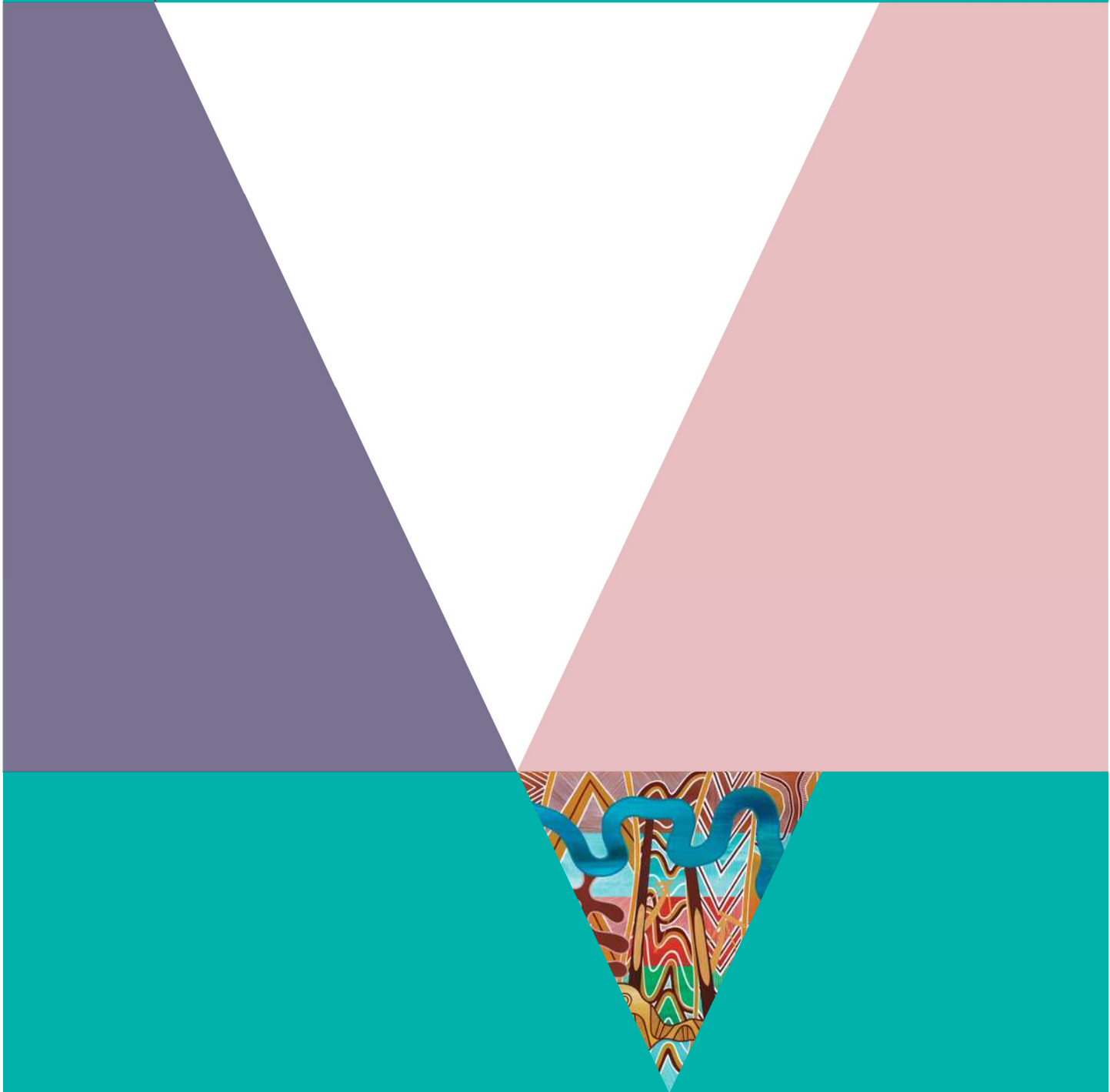


Victorian Property Sales Report

June 2021 Quarter



Land Use Victoria



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

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

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



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 3.7 per cent from \$695,000 to \$721,000 in the June 2021 quarter, having increased by 5.3 per cent in the previous quarter (December 2020 to March 2021). For the 12 months from June 2020 to June 2021, the median house price in Victoria increased 16.3 per cent, from \$620,000 to \$721,000.

The median price of units in Victoria increased by 1.7 per cent from \$590,000 in the March 2021 quarter to \$600,000 in the June 2021 quarter, having increased by 1.5 per cent in the previous quarter. The median price of units in Victoria for the June 2021 quarter was lower than the median price of houses. For the 12 months from June 2020 to June 2021, the median unit price increased by 6.2 per cent from \$565,000 to \$600,000.

The metropolitan Melbourne median house price increased by 3.7 per cent to \$850,000 in the June 2021 quarter and the median unit price increased by 2 per cent to \$625,000. For the 12 months to June 2021, median sales prices in metropolitan Melbourne increased by 15.6 per cent for houses and 5.9 per cent for units.

In the June 2021 quarter, the median house price in country Victoria increased by 4 per cent to \$489,000 and units decreased by 1.7 per cent to \$355,000. Over the 12 months to June 2021, median sale prices in country Victoria increased by 22.3 per cent for houses and by 9.2 per cent for units.

Of the 791 listed Victorian locations, 408 had median house price increases for the June 2021 quarter compared to 458 in the March 2021 quarter. Five localities recorded no change, 143 showed a decrease and 235 had insufficient sales.

The maximum number of house sales for the quarter was 386 in Pakenham and there were 49 locations with 100 or more sales in the June 2021 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending June 2021 indicates that the median house sale price increased by 3.7 per cent from \$695,000 to \$721,000. Metropolitan house prices increased by 3.7 per cent to \$850,000 and country Victoria house prices increased by 4 per cent to \$489,000.

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 June 2021. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

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

The number of Victorian house sales so far recorded for the June 2021 quarter is 25,687. Using the above percentage, it is anticipated that the number of sales for the June 2021 quarter will be approximately 27,620. This is a 9.7 per cent increase from the number of sales in the March 2021 quarter and an 86.8 per cent increase on the same quarter the previous year (June 2020).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$820,000 in the March 2021 quarter to \$850,000 in the June 2021 quarter. This follows a 5.1 per cent increase in the previous quarter. The

number of metropolitan sales for the quarter is expected to culminate at 18,767, which is 12.4 per cent higher than the March 2021 quarter and 90.3 per cent higher than the June 2020 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the June 2021 quarter compared to the March 2021 quarter (259 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 292 suburbs for the March 2021 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 72 shifted from showing a median price increase for the March 2021 quarter to a median price decrease for the June 2021 quarter. For example, Malvern East increased by 4.8 per cent in the March 2021 quarter, while it decreased by 1.5 per cent in the June 2021 quarter. This compares to 30 metropolitan suburbs shifting from an increase in the December 2020 quarter to a decrease in the March 2021 quarter.

Conversely, 36 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the March 2021 quarter to a median price increase in the June 2021 quarter. This compares to 69 metropolitan suburbs shifting from a decrease in the December 2020 quarter to an increase in the March 2021 quarter.

Five metropolitan suburbs with 10 or more sales showed decreases for both the March 2021 and June 2021 quarters. Significant examples include Armadale and Elwood. This compares to 9 metropolitan suburbs in the December 2020 quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Hawthorn East, which had 41 sales and rose by 36.6 per cent (\$2,050,000 to \$2,800,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Bon Beach, which had 14 sales and rose by 30.6 per cent to \$1,185,000.

For the quarter, Hawthorn had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 45 house sales and its

median house price decreased by 30.4 per cent, from \$3,425,000 to \$2,385,500. Windsor experienced the second highest median price decrease in metropolitan Melbourne. It had 19 sales and its median price decreased by 24.4 per cent from \$1,857,500 to \$1,404,000.

Melton's median price of \$445,000 was the lowest for metropolitan suburbs in the June 2021 quarter. It had 40 sales and its median price increased by 3.5 per cent from the March 2021 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020-Jun 2021	% change Mar 2021-Jun 2021
Ascot Vale	1285000	1210000	1257500	-2.1	3.9
Bentleigh	1450000	1600000	1650000	13.8	3.1
Bentleigh East	1155000	1367000	1450000	25.5	6.1
Brighton	2925000	3435000	3390000	15.9	-1.3
Brunswick	1097500	1300000	1328000	21.0	2.2
Caulfield South	1727500	1670000	2102000	21.7	25.9
Elwood	2100000	2100000	1995000	-5.0	-5.0
Footscray	810000	857000	950000	17.3	10.9
Hawthorn	2450000	3425000	2385500	-2.6	-30.4
Kensington	985000	1017000	1190000	20.8	17.0
Malvern	2300000	2627500	2819000	22.6	7.3
Northcote	1460500	1572500	1652500	13.1	5.1
Preston	987000	1155000	1216000	23.2	5.3
Richmond	1341000	1372500	1443000	7.6	5.1
South Melbourne	1337500	1635000	1680000	25.6	2.8
South Yarra	1655000	2142500	1869000	12.9	-12.8
Toorak	6250000	6260000	5225000	-16.4	-16.5
Williamstown	1325000	1539000	1657500	25.1	7.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020–Jun 2021	% change Mar 2021–Jun 2021
Balwyn	2200000	2636500	2700000	22.7	2.4
Blackburn	1350000	1577500	1560000	15.6	-1.1
Box Hill North	1210000	1290000	1220000	0.8	-5.4
Box Hill South	1196400	1385000	1515000	26.6	9.4
Burwood East	1000500	1191000	1301000	30.0	9.2
Camberwell	2254400	2405500	2470000	9.6	2.7
Glen Iris	2100000	2290000	2620000	24.8	14.4
Oakleigh South	970100	1160000	1100000	13.4	-5.2
Surrey Hills	1650000	2152500	2100000	27.3	-2.4

Western suburbs (10–20 km from Melbourne CBD)

Suburb	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020–Jun 2021	% change Mar 2021–Jun 2021
Altona	925000	1130000	1075000	16.2	-4.9
Braybrook	681500	727000	765000	12.3	5.2
Deer Park	560000	620000	623000	11.3	0.5
Keilor Downs	680600	754000	730000	7.3	-3.2
Keilor East	850000	920000	889000	4.6	-3.4
St Albans	590000	640500	676500	14.7	5.6
Sunshine North	653500	703000	731500	11.9	4.1
Sunshine West	647500	672800	765500	18.2	13.8

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

Suburb	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020–Jun 2021	% change Mar 2021–Jun 2021
Burnside Heights	640000	686000	685000	7.0	-0.1
Caroline Springs	680500	672500	715000	5.1	6.3
Hoppers Crossing	551300	545000	580000	5.2	6.4
Point Cook	657500	710000	728000	10.7	2.5
Sydenham	635000	592500	720000	13.4	21.5
Tarneit	573500	580000	590000	2.9	1.7
Taylors Hill	705000	817000	782800	11.0	-4.2
Werribee	512500	545000	560000	9.3	2.8

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

Suburb	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020- Jun 2021	% change Mar 2021- Jun 2021
Bayswater	747000	850800	870000	16.5	2.3
Bayswater North	690000	830000	812000	17.7	-2.2
Boronia	697500	785000	822600	17.9	4.8
Ferntree Gully	725600	818500	833000	14.8	1.8
Heathmont	940000	1030000	1061000	12.9	3.0
Wantirna	850000	1016000	1037500	22.1	2.1
Wheelers Hill	1122500	1315000	1350000	20.3	2.7

Country Victoria

Country Victoria's median house price showed an increase of 4 per cent to \$489,000 in the June 2021 quarter. Over the 12 months to June 2021, the median house price in country Victoria increased by 22.3 per cent from \$470,000 to \$489,000.

The number of country Victoria house sales for the June 2021 quarter is expected to be 8,854, which is 79.6 per cent more than the June 2020 quarter.

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

Bendigo median house prices decreased by 8.6 per cent, having increased by 9.4 per cent in the previous quarter. Mildura decreased by 0.4 per cent for the June 2021 quarter, having increased by 0.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 10 of the 12 large towns had increases in median house prices in the June 2021 quarter compared to the March 2021 quarter which showed increases in eleven towns. For the 12 months from the June 2020 to June 2021 quarter, there were increases in all 12 towns.

Bairnsdale showed an increase of 7.7 per cent for the June 2021 quarter, having increased by 3.2 per cent in the previous quarter. Wangaratta increased by 6.8 per cent and Sale increased by 5.3 per cent in the June 2021 quarter, having increased in the previous quarter by 2.4 per cent.

The sample of seaside towns shows that all nine towns selected had increases in their median house prices from the March 2021 to June 2021 quarters. Anglesea increased by 10.2 per cent, having decreased by 9.3 per cent during the previous quarter. Cowes West's median house price increased by 5.6 per cent for the June 2021 quarter, having increased by 10.3 per cent in the previous quarter. Venus Bay's median house price increased by 10.9 per cent for the June 2021 quarter, having increased by 4.3 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020-Jun 2021	% change Mar 2021-Jun 2021
Ballarat Central	550000	565000	710000	29.1	25.7
Bendigo	506000	610000	557500	10.2	-8.6
Geelong West	720000	811000	826000	14.7	1.8
Horsham	247000	324500	325000	31.6	0.2
Mildura	335100	356500	355000	5.9	-0.4
Shepparton	310500	350000	350000	12.7	0.0
Warrnambool	400000	450000	495000	23.8	10.0
Wodonga	340000	400000	448000	31.8	12.0

Large towns

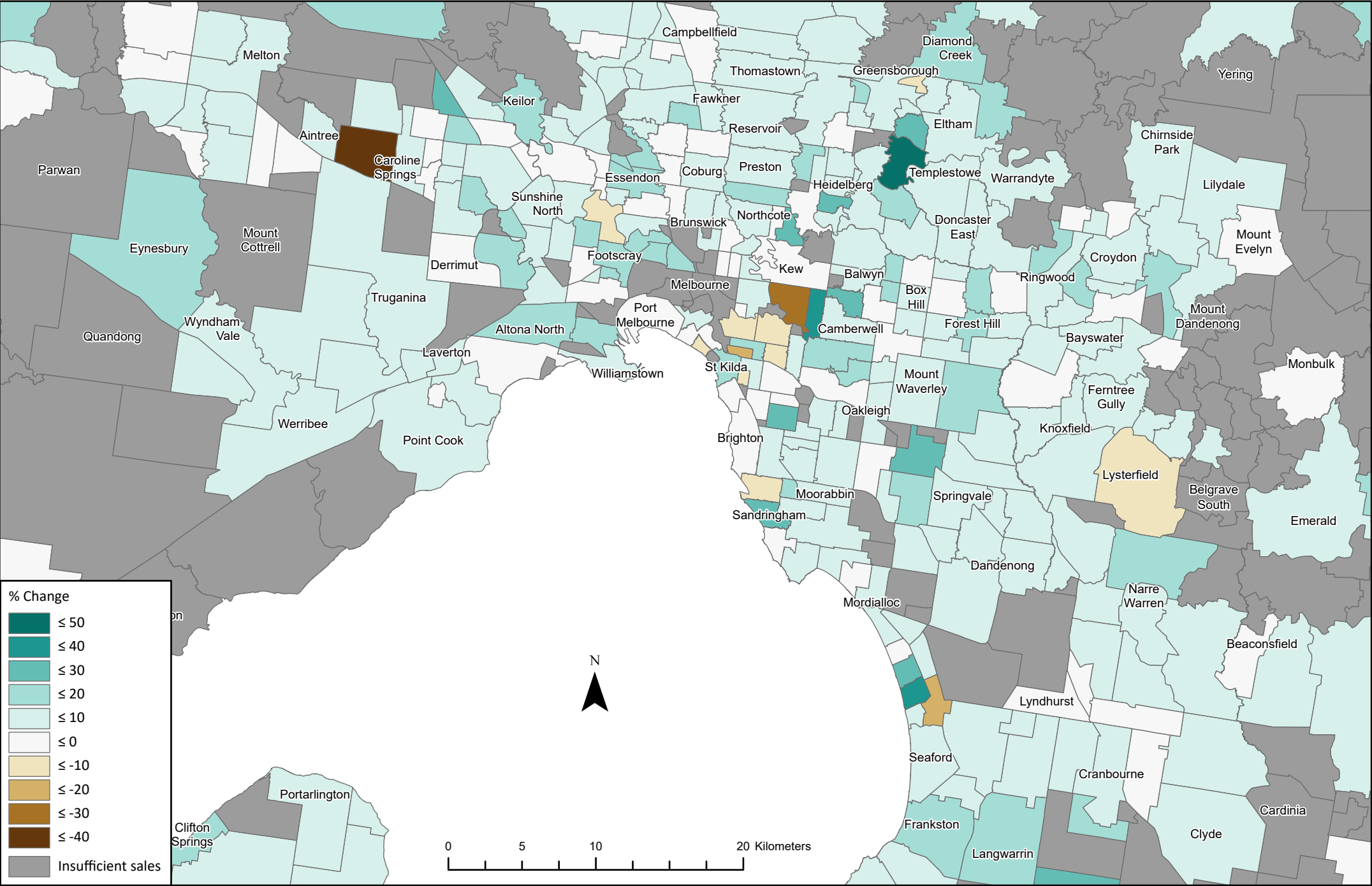
Suburbs in large towns	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020-Jun 2021	% change Mar 2021-Jun 2021
Bairnsdale	275000	325000	350000	27.3	7.7
Castlemaine	479500	652000	647000	34.9	-0.8
Colac	350000	390000	400000	14.3	2.6
Echuca	427500	460000	442000	3.4	-3.9
Hamilton	212500	318500	319500	50.4	0.3
Moe	209000	280000	301000	44.0	7.5
Morwell	185000	235000	268000	44.9	14.0
Sale	275000	370000	389500	41.6	5.3
Swan Hill	290000	339000	340500	17.4	0.4
Traralgon	333800	370000	399000	19.6	7.8
Wangaratta	367300	395000	422000	14.9	6.8
Yarrawonga	455000	540000	560000	23.1	3.7

Seaside towns

Suburbs in seaside towns	June quarter 2020 \$	March quarter 2021 \$	June quarter 2021 \$	% change Jun 2020- Jun 2021	% change Mar 2021- Jun 2021
Anglesea	863000	1200000	1322500	53.2	10.2
Cowes West	467600	639000	675000	44.4	5.6
Inverloch	630000	842500	900000	42.9	6.8
Lakes Entrance	315000	372000	443800	40.9	19.3
Ocean Grove	740000	883500	900000	21.6	1.9
Portland	268800	330000	360000	34.0	9.1
St Leonards	562500	651000	675000	20.0	3.7
Torquay	825000	1010000	1173800	42.3	16.2
Venus Bay	360000	477800	530000	47.2	10.9

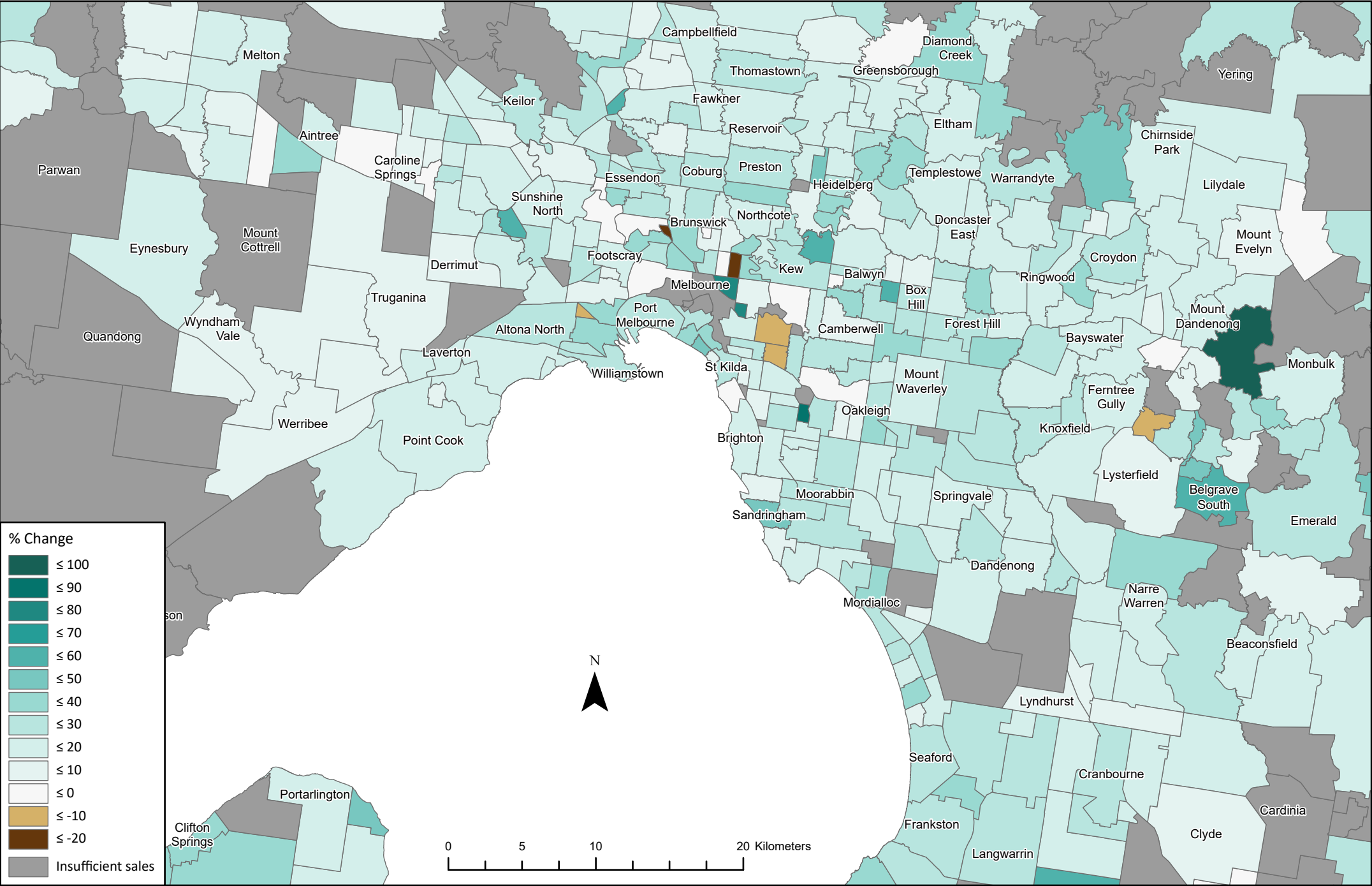
Metropolitan Melbourne houses - quarterly change in median prices

March quarter 2021 to June quarter 2021



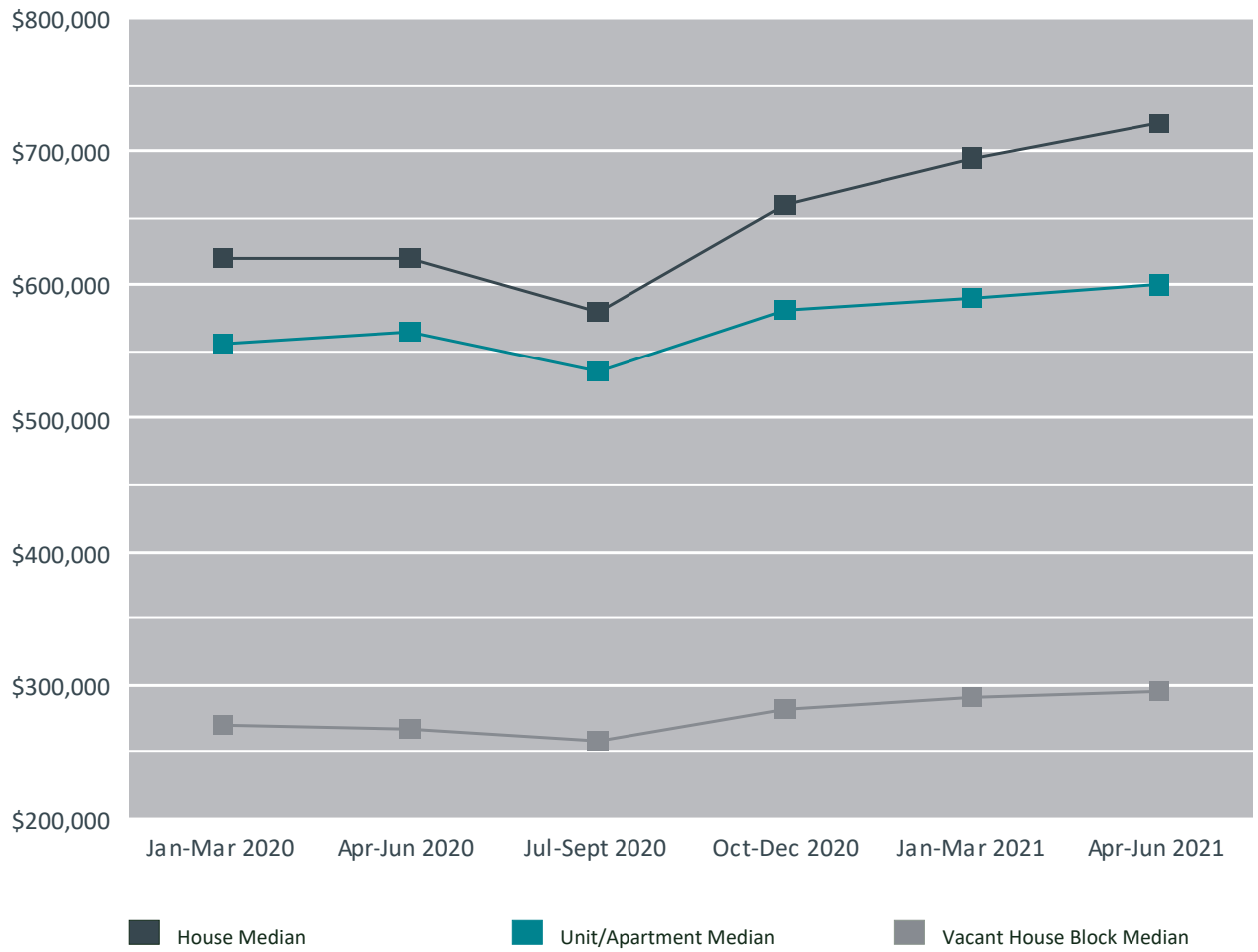
Metropolitan Melbourne houses - yearly change in median prices

