



A Guide to Property Values

 Annual analysis of property sales
data from Valuer General Victoria
January-December 2025



Department
of Transport
and Planning

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Purpose

The figures shown in this guide provide a summary of sales activity in Victoria for the 2025 calendar year. The guide is produced annually using data from Valuer-General Victoria and includes every property sale in the state. Figures cover median prices by suburb for houses, units and vacant land; details of commercial, industrial and primary production sales; a summary of sales activity for every local government area; and statewide, metropolitan and country summaries.

This guide presents factual data relating to property sales received throughout Victoria during the 2025 calendar year. Due to the extended settlement period for off-the-plan sales, many 2025 sales are yet to be received. The report provides time series data for residential property, summary statistics for each of the 79 local government areas and yearly medians by suburb from 2015–2025. This guide also provides some preliminary statistics for 2026 based on sales evidence available at the time of publication.

The information contained in this guide has been obtained from Notices of Acquisition (NOA), which are required to be completed by each purchaser within one month of acquiring any real estate in Victoria.

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

Considerable care has been taken to ensure the accuracy and quality of information and the

computer programs used to derive these tables and charts. However, the Department of Transport and Planning accepts no responsibility for the accuracy of the results obtained and people using this information are strongly advised to seek confirmation of any statistical information.

Report highlights

In 2025, data shows that Victoria's average residential property prices decreased as well as average industrial prices, while commercial and primary production average prices increased. The total number of sales increased for residential, commercial, industrial and primary production. The total value of sales showed increases for residential, industrial and primary production while commercial decreased.

The total value of sales of all property increased by 14.8 per cent from \$163.73 billion in 2024 to an estimated \$187.98 billion in 2025.

The total number of sales increased by 18.4 per cent from 173,375 to an estimated 205,323, while showing an increase of 19.2 per cent in residential sales.

The median house price for the whole of Victoria increased by 1.3 per cent to \$760,000, while the median house price for metropolitan Melbourne increased by 0.9 per cent to \$865,000. The median house price in country Victoria increased by 4.3 per cent to \$600,000.

The Valuer-General's report shows that the state's median house price increased by 52 per cent in the 10 years from 2015.

Market overview from Justine Jacono, Valuer-General Victoria

In general terms, there was an increase across most sectors. The total number of sales increased for residential, commercial, industrial and primary production. The total value of sales increased for residential, commercial and primary production, while industrial properties decreased for the period of January – December 2025. Median property prices showed increases in residential markets and average prices in industrial markets showed a decrease.

The total value of all property in Victoria increased by 14.8 per cent from \$163.73 billion in 2024 to an estimated \$187.98 billion in 2025. The total number of sales increased by 18.4 per cent from 173,375 to an estimated 205,323, while there was an increase of 19.2 per cent in the number of residential sales. It should be noted that there is an estimated five per cent of all property including metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off-the-plan sales.

The median house price in Victoria's residential property market increased by 1.3 per cent to \$760,000 in 2025. It decreased by 1.2 per cent in 2024 (\$750,000) and decreased by 2.1 per cent in 2023 (\$759,000).

In general terms, for the past 10 years house prices have continued to grow, with the state's median house price rising 52 per cent – from \$500,000 to \$760,000 – between 2015 and 2025.

Growth in house prices in country Victoria (regional cities and towns) in 2025 was higher than metropolitan Melbourne, with country Victoria median house sale prices increasing 4.3 per cent compared to an 0.9 per cent increase in the metropolitan median.

Unit/apartment median prices in metropolitan Melbourne increased by 1.1 per cent, compared with 6 per cent growth for unit/apartment prices in country Victoria.

Overall, combined commercial and industrial property sales saw a 0.8 per cent decrease in their total value, from \$19.38 billion in 2024 to an estimated \$19.22 billion in 2025. The total number of recorded sales for these sectors showed an increase of 7 per cent.

The total value of recorded primary production property sales increased by 5.6 per cent from \$4.16 billion to \$4.39 billion. The total number of recorded sales increased by 5.4 per cent.



**Victorian Valuer-General,
Justine Jacono**

Analysis of 2025 sales data reveal many interesting facts about Victoria's property market. Some of these changes reflect the overall state of the property market, while others may relate to the specific impact of sub-market groups.

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, location or building construction.

Changes in the sub-market groups may have occurred due to:

- a new supply entering the market, which influenced median prices
- new developments of lower or higher quality than is normal for a sub-market group
- a large new development in an area being completed during the year.

For a better understanding of a particular sub-market group's status within the property cycle, it is recommended that the 2024 and 2025 figures be read in conjunction with the 2015 to 2025 figures.

Market summary

There are many variations and exceptions to the overall trends. We encourage readers to compile their own lists and tables from the data provided in the guide and investigate local sub-market groups thoroughly and then draw their own conclusions on the movements of sales and numbers. Tables 1 and 2 show the change in the total number of sales and median house price in metropolitan Melbourne and country Victoria between 2024 and 2025.

Both the total volume of sales and the median house price have shown an increase in metropolitan Melbourne. Country Victoria has also shown an increase in sales volume and median house price.

As in previous years, there were wide variations within these property groupings, however the trend is mostly toward price increases. In 2025, 49 out of 443 metropolitan suburbs showed median house sale price increases of more than 10 per cent and 8 suburbs showed decreases of more than 10 per cent.

Sales volume and value

The total number of property sales recorded in Victoria in 2025 (on 1st May 2025) was 195,546, with an additional 5 per cent expected as the remaining 2025 notifications are received. It is estimated that total sales numbers for 2025 will be approximately 205,323.

In 2025 there were 205,323 sales recorded, which was an 18.4 per cent increase in sales volume compared to an increase of 12.8 per cent the previous year. Total value of sales increased by 14.8 per cent from \$163.73 billion in 2024 to an estimated \$187.98 billion in 2025.

It should be noted that there is an estimated five per cent of all property and five per cent of metropolitan unit and land sales yet to be recorded. This is due to the extended settlement period for off the plan sales. These adjustments are not expected to significantly alter the median or average prices listed in this guide.

In 2025 metropolitan Melbourne, 145,684 sales totalling approximately \$147.78 billion are expected. This compares to 128,145 sales totalling \$132.86 billion in sales value in 2024. This represents a 13.7 per cent increase in sales numbers and an 11.2 per cent increase in sales value between 2024 and 2025.

