	31.4	32.8
GLENLYON	280000 [^]	325000 [^]	315000	340000 [^]	375000 [^]	2	13	33.9	10.3
GLENROWAN	166500 [^]	176500 [^]	160000 [^]	179500 [^]	179500 [*]	0	4	NA	NA
GOLDEN BEACH	59500	50000	67000	92500	125000	29	110	110.1	35.1
GOLDEN SQUARE	162000	183500	180000	187500	312000 [^]	3	36	92.6	66.4
GORDON	261500 [^]	250000 [^]	270000 [^]	295000 [^]	295000 [*]	0	2	NA	NA
GRANTVILLE	200000 [^]	215500 [^]	240000 [^]	311500 [^]	305500 [^]	4	13	52.8	-1.9
GREEN LAKE	111000 [^]	134500 [^]	123800 [^]	123800 [*]	165200 [^]	3	5	48.8	NA
GREENSBOROUGH	708000 [*]	282000 [^]	1200000 [^]	430200	385000 [^]	2	23	NA	-10.5
GREENVALE	393000	394500	459000	471000	450000	34	158	14.5	-4.5
GROVEDALE	305000 [^]	347500	330000	325000 [^]	325000 [^]	3	43	6.6	0.0
HALLS GAP	116000 [^]	169500 [^]	169000 [^]	181300	230000 [^]	8	23	98.3	26.9
HAMILTON	75000	97500	112500 [^]	117000 [^]	199000 [^]	5	14	165.3	70.1
HAMPTON PARK	269500 [^]	265000 [^]	320800	294800 [^]	600000 [^]	1	14	122.6	103.6
HARCOURT	210000 [^]	160000	188000 [^]	200000 [^]	197500 [^]	2	10	-6.0	-1.3
HARKNESS	235000	239800	256000	265500	262000	12	65	11.5	-1.3
HASTINGS	311000 [^]	358000 [^]	297500 [^]	350000 [^]	560000 [^]	1	10	80.1	60.0
HEALESVILLE	410000 [^]	360000	292500 [^]	440000 [^]	550000 [^]	1	9	34.1	25.0
HEATHCOTE	120000 [^]	175000	158000 [^]	185000 [^]	155000 [^]	3	21	29.2	-16.2
HEPBURN	190000 [^]	320000 [^]	260000 [^]	282500 [^]	280000 [^]	5	10	47.4	-0.9
HEPBURN SPRINGS	-	250000 [^]	250000 [*]	335000 [^]	370000 [^]	5	9	0.0	10.4
HIGHTON	334000	339000	305000	352000	437800	20	147	31.1	24.4
HORSHAM	118000	128000	120000	112000	110000	15	55	-6.8	-1.8
HUNTLY	138000	175000	180000	167500 [^]	320000 [^]	9	31	131.9	91.0
HUON CREEK	295000 [^]	330000	330000	320000 [^]	355000 [^]	1	24	20.3	10.9
INDENTED HEAD	262000 [^]	264000	292500 [^]	668800 [^]	427500 [^]	2	8	63.2	-36.1
INVERLOCH	282500	353000	391300	455000 [^]	425000	11	41	50.4	-6.6
INVERMAY PARK	255000 [^]	325000 [^]	359000 [^]	359000 [*]	359000 [*]	0	1	NA	NA
IRYMPLE	148000	145000 [^]	145000 [^]	88000 [^]	220000 [^]	2	7	48.6	150.0
JACKASS FLAT	139500	129000	135000	220000 [^]	172800 [^]	8	39	23.8	-21.5
JEERALANG NORTH	89500 [^]	80000 [^]	119000	104500 [^]	115000 [^]	5	17	28.5	10.0
JUNCTION VILLAGE	347000	338500	367000	501000 [^]	410000 [^]	7	31	18.2	-18.2
JUNORTOUN	197500	206300 [^]	265000 [^]	265000 [*]	347500 [^]	4	9	75.9	NA
KALIMNA	95000 [^]	128500 [^]	187500 [^]	164000 [^]	160000 [^]	1	8	68.4	-2.4

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								Jul-Sep 2020 to Jul-Sep 2021	Apr-Jun 2021 to Jul-Sep 2021