March quarter 2020 to March quarter 2021



VICTORIA

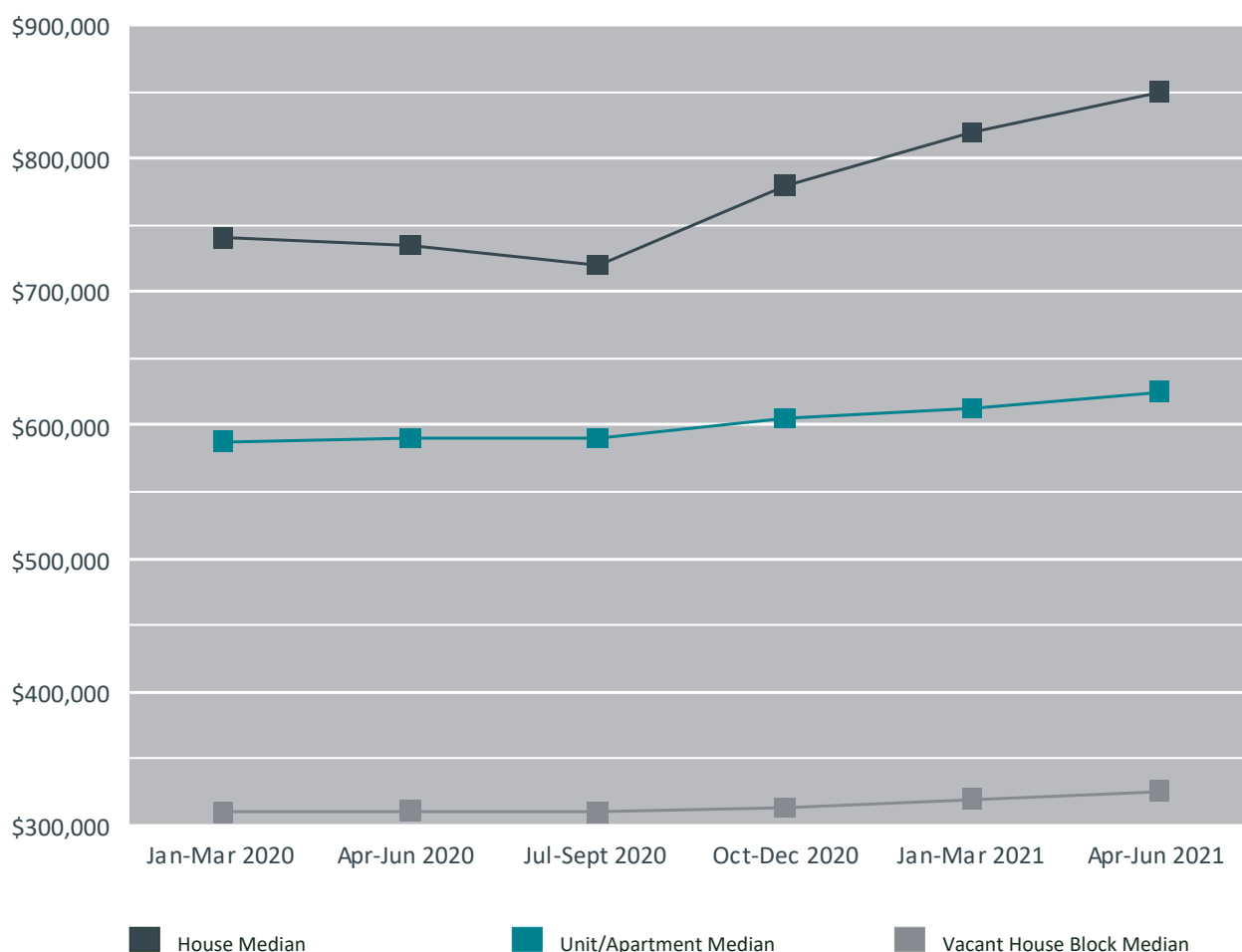
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar 2020	17,901	620,000	0.0	8,412	556,000	0.0	6,512	270,000	0.0
Apr-Jun 2020	14,790	620,000	0.0	6,810	565,000	1.6	7,130	267,000	-1.1
Jul-Sep 2020	14,365	580,000	-6.5	5,512	535,000	-5.3	10,862	258,000	-3.4
Oct-Dec 2020	25,535	660,000	13.8	10,418	581,000	8.6	11,005	281,500	9.1
Jan-Mar 2021	24,671	695,000	5.3	11,043	590,000	1.5	7,889	291,000	3.4
Apr-Jun 2021	25,687	721,000	3.7	12,195	600,000	1.7	4,662	295,000	1.4

MELBOURNE METROPOLITAN AREA

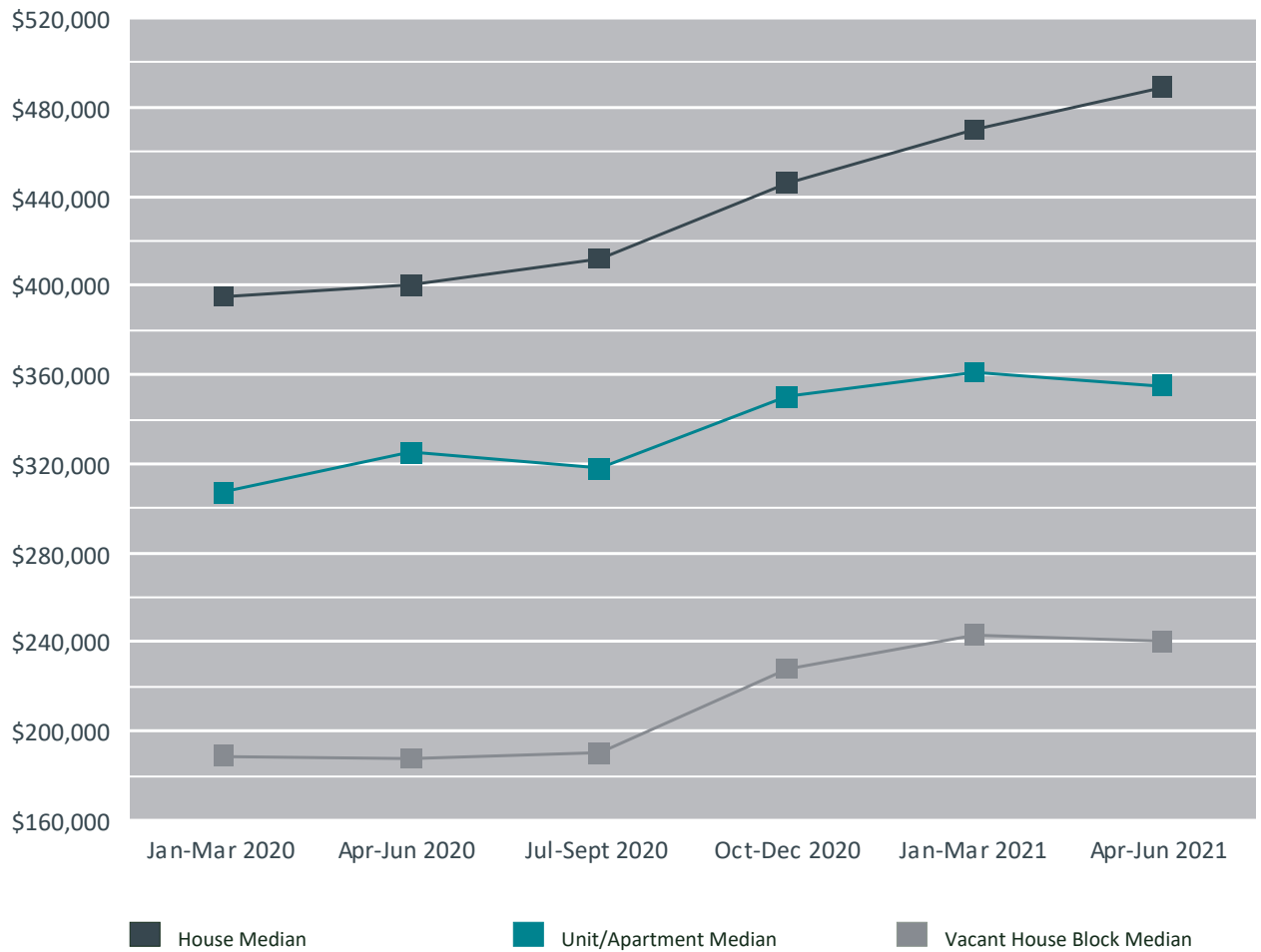
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar 2020	11,632	740,000	0.0	7,384	588,000	0.0	3,790	310,000	0.0
Apr-Jun 2020	9,860	735,000	-0.7	6,093	590,000	0.3	4,069	311,000	0.3
Jul-Sep 2020	7,572	720,000	-2.0	4,424	590,000	0.0	5,352	310,000	-0.3
Oct-Dec 2020	16,861	780,000	8.3	9,134	605,000	2.5	6,280	313,000	1.0
Jan-Mar 2021	16,369	820,000	5.1	9,754	613,000	1.3	4,323	320,000	2.2
Apr-Jun 2021	17,453	850,000	3.7	10,901	625,000	2.0	2,535	326,000	1.9

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr		Houses			Units/Apartments			Vacant House Blocks		
		No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jan-Mar	2020	6,269	395,000	0.0	1,028	307,000	0.0	2,722	189,000	0.0
Apr-Jun	2020	4,930	400,000	1.3	717	325,000	5.9	3,061	187,500	-0.8
Jul-Sep	2020	6,793	412,000	3.0	1,088	317,800	-2.2	5,510	190,000	1.3
Oct-Dec	2020	8,674	446,300	8.3	1,284	350,000	10.1	4,725	228,000	20.0
Jan-Mar	2021	8,302	470,000	5.3	1,289	361,000	3.1	3,566	243,500	6.8
Apr-Jun	2021	8,234	489,000	4.0	1,294	355,000	-1.7	2,127	240,000	-1.5

MEDIAN HOUSE PRICES

Apr-Jun 2020 to Apr-Jun 2021

Locality	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	No. of Sales Apr-Jun 2021	No. of Sales 2021	Change (%)	
								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
ABBOTSFORD	1080000^	1260000^	1230000	1370000	1470000	17	35	36.1	7.3
ABERFELDIE	1375000	1800000^	1620000	1677500	1830000	11	29	33.1	9.1
AINTREE	630000	723500	687800	701500	705000	41	87	11.9	0.5
AIREYS INLET	1130000^	1117500^	1365000^	1468500	1360000^	5	19	20.4	-7.4
AIRPORT WEST	797000	795000	830000	874000	953000	38	68	19.6	9.0
ALBANVALE	505000^	505000	577500	590000	615000	25	45	21.8	4.2
ALBERT PARK	1800000	1738800^	2015000	2390000	2346500	32	61	30.4	-1.8
ALBION	571000^	811000^	720000	760000^	867500	10	16	51.9	14.1
ALEXANDRA	395000	340000	455000	400000	430500	20	31	9.0	7.6
ALFREDTON	510000	511000	520000	583000	580000	62	134	13.7	-0.5
ALPHINGTON	1897500	1932500^	1735000	1835000	2300000	13	23	21.2	25.3
ALTONA	925000	820000	900000	1130000	1075000	55	101	16.2	-4.9
ALTONA EAST	858500^	870000^	920000	947300	920000	10	22	7.2	-2.9
ALTONA MEADOWS	600000	625000	680000	680800	700000	33	69	16.7	2.8
ALTONA NORTH	825000	840000	846300	880000	994500	38	76	20.5	13.0
ANGLESEA	863000	1070000	1322500	1200000	1322500	26	47	53.2	10.2
APOLLO BAY	590000^	640000^	775000	892500	875000	11	27	48.3	-2.0
ARARAT	240000	278000	245000	290000	260500	46	95	8.5	-10.2
ARDEER	575000^	630000^	630000	681500	707500^	7	18	23.0	3.8
ARGYLE	-	-	320000^	250000^	250000*	0	5	NA	NA
ARMADALE	2625000	2054000	2753000	2700000	2300000	23	46	-12.4	-14.8
ARMSTRONG CREEK	550000	570000	568500	610000	668800	86	167	21.6	9.6
ARTHURS SEAT	1000000^	688000^	972500^	972500*	1525000^	5	5	52.5	NA
ASCOT (GREATER BENDIGO)	455000	480000^	472500	435300^	545000	14	16	19.8	25.2
ASCOT VALE	1285000	1332500	1248000	1210000	1257500	52	84	-2.1	3.9
ASHBURTON	1642500	1666800	1660000	1777500	2090000	26	56	27.2	17.6
ASHWOOD	1240000	1210500^	1271000	1350100	1434300	20	37	15.7	6.2
ASPENDALE	1031500	1115000	1095000	1150000	1250000	23	45	21.2	8.7
ASPENDALE GARDENS	985000^	1002500^	970000	1070000	1171500	13	24	18.9	9.5
ATTWOOD	813800^	714000^	774800	1040000^	940000	11	16	15.5	-9.6
AVENEL	512500^	472500^	395000^	475000^	428000^	9	15	-16.5	-9.9
AVOCA	298800^	235000^	313000^	268000^	345000^	8	13	15.5	28.7
AVONDALE HEIGHTS	800500	830000	870000	900000	935000	53	102	16.8	3.9
BACCHUS MARSH	525000	526000	518000	578500	596700	40	84	13.7	3.2
BADGER CREEK	572500^	525000^	570000^	631100^	665000^	5	12	16.2	5.4
BAIRNSDALE	275000	280500	315000	325000	350000	69	139	27.3	7.7
BALACLAVA	1390000^	1414000^	1272000	1700000	1515000	14	25	9.0	-10.9
BALCOMBE	1340000	1185000	1385000	1458000	1673500	40	89	24.9	14.8
BALLAN	470000^	472500	500000	600000	590000	13	30	25.5	-1.7
BALLARAT CENTRAL	550000	530000	577500	565000	710000	39	74	29.1	25.7
BALLARAT EAST	372600	387500	460000	437500	487500	38	82	30.9	11.4

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BALLARAT NORTH	421000	381500	480000	547000	554900	27	48	31.8	1.4
BALNARRING	782500^	1015000^	979500	1100000	1410000^	9	22	80.2	28.2
BALNARRING BEACH	1210000^	1350000^	1250000^	1312000^	2700000^	1	8	123.1	105.8
BALWYN	2200000	2200000	2358000	2636500	2700000	55	101	22.7	2.4
BALWYN NORTH	1870000	1830000	1848500	2065000	2132000	95	189	14.0	3.2
BANDIANA	456300^	325000^	570000^	437500^	427500^	2	6	-6.3	-2.3
BANNOCKBURN	555000	550000	594000	620000	650000	26	43	17.1	4.8
BARANDUDA	398500^	409500^	436000	471400	472000	13	27	18.4	0.1
BARNAWARTHA	327500^	345000^	320000^	357000^	390000^	3	7	19.1	9.2
BARWON HEADS	1045000	1150000	1397500	1385000	1857500	22	49	77.8	34.1
BAXTER	577500^	566000^	575000	590900^	669400^	8	16	15.9	13.3
BAYSWATER	747000	709000	750500	850800	870000	52	94	16.5	2.3
BAYSWATER NORTH	690000	788000	731000	830000	812000	30	53	17.7	-2.2
BEACONSFIELD	765000	672500	750000	872000	861500	28	59	12.6	-1.2
BEACONSFIELD UPPER	766000^	1053000^	890000^	910000^	827600^	9	11	8.0	-9.1
BEAUFORT	320000^	322500^	347500	340500	340000^	7	21	6.3	-0.1
BEAUMARIS	1762500	1730000	1710000	1866000	2052500	50	110	16.5	10.0
BEECHWORTH	439100	497500	580000	530000	640600	18	35	45.9	20.9
BELGRAVE	641000	650000	710000	730000	785000	21	46	22.5	7.5
BELGRAVE HEIGHTS	750000^	750000*	800000^	740000^	1052000^	3	10	40.3	42.2
BELGRAVE SOUTH	665000^	782500^	891300^	713000^	1040000^	8	11	56.4	45.9
BELL PARK	500000	495000	492500	565000	583000	29	46	16.6	3.2
BELL POST HILL	492500	497400	533000	555000	591000	25	45	20.0	6.5
BELLFIELD (BANYULE)	910000^	750000^	875000^	855500^	903000^	8	11	-0.8	5.6
BELMONT	580000	615000	610000	745000	703500	82	158	21.3	-5.6
BENALLA	275000	310000	322600	356300	390000	66	128	41.8	9.5
BENDIGO	506000	500000	557500	610000	557500	38	63	10.2	-8.6
BENTLEIGH	1450000	1517500	1575000	1600000	1650000	49	106	13.8	3.1
BENTLEIGH EAST	1155000	1165000	1307500	1367000	1450000	120	227	25.5	6.1
BERWICK	680000	660000	706500	775000	818700	238	495	20.4	5.6
BEVERIDGE	555000^	532000	540000	615000	621800	21	40	12.0	1.1
BIRCHIP	140000^	120500^	131300^	120000^	120000^	6	11	-14.3	0.0
BIRREGURRA	512000^	379000^	525000^	735000^	695000^	4	10	35.7	-5.4
BITTERN	567500^	627500	670000	690000	725000	14	26	27.8	5.1
BLACK HILL	405000^	400000^	530000	512500^	563000	14	22	39.0	9.9
BLACK ROCK	2220000	2110000^	1850000	2450000	2415000	12	29	8.8	-1.4
BLACKBURN	1350000	1390000	1550000	1577500	1560000	41	75	15.6	-1.1
BLACKBURN NORTH	1046500	1128000^	1107500	1226500	1276300	36	54	22.0	4.1
BLACKBURN SOUTH	1061800	1040000	1100000	1260000	1345000	43	82	26.7	6.7
BLACKWOOD	542500^	435000^	490000^	680000^	550000^	5	7	1.4	-19.1
BLAIRGOWRIE	957500	1045000	1446000	1400000	1385000	37	97	44.6	-1.1

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BLIND BIGHT	560000^	545000^	600000^	605000^	607000^	9	15	8.4	0.3
BONBEACH	900000	885000	904000	907500	1185000	14	42	31.7	30.6
BONNIE DOON	352500^	340000^	430000^	475000^	565000^	3	9	60.3	18.9
BONSHAW	415000^	430000^	465000^	510000	526000	11	22	26.7	3.1
BOOLARRA	245000^	175000^	262500^	308000^	360000^	7	14	46.9	16.9
BOORT	120000^	157500^	172500^	180000^	255000	11	14	112.5	41.7
BORONIA	697500	705000	721000	785000	822600	84	161	17.9	4.8
BOTANIC RIDGE	720000	761300	727500	802500	905000	39	77	25.7	12.8
BOX HILL	1383000^	1522000^	1481300	1578000	1718000	15	35	24.2	8.9
BOX HILL NORTH	1210000	1180000	1183800	1290000	1220000	32	70	0.8	-5.4
BOX HILL SOUTH	1196400	1056000	1264000	1385000	1515000	29	57	26.6	9.4
BRAYBROOK	681500	625000	690000	727000	765000	36	66	12.3	5.2
BREAKWATER	418300^	410000^	407000^	485000^	514400^	6	13	23.0	6.1
BRIAGOLONG	270000^	310000^	292000^	405700^	365500^	4	12	35.4	-9.9
BRIAR HILL	845000^	821000^	925800	940500	1000000	11	21	18.3	6.3
BRIDGEWATER ON LODDON	184500^	230000^	350000^	330500^	389000^	2	8	110.8	17.7
BRIGHT	650000^	620000	758000	770000	920000	23	41	41.5	19.5
BRIGHTON	2925000	3325000	3250000	3435000	3390000	82	173	15.9	-1.3
BRIGHTON EAST	1868800	1890000	2073500	2125000	2225000	69	143	19.1	4.7
BROADFORD	420000	503800	466000	510000	477500	22	44	13.7	-6.4
BROADMEADOWS	555000	550000	556800	568300	592500	42	74	6.8	4.3
BROOKFIELD	460000	530000	509000	503500	520000	55	115	13.0	3.3
BROOKLYN	725000^	665000^	748800^	836500^	870000	10	18	20.0	4.0
BROWN HILL	465000^	465500	537500	575000	580000	18	39	24.7	0.9
BRUNSWICK	1097500	969000	1115000	1300000	1328000	64	127	21.0	2.2
BRUNSWICK EAST	1283000	1120000^	1365000	1400000	1446300	30	45	12.7	3.3
BRUNSWICK WEST	1180000	1135000	1250500	1415000	1415000	21	47	19.9	0.0
BRUTHEN	215000*	348000^	361000^	292500^	250000^	3	7	NA	-14.5
BULLEEN	1210000	1100000	1052500	1307500	1315000	47	91	8.7	0.6
BUNDALONG	1275000^	700000^	977500^	606000^	650000^	1	4	-49.0	7.3
BUNDOORA	720000	697500	751000	813000	842000	83	167	16.9	3.6
BUNINYONG	590000^	622500	548000	680000	600000	17	34	1.7	-11.8
BUNYIP	557500	542500^	540000	562500	650000	14	30	16.6	15.6
BURNSIDE	696800^	594900	663000	701000	658500	12	22	-5.5	-6.1
BURNSIDE HEIGHTS	640000	662500	677500	686000	685000	19	32	7.0	-0.1
BURWOOD	1007500	1331000^	1313000	1395000	1350000	53	84	34.0	-3.2
BURWOOD EAST	1000500	930000	1106000	1191000	1301000	37	70	30.0	9.2
CAIRNLEA	789500	800000^	810000	740500	885000	17	35	12.1	19.5
CALIFORNIA GULLY	300000	300000	330000	369500	400000	21	45	33.3	8.3
CAMBERWELL	2254400	1995000	2057500	2405500	2470000	73	127	9.6	2.7
CAMPBELLFIELD	515000^	575000^	547500^	610000	590000	12	25	14.6	-3.3

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CAMPBELLS CREEK	430000^	545000^	642500	622500	500000^	7	17	16.3	-19.7
CAMPERDOWN	258000	306500	315000	327500	362500	18	40	40.5	10.7
CANADIAN	427500	416000	510000	453000	490000	17	35	14.6	8.2
CANTERBURY	2700000	2670000^	3017500	2975000	3655500	26	52	35.4	22.9
CAPE PATERSON	675000^	445000^	652500	668000	746100	10	27	10.5	11.7
CAPE SCHANCK	1095500^	1312500^	1185000^	1330000^	1500000^	1	10	36.9	12.8
CAPEL SOUND	565000	527500	588000	687500	765000	27	70	35.4	11.3
CARISBROOK	185000^	320000^	444500^	289000^	358500^	8	11	93.8	24.0
CARLTON	1227500^	1315000^	1490000^	1335000^	1500000^	8	17	22.2	12.4
CARLTON NORTH	1600000^	1520000	1455000	1605000	1665000	25	47	4.1	3.7
CARNEGIE	1366000	1356000	1612500	1660000	1770000	23	49	29.6	6.6
CAROLINE SPRINGS	680500	607500	628000	672500	715000	81	171	5.1	6.3
CARRUM	979000^	680500^	795000^	950000	986300	12	31	0.7	3.8
CARRUM DOWNS	550000	580000	588500	649000	667100	97	187	21.3	2.8
CASTERTON	120000^	117500	192000	172500	186000	16	30	55.0	7.8
CASTLEMAINE	479500	517500	582500	652000	647000	35	68	34.9	-0.8
CAULFIELD	1795000^	1765000^	1806000^	2060000^	2055000	14	23	14.5	-0.2
CAULFIELD EAST	900000^	920000^	1055000^	1752500^	1752500*	0	2	NA	NA
CAULFIELD NORTH	2068500	1932500	2320000	2550000	2418000	30	52	16.9	-5.2
CAULFIELD SOUTH	1727500	1720000	1757500	1670000	2102000	39	64	21.7	25.9
CHADSTONE	966500	1145000^	1095000^	1105000	1213000	18	43	25.5	9.8
CHARLEMONT	533500^	535000^	496500	530000	617500	17	28	15.7	16.5
CHARLTON	137500^	150000^	150000	167000	189000^	8	20	37.5	13.2
CHELSEA	1002500	1025000^	983800	983800	1193400	26	42	19.0	21.3
CHELSEA HEIGHTS	790000^	770000^	820000	945000	952500	14	28	20.6	0.8
CHELTENHAM	1100000	1067500	1201000	1215000	1321000	45	96	20.1	8.7
CHELTENHAM EAST	917500^	959000	1040000	1070000	1110000	14	30	21.0	3.7
CHELTENHAM NORTH	905000^	815000^	906300	1141500	1165000	17	30	28.7	2.1
CHEWTON	520000^	403800^	632500^	686100	540000^	3	13	3.8	-21.3
CHILTERN	311125*	321000^	353800^	290000^	410000^	5	13	NA	41.4
CHIRNSIDE PARK	770300	705300	840000	820000	869000	56	99	12.8	6.0
CHURCHILL	210000	235000	247500	265000	292500	23	45	39.3	10.4
CLARINDA	843800	890000^	850000	1004500	1007000	20	30	19.3	0.2
CLAYTON	1045000	1150000^	1066000^	1070000^	1337500	12	21	28.0	25.0
CLAYTON NORTH	1444400^	895100^	1235300^	1181900^	1320000^	7	13	-8.6	11.7
CLAYTON SOUTH	830000^	830000^	906500	851600	987500	20	39	19.0	16.0
CLIFTON HILL	1272500	1080000^	1375000	1612500	1750000	17	33	37.5	8.5
CLIFTON SPRINGS	505500	500000	542000	575500	670000	43	89	32.5	16.4
CLUNES	360000^	295000^	422500	450000^	420000	10	17	16.7	-6.7
CLYDE	590000	590000	570000	612500	625000	60	124	5.9	2.0
CLYDE NORTH	604200	600000	627300	653000	675000	158	313	11.7	3.4