In country Victoria, total sales volumes are expected to reach 59,639 in 2025, a 31.9 per cent increase from 45,230 in 2024. The total value is expected to increase by 30.2 per cent, from \$30.87 billion in 2024 to \$40.19 billion in 2025.

Commercial and industrial property

The figures in table 3 and 4 include an additional 5 per cent in the sales estimate to account for further 2025 notifications.

For the whole of Victoria, commercial sales volumes for 2025 increased by 7.4 per cent and the total value of sales increased by 10 per cent. Industrial sales volumes increased by 6.7 per cent and the total value of industrial sales decreased by 12.1 per cent.

Primary production property

Tables 5 and 6 take into account the estimated 5 per cent additional sales from 2025 still to be notified.

The total value of all primary production sales in Victoria increased by 5.6 per cent from \$4.16 billion in 2024 to an estimated \$4.39 billion in 2025. The total number of primary production sales increased 5.4 per cent from 2,379 in 2024 to an estimated 2,506 in 2025.

The total number of primary production property sales in metropolitan Melbourne decreased by 18.4 per cent from 130 sales in 2024 to 106 expected sales in 2025. The number of sales in country Victoria increased from 2,249 sales in 2024 to 2,400 expected sales in 2025 (6.7 per cent increase). The total value of primary production sales decreased by 10.1 per cent in metropolitan Melbourne and increased by 7.9 per cent in country Victoria.

Residential market in metropolitan Melbourne and regional Victoria

The figures in table 1 and 2 include an additional 5 per cent in the sales estimate to account for further 2025 notifications.

In percentage terms, the total value and total volume of residential sales in metropolitan Melbourne and country Victoria showed similar trends. Country Victoria residential sales volumes increased 34.3 per cent compared to metropolitan Melbourne's 14.1 per cent increase. The total value of country residential sales increased 33.4 per cent compared to metropolitan Melbourne's increase of 13.8 per cent. In terms of median house prices, country Victoria increased 4.3 per cent and metropolitan Melbourne increased by 0.9 per cent.

Median house sale prices increased for the majority of suburbs in the major regional cities of Bendigo, Geelong, Shepparton, Ballarat and Wodonga.

The country residential market can also be gauged by looking at large, medium, small and seaside towns across Victoria (see Table 8).

For this report, large towns are defined as having more than 150 sales, medium towns 50–150 sales and small towns fewer than 50 sales. Seaside towns are defined as fronting Bass Strait; however, towns within Port Phillip Bay are excluded from this classification.

Median house prices increased by 5 per cent for large towns, 4 per cent for medium towns and by 2 per cent for small towns. This compares to an increase of 0.9 per cent for metropolitan Melbourne. The statistics below for large, medium and small country towns exclude regional cities and seaside towns.

Seaside towns showed a 0.5 per cent median price decrease, which is a 5.5 per cent increase from 2024.

Residential – metropolitan Melbourne

Residential median sale prices showed similar trends across Melbourne. The median sale price

for Melbourne houses increased by 0.9 percent from \$857,000 in 2024 to \$865,000 in 2025. Unit values increased by 1.1 per cent from \$620,000 in 2024 to \$627,000 in 2025 and vacant land values increased 5.2 per cent from \$368,000 to \$387,000.

Houses

The median sale price recorded for Melbourne houses in 2025 was \$865,000; however, price movements differed greatly across suburbs.

The following data refers to suburbs with more than 10 sales for both 2024 and 2025.

The highest median price increases recorded were 35 per cent in Garden City, which increased from \$1,560,500 to \$2,100,000; 25 per cent in Mount Dandenong, which increased from \$852,500 to \$1,065,000; 24 per cent in Glen Huntly, which increased from \$1,535,000 to \$1,907,000; and 23 per cent in St Kilda West, which increased from \$1,975,000 to \$2,430,000.

Fourteen of the 422 metropolitan suburbs with more than 10 sales for both 2024 and 2025 recorded an increase in the 15–25 per cent range.

Eighty-one out of 422 metropolitan suburbs with more than 10 sales for both 2024 and 2025 showed a decrease in median price. The biggest reductions in median prices were recorded in Travancore, down 33 per cent from \$1,900,000 to \$1,275,000; East Melbourne, down 23 per cent from \$3,650,000 to \$2,800,000; and Flinders, down 22 per cent from \$2,562,500 to \$2,000,000.

The 10 suburbs in metropolitan Melbourne with the highest median house sale prices in 2025 were Toorak at \$6,110,000, Portsea at \$3,750,000, Canterbury at \$3,750,000, Brighton at \$3,422,500, Deepdene at \$3,305,000, Hawthorn at \$3,017,500, Middle Park at \$2,910,000, Balwyn at \$2,860,000 and East Melbourne at \$2,800,000.

The 10 suburbs in metropolitan Melbourne with the lowest median house sale prices in 2025 were Melton at \$525,000, Melton South at

\$575,000, Kurunjang at \$579,000, Weir Views at \$590,000, Dallas at \$591,500, Harkness at \$595,000, Melton West at \$600,000, Brookfield at \$605,000, Thornhill Park at \$608,500, and Wyndham Vale at \$609,000.

Units

The median sale price recorded for Melbourne's units in 2025 was \$627,000, an increase of 1.1 per cent on the 2024 figure of \$620,000.

The highest median price increases recorded in 2025 included Flemington, up 41 per cent from 405,000 to 573,000; Jolimont, up 27 per cent from \$850,000 to \$1,080,000; Delahey, up 25 per cent from \$477,500 to \$595,500; Jacana, up 25 per cent from \$461,500 to \$575,500.

Suburbs that recorded the highest fall in median unit sale prices from 2024 to 2025 included Caulfield East, down 52 per cent from \$705,000 to \$337,500; Albert Park, down 41 per cent from \$1,500,000 to \$888,500 and Ivanhoe East, down 28 per cent from \$1,245,000 to \$895,000.

Vacant residential land

Melbourne's median sale price for vacant residential land increased by 5.2 per cent from \$368,000 in 2024 to \$387,000 in 2025.

Large increases were recorded in South Morang, up 106 per cent from \$281,000 to \$580,000; Woodstock, up 105 per cent from \$173,000 to \$354,000; Point Cook, up 65 per cent from \$348,500 to \$573,500; and Thornhill Park, up 32 per cent from \$254,500 to \$335,000.

