



Victorian Property Sales Report

/ December 2025 Quarter



Department
of Transport
and Planning



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 3.9 per cent from \$755,500 to \$785,000 in the December 2025 quarter, having increased by 0.2 per cent in the previous quarter (June 2025 to September 2025). For the 12 months from December 2024 to December 2025, the median house price in Victoria increased by 4 per cent from \$755,000 to \$785,000.

The median price of units in Victoria increased by 2.5 per cent from \$605,000 to \$620,000 in the December 2025 quarter, having increased by 0.8 per cent in the previous quarter. The median price of units in Victoria for the December 2025 quarter was lower than the median price of houses. For the 12 months from December 2024 to December 2025, the median unit price increased by 3.3 per cent from \$600,000 to \$620,000.

The metropolitan Melbourne median house price increased by 5.6 per cent from \$852,000 to \$900,000 in the December 2025 quarter and the median unit price increased by 1.6 per cent to \$640,000. For the 12 months to December 2025, median sales prices in metropolitan Melbourne increased by 3.4 per cent for houses and increased by 3.2 per cent for units.

In the December 2025 quarter, the median house price in country Victoria increased by 3.5 per cent from \$599,000 to \$620,000 while units increased by 7.6 per cent from \$435,000 to \$468,000. Over the 12 months to December 2025, median sale prices in country Victoria increased 8.8 per cent for houses and 11.4 per cent for units.

Of the 772 listed Victorian locations, 330 had median house price increases for the December 2025 quarter compared to 306 in the September 2025 quarter. Eight localities recorded no change, 170 showed a decrease and 206 had insufficient sales.

The maximum number of house sales for the quarter was 530 in Tarneit and there were 51 locations with 100 or more sales in the December 2025 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, Justine Jacono

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending December 2025 indicates that the median house sale price increased by 3.9 per cent from \$755,500 to \$785,000. Metropolitan house prices increased by 5.6 per cent from \$852,000 to \$900,000 and country Victoria house prices increased by 3.5 per cent from \$599,000 to \$620,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to December 2025. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the December quarter of 2025 and 98 per cent for the September quarter of 2025 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the Victorian Property Sales Report provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the December 2025 quarter is 28,295. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the December 2025 quarter will be approximately 30,425. This is a 12.3 per cent increase from the number of sales in the September 2025 quarter and a 22.9 per cent increase on the same quarter the previous year (December 2024).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased by 5.6 per cent from \$852,000 in the September quarter to \$900,000 in the December 2025 quarter. This follows a decrease of 0.4 per cent in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the December 2025 quarter compared to the September 2025 quarter (201 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 200 suburbs for the September quarter).

Of the metropolitan suburbs with 10 or more sales in the last two quarters, 83 shifted from showing a median price increase for the September 2025 quarter to a median price decrease for the December 2025 quarter. For example, Mount Waverley increased by 2.3 per cent in the September 2025 quarter, while it decreased by 5.4 per cent in the December 2025 quarter. This compares to 94 metropolitan suburbs shifting from an increase in the June 2025 quarter to a decrease in the September 2025 quarter.

Conversely, 84 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2025 quarter to a

median price increase in the December 2025 quarter. This compares to 90 metropolitan suburbs shifting from a decrease in the June 2025 quarter to an increase in the September 2025 quarter.

Thirty-one metropolitan suburbs with 10 or more sales showed decreases for both the September 2025 and December 2025 quarters. Significant examples include Kew and Elwood. This compares to 27 metropolitan suburbs in the June 2025 and December 2025 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Cheltenham North, which had 15 sales and increased by 37.4 per cent (\$866,000 to \$1,190,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in South

Melbourne, which had 26 sales and increased by 32.6 per cent to \$1,932,500.

For the quarter, Bittern had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 11 house sales and its median house price decreased by 22.7 per cent, from \$1,100,000 to \$850,000.

McCrae experienced the second highest median price decrease in metropolitan Melbourne. It had 19 sales and its median price decreased by 22.2 per cent from \$1,350,000 to \$1,050,000.

Melton's median price of \$577,500 was the lowest for metropolitan suburbs in the December 2025 quarter. It had 50 sales and its median price increased by 5.7 per cent from the September 2025 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Ascot Vale	1,300,000	1,370,000	1,362,000	4.8	-0.6
Bentleigh	1,621,000	1,700,000	1,650,000	1.8	-2.9
Bentleigh East	1,460,000	1,530,000	1,608,500	10.2	5.1
Brighton	3,112,500	3,311,500	3,355,000	7.8	1.3
Brunswick	1,300,000	1,312,500	1,335,300	2.7	1.7
Caulfield South	1,810,000	2,075,000	2,042,500	12.8	-1.6
Elwood	2,110,000	2,150,000	1,910,000	-9.5	-11.2
Footscray	1,000,000	980,000	950,000	-5.0	-3.1
Hawthorn	2,900,000	2,877,500	3,070,000	5.9	6.7
Kensington	1,050,000	1,200,000	1,074,000	2.3	-10.5
Malvern	3,285,000	2,690,000	2,690,000	-18.1	0.0
Northcote	1,575,000	1,700,000	1,601,000	1.7	-5.8
Preston	1,186,300	1,125,000	1,250,000	5.4	11.1
Richmond	1,335,000	1,380,000	1,348,000	1.0	-2.3
South Melbourne	1,535,000	1,457,500	1,932,500	25.9	32.6
South Yarra	2,742,500	2,265,000	1,980,000	-27.8	-12.6
Toorak	8,262,500	7,854,000	6,900,000	-16.5	-12.1
Williamstown	1,645,000	1,627,500	1,560,000	-5.2	-4.1

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025– Dec 2025
Balwyn	2,880,000	2,675,500	2,700,000	-6.3	0.9
Blackburn	1,562,500	1,600,000	1,568,500	0.4	-2.0
Box Hill North	1,303,000	1,402,500	1,390,000	6.7	-0.9
Box Hill South	1,550,000	1,481,500	1,588,000	2.5	7.2
Burwood East	1,294,500	1,326,500	1,386,500	7.1	4.5
Camberwell	2,450,000	2,450,000	2,530,000	3.3	3.3
Glen Iris	2,330,000	2,667,500	2,685,000	15.2	0.7
Oakleigh South	1,072,500	1,221,500	1,315,500	22.7	7.7
Surrey Hills	2,223,000	2,325,000	2,200,000	-1.0	-5.4

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025– Dec 2025
Altona	1,150,000	1,113,000	1,295,500	12.7	16.4
Braybrook	776,500	750,000	790,000	1.7	5.3
Deer Park	657,500	680,500	711,000	8.1	4.5
Keilor Downs	800,000	815,000	891,000	11.4	9.3
Keilor East	1,095,000	1,067,500	1,102,500	0.7	3.3
St Albans	657,500	720,000	730,000	11.0	1.4
Sunshine North	715,000	803,000	806,000	12.7	0.4
Sunshine West	690,000	740,000	809,400	17.3	9.4

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

Suburb	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Burnside Heights	720,000	734,000	770,000	6.9	4.9
Caroline Springs	737,500	790,000	835,000	13.2	5.7
Hoppers Crossing	620,000	685,000	700,000	12.9	2.2
Point Cook	767,000	825,000	842,000	9.8	2.1
Sydenham	695,500	715,000	752,000	8.1	5.2
Tarneit	655,000	675,000	675,000	3.1	0.0
Taylors Hill	863,800	907,500	938,000	8.6	3.4
Werribee	605,000	651,000	680,000	12.4	4.5

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

Suburb	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Bayswater	886,000	999,000	958,500	8.2	-4.1
Bayswater North	900,000	910,500	947,600	5.3	4.1
Boronia	826,000	907,500	926,000	12.1	2.0
Ferntree Gully	888,500	931,000	965,000	8.6	3.7
Heathmont	1,010,000	1,070,000	1,162,500	15.1	8.6
Wantirna	1,072,200	1,201,000	1,125,000	4.9	-6.3
Wheelers Hill	1,400,000	1,590,000	1,539,500	10.0	-3.2

Country Victoria

Country Victoria's median house price increased by 3.5 per cent from \$599,000 to \$620,000 in the December 2025 quarter. Over the 12 months to December 2025, the median house price in country Victoria increased by 8.8 per cent to \$620,000.

The number of country Victoria house sales for the December 2025 quarter is expected to be 9,802, which is 36.4 per cent more than the December 2024 quarter.

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

Bendigo median house prices decreased by 4.2 per cent, having decreased by 1.4 per cent in the previous quarter. Mildura increased by 4.5 per cent for the December 2025 quarter, having increased by 5.9 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that nine of the 12 large towns had increases in median house prices in the December 2025 quarter compared to the September 2025 quarter which showed

increases in eight of the 12 towns. For the 12 months from the December 2024 to December 2025 quarter, there were increases in 11 of the 12 towns.

Bairnsdale increased by 2.2 per cent for the December 2025 quarter, having increased by 10.3 per cent in the previous quarter. Wangaratta increased by 3.8 per cent and Sale increased by 7.8 per cent in the December 2025 quarter, having increased by 4.9 per cent in the previous quarter.

The sample of seaside towns shows that three out of the nine towns had increases in their median house prices from the September 2025 to December 2025 quarters. Anglesea increased by 17.1 per cent for this quarter, having decreased by 15.7 per cent during the previous quarter. Cowes West's median house price decreased by 4 per cent for the December 2025 quarter, having decreased by 1.1 per cent in the previous quarter. Venus Bay decreased by 6.8 per cent for the December 2025 quarter, having increased by 21.7 per cent for September 2025.

Regional cities

Suburbs in regional cities	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Ballarat Central	590,000	650,000	750,000	27.1	15.4
Bendigo	620,000	631,300	605,000	-2.4	-4.2
Geelong West	859,000	880,300	840,500	-2.2	-4.5
Horsham	382,000	449,500	480,000	25.7	6.8
Mildura	487,500	550,000	575,000	17.9	4.5
Shepparton	470,000	512,000	537,000	14.3	4.9
Warrnambool	580,000	625,000	646,500	11.5	3.4
Wodonga	565,000	616,000	635,000	12.4	3.1

Large towns

Suburbs in large towns	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Bairnsdale	470,000	474,500	485,000	3.2	2.2
Castlemaine	717,500	745,000	730,000	1.7	-2.0
Colac	460,000	458,800	520,000	13.0	13.4
Echuca	550,000	615,000	600,000	9.1	-2.4
Hamilton	395,500	390,000	445,000	12.5	14.1
Moe	350,000	412,500	420,000	20.0	1.8
Morwell	343,000	385,000	392,500	14.4	1.9
Sale	475,000	510,000	550,000	15.8	7.8
Swan Hill	486,000	500,000	470,000	-3.3	-6.0
Traralgon	507,400	534,100	569,000	12.2	6.5
Wangaratta	529,000	520,000	540,000	2.1	3.8
Yarrawonga	619,000	650,000	668,000	7.9	2.8

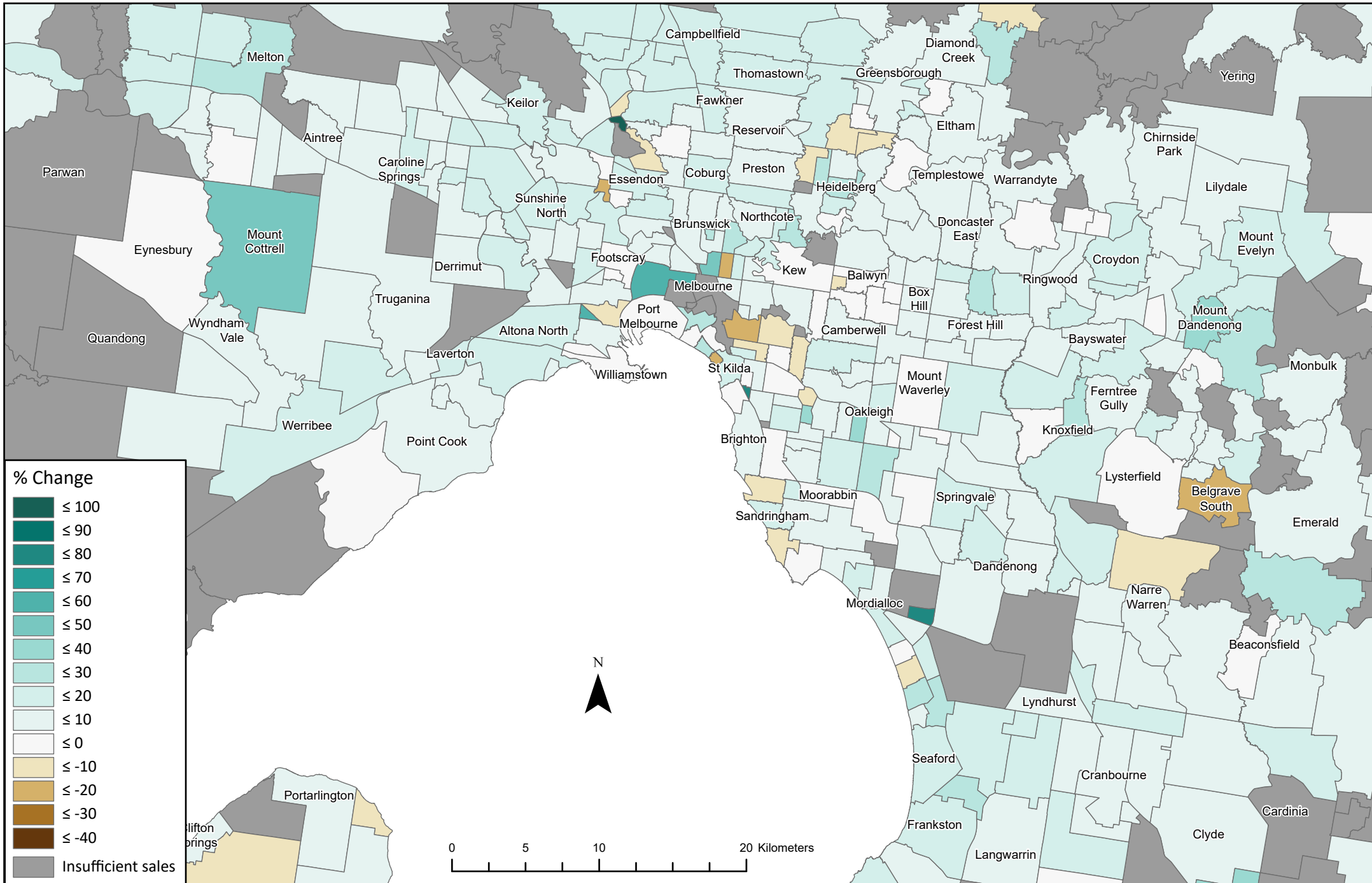
Seaside towns

Suburbs in seaside towns	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Anglesea	1,435,000	1,275,000	1,492,500	4.0	17.1
Cowes West	682,500	690,000	662,500	-2.9	-4.0
Inverloch	891,000	952,500	835,000	-6.3	-12.3
Lakes Entrance	420,000	552,500	485,000	15.5	-12.2
Ocean Grove	997,500	950,000	900,000	-9.8	-5.3
Portland	390,000	420,000	450,000	15.4	7.1
St Leonards	715,000	722,500	740,000	3.5	2.4
Torquay	1,195,000	1,250,000	1,207,000	1.0	-3.4

Suburbs in seaside towns	December quarter 2024 \$	September quarter 2025 \$	December quarter 2025 \$	% Change Dec 2024- Dec 2025	% Change Sep 2025- Dec 2025
Venus Bay	497,500	552,500	515,000	3.5	-6.8

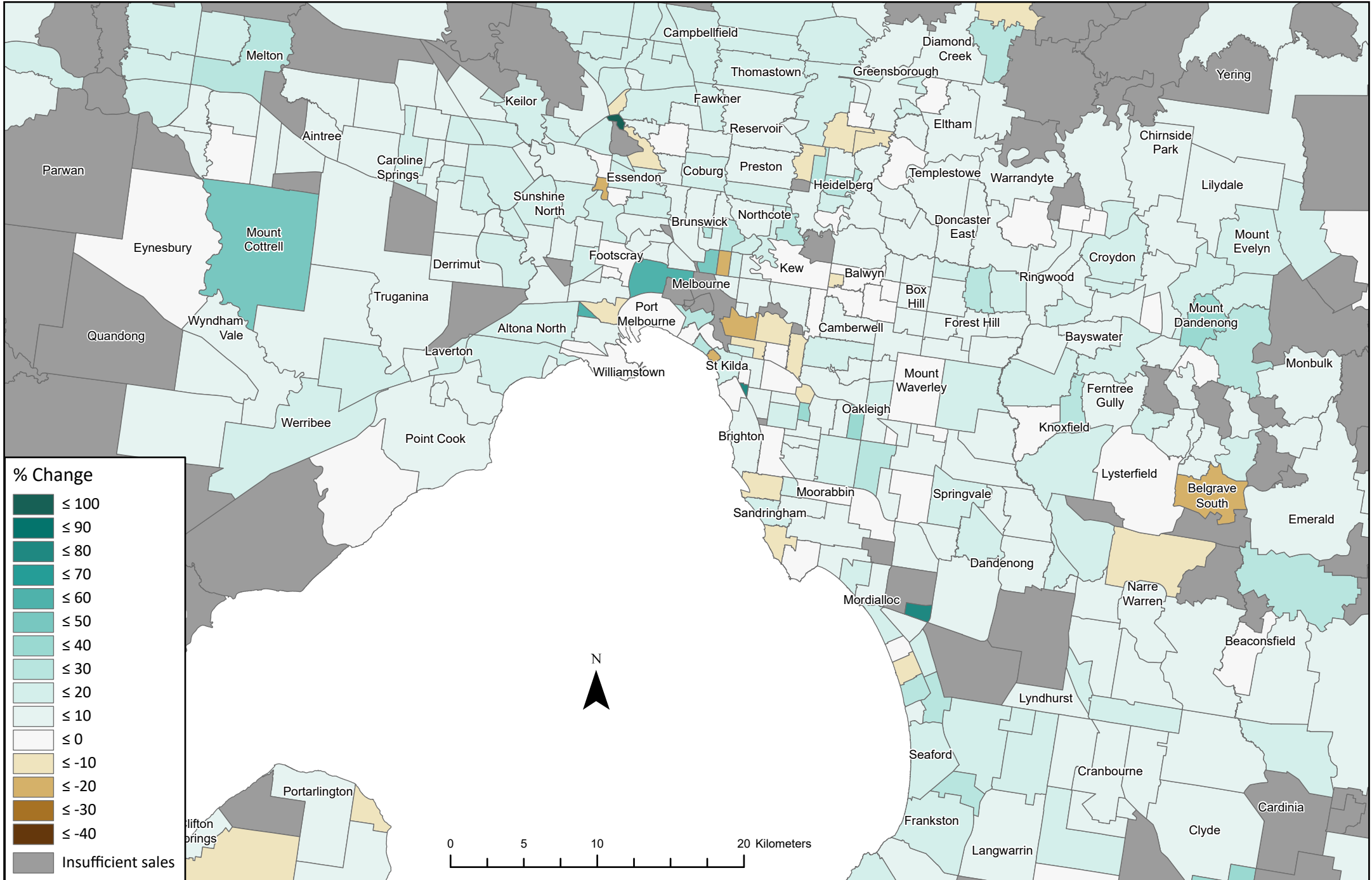
Metropolitan Melbourne houses - yearly change in median prices

December quarter 2024 to December quarter 2025



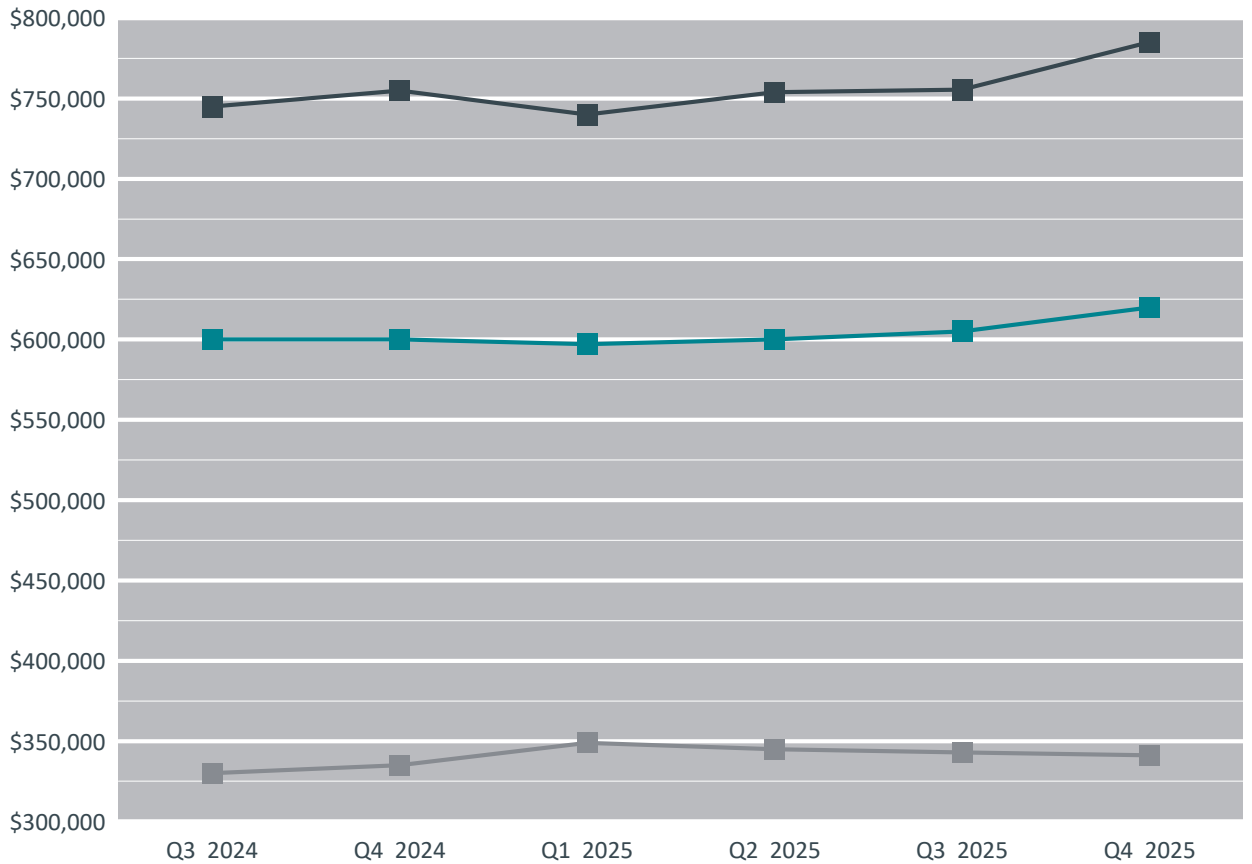
Metropolitan Melbourne houses - yearly change in median prices