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COBBLEBANK	526000	495000^	535000	553000	565000	29	48	7.4	2.2
COBDEN	276500^	293000^	265000^	300000^	330000^	9	16	19.3	10.0
COBRAM	252000	239000	322500	337500	370000	44	80	46.8	9.6
COBURG	972500	1075000	1127500	1115000	1200000	67	142	23.4	7.6
COBURG EAST	945000	1157500^	1012000	1071900	1080000	19	35	14.3	0.8
COBURG NORTH	862600	880000^	920000	960500	960000	25	39	11.3	-0.1
COCKATOO	509000	635000	612000	625000	720300	20	39	41.5	15.2
COHUNA	240000	225000	250000	247500	260000	15	33	8.3	5.1
COLAC	350000	347000	366000	390000	400000	41	92	14.3	2.6
COLDSTREAM	652000^	647800^	640000	670000^	765000^	7	14	17.3	14.2
COLERAINE	147500^	125000	154500^	149400^	160000^	5	14	8.5	7.1
COLLINGWOOD	1600000	935000^	1155000^	1228000	1162500	12	26	-27.3	-5.3
CONNEWARRE	1450500^	1617500^	1680000^	1565000^	1687500^	6	14	16.3	7.8
COOLAROO	420300^	500000^	473800	470000	510000	16	27	21.4	8.5
COONANS HILL	980000^	1050000^	1185000^	1250000	1190000	12	29	21.4	-4.8
COONGULLA	310000*	265000^	265000*	280000^	131500^	2	11	NA	-53.0
CORINELLA	450000^	630000^	580000^	590000	602300	17	31	33.8	2.1
CORIO	380000	395000	395000	420000	432500	72	149	13.8	3.0
CORONET BAY	380000^	364000^	465000	438000^	525000	13	22	38.2	19.9
COROROOKE	335000^	335000*	392500^	392500*	407000^	3	3	21.5	NA
CORRYONG	190000^	258500^	230000	165000^	261000	14	23	37.4	58.2
COWES	602300	580000	618000	699500	655000	12	26	8.7	-6.4
COWES WEST	467600	535300	579500	639000	675000	48	125	44.4	5.6
CRAIGIEBURN	556000	544000	570000	590000	620000	339	661	11.5	5.1
CRANBOURNE	492500	501700	518000	585000	605000	91	203	22.8	3.4
CRANBOURNE EAST	545000	585000	605000	638000	636000	104	203	16.7	-0.3
CRANBOURNE NORTH	588000	582500	590000	645000	640000	112	209	8.8	-0.8
CRANBOURNE SOUTH	640000^	580500^	622500	642500^	710000^	5	7	10.9	10.5
CRANBOURNE WEST	530500	536100	577800	590000	610000	112	223	15.0	3.4
CREMORNE	1051000^	1028000^	1482500	1889000	1807000	18	28	71.9	-4.3
CRESWICK	380000	392500	400000	431800	505000	17	31	32.9	17.0
CRIB POINT	578800^	580000	605000	686500	817500	16	30	41.3	19.1
CROYDON	745000	746000	847500	860400	900000	80	166	20.8	4.6
CROYDON HILLS	1004000	880000^	892800	1000000	1081000	25	40	7.7	8.1
CROYDON NORTH	850000	802500	850000	980000	950000	23	51	11.8	-3.1
CROYDON SOUTH	828000^	690000	749500	862800	915000	23	39	10.5	6.1
CURLEWIS	485000	572500	590000	577500	640000	37	73	32.0	10.8
DALLAS	452500	466000^	486300	527500	490000	34	52	8.3	-7.1
DALYSTON	385000^	445000^	480000^	466000	540000	13	27	40.3	15.9
DANDENONG	617000	615000	632500	690000	700000	51	99	13.5	1.4
DANDENONG NORTH	630000	630000	638800	705000	720000	72	147	14.3	2.1

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DARLEY	485000	465000	555000	570000	630000	55	114	29.9	10.5
DAYLESFORD	642500	662500	845000	790000	846000	28	59	31.7	7.1
DEANSIDE	-	505000^	651000^	790500^	472000	11	17	0.0	-40.3
DEEPDENE	2915000^	3150000^	2685000^	3480000^	2810000^	7	13	-3.6	-19.3
DEER PARK	560000	565000	592000	620000	623000	73	125	11.3	0.5
DELACOMBE	411300	425000	420000	487500	475000	27	59	15.5	-2.6
DELAHEY	541500	580000	573500	598000	672000	19	41	24.1	12.4
DENNINGTON	390000	382500^	383500	442500	485000	19	29	24.4	9.6
Derrimut	645000	607000^	695500	735000	707000	23	45	9.6	-3.8
DIAMOND CREEK	749000	770000	896000	917500	1022500	34	66	36.5	11.4
DIGGERS REST	545000	586000	565000	530000	592800	18	45	8.8	11.8
DIMBOOLA	222500^	150000	169500^	195000^	205000	11	14	-7.9	5.1
DINGLEY VILLAGE	880000^	929000	960000	980000	1057300	36	72	20.1	7.9
DINNER PLAIN	557500^	599500^	600000^	630000^	705000^	9	17	26.5	11.9
DONALD	130000^	132000	188800	140000	211000	10	20	62.3	50.7
DONCASTER	1225000	1190000	1302000	1372000	1450000	87	148	18.4	5.7
DONCASTER EAST	1225000	1227500	1275000	1435000	1470000	102	173	20.0	2.4
DONNYBROOK	707500^	685000^	614000^	595000	591000	22	37	-16.5	-0.7
DONVALE	1123500	1115000	1225000	1219000	1320000	35	59	17.5	8.3
DOREEN	597500	601000	660000	676500	700000	152	284	17.2	3.5
DOVETON	470000	486500	521000	535000	579000	69	120	23.2	8.2
DROMANA	800000	760000	798300	880000	973000	39	90	21.6	10.6
DROUIN	462500	451300	505000	534300	560000	85	177	21.1	4.8
DRYSDALE	517500	603800	627500	647000	690000	23	50	33.3	6.6
DUNKELD	610000^	220000^	295000^	295000*	522500^	6	6	-14.3	NA
DUNOLLY	245000^	226000^	198500^	270000	240000^	7	18	-2.0	-11.1
EAGLE POINT	468000^	406300^	356000	404500	450000^	8	18	-3.8	11.2
EAGLEHAWK	325500	363000	364400	398000	438000	38	73	34.6	10.1
EAGLEMONT	2029000^	1970000^	2540000	2175000	2677000	10	27	31.9	23.1
EAST BAIRNSDALE	314500^	316000^	307000^	315000^	310000^	8	13	-1.4	-1.6
EAST BENDIGO	344000^	410000	377500	341000	590000	11	24	71.5	73.0
EAST GEELONG	760000^	815000	800000	740000	836000	16	31	10.0	13.0
EAST MELBOURNE	2800000^	2800000*	2675000^	3725000^	4950000^	3	9	76.8	32.9
EAST WARBURTON	593000^	593000*	320000^	606500^	412500^	2	7	-30.4	-32.0
EASTWOOD	395000	414000	460000	467500	475000	19	35	20.3	1.6
ECHUCA	427500	387500	434000	460000	442000	85	170	3.4	-3.9
EDENHOPE	177000^	160000	139000	206300	223400^	7	17	26.2	8.3
EDITHVALE	952000	984300	1100000	1270000	1211000	13	33	27.2	-4.6
EILDON	283000^	290000^	285000^	390000^	325000	15	23	14.8	-16.7
ELLIMINYT	482500^	475000^	481500	485000^	564000^	9	14	16.9	16.3
ELMORE	377500^	273400^	206000^	322500^	337000^	2	4	-10.7	4.5

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ELSTERNWICK	1950000^	2200800	2022500	2125000	2000000	25	45	2.6	-5.9
ELTHAM	986000	885000	1080000	1100200	1165000	45	100	18.2	5.9
ELTHAM NORTH	991000	1135000^	1070000	1134000	1160000	21	49	17.1	2.3
ELWOOD	2100000	2270000	2175000	2100000	1995000	38	64	-5.0	-5.0
EMERALD	700000	715000^	770000	822500	840500	20	48	20.1	2.2
ENDEAVOUR HILLS	645000	646900	690000	733800	735000	95	173	14.0	0.2
EPPING	563800	570000	577300	600000	640000	119	232	13.5	6.7
EPSOM	416800	430000	460000	470000	516000	30	53	23.8	9.8
ESSENDON	1455000	1307500	1670000	1540000	1760000	62	123	21.0	14.3
ESSENDON NORTH	1260000^	1047500^	1254000^	1190000^	1417800	10	19	12.5	19.1
ESSENDON WEST	1300000^	1240000^	1260000^	1245000^	1225000	14	18	-5.8	-1.6
EUMEMMERRING	525000^	540000^	705000^	666300^	675000^	3	11	28.6	1.3
EUREKA	475000^	320000^	561000^	379000^	491000^	5	11	3.4	29.6
EUROA	355000^	360000	330000	390000	341000	16	35	-3.9	-12.6
EYNESBURY	630000	570000^	625000	610000	700000	15	36	11.1	14.8
FAIRFIELD	1300000^	1401000	1413000	1577500	1542000	13	29	18.6	-2.3
FAIRHAVEN	2200000^	1220000^	1525000	1910000^	1671000^	9	12	-24.0	-12.5
FAWKNER	712000	687000	720000	785000	820000	38	75	15.2	4.5
FERNTREE GULLY	725600	740000	761300	818500	833000	93	181	14.8	1.8
FERNY CREEK	815000^	750000^	1052500^	1200000^	847000^	5	14	3.9	-29.4
FINGAL	1176000^	1500000^	1305000	1530000^	1837500^	8	15	56.3	20.1
FITZROY	1459000^	1440000^	1425000	1420000	1400000	31	48	-4.0	-1.4
FITZROY NORTH	1650000	1600000^	1550000	1805000	1706000	29	57	3.4	-5.5
FIVEWAYS	411000^	535000^	445000^	635000^	1057500^	2	11	157.3	66.5
FLEMINGTON	915000^	1003500^	1215000	1050000	1225000	20	44	33.9	16.7
FLINDERS	2472500^	2432500^	2052500	2062500^	3450000^	5	9	39.5	67.3
FLORA HILL	399200	380000	422500	415000	460000	14	45	15.2	10.8
FLOWERDALE	398000^	317500^	412500^	355000^	435000^	4	7	9.3	22.5
FOOTSCRAY	810000	798000	920000	857000	950000	47	98	17.3	10.9
FOREST HILL	978500	975000^	980500	1068500	1191600	40	66	21.8	11.5
FOSTER	349000^	387500^	391800	385000^	456000^	6	15	30.7	18.4
FRANKSTON	618000	610000	640000	677500	748500	173	351	21.1	10.5
FRANKSTON NORTH	435000	428000	468500	530000	575000	45	75	32.2	8.5
FRANKSTON SOUTH	866500	840000	898800	995000	1080000	89	191	24.6	8.5
FRASER RISE	605000	610000	630000	642000	705000	57	88	16.5	9.8
FYANSFORD	1007500^	806000^	795000^	770000^	845000^	8	10	-16.1	9.7
GARFIELD	610000^	623300^	580000^	659000^	690000^	7	15	13.1	4.7
GEELONG	1150000^	852800	902000	825000	950000	31	56	-17.4	15.2
GEELONG WEST	720000	720000	765000	811000	826000	49	85	14.7	1.8
GEMBROOK	600000^	730000^	730000^	705000^	922500^	4	8	53.8	30.9
GISBORNE	810000	830000	860000	870000	967000	27	78	19.4	11.1

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GLADSTONE PARK	610000	632000	650000	701000	720000	47	77	18.0	2.7
GLEN HUNTLY	1149000^	1681000^	1533000^	1308000^	2100000^	3	6	82.8	60.6
GLEN IRIS	2100000	2142000	2200000	2290000	2620000	59	127	24.8	14.4
GLEN WAVERLEY	1250000	1267500	1330000	1425000	1600000	129	266	28.0	12.3
GLENROWAN	330000^	345000^	390300^	377500^	377500*	0	2	NA	NA
GLENROY	715000	750000	775000	810500	825000	59	119	15.4	1.8
GOLDEN BEACH	250000^	270000^	270000	310000	311300^	6	21	24.5	0.4
GOLDEN POINT (BALLARAT)	467500	395000	450000	434500	563000	14	26	20.4	29.6
GOLDEN SQUARE	342600	386500	406500	457000	447500	68	121	30.6	-2.1
GORDON	649500*	559000^	585000^	707500^	567500^	5	9	NA	-19.8
GOUGHS BAY	263000^	382000^	387500^	480000^	589000^	4	13	124.0	22.7
GOWANBRAE	665000^	995000^	691000^	885000^	998800^	6	13	50.2	12.9
GRANTVILLE	360000^	375000^	470000	505000^	540000^	7	12	50.0	6.9
GREEN LAKE	360000^	266000^	335000^	354000^	350000^	3	9	-2.8	-1.1
GREENSBOROUGH	865000	809000	865000	907000	973800	88	150	12.6	7.4
GREENVALE	705000	725000	722000	772500	810000	80	144	14.9	4.9
GROVEDALE	530000	525000	570800	605000	615000	67	113	16.0	1.7
HADFIELD	730000	785500	770000	820000	945000	33	65	29.5	15.2
HALLAM	605500^	585300	612500	665000	713500	42	70	17.8	7.3
HALLS GAP	350000^	345000^	421300^	280000^	455000^	2	5	30.0	62.5
HAMILTON	212500	257500	287000	318500	319500	80	154	50.4	0.3
HAMLYN HEIGHTS	577500	535000	600000	675600	698000	46	81	20.9	3.3
HAMPTON	1990000	1937500	2175000	2317500	2050000	46	98	3.0	-11.5
HAMPTON EAST	1285000	1176500^	1295000	1430000	1599000	20	45	24.4	11.8
HAMPTON PARK	530000	539500	550000	595000	595400	102	209	12.3	0.1
HARCOURT	490000*	570000^	570000*	490000^	637500^	6	10	NA	30.1
HARKNESS	480000	470000	509000	521000	517500	64	133	7.8	-0.7
HASTINGS	555000	565000	567500	590000	640000	45	77	15.3	8.5
HASTINGS WEST	547600^	470000	465000^	480000	572500	10	23	4.5	19.3
HAWTHORN	2450000	2575000	2005000	3425000	2385500	48	93	-2.6	-30.4
HAWTHORN EAST	2383000	2618000	2263500	2050000	2800000	41	87	17.5	36.6
HEALESVILLE	610000	591000	635200	690000	765000	21	47	25.4	10.9
HEATHCOTE	340000^	263500^	392500	375000	370000	17	34	8.8	-1.3
HEATHERTON	970500	860000^	992500	1040000	1160000^	9	24	19.5	11.5
HEATHMONT	940000	927500	930000	1030000	1061000	31	59	12.9	3.0
HEIDELBERG	1092000^	1240000	1340000	1318000	1382500	14	36	26.6	4.9
HEIDELBERG HEIGHTS	705000	815000	800000	935000	1000000	33	55	41.8	7.0
HEIDELBERG WEST	681000	683000^	730000	730000	810000	23	40	18.9	11.0
HEPBURN	560000^	482500^	540000^	607500^	667500^	2	8	19.2	9.9
HEPBURN SPRINGS	565000^	570000^	730000^	710000^	785000^	3	11	38.9	10.6
HERNE HILL	583500	640500	625000	666000	700000	28	46	20.0	5.1

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HEYFIELD	197000^	240000	275000	295000	320000	13	30	62.4	8.5
HEYWOOD	188000^	165000^	215000^	236800	240000^	3	17	27.7	1.4
HIGHETT	1282000	1230000	1390000	1496000	1620000	43	78	26.4	8.3
HIGHTON	710000	742500	773500	880000	870000	109	194	22.5	-1.1
HILLSIDE (MELTON)	670000	657500	695000	725000	725000	61	110	8.2	0.0
HOPETOUN	168000^	105000^	171000^	144500^	126000^	8	12	-25.0	-12.8
HOPPERS CROSSING	551300	550000	560000	545000	580000	177	315	5.2	6.4
HORSHAM	247000	260000	285000	324500	325000	93	204	31.6	0.2
HUGHESDALE	1402500^	1522500^	1052500	1387700	1409000^	5	15	0.5	1.5
HUNTINGDALE	1040000^	875000^	1172000^	1326000^	1288000^	5	11	23.8	-2.9
HUNTLY	371000^	395000	435000	447500	480000	20	38	29.4	7.3
HURSTBRIDGE	772500^	720000^	840000^	860000	910000	11	23	17.8	5.8
INDENTED HEAD	497500^	537500^	615000	682500	732000	17	31	47.1	7.3
INGLEWOOD	195000^	212000^	180000^	317500^	277500^	4	12	42.3	-12.6
INVERLOCH	630000	615000	690000	842500	900000	54	126	42.9	6.8
INVERMAY PARK	440000^	485000	550000^	667500^	655000^	9	13	48.9	-1.9
IRONBARK	372900	395000^	495000^	523800^	472500	12	18	26.7	-9.8
IRYMPLE	290000	405000	417800	417500	430000	12	24	48.3	3.0
IVANHOE	1590000	1880000	1640000	1830000	1670000	25	48	5.0	-8.7
IVANHOE EAST	1800000^	3125000^	1910000	2237500^	2400000	15	19	33.3	7.3
JACANA	615000^	555000^	549000	595000	637500	10	21	3.7	7.1
JACKASS FLAT	415000*	360000^	420000	447500	440000	18	36	NA	-1.7
JAN JUC	932500	897500	1140000	1363100	1310000	17	35	40.5	-3.9
JEERALANG NORTH	240000^	175000^	245000	265000^	267500	10	17	11.5	0.9
JEPARIT	150000^	115000^	101500^	105000^	116300^	8	9	-22.5	10.7
JUNCTION VILLAGE	515000^	445000^	532500^	610000^	600700^	2	9	16.6	-1.5
JUNORTOUN	590000^	570000^	717500^	655000^	650000^	7	16	10.2	-0.8
KALIMNA	350000^	356000	388000	385000	476300	10	27	36.1	23.7
KALKALLO	555000	567000	560000	590000	622500	46	82	12.2	5.5
KALLISTA	725000^	707500^	690000^	600000^	900000^	5	8	24.1	50.0
KALORAMA	657500^	796000^	765000^	827500^	780000^	7	14	18.6	-5.7
KANGAROO FLAT	360500	375000	405000	390000	470000	58	107	30.4	20.5
KANGAROO GROUND SOUTH	845000^	1350000^	1025000^	1108000^	1177500^	4	11	39.3	6.3
KANIVA	96000^	99000^	174000^	174000*	168000^	7	7	75.0	NA
KEALBA	595000^	580000^	600000^	650000^	645000	18	24	8.4	-0.8
KEILOR	913800^	800000^	895500	987500	1100000	21	37	20.4	11.4
KEILOR DOWNS	680600	649000	681300	754000	730000	19	43	7.3	-3.2
KEILOR EAST	850000	838000	870000	920000	889000	60	119	4.6	-3.4
KEILOR LODGE	743000^	743000*	757500^	838000^	820000^	1	3	10.4	-2.1
KEILOR PARK	688000^	731900^	735000	775000^	793300	18	23	15.3	2.4
KENNINGTON	437500	437000	429000	507500	480000	33	51	9.7	-5.4

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KENSINGTON	985000	1167000	1200000	1017000	1190000	34	70	20.8	17.0
KERANG	175000	195000	231300	240000	233000	31	57	33.1	-2.9
KEW	2180000	2442500	2300000	2967500	2767500	76	150	26.9	-6.7
KEW EAST	1785000^	1785000*	1732500^	1970000^	2685000^	2	8	50.4	36.3
KEW NORTH	1600000^	1800000^	1760000	2041000	1992000	17	39	24.5	-2.4
KEYSBOROUGH	719200	761500	798400	845000	855000	106	193	18.9	1.2
KIALLA	464300	497500	505000	512000	525000	44	79	13.1	2.5
KILCUNDA	662500^	580000^	781000^	825000^	1210000^	2	9	82.6	46.7
KILLARA (WODONGA)	436300^	460000	502000	478000	521000	13	24	19.4	9.0
KILMORE	457500	480500	495000	514300	549000	44	82	20.0	6.8
KILSYTH	666500	640000	700000	695000	766000	39	92	14.9	10.2
KILSYTH SOUTH	875000^	912000^	880000^	895000^	920000^	7	15	5.1	2.8
KINGLAKE	600000^	530000^	600000^	665000^	585000^	7	13	-2.5	-12.0
KINGS PARK	530000	525000^	562500	565400	605000	27	49	14.2	7.0
KINGSBURY	685000^	912500^	766300^	790000^	856300^	6	15	25.0	8.4
KINGSVILLE	1007000^	1040000^	1030000	1175000	1220000	23	34	21.2	3.8
KNOXFIELD	790000	801000^	842500	930500	967500	38	68	22.5	4.0
KOO WEE RUP	486300	480000	600000	600000	590500	16	47	21.4	-1.6
KOONDROOK	170000^	335000^	254000^	322500^	270000^	5	11	58.8	-16.3
KOROIT	365000^	425000^	445000	505000	512500^	8	19	40.4	1.5
KORONG VALE	91500^	91500*	91500*	87500^	75000^	5	7	-18.0	-14.3
KORUMBURRA	390000	360000	407500	480000	399500	32	68	2.4	-16.8
KURUNJANG	416000	443800	432500	441500	460000	54	108	10.6	4.2
KYABRAM	280000	320000	285000	279000	300000	36	61	7.1	7.5
KYNETON	565000	610000	645500	755000	726300	34	59	28.5	-3.8
LAKE BOGA	235000^	230000^	319500^	265000^	282500^	2	7	20.2	6.6
LAKE BOLAC	208800^	208800*	184000^	184000*	193800^	2	2	-7.2	NA
LAKE GARDENS	661300^	624000^	615000^	670000^	785000^	5	12	18.7	17.2
LAKE TYERS BEACH	308000^	355000^	485000	479000^	440000^	5	14	42.9	-8.1
LAKE WENDOUREE	1225000^	770000	1230000	1212500	1252000	13	35	2.2	3.3
LAKES ENTRANCE	315000	390000	390000	372000	443800	52	113	40.9	19.3
LALOR	592500	623500	645000	675800	680000	87	147	14.8	0.6
LANCEFIELD	537500	632000^	540000^	586300	687500	12	24	27.9	17.3
LANG LANG	530000^	560000^	550000^	540000	660000	15	27	24.5	22.2
LANGWARRIN	632800	650000	688800	717500	818000	86	174	29.3	14.0
LARA	500000	550000	507500	680000	630000	27	42	26.0	-7.4
LARA LAKE	545000	580000	586500	600000	670500	47	96	23.0	11.8
LAUNCHING PLACE	600000^	535000^	592500	694000^	651500^	8	10	8.6	-6.1
LAVERTON	533500	568000	567500	577500	590000	27	65	10.6	2.2
LAVERTON SOUTH	645000	630000	656500	696500	708000	31	63	9.8	1.7
LEITCHVILLE	123500^	141000^	145000^	220000^	262000^	1	4	112.1	19.1