KALKALLO	289000	298000	305000	350000	355000	20	219	22.8	1.4
KANGAROO FLAT	179000	171500	130000	157500 [^]	208800 [^]	6	23	16.6	32.5
KEILOR EAST	707500 [^]	775000 [^]	845000 [^]	815000 [^]	807000 [^]	7	9	14.1	-1.0
KENNINGTON	297500 [^]	206300 [^]	192500 [^]	260000 [^]	385000 [^]	3	13	29.4	48.1
KERANG	60000 [^]	37500 [^]	98800 [^]	58800 [^]	60000 [^]	3	9	0.0	2.1
KEYSBOROUGH	626700	635000	658100	733000 [^]	725000 [^]	7	29	15.7	-1.1
KIALLA	150000	148000	142000	155700	185000	12	123	23.3	18.8
KILCUNDA	305000 [^]	322000 [^]	320000 [^]	417500 [^]	450000 [^]	2	7	47.5	7.8
KILLARA (WODONGA)	154500	147000 [^]	180000 [^]	136000 [^]	136000 [*]	0	5	NA	NA
KILMORE	232500	247500	220000	275100	285000	18	105	22.6	3.6
KILSYTH	317500 [^]	318500 [^]	367500 [^]	587000	595000 [^]	1	27	87.4	1.4
KOO WEE RUP	325000 [^]	295000 [^]	250000 [^]	250000 [^]	325000 [^]	2	8	0.0	30.0
KOONDROOK	78500 [^]	78500 [*]	84000 [^]	158800 [^]	80000 [^]	3	8	1.9	-49.6
KOROIT	135000	107500 [^]	170000 [^]	170000 [*]	170000 [*]	0	1	NA	NA
KORONG VALE	20000 [^]	37500 [^]	24000 [^]	30000 [^]	24000 [^]	1	4	20.0	-20.0
KORUMBURRA	201500	216000 [^]	210000	224000 [^]	215000 [^]	7	25	6.7	-4.0
KURUNJANG	255000	252000	265000	275000	285000	22	59	11.8	3.6
KYABRAM	125000	120800 [^]	147500 [^]	140000 [^]	135000 [^]	3	6	8.0	-3.6
KYNETON	322000 [^]	370000	279000	309000	530000 [^]	7	57	64.6	71.5
LAKE BOGA	75000 [^]	68500 [^]	69000 [^]	375000 [^]	56000 [^]	3	9	-25.3	-85.1
LAKE BUNGA	115000 [^]	187500 [^]	250000 [^]	255000 [^]	285000 [^]	3	14	147.8	11.8
LAKE TYERS BEACH	90000 [^]	182500 [^]	192500 [^]	150000 [^]	185000 [^]	3	11	105.6	23.3
LAKES ENTRANCE	118000	132000	119000 [^]	188500	191800 [^]	8	27	62.5	1.7
LALOR	550000 [^]	480000 [^]	542000 [^]	510000 [^]	510000 [*]	0	4	NA	NA
LANCEFIELD	215000	250000	225000	230000	270000 [^]	4	29	25.6	17.4
LANG LANG	270000	280000	295000	305300	335000 [^]	6	74	24.1	9.7
LANGWARRIN	395000 [^]	430000 [^]	350000 [^]	283000 [^]	283000 [*]	0	8	NA	NA
LARA	282900	266900	269900	260000	262500	12	42	-7.2	1.0
LARA LAKE	275000	295000	350000	345000 [^]	340000	13	31	23.6	-1.4
LENEVA	150500	153500	171500	182500 [^]	155000 [^]	8	40	3.0	-15.1
LEONGATHA	215000	196500	165000 [^]	210300 [^]	300000 [^]	3	14	39.5	42.7
LEOPOLD	274000	254500	279000	255000 [^]	400000 [^]	5	41	46.0	56.9
LILYDALE	495000	520000	593000 [^]	590000 [^]	545000	10	23	10.1	-7.6
LISMORE	35000 [^]	41400 [^]	38500 [^]	37500 [^]	45000 [^]	1	6	28.6	20.0
LOCH SPORT	50000	60000	76000	109000	149500	14	105	199.0	37.2