Nineteen of the 62 metropolitan suburbs with more than 10 sales for both 2024 and 2025 showed median price increases between 5 per cent and 20 per cent. Examples include Thomastown by 18 per cent, from \$518,000 to \$611,500; Kalkallo by 16 per cent, from \$315,000 to \$366,500; Sanctuary Lakes by 16 per cent, from \$543,500 to \$632,000; and Epping by 15 per cent, from \$375,000 to \$432,000.

Sixteen suburbs with more than 10 sales for both 2024 and 2025 showed reductions in median price. Examples include Cranbourne by 27 per cent, from \$468,000 to \$341,000; Cobblebank by 26 per cent from \$405,000 to \$299,500; and Eynesbury by 22 per cent, from \$460,000 to \$360,00.

Residential – country Victoria

Country Victoria has shown significant growth in the residential housing sector for the 10 years to 2025, with median house prices only slightly dropping last year.

The median sale price of housing across country Victoria increased 94 per cent, from \$310,000 in 2015 to \$600,000 in 2025. Units rose 78 per cent, from \$250,500 in 2015 to \$445,000 in 2025.

From 2024 to 2025 the median sale price of houses in country Victoria increased by 4.3 per cent from \$575,000 to \$600,000. This compares to an increase of 0.9 per cent in metropolitan Melbourne for the same period.

Houses

The following data refers to country suburbs with 10 or more sales for both 2024 and 2025.

Sea Lake recorded the largest increase, up 80 per cent from \$166,500 to \$300,000; Rochester, up 53 per cent from \$300,000 to \$460,000; Elmore up 48 per cent from \$324,000 to \$480,000, Bruthen, up 43 per cent from \$322,500 to \$460,000; and Mount Macedon, up 43 per cent from \$989,000 to \$1,410,000.

The biggest falls were recorded in Lake Boga, down 35 per cent from \$555,000 to \$360,000; Wycheproof, down 25 per cent from \$265,000 to \$198,500; and Silverleaves, down 25 per cent from \$975,000 to \$727,500.

Excluding seaside towns, the towns in country Victoria with the highest median house sale prices in 2025 were Mount Macedon at \$1,410,000, Wandana Heights at \$1100,000, Newtown at \$1,085,000, Bright at \$1,065,000, and Macedon at \$1,020,000.

The 10 towns in country Victoria with the lowest median house sale prices in 2025 were Minyip at \$162,000, Kaniva at \$177,500, Birchip at \$180,000, Jeparit at \$181,500, Wycheproof at \$198,500, Hopetoun at \$210,000, Rainbow at \$220,000, Warracknabeal at \$245,000, Coleraine at \$250,000 and Edenhope at \$250,000.

Units

The median sale price of units in country Victoria increased by 6 per cent from \$420,000

to \$445,000 between 2024 to 2025. However, there were wide variations across the state.

Vacant residential land

The median sale price for vacant residential land in country Victoria increased 0.7 per cent from \$277,000 to \$279,000 between 2024 and 2025. However, there were wide variations in movements across Victoria.

Table 1: House sales – metropolitan Melbourne

Year	Total number of sales	Median sale price
2024	62,918	\$857,000
2025	74,084	\$865,000
% Change 2024-25	17.7%	-0.9%

Table 2: House sales – country Victoria

Year	Total number of sales	Median sale price
2024	25,912	\$575,000
2025	34,137	\$600,000
% Change 2024-25	31.7%	4.3%

Table 3: Commercial and industrial sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2024	5,949	\$16,795,109,421	\$2,823,182
2025	6,285	\$15,852,954,436	\$2,522,227
% Change 2024-25	5.7%	-5.6%	-10.7%

Table 4: Commercial and industrial sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2024	2,055	\$2,588,502,319	\$1,259,612
2025	2,282	\$3,366,326,249	\$1,475,391
% Change 2024-25	11.0%	30.0%	17.1%

Table 5: Primary production sales – metropolitan Melbourne

Year	Total number of sales	Total value of sales	Average sale price
2024	130	\$524,344,283	\$4,033,418
2025	106	\$471,458,970	\$4,445,629
% Change 2024-25	-18.4%	-10.1%	10.2%

Table 6: Primary production sales – country Victoria

Year	Total number of sales	Total value of sales	Average sale price
2024	2,249	\$3,633,901,993	\$1,615,786
2025	2,400	\$3,920,232,472	\$1,633,226
% Change 2024-25	6.7%	7.9%	1.1%

Table 7: Regional cities – median house price movement 2024 to 2025

Regional cities	No. suburbs included in the regional cities	Quartile	2024 to 2025 median % price movement	Examples of % price movement in each category
Geelong, Ballarat, Bendigo, Shepparton and Wodonga	92	Upper	10.3	Tatura 20, White Hills 17, Mount Clear 12, Strathdale 11, Creswick 10
		Median	5.0	Huntly 9, Kyabram 7, North Geelong 5, Strathfieldsaye 4, Buninyong 2, Spring Gully 1
		Lower	0.0	Ballarat North 0, Drysdale -1, Lovely Banks -6, Manifold Heights -17, Lake Wendouree -23

Table 8: Country towns – median house price movement 2024 to 2025

Category	No. of towns	Quartile	2024 to 2025 median % price movement	Examples of % price movement in each category
Large towns (more than 150 house sales)	34	Upper	8.0	Horsham 16, Morwell 10, Echuca 8
		Median	5.0	Warrnambool 7, Portland 5, Swan Hill 3
		Lower	2.0	Bacchus Marsh 2, Wangaratta 0, Wallan East - 5
Medium towns (50–150 house sales)	44	Upper	9.0	Warracknabeal 23, Irymple 14, Stawell 10, Cobram 9
		Median	4.0	Eastwood 8, Bright 5, Kyneton 2, Kerang 1
		Lower	0.8	Castlemaine -1, Winchelsea -2Woolamai Waters -8, Euroa -14
Small towns (fewer than 50 house sales)	105	Upper	10.0	Mount Macedon 43, Heyfield 19, Dimboola 14, Ouyen 11
		Median	2.0	Beaufort 9, New Gisborne 4, Rutherglen 0, Riddells Creek -2, East Bairnsdale -3
		Lower	-6.0	Kinglake -6, Yarram -8, Foster -14, Kaniva -23, Lake Boga -35
Seaside towns	36	Upper	3.3	Mallacoota 10, Jan Juc 6, Paynesville 4
		Median	-0.5	Loch Sport 3, Torquay 0, Inverloch -1, Ocean Grove -4
		Lower	-7.5	Ventnor -11, Metung -13, Rhyll -17

Explanatory notes

Statistical accuracy

Only statistics for suburbs with more than 10 sales in one of the past four years have been included in the analysis.