December quarter 2024 to December quarter 2025



VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

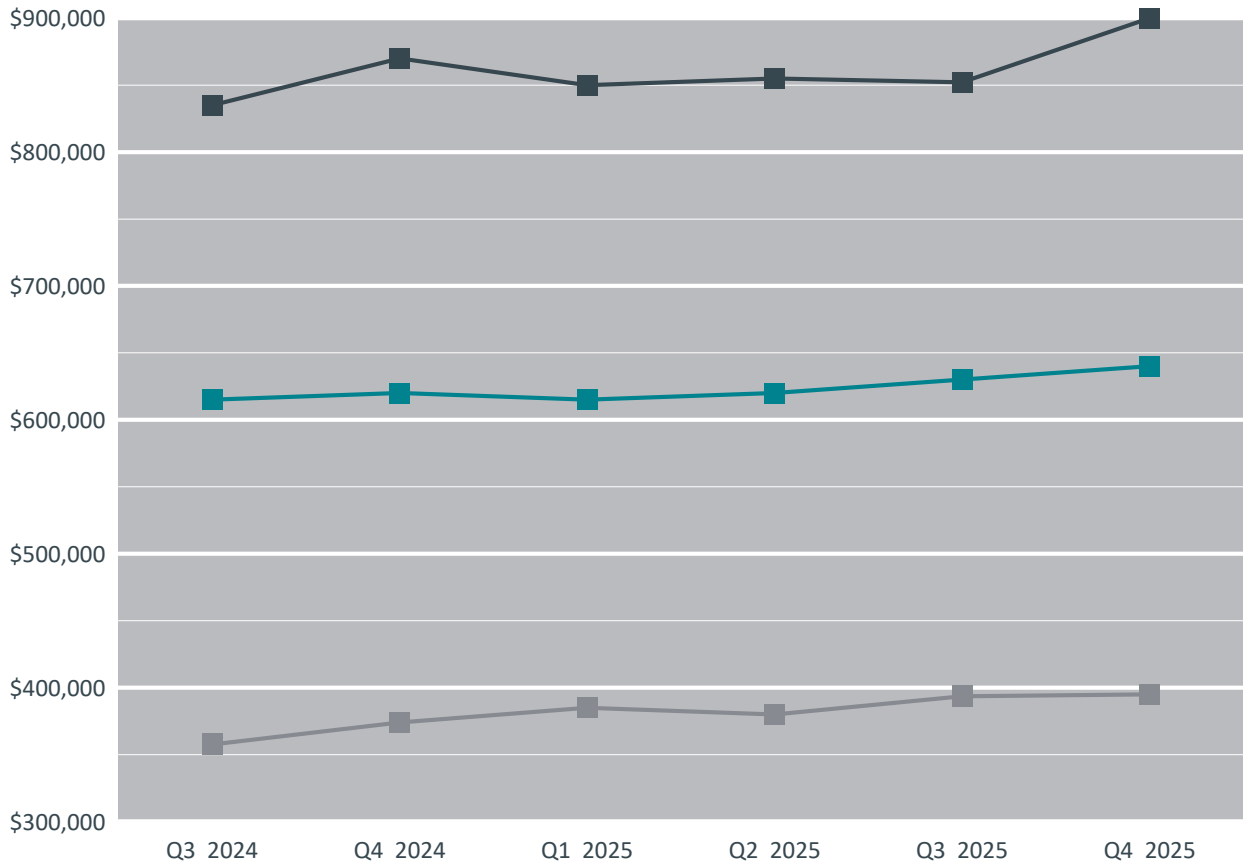
■ Unit/Apartment Median

■ Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep	2024	21,865	745,000	0.0	12,148	600,000	0.0	4,561	330,000	0.0
Oct-Dec	2024	24,748	755,000	1.3	12,652	600,000	0.0	4,440	335,000	1.5
Jan-Mar	2025	22,087	740,000	-2.0	11,203	597,100	-0.5	4,227	349,000	4.2
Apr-Jun	2025	25,863	754,000	1.9	12,931	600,000	0.5	5,713	345,000	-1.1
Jul-Sep	2025	26,547	755,500	0.2	13,759	605,000	0.8	5,751	343,000	-0.6
Oct-Dec	2025	28,295	785,000	3.9	14,118	620,000	2.5	4,586	341,300	-0.5

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

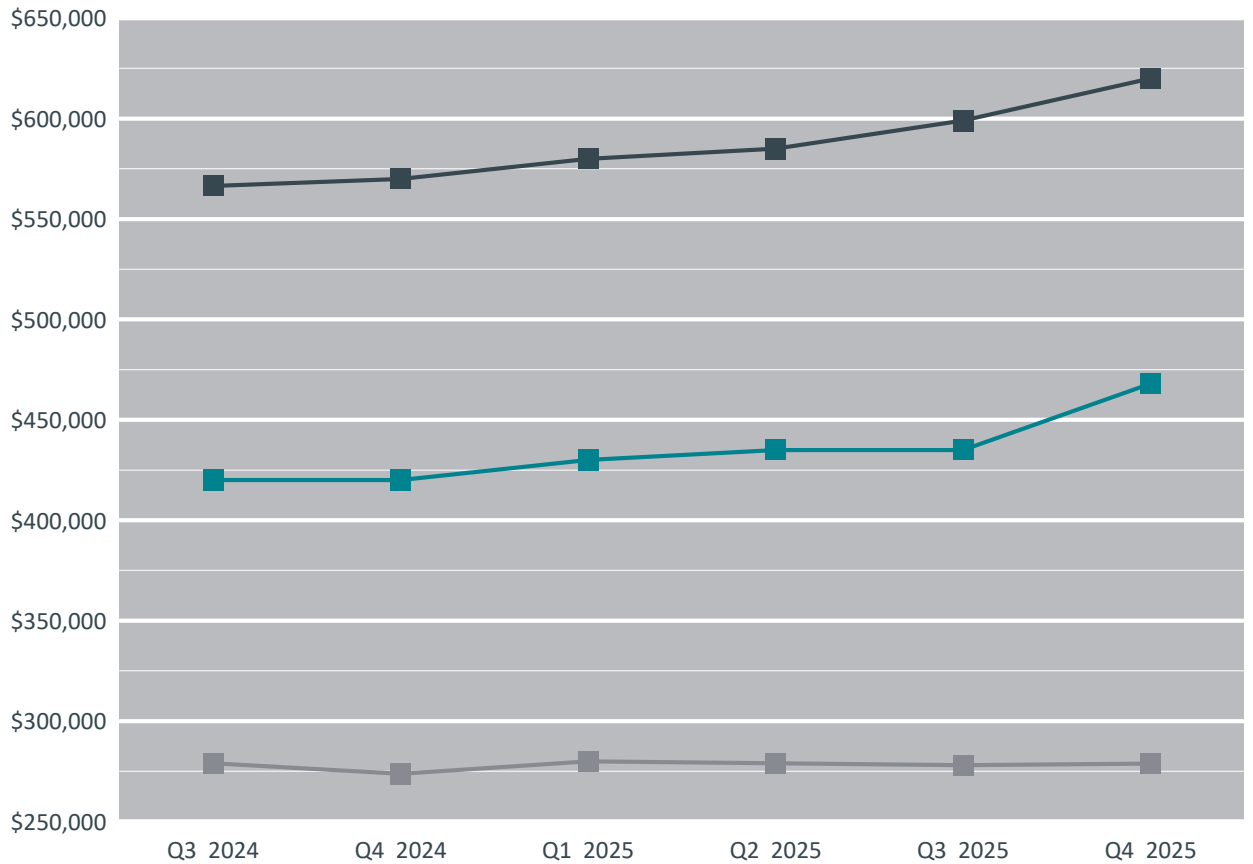
■ Unit/Apartment Median

■ Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep	2024	15,563	835,000	0.0	11,059	615,000	0.0	3,206	357,500	0.0
Oct-Dec	2024	17,563	870,000	4.2	11,507	620,000	0.8	2,882	374,000	4.6
Jan-Mar	2025	14,992	850,000	-2.3	10,105	615,000	-0.8	2,647	385,000	2.9
Apr-Jun	2025	17,923	855,000	0.6	11,732	620,000	0.8	3,620	380,000	-1.3
Jul-Sep	2025	18,225	852,000	-0.4	12,338	630,000	1.6	3,239	393,500	3.6
Oct-Dec	2025	19,179	900,000	5.6	12,653	640,000	1.6	2,318	395,000	0.4

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar
Q2 Apr-Jun
Q3 Jul-Sep
Q4 Oct-Dec

■ House Median

■ Unit/Apartment Median

■ Vacant House Block Median

Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep	2024	6,302	566,500	0.0	1,089	420,000	0.0	1,355	279,000	0.0
Oct-Dec	2024	7,185	570,000	0.6	1,145	420,000	0.0	1,558	273,800	-1.9
Jan-Mar	2025	7,095	580,000	1.8	1,098	430,000	2.4	1,580	280,000	2.3
Apr-Jun	2025	7,940	585,000	0.9	1,199	435,000	1.2	2,093	279,000	-0.4
Jul-Sep	2025	8,322	599,000	2.4	1,421	435,000	0.0	2,512	278,000	-0.4
Oct-Dec	2025	9,116	620,000	3.5	1,465	468,000	7.6	2,268	278,800	0.3

MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
ABBOTSFORD	1240000	1310000 [^]	1295000	1391500	1288000	22	62	3.9	-7.4
ABERFELDIE	1900000	2045000	1950000	1720000	1845000	22	65	-2.9	7.3
AINTREE	687500	711500	750000	705500	725000	64	206	5.5	2.8
AIREYS INLET	1649000 [^]	1450000 [^]	1247500 [^]	1450000 [^]	1375000 [^]	2	15	-16.6	-5.2
AIRPORT WEST	917500	975000	931000	1118000	1100000	33	149	19.9	-1.6
ALBANVALE	612000	625000	650500	663000	700800	16	90	14.5	5.7
ALBERT PARK	2265000	2320000	2417500	2510000	2105000	51	143	-7.1	-16.1
ALBION	705000 [^]	738800	750000	771300	812000	13	56	15.2	5.3
ALEXANDRA	489000	680000 [^]	571000 [^]	490000	600000 [^]	9	40	22.7	22.4
ALFREDTON	590000	602500	605000	622000	650000	110	409	10.2	4.5
ALLANSFORD	555000 [^]	837500 [^]	515000 [^]	525000 [^]	515000 [^]	7	18	-7.2	-1.9
ALPHINGTON	2090000	1850000	1841300	2270000	2550000	17	63	22.0	12.3
ALTONA	1150000	1210000	1173000	1113000	1295500	36	142	12.7	16.4
ALTONA EAST	1045000	1010000 [^]	1076000 [^]	1250000	1072500	14	36	2.6	-14.2
ALTONA MEADOWS	760000	737000	730000	765000	835500	28	136	9.9	9.2
ALTONA NORTH	880000	1003000	904000	963500	998300	52	227	13.4	3.6
ANGLESEA	1435000	1375000	1512500	1275000	1492500	18	76	4.0	17.1
APOLLO BAY	890000 [^]	775000 [^]	790000 [^]	817500	795000	12	35	-10.7	-2.8
ARARAT	395000	376000	341000	410000	430500	60	188	9.0	5.0
ARDEER	670000	695000	740000	679000	711000	17	55	6.1	4.7
ARMADALE	2550000	3330000	2313000	2250000	2535500	16	79	-0.6	12.7
ARMSTRONG CREEK	650000	642000	667000	670000	680000	126	535	4.6	1.5
ASCOT (GREATER BENDIGO)	660000	622500	630000	655000	646500	10	57	-2.0	-1.3
ASCOT VALE	1300000	1406500	1338000	1370000	1362000	51	187	4.8	-0.6
ASHBURTON	1820000	1852000	1905000	1980000	1990500	30	116	9.4	0.5
ASHWOOD	1380000	1510000	1570000	1567500	1427500	18	74	3.4	-8.9
ASPENDALE	1260000	1300000	1380000	1501300	1492500	24	76	18.5	-0.6
ASPENDALE GARDENS	1247500	1225000	1265000 [^]	1281800 [^]	1365000	15	46	9.4	6.5
ATTWOOD	785000 [^]	785000 [^]	739000 [^]	888500 [^]	895000	16	36	14.0	0.7
AVENEL	486000 [^]	569000 [^]	1150000 [^]	565000 [^]	580000	10	17	19.3	2.7
AVOCA	405000 [^]	380000 [^]	415000	420000 [^]	344000 [^]	8	37	-15.1	-18.1
AVONDALE HEIGHTS	965000	935000	994500	1020000	1085000	61	209	12.4	6.4
BACCHUS MARSH	575000	620000	618000	616000	651000	64	197	13.2	5.7

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
BADGER CREEK	617500^	697500^	673000^	715000^	690000^	8	24	11.7	-3.5
BAIRNSDALE	470000	450000	430000	474500	485000	73	215	3.2	2.2
BALACLAVA	1302500	1450000^	1205000^	1580000	1267500	10	37	-2.7	-19.8
BALCOMBE	1590000	1590000	1714500	1600000	1630000	29	116	2.5	1.9
BALLAN	580000	622500	568500	683500^	638000	16	52	10.0	-6.7
BALLARAT CENTRAL	590000	635000	583500	650000	750000	49	140	27.1	15.4
BALLARAT EAST	456000	497500	510000	537500	580000	39	166	27.2	7.9
BALLARAT NORTH	566000	515000	532500	575000	590500	37	109	4.3	2.7
BALNARRING	1332500^	1280000^	1480000	1405000^	1580000	11	39	18.6	12.5
BALNARRING BEACH	1875000^	1325000^	1870000^	2830000^	2020000^	5	15	7.7	-28.6
BALWYN	2880000	3100000	3125000	2675500	2700000	40	167	-6.3	0.9
BALWYN NORTH	2335000	2369000	2125500	2400000	2360000	87	306	1.1	-1.7
BANDIANA	620000^	629000^	620000^	622000^	649500^	2	10	4.8	4.4
BANNOCKBURN	705000	699500	707000	745000	705000	21	88	0.0	-5.4
BARANDUDA	680000	585000	625000	675000	750000	11	67	10.3	11.1
BARWON HEADS	1505000	1465000	1455000	1412500	1557500	16	76	3.5	10.3
BAXTER	726300	752500	759000^	820000^	770000^	7	36	6.0	-6.1
BAYSWATER	886000	861000	891700	999000	958500	43	129	8.2	-4.1
BAYSWATER NORTH	900000	910000	920000	910500	947600	25	90	5.3	4.1
BEACONSFIELD	1060000	815000	945000	1112500	1005000	28	110	-5.2	-9.7
BEACONSFIELD UPPER	1010000^	1552500^	1262800^	1130000^	1270000^	3	14	25.7	12.4
BEAUFORT	317500^	395000^	390000^	406300	435000	16	42	37.0	7.1
BEAUMARIS	2130000	1954000	2100000	2272500	2100000	41	192	-1.4	-7.6
BEECHWORTH	634800^	795000	890000	675000	817500	21	65	28.8	21.1
BELGRAVE	800000	860000	760000	825000	816000	15	59	2.0	-1.1
BELGRAVE HEIGHTS	921000^	1053100^	1129000^	861500^	1005500^	5	16	9.2	16.7
BELGRAVE SOUTH	1141300^	855000^	1002500^	1470000^	910000^	5	9	-20.3	-38.1
BELL PARK	628500	645000	620000	690000	700600	34	102	11.5	1.5
BELL POST HILL	685000	650000	657500	711000	762000	29	117	11.2	7.2
BELFIELD (BANYULE)	928000	1050000^	991000	995000	993500^	6	38	7.1	-0.2
BELMONT	715000	670000	683000	703000	745000	93	316	4.2	6.0
BENALLA	445000	465000	460000	510000	495000	77	256	11.2	-2.9
BENDIGO	620000	600000	640000	631300	605000	41	155	-2.4	-4.2

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
BENTLEIGH	1621000	1732500	1771000	1700000	1650000	53	189	1.8	-2.9
BENTLEIGH EAST	1460000	1440500	1555000	1530000	1608500	90	348	10.2	5.1
BERWICK	880000	900000	870000	910000	907300	250	894	3.1	-0.3
BEVERIDGE	655000	625000	663500	645000	652500	99	328	-0.4	1.2
BIRCHIP	390000 [^]	282500 [^]	180000 [^]	176000 [^]	176000 [*]	0	11	NA	NA
BIRREGURRA	860000 [^]	605000 [^]	659000 [^]	765000 [^]	765000 [*]	0	19	NA	NA
BITTERN	770000	905000	840000 [^]	1100000	850000	11	44	10.4	-22.7
BLACK HILL	650000	540000	495000 [^]	572000	581000 [^]	9	48	-10.6	1.6
BLACK ROCK	2670000	2620000	2342500	2150000	2320000	13	56	-13.1	7.9
BLACKBURN	1562500	1638000	1670000	1600000	1568500	50	152	0.4	-2.0
BLACKBURN NORTH	1283000	1399000	1300000	1415000	1465000	36	112	14.2	3.5
BLACKBURN SOUTH	1300000	1422300	1373000	1398000	1360500	40	121	4.7	-2.7
BLAIRGOWRIE	1467500	1350000	1735000	1355000	1575000	31	132	7.3	16.2
BLIND BIGHT	660000	830000 [^]	722500 [^]	750000 [^]	735000 [^]	5	23	11.4	-2.0
BONBEACH	1022000	1035000	1107500	1120000	1280000	16	58	25.2	14.3
BONNIE BROOK	642000	656500	655000	650000	695900	46	138	8.4	7.1
BONSHAW	512000 [^]	545000	560000	590000	605000	33	99	18.2	2.5
BOOLARRA	515000 [^]	447500 [^]	779000 [^]	490000 [^]	422500 [^]	4	13	-18.0	-13.8
BOORT	259500 [*]	330000 [^]	300000 [^]	375000 [^]	370000 [^]	7	21	NA	-1.3
BORONIA	826000	861000	860900	907500	926000	61	250	12.1	2.0
BOTANIC RIDGE	930000	910000	858800	950000	957500	45	185	3.0	0.8
BOX HILL	1550000	1725000 [^]	1699000	1690000	1645000	15	52	6.1	-2.7
BOX HILL NORTH	1303000	1370000	1443500	1402500	1390000	41	151	6.7	-0.9
BOX HILL SOUTH	1550000	1350000	1535000	1481500	1588000	22	102	2.5	7.2
BRAYBROOK	776500	772500	739000	750000	790000	43	132	1.7	5.3
BREAKWATER	515000 [^]	500000 [^]	602500 [^]	550500 [^]	570000	14	33	10.7	3.5
BRIAR HILL	904000	1127800	960000	905000 [^]	996000	10	43	10.2	10.1
BRIGHT	1285000	850000 [^]	1065000	1052500	1150000	17	50	-10.5	9.3
BRIGHTON	3112500	3350000	3700000	3311500	3355000	65	289	7.8	1.3
BRIGHTON EAST	2200000	2325000	2054000	2167500	2170000	62	215	-1.4	0.1
BROADFORD	512500	562500	600000	594000	600000	34	97	17.1	1.0
BROADMEADOWS	592000	610000	620000	635000	670000	47	168	13.2	5.5
BROOKFIELD	540000	565000	590000	601000	626300	53	244	16.0	4.2

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
BROOKLYN	932500^	857500^	715000^	970000^	1000000^	3	16	7.2	3.1
BROWN HILL	675000	610000	656300	652500	684000	17	85	1.3	4.8
BRUNSWICK	1300000	1320000	1290000	1312500	1335300	68	265	2.7	1.7
BRUNSWICK EAST	1466000	1647500	1392500	1319000	1600000	25	124	9.1	21.3
BRUNSWICK WEST	1352500	1282500	1295000	1310000	1366000	33	116	1.0	4.3
BULLEEN	1298000	1365000	1380000	1365000	1382500	32	129	6.5	1.3
BUNDOORA	850000	882000	867500	901000	950000	99	334	11.8	5.4
BUNINYONG	813000	725000	730000	682500	725000	13	56	-10.8	6.2
BUNYIP	700800	760000^	791500^	930000^	815000	11	32	16.3	-12.4
BURNSIDE	747500	860000	797500	840000	780000	23	80	4.3	-7.1
BURNSIDE HEIGHTS	720000	730000	780000	734000	770000	27	96	6.9	4.9
BURWOOD	1378000	1594400	1602000	1500000	1455500	44	124	5.6	-3.0
BURWOOD EAST	1294500	1300000	1332500	1326500	1386500	38	143	7.1	4.5
CAIRNLEA	870000	897000	835900	954000	981500	23	93	12.8	2.9
CALIFORNIA GULLY	453800	443500	510000	526000	562500	28	90	24.0	6.9
CAMBERWELL	2450000	2750000	2610000	2450000	2530000	56	250	3.3	3.3
CAMPBELLFIELD	598000^	643000	678500	684000	717000	18	62	19.9	4.8
CAMPBELLS CREEK	692500^	799000^	730000	650000	675000	11	46	-2.5	3.8
CAMPERDOWN	455000	490000	435000	460000^	536000	24	64	17.8	16.5
CANADIAN	482500	550000	522500	535000	593800	34	113	23.1	11.0
CANTERBURY	3140800	4415000	3784000	3788800	3000000	25	101	-4.5	-20.8
CAPE PATERSON	775000^	692500	745000^	693000^	865000	13	41	11.6	24.8
CAPE SCHANCK	1075000^	1717500^	1370000^	1010000^	882000^	4	17	-18.0	-12.7
CAPEL SOUND	748000	705000	780000	780000	747000	37	102	-0.1	-4.2
CARDIGAN	950000^	1150000^	1550000^	1244000^	1115000^	6	14	17.4	-10.4
CARDIGAN VILLAGE	545000*	410000^	484000^	575000^	910000^	3	10	NA	58.3
CARISBROOK	615000^	432500^	456000^	525000^	465000^	6	20	-24.4	-11.4
CARLTON	1175000	1360000	1692500	1350000	1690000	24	68	43.8	25.2
CARLTON NORTH	1725000	1730000	1826000	1620000	1800000	29	102	4.3	11.1
CARNEGIE	1640000	1720000	1662000	1825000	1700000	27	96	3.7	-6.8
CAROLINE SPRINGS	737500	750000	750000	790000	835000	100	332	13.2	5.7
CARRUM	1016000	881000^	1101000	1125000^	1020000^	6	35	0.4	-9.3
CARRUM DOWNS	715000	745000	775000	807500	845000	83	345	18.2	4.6