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LONG GULLY	97500 [^]	138500 [^]	138500 [*]	120000 [^]	150000 [^]	1	7	53.8	25.0
LONGWARRY	226500	211200	151700 [^]	230000 [^]	274200 [^]	2	9	21.1	19.2
LOVELY BANKS	299000 [^]	281000	339500 [^]	339500 [*]	339500 [*]	0	6	NA	NA
LUCAS	200000	215000	230000	245000	290000	15	63	45.0	18.4
LUCKNOW	119000	125000	128000	124000	150000 [^]	7	27	26.1	21.0
LYNDHURST	443900	472000	499900	540000	479900	13	43	8.1	-11.1
MADDINGLEY	237800	250000	265000 [^]	327500 [^]	327000 [^]	5	15	37.5	-0.2
MAFFRA	126300 [^]	89500 [^]	120000 [^]	50000 [^]	169000 [^]	1	5	33.9	238.0
MAIDEN GULLY	189500	235000	263000 [^]	277200 [^]	231000 [^]	6	13	21.9	-16.7
MALDON	125000 [^]	150000 [^]	170000 [^]	268000 [^]	268000 [*]	0	7	NA	NA
MALLACOOTA	132500 [^]	145000	130000	157500 [^]	180000	10	28	35.8	14.3
MALMSBURY	265000 [^]	252500 [^]	250000 [^]	250000 [^]	336000 [^]	1	7	26.8	34.4
MAMBOURIN	295000	295000	305000	299000	303300	100	370	2.8	1.4
MANOR LAKES	307500	333000	332000	326800	337900 [^]	5	85	9.9	3.4
MANSFIELD	185000	212500	223000	220000 [^]	405000 [^]	8	29	118.9	84.1
MARONG	148000 [^]	187500 [^]	211500 [^]	237000 [^]	312500 [^]	2	5	111.1	31.9
MARYBOROUGH	101500	95000	93500 [^]	92000	116000 [^]	9	38	14.3	26.1
MARYSVILLE	180000 [^]	285000 [^]	205000 [^]	186000 [^]	228800 [^]	2	11	27.1	23.0
MCCRAE	605000 [^]	500000 [^]	750000 [^]	420000 [^]	425000 [^]	2	9	-29.8	1.2
MCKENZIE HILL	210000	205000 [^]	235000 [^]	189800 [^]	205000 [^]	1	8	-2.4	8.0
MELTON SOUTH	232000	222000	215000	230000	185500	25	133	-20.0	-19.3
MERBEIN	97500 [^]	90000 [^]	90000 [^]	85000 [^]	85000	22	30	-12.8	0.0
MERNDA	320000	335000	350000	324000	370000	17	103	15.6	14.2
METUNG	98300	128500	147000	210000 [^]	259000 [^]	9	50	163.6	23.3
MICKLEHAM	285000	298000	318500	365000	327500	28	231	14.9	-10.3
MILDURA	135000	140000	160000	185000	135500	32	88	0.4	-26.8
MINERS REST	194500 [^]	233000	242000	327500 [^]	327500 [*]	0	13	NA	NA
MINYIP	67000 [^]	67000 [*]	67000 [*]	24000 [^]	38500 [^]	2	7	-42.5	60.4
MOE	170000 [^]	162000	163000	159000 [^]	159000 [*]	0	30	NA	NA
MOOROOLBARK	367100 [^]	414400	395000 [^]	409200	457000 [^]	6	27	24.5	11.7
MOOROOPNA	118000	125000	130000	141800 [^]	199000 [^]	2	25	68.6	40.4
MORNINGTON	878500 [^]	890000 [^]	370000 [^]	700000 [^]	967500 [^]	1	7	10.1	38.2
MORWELL	125000	139000	145000	145000	175000 [^]	2	41	40.0	20.7
MOUNT CLEAR	165000 [^]	170500 [^]	202500 [^]	240000 [^]	240000 [*]	0	12	NA	NA
MOUNT COTTRELL	286000 [^]	279500	283500	220000	311000	11	44	8.7	41.4

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MOUNT DUNEED	286400	285000	299000	277500	315000	13	230	10.0	13.5