Symbols

^ Fewer than 10 sales in that year.

* Value was carried forward from the previous year due to zero sales in the represented year.

Limited sales recorded for 2025 may cause statistics for that year to be skewed. Similarly, small numbers of sales in rural areas in previous years can distort sales trends.

Block size

Some of the transaction data provided on the Notices of Acquisition is either incomplete or of insufficient detail for the calculation of the block size. This affects the calculation of both median block size and median price per unit area.

The median block size is calculated to be the area of the middle item when all the areas, which can be calculated, are arranged in ascending order of magnitude.

The value of price per unit area is determined by dividing each calculable area into its corresponding sale price. The median price per unit area will be the value of the middle item when all such calculations are arranged in ascending order of magnitude.

The value of the median price per unit area is given in dollars per square metre.

Compound growth per annum

This figure shows the nominal annual compound growth that has occurred over the period, expressed as a percentage. Actual increases may vary from year to year, but the annual compound growth smooths out these increases (or decreases) and indicates by how much a starting value would need to change each year to arrive at the end value.

Movements in the Consumer Price Index over the period have not been considered in these calculations.

Conversion factors

1 hectare = 10,000 square metres

1 hectare = 2.4798 acres

1 acre = 4,046.86 square metres

1 square metre = 10.7639 square feet.

Property classification

The Australian Valuation Property Classification Codes (AVPCC) has been used to produce this report.

The specific descriptions and abbreviations used are shown on page 12-33.

Those classifications marked (#) have been further defined and comprise:

Vacant Residential Site A – less than 2000 sq. metres

Vacant Residential Site B – 2000–3999 sq. metres

Vacant Residential Site C – 4000 sq. metres to 1 hectare

HA is an abbreviation for hectare

SM is an abbreviation for square metre.

Median sale price

The median sale price is the value of the middle item when all sale prices are arranged in ascending order of magnitude.

In some earlier editions of this publication the mean sale price was used to indicate the general level of sale prices. The median sale price was adopted in 1977 and recast back to 1974 to provide a more accurate indication.

It has been observed that the use of mean values has often led to disparities due to the wide divergence of prices within a municipality, particularly the influence of sales at a price much higher than the general level.

Mean sale price

The mean sale price represents the total of sale prices of all sales for the classification, divided by the total number of sales for the classification.

Number of sales

The number of sales comprises the total number of properties changing ownership during the 2025 calendar year. In some cases, preliminary 2026 statistics are shown and are those sales recorded at the time of publication.

These sale statistics do not include transfers of title that relate to legacies and gifts.

Municipality and suburb township data

Categories

Houses based on a combination of Detached Home, Semi-Detached/Terrace Home/Row House, House and Flat/Studio.

Units based on a combination of Single Strata Unit/Villa Unit/Townhouse, Conjoined Strata Unit/Townhouse, Residential Company Share Unit (ground level), Residential Company Share Unit (within multi-storey development), Strata Unit or Flat, Residential Investment Flats, Individual Flat, Retirement Village Unit.

Vacant Res Land based on Vacant Res A and Vacant Res B.

Price index (base 2024 and 2020)

The price indices shown in the municipality tables relate the median price for 2025 to those of 2024 and 2020 respectively. For example, an index of 104.5 for 2024 indicates that the median price has increased by 4.5 per cent between 2024 and 2025.

The calculation of the index is based on the median sale price for residential, commercial and industrial categories, and median price per unit area for rural categories.

The calculation of an index when median sale price is used is contingent on there being sufficient sales of the same land use classification in the same local government area, for both the current and base years.

When indices are calculated on the median price per unit area basis, the same limit relates to the number of sales with calculable areas. Should these conditions not be met, the letters 'ND' (indicating insufficient data) are printed in the appropriate index column.

Suburb/township classification of sales

The report uses gazetted neighbourhoods and localities as its suburb base, and the boundaries are sourced from LASSI maps (Land and Survey Spatial Information maps). The property classification codes used in the guide are the Australian standards, known as Australian Valuation Property Classification codes, which are used throughout Australia.

Suburb/township statistics are more relevant when a particular socio-economic or cultural grouping is required. Data provided on this basis will provide a more reliable statistical guide for comparing specific areas than statistics based on a whole municipality.

Total of sale prices

This municipal total comprises the total selling price of all the sales recorded under 'Number of sales', as defined above.

The individual sale price for each property consists of the value of the real estate component and also includes any amount notified as being the value of chattels.

Property classification codes

Description	Abbreviation
Residential	
Residential Use Development Land	
Vacant Residential Home Site/Surveyed Lot < 2000sm	Vac Res A
Vacant Residential Home Site/Surveyed Lot < 4000sm	Vac Res B
Residential Rural/Rural Lifestyle < 1ha	Vac Res C
Residential Development Site	Res Dev Site
Vacant In globo Residential Subdivisional Land	
Vacant In globo Residential Subdivisional Land (Unspecified)	Vac Res Englobo Oth
Subdivisional Land (Multi Lot)	Sub Div (Multi Lot)
Subdivisional Land (In globo/Potential)	Sub Div (EnGlobo)
Vacant Residential Rural/Rural Lifestyle	Vac Res Rural Lstyle
Residential Airspace	Residential Airspace
Single Residential Accommodation	
Detached Dwelling	
Detached Dwelling (Unspecified)	Detached Home Unsp
Detached Dwelling (new)	Detached Home (new)
Detached Dwelling (existing)	Detached Home(exist)
Detached Dwelling Non Conforming Use- Commercial	Detached Home(Comm)
Detached Dwelling Non Conforming Use- Industrial	Detached Home (Ind)
Separate Dwelling and Curtilage	Sep House&Curtilage
Semi-Detached/Terrace/Row House	
Semi-detached/Terrace/Row House (Unspecified)	Semi-Detached Unspec
Semi-detached	Semi-Detached
Terrace	Terrace House
Row House	Row House
Half Pair or Duplex	Half Pair or Duplex
Granny Flat/Studio	Granny Flat/Studio
Dwelling and Dependant Unit	House & Flat/Studio