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
CASTERTON	395000 [^]	375000 [^]	278000 [^]	242500	325000	15	39	-17.7	34.0
CASTLEMAINE	717500	782500	722500	745000	730000	41	141	1.7	-2.0
CAULFIELD	1910000	2080000 [^]	2685000 [^]	1850000 [^]	1930000 [^]	9	23	1.0	4.3
CAULFIELD EAST	1760000 [^]	1819000 [^]	1819000 [*]	1435000 [^]	1550000 [^]	3	7	-11.9	8.0
CAULFIELD NORTH	2201000	2675000	2422500	2590000	2180000	24	102	-1.0	-15.8
CAULFIELD SOUTH	1810000	1770000	2070000	2075000	2042500	30	111	12.8	-1.6
CHADSTONE	1249000	1190000	1235000	1345400	1395000	20	77	11.7	3.7
CHARLEMONT	635000	600000	653000	640000	630000	41	167	-0.8	-1.6
CHARLTON	275000 [^]	265000 [^]	250000 [^]	342500 [^]	320000	11	24	16.4	-6.6
CHELSEA	1267000	985100	1137500	1115000	1120000	22	71	-11.6	0.4
CHELSEA HEIGHTS	872500	985000	1029300	1007500	990000	15	61	13.5	-1.7
CHELTENHAM	1307000	1260500	1310000	1437500	1385000	51	183	6.0	-3.7
CHELTENHAM EAST	1155000	1245000	1130000	1293100	1287000	21	73	11.4	-0.5
CHELTENHAM NORTH	1205000	1100000	1042500	866000	1190000	15	51	-1.2	37.4
CHEWTON	761300 [^]	600000 [^]	1075000 [^]	630000 [^]	852500 [^]	5	14	12.0	35.3
CHILTERN	462000 [^]	465000 [^]	660000 [^]	545000 [^]	525000 [^]	5	15	13.6	-3.7
CHIRNSIDE PARK	897500	900000	940000	953900	980000	47	191	9.2	2.7
CHUM CREEK	761000 [^]	761000 [*]	712500 [^]	722500 [^]	716300 [^]	2	8	-5.9	-0.9
CHURCHILL	337500	374500	365000	386000	447500	44	117	32.6	15.9
CLARINDA	1050000	1101000	1050000	1170000 [^]	1098500	14	52	4.6	-6.1
CLAYTON	1165000	1225000	1285000	1383400	1214000	28	93	4.2	-12.2
CLAYTON NORTH	1770000 [^]	1520000 [^]	1331000 [^]	1199300 [^]	1420000 [^]	5	22	-19.8	18.4
CLAYTON SOUTH	1060000	986000 [^]	1022400	1125000	992500	10	51	-6.4	-11.8
CLEMATIS	915000 [^]	955000 [^]	873500 [^]	1193000 [^]	1193000 [*]	0	5	NA	NA
CLIFTON HILL	1442500	1778800	1735000	1585000	1602500	18	69	11.1	1.1
CLIFTON SPRINGS	652600	640500	667500	660000	710000	53	183	8.8	7.6
CLUNES	505000	440000 [^]	415000 [^]	480100 [^]	540000	11	27	6.9	12.5
CLYDE	695500	675000	700000	705000	725000	167	592	4.2	2.8
CLYDE NORTH	705000	743000	735000	745000	757000	311	1,155	7.4	1.6
COBBLEBANK	600000	629000	600000	620000	650000	27	124	8.3	4.8
COBDEN	347500 [^]	367500 [^]	410000 [^]	400000 [^]	455000	10	25	30.9	13.8
COBRAM	420000	425000	445000	457500	481300	30	97	14.6	5.2
COBURG	1140000	1250000	1212500	1222000	1275000	99	303	11.8	4.3

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	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
COBURG EAST	1174500	1030000	1145000	1150000	1180000	29	80	0.5	2.6
COBURG NORTH	1050000	975000	1212000	989500	1150000	23	77	9.5	16.2
COCKATOO	735000	725000	685000 [^]	775000	802500	20	64	9.2	3.5
COHUNA	400000	362500	320000	358000	417500	20	53	4.4	16.6
COLAC	460000	460000	480000	458800	520000	68	183	13.0	13.4
COLDSTREAM	820000 [^]	800000 [^]	840000 [^]	875000 [^]	894600 [^]	9	26	9.1	2.2
COLERAINE	262500 [^]	245000 [^]	245000 [^]	275000 [^]	351000 [^]	6	29	33.7	27.6
COLLINGWOOD	1167500	1200000 [^]	1580000	1160000	1336500	18	49	14.5	15.2
CONNEWARRE	1950000 [^]	1925000 [^]	2200000 [^]	1785000 [^]	1875000 [^]	3	13	-3.8	5.0
COOLAROO	557500	601500	601300	630000	662000 [^]	9	42	18.7	5.1
COONANS HILL	1207500	1545000 [^]	1125000	1212500	1260000	15	43	4.3	3.9
COONGULLA	475000 [^]	475000 [*]	516000 [^]	470000 [^]	665000 [^]	5	10	40.0	41.5
CORINELLA	780000 [^]	643000	670000	698800	686000	10	54	-12.1	-1.8
CORIO	495000	480000	513500	550000	595000	91	401	20.2	8.2
CORONET BAY	445000 [^]	535000	505000	597500	580000	19	63	30.3	-2.9
CORRYONG	255000 [^]	440000 [^]	400000 [^]	375000 [^]	362500 [^]	6	24	42.2	-3.3
COWES	898500 [^]	775000	760000 [^]	815000 [^]	680000	11	40	-24.3	-16.6
COWES WEST	682500	672500	697500	690000	662500	30	155	-2.9	-4.0
CRAIGIEBURN	665000	676500	700000	718000	730000	351	1,179	9.8	1.7
CRANBOURNE	677000	659300	710000	715000	714000	120	448	5.5	-0.1
CRANBOURNE EAST	703500	713500	730000	745000	755000	127	468	7.3	1.3
CRANBOURNE NORTH	730000	732500	770500	770000	812000	89	370	11.2	5.5
CRANBOURNE SOUTH	830000	700000	700000	805000	932500	14	87	12.3	15.8
CRANBOURNE WEST	695000	700000	700000	725000	740000	109	389	6.5	2.1
CREMORNE	1141500 [^]	1310000 [^]	1322500 [^]	1200000 [^]	1250000 [^]	8	32	9.5	4.2
CRESWICK	540000	575000	555000	531300	595000	18	77	10.2	12.0
CRIB POINT	750000	710000 [^]	835000	780000	731000	18	49	-2.5	-6.3
CROYDON	884800	900000	885000	1008000	985000	101	328	11.3	-2.3
CROYDON HILLS	1215000	1131200	1152000	1295000	1180000	13	58	-2.9	-8.9
CROYDON NORTH	1035000	968000	1100500	1180000	1212000	31	95	17.1	2.7
CROYDON SOUTH	925000	917000	967500	959000	1025000	21	68	10.8	6.9
CURLEWIS	625000	640800	630000	691300	727500	36	111	16.4	5.2
DALLAS	574000	519000	561000	590000	640000	27	91	11.5	8.5

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	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
DALYSTON	515000^	553500^	500000	566300^	595000	10	35	15.5	5.1
DANDENONG	710000	726000	762500	780000	761500	44	194	7.3	-2.4
DANDENONG NORTH	790000	750000	790000	783500	830000	75	268	5.1	5.9
DARLEY	649000	650000	596300	650000	682500	52	198	5.2	5.0
DAYLESFORD	750000	960000	700000	890000	792500	24	73	5.7	-11.0
DEANSIDE	670000	676000	686500	690800	700000	94	314	4.5	1.3
DEEPDENE	3249500	2592500^	3600000^	3310000^	2865000	12	29	-11.8	-13.4
DEER PARK	657500	671000	680000	680500	711000	80	244	8.1	4.5
DELACOMBE	511000	513500	545000	577500	623000	37	127	21.9	7.9
DELAHEY	625000	671000	689000	753800	750000	23	71	20.0	-0.5
DENNINGTON	576300^	617300^	610000	640000^	645000	13	40	11.9	0.8
Derrimut	750000	805000	796000	823500	825000	29	74	10.0	0.2
DIAMOND CREEK	1026000	1025000	1065000	1130000	1060000	41	160	3.3	-6.2
DIGGERS REST	625000	620000	672500	620000	680000	50	214	8.8	9.7
DIMBOOLA	269000	250000^	252500	386500^	306000	12	33	13.8	-20.8
DINGLEY VILLAGE	1145000	1055000	1194000	1246000	1215000	31	121	6.1	-2.5
DINNER PLAIN	912500*	912500*	847500^	780000^	825000^	3	11	NA	5.8
DONALD	245000	260000^	337500^	275000^	345000^	5	25	40.8	25.5
DONCASTER	1428000	1510000	1590000	1590000	1557500	82	303	9.1	-2.0
DONCASTER EAST	1531000	1560000	1557500	1667500	1655000	104	355	8.1	-0.7
DONNYBROOK	644000	650200	650000	666000	660300	180	590	2.5	-0.9
DONVALE	1509000	1460000	1507500	1617500	1575000	25	98	4.4	-2.6
DOREEN	770000	771000	757500	795000	833500	134	516	8.2	4.8
DOVETON	603000	610000	628000	633000	667500	48	194	10.7	5.5
DROMANA	935000	950000	1000000	891300	1010000	42	172	8.0	13.3
DROUIN	620000	625000	640000	630000	650000	99	409	4.8	3.2
DRYSDALE	807000	633800	745000	730000	696500	24	74	-13.7	-4.6
DUNKELD	440000^	440000*	417500^	575000^	522500^	4	11	18.8	-9.1
DUNOLLY	347500^	332500^	310000^	380000^	355000^	5	11	2.2	-6.6
EAGLE POINT	537500^	637500^	557500^	755000^	569000^	8	22	5.9	-24.6
EAGLEHAWK	515000	531300	587500	567500	615000	31	126	19.4	8.4
EAGLEMONT	2165000	2805000^	2280000	2360000	2581000	13	47	19.2	9.4
EAST BAIRNSDALE	435000^	335000^	362500	487000^	425000^	9	34	-2.3	-12.7

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
EAST BENDIGO	530000	502500	520000	527500	615000	14	55	16.0	16.6
EAST GEELONG	820000	746300	790000	880000	902500	34	82	10.1	2.6
EAST MELBOURNE	2900000 [^]	1702000 [^]	3050000 [^]	1885000 [^]	3125000 [^]	6	21	7.8	65.8
EAST WARBURTON	580000 [^]	600000 [^]	695000 [^]	640000 [^]	640000 [^]	8	22	10.3	0.0
EASTWOOD	581000	632500	590000	635000	689000	16	56	18.6	8.5
ECHUCA	550000	579000	631300	615000	600000	78	268	9.1	-2.4
EDENHOPE	365000 [^]	307500 [^]	240000 [^]	209500 [^]	310000 [^]	3	21	-15.1	48.0
EDITHVALE	1370000	1379900	1280000	1347500	1305000	19	58	-4.7	-3.2
EILDON	432500 [^]	457500 [^]	322500 [^]	381000 [^]	317500	10	27	-26.6	-16.7
ELLIMINYT	470000 [^]	612500 [^]	735000	570000	675000	10	48	43.6	18.4
ELMORE	342500 [^]	455000 [^]	435000 [^]	447500 [^]	510000 [^]	3	15	48.9	14.0
ELSTERNWICK	2225000	2030000	1902000	2300000	2250000	25	64	1.1	-2.2
ELTHAM	1161000	1200000	1263500	1251000	1273000	51	191	9.6	1.8
ELTHAM NORTH	1300000	1216000	1331000	1270000	1218900	21	87	-6.2	-4.0
ELWOOD	2110000	2542500	2332500	2150000	1910000	35	122	-9.5	-11.2
EMERALD	885000	937000	925000	920000	890000	21	82	0.6	-3.3
ENDEAVOUR HILLS	809500	802500	797500	849500	900000	86	298	11.2	5.9
EPPING	690000	652000	723000	736000	760000	133	473	10.1	3.3
EPSOM	605000	585000	632500	642500	664900	30	137	9.9	3.5
ESSENDON	1700000	1560000	1680000	1752500	1872000	49	230	10.1	6.8
ESSENDON NORTH	1212000 [^]	1180000 [^]	981000 [^]	1630000 [^]	1370000 [^]	9	29	13.0	-16.0
ESSENDON WEST	1700000 [^]	1525000 [^]	1581300 [^]	1575000 [^]	1350000 [^]	1	20	-20.6	-14.3
EUMEMMERRING	677500 [^]	690000 [^]	720000 [^]	740000 [^]	731500 [^]	8	23	8.0	-1.1
EUREKA	380000 [^]	500000 [^]	337000 [^]	485000 [^]	533800 [^]	6	18	40.5	10.1
EUROA	570000	480000	465000	409400	545000	18	63	-4.4	33.1
EYNESBURY	749500	739000	704500	645000	730000	33	102	-2.6	13.2
FAIRFIELD	1500000	1647000	2050000	1800000	1800000	13	59	20.0	0.0
FAIRHAVEN	1900000 [^]	2306500 [^]	1725000 [^]	1565000 [^]	775000 [^]	2	9	-59.2	-50.5
FAWKNER	786000	812000	800000	825000	873500	70	228	11.1	5.9
FERNTREE GULLY	888500	902000	899800	931000	965000	97	344	8.6	3.7
FERNY CREEK	1020000 [^]	1012000 [^]	1020000 [^]	1342500 [^]	1045000 [^]	5	19	2.5	-22.2
FINGAL	1725000 [^]	1242500 [^]	1870000 [^]	2005000 [^]	1780000 [^]	3	8	3.2	-11.2
FITZROY	1901300	1635000	1887500	1600000	1342500	28	88	-29.4	-16.1

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
FITZROY NORTH	1480000	1415000	1790500	1612500	1788000	43	148	20.8	10.9
FLEMINGTON	1060000	1140300	1165500	1185000	1100000	17	71	3.8	-7.2
FLINDERS	3960000^	3250000^	1805000^	2587500^	1900000^	9	21	-52.0	-26.6
FLORA HILL	527300	520500	634000	590000	592000	33	103	12.3	0.3
FOOTSCRAY	1000000	955000	880000	980000	950000	53	176	-5.0	-3.1
FOREST HILL	1235600	1220000	1180000	1237500	1271500	40	140	2.9	2.7
FOSTER	450000^	485000^	620000^	665000^	427500^	8	29	-5.0	-35.7
FRANKSTON	760000	750000	810000	850000	880000	161	676	15.8	3.5
FRANKSTON NORTH	595000	625000	670000	700000	740000	33	144	24.4	5.7
FRANKSTON SOUTH	1125000	1200000	1220000	1210000	1200000	85	312	6.7	-0.8
FRASER RISE	690500	699000	700000	680000	700000	143	511	1.4	2.9
FYANSFORD	1120000^	965000^	955000	960000^	895000	10	35	-20.1	-6.8
GARDEN CITY	1845000^	2214000^	1875000^	1850000^	2220000^	5	21	20.3	20.0
GARDENVALE	1713800^	2221000^	1764000^	2530000^	2530000*	0	9	NA	NA
GARFIELD	750000^	862500^	847500^	726300^	850000	10	22	13.3	17.0
GEELONG	820000	915000	865500	860000	960000	17	52	17.1	11.6
GEELONG WEST	859000	910000	810000	880300	840500	35	117	-2.2	-4.5
GEMBROOK	838000^	1012300^	721800^	1032500^	876300^	8	22	4.6	-15.1
GISBORNE	857500	1065000	967500	1000000	945000	57	199	10.2	-5.5
GLADSTONE PARK	747500	805000	752000	796000	850000	47	146	13.7	6.8
GLEN HUNTLY	1480000^	1907000^	1517500^	2353000^	1970000^	4	15	33.1	-16.3
GLEN IRIS	2330000	2211500	2775000	2667500	2685000	63	246	15.2	0.7
GLEN WAVERLEY	1610000	1632900	1728500	1771000	1800000	134	477	11.8	1.6
GLENROWAN	590000^	580000^	680000^	670000^	420000^	3	14	-28.8	-37.3
GLENROY	822500	875000	830000	851100	911000	89	299	10.8	7.0
GOLDEN BEACH	295000^	335000^	400000^	310000^	390000^	7	21	32.2	25.8
GOLDEN POINT (BALLARAT)	423500	476000	525000	516500	549000	29	83	29.6	6.3
GOLDEN SQUARE	545000	525000	550000	565000	610000	76	244	11.9	8.0
GORDON	635000^	627500^	850000^	655000^	850000^	5	19	33.9	29.8
GOWANBRAE	1110000^	992500^	880000^	1097000^	960000^	5	29	-13.5	-12.5
GRANTVILLE	600000^	588000^	605000^	575000^	630000^	8	31	5.0	9.6
GREEN LAKE	420000^	556000^	442500^	518100^	517000^	6	25	23.1	-0.2
GREENSBOROUGH	973000	1005500	1032000	1030000	996900	78	246	2.5	-3.2

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
GREENVALE	808000	867500	880000	855000	906500	126	443	12.2	6.0
GROVEDALE	669800	650000	675000	695000	740500	78	281	10.6	6.5
HADFIELD	850000	900500	821000	930000	925000	37	130	8.8	-0.5
HALLAM	767500	752500	740000	792500	830000	31	128	8.1	4.7
HALLS GAP	582500 [^]	582500 [*]	720000 [^]	505000 [^]	681000 [^]	5	11	16.9	34.9
HAMILTON	395500	420000	389000	390000	445000	61	210	12.5	14.1
HAMLIN HEIGHTS	692500	743500	722500	733000	760000	31	129	9.7	3.7
HAMPTON	2507500	2310000	2250000	2442500	2227500	44	165	-11.2	-8.8
HAMPTON EAST	1385000	1450000	1642500	1470000	1538000	14	66	11.0	4.6
HAMPTON PARK	678000	660000	675000	720000	735000	101	398	8.4	2.1
HARCOURT	661000 [^]	360000 [^]	500000 [^]	715000 [^]	730000 [^]	4	14	10.4	2.1
HARKNESS	550000	563000	590000	570000	637000	87	298	15.8	11.8
HASTINGS	670000	672500	723800	810000	740000	23	112	10.4	-8.6
HASTINGS WEST	635000	652500 [^]	665000	695000 [^]	657500 [^]	5	31	3.5	-5.4
HAWTHORN	2900000	3210000	3075000	2877500	3070000	31	152	5.9	6.7
HAWTHORN EAST	3091000	2605000	2645000	2500000	2888000	37	154	-6.6	15.5
HEALESVILLE	794000	790000	805000	806000	855000	18	78	7.7	6.1
HEATHCOTE	510000	468000	440000	487500	550000	13	51	7.8	12.8
HEATHERTON	1185000 [^]	1050000 [^]	1065000 [^]	1160000 [^]	1152500 [^]	8	28	-2.7	-0.6
HEATHMONT	1010000	1115000	1120000	1070000	1162500	32	116	15.1	8.6
HEIDELBERG	1320000	1437500	1470000	1678000	1602800 [^]	8	54	21.4	-4.5
HEIDELBERG HEIGHTS	847500	900000	891500	887500	1050000	25	81	23.9	18.3
HEIDELBERG WEST	800000	847500	803800	801500	715000	17	93	-10.6	-10.8
HEPBURN	680000 [^]	490000 [^]	600000 [^]	550000 [^]	742500 [^]	4	11	9.2	35.0
HEPBURN SPRINGS	963000 [^]	825000 [^]	756000 [^]	750000 [^]	750000 [^]	5	12	-22.1	0.0
HERNE HILL	693300	710000	705000	802500	800000	25	81	15.4	-0.3
HEYFIELD	380000 [^]	400000	396000 [^]	462500	357500 [^]	6	40	-5.9	-22.7
HEYWOOD	330000 [^]	322500 [^]	353000	340000 [^]	417500 [^]	6	31	26.5	22.8
HIGHETT	1387500	1442000	1490000	1495000	1506300	54	168	8.6	0.8
HIGHTON	882500	846000	902500	895000	886000	102	325	0.4	-1.0
HILLSIDE (GREATER MELBOURNE)	787500 [^]	545000 [^]	734500 [^]	800000 [^]	812500 [^]	7	12	3.2	1.6
HILLSIDE (MELTON)	800000	825000	789300	815000	847500	54	179	5.9	4.0
HOPETOUN	285000 [^]	185000 [^]	155000 [^]	255000 [^]	200000 [^]	1	12	-29.8	-21.6

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
HOPPERS CROSSING	620000	620000	660000	685000	700000	181	729	12.9	2.2
HORSHAM	382000	413100	380000	449500	480000	93	344	25.7	6.8
HUGHESDALE	1270000	1445000	1500000	1530000	1735000	17	63	36.6	13.4
HUNTINGDALE	1307000 [^]	1260500 [^]	1140300	1295000 [^]	1280000 [^]	7	22	-2.1	-1.2
HUNTLY	580000	549000	577500	610000	650000	40	139	12.1	6.6
HURSTBRIDGE	1100000 [^]	990000 [^]	930000	950000 [^]	970000	13	43	-11.8	2.1
INDENTED HEAD	675000 [^]	730000	827500 [^]	625000 [^]	600800	10	33	-11.0	-3.9
INGLEWOOD	190000 [^]	425000 [^]	422500 [^]	415000 [^]	377500 [^]	4	22	98.7	-9.0
INVERLOCH	891000	850000	792500	952500	835000	42	169	-6.3	-12.3
INVERMAY PARK	610000	605000 [^]	700000 [^]	660000	625000 [^]	7	33	2.5	-5.3
IRONBARK	495000 [^]	475000 [^]	645000 [^]	495000 [^]	525000	13	34	6.1	6.1
IRYMPLE	580000	645000	625000	636000	635000	36	106	9.5	-0.2
IVANHOE	1940000	2162500	2025000	1840000	1999000	32	115	3.0	8.6
IVANHOE EAST	2400000	2355000 [^]	2640000	2454000 [^]	2300000	13	44	-4.2	-6.3
JACANA	625000	623500	610000 [^]	730000 [^]	660000 [^]	5	34	5.6	-9.6
JACKASS FLAT	531000	545000 [^]	632300	638500	645000	15	58	21.5	1.0
JAMIESON	682000 [^]	565000 [^]	525000 [^]	400000 [^]	590000 [^]	5	15	-13.5	47.5
JAN JUC	1250000	1230000	1320000	1390000	1500000	19	67	20.0	7.9
JEERALANG NORTH	367500 [^]	458500 [^]	442500	550000	410500	12	45	11.7	-25.4
JEPARIT	290000 [^]	191500 [^]	149000 [^]	157500 [^]	212000 [^]	7	14	-26.9	34.6
JUNCTION VILLAGE	652500 [^]	660000 [^]	700000	695000	662500 [^]	8	45	1.5	-4.7
JUNORTOUN	787500 [^]	806000	967500 [^]	815000	857000	10	39	8.8	5.2
KALIMNA	395000 [^]	557500 [^]	470000	580000 [^]	540000 [^]	3	20	36.7	-6.9
KALKALLO	652500	630000	635000	615000	650000	123	439	-0.4	5.7
KALLISTA	797500 [^]	900000 [^]	890000 [^]	742900 [^]	820500 [^]	4	20	2.9	10.4
KALORAMA	777500 [^]	815000 [^]	1121500 [^]	923500 [^]	857000	10	22	10.2	-7.2
KANGAROO FLAT	532500	556300	555000	574000	601500	67	269	13.0	4.8
KANGAROO GROUND SOUTH	1238500 [^]	1001000 [^]	1362500 [^]	1225000 [^]	1700500 [^]	1	18	37.3	38.8
KANIVA	256500 [^]	156000 [^]	182000	182000 [*]	190000 [^]	7	21	-25.9	NA
KEALBA	705300	707500 [^]	773000	745000	752000	15	52	6.6	0.9
KEILOR	1005000	1262000	1095000	1055500	1203000	21	76	19.7	14.0
KEILOR DOWNS	800000	815000	888800	815000	891000	34	108	11.4	9.3
KEILOR EAST	1095000	930000	1040000	1067500	1102500	76	260	0.7	3.3