MOUNT ELIZA	847500 [^]	720000 [^]	1000000 [^]	720000 [^]	1200000 [^]	1	9	41.6	66.7
MOUNT MARTHA	1300000 [^]	883000 [^]	837500 [^]	1585000 [^]	1850000 [^]	1	10	42.3	16.7
MOUNT PLEASANT	150000 [^]	150000 [^]	168500 [^]	188500 [^]	171500 [^]	2	6	14.3	-9.0
MYRTLEFORD	155000	191000	219500 [^]	193500 [^]	300000 [^]	3	11	93.5	55.0
NAGAMBIE	185000	186500	220000	224000 [^]	242000 [^]	3	24	30.8	8.0
NARRAWONG	77000 [^]	77000 [*]	77000 [*]	95000 [^]	110000 [^]	1	4	42.9	15.8
NARRE WARREN	380000 [^]	371000 [^]	425000 [^]	600000 [^]	690000 [^]	4	11	81.6	15.0
NARRE WARREN NORTH	720000 [^]	720000 [^]	520000 [^]	505000 [^]	520000 [^]	1	6	-27.8	3.0
NARRE WARREN SOUTH	425000 [^]	410000 [^]	475500 [^]	496800 [^]	496800 [*]	0	12	NA	NA
NATHALIA	133500 [^]	110000 [^]	103500 [^]	116000 [^]	143800 [^]	4	14	7.7	23.9
NEERIM SOUTH	235000 [^]	227000 [^]	225000 [^]	240000 [^]	251500 [^]	2	10	7.0	4.8
NELSON	90000 [^]	90000 [*]	95800 [^]	90000 [^]	100000 [^]	1	11	11.1	11.1
NERRINA	189500 [^]	266300 [^]	250000 [^]	300000 [^]	307500 [^]	2	8	62.3	2.5
NEW GISBORNE	402500 [^]	342500	400000 [^]	460000 [^]	287000	14	24	-28.7	-37.6
NEWBOROUGH	157000	203800	178500	178800 [^]	197500	25	39	25.8	10.5
NEWHAVEN	323500 [^]	317500 [^]	350000	350000 [*]	350000 [*]	0	15	NA	NA
NEWLANDS ARM	130800 [^]	155000 [^]	179000 [^]	212500 [^]	130000 [^]	2	11	-0.6	-38.8
NEWSTEAD	155000 [^]	75000 [^]	164000 [^]	240000 [^]	182500 [^]	4	9	17.7	-24.0
NEWTOWN (GREATER GEELONG)	560000 [^]	682500 [^]	495000 [^]	430000 [^]	830000 [^]	1	5	48.2	93.0
NICHOLSON	135000	136000 [^]	160000 [^]	218500 [^]	202000 [^]	8	21	49.6	-7.6
NORTH BENDIGO	150000	205000 [^]	140000 [^]	152500 [^]	315000 [^]	1	6	110.0	106.6
NORTH GEELONG	336750 [*]	336750 [*]	379000 [^]	379000 [*]	379000 [*]	0	5	NA	NA
NORTH WONTHAGGI	210000	210000	225000	260000	310000 [^]	5	81	47.6	19.2
NUMURKAH	86500 [^]	100000 [^]	134000 [^]	87500 [^]	85000 [^]	3	6	-1.7	-2.9
OCEAN GROVE	370000	375000	374900	413000	520000	12	140	40.6	25.9
OFFICER	334000	349000	357000	365000	450000	19	198	34.7	23.3
OFFICER SOUTH	352500	345000	350000	377000	377000 [*]	0	36	NA	NA
ORBOST	102500 [^]	52000 [^]	70500 [^]	70500 [*]	95000 [^]	3	9	-7.3	NA
OXLEY	170000 [^]	170000 [*]	170000 [*]	170000 [*]	217500 [^]	2	2	27.9	NA
PAKENHAM	320000	313000	314000	320000	355000	43	259	10.9	10.9
PARADISE BEACH	73800 [^]	65500	67000	95000 [^]	130000	11	43	76.3	36.8
PAYNESVILLE	155000	142500	145000	210000	179000 [^]	9	33	15.5	-14.8
PETERBOROUGH	191000 [^]	191000 [*]	196000 [^]	196000 [*]	325000 [^]	3	10	70.2	NA