Shack/Hut/Donga	Shack/Hut/Donga
Cabin/Accommodation (rental/leased individual residential site)	Cabin/Accommodation
Residential Rural/Rural Lifestyle	Res/Rural Lstyle
Residential Land (with buildings that add no value)	Res Land (WithBuild)
Multiple Occupation (within residential development)	
Single Strata Unit/Villa Unit/Townhouse	
Single Strata Unit/Villa Unit/Townhouse (Unspecified)	Single Strata Unspec
Single Strata Unit	Single Strata Unit
Villa Unit	Villa Unit
Townhouse	Townhouse
OYO Subdivided Dwelling	OYO Sub Dwelling
OYO Subdivided Unit	OYO Sub Unit
OYO Unit	OYO Unit
Conjoined Strata Unit/Townhouse	
Conjoined Strata Unit/Townhouse (Unspecified)	Cojoin Strata Unsp
Half Pair or Duplex	Half Pair or Duplex
Conjoined Strata Unit	Conjoined StrataUnit
Townhouse	Townhouse
Residential Company Share Unit (ground level)	
Residential Company Share Unit (ground level) (Unspecified)	Res Co Sh Unit Unsp
OYO Company Share Unit	OYO Co Share Unit
OYO Stratum Flat	OYO Stratum Flat
OYO Stratum Unit	OYO Stratum Unit
OYO Company Share Flat	OYO Co Share Flat
OYO Cluster Unit	OYO Cluster Unit
Residential Company Share Unit (within multi-storey development)	Res Co Sh Unit HR
Strata unit or flat	
Strata Unit or Flat (Unspecified)	Strata unit/flat Uns
Strata Dwelling	Strata Dwelling
OYO Subdivided Flat	OYO Subdivided Flat
OYO Strata Flat	OYO Strata Flat
Individual Car Park	Individual Car Park

Individual Berth	Individual Berth
Individual Flat	Individual Flat
Common Land associated with a residential development	Common Land Unit Dev
Investment Residential	
Boarding House	Boarding House
Residential Investment Flats	Res Investment Flat
Short Term Holiday Accommodation	Short Term Hol Accom
Dormitory Accommodation/University Residential College	
Dormitory Accommodation/University Residential College (Unspecified)	Dorm Accom Unspec
Dormitory Accommodation	Dormitory Accom
University Residential College	Uni Res College
Retirement/Aged Care Accommodation/Special Accommodation	
Retirement Village Unit	Retire Village Unit
Retirement Village Complex	Retire Village Compl
Aged Care Complex	
Aged Care Complex (Unspecified)	Age Care/Nursing Uns
Aged Care Complex	Aged Care Complex
Nursing Home	Nursing Home
Special Accommodation	Special Accom Res
Disability Housing	Disability Housing
Ancillary Buildings	
Miscellaneous Improvements on Residential Land	
Miscellaneous Improvements on Residential Land (Unspecified)	ResLandWithImprovemt
Storage Area (on Residential Land)	Storage Area Res
Garage/Outbuilding (on Residential Land)	Garage/Outbuild Res
Miscellaneous Improvements on Residential Rural Land	
Misc Improvements on Residential Rural Land (Unspecified)	MisImpRuralLand Unsp
Storage Area (Rural)	Storage Area Rural
Garage/Outbuilding (Rural)	Garage/Outbuild Rur
Site Improvements (Rural)	Site Improves Rur
Commercial	

Commercial Use Development Land	
Commercial Development Site	Commerical Dev Site
Vacant In globo Commercial Land	Vac Englobo Land
Commercial Land (with buildings that add no value)	Com Land (Struct 0)
Commercial Airspace	Com Dev Airspace
Retail	
Retail Premises (single occupancy)	
Retail Premises (single occupancy) (Unspecified)	Retail Sgle Occ Unsp
Bank	Bank
Retail Store/Showroom	Retail Store/Showrm
Shop	Shop
Cafe	Café
Timber Yard/Trade Supplies	Timber Yard/Supplies
Display Yard	Display Yard
Convenience Store/Fast Food	Convenience/FastFood
Plant/Tree Nursery	Plant/Tree Nursery
Retail Premises (multiple occupancies)	
Retail Premises (multiple occupancies) (Unspecified)	Retail Mult Occ Unsp
Shop and Dwelling (single occupancy)	Shop & Dwelling
Office and Dwelling (single occupancy)	Office & Dwelling
Mixed Use Occupation	
Mixed Use Occupation (Unspecified)	Mixed Use Unspec
Office	Mixed Use Office
Shop (Mixed use)	Mixed Use Shop
Studio	Mixed Use Studio
Workroom	Mixed Use Workroom
Shopping Centre	
Shopping Centre (Unspecified)	Shopping Centre Unsp
Shopping Centre (Super Regional)	Shop Cnt SuperRegnal
Shopping Centre (Major Regional)	Shop Cnt MajorRegnal
Shopping Centre (Regional)	Shop Cnt Regional
Shopping Centre (Sub Regional)	Shop Cnt SubRegional

Shopping Centre (Neighbourhood)	Shop Cnt Neighborhood
National Company Retail	
National Company Retail (Unspecified)	National Co Ret Unsp
Supermarket	Supermarket
Department/Discount Department Store	Dept/Discount Store
National Company Retail (Bulky Goods)	Nat Co Bulky Goods
Fuel Outlet/Garage/Service Station	Fuel Outlet/Garage
Multi-Purpose Fuel Outlet (fuel/food/groceries)	Multi Use FuelOutlet
Bottle Shop/Licensed Liquor Outlet	Bottle Shop/Licensed
Licensed Retail Premises	Licensed Ret Prem
Market Stall	Market Stall
Office	
Office Premises	
Office Premises (Unspecified)	Office Premises Uns
Office (Converted dwelling)	Office Cvrt Dwelling
Serviced Office	Serviced Office
Strata/Subdivided Office	Strata/Subdiv Office
Low Rise Office Building	LowRise Office Build
Multi-Level Office Building	
Multi-Level Office Building (Unspecified)	Multi-Lvl Offic Unsp
Medium rise (4 to 50 levels)	Office 4 to 50 Lvl
High Rise (50+ levels)	Office H/R 50+ Lvl
Special Purpose (built-in technology)	SpecialPurpose tech
Short Term Business and Tourist Accommodation	
Residential Hotel/Motel/Apartment Hotel Complex	
Residential Hotel/Motel/Apartment Hotel Complex (Unspecified)	Hotel/Motel Unspec
Residential Hotel	Residential Hotel
Motel	Motel
Apartment Hotel Complex	Apartment Hotel Comp
Tourist Resort Complex	Tourist Resort Compl
Hotel	Res Hotel
Private Hotel	Private Hotel