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
KEILOR LODGE	941000^	1007500^	1160000^	890000^	1090500^	4	22	15.9	22.5
KEILOR PARK	826800	850000^	821000	860500^	922500	15	38	11.6	7.2
KENNINGTON	587500	587500	600000	605000	654000	42	151	11.3	8.1
KENSINGTON	1050000	1048000	1138300	1200000	1074000	40	127	2.3	-10.5
KERANG	320000	357000	312500	275000	412500	19	74	28.9	50.0
KEW	2663000	2950000	2832500	2700000	2510000	73	274	-5.7	-7.0
KEW NORTH	2197500	2150000	2250000	2220000	2450000	17	65	11.5	10.4
KEYSBOROUGH	936500	950000	980000	955300	1004400	96	336	7.3	5.1
KIALLA	675000	708000	677500	677500	665000	39	151	-1.5	-1.8
KILLARA (WODONGA)	670000^	641500	648900^	665500^	740100	10	33	10.5	11.2
KILMORE	630000	600000	590000	640000	615000	66	211	-2.4	-3.9
KILSYTH	863000	790000	837500	828200	870000	39	145	0.8	5.0
KILSYTH SOUTH	1048300	1190000^	994000^	1010000^	961000^	3	21	-8.3	-4.9
KINGLAKE	831000^	730000	780000^	737500^	672500^	8	33	-19.1	-8.8
KINGS PARK	616000	620000	652500	662500	669000	22	98	8.6	1.0
KINGSBURY	880000^	791800	845000	860000	896000	13	50	1.8	4.2
KINGSVILLE	1050000^	1337500	1200000	1200000	1098800	12	59	4.6	-8.4
KNOXFIELD	873500	1115000	1170000	1040000	1069400	25	80	22.4	2.8
KOO WEE RUP	667500	735000	695000	775000	720000	22	68	7.9	-7.1
KOONDROOK	355000*	510000^	350000^	532500^	507500^	8	22	NA	-4.7
KOROIT	485000^	625000^	595000^	525000^	660000	11	34	36.1	25.7
KORUMBURRA	546300	572500	520000	547800	610000	29	100	11.7	11.4
KURUNJANG	535500	542000	551000	600000	610000	65	227	13.9	1.7
KYABRAM	450000	453500	495000	500000	485000	31	114	7.8	-3.0
KYNETON	765000	799000	811000	780000	810000	42	119	5.9	3.8
LAKE BOGA	615000^	310000^	370000^	377500^	330000^	3	19	-46.3	-12.6
LAKE GARDENS	747500	701000^	601500^	730000^	709900^	9	35	-5.0	-2.8
LAKE TYERS BEACH	597500^	500000^	602500^	550000^	587500^	8	27	-1.7	6.8
LAKE WENDOUREE	1850000^	725000^	795000	1032500	1245000	16	51	-32.7	20.6
LAKES ENTRANCE	420000	475000	530000	552500	485000	25	97	15.5	-12.2
LALOR	697500	717500	738000	780000	787500	99	343	12.9	1.0
LANCEFIELD	715000^	607500^	740000	715000^	792500^	6	39	10.8	10.8
LANG LANG	720000	715000	720000	735000	755000	19	77	4.9	2.7

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
LANGWARRIN	875000	845000	872000	903000	912500	76	334	4.3	1.1
LARA	730000	655000	685000	675000	715000	69	237	-2.1	5.9
LARA LAKE	643500	676500	690000	707500	713000	57	227	10.8	0.8
LAUNCHING PLACE	730000^	702500^	706300	765000^	797500	15	42	9.2	4.2
LAVERTON	570000	601000	607500	615000	640000	21	158	12.3	4.1
LAVERTON SOUTH	712500	710500	755000	785000	815000	34	143	14.4	3.8
LENEVA	710000^	657500	727500^	736000	712000	21	53	0.3	-3.3
LEONGATHA	590000	556500	630000	525000	585000	29	114	-0.8	11.4
LEOPOLD	667500	651000	675000	665000	735000	79	275	10.1	10.5
LILYDALE	897500	870500	958800	970000	931500	60	237	3.8	-4.0
LISMORE	262500^	210000^	210000^	240000^	410000^	1	8	56.2	70.8
LOCH SPORT	350000	408500	315000	379000	395000	20	77	12.9	4.2
LOCKINGTON	300000^	390000^	362500^	355000^	355000*	0	8	NA	NA
LONG GULLY	473500	470500	480000	520000	490000	15	82	3.5	-5.8
LONGWARRY	570000^	613800	585000	605000	628000	17	60	10.2	3.8
LORNE	1735000	2100000^	1900000	1642500	2623500^	5	35	51.2	59.7
LOVELY BANKS	775000^	710000^	698000^	715000^	790000	11	30	1.9	10.5
LOWER PLENTY	1250000^	1600000^	1223800^	1330000^	1200000^	8	26	-4.0	-9.8
LUCAS	640500	620000	635000	630000	645000	83	246	0.7	2.4
LUCKNOW	545000^	515000^	630000^	453100^	498000	13	32	-8.6	9.9
LYNBROOK	851000	840000	835000	860000	958500	25	98	12.6	11.5
LYNDHURST	973000	937500	942500	950000	1055000	31	106	8.4	11.1
LYSTERFIELD	1535000	1460000	1275000	1180000	1480000^	6	47	-3.6	25.4
MACARTHUR	329900^	310000^	475000^	180000^	242500^	2	9	-26.5	34.7
MACEDON	770000^	660000^	700000^	1105000^	1040000^	9	16	35.1	-5.9
MACLEOD	1225000	1028500	1160000	1245000	1101000	31	91	-10.1	-11.6
MADDINGLEY	618800	605000	650000	647500	638500	38	138	3.2	-1.4
MAFFRA	443500	495000	425000	485000	441500	33	105	-0.5	-9.0
MAIDEN GULLY	710000	780000	795000	765000	874000	14	58	23.1	14.2
MAIDSTONE	820000	845000	949000	910000	850000	31	111	3.7	-6.6
MALDON	827500^	690000^	595000^	860000^	730000^	8	25	-11.8	-15.1
MALLACOOTA	400000^	400000^	613000^	400000^	600000^	5	19	50.0	50.0
MALMSBURY	736800^	765000^	717500^	700000^	835000^	5	14	13.3	19.3

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
MALVERN	3285000	3245000	2531000	2690000	2690000	27	105	-18.1	0.0
MALVERN EAST	2070000	2000200	2500000	2010000	2180000	67	242	5.3	8.5
MAMBOURIN	609000	610000	610000	630000	635000	46	157	4.3	0.8
MANIFOLD HEIGHTS	960000 [^]	923800 [^]	1200000	920000	1020000	11	43	6.3	10.9
MANOR LAKES	632000	641500	645000	650000	660000	94	395	4.4	1.5
MANSFIELD	747500	750000	820000	720000	762500	24	83	2.0	5.9
MARIBYRNONG	1100000	1088500	1300000	1145000	1270000	30	90	15.5	10.9
MARONG	640000	600000 [^]	672500	686000	673800	12	40	5.3	-1.8
MARSHALL	612500	662500 [^]	660000	650000 [^]	657500 [^]	6	34	7.3	1.2
MARYBOROUGH	342500	382500	379500	390000	435000	61	227	27.0	11.5
MCCRAE	1250000	1200000	1455000	1350000	1050000	19	71	-16.0	-22.2
MCKENZIE HILL	787500 [^]	760000 [^]	860000 [^]	730000 [^]	747500 [^]	3	14	-5.1	2.4
MCKINNON	1740000	1875000 [^]	1850000	1900000	1900000	15	56	9.2	0.0
MEADOW HEIGHTS	620000	645000	670000	680000	700500	44	155	13.0	3.0
MELTON	473500	490000	510000	546100	577500	50	222	22.0	5.7
MELTON SOUTH	534500	558800	530000	595000	581300	86	355	8.7	-2.3
MELTON WEST	544000	545000	563500	610000	648500	46	202	19.2	6.3
MENTONE	1250000	1295000	1487000	1360500	1347500	43	142	7.8	-1.0
MERBEIN	452500	356300	420000	439300	457400	20	71	1.1	4.1
MERINDA PARK	665000 [^]	660000 [^]	650000 [^]	710000	700000 [^]	8	37	5.3	-1.4
MERNDA	690000	730000	725000	730000	757500	104	446	9.8	3.8
METUNG	770000 [^]	682500	520000 [^]	637000 [^]	591500	12	37	-23.2	-7.1
MICKLEHAM	665500	685000	700000	695300	717000	312	1,078	7.7	3.1
MIDDLE PARK	2334000	3210000	2400000	2782500	2940000	15	65	26.0	5.7
MILDURA	487500	485000	519300	550000	575000	252	867	17.9	4.5
MILL PARK	800300	815500	830000	865000	891300	98	390	11.4	3.0
MILLGROVE	570000 [^]	607500	620000	625000 [^]	626800	12	47	10.0	0.3
MINERS REST	542500	540000	587500	605000	650000	20	80	19.8	7.4
MINYIP	153500 [^]	160000 [^]	180000 [^]	166000 [^]	160000 [^]	3	11	4.2	-3.6
MIRBOO NORTH	482000 [^]	527500 [^]	495000 [^]	495000 [^]	487500 [^]	6	22	1.1	-1.5
MITCHAM	1181000	1234000	1235000	1300000	1308500	41	161	10.8	0.7
MITCHELL PARK	420000 [^]	440000 [^]	467500 [^]	495000 [^]	470000 [^]	2	15	11.9	-5.1
MOE	350000	345000	431000	412500	420000	88	298	20.0	1.8

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
MONBULK	780000	715000 [^]	795000	735000	802000	11	38	2.8	9.1
MONT ALBERT	2420000	2620000 [^]	2817500 [^]	2620000	2310000	19	52	-4.5	-11.8
MONT ALBERT NORTH	1562500	1922500	1421500	1920000	1710000	15	60	9.4	-10.9
MONTMORENCY	1100000	1165000	1152500	1200000	1180000	31	106	7.3	-1.7
MONTROSE	875000	910000	985000	940000	975000	29	83	11.4	3.7
MOONEE PONDS	1460300	1380000	1585000	1490000	1660500	60	199	13.7	11.4
MOORABBIN	1255000	1232500	1225000	1338000	1250000	25	78	-0.4	-6.6
MOOROOLBARK	855000	862000	880000	870000	902500	106	331	5.6	3.7
MOORoopna	415000	465000	432500	472500	465000	53	202	12.0	-1.6
MORDIALLOC	1380000	1390000	1400000	1551000	1390000	11	63	0.7	-10.4
MORNINGTON	1165000	1059600	930000	1105000	1155000	87	338	-0.9	4.5
MORTLAKE	325000	385000 [^]	220000 [^]	320000 [^]	375000 [^]	8	30	15.4	17.2
MORWELL	343000	350000	356300	385000	392500	176	577	14.4	1.9
MOUNT BEAUTY	600000 [^]	542500 [^]	480000 [^]	535000 [^]	610000 [^]	4	14	1.7	14.0
MOUNT CLEAR	473800	587600	536000	545000	590900	19	84	24.7	8.4
MOUNT COTTRELL	505000 [^]	439500 [^]	749000 [^]	794600	750000	11	43	48.5	-5.6
MOUNT DANDENONG	852500 [^]	820000 [^]	1100000 [^]	1210000 [^]	1142500 [^]	8	27	34.0	-5.6
MOUNT DUNEED	724000	710000	710000	708500	720000	91	267	-0.6	1.6
MOUNT ELIZA	1600000	1615000	1580000	1625000	1785000	79	292	11.6	9.8
MOUNT EVELYN	800000	865000	845000	892000	882500	27	118	10.3	-1.1
MOUNT HELEN	620000	580000	597500	705000	722500	16	63	16.5	2.5
MOUNT MACEDON	977500 [^]	1507500 [^]	770000 [^]	1410000 [^]	1441000 [^]	7	11	47.4	2.2
MOUNT MARTHA	1847500	1575000	1855000	1745000	1815000	25	91	-1.8	4.0
MOUNT PLEASANT	455000	505000 [^]	500000	483000	565000	14	54	24.2	17.0
MOUNT WAVERLEY	1618000	1600000	1641500	1680000	1590000	131	473	-1.7	-5.4
MULGRAVE	1071500	1142500	1097500	1123000	1135000	91	311	5.9	1.1
MURCHISON	360000 [^]	400000 [^]	432500 [^]	450000 [^]	425000 [^]	7	17	18.1	-5.6
MURRUMBEENA	1750000	1599500	1930000	1660000	1870000	12	69	6.9	12.7
MURTOA	350000 [^]	529000 [^]	175000 [^]	180000 [^]	307500 [^]	6	18	-12.1	70.8
MYRTLEFORD	500000	520000	750000	583800 [^]	650000	14	45	30.0	11.3
NAGAMBIE	660000 [^]	628500	559000	640000	567500	22	59	-14.0	-11.3
NAR NAR GOON NORTH	685000 [^]	730000 [^]	749000 [^]	769500 [^]	708000 [^]	5	15	3.4	-8.0
NARRE WARREN	770000	755500	790000	802000	838000	111	447	8.8	4.5

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
NARRE WARREN NORTH	1670000	1500000	1700000	1400000 [^]	1500000	18	49	-10.2	7.1
NARRE WARREN SOUTH	799500	796800	820000	868000	857500	110	425	7.3	-1.2
NATHALIA	350000 [^]	449000 [^]	378500 [^]	382500 [^]	372500	10	32	6.4	-2.6
NEERIM SOUTH	740000 [^]	690000 [^]	640000 [^]	668000 [^]	645000 [^]	7	29	-12.8	-3.4
NERRINA	540000 [^]	580000 [^]	803000 [^]	710000 [^]	850000 [^]	3	20	57.4	19.7
NEW GISBORNE	860000 [^]	776000 [^]	915000 [^]	857500	876000	13	35	1.9	2.2
NEWBOROUGH	449000	457500	475500	450000	480000	52	175	6.9	6.7
NEWCOMB	564000	550000	570000	607800	624000	23	96	10.6	2.7
NEWINGTON	747500	611000	645000	583000	560000	17	49	-25.1	-3.9
NEWLANDS ARM	450000 [^]	580000 [^]	820000 [^]	605000 [^]	610000 [^]	3	17	35.6	0.8
NEWPORT	1277500	1345000	1250000	1171300	1342500	58	220	5.1	14.6
NEWSTEAD	462500 [^]	650000 [^]	418500 [^]	517500 [^]	520000 [^]	8	15	12.4	0.5
NEWTOWN (GREATER GEELONG)	1117500	980000	1035000	1160000	1102500	48	161	-1.3	-5.0
NHILL	252000	270000	203000	277500	217500 [^]	8	46	-13.7	-21.6
NICHOLS POINT	910000 [^]	540000 [^]	540000 [*]	715000 [^]	715000 [*]	0	7	NA	NA
NIDDRIE	1295000	1271500	1405000	1275000	1250000	34	111	-3.5	-2.0
NOBLE PARK	770000	790000	820000	835000	849500	86	240	10.3	1.7
NOBLE PARK NORTH	770000	767500	806500	805000	815000	26	95	5.8	1.2
NORLANE	465000	445000	466000	500000	540000	63	296	16.1	8.0
NORTH BENDIGO	535000	497500	568000	535500	596500	20	95	11.5	11.4
NORTH GEELONG	610000	650000	641000	688500	711000	18	71	16.6	3.3
NORTH MELBOURNE	1272500	1267000	1326000	1360000	1361000	25	84	7.0	0.1
NORTH SHORE	670000 [^]	677500 [^]	830000 [^]	625000 [^]	1180000 [^]	1	12	76.1	88.8
NORTH WONTHAGGI	580000	512500	614500	592500	595000	27	103	2.6	0.4
NORTHCOTE	1575000	1720000	1731000	1700000	1601000	78	241	1.7	-5.8
NOTTING HILL	1250000 [^]	1228000 [^]	1175000 [^]	1295000 [^]	1213000 [^]	3	19	-3.0	-6.3
NUMURKAH	399000	420000	380000	429000	420000	27	109	5.3	-2.1
NUNAWADING	1040000	1175000	1167500	1180000	1270000	24	104	22.1	7.6
NYAH	265000 [^]	315000 [^]	290000 [^]	350000 [^]	412500 [^]	2	8	55.7	17.9
NYAH WEST	197500 [^]	277500 [^]	70000 [^]	310000 [^]	345000 [^]	2	13	74.7	11.3
OAK PARK	1102500	1153500	1170000	1225000	1120000	21	75	1.6	-8.6
OAKLEIGH	1312500	1260000	1360500	1362500	1432500	20	74	9.1	5.1
OAKLEIGH EAST	1110000	1200000	1120000	1220000	1205000	17	55	8.6	-1.2

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
OAKLEIGH SOUTH	1072500	1170000	1245300	1221500	1315500	22	89	22.7	7.7
OCEAN GROVE	997500	910000	972000	950000	900000	103	382	-9.8	-5.3
OFFICER	711000	731000	750000	767000	775000	153	542	9.0	1.0
OFFICER SOUTH	755000^	915000^	915000	864500	890000	15	48	17.9	2.9
OLINDA	860000^	1000000	942500	877500^	1062500^	8	39	23.5	21.1
ORBOST	367500	308000^	360000	450000	369000	14	47	0.4	-18.0
ORMOND	1929000	1788000	1737500	1773000^	2015000	16	47	4.5	13.6
OSBORNE	967000	1170000	1011500	1095000	1130000	32	122	16.9	3.2
OUYEN	310000^	260000^	200000	280000^	299000^	4	25	-3.5	6.8
PAKENHAM	660000	670000	695000	708500	725000	291	1,154	9.8	2.3
PARK ORCHARDS	1820000^	2205000^	1970000^	2105000^	1800000^	6	18	-1.1	-14.5
PARKDALE	1475000	1524900	1595000	1590000	1635000	39	129	10.8	2.8
PARKVILLE	1893500^	1635000^	2100000^	1680000^	1914400	10	32	1.1	14.0
PASCOE VALE	1096000	1170000	1226000	1215000	1050000	59	169	-4.2	-13.6
PASCOE VALE SOUTH	1250000	1222500	1300000	1300000	1258800	32	113	0.7	-3.2
PATTERSON GARDENS	1205000^	1140000^	1265000^	1160000^	1365500	11	29	13.3	17.7
PATTERSON LAKES	1140000	1023000	1650000	1187500	1420000	20	68	24.6	19.6
PAYNESVILLE	482500	555000	525000	522500	510000	33	130	5.7	-2.4
PEARCEDALE	950000^	820000	952500	892000^	921500^	9	37	-3.0	3.3
PETERBOROUGH	782500^	820000^	650000^	790000^	775000^	2	12	-1.0	-1.9
PIONEER BAY	517000^	458000^	510500^	545000^	500000^	5	17	-3.3	-8.3
PLENTY	1610000^	1450000^	1755000^	1558000^	1630000^	5	14	1.2	4.6
POINT COOK	767000	817500	801000	825000	842000	207	767	9.8	2.1
POINT LONSDALE	1150000	1215000	1200000	1200000	1115000	27	86	-3.0	-7.1
POREPUNKAH	843000^	1100000^	925000^	958000^	875000^	8	23	3.8	-8.7
PORT FAIRY	865000^	835000	950000	817500	800000	19	67	-7.5	-2.1
PORT MELBOURNE	1550000	1630000	1500000	1720000	1550000	43	150	0.0	-9.9
PORTARLINGTON	787500	830000	865000	789300	820000	29	105	4.1	3.9
PORTLAND	390000	445000	397700	420000	450000	63	217	15.4	7.1
PORTLAND NORTH	507500^	735000^	727500^	550000^	716000^	5	9	41.1	30.2
PORTSEA	4000000^	4180000	2850000^	4125000^	3800000	11	32	-5.0	-7.9
PRAHRAN	1715000	1825000	1667500	1749500	1472500	38	151	-14.1	-15.8
PRESTON	1186300	1102500	1230000	1125000	1250000	67	308	5.4	11.1

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MEDIAN HOUSE PRICES

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Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
PRINCES HILL	1770000	1467500 [^]	1800000 [^]	1735000 [^]	2257500 [^]	8	28	27.5	30.1
QUARRY HILL	595000	541500	625000	620000	715000	13	52	20.2	15.3
QUEENSCLIFF	1710000 [^]	1800000 [^]	1450000 [^]	1200000 [^]	955000 [^]	6	21	-44.2	-20.4
RAINBOW	209500 [^]	300000 [^]	220000 [^]	190000 [^]	207500 [^]	2	11	-1.0	9.2
RAWSON	330000 [^]	402500 [^]	358500 [^]	392500 [^]	387500 [^]	2	11	17.4	-1.3
RAYMOND ISLAND	520000 [^]	437000 [^]	580000 [^]	532500 [^]	452000 [^]	5	24	-13.1	-15.1
RED CLIFFS	410000	420000	408800	442500	406000	25	105	-1.0	-8.2
RED HILL	2040000 [^]	1595000 [^]	1232500 [^]	1420000 [^]	1714000 [^]	3	17	-16.0	20.7
REDAN	445000	472500	470000	480000	507500	26	94	14.0	5.7
RESEARCH	1122500 [^]	1500000 [^]	1530500	1041000 [^]	1215000 [^]	8	26	8.2	16.7
RESERVOIR	895000	930000	920000	968500	970000	169	575	8.4	0.2
RHYLL	970000 [^]	840000 [^]	730500 [^]	745000 [^]	895000 [^]	4	24	-7.7	20.1
RICHMOND	1335000	1400500	1501500	1380000	1348000	96	289	1.0	-2.3
RIDDELLS CREEK	1045000	805000	715000	1048000 [^]	820000	12	40	-21.5	-21.8
RINGWOOD	1040000	1085300	1010000	1057500	1046900	46	149	0.7	-1.0
RINGWOOD EAST	982500	1090000	1075000	1070000	1060000	29	101	7.9	-0.9
RINGWOOD NORTH	1190000	1220000	1182000	1265000	1270000	45	153	6.7	0.4
RIPPLESIDE	1050000 [^]	2032500 [^]	1320000 [^]	1195000 [^]	995000 [^]	4	13	-5.2	-16.7
RIPPONLEA	1170000 [^]	1815000 [^]	1870000 [^]	1395000 [^]	2000000 [^]	3	12	70.9	43.4
ROBINVALE	408500 [^]	477000 [^]	364400 [^]	452500 [^]	419000 [^]	4	26	2.6	-7.4
ROCHESTER	345000	475000	442500	420000	477500	18	63	38.4	13.7
ROCKBANK	632500	580000	621500	621500	638000	47	225	0.9	2.7
ROMSEY	800000	766000	705000	850000	810000	17	68	1.3	-4.7
ROSANNA	1360000	1325000	1370000	1595000	1403000	26	94	3.2	-12.0
ROSEBUD	733000	730000	756300	780000	731000	66	244	-0.3	-6.3
ROSEBUD SOUTH	950000	1090000	1001500	900000	1000000	19	75	5.3	11.1
ROSEDALE	434000	525000 [^]	440000 [^]	460000 [^]	455000 [^]	9	27	4.8	-1.1
ROWVILLE	1060000	1090000	1120000	1194000	1220000	79	356	15.1	2.2
ROXBURGH PARK	662500	685000	683000	711000	735000	88	327	10.9	3.4
RUPANYUP	267500 [^]	165000 [^]	185000 [^]	220000 [^]	337500 [^]	2	9	26.2	53.4
RUSHWORTH	340000 [^]	300000 [^]	300000 [*]	300000 [^]	317500 [^]	7	18	-6.6	5.8
RUTHERGLEN	592000	561500 [^]	545000	560000	570000	12	42	-3.7	1.8
RYE	860000	920000	960000	921300	950000	85	325	10.5	3.1