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LENEVA	441000^	425000^	485000	486000^	547500	12	21	24.1	12.7
LEONGATHA	380000	400000	475000	487500	510000	35	75	34.2	4.6
LEOPOLD	523800	517500	542000	575000	650000	67	128	24.1	13.0
LILYDALE	695000	699900	757000	825300	833500	64	120	19.9	1.0
LINDENOW	248250*	342500^	292500^	306000^	306000*	0	6	NA	NA
LINTON	309300^	338000^	242000^	565000^	420000^	3	4	35.8	-25.7
LISMORE	210000^	201500^	182500^	190000^	163000^	4	10	-22.4	-14.2
LOCH SPORT	221500	272000	261300	304500	320000	27	70	44.5	5.1
LONG GULLY	290500	310000	340000	348800	403000	24	62	38.7	15.6
LONGWARRY	430000	433000	425000	474000	505000	32	47	17.4	6.5
LORNE	1050000^	1447500	1450000	1650000	1242500^	4	15	18.3	-24.7
LOVELY BANKS	532500^	580000^	567500	636300^	675000^	8	14	26.8	6.1
LOWER PLENTY	909400^	785000^	845000^	855300^	1220000	14	18	34.1	42.6
LUCAS	440000	471300	505000	560000	536500	18	47	21.9	-4.2
LUCKNOW	343000^	241000^	280800^	270000^	359000^	5	12	4.7	33.0
LYNBROOK	690000	640000	700000	782500	711000	17	41	3.0	-9.1
LYNDHURST	700800	710000	716000	808100	753500	44	78	7.5	-6.8
LYSTERFIELD	945000^	985000	1047200	1115000	953000	31	50	0.8	-14.5
MACEDON	885000^	1000000^	920000^	1045000	1185000^	8	18	33.9	13.4
MACLEOD	952500	1016600	981300	1160000	1078800	26	49	13.3	-7.0
MADDINGLEY	517300	522500	527500	560000	544500	26	65	5.3	-2.8
MAFFRA	303800	297500	322500	315000	322500	32	59	6.2	2.4
MAIDEN GULLY	560000	570000	646300	640000	712000	19	34	27.1	11.3
MAIDSTONE	750000	735000	825000	795000	882500	26	44	17.7	11.0
MALDON	410000^	547500	578000	550000	640000	21	34	56.1	16.4
MALLACOOTA	355000^	315000^	482500^	520000	279000	12	28	-21.4	-46.3
MALMSBURY	540000^	470000^	405000^	722500^	625000^	5	9	15.7	-13.5
MALVERN	2300000	2400000	3230000	2627500	2819000	32	74	22.6	7.3
MALVERN EAST	2090000	1652500	1970500	2065000	2035000	75	136	-2.6	-1.5
MANIFOLD HEIGHTS	980800^	855000^	785000	923000	875000	14	31	-10.8	-5.2
MANOR LAKES	545000	561300	600000	570500	595500	80	142	9.3	4.4
MANSFIELD	460000	495000	520000	585000	589000	21	61	28.0	0.7
MARIBYRNONG	990000	900000	908000	1222500	980000	35	79	-1.0	-19.8
MARLO	417500^	417500*	397500^	370000^	482500^	6	10	15.6	30.4
MARONG	465000^	456000	465000	462500	530000^	8	18	14.0	14.6
MARSHALL	499000^	510000	512000	538800	585000^	9	19	17.2	8.6
MARYBOROUGH	265000	265000	289500	306300	332500	58	114	25.5	8.6
MARYSVILLE	415000^	486500^	466300^	670000^	695000^	3	10	67.5	3.7
MCCRAE	960000	900000	1269000	1160000	1187500	24	46	23.7	2.4
MCKENZIE HILL	584000^	560000^	549000^	637000^	722500^	6	14	23.7	13.4
MCKINNON	1642500	1522500^	1850000	1830000	1855800	21	42	13.0	1.4

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MCLOUGHLINS BEACH	246500^	208000^	317000^	250000^	280000^	3	10	13.6	12.0
MEADOW HEIGHTS	507500	484000	500000	520000	557500	42	72	9.9	7.2
MELTON	390000	375000	396500	430000	445000	40	86	14.1	3.5
MELTON SOUTH	397500	422000	440000	445500	455000	63	129	14.5	2.1
MELTON WEST	456000	469000	490000	505000	486000	59	108	6.6	-3.8
MENTONE	1160000	1035000^	1062500	1300000	1365000	45	75	17.7	5.0
MERBEIN	168000	200000	246000	285000^	215300	12	19	28.1	-24.5
MERINDA PARK	482000	518800^	535000	565000	589000	16	29	22.2	4.2
MERNDA	560000	560000	587500	625000	653500	114	214	16.7	4.6
METUNG	487500^	485000	355000^	467000	675000^	9	29	38.5	44.5
MICKLEHAM	550000	575000	576000	600000	620000	130	236	12.7	3.3
MIDDLE PARK	1993000	2675000^	2875000	3400000	2800000	13	28	40.5	-17.6
MILDURA	335100	335000	353800	356500	355000	199	387	5.9	-0.4
MILL PARK	700000	689000	691000	720000	726500	102	173	3.8	0.9
MILLGROVE	430000	406300^	430500	475000	540000	17	32	25.6	13.7
MINERS REST	420000	440000	476000	445000	525000	17	38	25.0	18.0
MINYIP	65300^	67500^	122500^	95000^	172500^	2	4	164.4	81.6
MIRBOO NORTH	325000^	381500^	402500	435500	525000^	8	22	61.5	20.6
MITCHAM	1000000	902000	1135000	1203300	1197500	52	94	19.8	-0.5
MITCHELL PARK	330000^	310000^	332500^	365000^	395000^	1	5	19.7	8.2
MOE	209000	280000	260000	280000	301000	61	118	44.0	7.5
MOGGS CREEK	1350000^	1350000*	1350000*	1350000*	1350000*	0	0	NA	NA
MONBULK	620000	642500	720000	740000	733800	14	32	18.3	-0.8
MONT ALBERT	1478000^	2560000^	2208900^	1924000	2261300	10	20	53.0	17.5
MONT ALBERT NORTH	1500000^	1357900^	1436000	1429000	1600000	33	47	6.7	12.0
MONTMORENCY	922800	945000	911000	930000	1178500	18	50	27.7	26.7
MONTROSE	710000	757000^	741000	787800	825500	30	66	16.3	4.8
MOONEE PONDS	1242500	1230000	1330000	1560000	1512000	37	71	21.7	-3.1
MOORABBIN	1040000	1059000	1148000	1274500	1318000	22	40	26.7	3.4
MOOROOLBARK	687000	710000	730000	771100	818500	102	191	19.1	6.1
MOOROOPNA	223800	266800	310000	265000	320000	56	95	43.0	20.8
MORDIALLOC	997500	906500^	1238800	1380000	1390000	22	37	39.3	0.7
MORNINGTON	860000	835000	950000	1000000	1098000	115	270	27.7	9.8
MORTLAKE	180000^	245000^	312000	277000	290500	12	27	61.4	4.9
MORWELL	185000	213800	225000	235000	268000	119	239	44.9	14.0
MOUNT BEAUTY	317500^	309000^	355500	411000	435000^	7	19	37.0	5.8
MOUNT CLEAR	400000	407500	425000	505000	470000	17	37	17.5	-6.9
MOUNT DANDENONG	692500^	743500^	927500^	842000^	785000^	7	14	13.4	-6.8
MOUNT DUNEED	580000^	573300	610000	625000	705000	34	73	21.6	12.8
MOUNT ELIZA	1200000	1295000	1450000	1625100	1647500	102	215	37.3	1.4
MOUNT EVELYN	720000	722500	708000	807500	780000	29	67	8.3	-3.4

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MOUNT HELEN	440000	480000	514000	600000	585000 [^]	9	20	33.0	-2.5
MOUNT MACEDON	1140000 [^]	965000 [^]	1050000 [^]	1705000 [^]	1575000 [^]	7	9	38.2	-7.6
MOUNT MARTHA	1335000	1370000	1545000	1675000	1992500	24	64	49.3	19.0
MOUNT PLEASANT	372500 [^]	454400 [^]	420000	420000	460000 [^]	9	19	23.5	9.5
MOUNT WAVERLEY	1310000	1267900	1261500	1430000	1512500	116	223	15.5	5.8
MULGRAVE	817300	828800	902500	941000	990000	79	144	21.1	5.2
MURCHISON	308000 [^]	231800 [^]	340000 [^]	425000 [^]	369500 [^]	2	6	20.0	-13.1
MURRUMBEENA	1599000 [^]	1483000 [^]	1375000	1615000	1630000	12	37	1.9	0.9
MURTOA	122500 [^]	126800 [^]	129000 [^]	128000 [^]	133000	10	15	8.6	3.9
MYRTLEFORD	370000	396500	385000	430000	501000	17	28	35.4	16.5
NAGAMBIE	423800 [^]	490000 [^]	440500 [^]	492500	540000	11	21	27.4	9.6
NARRE WARREN	597500	600000	630000	650000	700000	108	237	17.2	7.7
NARRE WARREN NORTH	1050000 [^]	953000 [^]	1195000	1201000	1426500	16	30	35.9	18.8
NARRE WARREN SOUTH	645000	671300	685000	715000	732500	132	256	13.6	2.4
NATHALIA	270000 [^]	242500	256000	280000	260000	13	23	-3.7	-7.1
NEERIM SOUTH	425000 [^]	511500 [^]	457500 [^]	505000 [^]	650000 [^]	5	10	52.9	28.7
NELSON	260000 [^]	200000 [^]	190000 [^]	270000 [^]	355000 [^]	4	13	36.5	31.5
NERRINA	411000 [^]	535000	665000	602500 [^]	595000 [^]	3	5	44.8	-1.2
NEW GISBORNE	715000 [^]	710000 [^]	802000 [^]	768500 [^]	790000 [^]	1	9	10.5	2.8
NEWBOROUGH	308000	292000	315000	350000	345000	37	72	12.0	-1.4
NEWCOMB	437500	471400	525000	520000	565000	21	46	29.1	8.7
NEWHAVEN	430000 [^]	520000 [^]	656500 [^]	825000 [^]	669000 [^]	1	8	55.6	-18.9
NEWINGTON	575000 [^]	908500 [^]	820000 [^]	795000 [^]	890000 [^]	9	16	54.8	11.9
NEWLANDS ARM	720000 [^]	541300 [^]	464000 [^]	605000 [^]	475000 [^]	3	8	-34.0	-21.5
NEWPORT	1002000	1090000	1132000	1150000	1333500	54	111	33.1	16.0
NEWSTEAD	419000 [*]	480000 [^]	672500 [^]	525000 [^]	539000 [^]	3	6	NA	2.7
NEWTOWN (GREATER GEELONG)	889000	910000	970000	963500	1070000	49	110	20.4	11.1
NHILL	206800 [^]	189000	135000	140000	200000	20	38	-3.3	42.9
NICHOLS POINT	450000 [^]	640000 [^]	550000 [^]	540000 [^]	540000 [*]	0	6	NA	NA
NIDDRIE	897500	975300	1150000	1152500	1125000	30	52	25.3	-2.4
NOBLE PARK	625000	650000	725000	752000	760000	79	129	21.6	1.1
NOBLE PARK NORTH	645000	637000 [^]	672500	720000	740000	33	54	14.7	2.8
NORLANE	372000	374300	375800	418800	445000	50	116	19.6	6.3
NORTH BENDIGO	400000	377500	413800	405100	470500	24	45	17.6	16.1
NORTH GEELONG	555000	536000	520000	635000	555000	13	39	0.0	-12.6
NORTH MELBOURNE	1061100	1235500 [^]	1153000	1295500	1440000	23	37	35.7	11.2
NORTH WONTHAGGI	366500 [^]	435000	419000	450000	490000	23	40	33.7	8.9
NORTHCOTE	1460500	1348000	1423500	1572500	1652500	54	112	13.1	5.1
NUMURKAH	250000	249000	237300	315000	305000	37	68	22.0	-3.2
NUNAWADING	930000	951000	1115000	1143000	1285000	37	63	38.2	12.4
NYAH WEST	120000 [*]	129000 [^]	130000 [^]	165000 [^]	245000 [^]	2	6	NA	48.5

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OAK PARK	890000	887500	955000	970000	1025000	26	41	15.2	5.7
OAKLEIGH	1088000	1490000^	1350500	1311000	1435500	16	26	31.9	9.5
OAKLEIGH EAST	995000^	940500^	980000^	1090000^	1260000^	5	10	26.6	15.6
OAKLEIGH SOUTH	970100	970000	1048000	1160000	1100000	23	42	13.4	-5.2
OCEAN GROVE	740000	790000	840000	883500	900000	100	211	21.6	1.9
OFFICER	590000	582500	582000	630000	650000	148	287	10.2	3.2
OFFICER SOUTH	864000*	610000^	580000^	580000*	717500^	2	2	NA	NA
OLINDA	590000^	1150000^	815000^	1000500^	1170000^	5	9	98.3	16.9
OMELO	238000*	230000^	295000^	270000^	264500^	2	4	NA	-2.0
ORBOST	217000	222500	241000	257500	230000	21	47	6.0	-10.7
ORMOND	1595000^	1670000^	1515000	1780000	1850000	18	36	16.0	3.9
OSBORNE	850000	820000	875000	925000	1052500	28	55	23.8	13.8
Ouyen	70500^	100000	140000	123000^	132500^	8	15	87.9	7.7
PAKENHAM	495000	525000	543300	575000	585000	386	732	18.2	1.7
PARADISE BEACH	183000^	340000^	234500^	271000^	297500^	6	14	62.6	9.8
PARK ORCHARDS	1500000^	1530000^	1610000^	1750000	1752000^	7	18	16.8	0.1
PARKDALE	1168500	1077500	1232500	1500000	1419000	35	62	21.4	-5.4
PARKVILLE	1625000^	1725000^	2440000^	1546000^	2182500^	6	13	34.3	41.2
PASCOE VALE	950000	910000	950000	1050000	1027500	42	79	8.2	-2.1
PASCOE VALE SOUTH	989300^	950000^	1075000	1240000	1210000	29	48	22.3	-2.4
PATTERSON GARDENS	905000^	1040000^	970000^	1145000^	1040900^	8	15	15.0	-9.1
PATTERSON LAKES	890000	1008000^	1128000	1290000	1000000	29	60	12.4	-22.5
PAYNESVILLE	318500	429000	392500	420000	455000	40	86	42.9	8.3
PEARCEDALE	580000^	597500^	645000	730000	880000	11	27	51.7	20.5
PENSHURST	150000^	227500^	227500*	190000^	180000^	5	12	20.0	-5.3
PETERBOROUGH	650000*	430000^	700000^	772500^	600000^	3	5	NA	-22.3
PIONEER BAY	375000^	390000^	390000^	319000^	354000^	2	4	-5.6	11.0
PLENTY	1245000^	1520000^	1203800^	1670000^	1167500^	2	5	-6.2	-30.1
POINT COOK	657500	640000	702500	710000	728000	229	427	10.7	2.5
POINT LONSDALE	825000	865000	865000	1000000	1250000	21	62	51.5	25.0
POOWONG	-	312000^	412500^	487500^	410000^	8	10	0.0	-15.9
POREPUNKAH	595500^	699500^	760000^	724000^	785000^	3	9	31.8	8.4
PORT ALBERT	320000^	262500^	275000^	359100^	397500^	4	8	24.2	10.7
PORT FAIRY	615000	663000	705000	904000	786500	14	40	27.9	-13.0
PORT MELBOURNE	1450000	1590000	1550000	1773500	1770000	50	99	22.1	-0.2
PORT WELSHPOOL	283000^	340000^	315000^	455000^	442500^	4	11	56.4	-2.7
PORTARLINGTON	722000	747000	675000	765000	820000	27	76	13.6	7.2
PORTLAND	268800	281000	312500	330000	360000	68	136	34.0	9.1
PORTLAND NORTH	541000*	541000*	465000^	589000^	370000^	3	8	NA	-37.2
PORTSEA	2100000^	1600000	2725000	3520000	2675000	14	45	27.4	-24.0
PRAHRAN	1575000	1872500	1672000	1725000	1900000	34	74	20.6	10.1

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PRESTON	987000	991800	1080000	1155000	1216000	80	158	23.2	5.3
PRINCES HILL	1743100^	1300000^	2080500^	1970000^	1711000^	7	14	-1.8	-13.1
QUARRY HILL	377500^	442500^	510000	482500	565000	15	27	49.7	17.1
QUEENSCLIFF	905000^	850000	1322500	1550000^	1400000^	7	16	54.7	-9.7
RAINBOW	60000^	73500^	90500^	120000^	112000^	4	6	86.7	-6.7
RAWSON	120000*	225000^	229300^	310000^	300000^	5	8	NA	-3.2
RAYMOND ISLAND	565000^	431800	383500^	422500^	560000^	9	15	-0.9	32.5
RED CLIFFS	250000	270000	285000	286000	320300	24	45	28.1	12.0
RED HILL	860000^	765000^	1010000^	1423000^	1423000*	0	1	NA	NA
REDAN	367500	400000	422500	455000	450000	26	43	22.4	-1.1
RESEARCH	927500^	1080000^	875000^	1067500^	1255000	11	15	35.3	17.6
RESERVOIR	792500	765000	810500	872000	915000	179	312	15.5	4.9
RHYLL	571500^	576800^	797800^	786300^	780000^	7	13	36.5	-0.8
RICHMOND	1341000	1257500	1400000	1372500	1443000	90	176	7.6	5.1
RIDDELLS CREEK	650000^	650000^	703000	740000	767500	12	23	18.1	3.7
RINGWOOD	896500	867500	900000	957500	1005000	59	115	12.1	5.0
RINGWOOD EAST	860000	830000	850000	950000	1120000	31	54	30.2	17.9
RINGWOOD NORTH	961000	945000	1015500	1035000	1200000	38	82	24.9	15.9
RIPPLESIDE	925000^	3325000^	752000^	757000^	1001000^	3	9	8.2	32.2
ROBINVALE	265000	275000^	273500^	340000	302500	10	21	14.2	-11.0
ROCHESTER	220000	255000	255000	294000	325000	21	47	47.7	10.5
ROCKBANK	387500^	483000^	465000	545000	540000	21	41	39.4	-0.9
ROMSEY	590000	611900	642500	755000	740000	28	57	25.4	-2.0
ROSANNA	1200000^	1125000^	1160000	1283800	1325000	25	43	10.4	3.2
ROSEBUD	535000	590000	627000	705000	781900	80	165	46.1	10.9
ROSEBUD SOUTH	637500	802500	624400	822500	947500	22	64	48.6	15.2
ROSEDALE	260000^	281500	247500	370000	350000^	7	22	34.6	-5.4
ROWVILLE	822500	850000	875100	908500	950500	142	248	15.6	4.6
ROXBURGH PARK	550000	570000	580000	580000	625000	100	187	13.6	7.8
RUPANYUP	140000*	65000^	88000^	129000^	97300^	2	5	NA	-24.6
RUSHWORTH	200000^	235000^	239800	320000^	390000^	5	12	95.0	21.9
RUTHERGLEN	350000^	340000	375000	360000^	400000	17	26	14.3	11.1
RYE	723500	760000	902000	948900	1050000	113	228	45.1	10.7
SAFETY BEACH	912400	840000	858000	937500	1038000	29	91	13.8	10.7
SAILORS GULLY	260000^	346000^	310000^	336000^	379900^	8	12	46.1	13.1
SALE	275000	357500	361500	370000	389500	117	230	41.6	5.3
SAN REMO	500000^	564500	698000	720000	865000	13	32	73.0	20.1
SANCTUARY LAKES	672000	680000	650000	690000	690000	153	288	2.7	0.0
SANDHURST	810000	720000	802500	935000	950000	29	74	17.3	1.6
SANDRINGHAM	1777000	2025500	1852500	2065000	2500000	31	60	40.7	21.1
SANDY POINT	550000*	485000	612000^	760800	650000^	7	17	NA	-14.6

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SASSAFRAS	809000^	2660000^	755000^	812500^	815000^	5	9	0.7	0.3
SAWMILL SETTLEMENT	318500^	302000^	550000^	498500^	542000^	4	8	70.2	8.7
SCORESBY	760500	747500^	816500	890000	960000	25	43	26.2	7.9
SEA LAKE	80500^	108000^	184000^	166000^	125000^	5	9	55.3	-24.7
SEABROOK	647500	625000^	681500	710000	700000	23	42	8.1	-1.4
SEAFORD	677500	696000	726000	810000	850000	59	148	25.5	4.9
SEAHOLME	895000^	1045000^	940000^	1380000^	1031000^	6	11	15.2	-25.3
SEASPRAY	330000^	235000^	260000^	280000^	299000^	3	10	-9.4	6.8
SEBASTOPOL	327500	341000	350000	374000	417500	62	110	27.5	11.6
SEDDON	1100000	1062500	1054500	1064000	1210000	23	51	10.0	13.7
SELBY	743500^	585300^	722500	888900^	790100^	8	13	6.3	-11.1
SEVILLE	595000^	625100^	642500^	725000^	732500^	8	15	23.1	1.0
SEYMOUR	340000	322500	340000	390000	390000	33	62	14.7	0.0
SHEPPARTON	310500	310000	325000	350000	350000	181	358	12.7	0.0
SHEPPARTON NORTH	527500^	465000^	366000	362500^	458500^	6	14	-13.1	26.5
SILVERLEAVES	575000^	770000^	860000^	921800^	821500^	4	9	42.9	-10.9
SKIPTON	168000^	265000^	270000^	230000^	232500^	2	6	38.4	1.1
SKYE	613500	600000	615000	695000	750000	27	72	22.2	7.9
SMITHS BEACH	742000^	640000^	580000^	810800	713000^	6	18	-3.9	-12.1
SMYTHESDALE	422500^	525000^	435000^	375000^	552000^	3	4	30.7	47.2
SOLDIERS HILL	545000	515000	615800	476000	450000	24	42	-17.4	-5.5
SOMERS	952500	1160000^	1452500	1800000	1550000	13	32	62.7	-13.9
SOMERVILLE	637000	610000	669000	735000	770000	52	105	20.9	4.8
SORRENTO	1625800	1435000	1917500	2050000	1935000	43	91	19.0	-5.6
SOUTH DUDLEY	336500^	397500^	322500^	442500^	475000^	1	7	41.2	7.3
SOUTH GEELONG	679000*	1065000^	810000^	960000^	1130000	10	14	NA	17.7
SOUTH KINGSVILLE	1146000^	871000^	1006500	1100000^	1000000^	7	16	-12.7	-9.1
SOUTH MELBOURNE	1337500	1650000	1685000	1635000	1680000	37	61	25.6	2.8
SOUTH MORANG	609000	658800	638000	684000	731500	82	148	20.1	6.9
SOUTH YARRA	1655000	1797500	2045000	2142500	1869000	42	72	12.9	-12.8
SPOTSWOOD	906000	902500^	970000^	1033000	1200000^	9	20	32.5	16.2
SPRING GULLY	405000^	423000	482500	499800	490500	12	28	21.1	-1.9
SPRINGVALE	766500	765000	820000	849000	850000	53	87	10.9	0.1
SPRINGVALE SOUTH	685000	730000	757500	785000	816000	11	38	19.1	3.9
ST ALBANS	590000	600000	600000	640500	676500	124	234	14.7	5.6
ST ALBANS PARK	450000^	442000^	520000	548500	573000	17	37	27.3	4.5
ST ANDREWS BEACH	1370000^	1076300^	1275000^	1350000^	1800000	11	20	31.4	33.3
ST ARNAUD	145000^	202800	185000	240000	180000	13	30	24.1	-25.0
ST HELENA	905000^	1130000^	900000	1097500^	959300	10	18	6.0	-12.6
ST KILDA	1315000	1255000^	1364000	1400300	1610000	24	42	22.4	15.0
ST KILDA EAST	1660000^	1352600^	1650000	1840000	1870000	13	32	12.7	1.6