Residential Hotel/Motel/Apartment Hotel Units	Res Hotel/Motel Apar
Serviced Apartments/Holiday Units	
Serviced Apartments/Holiday Units (Unspecified)	Serv Apt/Unit Unsp
Holiday Units	Holiday Units
Serviced Apartments	Serviced Apartments
Bed and Breakfast	Bed and Breakfast
Tourist Park/Caravan Park/Camping Ground	Tourist Park/Caravan
Guest Lodge/Back Packers/Bunkhouse/Hostel	
Guest Lodge/Back Packers/Bunkhouse/Hostel (Unspecified)	Guest/BackPack Unspc
Guest Lodge	Guest Lodge
Back Packers/Hostel	Back Packers/ Hostel
Bunkhouse	Bunkhouse
Ski lodge/ Member facility	Ski lodge/Memb fac
Recreation Camp	Recreation Camp
Hospitality	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub	
Pub/Tavern/Hotel/Licensed Club/Restaurant/Licensed Restaurant/Nightclub (Unspecified)	Pub/Tavern/Club Unsp
Pub	Pub
Tavern	Tavern
Hotel	Hotel
Licensed Club	Licensed Club
Restaurant	Restaurant
Licensed Restaurant	Licensed Restaurant
Nightclub/Cabaret	Nightclub/Cabaret
Reception/Function Centre	Reception/Function
Hotel-Gaming	Hotel-Gaming
Club - Gaming - stand alone	Club-Gaming-Stand
Member Club Facility	Member Club Facility
Casino	Casino
National Company Restaurant	National Co Rest

Kiosk	Kiosk
Conference/Convention centre	ConferenceConvention
Entertainment – Cinema, Live Theatre and Amusements (non-sporting)	
Live Entertainment – Major Multi-Purpose Complex	Live Ent-Major Multi
Cinema Complex	Cinema Complex
Playhouse/Traditional Theatre	Playhouse/Theatre
Drive-In	Drive-In
Tourism Facilities/Infrastructure	
Large Theme Attraction/Park	Large Theme Park
Amusement Park	Amusement Parks etc.
Major Infrastructure Attractions, often associated with a major historic or feature natural location	Major Inf Attraction
Tourism Infrastructure – Local Attractions	Tourism Infrastruct
Personal Services	
Health Surgery	Health Surgery
Health Clinic	
Health Clinic (Unspecified)	Health Clinic Unsp
Diagnostic Centre/X-Ray	Diagnostic/X-ray
Medical Centre/Surgery	Medical/Surgery
Dental Clinic	Dental Clinic
Super Clinic	Super Clinic
Brothel	Brothel
Crematorium/Funeral Services	Crematorium/Funeral
Automatic Teller Machine	Automatic Teller
Veterinary Clinic	Veterinary Clinic
Vehicle Car Parking, Washing and Sales	
Ground Level Parking	Ground Level Parking
Multi-Storey Car Park	Multi-Storey CarPark
Individual Car Park Site	
Individual Car Park Site (Unspecified)	Indiv CarPark Unspe
Car park – Under Cover	CarPark – UnderCover

Car park – Open Air	CarPark – Open Air
Car Wash	Car Wash
Vehicle Sales Centre	Vehicle Sales Centre
Vehicle Rental Centre	Vehicle Rental Centre
Advertising or Public Information Screens	
Advertising Sign	
Advertising Sign (Unspecified)	Advertising Sign Uns
Self Standing Pole	Adv Self Stand Pole
Bridge Fixed	Adv Sign Bridge Fix
Roof Mounted	Adv Sign Roof Mount
Wall Fixed	Adv Sign Wall Fixed
Electronic Stadium/Street TV Relay Screen/Scoreboard	ElectronicScoreboard
Industrial	
Industrial Use Development Land	
Industrial Development Site	Ind Dev Site
Vacant Industrial In globo Land	Vac Englobo Land
Industrial Airspace	Ind Dev Airspace
Industrial Land (with buildings which add no value)	Ind Land Building \$0
Manufacturing	
General Purpose Factory	
General Purpose Factory (Unspecified)	Factory Unspec
Factory Unit	Factory Unit
Factory	Factory
Garage/Motor Vehicle Repairs	Garage/Motor Vehicle
Office/Factory	Office/Factory
Workshop	Workshop
Food Processing Factory	
Food Processing Factory (Unspecified)	Food ProcessingUnsp
Processing Plant	Processing Plant
Dairy	Food ProcessingDairy
Major Industrial Complex – Special Purpose Improvements	Major Ind Complex

Warehouse/Distribution/Storage	
General Purpose Warehouse	
General Purpose Warehouse (unspecified)	Warehouse Unspec
Warehouse	Warehouse
Warehouse/Office	Warehouse/Office
Warehouse/Factory	Warehouse/Factory
Warehouse/Showroom	Warehouse/Showroom
Depot	Storage Depot
Store	Warehouse Store
Open Area Storage	
Open Area Storage (Unspecified)	OpenStorageUnspec
Hardstand/Storage Yard	Hard/Storage Yard
Wrecking Yard	Wrecking Yard
Concrete Batching Plant	Concrete Batch Plant
Container storage	OpArea ContainerStor
Bulk Grain Storage (structures)	Bulk Grain (Stuct)
Bulk Grain Storage (earthen walls and flooring - pit bunker)	Bulk Grain Stor(Pit)
Bulk Liquid Storage Fuel Depot/Tank Farm	Bulk Liquid Depot
Coolstore/Coldstore	Coolstore/Coldstore
Works Depot	Works Depot
Noxious/Offensive/Dangerous Industry	
Tannery/Skins Depot and Drying	Tannery/Skins Depot
Abattoirs	Abattoirs
Stock sales yards	Stock Sales Yards
Rendering Plant	Rendering Plant
Oil Refinery	Oil Refinery
Petro-chemical Manufacturing	Petrochemical Man
Sawmill	Sawmill
Extractive industries	
Extractive industry site with permit or reserve not in use	
Sand	ExtInd Sand