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
SAFETY BEACH	1182500	1127500	1190000	1175000	1175000	33	107	-0.6	0.0
SAILORS GULLY	470000 [^]	404000 [^]	460000 [^]	691000 [^]	550000 [^]	1	11	17.0	-20.4
SALE	475000	510000	486000	510000	550000	129	377	15.8	7.8
SAN REMO	840000 [^]	925000	965000	850000 [^]	792000	11	44	-5.7	-6.8
SANCTUARY LAKES	735000	797500	852900	795000	855000	102	431	16.3	7.5
SANDHURST	965000	1100000	1100000	1062500	1075000	27	100	11.4	1.2
SANDRINGHAM	2210000	2077500	2065000	2210000	2495000	20	91	12.9	12.9
SANDY POINT	950000 [^]	1231000 [^]	630000 [^]	770000 [^]	805000 [^]	5	16	-15.3	4.5
SASSAFRAS	1012500 [^]	930000 [^]	940000 [^]	940000 [*]	1012500 [^]	6	20	0.0	NA
SCORESBY	986500	971000	1000000	1086000	975000	22	74	-1.2	-10.2
SEA LAKE	191100 [^]	328500 [^]	230000 [^]	190000 [^]	300000 [^]	5	15	57.0	57.9
SEABROOK	770000	765000	745000	755000	811000	18	66	5.3	7.4
SEAFORD	805800	853000	880000	942000	942000	64	266	16.9	0.0
SEAHOLME	1300000 [^]	1110000 [^]	1055000 [^]	1339000 [^]	1350000 [^]	5	24	3.8	0.8
SEBASTOPOL	420000	447500	465000	485000	513000	90	315	22.1	5.8
SEDDON	1077500	1062500	1100000	1132000	1020000	31	100	-5.3	-9.9
SELBY	790000 [^]	810000 [^]	930000 [^]	823800 [^]	885000 [^]	4	20	12.0	7.4
SEVILLE	900000 [^]	790000 [^]	885000 [^]	810000 [^]	895600 [^]	7	26	-0.5	10.6
SEVILLE EAST	621000 [^]	757500 [^]	741500 [^]	645000 [^]	730000 [^]	7	12	17.6	13.2
SEYMOUR	400000	431500	467500	431000	450000	34	140	12.5	4.4
SHEPPARTON	470000	475000	475000	512000	537000	159	751	14.3	4.9
SHEPPARTON NORTH	735000 [^]	600000 [^]	680000 [^]	600000	720000	11	39	-2.0	20.0
SHOREHAM	2175000 [^]	1925000 [^]	1637500 [^]	2010000 [^]	1635000 [^]	7	13	-24.8	-18.7
SILVERLEAVES	895000 [^]	502500 [^]	750000 [^]	1175000 [^]	720000 [^]	8	14	-19.6	-38.7
SKIPTON	225300 [^]	212500 [^]	485000 [^]	300000 [^]	462500 [^]	1	9	105.3	54.2
SKYE	775000	795000	817000	850000	872500	29	125	12.6	2.6
SMITHS BEACH	870000 [^]	1025000 [^]	846000 [^]	1050000 [^]	799000 [^]	7	17	-8.2	-23.9
SMYTHES CREEK	520000 [^]	506500	559000 [^]	572500	608000	15	51	16.9	6.2
SMYTHESDALE	515000 [^]	470000 [^]	555000 [^]	775000 [^]	622500 [^]	4	13	20.9	-19.7
SOLDIERS HILL	600000	520000	575000	527500	617500	30	78	2.9	17.1
SOMERS	1420000	1187500 [^]	1275000 [^]	1490000 [^]	1420000	16	38	0.0	-4.7
SOMERVILLE	787500	890000	816000	887500	875000	43	175	11.1	-1.4
SORRENTO	1800000	1790000	1650000	1750000	1848800	28	102	2.7	5.6

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
SOUTH DUDLEY	457500^	467500^	489500^	377500^	450000^	3	12	-1.6	19.2
SOUTH GEELONG	932500^	635000^	682500^	677500^	760000^	5	15	-18.5	12.2
SOUTH KINGSVILLE	1050000	1256000^	1170000	990000	1660000^	2	27	58.1	67.7
SOUTH MELBOURNE	1535000	1620000	1790000	1457500	1932500	26	98	25.9	32.6
SOUTH MORANG	753500	739500	805000	800000	810000	99	359	7.5	1.3
SOUTH YARRA	2742500	1620000	2305000	2265000	1980000	42	135	-27.8	-12.6
SPOTSWOOD	1230300	1387500	1270000	1132500	1000000^	8	41	-18.7	-11.7
SPRING GULLY	715000	605000	616300	650000^	715000	15	45	0.0	10.0
SPRINGVALE	870000	860000	911500	950000	970000	47	151	11.5	2.1
SPRINGVALE SOUTH	841000	785000	830000	870000	859300	22	95	2.2	-1.2
ST ALBANS	657500	650000	680000	720000	730000	108	433	11.0	1.4
ST ALBANS PARK	605000	608800	651300	650000	692700	23	72	14.5	6.6
ST ANDREWS BEACH	1187500^	1250000^	1355000^	1482500^	1300000^	7	25	9.5	-12.3
ST ARNAUD	225000^	300000	317500	280000^	262500	11	42	16.7	-6.3
ST HELENA	1193300	1167800^	1070000^	1091000	1320000	10	31	10.6	21.0
ST KILDA	1590000	1423000^	1810000	1450000	1750000	19	64	10.1	20.7
ST KILDA EAST	1621000	1703300	1587500	1805000	1701500	20	83	5.0	-5.7
ST KILDA WEST	3700000^	2760000^	2300000^	1820000^	2950000^	7	16	-20.3	62.1
ST LEONARDS	715000	702500	675000	722500	740000	49	153	3.5	2.4
STANHOPE	405000^	342500^	319000^	370000^	450000^	1	9	11.1	21.6
STAWELL	328800	337500	380000	335000	386000	24	112	17.4	15.2
STRATFORD	500300	497500	486500	519000	550000	23	72	9.9	6.0
STRATHDALE	625900	685000	660000	677500	750000	37	131	19.8	10.7
STRATHFIELDSAYE	730000	703500	690000	745000	772500	26	118	5.8	3.7
STRATHMORE	1645000	1555000	1725000	1500000	1450000	42	144	-11.9	-3.3
STRATHMORE HEIGHTS	747500^	1075000^	1080000	1115000^	1450000^	3	21	94.0	30.0
STRATHTULLOH	615000	625000	636500	635000	615000	52	240	0.0	-3.1
STUDFIELD	1177500	1105000	1043500	1079000	1125000	14	53	-4.5	4.3
SUNBURY	661300	680000	680000	700000	740000	273	1,051	11.9	5.7
SUNDERLAND BAY	625000*	617500^	635000^	707500^	659000^	3	14	NA	-6.9
SUNNYCLIFFS	395000^	341500^	430000^	388800^	502500^	6	18	27.2	29.3
SUNSET STRIP	633000^	530000^	590000^	612500^	613500^	8	22	-3.1	0.2
SUNSHINE	824000	750000	833000	826000	885000	36	140	7.4	7.1

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales	No. of	Change (%)	
	2024	2025	2025	2025	2025	Oct-Dec	Sales	Oct-Dec	Jul-Sep
						2025	2025	2024	2025
								to	to
								Oct-Dec	Oct-Dec
								2025	2025
SUNSHINE NORTH	715000	720000	752500	803000	806000	35	144	12.7	0.4
SUNSHINE WEST	690000	710500	710000	740000	809400	78	251	17.3	9.4
SURF BEACH	725000^	700000^	740000^	870000^	720000^	1	14	-0.7	-17.2
SURREY HILLS	2223000	2520000	2245000	2325000	2200000	54	162	-1.0	-5.4
SWAN HILL	486000	545000	480300	500000	470000	59	186	-3.3	-6.0
SWAN REACH	615000^	655000^	638500^	682500^	601300^	2	13	-2.2	-11.9
SYDENHAM	695500	690000	755300	715000	752000	31	110	8.1	5.2
SYNDAL	2235000	1736000	1748000	2150000	1900000	21	63	-15.0	-11.6
TALLANGATTA	460000^	402000^	535000^	450000^	623000^	3	15	35.4	38.4
TANGAMBALANGA	659500^	700000^	715000^	620000^	644500^	8	20	-2.3	4.0
TARNEIT	655000	651000	670000	675000	675000	530	1,974	3.1	0.0
TATURA	440000	506000	521000	519000	500000	19	71	13.6	-3.7
TAWONGA SOUTH	571500^	602000^	840000^	590000^	604500^	6	26	5.8	2.5
TAYLORS HILL	863800	948500	956000	907500	938000	46	114	8.6	3.4
TAYLORS LAKES	892500	1038000	908000	980000	935000	53	150	4.8	-4.6
TECOMA	1015000^	860000^	912500^	840000^	1093500^	8	33	7.7	30.2
TEMPLESTOWE	1721000	1604000	1605500	1559000	1757500	46	190	2.1	12.7
TEMPLESTOWE LOWER	1310500	1347000	1347500	1350500	1378000	61	219	5.2	2.0
TERANG	385000^	515000	365000^	435000^	372500	12	37	-3.2	-14.4
THE BASIN	882500	865000	875000	830000	957900	26	60	8.5	15.4
THOMASTOWN	702000	730000	762500	808000	810000	77	285	15.4	0.2
THOMSON (GREATER GEELONG)	500000	497000^	583000	585000^	615000	10	37	23.0	5.1
THORNBURY	1305500	1415000	1400000	1517500	1475000	59	206	13.0	-2.8
THORNHILL PARK	581000	605000	610000	613000	605000	71	277	4.1	-1.3
TIMBOON	420000^	447000^	577500^	425000^	490000^	6	26	16.7	15.3
TONGALA	450000^	450000*	420000^	422500^	495000^	6	21	10.0	17.2
TOONGABBIE	690000^	430000^	690000^	498500^	624000^	6	12	-9.6	25.2
TOORADIN	820000^	731000^	805000^	851300^	1067500^	6	18	30.2	25.4
TOORAK	8262500	6100000	5725300	7854000	6900000	24	103	-16.5	-12.1
TOOTGAROOK	860000	817500	911000	887500	881500	28	96	2.5	-0.7
TORQUAY	1195000	1212500	1180000	1250000	1207000	85	343	1.0	-3.4
TRAFALGAR	570000	541000	625000	616000	615000	28	96	7.9	-0.2
TRARALGON	507400	535000	522500	534100	569000	223	752	12.2	6.5

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
TRARALGON EAST	945000^	860000^	735000^	725000^	839000^	6	25	-11.2	15.7
TRENTHAM	970000^	935000^	970000^	835000^	860000^	9	28	-11.3	3.0
TRUGANINA	667500	671300	675000	665000	672000	257	969	0.7	1.1
TULLAMARINE	762500	750000	800000	820000	800000	27	96	4.9	-2.4
TYABB	730000	831000^	797500	791000	875000^	7	42	19.9	10.6
TYNONG	-	760000^	777500^	780000^	865000^	1	11	0.0	10.9
UPPER FERNTREE GULLY	875000	916300^	919000	870600^	990000	14	42	13.1	13.7
UPWEY	822500	882500	895000	867000	905000	37	103	10.0	4.4
VENTNOR	890000	705000^	865000	820300^	730000	11	38	-18.0	-11.0
VENUS BAY	497500	496500	454000	552500	515000	22	74	3.5	-6.8
VERMONT	1297500	1199000	1387000	1335000	1335000	33	112	2.9	0.0
VERMONT SOUTH	1450000	1492000	1510500	1582500	1572500	48	162	8.4	-0.6
VIEWBANK	1227500	1136000	1120000	1305500	1295500	26	86	5.5	-0.8
VIOLET TOWN	595000^	290000^	418500^	435000^	460000^	3	14	-22.7	5.7
WAHGUNYAH	540000^	490000^	638500^	520000^	457500^	6	20	-15.3	-12.0
WALLAN	595000	640000	642500	605000	650000	55	238	9.2	7.4
WALLAN EAST	623500	585000	590000	585000	605000	43	154	-3.0	3.4
WANDANA HEIGHTS	955000	920000^	1212000	1000000^	1150000^	7	35	20.4	15.0
WANDIN NORTH	942300^	1026000^	785000^	853500	1100000	10	36	16.7	28.9
WANGARATTA	529000	522500	522500	520000	540000	110	400	2.1	3.8
WANTIRNA	1072200	1108000	1230000	1201000	1125000	50	165	4.9	-6.3
WANTIRNA SOUTH	1200000	1280000	1370000	1350000	1331500	58	179	11.0	-1.4
WARBURTON	621000	633300^	745000^	670000	750000	17	51	20.8	11.9
WARRACKNABEAL	194500	220000	205000	232500	320000	19	64	64.5	37.6
WARRAGUL	627500	620000	650000	645000	668500	150	527	6.5	3.6
WARRANTYTE	1215000	1120000	1330000	1365000	1223200	20	64	0.7	-10.4
WARRANWOOD	1330000	1270000	1322500	1180000	1268000	18	67	-4.7	7.5
WARRNAMBOOL	580000	600000	609500	625000	646500	160	577	11.5	3.4
WATERWAYS	975000^	1489000^	1632500	1300000^	1665000	12	39	70.8	28.1
WATSONIA	1045000	880500	941000	1115600	1030000	23	66	-1.4	-7.7
WATSONIA NORTH	924000	855000^	863500^	950000	968000	16	40	4.8	1.9
WATTLE GLEN	795500^	935000^	1125000^	1200000^	1000000^	7	26	25.7	-16.7
WAURN PONDS	760000	738000	780000	765000	820000	21	69	7.9	7.2

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
WEDDERBURN	215000^	320000^	257000^	350000^	315000^	4	16	46.5	-10.0
WEIR VIEWS	569700	565000	566000	615000	597500	58	243	4.9	-2.8
WENDOUREE	455000	460000	498500	500000	537600	66	252	18.1	7.5
WENDOUREE WEST	390000	327500	380000^	430000	420000	19	56	7.7	-2.3
WERRIBEE	605000	603000	643000	651000	680000	291	1,129	12.4	4.5
WERRIBEE SOUTH	850000^	657500	865500^	890000^	850000^	5	27	0.0	-4.5
WESBURN	802500^	705000^	620000^	810000^	634500^	4	15	-20.9	-21.7
WEST FOOTSCRAY	905000	847500	969000	991300	1016000	43	128	12.3	2.5
WEST MELBOURNE	995000^	1455000^	1430000^	1210000^	1520000^	7	24	52.8	25.6
WEST WODONGA	547500	550000	610000	620000	640500	66	253	17.0	3.3
WESTALL	937000	916000	905000	975000	957000	27	71	2.1	-1.8
WESTGARTH	1685000	1602500^	1875000	2343000	2000000	20	62	18.7	-14.6
WESTMEADOWS	720000	765300	740000	755500	800000	29	76	11.1	5.9
WHEELERS HILL	1400000	1513900	1453000	1590000	1539500	69	250	10.0	-3.2
WHITE HILLS	580000	630000	598000	570000	597500	26	85	3.0	4.8
WHITTINGTON	522500	547000	557500	570000	602500	23	80	15.3	5.7
WHITTLESEA	700000	755000	735000	750000	750000	25	85	7.1	0.0
WILLIAMS LANDING	790000	850000	842500	865000	840000	45	186	6.3	-2.9
WILLIAMSTOWN	1645000	1452500	1600000	1627500	1560000	57	183	-5.2	-4.1
WILLIAMSTOWN NORTH	1348800^	1275000^	1392500^	1132500^	1292500	12	25	-4.2	14.1
WILLOW GROVE	460000^	460000*	540000^	540000*	600000^	5	8	30.4	NA
WIMBLEDON HEIGHTS	589000^	594000^	561300^	558000^	700000^	1	8	18.8	25.4
WINCHELSEA	602500	662500^	590000	657500	640000	25	65	6.2	-2.7
WINDSOR	1455500	1391500	1401500	1390000	1635000	23	78	12.3	17.6
WINTER VALLEY	550000	535000	567500	590000	600000	83	271	9.1	1.7
WODONGA	565000	615000	601000	616000	635000	133	483	12.4	3.1
WOLLERT	695000	690000	704000	710000	725000	268	1,042	4.3	2.1
WONGA PARK	1267500^	1302500^	1213500^	1368000^	1387500	14	36	9.5	1.4
WONTHAGGI	525000	590000	490000	565000	507500	30	98	-3.3	-10.2
WOODEND	770000	950000	892500	926000	1085000	29	100	40.9	17.2
WOODSTOCK	720000^	657000	627000	649800	640000^	9	46	-11.1	-1.5
WOOLAMAI WATERS	799000	675000	648000	662600	789500	12	65	-1.2	19.2
WOORI YALLOCK	675000^	715000	735000	687500	736000	10	46	9.0	7.1

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MEDIAN HOUSE PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
WY YUNG	568000 [^]	515000 [^]	432000 [^]	592500 [^]	533800 [^]	6	21	-6.0	-9.9
WYNDHAM VALE	585000	575000	600000	620000	615000	187	729	5.1	-0.8
YACKANDANDAH	742000 [^]	614000 [^]	833000 [^]	810000 [^]	685000 [^]	4	18	-7.7	-15.4
YALLAMBIE	1145000 [^]	997500 [^]	980000	964000	1026800 [^]	8	37	-10.3	6.5
YALLOURN NORTH	330000 [^]	297500 [^]	465400 [^]	347000	340000	11	37	3.0	-2.0
YARRA GLEN	902000 [^]	940000 [^]	814500 [^]	950000 [^]	951000	14	39	5.4	0.1
YARRA JUNCTION	715000 [^]	657500 [^]	748000	845000 [^]	770000	13	41	7.7	-8.9
YARRAGON	620000 [^]	560000	645000	555000 [^]	650000	11	42	4.8	17.1
YARRAM	425000 [^]	382500 [^]	305000 [^]	395000 [^]	397500	18	40	-6.5	0.6
YARRAVILLE	1170000	1100000	1140000	1160000	1208000	73	258	3.2	4.1
YARRAWONGA	619000	552500	620000	650000	668000	74	210	7.9	2.8
YEA	507500	745000 [^]	525000 [^]	700000	598000	12	43	17.8	-14.6
YINNAR	575000 [^]	422000 [^]	390000 [^]	553000 [^]	580000 [^]	3	20	0.9	4.9

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MEDIAN UNIT PRICES Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
ABBOTSFORD	519500	512300	595000	510000	560800	84	335	7.9	10.0
ABERFELDIE	832500 [^]	810000 [^]	582000	595000 [^]	661000 [^]	7	30	-20.6	11.1
AIRPORT WEST	719000	654500	675000	713500	695000	30	126	-3.3	-2.6
ALBERT PARK	682500	1090000 [^]	810000 [^]	735000	1253500 [^]	6	28	83.7	70.5
ALBION	261000	410000	286000	350000	461300	16	82	76.7	31.8
ALFREDTON	340000 [^]	387500	390000	407000 [^]	536000 [^]	6	33	57.6	31.7
ALPHINGTON	860000	825000	987500	840000	810000	39	131	-5.8	-3.6
ALTONA	707500	753500	690000	672000	738000	39	179	4.3	9.8
ALTONA EAST	680000 [^]	728000 [^]	782500 [^]	600000 [^]	715000 [^]	5	18	5.1	19.2
ALTONA MEADOWS	580000 [^]	568800 [^]	610000 [^]	565000 [^]	580000	11	31	0.0	2.7
ALTONA NORTH	741000	715000	812800	730000	750000	18	72	1.2	2.7
ARARAT	390000 [^]	300000 [^]	270000 [^]	185000 [^]	310000 [^]	8	30	-20.5	67.6
ARDEER	614000 [^]	557500 [^]	600000 [^]	545000 [^]	570000 [^]	7	31	-7.2	4.6
ARMADALE	783000	698000	698500	700000	662500	78	260	-15.4	-5.4
ASCOT VALE	502500	500000	540000	540000	561000	41	150	11.6	3.9
ASHBURTON	1210000	1225000 [^]	1740000 [^]	1040000 [^]	1210000	11	32	0.0	16.3
ASHWOOD	808000	1120500	1030000	848400	1236500	18	55	53.0	45.7
ASPENDALE	800000	821900	948500	848800	881000	21	64	10.1	3.8
AVONDALE HEIGHTS	769000 [^]	675000 [^]	773500	741000 [^]	865500	12	36	12.5	16.8
BACCHUS MARSH	450000 [^]	435000 [^]	427000	452500	420000 [^]	9	40	-6.7	-7.2
BAIRNSDALE	332000 [^]	332000 [*]	215000 [^]	350000	347500	12	36	4.7	-0.7
BALACLAVA	607500	530000	580000	567500	600000	39	133	-1.2	5.7
BALLAN	395000 [^]	530000 [^]	428000 [^]	540000 [^]	630000 [^]	5	14	59.5	16.7
BALLARAT CENTRAL	418500 [^]	365000 [^]	410000 [^]	433000 [^]	558800	19	40	33.5	29.0
BALLARAT EAST	345000 [^]	365000 [^]	378500 [^]	410000	430000	17	51	24.6	4.9
BALLARAT NORTH	327500	410000	685000 [^]	460000 [^]	435000 [^]	9	25	32.8	-5.4
BALWYN	830300	696000	801500	819000	855500	54	175	3.0	4.5
BALWYN NORTH	980500	1312500	1042500	1035000	1210000	24	71	23.4	16.9
BARWON HEADS	1130000 [^]	890000 [^]	989500 [^]	975000 [^]	1112000 [^]	5	21	-1.6	14.1
BAXTER	640000 [*]	592000 [^]	684000 [^]	650000 [^]	650000 [^]	2	11	NA	0.0
BAYSWATER	725000	655000	688500	688000	704500	42	173	-2.8	2.4
BAYSWATER NORTH	670000	646000	690000	702000	656000	33	119	-2.1	-6.6
BEACONSFIELD	582000 [^]	602500 [^]	540000 [^]	720000 [^]	621500 [^]	5	19	6.8	-13.7
BEAUMARIS	1280000	1237500	1100000	1104000	1011500	18	71	-21.0	-8.4