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MEDIAN HOUSE PRICES

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ST KILDA WEST	2630000^	2650000^	3420000^	1825000^	2750000^	7	15	4.6	50.7
ST LEONARDS	562500	595000	610000	651000	675000	43	88	20.0	3.7
STANHOPE	215000^	356500^	195000^	254500^	222500^	4	6	3.5	-12.6
STAWELL	155000	225500	259000	264000	245000	29	57	58.1	-7.2
STRATFORD	315000	335000	330000	339000	359000	11	21	14.0	5.9
STRATHDALE	410000	497500	545000	619000	603000	37	65	47.1	-2.6
STRATHFIELDSAYE	542500	510000	530000	570000	692500	28	71	27.6	21.5
STRATHMERTON	530500^	195000^	263000^	305000^	120000^	1	6	-77.4	-60.7
STRATHMORE	1287500	1412500	1393800	1411000	1622500	40	80	26.0	15.0
STRATHMORE HEIGHTS	820000^	912000^	825000^	1210000^	1035000^	5	8	26.2	-14.5
STRATHTULLOH	525000	527500^	581300	575000^	578000	18	27	10.1	0.5
STUDFIELD	830000^	830000*	836000	1051000	1000000	13	26	20.5	-4.9
SUNBURY	550000	550000	600000	625000	655000	179	360	19.1	4.8
SUNDERLAND BAY	390000^	472000^	795000^	610000^	679500^	4	10	74.2	11.4
SUNNYCLIFFS	166000^	232500^	187000^	330000^	317000^	5	10	91.0	-3.9
SUNSET STRIP	410000^	489500^	540000	535000^	590000^	6	13	43.9	10.3
SUNSHINE	700000	701000^	750000	841000	859500	34	67	22.8	2.2
SUNSHINE NORTH	653500	667800	715000	703000	731500	42	84	11.9	4.1
SUNSHINE WEST	647500	600000	690000	672800	765500	50	96	18.2	13.8
SURF BEACH	462500^	453800^	607500	690000^	676000^	4	13	46.2	-2.0
SURREY HILLS	1650000	1950000	1930000	2152500	2100000	51	91	27.3	-2.4
SWAN HILL	290000	315000	362500	339000	340500	44	85	17.4	0.4
SYDENHAM	635000	653500	649000	592500	720000	11	29	13.4	21.5
SYNDAL	1740000	1600000	1503000^	1655000^	1620000	19	26	-6.9	-2.1
TALLANGATTA	165000^	255000^	307500^	311000^	373000	11	17	126.1	19.9
TALLYGAROPNA	285000^	285000*	370000^	287000^	387500^	5	6	36.0	35.0
TANGAMBALANGA	-	-	459000^	360000^	392500^	2	5	0.0	9.0
TARNEIT	573500	560000	575000	580000	590000	326	618	2.9	1.7
TATURA	301600	330000	335000	352500	320000	22	46	6.1	-9.2
TAWONGA	464500^	464500*	315400^	330000^	459000^	5	8	-1.2	39.1
TAWONGA SOUTH	380000^	491000	432500^	517500	538000	11	21	41.6	4.0
TAYLORS HILL	705000	802500	792500	817000	782800	26	67	11.0	-4.2
TAYLORS LAKES	725000	795000	795500	850000	860000	41	72	18.6	1.2
TECOMA	667500^	723000^	890000^	782000	940000^	6	17	40.8	20.2
TEMPLESTOWE	1400000	1345000	1350000	1555000	1577500	56	91	12.7	1.4
TEMPLESTOWE LOWER	1108500	1160000	1165800	1300000	1438000	56	88	29.7	10.6
TERANG	268000	282500	235000	307500	305000	10	23	13.8	-0.8
THE BASIN	833000	731300	716800	867500	822000	16	28	-1.3	-5.2
THE HONEYSUCKLES	465000^	322500^	370000^	410000^	395000^	3	8	-15.1	-3.7
THE PATCH	680000^	635000^	776000^	740000^	927200^	4	5	36.3	25.3
THOMASTOWN	577000	620000	653000	690500	702500	66	111	21.8	1.7

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THOMSON (GREATER GEELONG)	420000^	437800^	433500^	458600^	475000^	5	13	13.1	3.6
THORNBURY	1120000	1215000	1350000	1382500	1535000	57	97	37.1	11.0
THORNHILL PARK	590000	580000	530000	598500	560000	28	42	-5.1	-6.4
TIMBOON	340000^	412500^	472500^	420000^	390000^	6	13	14.7	-7.1
TONGALA	210000^	225000^	372500^	217500^	295000	11	16	40.5	35.6
TOONGABBIE	299000^	359000^	382500^	350000^	507000^	4	8	69.6	44.9
TOORA	300000^	277500^	310000^	323500^	410000^	8	11	36.7	26.7
TOORADIN	760000^	776300^	790000^	676300^	735000^	8	14	-3.3	8.7
TOORAK	6250000	5750000	5000000	6260000	5225000	36	85	-16.4	-16.5
TOOTGAROOK	587500	607500	745000	765100	787000	33	73	34.0	2.9
TORQUAY	825000	850000	955000	1010000	1173800	72	161	42.3	16.2
TRAFALGAR	455000	435000	435000	415000	482500	21	47	6.0	16.3
TRARALGON	333800	350300	350000	370000	399000	191	381	19.6	7.8
TRARALGON EAST	500000^	560000^	508000^	705000^	585000^	7	15	17.0	-17.0
TRAVANCORE	2092500^	1055000^	1550000^	1800000^	1500000^	3	8	-28.3	-16.7
TRENTHAM	585000^	645000^	650000^	765000	815000^	9	22	39.3	6.5
TRUGANINA	600000	580000	573000	600000	615000	201	368	2.5	2.5
TULLAMARINE	597600^	620500^	640000	717500	750300	26	43	25.5	4.6
TUNGAMAH	115000*	178200^	230000^	215000^	255000^	5	6	NA	18.6
TYABB	560000^	620000^	610000^	702500^	665000^	5	11	18.8	-5.3
UPPER FERNTREE GULLY	965000^	725000^	742500	790000	825500	16	35	-14.5	4.5
UPWEY	700500	774500	820000	810000	850000	25	47	21.3	4.9
VENTNOR	910000^	775000^	662500	660000^	745500	10	15	-18.1	13.0
VENUS BAY	360000	361800	458300	477800	530000	19	61	47.2	10.9
VERMONT	1068000	975000	975000	1170000	1183500	36	58	10.8	1.2
VERMONT SOUTH	1085000	1020000^	1210000	1320000	1452000	31	76	33.8	10.0
VIEWBANK	915000	980000^	1033500	1190000	1273500	30	47	39.2	7.0
VIOLET TOWN	348000^	328500^	395000^	290000^	341000^	6	10	-2.0	17.6
WAHGUNYAH	395000*	264000^	323000^	365000^	432500^	8	13	NA	18.5
WALKERVILLE	365000^	300000^	382500^	455000^	436600^	5	7	19.6	-4.0
WALLAN	510000	540000	528500	567500	560000	61	107	9.8	-1.3
WALLAN EAST	457000^	504300^	524500	582500	569800	20	44	24.7	-2.2
WANDANA HEIGHTS	697500^	719500	844800	1000000^	888500	14	21	27.4	-11.2
WANDIN NORTH	732500^	587500^	740000	745000	715300^	7	18	-2.4	-4.0
WANGARATTA	367300	340000	383500	395000	422000	121	223	14.9	6.8
WANTIRNA	850000	885000	921500	1016000	1037500	52	98	22.1	2.1
WANTIRNA SOUTH	1000000	940000	1010000	1210000	1160000	53	94	16.0	-4.1
WARBURTON	530000^	494000^	640000	650100	644000	15	30	21.5	-0.9
WARNEET	566000^	600000^	500000^	590000^	812500^	2	6	43.6	37.7
WARRACKNABEAL	136000	136000	140000	180000	177500	20	37	30.5	-1.4
WARRAGUL	490000	476500	526000	540000	567500	124	247	15.8	5.1

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WARRANTYTE	1009000^	1075000^	1032000	1185000	1300000	14	31	28.8	9.7
WARRANWOOD	865000^	991000^	965000	1100000	1052500	14	27	21.7	-4.3
WARRNAMBOOL	400000	410000	432500	450000	495000	143	294	23.8	10.0
WATERWAYS	1282000^	1282000*	1674000^	1527500	1355000^	7	21	5.7	-11.3
WATSONIA	761300	782500	830000	872000	900000	25	43	18.2	3.2
WATSONIA NORTH	800000^	870500^	795000	862500	951300	12	24	18.9	10.3
WATTLE GLEN	822900^	876000^	788800^	885000^	962500^	4	9	17.0	8.8
WAURN PONDS	717500^	675000	700000	718000	707500	12	23	-1.4	-1.5
WEDDERBURN	125000^	137500^	193000^	160000^	162500^	6	15	30.0	1.6
WEIR VIEWS	493000	497500	508000	534500	496500	36	56	0.7	-7.1
WENDOUREE	350000	362500	397500	419800	446000	58	98	27.4	6.3
WENDOUREE WEST	258000^	300000^	300000	345500^	392500	10	14	52.1	13.6
WERRIBEE	512500	523000	530000	545000	560000	237	450	9.3	2.8
WERRIBEE SOUTH	600000^	765000^	650000^	797500^	720000^	9	17	20.0	-9.7
WEST FOOTSCRAY	751300	880800	857500	950000	931000	37	63	23.9	-2.0
WEST MELBOURNE	1370000^	976000^	960000^	1310000^	1360000^	7	13	-0.7	3.8
WEST WODONGA	372500	357000	375000	413800	420000	78	138	12.8	1.5
WESTALL	737000^	772000^	743300	770000	837000	21	36	13.6	8.7
WESTGARTH	1335000^	1600000^	1755500	1700000	2075000	11	22	55.4	22.1
WESTMEADOWS	570000	620000	620000	695000	745000	20	41	30.7	7.2
WHEELERS HILL	1122500	1206000	1217500	1315000	1350000	67	127	20.3	2.7
WHITE HILLS	425000	337000	403000	385500	450000	27	48	5.9	16.7
WHITTINGTON	361300^	420000^	395000	436000	518500	12	26	43.5	18.9
WHITTLESEA	573500	619000	630000	641000	660000	30	50	15.1	3.0
WILLIAMS LANDING	660000	665000	689500	711500	752000	42	92	13.9	5.7
WILLIAMSTOWN	1325000	1400000	1455000	1539000	1657500	54	112	25.1	7.7
WILLIAMSTOWN NORTH	890000^	905000^	846000^	1250000^	1105000^	7	13	24.2	-11.6
WIMBLEDON HEIGHTS	465000^	420000^	481500^	505000^	657000^	5	14	41.3	30.1
WINCHELSEA	480000^	492500	451300	503000	510000	10	24	6.3	1.4
WINDSOR	1180000	1275000^	1365000	1857500	1404000	19	37	19.0	-24.4
WINTER VALLEY	457500	455000	475000	495500	545000	21	35	19.1	10.0
WODONGA	340000	345000	350000	400000	448000	141	250	31.8	12.0
WOLLERT	575000	570000	588000	589000	635000	159	302	10.4	7.8
WONGA PARK	890000^	1080000^	1176000^	1359500^	1300000^	7	11	46.1	-4.4
WONTHAGGI	375000	390000	423000	485000	480000	35	72	28.0	-1.0
WOODEND	700000	796000	857700	792500	845000	15	43	20.7	6.6
WOOLAMAI WATERS	455000	551500	628500	655100	780000	28	51	71.4	19.1
WOORI YALLOCK	525000	570000	600000	600000	625000	13	29	19.0	4.2
WURRUK	235000^	260000^	293000^	270000^	537500^	2	5	128.7	99.1
WY YUNG	380000^	387500^	365000	494500^	415000^	6	10	9.2	-16.1
WYCHEPROOF	115000^	101500^	150800^	205000^	131000^	5	9	13.9	-36.1

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WYNDHAM VALE	476200	485600	500500	515000	520000	92	193	9.2	1.0
YACKANDANDAH	530000^	385000^	490000^	712500^	730000^	3	7	37.7	2.5
YALLAMBIE	830000^	813500^	823500	937000	1056000^	9	20	27.2	12.7
YALLOURN NORTH	200500^	212500	247500	224000^	228800^	6	11	14.1	2.1
YARRA GLEN	640000^	723000^	725000	745000	796000	10	21	24.4	6.8
YARRA JUNCTION	602500	600000^	629000	601300^	665000^	7	13	10.4	10.6
YARRAGON	375000^	395000^	468000	470000^	577500^	6	15	54.0	22.9
YARRAM	247500	241000	300000	333000	340000	17	42	37.4	2.1
YARRAVILLE	1050000	970100	1082500	1151500	1100000	55	114	4.8	-4.5
YARRAWONGA	455000	485000	472500	540000	560000	63	122	23.1	3.7
YEA	420000^	495000^	496900^	580000^	540000	14	21	28.6	-6.9
YINNAR	374000^	365000^	270000^	465000^	525000^	5	11	40.4	12.9

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ABBOTSFORD	587500	640000	601500	602500	554000	65	137	-5.7	-8.0
ABERFELDIE	405000 [^]	517500 [^]	1000000 [^]	485000 [^]	647500	12	14	59.9	33.5
AIRPORT WEST	630000	600000	675000	653800	640500	20	38	1.7	-2.0
ALBERT PARK	940000 [^]	500000 [^]	875000 [^]	690000 [^]	691400 [^]	8	13	-26.4	0.2
ALBION	540000	407500 [^]	461000	450000	273000	17	34	-49.4	-39.3
ALFREDTON	380000 [^]	230000 [^]	395000 [^]	350000 [^]	252800 [^]	8	15	-33.5	-27.8
ALPHINGTON	695000 [^]	667500 [^]	675000	700500	750000	25	45	7.9	7.1
ALTONA	666300	625000	627500	722500	700000	38	82	5.1	-3.1
ALTONA EAST	475000 [^]	552500 [^]	687000 [^]	765000 [^]	750000 [^]	3	9	57.9	-2.0
ALTONA MEADOWS	450000 [^]	515000 [^]	514500 [^]	490500 [^]	473000 [^]	9	17	5.1	-3.6
ALTONA NORTH	642500	677500	640000	718000	760000	17	37	18.3	5.8
ANGLESEA	1237500 [*]	895000 [^]	667500 [^]	980000 [^]	1400000 [^]	5	9	NA	42.9
APOLLO BAY	470000 [^]	392500 [^]	505000	640000 [^]	575000 [^]	2	3	22.3	-10.2
ARARAT	227800 [^]	205300 [^]	215000 [^]	208000	277000 [^]	6	16	21.6	33.2
ARDEER	482500 [^]	539000 [^]	600000 [^]	595000 [^]	525000	10	19	8.8	-11.8
ARMADALE	545000	600000	685000	850000	751000	76	131	37.8	-11.6
ASCOT VALE	576800	532000	623500	622500	550000	53	97	-4.6	-11.6
ASHBURTON	929500 [^]	1282500 [^]	1281500	810000 [^]	1000000 [^]	7	15	7.6	23.5
ASHWOOD	836000	1072500 [^]	1006600	965000	949000	32	55	13.5	-1.7
ASPENDALE	790000 [^]	730000 [^]	820000	770000	824500	10	26	4.4	7.1
AVONDALE HEIGHTS	641300 [^]	693000 [^]	632500 [^]	705000	705000 [^]	7	21	9.9	0.0
BACCHUS MARSH	312500 [^]	386500 [^]	340000 [^]	402500 [^]	268500 [^]	4	10	-14.1	-33.3
BAIRNSDALE	280000 [^]	280000 [*]	250000 [^]	283200 [^]	325000 [^]	7	11	16.1	14.7
BALACLAVA	550000	643500	721500	653000	720000	29	67	30.9	10.3
BALLAN	407000 [^]	375000 [^]	390000 [^]	385000 [^]	375000 [^]	9	13	-7.9	-2.6
BALLARAT CENTRAL	253300 [^]	291500 [^]	472500 [^]	485000 [^]	325000	10	19	28.3	-33.0
BALLARAT EAST	370000 [^]	275000 [^]	331300 [^]	360000	360000 [^]	9	20	-2.7	0.0
BALLARAT NORTH	245000 [^]	296000 [^]	280000	370000 [^]	337500 [^]	8	15	37.8	-8.8
BALWYN	725000	890000	855000	807500	820000	33	69	13.1	1.5
BALWYN NORTH	1069000	772500 [^]	860000	1000000	1220000	31	64	14.1	22.0
BANNOCKBURN	308000 [^]	361000 [^]	415000 [^]	427500 [^]	427500 [*]	0	3	NA	NA
BARWON HEADS	700000 [^]	1100000 [^]	970000 [^]	1387500 [^]	516700 [^]	1	5	-26.2	-62.8
BAYSWATER	595000	570300	620000	632000	604500	62	109	1.6	-4.4
BAYSWATER NORTH	480000	551000	588500	605500	660000	28	50	37.5	9.0

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BEACONSFIELD	467500 [^]	520000 [^]	485000 [^]	606400 [^]	640000 [^]	6	10	36.9	5.5
BEAUMARIS	1100000	799000 [^]	1087500	1235000	1120000	16	36	1.8	-9.3
BELL PARK	400000 [^]	450000 [^]	424500	436500 [^]	481000 [^]	7	11	20.3	10.2
BELLFIELD (BANYULE)	770000 [^]	757500 [^]	915000 [^]	813800 [^]	927500 [^]	2	4	20.5	14.0
BELMONT	480000	402500	485000	505000	571000	23	63	19.0	13.1
BENALLA	212000 [^]	202000 [^]	229000 [^]	189000 [^]	253000	10	15	19.3	33.9
BENDIGO	381500 [^]	442500	427500	515000 [^]	432800	14	22	13.4	-16.0
BENTLEIGH	645000	647600	750000	755000	920000	69	136	42.6	21.9
BENTLEIGH EAST	870000	933600	875000	998300	941500	82	146	8.2	-5.7
BERWICK	560000	552500	605000	620000	606000	43	78	8.2	-2.3
BITTERN	505000 [^]	490000 [^]	532000 [^]	565000	645000 [^]	5	16	27.7	14.2
BLACK HILL	362500 [^]	315500 [^]	327300 [^]	333800 [^]	365000 [^]	3	5	0.7	9.4
BLACK ROCK	720000 [^]	1130000 [^]	1010000	1050000	1156500	16	31	60.6	10.1
BLACKBURN	678000	485000 [^]	815000	707500	800000	35	75	18.0	13.1
BLACKBURN NORTH	740000 [^]	775300	540000 [^]	816000 [^]	878000	17	25	18.6	7.6
BLACKBURN SOUTH	1000000 [^]	710000 [^]	559000	669000	584000	26	43	-41.6	-12.7
BONBEACH	615500	653800	697000	720000	745000	29	66	21.0	3.5
BORONIA	560300	529300	592000	615500	650000	69	132	16.0	5.6
BOX HILL	654000	464000	495000	528000	567000	95	172	-13.3	7.4
BOX HILL NORTH	732000	865000	869000	785000	861000	28	57	17.6	9.7
BOX HILL SOUTH	785000	645000 [^]	830000	891000	1000000	19	39	27.4	12.2
BRAYBROOK	560000	594800	565000	599500	580000	13	29	3.6	-3.3
BRIAR HILL	820000 [^]	640000 [^]	865000 [^]	691000 [^]	784500	10	17	-4.3	13.5
BRIGHT	419000 [^]	492500 [^]	465000	579000	432500 [^]	4	18	3.2	-25.3
BRIGHTON	1147500	925000	1080000	1190000	1050000	81	143	-8.5	-11.8
BRIGHTON EAST	1180000	946300	950000	1070000	1217500	26	44	3.2	13.8
BROADMEADOWS	418500	411500	447500	455000	420000	36	66	0.4	-7.7
BROOKLYN	620000 [^]	640000	650000	605000	634000	17	27	2.3	4.8
BROWN HILL	313500 [^]	334500 [^]	315000 [^]	310000 [^]	339000 [^]	5	10	8.1	9.4
BRUNSWICK	545500	580000	557500	600000	575000	119	216	5.4	-4.2
BRUNSWICK EAST	465000	472000	547500	542500	576800	88	152	24.0	6.3
BRUNSWICK WEST	540000	530000	536700	547000	500000	92	159	-7.4	-8.6
BULLEEN	770000	800000 [^]	750500	730000	655000	29	54	-14.9	-10.3
BUNDOORA	480000	415000	464500	420000	460000	58	109	-4.2	9.5

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BUNYIP	422500 [^]	438600 [^]	450000 [^]	460000 [^]	465000 [^]	5	6	10.1	1.1
BURNLEY	542000 [*]	542000 [*]	536000 [^]	536000 [*]	477500 [^]	6	6	NA	NA
BURWOOD	742000	841600	950400	842000	932500	52	109	25.7	10.7
BURWOOD EAST	868000 [^]	430000	451000	511000 [^]	905500	14	20	4.3	77.2
CAMBERWELL	796900	840000	775000	890000	831000	43	94	4.3	-6.6
CAMPBELLFIELD	199000 [^]	421000 [^]	375000 [^]	417000 [^]	432500 [^]	4	9	117.3	3.7
CANADIAN	330000 [^]	290000 [^]	285000 [^]	358000 [^]	382000 [^]	7	11	15.8	6.7
CANTERBURY	945000 [^]	735000 [^]	1005000	1135000	1020500 [^]	8	18	8.0	-10.1
CAPE PATERSON	360000 [^]	360000 [*]	485000 [^]	685000 [^]	906900 [^]	1	2	151.9	32.4
CAPEL SOUND	610000 [^]	453000 [^]	600000	559000	540000	13	28	-11.5	-3.4
CARLTON	305000	282000	372500	418000	558500	86	159	83.1	33.6
CARLTON NORTH	727000 [^]	610000 [^]	645000 [^]	677000 [^]	740000 [^]	7	15	1.8	9.3
CARNEGIE	632800	642300	659000	675000	580000	127	239	-8.3	-14.1
CAROLINE SPRINGS	477500	462000 [^]	455000	472500	467500	24	41	-2.1	-1.1
CARRUM	603500	582500 [^]	740000	750000	772500	18	43	28.0	3.0
CARRUM DOWNS	435500	435000	475000	510800	490500	44	106	12.6	-4.0
CASTLEMAINE	378500 [^]	397500 [^]	450000 [^]	492000 [^]	505000 [^]	9	18	33.4	2.6
CAULFIELD	830000	777500	710000	852000	842500	22	43	1.5	-1.1
CAULFIELD EAST	1300000 [^]	1185000 [^]	586000 [^]	681500 [^]	439000 [^]	4	6	-66.2	-35.6
CAULFIELD NORTH	722500	672500	780000	717500	684000	87	149	-5.3	-4.7
CAULFIELD SOUTH	950000	900000	1040000	855000	1215000	27	57	27.9	42.1
CHADSTONE	803500	800000	647300	797500	865000	53	91	7.7	8.5
CHELSEA	626000	624000	638800	706300	681000	50	106	8.8	-3.6
CHELSEA HEIGHTS	581000 [^]	595000 [^]	687500 [^]	756000 [^]	702000 [^]	3	10	20.8	-7.1
CHELtenham	597000	531000	601000	675000	675000	75	133	13.1	0.0
CHELtenham EAST	644000 [^]	630000 [^]	947000 [^]	776300 [^]	670000 [^]	5	12	4.0	-13.7
CHELtenham NORTH	630000 [^]	684000 [^]	740000 [^]	819000	630500	10	22	0.1	-23.0
CHILTERN	191000 [^]	191000 [*]	191000 [*]	191000 [*]	191000 [*]	0	0	NA	NA
CHIRNSIDE PARK	610000 [^]	615000 [^]	630000	654000 [^]	665000	15	22	9.0	1.7
CLARINDA	685000	771300 [^]	750000	650000 [^]	736500 [^]	4	13	7.5	13.3
CLAYTON	580500	630000	707000	682000	728400	74	141	25.5	6.8
CLAYTON NORTH	606500 [^]	655000 [^]	710000	815100	810000	15	25	33.6	-0.6
CLAYTON SOUTH	520000	470800 [^]	723000 [^]	490000	670000	13	26	28.8	36.7
CLIFTON HILL	705000	405000 [^]	982500	818000	1046300	12	27	48.4	27.9

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COBRAM	217500 [^]	200000 [^]	259000 [^]	235000 [^]	262500 [^]	3	6	20.7	11.7
COBURG	491000	588000	506700	580000	588800	68	103	19.9	1.5
COBURG EAST	629000 [^]	580000 [^]	822500 [^]	676500	770000	11	21	22.4	13.8
COBURG NORTH	620000 [^]	641000 [^]	653000	675500 [^]	770000	10	16	24.2	14.0
COLAC	337000 [^]	325000	261000	372500 [^]	315000	12	20	-6.5	-15.4
COLLINGWOOD	695000	667500	665000	606000	688800	60	115	-0.9	13.7
CONNEWARRE	670000 [*]	900000 [^]	300000	597500 [^]	310000 [^]	3	5	NA	-48.1
CORIO	319000 [^]	292000 [^]	317500 [^]	356000 [^]	365000 [^]	7	15	14.4	2.5
COWES	277500 [^]	301000	460000	385000	394100	12	25	42.0	2.4
COWES WEST	285000 [^]	429500 [^]	630000 [^]	467500	702500	10	22	146.5	50.3
CRAIGIEBURN	360000	380000	400000	420000	410000	51	101	13.9	-2.4
CRANBOURNE	395000	397000 [^]	400000	405000	440000	29	61	11.4	8.6
CRANBOURNE WEST	418800 [^]	455000 [^]	431000 [^]	440000 [^]	460000 [^]	6	13	9.9	4.5
CREMORNE	522300	497000 [^]	610500	564000	687500	16	32	31.6	21.9
CRIB POINT	387500 [^]	389000 [^]	416000 [^]	440000 [^]	457500 [^]	6	13	18.1	4.0
CROYDON	600500	572500	620000	656500	650000	97	213	8.2	-1.0
CROYDON NORTH	630000	695000 [^]	600000	712800	710000	29	50	12.7	-0.4
CROYDON SOUTH	584500 [^]	630000 [^]	660000 [^]	723000 [^]	754000 [^]	5	11	29.0	4.3
DALLAS	395500 [^]	365000 [^]	405500 [^]	430000 [^]	449000 [^]	4	8	13.5	4.4
DANDENONG	366000	390000	370000	373500	401000	133	245	9.6	7.4
DANDENONG NORTH	430000 [^]	512500 [^]	440800	482500	450000	25	51	4.7	-6.7
DARLEY	327500 [*]	320000 [^]	315000 [^]	215000	335000 [^]	5	15	NA	55.8
DAYLESFORD	505000 [^]	520000 [^]	445000 [^]	410000 [^]	650000 [^]	5	7	28.7	58.5
DEEPDENE	1398000 [^]	660000 [^]	1550000 [^]	1205000 [^]	2125000 [^]	6	10	52.0	76.3
DEER PARK	450000	497500 [^]	460000	490000	442500	10	21	-1.7	-9.7
DIAMOND CREEK	650000 [^]	585000 [^]	742000	800000 [^]	770000 [^]	3	10	18.5	-3.8
DINGLEY VILLAGE	570000 [^]	657000 [^]	671000	694500 [^]	752500 [^]	8	11	32.0	8.4
DINNER PLAIN	270000 [^]	385000 [^]	385000 [*]	390000 [^]	494500 [^]	4	9	83.1	26.8
DOCKLANDS	600000	584700	565000	550000	600000	119	232	0.0	9.1
DONCASTER	600000	610000	650000	680000	637500	102	187	6.3	-6.3
DONCASTER EAST	670000	623500	660000	830000	820000	81	172	22.4	-1.2
DONVALE	734600	750000 [^]	780000	665000	881000	26	37	19.9	32.5
DOREEN	363800 [^]	540000 [^]	432500 [^]	510000 [^]	474300 [^]	8	10	30.4	-7.0
DOVETON	385000 [^]	420000	455000	443000	465000	19	38	20.8	5.0