PLENTY	600000 [^]	670000 [^]	705000 [^]	705000 [^]	887500 [^]	2	18	47.9	25.9

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POINT COOK	430000	550000	507500	575000	607500	14	65	41.3	5.7
POINT LONSDALE	362000	476500	495000	800000	985000 [^]	3	40	172.1	23.1
PORT ALBERT	90000 [^]	95000 [^]	148000 [^]	50000 [^]	52500 [^]	4	11	-41.7	5.0
PORT FAIRY	320000 [^]	365000 [^]	410000 [^]	485000 [^]	420000 [^]	3	13	31.3	-13.4
PORT WELSHPOOL	150000 [^]	152000 [^]	137500 [^]	220000 [^]	220000 [*]	0	5	NA	NA
PORTARLINGTON	325000	352500 [^]	380000	450000 [^]	400000 [^]	3	27	23.1	-11.1
PORTLAND	70000	85000	92500	130000	157500 [^]	8	38	125.0	21.2
PORTLAND NORTH	90000	280000 [^]	115000 [^]	125000 [^]	182500 [^]	4	10	102.8	46.0
PORTSEA	1000000 [^]	1487500 [^]	2050000 [^]	2050000 [*]	1350000 [^]	1	5	35.0	NA
RAINBOW	25000 [^]	22000 [^]	22000 [*]	22000 [*]	27000 [^]	7	7	8.0	NA
RED CLIFFS	90000	90000 [^]	99500 [^]	97500 [^]	86000 [^]	5	13	-4.4	-11.8
RIDDELLS CREEK	320000 [^]	415000 [^]	385000 [^]	422500 [^]	422500 [^]	1	17	32.0	0.0
RINGWOOD	880300 [^]	706000 [^]	763000 [^]	663800 [^]	1200000 [^]	2	5	36.3	80.8
ROCKBANK	245000	245000	292000	303300	270000	21	197	10.2	-11.0
ROMSEY	335000	355000	355000 [^]	365000 [^]	505000 [^]	2	9	50.7	38.4
ROSEBUD	285000 [^]	370000 [^]	386500 [^]	493000 [^]	410000 [^]	4	14	43.9	-16.8
ROXBURGH PARK	360000 [^]	365000 [^]	447500 [^]	450000 [^]	432000 [^]	2	11	20.0	-4.0
RUTHERGLEN	120000 [^]	165000 [^]	165000 [*]	72600 [^]	132500 [^]	2	6	10.4	82.4
RYE	420000	475500	585000	700100	780000 [^]	9	34	85.7	11.4
SAFETY BEACH	500000 [^]	520000	560000 [^]	598300 [^]	665000 [^]	4	15	33.0	11.2
SALE	150000	166200	149500	189500 [^]	185000 [^]	7	39	23.4	-2.4
SAN REMO	303500	307400	295500	346000	445000	12	84	46.6	28.6
SANCTUARY LAKES	461500	487600	535000	450000	510000	11	48	10.5	13.3
SEAFORD	642500 [^]	641000 [^]	350000 [^]	317900 [^]	460500 [^]	6	9	-28.3	44.9
SEBASTOPOL	155000 [^]	310000 [^]	140000 [^]	125000 [^]	290000 [^]	3	5	87.1	132.0
SEYMOUR	172000 [^]	171500	175000	180000	175000 [^]	9	48	1.7	-2.8
SHEPPARTON	142000	152000	150000 [^]	210000	175000 [^]	2	21	23.2	-16.7
SHEPPARTON NORTH	195000	188000	197800	270000 [^]	301000 [^]	1	26	54.4	11.5
SMYTHES CREEK	177000	175000	195000	231000	255000	31	89	44.1	10.4
SMYTHESDALE	167500 [^]	137500 [^]	137500 [*]	137500 [*]	245000 [^]	1	1	46.3	NA
SOMERS	650000 [^]	909000 [^]	1150000 [^]	1150000 [*]	1150000 [*]	0	1	NA	NA
SOMERVILLE	467500	479000	500000 [^]	380000 [^]	717500 [^]	2	11	53.5	88.8