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
BELL PARK	555000 [^]	510000 [^]	530000 [^]	535500	545000 [^]	9	32	-1.8	1.8
BELL POST HILL	413500 [^]	400000 [^]	450000 [^]	391000 [^]	450000 [^]	3	10	8.8	15.1
BELLFIELD (BANYULE)	620000 [^]	912500	875000 [^]	870000 [^]	630000 [^]	5	25	1.6	-27.6
BELMONT	546500	585000	520300	560000	570000	40	122	4.3	1.8
BENALLA	320000 [^]	340000	344500	333500	371300	10	40	16.0	11.3
BENDIGO	482500 [^]	536000 [^]	505000 [^]	425000 [^]	484200	10	31	0.3	13.9
BENTLEIGH	795000	742500	780000	730000	910000	65	223	14.5	24.7
BENTLEIGH EAST	880000	985000	1105000	1100000	1195000	90	300	35.8	8.6
BERWICK	657000	730000	678500	685000	742500	46	141	13.0	8.4
BITTERN	571000 [^]	775000	787500 [^]	795000 [^]	685000 [^]	7	28	20.0	-13.8
BLACK HILL	337000 [^]	376000 [^]	435000 [^]	452500 [^]	461500 [^]	5	18	36.9	2.0
BLACK ROCK	1325500	935000	1200000 [^]	1482000	980000	17	56	-26.1	-33.9
BLACKBURN	765000	855000	1050000	755000	788000	53	206	3.0	4.4
BLACKBURN NORTH	791500	818000 [^]	788000 [^]	830600	877500	10	32	10.9	5.6
BLACKBURN SOUTH	700000	940000	712500 [^]	977900 [^]	820000	15	44	17.1	-16.2
BONBEACH	648000	740300	705000	713000	853300	34	127	31.7	19.7
BORONIA	640000	645000	680000	715000	720000	84	286	12.5	0.7
BOX HILL	599500	616500	499900	520000	570000	133	565	-4.9	9.6
BOX HILL NORTH	843000	884000	1015000	944000	923000	29	108	9.5	-2.2
BOX HILL SOUTH	930500	925000	985000	977500	836000	25	86	-10.2	-14.5
BRAYBROOK	640000	637500	651300	625500	614000	26	99	-4.1	-1.8
BRIAR HILL	1050000 [^]	730000 [^]	831000 [^]	765000 [^]	890000 [^]	4	27	-15.2	16.3
BRIGHT	590000 [^]	600000 [^]	670000 [^]	650000 [^]	722500 [^]	6	17	22.5	11.2
BRIGHTON	1585000	1600000	1290000	1450000	1090000	96	325	-31.2	-24.8
BRIGHTON EAST	1200000	1297500	1010500	1380500	1090000	29	107	-9.2	-21.0
BROADMEADOWS	470000	456000	500000	500000	520000	47	154	10.6	4.0
BROOKLYN	650000	590000	604800	650000	680000	17	64	4.6	4.6
BROWN HILL	363800 [^]	360000 [^]	459000 [^]	430000 [^]	440000 [^]	8	23	21.0	2.3
BRUNSWICK	600000	560000	607000	613500	610000	139	501	1.7	-0.6
BRUNSWICK EAST	536000	532500	537500	556000	530000	106	391	-1.1	-4.7
BRUNSWICK WEST	511000	430000	490000	522500	589000	98	326	15.3	12.7
BULLEEN	720000	926000	820000	800000	795000	13	56	10.4	-0.6
BUNDOORA	465000	465000	456300	540000	450000	68	243	-3.2	-16.7
BURNLEY	300000 [^]	527000 [^]	643000 [^]	517000 [^]	435000 [^]	5	19	45.0	-15.9

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
BURWOOD	730000	792000	867500	858000	971500	48	184	33.1	13.2
BURWOOD EAST	620000	610000	720500	851800	830000	25	95	33.9	-2.6
CAIRNLEA	418000	411400 [^]	427500 [^]	407500 [^]	402500 [^]	8	23	-3.7	-1.2
CALIFORNIA GULLY	315500 [^]	445000 [^]	350000 [^]	400000 [^]	575000 [^]	3	14	82.3	43.8
CAMBERWELL	875000	861000	930000	933000	1105000	80	245	26.3	18.4
CANADIAN	363700	390000	385500	450000	429000	13	47	18.0	-4.7
CANTERBURY	1080000	1364300	1251100	1170000 [^]	1097500	22	54	1.6	-6.2
CAPEL SOUND	625000	672500	742000	725000	640000	16	61	2.4	-11.7
CARLTON	460000	357000	332500	337500	360000	148	519	-21.7	6.7
CARLTON NORTH	665000 [^]	730000 [^]	781500 [^]	730000 [^]	720000	12	30	8.3	-1.4
CARNEGIE	630000	655000	683000	592500	630000	135	473	0.0	6.3
CAROLINE SPRINGS	495000	460000	500000	550000	485000	21	77	-2.0	-11.8
CARRUM	847500	810000	762500	804000	992500	24	90	17.1	23.4
CARRUM DOWNS	576300	607000	609000	640000	640000	41	182	11.1	0.0
CASTLEMAINE	620000 [^]	522500 [^]	536500 [^]	540000 [^]	562500 [^]	8	13	-9.3	4.2
CAULFIELD	964500	650500	751500	940000	737500	28	105	-23.5	-21.5
CAULFIELD EAST	660000 [^]	360000 [^]	943200 [^]	967500 [^]	299800 [^]	8	20	-54.6	-69.0
CAULFIELD NORTH	666000	641000	612500	608000	665000	91	286	-0.2	9.4
CAULFIELD SOUTH	925000	875000	1112500	1035500	1185000	43	172	28.1	14.4
CHADSTONE	545000	990000	893000	760000	894000	38	116	64.0	17.6
CHELSEA	711000	720000	710000	686000	803000	41	177	12.9	17.1
CHELSEA HEIGHTS	712500 [^]	858500 [^]	778000 [^]	747500 [^]	890300 [^]	4	14	24.9	19.1
CHELtenham	705000	612500	682500	665000	721500	62	238	2.3	8.5
CHELtenham EAST	630000 [^]	755000 [^]	737500 [^]	836000 [^]	800000 [^]	5	26	27.0	-4.3
CHELtenham NORTH	800000 [^]	730000 [^]	670000	740000	817500 [^]	6	35	2.2	10.5
CHIRNSIDE PARK	722500	715000	595000	750000 [^]	795000 [^]	7	40	10.0	6.0
CLARINDA	757500 [^]	810000 [^]	835500 [^]	805000 [^]	780000 [^]	6	24	3.0	-3.1
CLAYTON	697000	682500	695000	800000	686500	55	254	-1.5	-14.2
CLAYTON NORTH	450000	445000 [^]	478000	905500	703000	20	51	56.2	-22.4
CLAYTON SOUTH	517500	501000	720000	530000	811000	14	66	56.7	53.0
CLIFTON HILL	880000	860000 [^]	719500	745000	726000	12	59	-17.5	-2.6
CLYDE NORTH	618000 [^]	588000 [^]	612500 [^]	595000 [^]	635000 [^]	3	8	2.8	6.7
COBURG	675000	709500	625000	617800	580000	55	270	-14.1	-6.1
COBURG EAST	555000	312500 [^]	787500	478000	556000	16	49	0.2	16.3

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
COBURG NORTH	635000 [^]	732500	690000 [^]	714500	685000	11	38	7.9	-4.1
COLAC	427000 [^]	451000 [^]	488000 [^]	365000 [^]	347500	12	32	-18.6	-4.8
COLLINGWOOD	580000	630000	660000	639000	615000	73	257	6.0	-3.8
CORIO	388800 [^]	377500 [^]	325000 [^]	405500	430000 [^]	4	23	10.6	6.0
COWES	640000 [^]	654300 [^]	425000 [^]	512500 [^]	622300 [^]	8	26	-2.8	21.4
COWES WEST	865000	686300 [^]	661000 [^]	645000	559000 [^]	9	32	-35.4	-13.3
CRAIGIEBURN	420300	453500	482500	462500	490500	72	274	16.7	6.1
CRANBOURNE	458000	514000	495000	540000	544800	30	126	18.9	0.9
CRANBOURNE EAST	520000 [^]	582500 [^]	525000 [^]	562500 [^]	540000 [^]	3	22	3.8	-4.0
CRANBOURNE NORTH	482100 [^]	457500 [^]	560200 [^]	525000	553000 [^]	7	32	14.7	5.3
CRANBOURNE WEST	575000 [^]	522500 [^]	492500 [^]	575000	540000 [^]	4	29	-6.1	-6.1
CREMORNE	531000 [^]	607500	670000	595500	682500	18	53	28.5	14.6
CRIB POINT	640000 [^]	476000 [^]	590000 [^]	610000	660000	12	32	3.1	8.2
CROYDON	660000	720000	683500	760000	765000	104	418	15.9	0.7
CROYDON NORTH	700000	721800 [^]	662500	705000	749500	18	53	7.1	6.3
CROYDON SOUTH	735000 [^]	815000 [^]	835000 [^]	816500	860000 [^]	9	32	17.0	5.3
DALLAS	417500 [^]	452500 [^]	450000 [^]	475000 [^]	535000 [^]	6	24	28.1	12.6
DANDENONG	420000	400000	457500	485000	467500	147	562	11.3	-3.6
DANDENONG NORTH	585000	560000	597700	573500	634500	23	87	8.5	10.6
DARLEY	433800 [^]	410000 [^]	470000 [^]	410000 [^]	451500	10	36	4.1	10.1
DEEPDENE	1701000 [^]	823500 [^]	1477500 [^]	846000 [^]	1065000 [^]	6	20	-37.4	25.9
DEER PARK	512500	515000 [^]	551500	570000	536000 [^]	9	53	4.6	-6.0
DELAHEY	468800 [^]	593500 [^]	560000 [^]	620000 [^]	580000 [^]	5	14	23.7	-6.5
DIAMOND CREEK	810000	750500 [^]	887500 [^]	773100	805000 [^]	9	31	-0.6	4.1
DINGLEY VILLAGE	732500	697500	820000	801300 [^]	851000	14	43	16.2	6.2
DOCKLANDS	565000	635000	585000	532500	560000	150	572	-0.9	5.2
DONCASTER	625000	595000	620000	595000	680000	101	378	8.8	14.3
DONCASTER EAST	962500	942500	767500	922500	853000	84	284	-11.4	-7.5
DONVALE	872500 [^]	710000 [^]	870000	840200	965000	25	71	10.6	14.9
DOREEN	480800 [^]	575000 [^]	525400 [^]	600000 [^]	610000 [^]	9	29	26.9	1.7
DOVETON	540000	530000	565000	565000	580000	31	105	7.4	2.7
DROMANA	792500 [^]	850000	869500	740000 [^]	797500	12	42	0.6	7.8
DROUIN	475000	440000	445000	490500	450000	24	79	-5.3	-8.3
DRYSDALE	547500 [^]	495000 [^]	550000 [^]	572500 [^]	503000	11	30	-8.1	-12.1

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Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
EAGLEHAWK	287500	367000 [^]	423000 [^]	500000 [^]	407500 [^]	9	19	41.7	-18.5
EAGLEMONT	1680000 [^]	1685000 [^]	640000 [^]	1250000 [^]	821500 [^]	6	25	-51.1	-34.3
EAST BENDIGO	486000 [^]	540000 [^]	537500 [^]	412500 [^]	516000 [^]	4	18	6.2	25.1
EAST GEELONG	585000 [^]	592500 [^]	474500 [^]	490000 [^]	649000 [^]	5	16	10.9	32.4
EAST MELBOURNE	700000	851000	617000	730000	686300	36	106	-2.0	-6.0
ECHUCA	450000	400000	395000	425000	470000	15	55	4.4	10.6
EDITHVALE	797500	900000	870000	842500	867000	29	89	8.7	2.9
ELSTERNWICK	625000	756000	705000	771600	641500	90	233	2.6	-16.9
ELTHAM	787000	745000	840000	901000	770500	28	94	-2.1	-14.5
ELWOOD	658000	620000	627500	653000	620000	151	474	-5.8	-5.1
ENDEAVOUR HILLS	615000 [^]	690000	731000 [^]	622500	710000	15	47	15.4	14.1
EPPING	507000	475000	560000	505000	527000	35	158	3.9	4.4
EPSOM	485000 [^]	501000 [^]	525000 [^]	510000 [^]	560000 [^]	6	11	15.5	9.8
ESSENDON	565000	575000	530000	550000	585000	103	372	3.5	6.4
ESSENDON NORTH	370000	380000	430000	406000	499000	21	92	34.9	22.9
ESSENDON WEST	730000 [^]	865000 [^]	982500 [^]	845000 [^]	685000 [^]	1	13	-6.2	-18.9
EUMEMMERRING	590000 [^]	577500 [^]	607500	532500	606000	10	38	2.7	13.8
FAIRFIELD	600000	630000	597000	518000	493000	36	124	-17.8	-4.8
FAWKNER	575000	595000	602500	631000	667500	36	124	16.1	5.8
FERNTREE GULLY	680000	699000	689300	720000	755000	43	166	11.0	4.9
FISHERMANS BEND	875000	870000	906500	832500	720000	25	94	-17.7	-13.5
FITZROY	826500	772500	838000	740000	867000	51	168	4.9	17.2
FITZROY NORTH	647500	583500	626500	705500	695000	46	152	7.3	-1.5
FLEMINGTON	410000	782500	583000	499500	567000	48	232	38.3	13.5
FLORA HILL	417500	440000 [^]	460500	439500	415500	12	44	-0.5	-5.5
FOOTSCRAY	495000	460000	455000	412300	480000	138	498	-3.0	16.4
FOREST HILL	595000	870000	760000	765000	845000	23	77	42.0	10.5
FRANKSTON	517500	560000	557500	565600	617500	120	511	19.3	9.2
FRANKSTON SOUTH	725000	710500	792500	765000	882000	26	77	21.7	15.3
GARDENVALE	1425000 [^]	1042500 [^]	520000 [^]	827000 [^]	335000 [^]	5	21	-76.5	-59.5
GARFIELD	510000 [^]	529800 [^]	574000 [^]	500000 [^]	482000 [^]	7	13	-5.5	-3.6
GEELONG	599500	683300	648800	575000	670000	41	122	11.8	16.5
GEELONG WEST	418800	335000	405000	500000	590000	21	73	40.9	18.0
GISBORNE	486000 [^]	555000 [^]	610000 [^]	520000	600000	15	48	23.5	15.4

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								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
GLEN HUNTLY	595000	618500	585000	668000	660000	47	151	10.9	-1.2
GLEN IRIS	755000	659000	620000	655000	740000	95	383	-2.0	13.0
GLEN WAVERLEY	917500	900000	842500	987500	995000	69	240	8.4	0.8
GLENROY	577500	590000	626000	644500	630000	115	439	9.1	-2.2
GOLDEN POINT (BALLARAT)	445000 [^]	375000 [^]	350000 [^]	335000 [^]	450000 [^]	3	17	1.1	34.3
GOLDEN SQUARE	485000	493500	525000	438800	528000	16	61	8.9	20.3
GOWANBRAE	667000 [^]	735000 [^]	735000 [*]	811000 [^]	735500 [^]	2	8	10.3	-9.3
GREENSBOROUGH	710000	730000	745800	760000	761500	33	121	7.3	0.2
GREENVALE	733000 [^]	572500 [^]	605000 [^]	657500 [^]	655000	11	24	-10.6	-0.4
GROVEDALE	520000 [^]	488500	507000	515000	535000	21	67	2.9	3.9
HADFIELD	631500	506300	650000	652500	620000	25	80	-1.8	-5.0
HALLAM	530000	502500 [^]	595000 [^]	646100	630000	18	54	18.9	-2.5
HAMILTON	290000 [^]	364500 [^]	270000 [^]	337500	289500 [^]	8	27	-0.2	-14.2
HAMLIN HEIGHTS	595000 [^]	550000	630000	547500	620000	13	55	4.2	13.2
HAMPTON	965000	878800	1000000	1071000	1208800	42	183	25.3	12.9
HAMPTON EAST	845900	980500 [^]	1050000	780000	885000 [^]	8	36	4.6	13.5
HAMPTON PARK	580000	572900	560500	597000	595000	22	91	2.6	-0.3
HARKNESS	421300 [^]	410000 [^]	400000 [^]	445000	510000 [^]	7	32	21.1	14.6
HASTINGS	560000	527500	554500	597500	576000	16	68	2.9	-3.6
HAWTHORN	575000	600000	536000	581000	581000	156	552	1.0	0.0
HAWTHORN EAST	646300	596000	590000	640000	640000	83	348	-1.0	0.0
HEALESVILLE	640000	580000 [^]	530000	680000 [^]	720000	10	38	12.5	5.9
HEATHMONT	683000	842500	850000	753000	815000	11	65	19.3	8.2
HEIDELBERG	650000	636800	635000	650000	684000	37	132	5.2	5.2
HEIDELBERG HEIGHTS	750000	740000	711000	753000	760000	37	160	1.3	0.9
HEIDELBERG WEST	665000	722500	752000	681000	672000	20	116	1.1	-1.3
HERNE HILL	340000	505000	300000 [^]	395000	372000 [^]	7	43	9.4	-5.8
HIGHETT	651000	673800	677000	710000	702000	59	207	7.8	-1.1
HIGHTON	514300	520500	537500	505500	555000	30	116	7.9	9.8
HILLSIDE (MELTON)	557500 [^]	577000 [^]	565000 [^]	520000 [^]	622500 [^]	8	23	11.7	19.7
HOPPERS CROSSING	431000	438000	450000	483500	500000	29	86	16.0	3.4
HORSHAM	389500 [^]	343500	372500 [^]	375000	343500	20	56	-11.8	-8.4
HUGHESDALE	841000	535000	670000	732000	761500	24	89	-9.5	4.0
HUNTINGDALE	590000 [^]	667500 [^]	889500 [^]	435000 [^]	440000 [^]	3	17	-25.4	1.1

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MEDIAN UNIT PRICES Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
INVERLOCH	607500 [^]	560000 [^]	727500 [^]	970000 [^]	570000 [^]	5	25	-6.2	-41.2
IVANHOE	775000	720000	650000	730000	725000	77	256	-6.5	-0.7
IVANHOE EAST	1016500 [^]	895000	873500	1085000	881300	12	45	-13.3	-18.8
JACANA	480000 [^]	576000 [^]	570500 [^]	550000 [^]	592500 [^]	4	24	23.4	7.7
JOLIMONT	780000	1350000 [^]	1315000 [^]	1091000	1026300	14	39	31.6	-5.9
JUNCTION VILLAGE	440000 [^]	480000 [^]	525000 [^]	500000 [^]	440000 [^]	5	8	0.0	-12.0
KANGAROO FLAT	390000	465000 [^]	540000	438800	510500 [^]	9	41	30.9	16.4
KEILOR DOWNS	622000	613000 [^]	533500 [^]	663000 [^]	620000 [^]	3	21	-0.3	-6.5
KEILOR EAST	777500	635000 [^]	720000	793800	701000	17	48	-9.8	-11.7
KENNINGTON	440000	550000	662500	502300	465000	19	73	5.7	-7.4
KENSINGTON	560000	482000	502500	438000	457600	48	164	-18.3	4.5
KEW	730100	831000	875500	730000	846000	86	322	15.9	15.9
KEW EAST	751000 [^]	645000 [^]	1396000 [^]	720000 [^]	1132500 [^]	5	14	50.8	57.3
KEW NORTH	943000	1022500 [^]	977500 [^]	965000 [^]	890000	15	36	-5.6	-7.8
KEYSBOROUGH	730000	730000	722800	710000	710000	19	71	-2.7	0.0
KILMORE	435000 [^]	402500 [^]	438800 [^]	425000	460000	14	36	5.7	8.2
KILSYTH	692300	732500	715000	740000	750000	40	139	8.3	1.4
KINGSBURY	520000 [^]	475000	407500	431100	580000	10	48	11.5	34.5
KINGSVILLE	390000	395000	500000 [^]	348000	415000	23	60	6.4	19.3
KNOXFIELD	815000	752000 [^]	793300	801000	800000	13	53	-1.8	-0.1
KOO WEE RUP	495000 [^]	555000 [^]	450000 [^]	565000 [^]	535000 [^]	3	13	8.1	-5.3
KORUMBURRA	450000 [^]	420000 [^]	420000 [^]	430000 [^]	425000 [^]	7	18	-5.6	-1.2
KURUNJANG	415000 [^]	470000 [^]	391000 [^]	510000 [^]	440000 [^]	7	20	6.0	-13.7
KYABRAM	345000 [^]	320000 [^]	320000 [^]	313500 [^]	515000 [^]	3	21	49.3	64.3
KYNETON	455000 [^]	520000 [^]	580000 [^]	755000 [^]	665000 [^]	7	16	46.2	-11.9
LAKE WENDOUREE	575000 [^]	502500 [^]	545000	555000 [^]	497500 [^]	4	30	-13.5	-10.4
LAKES ENTRANCE	548800 [^]	494000 [^]	665000 [^]	532500 [^]	495000 [^]	3	17	-9.8	-7.0
LALOR	516000	557500	540500	615000	602500	29	91	16.8	-2.0
LANGWARRIN	596000	630000	650500	650000	683000	37	151	14.6	5.1
LARA	412500 [^]	422500 [^]	466000 [^]	520000 [^]	585000	17	37	41.8	12.5
LARA LAKE	475000 [^]	457500 [^]	570000 [^]	530000	577500 [^]	6	30	21.6	9.0
LAVERTON	490000	564000	555000	560000	570000	21	76	16.3	1.8
LAVERTON SOUTH	497500 [^]	547500	578800	532500	555000	14	56	11.6	4.2
LEONGATHA	460000 [^]	405000 [^]	450000 [^]	440000 [^]	452500 [^]	7	19	-1.6	2.8