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DROMANA	607500	587500 [^]	710000 [^]	700000	705500 [^]	6	19	16.1	0.8
DROUIN	347000 [^]	322000	352000	381500	380000	13	23	9.5	-0.4
DRYSDALE	355800 [^]	436000	440000 [^]	447500 [^]	420000 [^]	7	13	18.1	-6.1
EAGLEMONT	853000 [^]	853000 [*]	800500 [^]	1147500 [^]	1325000 [^]	6	8	55.3	15.5
EAST BENDIGO	396500 [^]	317500 [^]	310000 [^]	336000 [^]	375000 [^]	3	9	-5.4	11.6
EAST MELBOURNE	600000	757500	755000	920000	652500	26	51	8.8	-29.1
ECHUCA	291300 [^]	288800	305000	347500	335000	11	29	15.0	-3.6
EDITHVALE	704900	728500	720000	755000	850000	18	57	20.6	12.6
ELSTERNWICK	690500	723100	633000	694500	695000	42	72	0.7	0.1
ELTHAM	691800	650000	722500	800000	800000	33	60	15.6	0.0
ELWOOD	640000	635000	649000	675000	694500	122	239	8.5	2.9
ENDEAVOUR HILLS	602500	595000	551000	549000	585300	15	30	-2.9	6.6
EPPING	410000	423000	412000	411000	468500	32	68	14.3	14.0
ESSENDON	585000	507500	610000	555000	555000	74	140	-5.1	0.0
ESSENDON NORTH	545000	595000 [^]	433000	474000	580000	21	33	6.4	22.4
EUMEMMERRING	420000 [^]	477200 [^]	442500 [^]	490000	450000	15	25	7.1	-8.2
EUROA	220000 [^]	220000 [*]	287500 [^]	287500 [*]	190000 [^]	4	4	-13.6	NA
FAIRFIELD	566500	554500 [^]	630000	578000	584200	28	50	3.1	1.1
FAWKNER	505000	530000	502500	542500	550000	19	42	8.9	1.4
FERNTREE GULLY	600000	545000	572500	612500	642500	56	102	7.1	4.9
FISHERMANS BEND	862500	1450000 [^]	975000	972300	922000	28	50	6.9	-5.2
FITZROY	750000	755000	810000	854000	710000	39	72	-5.3	-16.9
FITZROY NORTH	735000	614000	719000	621000	700000	35	62	-4.8	12.7
FLEMINGTON	465000	345000 [^]	468000	461000	398000	17	35	-14.4	-13.7
FLORA HILL	356000 [^]	356000 [^]	362500	402500 [^]	340000	19	25	-4.5	-15.5
FOOTSCRAY	466000	460000	495400	493500	482000	98	168	3.4	-2.3
FOREST HILL	798500	725000 [^]	813500	820000	821000	27	44	2.8	0.1
FRANKSTON	418000	445200	470000	460000	525000	101	218	25.6	14.1
FRANKSTON SOUTH	729000	685300	680000	720000	725000	19	42	-0.5	0.7
GARDENVALE	865000 [*]	790000 [^]	790000 [*]	329000 [^]	805000 [^]	6	7	NA	144.7
GARFIELD	-	-	420000 [^]	400000 [^]	445000 [^]	2	4	0.0	11.3
GEELONG	556300	699400	715000	575000	725000	21	51	30.3	26.1
GEELONG WEST	455000 [^]	361500 [^]	612500	654500	620000 [^]	8	24	36.3	-5.3
GISBORNE	610000 [^]	597000 [^]	460000 [^]	637500	535000 [^]	8	24	-12.3	-16.1

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GLEN HUNTLY	542500	520000	660000	520000	717500	44	63	32.3	38.0
GLEN IRIS	750900	785000	785000	690000	703000	99	165	-6.4	1.9
GLEN WAVERLEY	737500	813000	782000	762300	852500	82	140	15.6	11.8
GLENROY	550000	575000	582500	595000	585000	101	174	6.4	-1.7
GOLDEN POINT (BALLARAT)	330000 [^]	262500 [^]	370000 [^]	304500 [^]	355000 [^]	3	9	7.6	16.6
GOLDEN SQUARE	305000	277500 [^]	298000	320000	323000	20	32	5.9	0.9
GOWANBRAE	600000 [^]	574000 [^]	540000 [^]	652500 [^]	673000 [^]	3	5	12.2	3.1
GREENSBOROUGH	667500	635000	630000	687500	772500	41	67	15.7	12.4
GREENVALE	450000 [^]	615000 [^]	530000 [^]	570000 [^]	600000 [^]	9	12	33.3	5.3
GROVEDALE	380000 [^]	385000 [^]	451300	488800	549000	18	32	44.5	12.3
HADFIELD	530000	561300	595000	599000	630000	23	55	18.9	5.2
HALLAM	431000 [^]	480500 [^]	500000 [^]	483500	532500	16	34	23.5	10.1
HAMILTON	219000 [^]	242000 [^]	205000 [^]	240000 [^]	297500 [^]	6	11	35.8	24.0
HAMLYN HEIGHTS	480000 [^]	498500	530000	470000 [^]	551500	10	18	14.9	17.3
HAMPTON	732500	1075000	872000	1005000	952000	41	80	30.0	-5.3
HAMPTON EAST	645000	668800	808800	718500	540000	12	22	-16.3	-24.8
HAMPTON PARK	421300	443500	467500	470000	492500	16	45	16.9	4.8
HARKNESS	370000 [^]	335000 [^]	327500 [^]	380000	375000	11	24	1.4	-1.3
HASTINGS	410000	407000 [^]	440000	510000	542500	26	49	32.3	6.4
HAWTHORN	625000	582500	610000	599500	592500	125	231	-5.2	-1.2
HAWTHORN EAST	598000	669200	635000	720000	630000	71	174	5.4	-12.5
HEALESVILLE	490000 [^]	450000 [^]	516000 [^]	590000	590000 [^]	9	26	20.4	0.0
HEATHERTON	-	-	300000 [^]	475000 [^]	405000 [^]	3	8	0.0	-14.7
HEATHMONT	680000 [^]	605000 [^]	700000	700000	778000	14	33	14.4	11.1
HEIDELBERG	630000	619000	619500	650000	656000	31	68	4.1	0.9
HEIDELBERG HEIGHTS	720000	655000	717500	696000	728000	22	50	1.1	4.6
HEIDELBERG WEST	591000	599000	646000	665000	635000	10	28	7.4	-4.5
HERNE HILL	498300 [^]	255500	408000 [^]	371000	312500 [^]	4	14	-37.3	-15.8
HIGHETT	655000	660000	655000	757500	774000	66	126	18.2	2.2
HIGHTON	352500	431500	459500	436000	502500	28	42	42.6	15.3
HILLSIDE (MELTON)	490000 [^]	535000 [^]	490000 [^]	475500 [^]	562500 [^]	4	10	14.8	18.3
HOPPERS CROSSING	406500 [^]	440000 [^]	400000 [^]	407500	413800	20	42	1.8	1.5
HORSHAM	235500	229000	290000	291500	290300	20	32	23.2	-0.4
HUGHESDALE	598500	712500	760000	705000	710000	25	43	18.6	0.7

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HUNTINGDALE	680000 [^]	675000 [^]	690000 [^]	717400 [^]	717400 [*]	0	5	NA	NA
INVERLOCH	520000 [^]	455000 [^]	500000 [^]	491500 [^]	745000 [^]	5	13	43.3	51.6
IVANHOE	720000	695000	723800	685000	818000	67	108	13.6	19.4
IVANHOE EAST	1560000 [^]	675000 [^]	925000 [^]	726900	777500 [^]	4	16	-50.2	7.0
JACANA	427000 [^]	366000 [^]	430000 [^]	470000 [^]	464000 [^]	4	9	8.7	-1.3
JOLIMONT	1450000 [^]	600300 [^]	1025000 [^]	750000 [^]	1262500	14	17	-12.9	68.3
JUNCTION VILLAGE	280000 [^]	280000 [^]	262000 [^]	345000 [^]	230000 [^]	3	6	-17.9	-33.3
KANGAROO FLAT	280200 [^]	305000 [^]	305000 [^]	318500	310000	15	27	10.6	-2.7
KEILOR DOWNS	401000 [^]	470000 [^]	500000 [^]	568000 [^]	565000 [^]	7	10	40.9	-0.5
KEILOR EAST	720000 [^]	680000 [^]	685000 [^]	657500 [^]	784000 [^]	8	14	8.9	19.2
KENNINGTON	455000 [^]	300300 [^]	365000	295000	357500	14	25	-21.4	21.2
KENSINGTON	552500	427500 [^]	540000	535000	569500	30	55	3.1	6.4
KEW	820000	780000	853000	925000	725000	81	140	-11.6	-21.6
KEW NORTH	695000 [^]	711300 [^]	835000	755000	994000 [^]	4	14	43.0	31.7
KEYSBOROUGH	600000 [^]	615400 [^]	705800 [^]	680000	622500	12	25	3.8	-8.5
KILMORE	340000 [^]	317500 [^]	341300 [^]	377500 [^]	397500	12	20	16.9	5.3
KILSYTH	606500	600000	640000	640000	636000	28	68	4.9	-0.6
KINGSBURY	545000 [^]	591000 [^]	565000 [^]	550000 [^]	605000 [^]	7	14	11.0	10.0
KINGSVILLE	527000 [^]	765000 [^]	589000	565000	631500	20	37	19.8	11.8
KNOXFIELD	639500 [^]	668000 [^]	640000	735000	749700	20	46	17.2	2.0
KOO WEE RUP	365000 [^]	418800 [^]	354300	412500 [^]	442500 [^]	3	7	21.2	7.3
KOOYONG	-	1200000 [^]	1630000 [^]	706100 [^]	755000 [^]	3	4	0.0	6.9
KORUMBURRA	268500 [^]	330000 [^]	306000 [^]	342500 [^]	323500 [^]	6	8	20.5	-5.5
KURUNJANG	370000 [^]	370000 [*]	315000 [^]	363000 [^]	359000 [^]	2	11	-3.0	-1.1
KYABRAM	172500 [^]	249000 [^]	220000 [^]	185000 [^]	285000 [^]	7	11	65.2	54.1
KYNETON	400000 [^]	452500 [^]	388000 [^]	573000	595000 [^]	6	16	48.8	3.8
LAKE WENDOUREE	422500 [^]	384500 [^]	570000 [^]	480000	505000 [^]	5	18	19.5	5.2
LAKES ENTRANCE	347000 [^]	357000 [^]	292500 [^]	278000 [^]	315000 [^]	8	11	-9.2	13.3
LALOR	489200	492000 [^]	450000	535000	483000	18	39	-1.3	-9.7
LANGWARRIN	480000	453900	490000	520000	544800	38	69	13.5	4.8
LARA	387000 [^]	380000 [^]	410000 [^]	446000 [^]	495000 [^]	3	4	27.9	11.0
LARA LAKE	267500 [^]	400000 [^]	360000 [^]	415000 [^]	407500 [^]	6	10	52.3	-1.8
LAVERTON	515000 [^]	451300 [^]	490000 [^]	561000	522500	12	26	1.5	-6.9
LAVERTON SOUTH	471000 [^]	460000 [^]	450000 [^]	482000 [^]	485000	15	22	3.0	0.6

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MEDIAN UNIT PRICES

Apr-Jun 2020 to Apr-Jun 2021

Locality	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	No. of Sales Apr-Jun 2021	No. of Sales 2021	Change (%)	
								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
LEONGATHA	290000 [^]	320000 [^]	310000 [^]	280000 [^]	352500 [^]	2	4	21.6	25.9
LEOPOLD	395000 [^]	406800 [^]	430000 [^]	445000 [^]	465000 [^]	3	11	17.7	4.5
LILYDALE	505000	515000	530000	560000	600000	33	72	18.8	7.1
LONG GULLY	260800 [^]	300000 [^]	297500 [^]	255000 [^]	380000 [^]	3	8	45.7	49.0
LORNE	1105000 [^]	707500	880000	940000	1360000 [^]	5	16	23.1	44.7
LOVELY BANKS	239000 [^]	326000 [^]	342000 [^]	350600	308000 [^]	3	14	28.9	-12.1
LOWER PLENTY	555000 [^]	996500 [^]	645000 [^]	600000	569300	10	31	2.6	-5.1
LUCAS	-	-	377900 [^]	372900 [^]	372900 [*]	0	2	NA	NA
LYNDHURST	581500 [^]	507500 [^]	465000 [^]	465000 [^]	470000 [^]	1	2	-19.2	1.1
MACLEOD	697500	658500	672500	786300	718000	27	45	2.9	-8.7
MAFFRA	305000 [^]	185000 [^]	185000 [*]	229800 [^]	252800 [^]	4	8	-17.1	10.0
MAIDSTONE	533800	680000	616000	720000	605000	25	48	13.3	-16.0
MALLACOOTA	120000 [*]	255000 [^]	255000 [*]	85000 [^]	85000 [^]	1	2	NA	0.0
MALVERN	750000	858000	680000	805000	832000	48	79	10.9	3.4
MALVERN EAST	625000	640000	660000	752000	630000	58	105	0.8	-16.2
MANIFOLD HEIGHTS	461000 [^]	341500 [^]	446000 [^]	457500 [^]	1140000 [^]	2	10	147.3	149.2
MANSFIELD	372000 [^]	385000	405000 [^]	430000 [^]	370000 [^]	6	11	-0.5	-14.0
MARIBYRNONG	505000	453800	513500	530000	506300	68	130	0.2	-4.5
MARYBOROUGH	187500 [^]	248800	251300 [^]	285000	322000 [^]	6	17	71.7	13.0
MCCRAE	600000 [^]	500000 [^]	635000	616000	870000 [^]	3	14	45.0	41.2
MCKINNON	1037500	745000 [^]	1095000	1000000	960000	14	35	-7.5	-4.0
MEADOW HEIGHTS	412000 [^]	410000 [^]	435000 [^]	420000 [^]	440000	12	18	6.8	4.8
MELBOURNE	588800	590500	569000	540900	510000	447	877	-13.4	-5.7
MELTON	320000 [^]	315000 [^]	326000	349000	335000	11	26	4.7	-4.0
MELTON SOUTH	301300	296000 [^]	297500	320000	320000	13	29	6.2	0.0
MENTONE	672000	608800	675000	654300	706000	47	111	5.1	7.9
MERINDA PARK	-	-	454300 [^]	559000 [^]	452500 [^]	2	10	0.0	-19.1
MERNDA	415000 [^]	382600 [^]	349000 [^]	420000 [^]	410000	13	22	-1.2	-2.4
METUNG	295000 [^]	290000 [^]	435000 [^]	206000 [^]	288000 [^]	6	11	-2.4	39.8
MICKLEHAM	490000 [^]	505000 [^]	493000 [^]	522500 [^]	525000	13	17	7.1	0.5
MIDDLE PARK	835000 [^]	976500 [^]	705000	469000 [^]	1425000 [^]	9	14	70.7	203.8
MILDURA	206300	246000	195000	242500	230000	47	87	11.5	-5.2
MILL PARK	429300	450000 [^]	440000 [^]	480000	465000	16	33	8.3	-3.1
MITCHAM	694000	808000	791700	782800	710000	43	75	2.3	-9.3

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MEDIAN UNIT PRICES

Apr-Jun 2020 to Apr-Jun 2021

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								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
MOE	125000 [^]	128000	169300	150000	230000	11	32	84.0	53.3
MONT ALBERT	700000 [^]	736000 [^]	767000	770800	770000	19	31	10.0	-0.1
MONT ALBERT NORTH	867500 [^]	1105000 [^]	937500	1083300 [^]	1375500	12	20	58.6	27.0
MONTMORENCY	712500	738000	851000	748000	763500	20	40	7.2	2.1
MOONEE PONDS	527500	475800	476900	560000	577000	72	119	9.4	3.0
MOORABBIN	677800 [^]	832000 [^]	485000	490000	716300	18	29	5.7	46.2
MOOROOLBARK	568300	635000	590800	628500	666000	35	69	17.2	6.0
MOOROPNA	134000 [^]	237500 [^]	185000 [^]	207500 [^]	245000 [^]	5	12	82.8	18.1
MORDIALLOC	596300	575300	615000	755000	694000	43	67	16.4	-8.1
MORNINGTON	552000	714000	745000	778000	760000	84	168	37.7	-2.3
MORWELL	166500	190000	182000	163000	235000	15	38	41.1	44.2
MOUNT CLEAR	302500 [^]	365500 [^]	349000 [^]	420000 [^]	350000 [^]	9	14	15.7	-16.7
MOUNT ELIZA	525000 [^]	520000 [^]	762000	710500	605000	12	23	15.2	-14.8
MOUNT EVELYN	633000 [^]	370000 [^]	370000 [*]	542800 [^]	635000 [^]	1	5	0.3	17.0
MOUNT MARTHA	375000 [^]	422500 [^]	680000 [^]	860000 [^]	700000 [^]	7	16	86.7	-18.6
MOUNT PLEASANT	290000 [^]	285000 [^]	395000 [^]	400000 [^]	403800 [^]	6	9	39.2	0.9
MOUNT WAVERLEY	1007500	894000	1070000	1100000	1000000	61	128	-0.7	-9.1
MULGRAVE	755000 [^]	752500	795000	731000	780000	19	34	3.3	6.7
MURRUMBEENA	670000	523000	595000	670000	540000	53	83	-19.4	-19.4
NARRE WARREN	465000 [^]	430300 [^]	450000	560000	510900	15	40	9.9	-8.8
NEWBOROUGH	202500 [^]	302000 [^]	147000 [^]	340000 [^]	265000 [^]	5	8	30.9	-22.1
NEWCOMB	340000 [^]	415000	387500 [^]	425000 [^]	419500 [^]	8	15	23.4	-1.3
NEWPORT	775000 [^]	663000 [^]	715000	832500	812000	32	50	4.8	-2.5
NEWTOWN (GREATER GEELONG)	525000	465000 [^]	545000	610000	698500	16	33	33.0	14.5
NIDDRIE	680300 [^]	725000 [^]	729000	712000	783500 [^]	8	27	15.2	10.0
NOBLE PARK	440000	445000	498500	500000	519800	86	178	18.1	4.0
NORLANE	294500 [^]	352500	332500	347500 [^]	380000	10	18	29.0	9.4
NORTH BENDIGO	225000 [^]	265000 [^]	398800 [^]	315600 [^]	330500 [^]	5	11	46.9	4.7
NORTH MELBOURNE	545000	570000	582500	548800	570000	75	149	4.6	3.9
NORTHCOTE	534800	742000	660000	632500	667000	65	112	24.7	5.5
NOTTING HILL	410000 [^]	355000 [^]	360000 [^]	401400	423000	14	28	3.2	5.4
NUMURKAH	171500 [*]	156500 [^]	199800 [^]	168000	180000 [^]	3	14	NA	7.1
NUNAWADING	711000	660500	715000	845500	748500	34	70	5.3	-11.5
OAK PARK	625700	630000 [^]	697500	597400	645000	31	55	3.1	8.0

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OAKLEIGH	600000	585000	615000	575400	604000	49	77	0.7	5.0
OAKLEIGH EAST	760000 [^]	825000 [^]	875000	845000	870000	19	34	14.5	3.0
OAKLEIGH SOUTH	800000 [^]	700500	794000	761800	810000	18	33	1.3	6.3
OCEAN GROVE	615500	600000	677500	782500	820000	15	34	33.2	4.8
OFFICER	439000 [*]	429500 [^]	520000 [^]	485500 [^]	570000 [^]	5	8	NA	17.4
ORMOND	629800	761000	660000	620000	609000	36	70	-3.3	-1.8
OSBORNE	650000 [^]	575000 [^]	625000	750000	740000	12	29	13.8	-1.3
PAKENHAM	413300	382000	400000	416000	420000	57	108	1.6	1.0
PARKDALE	738000	477800	765000	675000	740000	45	79	0.3	9.6
PARKVILLE	547500	647500 [^]	707500	585000	497000	18	32	-9.2	-15.0
PASCOE VALE	620000	650000	651000	668000	649500	90	161	4.8	-2.8
PASCOE VALE SOUTH	505000 [^]	500000 [^]	470000	495000 [^]	510100 [^]	9	16	1.0	3.0
PATTERSON LAKES	575000 [^]	660000 [^]	595000	547500	707000	18	33	23.0	29.1
PAYNESVILLE	285000 [^]	358500 [^]	395000 [^]	320000 [^]	359500 [^]	4	9	26.1	12.3
POINT COOK	447500	457000 [^]	510000	460800	465000	17	37	3.9	0.9
POINT LONSDALE	489000 [^]	614800 [^]	582500 [^]	805000 [^]	780000 [^]	5	9	59.5	-3.1
PORT FAIRY	577500 [^]	577500 [*]	875000 [^]	1042500 [^]	800000 [^]	7	11	38.5	-23.3
PORT MELBOURNE	780000	677500	715000	807500	855000	112	176	9.6	5.9
PORTARLINGTON	455000 [^]	617500 [^]	592500 [^]	695000	647500	14	24	42.3	-6.8
PORTLAND	182500 [^]	190000 [^]	190000 [^]	201000	269000	12	33	47.4	33.8
PRAHRAN	571500	482500	588800	575000	610000	87	146	6.7	6.1
PRESTON	490500	572500	615800	659000	575000	128	237	17.2	-12.7
QUARRY HILL	287500 [*]	332500 [^]	320000 [^]	400000 [^]	349000 [^]	2	7	NA	-12.8
QUEENSCLIFF	505000 [^]	680000 [^]	715000 [^]	715000 [*]	753500 [^]	2	2	49.2	NA
REDAN	310000 [^]	285000 [^]	325000	327000 [^]	299000 [^]	6	13	-3.5	-8.6
RESERVOIR	566800	565000	600000	630000	645500	171	327	13.9	2.5
RICHMOND	560000	545300	545000	650000	620000	157	267	10.7	-4.6
RIDDELLS CREEK	495000 [^]	540000 [^]	530000 [^]	557500 [^]	475000 [^]	1	7	-4.0	-14.8
RINGWOOD	552500	595000	645000	585000	633000	110	190	14.6	8.2
RINGWOOD EAST	650000	618000 [^]	588900	673000	713500	34	57	9.8	6.0
RINGWOOD NORTH	820000 [^]	865000 [^]	647500 [^]	748500 [^]	897500 [^]	2	10	9.5	19.9
RIPPLESIDE	600000 [*]	765000 [^]	955000 [^]	955000 [*]	529500 [^]	2	2	NA	NA
RIPPONLEA	586000 [^]	610000 [^]	545000	600000 [^]	384500 [^]	7	13	-34.4	-35.9
ROBINVALE	210000 [^]	510000 [^]	270000 [^]	270000 [*]	100000 [^]	5	5	-52.4	NA