Gravel/Stone	ExtInd Gravel/Stone
Manufacturing Materials	ExtInd Manufact Mat
Soil	ExtInd Soil
Coal	ExtInd Coal
Minerals/Ores	ExtInd Minerals/Ores
Precious Metals	ExtInPrecious Metals
Uranium	ExtInd Uranium
Quarry/Mine (open cut) – Exhausted (dry)	Quarry/Mine open dry
Quarry/Mine (open cut) – Exhausted (wet)	Quarry/Mine open wet
Quarry (in use)	
Sand	Quarry Sand
Gravel/Stone	Quarry Gravel/Stone
Manufacturing Materials	Quarry Manufact Mat
Soil	Quarry Soil
Mine (open cut)	
Black or Brown Coal	MineOpen Coal
Iron Ore	MineOpen Iron Ore
Bauxite	MineOpen Bauxite
Gold	MineOpen Gold
Metals (other than gold)	MineOpen Metals
Precious Stones	MineOpen PrecStones
Uranium	MineOpen Uranium
Non Metals (other than Uranium)	MineOpenNon Metals
Mine (deep shaft)	
Non-metals	MineDeepNon-metals
Black Coal	MineDeep Black Coal
Precious Stones	MineDeep PrecStones
Gold	MineDeep Gold
Metals (other than gold)	MineDeep Metals
Closed Mine Shaft	Closed Mine Shaft

Tailings Dumps	
Tailings Dump (minerals)	TailingsDump Mineral
Tailings Dump (non-minerals)	TailingDumpNoMineral
Well/Bore	
Oil	Well/Bore Oil
Gas	Well/Bore Gas
Water (mineral)	Well Water (mineral)
Water (stock and domestic)	Water (stock&dome)
Water (irrigation)	Water (irrigation)
Disused Bore/Well	Disused Bore/Well
Salt Pan (evaporative)	
Lake - Salt Extraction	Lake – Salt Ext
Man-Made Evaporative Basin	Man-made Evap Salt
Dredging Operations	
Dredging (minerals)	Dredging (minerals)
Dredging (non-minerals)	Dredging non-mineral
Other (Unspecified)	
Extractive less than 2 Metres	ExtractiveLess 2 Mts
Operating mine (Unspecified)	Operating mine unspe
Vacant Land mining (Unspecified)	VacantLand Mine unsp
Primary production	
Native Vegetation	
Vacant Land – Native Vegetation/Bushland	Native Bshland
Vacant Land – Native Vegetation/Bushland with Covenant/Agreement	NatBshland +Agreem
Agriculture Cropping	
General Cropping	
General Cropping (Unspecified)	GenCrop >20ha Unspec
Crop Production – Mixed/Other	Crop – Mixed Other
Crop Production – Other Grains/Oil Seeds	Crop– Other Grains
Crop Production – Wheat	Crop – Wheat

Crop Production – Fodder Crops	Crop – Fodder Crops
Specialised Cropping	Specialised Cropping
Livestock Grazing	
Domestic Livestock Grazing	DomsticLivestockGraz
Non-Native Animals	Non-Native Animals
Native Animals	Native Animals
Livestock Production – Sheep	Livestock - Sheep
Livestock Production – Beef Cattle	Livestock - Beef
Livestock Production – Dairy Cattle	Livestock - Dairy
Mixed Farming and Grazing	
Mixed farming and grazing	
Mixed farming and grazing (Unspecified)	MixedFarm&GrazUnsp
Mixed farming and grazing with infrastructure	MixedFarm + infrast
Mixed farming and grazing without infrastructure	MixedFarm no infrast
Livestock – special purpose fencing, pens, cages, yards or shedding, stables	
Cattle Feed Lot	Cattle Feed Lot
Poultry – Open Range	Poultry – Open Range
Poultry (egg production)	Poultry egg
Poultry (broiler production)	Poultry broiler
Horse Stud/Training Facilities/Stables	
Horse Stud/Training Facilities/Stables (Unspecified)	Horse Unspecified
Horse Stud	Horse Stud
Training Facilities	Horse Training Fac
Stables	Horse Stables
Piggery	Piggery
Kennel/Cattery	Kennel/Cattery
Horticulture Fruit and Vegetable Crops	
Market Garden – Vegetables	MarketGardenVeg <20h
Orchards, Groves and Plantations	Orchard Plantations

Horticulture – Special Purpose Structural Improvements	
Vineyard	Vineyard
Plant/Tree Nursery	Plant/Tree Nursery
Commercial Flower and Plant Growing – (outdoor)	Com Flower&Plant
Glasshouse Plant/Vegetable Production	Glasshouse Plant/Veg
Forestry – Commercial Timber Production	
Softwood Plantation	Softwood Plantation
Hardwood Plantation	Hardwood Plantation
Native Hardwood (standing timber)	Native Hardwood
Aquaculture	
Oyster Beds	Oyster Beds
Fish Farming – Sea Water Based	FishFarming–SeaWater
Yabby Farming	Yabby Farming
Aquaculture Breeding/Research Facilities/Fish Hatchery	Aquaculture Breeding
Infrastructure and utilities (industrial)	
Vacant	
Vacant Land	Utilities Vac Land
(Unspecified) – Transport, Storage, Utilities and Communication	Unsp–TranspStorUtil
Gas or Fuel	
Gas or Fuel Wells	Gas or Fuel Wells
Gas or Fuel Production/Refinery	GasFuel Prod/Refine
Gas or Fuel Storage	Gas or Fuel Storage
Gas or Fuel Transmission Pipeline (through easements, freehold and public land)	Gas Trans Pipeline
Gas or Fuel Distribution/Reticulation Pipelines (through easements, freehold and public land)	GasFuel Dist/Ret Pip
Electricity	
Electricity Power Generators – Fuel Powered(brown coal, black coal, natural steam, gas, oil, nuclear)	ElectPowerGenerator
Hydro Electricity Generation	Hydro ElectGenerat
Wind Farm Electricity Generation	WindFarmElectricity