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
LEOPOLD	465000 [^]	450000 [^]	500000 [^]	508800 [^]	510000 [^]	6	18	9.7	0.2
LILYDALE	605000	622500	620000	643000	610000	68	235	0.8	-5.1
LONG GULLY	396300 [^]	400000 [^]	411500 [^]	422200 [^]	455000 [^]	6	23	14.8	7.8
LONGWARRY	457500 [^]	500000 [^]	485000 [^]	545000 [^]	510000 [^]	9	22	11.5	-6.4
LORNE	825000 [^]	1550000 [^]	805000 [^]	795000 [^]	768800 [^]	4	20	-6.8	-3.3
LOWER PLENTY	683500 [^]	725000 [^]	684000	618000	828000	11	44	21.1	34.0
LYNBROOK	542500 [^]	542500 [*]	600000 [^]	695000 [^]	667000 [^]	5	13	22.9	-4.0
MACLEOD	749000	650000	819000	760000	781000	18	79	4.3	2.8
MAIDSTONE	680000	640000	627500	640000	620000	50	148	-8.8	-3.1
MALVERN	682500	650000	670000	699500	700000	42	175	2.6	0.1
MALVERN EAST	632500	490500	571000	625400	647500	78	297	2.4	3.5
MANIFOLD HEIGHTS	365000 [^]	443300 [^]	455000 [^]	487500 [^]	531000 [^]	8	29	45.5	8.9
MANSFIELD	380000 [^]	475000 [^]	395000 [^]	485000 [^]	620000 [^]	3	17	63.2	27.8
MARIBYRNONG	512500	490000	488000	440000	505000	75	279	-1.5	14.8
MARYBOROUGH	270000 [^]	301000 [^]	315000 [^]	327500 [^]	225000 [^]	3	19	-16.7	-31.3
MCCRAE	880000 [^]	600000 [^]	990000 [^]	707500 [^]	715000 [^]	7	21	-18.8	1.1
MCKINNON	719000	770000	870000	941000	894500	28	84	24.4	-4.9
MEADOW HEIGHTS	535000	497500	481000	523500	515000 [^]	9	63	-3.7	-1.6
MELBOURNE	537800	540000	585000	540000	525000	733	2,843	-2.4	-2.8
MELTON	380000 [^]	378000	400000 [^]	419500 [^]	435000	10	42	14.5	3.7
MELTON SOUTH	370000	415000	392500	394000	393000	15	62	6.2	-0.3
MENTONE	679500	710000	651500	722800	640000	61	266	-5.8	-11.4
MERBEIN	270000 [^]	258300 [^]	171500 [^]	171500 [*]	85000 [^]	1	10	-68.5	NA
MERINDA PARK	459000 [^]	501000 [^]	605000 [^]	540000 [^]	540000 [*]	0	10	NA	NA
MERNDA	517500	400000	509500	607500	419500	11	58	-18.9	-30.9
MICKLEHAM	550000	597000	624000 [^]	620600 [^]	606000 [^]	9	40	10.2	-2.3
MIDDLE PARK	1060000 [^]	1067500 [^]	953800	880000	685500	10	38	-35.3	-22.1
MILDURA	325000	357500	355000	346500	380000	50	182	16.9	9.7
MILL PARK	539800	624800	485000	599000	591000	24	85	9.5	-1.3
MITCHAM	762000	889500	785000	857000	915000	53	178	20.1	6.8
MOE	329500	204500 [^]	320000 [^]	267500	318000	17	49	-3.5	18.9
MONT ALBERT	945000 [^]	802500	761000	825000	750000	14	64	-20.6	-9.1
MONT ALBERT NORTH	1397500	1295000 [^]	1115000	1340000	1500000	17	57	7.3	11.9
MONTMORENCY	846300	910000	893500	770000	807500	22	78	-4.6	4.9

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
MOONEE PONDS	570000	550700	560000	545000	624300	80	326	9.5	14.5
MOORABBIN	757500	725000	765000	770000	635000	27	97	-16.2	-17.5
MOOROOLBARK	652000	707500	700000	710000	736000	31	137	12.9	3.7
MOOROPNA	340000	223800 [^]	355800 [^]	345000	335000 [^]	6	33	-1.5	-2.9
MORDIALLOC	670000	770000	670000	630000	773500	32	125	15.4	22.8
MORNINGTON	800000	728800	780000	950000	810000	70	250	1.3	-14.7
MORWELL	268000	232500	272500	305000	331000	28	81	23.5	8.5
MOUNT CLEAR	350000 [^]	408000 [^]	450000 [^]	445000 [^]	443000 [^]	6	28	26.6	-0.4
MOUNT DUNED	634500 [^]	500000 [^]	547000 [^]	595000 [^]	620000 [^]	5	10	-2.3	4.2
MOUNT ELIZA	882500	743000	886300 [^]	815000	695000	14	48	-21.2	-14.7
MOUNT EVELYN	822500 [^]	810000 [^]	724300 [^]	712500 [^]	813900 [^]	2	13	-1.0	14.2
MOUNT MARTHA	891000 [^]	850000	850000 [^]	755000 [^]	880000 [^]	5	29	-1.2	16.6
MOUNT PLEASANT	400000 [^]	369000 [^]	442500 [^]	442000	463300 [^]	6	24	15.8	4.8
MOUNT WAVERLEY	1085000	1071000	1122500	1130000	1164000	58	217	7.3	3.0
MULGRAVE	843000	797500	690000 [^]	1093000	824000	12	44	-2.3	-24.6
MURRUMBEENA	815000	564000	562000	344000	630300	60	214	-22.7	83.2
NAGAMBIE	465000 [^]	480000 [^]	590000 [^]	465000 [^]	437500 [^]	2	10	-5.9	-5.9
NARRE WARREN	564000	601500	610000	605500	653000	30	107	15.8	7.8
NARRE WARREN SOUTH	599000 [^]	667500 [^]	672500 [^]	740000 [^]	670000 [^]	3	19	11.9	-9.5
NEWBOROUGH	240000 [^]	195000 [^]	318000 [^]	311000 [^]	240000 [^]	1	18	0.0	-22.8
NEWCOMB	485500 [^]	492500 [^]	458000 [^]	431000	537500	18	45	10.7	24.7
NEWPORT	723000	880000	690000	755000	722500	32	123	-0.1	-4.3
NEWTOWN (GREATER GEELON)	625000	514500	627500	645000	561000	23	90	-10.2	-13.0
NIDDRIE	752500	662500	867500	768000 [^]	761000	19	50	1.1	-0.9
NOBLE PARK	550000	536900	600000	580000	571500	98	349	3.9	-1.5
NOBLE PARK NORTH	612000 [^]	520000 [^]	625000 [^]	558600 [^]	570000 [^]	2	12	-6.9	2.0
NORLANE	395000	384000 [^]	438500	445000	380000	13	49	-3.8	-14.6
NORTH BENDIGO	400000	337500 [^]	447500 [^]	427000	500000	14	40	25.0	17.1
NORTH GEELONG	298000 [^]	485000 [^]	497500 [^]	537500 [^]	359500 [^]	2	17	20.6	-33.1
NORTH MELBOURNE	507500	525000	521300	560000	599000	102	389	18.0	7.0
NORTH WONTHAGGI	370000 [*]	390000 [^]	390000 [*]	390000 [*]	380000 [^]	5	6	NA	NA
NORTHCOTE	620000	603800	603000	695000	670000	88	282	8.1	-3.6
NOTTING HILL	432000	443500	400000 [^]	468000	445000	15	51	3.0	-4.9
NUNAWADING	772500	695000	875000	633000	843500	36	107	9.2	33.3

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
OAK PARK	644300	633000	630000	690000	749500	28	107	16.3	8.6
OAKLEIGH	595000	520500	560000	623500	593300	30	117	-0.3	-4.8
OAKLEIGH EAST	712000 [^]	809300	935500	838000	820000	18	63	15.2	-2.1
OAKLEIGH SOUTH	712000	760000	815000	874000	885000	18	80	24.3	1.3
OCEAN GROVE	580000 [^]	742000 [^]	911000 [^]	750000	740000	19	51	27.6	-1.3
OFFICER	560000	547800 [^]	529000	580500 [^]	552500 [^]	6	32	-1.3	-4.8
ORMOND	619000	587300	650000	640000	503000	57	165	-18.7	-21.4
OSBORNE	767500	870000 [^]	816000	845000	747000	21	54	-2.7	-11.6
PAKENHAM	497500	490000	513800	540100	550000	58	234	10.6	1.8
PARKDALE	780000	831300	808000	780000	806500	50	152	3.4	3.4
PARKVILLE	560000	560000	507500	510000	492000	33	110	-12.1	-3.5
PASCOE VALE	642500	646000	667000	693000	690000	106	388	7.4	-0.4
PASCOE VALE SOUTH	650000	730000	881000	610000	667500	14	60	2.7	9.4
PATTERSON LAKES	700000 [^]	675000	727500	725000	677500	12	65	-3.2	-6.6
PAYNESVILLE	462500 [^]	480000 [^]	340000 [^]	545000 [^]	401000 [^]	4	13	-13.3	-26.4
PEARCEDALE	762500 [^]	777500 [^]	777500 [*]	743800 [^]	787500 [^]	2	6	3.3	5.9
POINT COOK	543500	561000	581300	600000	623000	21	86	14.6	3.8
PORT MELBOURNE	752800	750000	685200	742500	760000	95	371	1.0	2.4
PORTARLINGTON	575000 [^]	547500 [^]	520000 [^]	649000 [^]	725000 [^]	5	13	26.1	11.7
PORTLAND	295000 [^]	395000 [^]	270000 [^]	280000	270000	13	37	-8.5	-3.6
PRAHRAN	585000	493500	518000	480000	445000	94	409	-23.9	-7.3
PRESTON	602000	650000	530000	620000	620000	145	573	3.0	0.0
QUARRY HILL	471000 [^]	463500 [^]	370000 [^]	400000 [^]	605300 [^]	6	18	28.5	51.3
RED CLIFFS	270000 [^]	374000 [^]	326000 [^]	317500 [^]	208000 [^]	2	11	-23.0	-34.5
REDAN	325000	375000 [^]	358500	370000	440000	11	52	35.4	18.9
RESERVOIR	657300	660000	651000	673800	670000	187	735	1.9	-0.6
RICHMOND	572500	550000	566300	632500	582500	158	592	1.7	-7.9
RIDDELLS CREEK	570000 [^]	520000 [^]	625000 [^]	614000 [^]	590000 [^]	6	21	3.5	-3.9
RINGWOOD	620000	600000	625000	665500	663000	85	363	6.9	-0.4
RINGWOOD EAST	730000	717500	695000	802000	735500	47	128	0.8	-8.3
RINGWOOD NORTH	860000 [^]	730000 [^]	665000 [^]	875000 [^]	855000 [^]	4	19	-0.6	-2.3
RIPPLESIDE	1200000 [^]	1000500 [^]	810000 [^]	1520000 [^]	650000 [^]	5	17	-45.8	-57.2
RIPPONLEA	630000 [^]	580000 [^]	476300	713500 [^]	460000 [^]	9	29	-27.0	-35.5
ROCKBANK	470000 [^]	540000 [^]	576500 [^]	585000 [^]	565000 [^]	9	25	20.2	-3.4

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MEDIAN UNIT PRICES Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
ROMSEY	546000 [^]	530000 [^]	553500 [^]	530000 [^]	492800	12	30	-9.7	-7.0
ROSANNA	839500	1050000	774000	850000	750000	10	79	-10.7	-11.8
ROSEBUD	680000	642500	728000	690000	757500	13	85	11.4	9.8
ROSEBUD SOUTH	735000 [^]	770000 [^]	935000 [^]	757500 [^]	775000 [^]	3	14	5.4	2.3
ROWVILLE	730000	665000	697500	807000	788800	27	94	8.1	-2.3
ROXBURGH PARK	483000	517500 [^]	505000	460000	545500 [^]	6	35	12.9	18.6
RYE	907500 [^]	675000 [^]	542500 [^]	620000 [^]	578800 [^]	4	14	-36.2	-6.7
SAFETY BEACH	1075000	855000	730000	862500	855000	10	54	-20.5	-0.9
SALE	327000	380000	325000	335000	350000	29	75	7.0	4.5
SAN REMO	515000 [^]	536000 [^]	632500 [^]	402500 [^]	600000 [^]	1	18	16.5	49.1
SANCTUARY LAKES	680000 [^]	620000	677500 [^]	610000	648000	14	44	-4.7	6.2
SANDHURST	705000 [^]	770000 [^]	723000 [^]	810000 [^]	872000 [^]	2	12	23.7	7.7
SANDRINGHAM	800000	720000	713800	857500	746200	50	183	-6.7	-13.0
SCORESBY	735000 [^]	732500	1092500 [^]	659900	707000 [^]	8	32	-3.8	7.1
SEAFORD	625000	625000	580000	693500	743500	64	223	19.0	7.2
SEBASTOPOL	355000	340000	365000	374500	385000	19	120	8.5	2.8
SEDDON	490000	629600 [^]	850000 [^]	572500 [^]	539400	12	29	10.1	-5.8
SEYMOUR	545000 [^]	222000 [^]	233000	142500 [^]	385000 [^]	5	31	-29.4	170.2
SHEPPARTON	370000	470000	380000	389000	412500	44	143	11.5	6.0
SKYE	557500 [^]	575000 [^]	559000 [^]	594000 [^]	632500 [^]	9	30	13.5	6.5
SOLDIERS HILL	380000 [^]	555000 [^]	380000 [^]	475000 [^]	475000 [^]	3	14	25.0	0.0
SOMERVILLE	640100	655000	605000	620000	637500	19	68	-0.4	2.8
SOUTH GEELONG	537500 [^]	505000 [^]	505000 [*]	600000 [^]	573000 [^]	2	8	6.6	-4.5
SOUTH KINGSVILLE	770000 [^]	720000 [^]	520000 [^]	700000 [^]	1030000 [^]	4	25	33.8	47.1
SOUTH MELBOURNE	645000	596900	591000	670000	630000	79	326	-2.3	-6.0
SOUTH MORANG	540000	505000	535000	560000	595000	25	92	10.2	6.3
SOUTH YARRA	600000	580000	592000	570000	594500	245	920	-0.9	4.3
SOUTHBANK	590000	600000	555000	592000	587500	306	1,165	-0.4	-0.8
SPOTSWOOD	755000 [^]	667500 [^]	1170000 [^]	920000 [^]	1150000	11	23	52.3	25.0
SPRING GULLY	376000 [^]	463800 [^]	398500 [^]	392500 [^]	500000	12	31	33.0	27.4
SPRINGVALE	632500	628500	625000	615000	680000	36	128	7.5	10.6
SPRINGVALE SOUTH	705000 [^]	604000 [^]	600000	615000	681500	14	49	-3.3	10.8
ST ALBANS	497500	540000	542000	535000	560000	78	264	12.6	4.7
ST ALBANS PARK	465000 [^]	500000 [^]	496500 [^]	357000 [^]	530000 [^]	4	17	14.0	48.5

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

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								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
ST KILDA	525000	535000	490000	500000	522000	207	737	-0.6	4.4
ST KILDA EAST	570000	610000	615000	557800	600300	92	332	5.3	7.6
ST KILDA WEST	503000	422500	555000	645000	496000	25	89	-1.4	-23.1
ST LEONARDS	850000 [^]	570000	386300 [^]	477500 [^]	495000 [^]	1	18	-41.8	3.7
STAWELL	545000 [^]	215000 [^]	290000 [^]	225000 [^]	225000 [*]	0	13	NA	NA
STRATHDALE	365000 [^]	380000 [^]	400000 [^]	430500 [^]	470000	11	27	28.8	9.2
STRATHFIELDSAYE	680000 [^]	295000 [^]	315000 [^]	315000 [*]	505000 [^]	2	5	-25.7	NA
STRATHMORE	727000	688000 [^]	730000	705500	717500 [^]	8	44	-1.3	1.7
STUDFIELD	706300 [^]	832000 [^]	725000 [^]	870000 [^]	840000 [^]	5	19	18.9	-3.4
SUNBURY	530000	506000	510000	512500	510000	54	149	-3.8	-0.5
SUNSHINE	502000	547000	600000	529400	530000	17	77	5.6	0.1
SUNSHINE NORTH	603000	641000	415000	600000	702500	34	108	16.5	17.1
SUNSHINE WEST	580000	600000	646500	555000	600000	21	87	3.4	8.1
SURREY HILLS	865000	815000	1106000	850000	916000	39	130	5.9	7.8
SWAN HILL	415000 [^]	299000 [^]	390000 [^]	355000 [^]	455000 [^]	7	27	9.6	28.2
SYDENHAM	487500	492500	487000	470000	547600	36	104	12.3	16.5
SYNDAL	1075000	1145000 [^]	1215000	826500	820000	16	52	-23.7	-0.8
TARNEIT	460000	440000	480000	495000	457800	24	82	-0.5	-7.5
TATURA	351000 [^]	285000 [^]	300000 [^]	311300 [^]	305000 [^]	4	18	-13.1	-2.0
TAYLORS HILL	562500 [^]	551300 [^]	562000 [^]	605000 [^]	600000 [^]	5	13	6.7	-0.8
TAYLORS LAKES	525000 [^]	590000 [^]	553500 [^]	500000 [^]	572500 [^]	5	16	9.0	14.5
TEMPLESTOWE	900000	617500	956300	920500	1069000	30	98	18.8	16.1
TEMPLESTOWE LOWER	825000	903500	920000	900000	1048000	17	72	27.0	16.4
THOMASTOWN	475300	520000	561000	590000	575000	28	119	21.0	-2.5
THOMSON (GREATER GEELONG)	585000 [^]	517500 [^]	275000 [^]	540000 [^]	250000 [^]	7	12	-57.3	-53.7
THORBURY	568500	569500	458800	600000	674000	84	269	18.6	12.3
TOORAK	805000	1385000	1025000	1265000	917000	85	308	13.9	-27.5
TORQUAY	902500	773500	827500	760000	887500	22	67	-1.7	16.8
TRARALGON	320300	360000	315000	295000	372500	25	100	16.3	26.3
TRAVANCORE	365000	347500	356300	357500	380000	37	99	4.1	6.3
TRUGANINA	447000	515000 [^]	522000	527500	680000	17	60	52.1	28.9
TULLAMARINE	560000	576300	550000	597500	535000	23	106	-4.5	-10.5
TYABB	660000 [^]	597500 [^]	705000 [^]	610000 [^]	662500 [^]	5	15	0.4	8.6
UPPER FERNTREE GULLY	503000 [^]	500500 [^]	422500 [^]	660000 [^]	659000 [^]	1	10	31.0	-0.2

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MEDIAN UNIT PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
VERMONT	910000	872500	1005000	842800	876500	14	62	-3.7	4.0
VERMONT SOUTH	1078800 [^]	1104000 [^]	875000	1025300	797500 [^]	6	37	-26.1	-22.2
VIEWBANK	705000 [^]	900000 [^]	750000 [^]	900000 [^]	710000 [^]	5	20	0.7	-21.1
WALLAN	450000 [^]	452500 [^]	452000 [^]	484300	478500 [^]	6	31	6.3	-1.2
WALLAN EAST	450000 [^]	440000 [^]	445000 [^]	482000 [^]	482500 [^]	4	16	7.2	0.1
WANGARATTA	332500	360800	325000	407500	405000	19	56	21.8	-0.6
WANTIRNA	699000	764500	682500	761400	740000	10	57	5.9	-2.8
WANTIRNA SOUTH	500000	490000	522500	515000	400000	13	73	-20.0	-22.3
WARRAGUL	421500	435000	425000	398000	470000	11	52	11.5	18.1
WARRNAMBOOL	410000	454000	433000	460000	465000	25	122	13.4	1.1
WATSONIA	800000	711000 [^]	680000 [^]	695000 [^]	840000 [^]	9	28	5.0	20.9
WENDOUREE	252000	355000	362500 [^]	298300	400000	20	63	58.7	34.1
WERRIBEE	419500	452500	440000	457000	485000	63	221	15.6	6.1
WERRIBEE SOUTH	440000	487500	515000	500000	460000 [^]	9	41	4.5	-8.0
WEST FOOTSCRAY	572500	387800	461500	477000	380000	28	163	-33.6	-20.3
WEST MELBOURNE	517500	486500	530000	550000	572500	75	317	10.6	4.1
WEST WODONGA	369000	387500	381500	418500	416500 [^]	8	59	12.9	-0.5
WESTALL	681000	595000	638000	762500	605000	25	95	-11.2	-20.7
WESTGARTH	763000	876100	660000	600000	917500	12	59	20.2	52.9
WESTMEADOWS	596000	595000	620000	610000	630000	14	54	5.7	3.3
WHEELERS HILL	847500 [^]	930500 [^]	1200000 [^]	1235000 [^]	1022500 [^]	5	17	20.6	-17.2
WHITE HILLS	408000 [^]	520000 [^]	455000 [^]	506000 [^]	518500 [^]	6	20	27.1	2.5
WHITTINGTON	336300 [^]	380000	405000 [^]	395000	430500	10	40	28.0	9.0
WHITTLESEA	537500 [^]	410000 [^]	510000 [^]	490000 [^]	400000 [^]	3	13	-25.6	-18.4
WILLIAMS LANDING	442000 [^]	448800 [^]	420000	418000 [^]	521000 [^]	4	28	17.9	24.6
WILLIAMSTOWN	730000	960000	906000	880000	620000	40	126	-15.1	-29.5
WILLIAMSTOWN NORTH	649000 [^]	800000 [^]	955000 [^]	850000 [^]	925000	10	29	42.5	8.8
WINDSOR	555000	592000	520000	536000	522500	60	185	-5.9	-2.5
WODONGA	440000	360000	360000	410000	417500	30	99	-5.1	1.8
WOLLERT	469300	470000	510000	523500	520000	17	78	10.8	-0.7
WONTHAGGI	412500 [^]	430000 [^]	385000	420000 [^]	402500	14	44	-2.4	-4.2
WOODEND	572000 [^]	680000 [^]	800000 [^]	660000 [^]	928800 [^]	6	16	62.4	40.7
WYNDHAM VALE	465000	497500	477500	480000	510000	15	56	9.7	6.3
YARRA JUNCTION	570000 [*]	670000 [^]	717500 [^]	590000 [^]	597500 [^]	6	16	NA	1.3