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ROMSEY	555000 [^]	440000 [^]	430000 [^]	445000 [^]	489500 [^]	4	11	-11.8	10.0
ROSANNA	655500 [^]	678500 [^]	833000	700000	860000	25	40	31.2	22.9
ROSEBUD	558500	523500	595000	632000	645000	20	54	15.5	2.1
ROSEBUD SOUTH	607500 [^]	520000 [^]	615000	814000	600000 [^]	5	17	-1.2	-26.3
ROWVILLE	570000	545000 [^]	676000	718000	665000	27	56	16.7	-7.4
ROXBURGH PARK	400000 [^]	360000 [^]	416300 [^]	535000 [^]	410000	10	15	2.5	-23.4
RYE	635000 [^]	461000 [^]	598500 [^]	756300 [^]	1005000 [^]	8	12	58.3	32.9
SAFETY BEACH	650000	710000	725000	730000	750000	23	63	15.4	2.7
SALE	267000	218800	232500	250000	262500	32	59	-1.7	5.0
SAN REMO	419000 [^]	356500 [^]	435000 [^]	767500 [^]	245000 [^]	5	9	-41.5	-68.1
SANCTUARY LAKES	490000 [^]	600000 [^]	512500 [^]	525000	532500	12	23	8.7	1.4
SANDRINGHAM	810000	697500	639000	710000	968500	40	83	19.6	36.4
SEAFORD	625000	523600	535000	533500	627500	48	98	0.4	17.6
SEAHOLME	850000 [^]	320000 [^]	840000 [^]	915000 [^]	800000 [^]	3	6	-5.9	-12.6
SEBASTOPOL	262500	275000	285000	290000	306000	26	55	16.6	5.5
SEDDON	465000 [*]	600000 [^]	513500	525000 [^]	575000 [^]	6	13	NA	9.5
SEYMOUR	239000 [^]	220000 [^]	355000 [^]	362500 [^]	340000 [^]	6	14	42.3	-6.2
SHEPPARTON	326000 [^]	229000	219000	260000	247500	30	58	-24.1	-4.8
SKYE	480000 [^]	513000 [^]	520000 [^]	505000 [^]	559000	10	16	16.5	10.7
SOMERVILLE	490000 [^]	537500 [^]	540000	497500	500000	14	34	2.0	0.5
SOUTH GEELONG	610000 [^]	551300 [^]	551300 [*]	531000 [^]	372500 [^]	2	3	-38.9	-29.8
SOUTH KINGSVILLE	600000 [^]	627500 [^]	573500 [^]	800000	740000	13	24	23.3	-7.5
SOUTH MELBOURNE	667800	585000	600300	630000	710000	55	103	6.3	12.7
SOUTH MORANG	520000 [^]	472500 [^]	475000	430000	550000	17	30	5.8	27.9
SOUTH YARRA	640000	692500	605000	632500	641000	215	405	0.2	1.3
SOUTHBANK	560000	580000	595000	561000	555000	219	406	-0.9	-1.1
SPOTSWOOD	725000 [^]	500000 [^]	692500 [^]	820000 [^]	556000	11	14	-23.3	-32.2
SPRING GULLY	300000 [^]	320000 [^]	372500 [^]	290000 [^]	285000 [^]	8	11	-5.0	-1.7
SPRINGVALE	468000	610000	580000	580000	618000	39	82	32.1	6.6
SPRINGVALE SOUTH	430500 [^]	410000 [^]	500000	590000 [^]	585000	21	30	35.9	-0.8
ST ALBANS	457000	450000	470000	467500	485000	52	104	6.1	3.7
ST ALBANS PARK	352500 [^]	352500 [*]	352500 [^]	340100 [^]	381800 [^]	2	8	8.3	12.2
ST KILDA	491000	560000	588500	570000	560500	170	312	14.2	-1.7
ST KILDA EAST	605300	589000	575000	605000	635000	85	151	4.9	5.0

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ST KILDA WEST	615000	600000	680000	580000	494000	17	38	-19.7	-14.8
ST LEONARDS	360000 [^]	457500 [^]	537000 [^]	485000 [^]	564300 [^]	8	16	56.7	16.3
STAWELL	210500 [^]	181300 [^]	145000 [^]	274500 [^]	177500 [^]	4	8	-15.7	-35.3
STRATHDALE	277500 [^]	226300 [^]	348400 [^]	350000 [^]	440000	12	19	58.6	25.7
STRATHMORE	810000	752000 [^]	660000 [^]	880000 [^]	780000	13	18	-3.7	-11.4
STUDFIELD	606000 [^]	885000 [^]	634500 [^]	607500	750500 [^]	6	16	23.8	23.5
SUNBURY	408800	450000	422000	450000	445000	26	57	8.9	-1.1
SUNSHINE	535000 [^]	292500 [^]	668500	575000	580000	10	25	8.4	0.9
SUNSHINE NORTH	460000 [^]	620000 [^]	600000	563000 [^]	505000	12	20	9.8	-10.3
SUNSHINE WEST	540000 [^]	405000 [^]	515000	565000	602500	28	49	11.6	6.6
SURREY HILLS	770000	865100 [^]	801800	992500	832000	35	59	8.1	-16.2
SWAN HILL	254500 [^]	245000 [^]	245000	279000 [^]	325000	12	13	27.7	16.5
SYDENHAM	419000	427500	439000	440000	428000	26	46	2.1	-2.7
SYNDAL	950000 [^]	1100000 [^]	935500 [^]	931000	895000	15	28	-5.8	-3.9
TARNEIT	417500 [^]	475000	421000	425000	434000	10	25	4.0	2.1
TATURA	227500 [*]	194000 [^]	237500 [^]	269000 [^]	155000 [^]	3	8	NA	-42.4
TAYLORS HILL	511500 [^]	516300 [^]	475000 [^]	56100 [^]	490000 [^]	9	17	-4.2	773.3
TEMPLESTOWE	735000 [^]	707500	807500	850000	910000	21	40	23.8	7.1
TEMPLESTOWE LOWER	750000	720000 [^]	873000	930300	960500	32	60	28.1	3.3
THOMASTOWN	505000	485000 [^]	460000	509000	470000	27	39	-6.9	-7.7
THORNBURY	600000	680000	609500	630000	667000	57	108	11.2	5.9
TOORAK	1575000	950000	972000	1300000	950000	86	145	-39.7	-26.9
TORQUAY	575000	635000	650000	820000	598000 [^]	6	29	4.0	-27.1
TRAFALGAR	400000 [^]	400000 [*]	400000 [*]	450000 [^]	379000 [^]	8	11	-5.3	-15.8
TRARALGON	218800	222500	219000	260000	298000	34	62	36.2	14.6
TRAVANCORE	340300 [^]	337300 [^]	342000 [^]	351000	395000	23	42	16.1	12.5
TRUGANINA	368000 [^]	437000 [^]	427500	427000 [^]	418000	16	20	13.6	-2.1
TULLAMARINE	541500	447500 [^]	515000	585000	575000	19	38	6.2	-1.7
TYABB	500000 [^]	435000 [^]	525000 [^]	601000 [^]	357500 [^]	5	8	-28.5	-40.5
VERMONT	859000	610000 [^]	700000	852500	907100	13	23	5.6	6.4
VERMONT SOUTH	1097000 [^]	1097000 [*]	828500 [^]	735000 [^]	730000	11	19	-33.5	-0.7
VIEWBANK	410000 [^]	687000 [^]	685800 [^]	601000 [^]	685000	10	16	67.1	14.0
WALLAN	320000 [^]	370000 [^]	390000	390000 [^]	405000 [^]	5	14	26.6	3.8
WALLAN EAST	365000 [^]	369000 [^]	370000 [^]	357500 [^]	403500 [^]	2	4	10.5	12.9

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MEDIAN UNIT PRICES

Apr-Jun 2020 to Apr-Jun 2021

Locality	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	No. of Sales Apr-Jun 2021	No. of Sales 2021	Change (%)	
								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
WANGARATTA	255000 [^]	228800	265000	320000	273000	18	34	7.1	-14.7
WANTIRNA	628800 [^]	608000 [^]	686800	647500	686000	16	32	9.1	5.9
WANTIRNA SOUTH	386400 [^]	588500 [^]	679000 [^]	548000	537500	20	33	39.1	-1.9
WARRAGUL	192000	335000	369000	341000	325000	14	24	69.3	-4.7
WARRNAMBOOL	268000	312800	373500	340000	351100	42	76	31.0	3.3
WATSONIA	605000 [^]	687000 [^]	697500	640000	719500	12	25	18.9	12.4
WENDOUREE	249000 [^]	220900	262500	329000	367600 [^]	8	19	47.6	11.7
WERRIBEE	380000	420000	377500	405000	400000	54	98	5.3	-1.2
WERRIBEE SOUTH	625000 [^]	385000 [^]	419700 [^]	434000 [^]	560000 [^]	5	12	-10.4	29.0
WEST FOOTSCRAY	512500	600000	587500	575000	550700	33	75	7.5	-4.2
WEST MELBOURNE	683500	736300	640000	580000	690000	37	81	1.0	19.0
WEST WODONGA	222500	220000	241000	291000	255000	19	31	14.6	-12.4
WESTALL	605000	615000 [^]	550000	643500	627000	41	69	3.6	-2.6
WESTGARTH	498000 [^]	351000 [^]	562000	619500 [^]	725000	15	23	45.6	17.0
WESTMEADOWS	547500 [^]	539000	549000	565000	572500	16	33	4.6	1.3
WHEELERS HILL	761500 [^]	761500 [*]	820900 [^]	888800 [^]	804000 [^]	2	6	5.6	-9.5
WHITE HILLS	309750 [*]	330000 [^]	373500 [^]	270000 [^]	365000 [^]	3	4	NA	35.2
WHITTINGTON	307000 [^]	350000 [^]	378000 [^]	330000 [^]	367700	10	17	19.8	11.4
WHITTLESEA	420000 [*]	412500 [^]	340000 [^]	407500 [^]	460000 [^]	4	8	NA	12.9
WILLIAMS LANDING	407000 [^]	405000 [^]	455900 [^]	417000 [^]	516000 [^]	5	7	26.8	23.7
WILLIAMSTOWN	749600	631000	642500	745000	635000	46	80	-15.3	-14.8
WILLIAMSTOWN NORTH	700000 [^]	710000 [^]	710000 [^]	700000 [^]	745000 [^]	4	7	6.4	6.4
WINDSOR	637500	570000	589000	541300	480000	45	105	-24.7	-11.3
WODONGA	246000 [^]	205000	207000	239500	299000	25	53	21.5	24.8
WOLLERT	434300	435000	415000	459800 [^]	360000	11	19	-17.1	-21.7
WONTHAGGI	340000 [^]	333800 [^]	350000	399500	437500 [^]	8	22	28.7	9.5
WOODEND	460000 [*]	700000 [^]	570000 [^]	685000 [^]	715000 [^]	6	12	NA	4.4
WYNDHAM VALE	390000 [^]	435000 [^]	410000 [^]	369500	441000 [^]	7	19	13.1	19.4
YARRA GLEN	626000 [^]	510000 [^]	610000 [^]	620000 [^]	545000 [^]	6	10	-12.9	-12.1
YARRAM	190000 [*]	294000 [^]	235000 [^]	260000 [^]	180000 [^]	6	10	NA	-30.8
YARRAVILLE	592500	640000	670000	705000	564500	26	58	-4.7	-19.9
YARRAWONGA	381500	235000	285000	339000	370000	13	30	-3.0	9.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2020 to Apr-Jun 2021

Locality	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	No. of Sales Apr-Jun 2021	No. of Sales 2021	Change (%)	
								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
AINTREE	330000	360000	365000	383000 [^]	409500 [^]	6	10	24.1	6.9
ALEXANDRA	125000 [^]	145000 [^]	141000	135000	157500 [^]	2	13	26.0	16.7
ALFREDTON	195000	205000	207900	233000	260000	34	107	33.3	11.6
ANGLESEA	753000 [^]	575000 [^]	620000 [^]	975000 [^]	975000 [*]	0	2	NA	NA
APOLLO BAY	222500 [^]	225000	260000	310000 [^]	260500 [^]	2	9	17.1	-16.0
ARARAT	92000 [^]	75000	85000 [^]	80000 [^]	80000 [^]	2	7	-13.0	0.0
ARMSTRONG CREEK	265000	269000	267000	271000	282500	30	162	6.6	4.2
AVENEL	147500 [^]	225000 [^]	200000 [^]	200000 [^]	171500 [^]	5	8	16.3	-14.3
BACCHUS MARSH	232500	257500	285000	300000	308000 [^]	7	19	32.5	2.7
BAGSHOT	109500	100000	104000 [^]	102000 [^]	103000 [^]	3	9	-5.9	1.0
BAIRNSDALE	125000 [^]	124900	129000	152500	148500	20	33	18.8	-2.6
BALLAN	239000	251000	275800 [^]	229000 [^]	257000 [^]	5	8	7.5	12.2
BALLARAT EAST	200000 [*]	230000 [^]	150000 [^]	230000 [^]	198700	12	16	NA	-13.6
BANNOCKBURN	241500 [^]	266000 [^]	314500 [^]	314500 [*]	325000 [^]	3	3	34.6	NA
BARANDUDA	140000	140000	135000	135000	162500	44	81	16.1	20.4
BARWON HEADS	1900000 [^]	935000 [^]	905000 [^]	1330000 [^]	1330000 [*]	0	3	NA	NA
BEACONSFIELD	327200	302400	333600	355600	382000 [^]	8	18	16.7	7.4
BEAUFORT	62500 [*]	82500 [^]	85000 [^]	91300 [^]	79500	28	36	NA	-12.9
BEECHWORTH	202500 [^]	222500	235000 [^]	230000 [^]	293500 [^]	4	7	44.9	27.6
BELLBRAE	620000 [^]	655000 [^]	800000 [^]	800000 [*]	927500 [^]	1	1	49.6	NA
BELMONT	190000 [^]	350500 [^]	282000 [^]	286000 [^]	245500 [^]	2	4	29.2	-14.2
BENALLA	136000	142500	160000 [^]	170000 [^]	180000 [^]	4	9	32.4	5.9
BERWICK	400000	424500	436000	441000	415500	18	126	3.9	-5.8
BEVERIDGE	270000	269000	259000	279000	266000	18	99	-1.5	-4.7
BIRREGURRA	287500 [^]	280000 [^]	285000 [^]	310500 [^]	325000 [^]	4	6	13.0	4.7
BLAIRGOWRIE	797500 [^]	875000 [^]	761000 [^]	775000 [^]	1027500 [^]	2	5	28.8	32.6
BONNIE BROOK	311000	312000	256000	339500	342500 [^]	7	31	10.1	0.9
BONSHAW	177000	187000	207500	245000 [^]	240000 [^]	5	14	35.6	-2.0
BOTANIC RIDGE	388000	374000	407000 [^]	569000	530000 [^]	5	15	36.6	-6.9
BRIGHT	449000 [^]	336500	379500 [^]	350000 [^]	300000 [^]	1	6	-33.2	-14.3
BROADFORD	220000 [^]	245000 [^]	242000 [^]	245000 [^]	220000 [^]	2	7	0.0	-10.2
BROOKFIELD	268500 [^]	273500 [^]	307500 [^]	283000 [^]	260000 [^]	3	8	-3.2	-8.1
BROWN HILL	198800	216000	244000	267500 [^]	275000	11	19	38.4	2.8
BUNYIP	336500 [^]	342500 [^]	385000 [^]	300000 [^]	270000 [^]	3	6	-19.8	-10.0
BURNSIDE	409500	444500	476800	500000 [^]	395000 [^]	1	4	-3.5	-21.0

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2020 to Apr-Jun 2021

Locality	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	No. of Sales Apr-Jun 2021	No. of Sales 2021	Change (%)	
								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
CAIRNLEA	632000 [^]	430000 [^]	330000	340000 [^]	320000 [^]	5	10	-49.4	-5.9
CALIFORNIA GULLY	165000 [^]	118500 [^]	121000 [^]	150000 [^]	165000 [^]	2	3	0.0	10.0
CAMPBELLS CREEK	159000 [^]	170000 [^]	185000 [^]	186000 [^]	280000 [^]	1	3	76.1	50.5
CAMPERDOWN	54000 [^]	120000 [^]	120000 [*]	120000 [*]	165000 [^]	1	1	205.6	NA
CANADIAN	176400	189900	192900 [^]	215500 [^]	262300 [^]	2	4	48.7	21.7
CAPE PATERSON	230000 [^]	250000	322500	342500	350000 [^]	3	37	52.2	2.2
CARDIGAN	340000 [^]	335000 [^]	345000 [^]	385000 [^]	405000 [^]	8	11	19.1	5.2
CARISBROOK	43000 [^]	65000 [^]	73000 [^]	95000 [^]	90000 [^]	5	6	109.3	-5.3
CARRUM DOWNS	300000 [^]	387500 [^]	220000 [^]	260100 [^]	242000 [^]	2	5	-19.3	-7.0
CASTLEMAINE	220000 [^]	232500 [^]	300000 [^]	269500	370000 [^]	1	11	68.2	37.3
CHARLEMONT	248000	252000	253000	278000	315000	19	84	27.0	13.3
CHEWTON	154300 [^]	158000 [^]	230000 [^]	230000 [*]	200000 [^]	5	5	29.7	NA
CHIRNSIDE PARK	354500 [^]	375000 [^]	545000 [^]	589500 [^]	550000 [^]	3	9	55.1	-6.7
CHURCHILL	105000	97000 [^]	96800 [^]	110000 [^]	110000 [^]	1	4	4.8	0.0
CLIFTON SPRINGS	299000	280000	285000	277000	372000 [^]	6	31	24.4	34.3
CLUNES	190000 [^]	160000 [^]	135000 [^]	155000 [^]	125000 [^]	1	6	-34.2	-19.4
CLYDE	320000	320000	327500	335000	350000	29	84	9.4	4.5
CLYDE NORTH	320900	315000	329500	350000	345500	66	250	7.7	-1.3
COBBLEBANK	259500	235500	296000	180000	276000 [^]	9	24	6.4	53.3
COBRAM	128500	84500	150000	187500	170000	12	22	32.3	-9.3
COHUNA	160000 [^]	85000	117500 [^]	86800	86800 [*]	0	12	NA	NA
COLAC	170000 [^]	165000 [^]	160000 [^]	189000 [^]	132000 [^]	3	6	-22.4	-30.2
CONNEWARRE	545000 [^]	570000 [^]	605000	685000 [^]	921000 [^]	4	5	69.0	34.5
CORINELLA	201800 [^]	212500	280000	257500	286500 [^]	9	21	42.0	11.3
CORIO	221500 [^]	274000 [^]	284000 [^]	294000 [^]	285500 [^]	6	13	28.9	-2.9
CORONET BAY	275000	267500	285000	337500	360000 [^]	5	21	30.9	6.7
CORRYONG	46000 [*]	65000 [^]	65000 [^]	43500 [^]	75500 [^]	2	3	NA	73.6
COWES WEST	254900	258700	262500	279900	345000 [^]	9	51	35.3	23.3
CRAIGIEBURN	291700	340000	358000	335000	303500	59	110	4.0	-9.4
CRANBOURNE	326500	336000	344000	319500	362000 [^]	7	19	10.9	13.3
CRANBOURNE EAST	303500	290600	293500	343100	359500 [^]	8	29	18.5	4.8
CRANBOURNE NORTH	400000 [^]	380000 [^]	420000 [^]	300000 [^]	350000 [^]	1	2	-12.5	16.7
CRANBOURNE SOUTH	361300	348500	365000	310000	191000	24	93	-47.1	-38.4
CRANBOURNE WEST	188500	183400	208500	286000	221000 [^]	7	22	17.2	-22.7
CRESSY	-	65000 [^]	65000 [*]	65000 [*]	67500 [^]	5	5	0.0	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Apr-Jun 2020 to Apr-Jun 2021

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CRESWICK	188000 [^]	155000	162000	219000 [^]	149500 [^]	2	8	-20.5	-31.7
CRIB POINT	277500 [^]	393000 [^]	355000 [^]	370000 [^]	390000 [^]	3	10	40.5	5.4
CROYDON	350000 [^]	403000 [^]	755000 [^]	635000 [^]	677900 [^]	6	13	93.7	6.8
CURLEWIS	300000	301500	338000	337000	334500	12	84	11.5	-0.7
DALYSTON	165000	185000	189000 [^]	209500 [^]	175000 [^]	1	7	6.1	-16.5
DARLEY	245000	310000	260000	292500 [^]	282500	10	15	15.3	-3.4
DAYLESFORD	440000 [^]	316500 [^]	340000	375000	369000	11	34	-16.1	-1.6
DEANSIDE	316800	309000	329000	309900	310000	130	309	-2.1	0.0
DELACOMBE	182000 [^]	185000 [^]	180000 [^]	183000 [^]	183000 [*]	0	1	NA	NA
DENNINGTON	112500	100000 [^]	142500 [^]	130000 [^]	130000 [*]	0	2	NA	NA
DIAMOND CREEK	427500	389000	452500	480000	502500	14	43	17.5	4.7
DIGGERS REST	259000	289000	267000	290000	247500	31	90	-4.4	-14.7
DINNER PLAIN	104400 [^]	112000 [^]	145000 [^]	145000 [^]	265000 [^]	6	13	153.8	82.8
DONCASTER	1130000 [^]	1170000 [^]	1042500 [^]	1120000	1090000 [^]	2	13	-3.5	-2.7
DONNYBROOK	280000	278000	286500	303000	323300	82	231	15.4	6.7
DOREEN	317500	312500	335000	360000	325000	37	78	2.4	-9.7
DROMANA	600000 [^]	580000 [^]	535000	655000 [^]	650000 [^]	7	16	8.3	-0.8
DROUIN	217500	225000	220000	260000	270000	48	130	24.1	3.8
DRYSDALE	250000 [^]	247500	240000	300000	285000 [^]	4	23	14.0	-5.0
DUNKELD	-	77500 [^]	145500 [^]	79000 [^]	140000 [^]	1	2	0.0	77.2
EAGLE POINT	117500	137500	164000	140000	210000 [^]	5	44	78.7	50.0
EAGLEHAWK	119700 [^]	129000 [^]	125000	144000 [^]	170500 [^]	3	8	42.4	18.4
EAST BAIRNSDALE	73500 [^]	75000 [^]	95000 [^]	95000 [*]	95000 [*]	0	0	NA	NA
EAST BENDIGO	365000 [^]	150000 [^]	225000 [^]	162500 [^]	230000 [^]	1	5	-37.0	41.5
EASTWOOD	160000 [^]	110000	235000 [^]	114000 [^]	141900	14	17	-11.3	24.5
ECHUCA	154500	154500	190400	215000	230000	11	24	48.9	7.0
ELLIMINYT	169000 [^]	192500 [^]	230000 [^]	275000 [^]	212500 [^]	4	5	25.7	-22.7
ELMORE	71300 [^]	82500 [^]	86300 [^]	77500 [^]	77500 [*]	0	2	NA	NA
EPPING	295000	341100	318300	321000 [^]	401000	11	16	35.9	24.9
EPSOM	148500	154000	142800 [^]	183500	215000 [^]	6	38	44.8	17.2
EUROA	95000 [^]	105000 [^]	180000 [^]	145000 [^]	160000 [^]	5	9	68.4	10.3
EYNESBURY	255800	265000	286000	286000	303500	20	43	18.7	6.1
FLORA HILL	185000 [^]	185000 [^]	225000 [^]	207500 [^]	312500 [^]	2	4	68.9	50.6
FOSTER	122500 [^]	123800	137000 [^]	135000 [^]	145000	13	22	18.4	7.4
FRANKSTON	530000 [^]	505000 [^]	569300 [^]	569300 [*]	532500 [^]	1	1	0.5	NA

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FRANKSTON SOUTH	550000 [^]	395000 [^]	775000 [^]	450000 [^]	1605000 [^]	2	5	191.8	256.7
FRASER RISE	317300	319000	315000	324900	320000	95	287	0.9	-1.5
FYANSFORD	432500	420000	415000	395000	427500	14	25	-1.2	8.2
GISBORNE	356500	379000	396800	410000	394000	22	45	10.5	-3.9
GLENGARRY	-	185000 [^]	185000 [*]	195000 [^]	183000 [^]	8	15	0.0	-6.2
GLENLYON	180000 [^]	280000 [^]	325000 [^]	315000	340000 [^]	1	11	88.9	7.9
GLENROWAN	130000 [^]	166500 [^]	176500 [^]	160000 [^]	179500 [^]	1	4	38.1	12.2
GOLDEN BEACH	68500 [^]	59500	50000	67000	92500	22	81	35.0	38.1
GOLDEN SQUARE	165000	163300	185000	180000	182500	12	29	10.6	1.4
GORDON	250000 [^]	238000 [^]	250000 [^]	270000 [^]	270000 [*]	0	1	NA	NA
GRANTVILLE	202000 [^]	200000 [^]	215500 [^]	240000 [^]	311500 [^]	4	9	54.2	29.8
GREEN LAKE	138000 [*]	111000 [^]	134500 [^]	123800 [^]	123800 [*]	0	2	NA	NA
GREENSBOROUGH	708000 [^]	708000 [*]	282000 [^]	1200000 [^]	410000	17	18	-42.1	-65.8
GREENVALE	399000	399000	392000	459000	471000	34	123	18.0	2.6
GROVEDALE	307500	305000 [^]	347500	330000	325000 [^]	7	40	5.7	-1.5
HALLS GAP	140000 [^]	116000 [^]	169000 [^]	169000 [^]	181300	14	15	29.5	7.2
HAMILTON	125000	75000	97500	112500 [^]	117000 [^]	5	9	-6.4	4.0
HAMPTON PARK	262000 [^]	269500 [^]	265000 [^]	320800	294800 [^]	2	13	12.5	-8.1
HARCOURT	184000 [^]	210000 [^]	160000	188000 [^]	200000 [^]	3	8	8.7	6.4
HARKNESS	245000	235000	239800	256000	265500	14	53	8.4	3.7
HASTINGS	330000 [^]	311000 [^]	358000 [^]	297500 [^]	367500 [^]	4	8	11.4	23.5
HEALESVILLE	347500 [^]	410000 [^]	360000	292500 [^]	440000 [^]	2	8	26.6	50.4
HEATHCOTE	120000 [*]	120000 [^]	175000	158000 [^]	185000 [^]	8	17	NA	17.1
HIGHTON	312500	345000	340800	316000	358000	35	106	14.6	13.3
HORSHAM	117000	118000	128000	120000	174500 [^]	9	28	49.1	45.4
HUNTLY	135000	138000	175000	180000	167500 [^]	6	22	24.1	-6.9
HUON CREEK	285000 [*]	295000 [^]	330000	330000	320000 [^]	9	23	NA	-3.0
INVERLOCH	310000	282500	353000	391300	450000 [^]	7	29	45.2	15.0
INVERMAY PARK	282500 [^]	255000 [^]	325000 [^]	359000 [^]	359000 [*]	0	1	NA	NA
IRYMPLE	139000	148000	140000 [^]	145000 [^]	92500 [^]	2	5	-33.5	-36.2
JACKASS FLAT	140500	138000	127500	134500 [^]	220000 [^]	1	6	56.6	63.6
JEERALANG NORTH	85000 [^]	89500 [^]	80000 [^]	119000	104500 [^]	2	12	22.9	-12.2
JUNCTION VILLAGE	314000 [^]	347000	338500	367000	501000 [^]	7	24	59.6	36.5
JUNORTOUN	192500	197500	205000 [^]	265000 [^]	265000 [*]	0	5	NA	NA
KALIMNA	115000 [^]	95000 [^]	128500 [^]	187500 [^]	117500 [^]	2	6	2.2	-37.3