SOUTH MORANG	331000 [^]	399000	269200	480000	450000 [^]	6	36	36.0	-6.3
SPRING GULLY	188500	170000 [^]	312500 [^]	255000 [^]	242500 [^]	2	5	28.6	-4.9
ST ARNAUD	31000 [^]	45000 [^]	68000 [^]	92500 [^]	130000 [^]	1	5	319.4	40.5

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ST LEONARDS	230000	231000	250500	307500	370000	20	150	60.9	20.3
STRATFORD	95000	103300	109500	119000 [^]	127000 [^]	4	25	33.7	6.7
STRATHDALE	215000	195000 [^]	275000	182500 [^]	367500 [^]	2	17	70.9	101.4
STRATHFIELDSAYE	179500	191800	189000	150000	224800 [^]	4	59	25.2	49.8
STRATHTULLOH	274000	279500	270000	294000	300000	15	252	9.5	2.0
SUNBURY	302000	265000	332300	333200	359800	40	194	19.1	8.0
SUNSHINE NORTH	621000 [^]	470000 [^]	550000 [^]	534500	525000 [^]	9	23	-15.5	-1.8
SWAN HILL	127000	148000	164000	175000	188000 [^]	5	27	48.0	7.4
SWAN REACH	122500	122500 [^]	127500 [^]	180000 [^]	146900 [^]	1	5	20.0	-18.4
TANGAMBALANGA	135000	142500	140000 [^]	140000 [*]	140000 [*]	0	3	NA	NA
TARNEIT	310000	305000	320000	324000	340800	162	917	9.9	5.2
TATURA	165000	178500 [^]	185000 [^]	185000	175000 [^]	3	21	6.1	-5.4
TAWONGA SOUTH	217500 [^]	235000 [^]	165000 [^]	327500 [^]	327500 [*]	0	3	NA	NA
TAYLORS LAKES	436500 [*]	447000 [^]	437000 [^]	296300 [^]	315900 [^]	9	22	NA	6.6
TERANG	65000 [^]	83000 [^]	83000 [*]	83000 [*]	123500 [^]	1	1	90.0	NA
THE HONEYSUCKLES	62000 [^]	122000 [^]	93000 [^]	140000 [^]	155000 [^]	6	13	150.0	10.7
THORNHILL PARK	242500	248000	273500	293800	236300	72	284	-2.6	-19.6
TIMBOON	120000 [^]	121500 [^]	185000 [^]	145000 [^]	180000 [^]	5	11	50.0	24.1
TONGALA	100000 [^]	67000 [^]	145000 [^]	145000 [*]	82000 [^]	1	2	-18.0	NA
TOOTGAROOK	360000 [^]	492000 [^]	560000 [^]	640000 [^]	640000 [*]	0	3	NA	NA
TORQUAY	427000	445000	439000	533500	590000	11	141	38.2	10.6
TRAFALGAR	215000	229000 [^]	195000 [^]	237500 [^]	195000 [^]	1	7	-9.3	-17.9
TRARALGON	171000	185000	189500	204300	188800	26	87	10.4	-7.6
TRENTHAM	375000	390000	422500 [^]	475000 [^]	555000 [^]	7	23	48.0	16.8
TRUGANINA	316400	327300	319000	324900	321400	110	659	1.6	-1.1
TYERS	-	235000	232500 [^]	350000 [^]	350000 [*]	0	5	NA	NA
VENUS BAY	97500	140000	247000	293000 [^]	282500	20	45	189.7	-3.6
WAHGUNYAH	145000 [^]	152500 [^]	162500 [^]	162500 [*]	12000 [^]	1	3	-91.7	NA
WALDARA	270000 [^]	241800 [^]	292500 [^]	303000 [^]	303000 [*]	0	10	NA	NA
WALKERVILLE	136000 [^]	159500 [^]	162400 [^]	215000 [^]	192500 [^]	2	5	41.5	-10.5
WALLAN	239000	257000	280000	295000	323500	18	139	35.4	9.7
WALLAN EAST	255000	252000	250000	250000	295500 [^]	6	131	15.9	18.2