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MEDIAN UNIT PRICES
Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
YARRAVILLE	715000	635000	575000	605000	720000	32	123	0.7	19.0
YARRAWONGA	428000 [^]	473500	475000	455000 [^]	445000 [^]	9	39	4.0	-2.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
AINTREE	393000	447500	430500	399000	342000	56	173	-13.0	-14.3
ALFREDTON	250000 [^]	232500 [^]	220000	265000 [^]	272000 [^]	7	31	8.8	2.6
APOLLO BAY	380000 [^]	380000 [*]	420000 [^]	410000 [^]	392500 [^]	2	11	3.3	-4.3
ARARAT	141700 [^]	275000 [^]	153500 [^]	150000 [^]	210000 [^]	3	19	48.2	40.0
ARMSTRONG CREEK	300000	270000	286000	360000	373800	114	495	24.6	3.8
BACCHUS MARSH	223500	295000 [^]	300000	313800	388000	13	48	73.6	23.7
BAIRNSDALE	179500 [^]	176000 [^]	207000 [^]	211300 [^]	228000 [^]	6	20	27.0	7.9
BALCOMBE	955500 [^]	928500 [^]	1250000 [^]	965000 [^]	1467500 [^]	2	11	53.6	52.1
BALLAN	345000 [^]	360000 [^]	290000 [^]	306000 [^]	260000 [^]	6	18	-24.6	-15.0
BALLARAT EAST	290000 [^]	330000 [^]	350000 [^]	290000 [^]	278800 [^]	8	22	-3.9	-3.9
BANNOCKBURN	334000 [^]	325000 [^]	367500 [^]	340000	350000	14	38	4.8	2.9
BARANDUDA	249500	240000	228000	225000	224000	17	110	-10.2	-0.4
BEACONSFIELD	506300 [^]	583600 [^]	435000 [^]	535000 [^]	512000 [^]	6	20	1.1	-4.3
BEEAC	125000 [^]	140000 [^]	190000 [^]	167500 [^]	185000 [^]	4	14	48.0	10.4
BEECHWORTH	622500 [*]	622500 [*]	520000 [^]	615000 [^]	390000 [^]	6	10	NA	-36.6
BENALLA	194000	201000	210000	201500	221500	22	87	14.2	9.9
BERWICK	458300	540000	382200	324000	489800	20	202	6.9	51.2
BEVERIDGE	326200	320700	315300	325000	324000	77	262	-0.7	-0.3
BONNIE BROOK	368000	394000	375000	379000	334500	24	67	-9.1	-11.7
BONSHAW	250000	275000 [^]	273000	245000	228400	64	112	-8.7	-6.8
BOTANIC RIDGE	517000	550000 [^]	509000 [^]	520000	515000	10	45	-0.4	-1.0
BROADFORD	265000 [^]	286500 [^]	250000 [^]	260000 [^]	240000 [^]	3	19	-9.4	-7.7
BROOKFIELD	280500 [^]	285000 [^]	397000 [^]	331000 [^]	257500	10	27	-8.2	-22.2
BROWN HILL	370000 [^]	380800 [^]	300000 [^]	343500 [^]	285000 [^]	5	16	-23.0	-17.0
BULLA	682500 [*]	307500 [^]	330000	335000	365000 [^]	3	41	NA	9.0
BUNINYONG	470000 [^]	400000 [^]	305000 [^]	385000 [^]	315000 [^]	1	12	-33.0	-18.2
BUNYIP	400000 [^]	390000 [^]	390000 [^]	390000 [^]	420000 [^]	1	10	5.0	7.7
BURNSIDE	571000 [^]	583000 [^]	572000	559000 [^]	713000 [^]	1	23	24.9	27.5
CAIRNLEA	512500 [*]	225500	225500 [*]	600000 [^]	355000 [^]	3	26	NA	-40.8
CAMPBELLS CREEK	297500 [^]	220000 [^]	260000 [^]	295000 [^]	247000 [^]	1	14	-17.0	-16.3
CARDIGAN	557500 [^]	555000 [^]	450000 [^]	587000	490000 [^]	3	22	-12.1	-16.5
CHARLEMONT	301000	320000	326000	340000	345000	69	229	14.6	1.5
CHURCHILL	155000 [^]	155000 [*]	147500 [^]	173000 [^]	183000 [^]	5	12	18.1	5.8
CLIFTON SPRINGS	300000 [^]	300000 [*]	250000 [^]	390000 [^]	360000 [^]	3	9	20.0	-7.7
CLUNES	200000 [^]	240000 [^]	110000 [^]	215000 [^]	130000 [^]	1	11	-35.0	-39.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
CLYDE	374000	380000	378000	410000	346000	131	520	-7.5	-15.6
CLYDE NORTH	439000	415000	423000	446500	485000	115	1,028	10.5	8.6
COBBLEBANK	1467100	286000 [^]	420500	285300	323500	14	59	-77.9	13.4
COBRAM	210000 [^]	210000	208000 [^]	210000	215000	15	47	2.4	2.4
COLAC	260500	215000	259500	260000	273000	12	80	4.8	5.0
COLERAINE	40000 [^]	50000 [^]	80000 [^]	45000 [^]	79000 [^]	5	8	97.5	75.6
CORINELLA	265000 [*]	475000 [^]	275000 [^]	350000 [^]	180000 [^]	1	12	NA	-48.6
COWES WEST	432500 [^]	415000 [^]	325000 [^]	404500 [^]	383800 [^]	8	16	-11.3	-5.1
CRAIGIEBURN	495000 [^]	500000	442500 [^]	530000	605000	10	41	22.2	14.2
CRANBOURNE	515000 [^]	261400 [^]	274700 [^]	261400 [^]	478200 [^]	7	23	-7.1	82.9
CRANBOURNE EAST	603300	385000	396000	437000	435000	44	122	-27.9	-0.5
CRANBOURNE SOUTH	285500 [^]	207100 [^]	185500 [^]	172300 [^]	296600	14	35	3.9	72.1
CRANBOURNE WEST	452000	409000	389000	422300	180000	13	81	-60.2	-57.4
CRESWICK	205000 [^]	195000 [^]	205000 [^]	220000 [^]	240000 [^]	3	15	17.1	9.1
CRIB POINT	467500 [^]	470000 [^]	455000 [^]	491000 [^]	450000 [^]	1	14	-3.7	-8.4
DARLEY	320000 [^]	334000 [^]	268000 [^]	268500 [^]	295000 [^]	9	20	-7.8	9.9
DAYLESFORD	355000 [^]	390000 [^]	297500	365000 [^]	442500 [^]	4	28	24.6	21.2
DEANSIDE	375000	395000	377500	385000	380000	109	421	1.3	-1.3
DELACOMBE	237000 [^]	230000 [^]	250000 [^]	272300 [^]	282500	12	22	19.2	3.8
DENNINGTON	195000 [^]	175000 [^]	161000 [^]	202500	210000	16	46	7.7	3.7
DIAMOND CREEK	542000 [^]	442500 [^]	570000 [^]	516500 [^]	520000 [^]	9	24	-4.1	0.7
DIGGERS REST	302300	299000	290000	367500	408000	17	98	35.0	11.0
DIMBOOLA	35000 [^]	47000 [^]	119000 [^]	68500 [^]	27000 [^]	9	17	-22.9	-60.6
DONCASTER	-	1526300 [^]	1526300 [*]	1650000 [^]	1090000 [^]	2	11	0.0	-33.9
DONNYBROOK	340000	334000	328000	353000	378000	86	405	11.2	7.1
DOREEN	400000 [^]	363500	417500 [^]	388100 [^]	385000 [^]	2	24	-3.8	-0.8
DROMANA	900000 [^]	400000 [^]	675000 [^]	1035000 [^]	371500 [^]	3	15	-58.7	-64.1
DROUIN	365000	347500	339000	345000	310000	31	118	-15.1	-10.1
DRYSDALE	1311500 [^]	282500 [^]	250000 [^]	548000 [^]	335000 [^]	5	13	-74.5	-38.9
EAGLE POINT	209000 [^]	507500 [^]	225000 [^]	171300 [^]	226500 [^]	4	15	8.4	32.3
EAGLEHAWK	265000 [^]	207000 [^]	299500 [^]	282500 [^]	270000 [^]	9	18	1.9	-4.4
EAST BAIRNSDALE	130000	139000	139000 [^]	153000 [^]	155000 [^]	7	31	19.2	1.3
ECHUCA	264000	295000 [^]	269000	260500 [^]	263000	18	47	-0.4	1.0
ELLMINYT	307500 [^]	200000 [^]	320500 [^]	282500 [^]	225000 [^]	1	22	-26.8	-20.4
ELTHAM	610000 [*]	650000 [^]	650000 [^]	650000 [^]	592500 [^]	1	8	NA	-8.8

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
EPPING	387500	422500 [^]	396000 [^]	430000 [^]	484000 [^]	4	24	24.9	12.6
EPSOM	307000 [^]	301500 [^]	305000 [^]	308000 [^]	320000 [^]	7	15	4.2	3.9
EYNESBURY	320000 [^]	364000 [^]	342000	396900	324000	13	66	1.3	-18.4
FRASER RISE	371000	355000	355000	374300	395000	92	460	6.5	5.5
FYANSFORD	605000 [*]	445000 [^]	450000	460000 [^]	432500	10	36	NA	-6.0
GISBORNE	415500	432500	496500	450000	445500	22	102	7.2	-1.0
GLENGARRY	280000 [^]	271500 [^]	249000 [^]	292500	301000	10	43	7.5	2.9
GOLDEN BEACH	165500 [^]	127500 [^]	127300 [^]	114500 [^]	101500 [^]	4	25	-38.7	-11.4
GOLDEN SQUARE	420000 [^]	456800 [^]	273000 [^]	225000 [^]	275000 [^]	5	12	-34.5	22.2
GREEN LAKE	272000 [^]	199800 [^]	199800 [*]	245000 [^]	245000 [*]	0	8	NA	NA
GREENVALE	360000	470000	485000	475000	490000	39	196	36.1	3.2
HAMPTON PARK	395000 [^]	395000 [^]	377500 [^]	565000 [^]	452500 [^]	2	12	14.6	-19.9
HARKNESS	330000 [^]	352000 [^]	297500 [^]	280000 [^]	310000 [^]	5	19	-6.1	10.7
HEATHCOTE	171000 [^]	160000 [^]	220000 [^]	160000 [^]	190000 [^]	2	12	11.1	18.8
HEYFIELD	193500 [^]	129000 [^]	129000 [^]	240000 [^]	240000 [*]	0	11	NA	NA
HIGHTON	385000 [^]	421300 [^]	447500	425000 [^]	397500	12	35	3.2	-6.5
HORSHAM	169000 [^]	223000	202000 [^]	169000	169000	14	51	0.0	0.0
HUNTLY	243400	234500	230000	241000	238900	52	157	-1.8	-0.9
INVERLOCH	415000 [^]	469000 [^]	410000 [^]	475000 [^]	600000 [^]	5	25	44.6	26.3
INVERMAY PARK	400000 [^]	370000 [^]	340000 [^]	380000 [^]	257500 [^]	2	18	-35.6	-32.2
IRYMPLE	169800 [^]	185000	156000 [^]	182500	190000	10	54	11.9	4.1
JACKASS FLAT	262000 [^]	263000 [^]	262000 [^]	262000	267500	24	80	2.1	2.1
JEERALANG NORTH	135000 [^]	135000 [*]	157000 [^]	165000 [^]	165000 [*]	0	6	NA	NA
JUNCTION VILLAGE	410000 [^]	420000 [^]	420000	420000 [^]	505000 [^]	5	33	23.2	20.2
KALKALLO	271300	371000	360000	377000	348000	50	260	28.3	-7.7
KANGAROO FLAT	215000 [^]	384800 [^]	320000 [^]	270000	342500 [^]	2	21	59.3	26.9
KENNINGTON	-	470000 [^]	470000 [*]	667500 [^]	325000 [^]	7	10	0.0	-51.3
KEYSBOROUGH	912500 [^]	912500 [*]	912500 [*]	920000 [^]	1100000 [^]	1	4	20.5	19.6
KIALLA	258000	265000	260000	250000	267800	28	82	3.8	7.1
KILMORE	314900	319000	312500	307500	309000	24	105	-1.9	0.5
KILSYTH	375000 [^]	400000 [^]	280000 [^]	450000 [^]	450000 [*]	0	5	NA	NA
KORUMBURRA	287500 [^]	240000 [^]	215000 [^]	300000 [^]	273500 [^]	4	17	-4.9	-8.8
KYABRAM	193000 [^]	187000	185400	189800	187800	16	67	-2.7	-1.1
KYNETON	380000 [^]	653000 [^]	297000 [^]	335000 [^]	355000 [^]	5	12	-6.6	6.0
LAKES ENTRANCE	182500 [^]	193800 [^]	235000 [^]	185000 [^]	200000 [^]	7	21	9.6	8.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
LALOR	474010*	660000^	660000*	695000^	808000^	1	3	NA	16.3
LANGWARRIN	539000^	345000^	447500^	450000^	170000^	1	17	-68.5	-62.2
LARA	389400	357500	340000	285000	352400	60	282	-9.5	23.6
LAVERTON SOUTH	600000*	560000^	596000^	596000*	560000^	4	6	NA	NA
LENEVA	220000	235000	205000	200000	227500	22	88	3.4	13.8
LEONGATHA	310000^	420000^	255000^	255000^	265000^	3	14	-14.5	3.9
LEOPOLD	341000^	366000	338000	334000	365000	23	74	7.0	9.3
LOCH SPORT	335000^	97500	87000^	88000^	85000^	6	34	-74.6	-3.4
LONGWARRY	600000^	600000*	245000^	320000^	345000^	5	14	-42.5	7.8
LUCAS	322500	337500	287500	305000	318500	30	113	-1.2	4.4
LUCKNOW	195000^	195000	190800^	170000^	182500^	6	24	-6.4	7.4
MADDINGLEY	297500	310000	305000	305000	320000	35	116	7.6	4.9
MAIDEN GULLY	305000	340000^	312500^	345000^	327500^	4	21	7.4	-5.1
MAMBOURIN	275000	294000	216600	288000	302000	50	226	9.8	4.9
MANOR LAKES	373000	376000	319000	371300	355000	50	272	-4.8	-4.4
MANSFIELD	357500^	402500^	345000^	396000^	310000^	9	27	-13.3	-21.7
MARONG	269000^	269000^	265000^	269000^	269000*	0	19	NA	NA
MARYBOROUGH	140000^	193000^	170000^	167000^	357000^	2	11	155.0	113.8
MELTON SOUTH	305000	333500	320000	339000	328000	25	124	7.5	-3.2
MERBEIN	130000^	125000^	80000	110000	201000^	2	30	54.6	82.7
MERNDA	429000	413500	370000	431300	430000	20	83	0.2	-0.3
METUNG	222100	220000^	199800^	230000^	301000^	4	27	35.6	30.9
MICKLEHAM	321000	395500	393000	418000	436000	72	742	35.8	4.3
MILDURA	179000	189000	185000	180000	181000	73	200	1.1	0.6
MOE	234100^	226000	233300	229000	229000^	9	47	-2.2	0.0
MOOROPNA	235000^	230000^	217500^	223000^	240000	15	33	2.1	7.6
MORWELL	240000^	188500^	225000	255000	254000	15	42	5.8	-0.4
MOUNT COTTRELL	308000	420500^	292500	210000^	380000^	3	26	23.4	81.0
MOUNT DUNEED	340000	345000	374000	398000	385000	88	308	13.2	-3.3
MOUNT ELIZA	1055000^	1118800^	1125800^	1200000^	1075000^	2	17	1.9	-10.4
MOUNT MARTHA	1800000^	1285000^	817500^	1377500^	1350000^	3	15	-25.0	-2.0
MOUNT PLEASANT	250000^	250000*	175000^	177000^	200500^	6	8	-19.8	13.3
NAGAMBIE	247500^	269000^	265000^	249000^	257000^	8	27	3.8	3.2
NAR NAR GOON	420000	406500	437500	437000	425000^	9	54	1.2	-2.7
NAR NAR GOON NORTH	312300^	387000	387000	193700^	357000	15	54	14.3	84.3

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
NARRE WARREN NORTH	642000 [^]	860000 [^]	1010000 [^]	856500 [^]	924500 [^]	6	20	44.0	7.9
NARRE WARREN SOUTH	1401300 [^]	645000 [^]	832500 [^]	690000 [^]	660000 [^]	1	7	-52.9	-4.3
NEW GISBORNE	505000 [^]	415000 [^]	339000 [^]	450000 [^]	424500 [^]	8	24	-15.9	-5.7
NEWBOROUGH	190000 [^]	200000 [^]	200000 [^]	236800 [^]	210000	16	32	10.5	-11.3
NORLANE	280000 [^]	445000 [^]	390000 [^]	390000 [*]	192500 [^]	4	11	-31.3	NA
NORTH WONTHAGGI	225000 [^]	225000 [*]	265000 [^]	192500 [^]	243500 [^]	6	11	8.2	26.5
NUMURKAH	150000 [^]	139000 [^]	548000 [^]	172500	322500 [^]	1	15	115.0	87.0
OCEAN GROVE	483500	448500	432500	466900	486900	34	121	0.7	4.3
OFFICER	439000	467500	484000	469500	499500	88	406	13.8	6.4
OFFICER SOUTH	457000 [^]	457500 [^]	450000 [^]	994900 [^]	994900 [*]	0	11	NA	NA
PAKENHAM	393900	381000	393000	395500	405000	27	131	2.8	2.4
PAYNESVILLE	168800 [^]	260000 [^]	194000	209000 [^]	218000 [^]	7	31	29.2	4.3
POINT COOK	325000	574000 [^]	560500 [^]	650000 [^]	552500 [^]	9	28	70.0	-15.0
POINT LONSDALE	545000 [^]	657500 [^]	715000	559500 [^]	490000 [^]	3	31	-10.1	-12.4
POREPUNKAH	405000 [*]	380000 [^]	395000 [^]	420000 [^]	340000 [^]	1	8	NA	-19.0
PORTARLINGTON	410000 [^]	500000 [^]	452000 [^]	490000 [^]	432500 [^]	2	10	5.5	-11.7
PORTLAND	182000 [^]	182000 [*]	165000 [^]	185000 [^]	149000	13	22	-18.1	-19.5
RED CLIFFS	145000 [^]	100000 [^]	142500 [^]	130000 [^]	142000	11	25	-2.1	9.2
ROCKBANK	320000	360000	347000	351000	325000	17	75	1.6	-7.4
ROMSEY	375000 [^]	367500 [^]	375000 [^]	375000	397500 [^]	6	27	6.0	6.0
ROSEBUD	480000 [^]	375000 [^]	375000 [*]	425000 [^]	505000 [^]	4	10	5.2	18.8
ROSEDALE	125000 [^]	640000 [^]	315000 [^]	192500 [^]	190000 [^]	3	10	52.0	-1.3
ROWVILLE	791400 [^]	830000 [^]	771000 [^]	753000 [^]	917500 [^]	2	19	15.9	21.8
RUTHERGLEN	226000 [^]	205000 [^]	210000 [^]	210000 [^]	200000 [^]	6	18	-11.5	-4.8
RYE	650000 [^]	567500 [^]	657000 [^]	450000 [^]	500000 [^]	8	18	-23.1	11.1
SALE	261000 [^]	263000 [^]	260000 [^]	290000 [^]	245000 [^]	3	14	-6.1	-15.5
SAN REMO	410000 [^]	366500 [^]	450000 [^]	379000	435000	11	33	6.1	14.8
SANCTUARY LAKES	628000 [^]	530000 [^]	652500 [^]	641000	576000	14	65	-8.3	-10.1
SEBASTOPOL	165000 [^]	150000 [^]	155000 [^]	239500 [^]	242000	12	28	46.7	1.0
SEYMOUR	270000 [^]	233000 [^]	240000 [^]	215000 [^]	200000	16	33	-25.9	-7.0
SHEPPARTON	270000	260000	272500	272500	275000	23	130	1.9	0.9
SHEPPARTON NORTH	266500	272500	289000	292500	300000	16	88	12.6	2.6
SKYE	578000 [^]	545000	571000	550000	537000 [^]	9	71	-7.1	-2.4
SMYTHES CREEK	232400 [^]	268000 [^]	213500 [^]	260000 [^]	227500 [^]	6	14	-2.1	-12.5
SOUTH MORANG	278800 [^]	534600 [^]	567500 [^]	580000	585000 [^]	6	26	109.8	0.9

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Oct-Dec 2024 to Oct-Dec 2025

Locality	Oct-Dec 2024	Jan-Mar 2025	Apr-Jun 2025	Jul-Sep 2025	Oct-Dec 2025	No. of Sales Oct-Dec 2025	No. of Sales 2025	Change (%)	
								Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
SPRINGVALE SOUTH	498800 [^]	512700 [^]	520000 [^]	530400 [^]	525600 [^]	5	17	5.4	-0.9
ST LEONARDS	350500	350000 [^]	385000 [^]	276100	340000	15	60	-3.0	23.1
STRATHFIELDSAYE	302000	310000	298000	300000	306000	13	76	1.3	2.0
STRATHTULLOH	299000	350000	297000	353500	327000	46	126	9.4	-7.5
SUNBURY	333500	350000	360000	367000	392500	94	517	17.7	6.9
SUNSHINE NORTH	577500 [^]	300000 [^]	576000 [^]	615000	595000 [^]	6	23	3.0	-3.3
SUNSHINE WEST	560000 [^]	500000 [^]	525500 [^]	415000 [^]	785000 [^]	5	10	40.2	89.2
SWAN HILL	198500 [^]	134400 [^]	157000 [^]	110000	188000 [^]	7	41	-5.3	70.9
TARNEIT	359500	356700	370000	370300	378000	209	1,165	5.1	2.1
TATURA	210000	277500 [^]	215000 [^]	255000	225000	14	45	7.1	-11.8
THOMASTOWN	542000 [^]	609000 [^]	599000 [^]	587000	710500 [^]	2	26	31.1	21.0
THORNHILL PARK	359000	550000	359000	304500	331500	53	172	-7.7	8.9
TONGALA	175000 [^]	166500 [^]	145000 [^]	145000 [*]	167000 [^]	5	7	-4.6	NA
TORQUAY	530000	465000	625000	650000	625000	13	105	17.9	-3.8
TRARALGON	299000	285000	281000	291000	309000	35	184	3.3	6.2
TRENTHAM	-	500000 [^]	420000 [^]	350000 [^]	530000 [^]	3	10	0.0	51.4
TRUGANINA	346000	323500	357800	354000	386000	88	416	11.6	9.0
VENUS BAY	210000 [^]	185000 [^]	155000 [^]	170000 [^]	150000 [^]	3	21	-28.6	-11.8
WALLAN	425000 [^]	331000 [^]	335000	345000	330000	16	64	-22.4	-4.3
WALLAN EAST	440000	525000 [^]	380500	462500	330000 [^]	5	33	-25.0	-28.6
WANGANDARY	315000 [^]	255000 [^]	289500 [^]	289500 [*]	303500 [^]	8	15	-3.7	NA
WANGARATTA	291100	294000	258000	260000	283000	17	71	-2.8	8.8
WARRACKNABEAL	48800 [^]	48800 [*]	48800 [*]	57500 [^]	56000 [^]	6	8	14.9	-2.6
WARRAGUL	315000	300000	299000	299500	313500	54	232	-0.5	4.7
WARRNAMBOOL	253800	252500	255000	240000	250000	50	181	-1.5	4.2
WAURN PONDS	410000 [^]	395000	429500 [^]	465000 [^]	478000 [^]	5	24	16.6	2.8
WEIR VIEWS	391000	373000	320000	387000	369000	11	80	-5.6	-4.7
WERRIBEE	335000	357000	349000	349000	350500	40	341	4.6	0.4
WEST WODONGA	317500	295000 [^]	200000	205000	270000	17	79	-15.0	31.7
WINCHELSEA	310000 [^]	415000 [^]	355000 [^]	292500	320000	21	48	3.2	9.4
WINTER VALLEY	260000	275000	245000	250000	255000	81	238	-1.9	2.0
WODONGA	220000	226000	272500 [^]	260000	267500	12	80	21.6	2.9
WOLLERT	385000	356500	346500	370700	388900	125	645	1.0	4.9
WONTHAGGI	259000	225000	235000	255000	249000	15	72	-3.9	-2.4
WOODSTOCK	156000	232900 [^]	256000	345000	372000	23	56	138.5	7.8

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	2024	2025	2025	2025	2025			Oct-Dec 2024 to Oct-Dec 2025	Jul-Sep 2025 to Oct-Dec 2025
WYNDHAM VALE	310000	325500	330000	338000	368000	60	291	18.7	8.9
YARRA JUNCTION	392500 [^]	250000 [^]	380000 [^]	360000 [^]	368000 [^]	2	7	-6.2	2.2
YARRAWONGA	265000	222000	222000	221000	255000	20	126	-3.8	15.4

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