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KALKALLO	264000	289000	297000	315000	350000	37	149	32.6	11.1
KANGAROO FLAT	139500	179000	170000	130000	157500 [^]	6	17	12.9	21.2
KEILOR EAST	610000*	707500 [^]	775000 [^]	845000 [^]	815000 [^]	1	2	NA	-3.6
KENNINGTON	140000*	297500 [^]	206300 [^]	192500 [^]	260000 [^]	3	10	NA	35.1
KERANG	31000 [^]	60000 [^]	37500 [^]	98800 [^]	58800 [^]	4	6	89.5	-40.5
KEYSBOROUGH	629200	626700	635000	658100	738600 [^]	4	21	17.4	12.2
KIALLA	150000	150000	150000	143500	180000	23	78	20.0	25.4
KILCUNDA	295000 [^]	305000 [^]	322000 [^]	320000 [^]	417500 [^]	3	5	41.5	30.5
KILLARA (WODONGA)	151300	154500	147000 [^]	180000 [^]	136000 [^]	2	5	-10.1	-24.4
KILMORE	220000	235000	240000	148500	275100	23	76	25.0	85.3
KILSYTH	350000 [^]	317500 [^]	318500 [^]	367500 [^]	587000	25	26	67.7	59.7
KINGLAKE	213000 [^]	237500 [^]	262500 [^]	195000 [^]	110000 [^]	1	3	-48.4	-43.6
KOO WEE RUP	320000 [^]	325000 [^]	295000 [^]	250000 [^]	250000 [^]	5	6	-21.9	0.0
KOONDROOK	155000 [^]	78500 [^]	78500*	84000 [^]	158800 [^]	2	5	2.4	89.0
KOROIT	132500	132000	107500 [^]	170000 [^]	170000*	0	1	NA	NA
KORONG VALE	18800 [^]	20000 [^]	37500 [^]	24000 [^]	30000 [^]	1	3	60.0	25.0
KORUMBURRA	150000 [^]	201000	216000 [^]	210000	224000 [^]	7	18	49.3	6.7
KURUNJANG	256000 [^]	255000	252000	265000	275000	16	37	7.4	3.8
KYABRAM	120000 [^]	125000	120800 [^]	147500 [^]	140000 [^]	1	3	16.7	-5.1
KYNETON	288000	322000 [^]	370000	284000	309000	25	49	7.3	8.8
LAKE BUNGA	100000 [^]	115000 [^]	187500 [^]	250000 [^]	255000 [^]	5	11	155.0	2.0
LAKE TYERS BEACH	340000 [^]	90000 [^]	182500 [^]	192500 [^]	150000 [^]	1	8	-55.9	-22.1
LAKES ENTRANCE	90000 [^]	118000	132000	119000 [^]	188500	10	19	109.4	58.4
LALOR	477000 [^]	550000 [^]	480000 [^]	542000 [^]	510000 [^]	1	4	6.9	-5.9
LANCEFIELD	210000 [^]	215000	250000	225000	230000	12	25	9.5	2.2
LANG LANG	267000	270000	280000	295000	309000 [^]	9	44	15.7	4.7
LANGWARRIN	410000 [^]	395000 [^]	430000 [^]	350000 [^]	283000 [^]	3	8	-31.0	-19.1
LARA	279900	281000	266400	269900	260000	13	28	-7.1	-3.7
LARA LAKE	260000	275000	295000	350000	345000 [^]	5	18	32.7	-1.4
LAVERTON SOUTH	540000 [^]	590000 [^]	510000 [^]	602500 [^]	602500*	0	4	NA	NA
LENEVA	148500	150500	153500	150000	165000 [^]	3	20	11.1	10.0
LEONGATHA	200000	215000	190000	165000 [^]	210300 [^]	8	11	5.1	27.4
LEOPOLD	355000 [^]	267000 [^]	260000	284000	282500 [^]	3	18	-20.4	-0.5
LILYDALE	490000	495000	510000	635000 [^]	590000 [^]	4	10	20.4	-7.1
LISMORE	57500 [^]	35000 [^]	41400 [^]	38500 [^]	37500 [^]	3	5	-34.8	-2.6

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								Apr-Jun 2020 to Apr-Jun 2021	Jan-Mar 2021 to Apr-Jun 2021
LOCH SPORT	59000	50000	60000	76000	109000	18	91	84.7	43.4
LONG GULLY	140000 [^]	97500 [^]	138500 [^]	138500 [*]	120000 [^]	6	6	-14.3	NA
LONGWARRY	185000 [^]	226500	200000	100000 [^]	217500 [^]	4	5	17.6	117.5
LOVELY BANKS	277500	299000 [^]	281000	339500 [^]	339500 [*]	0	6	NA	NA
LUCAS	200000	202500	210000	265000	271300	12	27	35.6	2.4
LUCKNOW	115000	119000	125000	128000	124000	10	20	7.8	-3.1
LYNDHURST	472000	443900	472000	499900	540000	13	28	14.4	8.0
MADDINGLEY	255000	237800	250000	265000 [^]	327500 [^]	2	10	28.4	23.6
MAFFRA	125000 [^]	126300 [^]	89500 [^]	120000 [^]	110000 [^]	4	5	-12.0	-8.3
MAIDEN GULLY	184800	189500	235000	263000 [^]	277200 [^]	1	7	50.0	5.4
MALDON	127750 [*]	125000 [^]	150000 [^]	170000 [^]	268000 [^]	6	7	NA	57.6
MALLACOOTA	127500 [^]	132500 [^]	145000	130000	157500 [^]	6	17	23.5	21.2
MALMSBURY	267500 [^]	265000 [^]	252500 [^]	250000 [^]	250000 [^]	1	6	-6.5	0.0
MAMBOURIN	263800	295000	293800	310500	302500	137	252	14.7	-2.6
MANOR LAKES	270000	307500	333000	332000	323000	48	72	19.6	-2.7
MANSFIELD	182500	185000	212500	225000	220000 [^]	9	22	20.5	-2.2
MARONG	146500	148000 [^]	187500 [^]	211500 [^]	237000 [^]	1	3	61.8	12.1
MARYBOROUGH	107000 [^]	101500	95000	93500 [^]	78000	15	21	-27.1	-16.6
MARYSVILLE	150000 [^]	180000 [^]	285000 [^]	205000 [^]	186000 [^]	4	9	24.0	-9.3
MCCRAE	785000 [^]	605000 [^]	625000 [^]	750000 [^]	635000 [^]	2	8	-19.1	-15.3
MCKENZIE HILL	195000 [^]	210000	205000 [^]	235000 [^]	200000 [^]	1	6	2.6	-14.9
MELTON SOUTH	221000	232000	222000	225000	273300	22	67	23.6	21.4
MERNDA	322500	320000	335000	350000	340000	35	66	5.4	-2.9
METUNG	102500	98300	128000	140000	195000 [^]	8	37	90.2	39.3
MICKLEHAM	294000	284000	298500	320000	365000	51	169	24.1	14.1
MILDURA	142000	135000	140000	170000	177500	14	47	25.0	4.4
MINERS REST	179000 [^]	194500 [^]	232000	242000	327500 [^]	2	13	83.0	35.3
MINYIP	15500 [*]	67000 [^]	67000 [*]	67000 [*]	24000 [^]	5	5	NA	NA
MOE	145000 [^]	170000 [^]	158000	162500	159000 [^]	8	26	9.7	-2.2
MOOROOLBARK	365400 [^]	367100 [^]	350000 [^]	377000 [^]	385000 [^]	8	15	5.4	2.1
MOOROOPNA	109500	118000	125000	130000	151800 [^]	8	23	38.6	16.7
MORNINGTON	805000 [^]	878500 [^]	810000 [^]	370000 [^]	700000 [^]	3	6	-13.0	89.2
MORWELL	132000 [^]	125000	130000	142500	115000 [^]	7	19	-12.9	-19.3
MOUNT CLEAR	160000 [^]	165000 [^]	170500 [^]	202500 [^]	240000 [^]	6	12	50.0	18.5
MOUNT COTTRELL	240000 [^]	286000 [^]	279500	283500	225000	14	32	-6.3	-20.6

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MOUNT DUNEED	294000	285900	285000	307900	296900	31	151	1.0	-3.6
MOUNT ELIZA	812500 [^]	900000 [^]	720000 [^]	1115000 [^]	935000 [^]	6	10	15.1	-16.1
MOUNT MARTHA	925000 [^]	1300000 [^]	883000 [^]	781300 [^]	1725000 [^]	3	7	86.5	120.8
MOUNT PLEASANT	135835 [*]	150000 [^]	150000 [^]	168500 [^]	188500 [^]	2	4	NA	11.9
MULGRAVE	750000 [^]	750000 [*]	392000 [^]	730000 [^]	315000 [^]	2	3	-58.0	-56.8
MYRTLEFORD	154000	155000	191000	219500 [^]	257000 [^]	1	7	66.9	17.1
NAGAMBIE	168500 [^]	185000	186500	220000	224000 [^]	6	21	32.9	1.8
NARRAWONG	120000 [*]	77000 [^]	77000 [*]	77000 [*]	95000 [^]	3	3	NA	NA
NARRE WARREN	397500 [^]	380000 [^]	371000 [^]	370000 [^]	655000 [^]	4	5	64.8	77.0
NARRE WARREN NORTH	-	720000 [^]	720000 [^]	520000 [^]	492500 [^]	2	4	0.0	-5.3
NARRE WARREN SOUTH	400000 [^]	425000 [^]	410000 [^]	475500 [^]	496800 [^]	6	12	24.2	4.5
NATHALIA	109000 [^]	133500 [^]	110000 [^]	103500 [^]	116000 [^]	6	10	6.4	12.1
NEERIM SOUTH	195000 [^]	235000 [^]	227000 [^]	225000 [^]	240000 [^]	3	8	23.1	6.7
NELSON	98750 [*]	90000 [^]	90000 [*]	95800 [^]	90000 [^]	5	10	NA	-6.1
NERRINA	255000 [^]	189500 [^]	266300 [^]	250000 [^]	300000 [^]	3	6	17.6	20.0
NEW GISBORNE	310000 [*]	402500 [^]	342500	400000 [^]	445000 [^]	1	9	NA	11.3
NEWBOROUGH	169000	157000	203800	178500	127500 [^]	2	12	-24.6	-28.6
NEWHAVEN	295000 [^]	323500 [^]	317500 [^]	350000	350000 [*]	0	15	NA	NA
NEWLANDS ARM	132000 [^]	130800 [^]	155000 [^]	179000 [^]	212500 [^]	2	9	61.0	18.7
NEWSTEAD	92000 [^]	155000 [^]	75000 [^]	164000 [^]	240000 [^]	1	5	160.9	46.3
NEWTOWN (GREATER GEELONG)	605000 [^]	560000 [^]	705000 [^]	495000 [^]	430000 [^]	1	4	-28.9	-13.1
NICHOLSON	132000 [^]	135000	136000 [^]	160000 [^]	218500 [^]	6	13	65.5	36.5
NORTH BENDIGO	122500 [^]	150000	205000 [^]	140000 [^]	152500 [^]	4	5	24.5	8.9
NORTH GEELONG	336800 [^]	336800 [*]	336800 [*]	379000 [^]	379000 [*]	0	5	NA	NA
NORTH WONTHAGGI	199500	210000	210000	225000	265000	30	48	32.8	17.8
NUMURKAH	110000 [^]	86500 [^]	100000 [^]	134000 [^]	87500 [^]	2	3	-20.5	-34.7
OCEAN GROVE	345500	370000	375000	379000	413000	63	129	19.6	9.0
OFFICER	336500	334000	349000	357000	365000	48	174	8.5	2.2
OFFICER SOUTH	361000	352500	345000	350000	407000 [^]	2	16	12.7	16.3
ORBOST	50000 [^]	102500 [^]	52000 [^]	70500 [^]	70500 [*]	0	6	NA	NA
OXLEY	205800 [^]	170000 [^]	170000 [*]	170000 [*]	170000 [*]	0	0	NA	NA
PAKENHAM	295900	320000	313000	314800	333500	85	177	12.7	6.0
PARADISE BEACH	56000 [^]	73800 [^]	65500	67000	95000 [^]	9	32	69.6	41.8
PAYNESVILLE	122500	155000	145000	152500	210000	11	23	71.4	37.7
PETERBOROUGH	200000 [^]	191000 [^]	191000 [*]	313000 [^]	313000 [*]	0	3	NA	NA

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PLENTY	690000 [^]	600000 [^]	670000 [^]	705000 [^]	705000 [^]	9	16	2.2	0.0
POINT COOK	392000	430000	550000	507500	585000	18	50	49.2	15.3
POINT LONSDALE	483000 [^]	362000	476500	495000	510000 [^]	5	32	5.6	3.0
PORT ALBERT	87500 [^]	90000 [^]	95000 [^]	148000 [^]	50000 [^]	1	7	-42.9	-66.2
PORT FAIRY	400000 [^]	320000 [^]	365000 [^]	410000 [^]	485000 [^]	4	10	21.3	18.3
PORT WELSHPOOL	98000 [*]	150000 [^]	152000 [^]	137500 [^]	220000 [^]	1	5	NA	60.0
PORTARLINGTON	280300 [^]	325000	352500 [^]	380000	440000 [^]	7	22	57.0	15.8
PORTLAND	52800	70000	85000	92500	130000	12	30	146.4	40.5
PORTLAND NORTH	62000 [^]	90000	280000 [^]	115000 [^]	125000 [^]	3	6	101.6	8.7
PORTSEA	1370300 [^]	1000000 [^]	1755000 [^]	2050000 [^]	2050000 [*]	0	4	NA	NA
RED CLIFFS	77500	90000	90000 [^]	99500 [^]	97500 [^]	2	8	25.8	-2.0
RIDDELLS CREEK	410000 [^]	352500 [^]	415000 [^]	385000 [^]	422500 [^]	9	16	3.0	9.7
RINGWOOD	795000 [^]	880300 [^]	706000 [^]	598600 [^]	663800 [^]	2	4	-16.5	10.9
ROCKBANK	239000	245000	245000	292000	315000	55	142	31.8	7.9
ROMSEY	300000	335000	355000	355000 [^]	365000 [^]	5	7	21.7	2.8
ROSEBUD	320000 [^]	285000 [^]	385000 [^]	393000 [^]	493000 [^]	2	9	54.1	25.4
ROXBURGH PARK	310000 [^]	360000 [^]	365000 [^]	447500 [^]	450000 [^]	3	9	45.2	0.6
RUTHERGLEN	125000 [^]	125000 [^]	170000 [^]	170000 [*]	72600 [^]	4	4	-41.9	NA
RYE	372500 [^]	420000	451000	585000	700100	11	25	87.9	19.7
SAFETY BEACH	477500 [^]	500000 [^]	540000 [^]	560000 [^]	598300 [^]	2	11	25.3	6.8
SALE	140300	150000	166200	149500	189500 [^]	9	32	35.1	26.8
SAN REMO	270000	303500	307400	295000	354500 [^]	6	57	31.3	20.2
SANCTUARY LAKES	422500	461500	487600	535000	450000	17	37	6.5	-15.9
SEBASTOPOL	160000 [*]	155000 [^]	186500 [^]	140000 [^]	125000 [^]	1	2	NA	-10.7
SEYMOUR	130000 [^]	172000 [^]	180000	175000 [^]	177500	16	22	36.5	1.4
SHEPPARTON	130000	142000	155000	142500 [^]	210000	10	14	61.5	47.4
SHEPPARTON NORTH	177900 [^]	195000	188000	197800	270000 [^]	1	25	51.8	36.5
SMYTHES CREEK	175000	177000	175000	195000	226000	18	51	29.1	15.9
SMYTHESDALE	125000 [^]	167500 [^]	137500 [^]	137500 [*]	137500 [*]	0	0	NA	NA
SOMERS	825000 [^]	650000 [^]	909000 [^]	1150000 [^]	1150000 [*]	0	1	NA	NA
SOMERVILLE	475000 [^]	467500	479000	500000 [^]	500000 [*]	0	8	NA	NA
SOUTH MORANG	380800 [^]	331000 [^]	399000	269200	480000	11	29	26.1	78.3
SPRING GULLY	196000 [^]	188500	180000 [^]	312500 [^]	255000 [^]	1	3	30.1	-18.4
ST ARNAUD	33000 [^]	31000 [^]	45000 [^]	68000 [^]	92500 [^]	1	4	180.3	36.0
ST LEONARDS	222500	230000	231000	251000	305000	19	128	37.1	21.5

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STRATFORD	89500	95000	103300	109500	108300 [^]	8	22	20.9	-1.1
STRATHDALE	210000	215000	195000 [^]	275000	182500 [^]	3	15	-13.1	-33.6
STRATHFIELDSAYE	178000	179500	200000	190000	150000	20	53	-15.7	-21.1
STRATHTULLOH	270000	274000	279000	270000	294000	72	237	8.9	8.9
SUNBURY	299000	299000	261000	330900	346900	41	96	16.0	4.8
SUNSHINE NORTH	490000 [^]	621000 [^]	470000 [^]	550000 [^]	534500	10	14	9.1	-2.8
SWAN HILL	115000	127500	148000	158000 [^]	175000	12	21	52.2	10.8
SWAN REACH	122500 [*]	122500	122500 [^]	127500 [^]	180000 [^]	1	4	NA	41.2
TANGAMBALANGA	137000	135000	142500	140000 [^]	140000 [*]	0	3	NA	NA
TARNEIT	310000	309000	305000	319200	312500	159	552	0.8	-2.1
TATURA	165000 [^]	165700	178500 [^]	96000 [^]	96000 [*]	0	1	NA	NA
TAWONGA SOUTH	267500 [^]	217500 [^]	235000 [^]	165000 [^]	327500 [^]	2	3	22.4	98.5
TAYLORS LAKES	436500	436500 [*]	447000 [^]	437000 [^]	296300 [^]	6	13	-32.1	-32.2
TERANG	35000 [^]	65000 [^]	83000 [^]	83000 [*]	83000 [*]	0	0	NA	NA
THE HONEYSUCKLES	87000 [^]	62000 [^]	148000 [^]	93000 [^]	140000 [^]	2	7	60.9	50.5
THORNHILL PARK	261300	242500	255000	276300	295000	61	183	12.9	6.8
TIMBOON	94900 [^]	120000 [^]	121500 [^]	185000 [^]	145000 [^]	1	6	52.8	-21.6
TONGALA	101000 [^]	100000 [^]	103500 [^]	145000 [^]	145000 [*]	0	1	NA	NA
TOOTGAROOK	611000 [*]	360000 [^]	492000 [^]	560000 [^]	640000 [^]	2	3	NA	14.3
TORQUAY	450000	426300	440000	439000	531000	41	117	18.0	21.0
TRAFALGAR	215000 [^]	215000	229000 [^]	195000 [^]	237500 [^]	2	6	10.5	21.8
TRARALGON	159500	171000	185000	189500	199500	35	60	25.1	5.3
TRENTHAM	357500 [^]	372500	390000	422500 [^]	475000 [^]	8	16	32.9	12.4
TRUGANINA	316000	321800	329000	322000	325500	157	399	3.0	1.1
TYERS	215000 [*]	200000 [^]	235000	232500 [^]	350000 [^]	1	5	NA	50.5
VENUS BAY	123500	97500	140000	247000	293000 [^]	6	25	137.2	18.6
WAHGUNYAH	117000 [^]	145000 [^]	152500 [^]	162500 [^]	162500 [*]	0	2	NA	NA
WALDARA	231300 [^]	270000 [^]	241800 [^]	292500 [^]	303000 [^]	2	10	31.0	3.6
WALKERVILLE	160000 [*]	136000 [^]	159500 [^]	162400 [^]	215000 [^]	2	3	NA	32.4
WALLAN	221000	239000	257000	278500	295000	44	120	33.5	5.9
WALLAN EAST	251000	255000	252000	250000	250000	74	115	-0.4	0.0
WALWA	35000 [^]	20000 [^]	20000 [*]	28000 [^]	52500 [^]	2	7	50.0	87.5
WANDANA HEIGHTS	279900	300000	387400	422500	429900	17	41	53.6	1.8
WANDIN NORTH	245000 [^]	301000 [^]	265000 [^]	265000 [*]	265000 [*]	0	0	NA	NA
WANGARATTA	145800	147500	150000	162000	237500 [^]	4	18	63.0	46.6

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WARBURTON	220000 [^]	157500 [^]	222500 [^]	270000 [^]	299000 [^]	2	5	35.9	10.7
WARRACKNABEAL	52000 [^]	26800 [^]	26800 [*]	35000 [^]	57000 [^]	2	3	9.6	62.9
WARRAGUL	230000	226000	248500	269800	280000	43	113	21.7	3.8
WARRANWOOD	480000 [^]	740000 [^]	600000 [^]	656100 [^]	656100 [*]	0	1	NA	NA
WARRNAMBOOL	161800	154000	175000	220000	240000	16	39	48.4	9.1
WAUBRA	-	50000 [^]	50000 [*]	50000 [*]	50000 [*]	0	0	NA	NA
WEIR VIEWS	237000	244500	250000	264000	258000	60	201	8.9	-2.3
WERRIBEE	289900	297000	297000	308300	324000	89	245	11.8	5.1
WERRIBEE SOUTH	325000 [^]	380000 [^]	422500 [^]	500000 [^]	475000	11	16	46.2	-5.0
WEST BENDIGO	152500 [^]	150000	155000 [^]	155000 [*]	287000 [^]	1	1	88.3	NA
WEST WODONGA	140000	142000	160000	185000 [^]	177500 [^]	8	17	26.8	-4.1
WHITE HILLS	208500 [^]	212500	155000	188000	200000 [^]	4	16	-4.1	6.4
WHITTLESEA	560000 [^]	287500 [^]	280000 [^]	341300 [^]	280000 [^]	1	3	-50.0	-17.9
WILLIAMS LANDING	466800 [^]	392600	317500 [^]	570000 [^]	570000 [*]	0	4	NA	NA
WINCHELSEA	250000 [^]	239000 [^]	210000 [^]	265000 [^]	327500 [^]	4	10	31.0	23.6
WINTER VALLEY	180300	180000	194000	190000	235000	54	106	30.4	23.7
WODONGA	152000	152000	157500	196500 [^]	229000	11	19	50.7	16.5
WOLLERT	300000	320900	334900	327500	337100	85	229	12.4	2.9
WONTHAGGI	168000	187000	215000	247500 [^]	280000 [^]	5	11	66.7	13.1
WOODEND	355000	372500	395000 [^]	480000 [^]	417500 [^]	6	7	17.6	-13.0
WY YUNG	142000	132500 [^]	132500 [*]	158300 [^]	158300 [*]	0	2	NA	NA
WYE RIVER	650000 [^]	320000 [^]	392500 [^]	435000 [^]	507500 [^]	1	6	-21.9	16.7
WYNDHAM VALE	273000	275000	275000	275000	285000	111	255	4.4	3.6
YARRA JUNCTION	270000 [^]	270000 [^]	275000 [^]	275500 [^]	370000 [^]	1	7	37.0	34.3
YARRAGON	200500 [^]	198000	194000	194000 [*]	100000 [^]	1	1	-50.1	NA
YARRAVILLE	496500 [^]	496500 [^]	496500 [^]	530500 [^]	530500 [*]	0	3	NA	NA
YARRAWONGA	153000	199000	240000	213000	187000	48	83	22.2	-12.2
YEA	200000 [^]	195700	186500	217300 [^]	215000 [^]	1	8	7.5	-1.1
YINNAR	98000	105000	104500 [^]	99000 [^]	110000 [^]	5	6	12.2	11.1

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

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

NA means insufficient data was available to create the percentage change