WALWA	20000 [^]	20000 [*]	28000 [^]	52500 [^]	28000 [^]	1	8	40.0	-46.7
WANDANA HEIGHTS	300000	387400	425000	429900	455000 [^]	3	48	51.7	5.8
WANDIN NORTH	301000 [^]	265000 [^]	265000 [*]	265000 [*]	265000 [*]	0	0	NA	NA

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WANGARATTA	147500	150000	159500	237500 [^]	185000 [^]	8	27	25.4	-22.1
WARRACKNABEAL	26800 [^]	26800 [*]	35000 [^]	57000 [^]	27000 [^]	4	7	0.7	-52.7
WARRAGUL	225000	250000	269500	280000	312000	29	151	38.7	11.4
WARRANWOOD	740000 [^]	600000 [^]	656100 [^]	656100 [*]	690500 [^]	4	5	-6.7	NA
WARRNAMBOOL	160300	170500	220000	190000	205000	26	68	27.9	7.9
WAUBRA	50000 [^]	50000 [*]	50000 [*]	50000 [*]	115000 [^]	2	2	130.0	NA
WEIR VIEWS	240000	250000	264000	254000	298000	30	242	24.2	17.3
WERRIBEE	297000	297500	309500	327000	306000	42	301	3.0	-6.4
WERRIBEE SOUTH	380000 [^]	355000 [^]	460000 [^]	475000	530000 [^]	7	24	39.5	11.6
WEST BENDIGO	150000	155000 [^]	155000 [*]	287000 [^]	287000 [*]	0	1	NA	NA
WEST WODONGA	142000	160000	185000 [^]	177500 [^]	195000 [^]	6	23	37.3	9.9
WHITE HILLS	212500	155000	188000	200000 [^]	200000 [*]	0	16	NA	NA
WHITTLESEA	287500 [^]	280000 [^]	341300 [^]	280000 [^]	340000 [^]	5	8	18.3	21.4
WILLIAMS LANDING	392600	317500 [^]	570000 [^]	570000 [*]	557500 [^]	2	6	42.0	NA
WINCHELSEA	240000	231300	265000 [^]	325000 [^]	261000 [^]	4	15	8.8	-19.7
WINTER VALLEY	180000	194000	190000	235000	249500	46	189	38.6	6.2
WISELEIGH	-	-	-	-	124000 [^]	5	5	0.0	0.0
WODONGA	152000	157500	195000	200000	195000	14	45	28.3	-2.5
WOLLERT	315000	334000	328500	337900	375800	24	262	19.3	11.2
WONTHAGGI	187000	210000	195000	240000 [^]	305000 [^]	1	41	63.1	27.1
WOODEND	372500	395000 [^]	480000 [^]	417500 [^]	420000 [^]	3	10	12.8	0.6
WY YUNG	132500 [^]	132500 [*]	158300 [^]	158300 [*]	158300 [*]	0	2	NA	NA
WYE RIVER	320000 [^]	392500 [^]	435000 [^]	507500 [^]	552000 [^]	3	9	72.5	8.8
WYNDHAM VALE	275000	275000	275000	281000	299000	84	351	8.7	6.4
YARRA JUNCTION	253500 [^]	275000 [^]	275500 [^]	370000 [^]	330000 [^]	1	8	30.2	-10.8
YARRAGON	198000	194000	218000 [^]	220000 [^]	365000 [^]	1	11	84.3	65.9
YARRAVILLE	496500 [^]	496500 [^]	530500 [^]	530500 [*]	741800 [^]	2	5	49.4	NA
YARRAWONGA	170000	160000	193000	187000	220000	22	134	29.4	17.6
YEA	191300 [^]	186500	217300 [^]	215000 [^]	287500 [^]	2	10	50.3	33.7
YINNAR	110000	104500 [^]	120000 [^]	120000 [^]	146500 [^]	4	13	33.2	22.1

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

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

NA means insufficient data was available to create the percentage change