Electricity Substation/Terminal	Electric Substation
Electricity Transmission Lines (through easements, freehold and public land)	Electric Trans Lines
Electricity Distribution/Reticulation Lines (through easements, freehold and public land)	ElectricDistribLines
Solar Electricity Generation	Solar Elect Generat
Waste Disposal, Treatment and Recycling	
Refuse Incinerator	Refuse Incinerator
Refuse Transfer Station	RefseTransferStation
Sanitary Land Fill	Sanitary Land Fill
Refuse Recycling	Refuse Recycling
Hazardous Materials/Toxic Storage Centre	Hazardous/ToxicStore
Toxic By-product Storage and Decontamination Site	ToxicByProductStore
Sewerage/Stormwater Treatment Plant Site	Sewerage/StormTreat
Sewerage/Stormwater Pump Stations	Sewerage/StormPump
Sewerage/Stormwater Pipelines (through easements, freehold and public land)	
Sewerage/Stormwater Pipelines (through easements, freehold and public land) (Unspecified)	Sewerage/StormUnsp
Public Utility – Drainage	PublicUtilityDrainag
Public Utility – Sewerage	PublicUtilitySewerag
Reserve for Drainage or Sewerage Purposes	Reserve for Drainage
Retarding Basin	Retarding Basin
Water Supply	
Water Catchment Area	Water Catchment Area
Water Catchment Dam/Reservoir	WaterCatchDamReser
Water Storage Dam/Reservoir (Non-Catchment)	WaterStorageDamRes
Water Treatment Plant	WaterTreatmentPlant
Water Storage Tanks, Pressure Control Towers and Pumping Stations	Water Storage Tanks
Major Water Conduits	Major Water Conduits
Water – Urban Distribution Network (through easements, freehold and public land)	WaterUrbanDistribut

Transport – Road Systems	
Freeways	Freeways
Main Highways (including national routes)	Main Highways
Secondary Roads	Secondary Roads
Suburban and Rural Roads	Suburban&Rural Road
Closed Roads	Closed Roads
Reserved Roads	ReservedRoads
Bus Maintenance Depot	BusMaintenanceDepot
Bus Interchange Centre/Bus Terminal	BusInterchangeCentre
Designated Bus/Taxi Stops/Stands/Shelters	DesignatedBus/Taxi
Weighbridge	Weighbridge
Transport – Rail and Tramway Systems	
Railway Line in use	Railway Line in use
Railway Switching and Marshalling Yards	Railway Switching
Railway Maintenance Facility	Railway Maintenance
Railway Passenger Terminal Facilities (including stations)	RailwayPassengerTerm
Railway Freight Terminal Facilities	Railway Freight Term
Tramway/Light Rail Right of Way and Associated Track Infrastructure	Tramway/Light Rail
Tramway Maintenance /Terminal Storage	Tramway Maintenance
Tram Stopping Facilities	TramStoppingFacility
Railway/Tramway Line Closed/Unused	Railway/TramClosed
Transport – Air	
Airfield (includes associated open space)	Airfield incOpenSpac
Airstrip	Airstrip
Airport Traffic Control Centre	AirportTrafficContro
Airport Hangar Building	Airport Hangar Build
Airport Terminal Building – Passengers	AirportTermPassenger
Airport Terminal Building – Freight	AirportTermFreight
Heliport	Heliport

Transport – Marine	
Port Channel	Port Channel
Port Dock / Berth	Port Dock/Berth
Port Wharf / Pier and Apron - Cargo	PortWharf/Pier Cargo
Wharf – Storage Sheds	Wharf – Storage Shed
Wharf – Passenger Terminal and Ferry Pier Facilities	Wharf–Passenger Term
Piers, Storages and Slipways	Piers/Storages/Slipw
Ramps and Jetties	Ramps and Jetties
Marinas and Yacht Clubs	Marinas & Yacht Club
Dockyard, Dry Dock and/or Ship Building Facility	Dockyard,Dry Dock
Lighthouse and Navigation Aids	Lighthouse&Navigate
Communications, including Print, Post, Telecommunications and Airwave Facilities	
Post Offices	Post Offices
Postal Exchange/Mail Sorting Centres	Postal Exchange/Mail
Post Boxes	Post Boxes
Telecommunication Buildings / Maintenance Depots	TelecomBuildings
Telecommunication Towers and Aerials	
Telecommunication Towers and Aerials (Unspecified)	TelecomTowers Unspec
Telecommunication Tower	Telecom Tower
Telecommunication Aerial	Telecom Aerial
Cable Lines, Conduits, Special Purpose Below Street Level Communication Line Tunnels – not sewers	Cable Lines,Conduit
Television/Radio Station - Purpose Built	TV/Radio Station
Printing Works/Press	Printing Works/Press
Telephone Exchange - Purpose Built	Phone Exchange
Community services	
Vacant or Disused Community Services Site	
Vacant Health Services Development Site	Vac Health Ser Site
Vacant Education and Research Development Site	Vac Edu & Res Site
Vacant Justice and Community Protection Development Site	Vac Justice&Com Site
Vacant Religious Purposes Development Site	Vac Religious Site

Vacant Community Services Development Site	Vac Com Service Site
Vacant Government Administration Development Site	Vac Gov Admin Site
Vacant Defence Services Development Site	Vac Defence Site
Cemetery	Cemetery
Health	
Public Hospital	Public Hospital
Private Hospital	Private Hospital
Welfare Centre	Welfare Centre
Community Health Centre	Community Health Cen
Centre for the Mentally Ill	Centre Mentaly ill
Day Care Centre for Children	Day Care Centre
Education and Research	
Early Childhood Development Centre – Kindergarten	
Early Childhood Development Centre – Kindergarten (Unspecified)	Child Centre Unsp
Early Childhood Development Centre	Early Childhood Cent
Kindergarten	Kindergarten
Pre-School	Pre-School
Child Welfare and Pre-School	Child Welfare&Pre
Government School	
Government School (Unspecified)	Gov School (Unsp)
Primary School	Gov Primary School
Secondary School/College	Gov Secondary School
Combined Primary/Secondary	Gov Combine Prim/Sec
Technical School	Gov Technical School
Playing Fields and sporting facilities	Gov Fields Sport Fac
School Camps	School Camps
Non Government School	
Non Government School (Unspecified)	NonGov School Unsp
Primary School	NonGov Primary
Secondary School/College	NonGov Secondary
Combined Primary/Secondary	NonGov Combined
Technical School	NonGovTech School

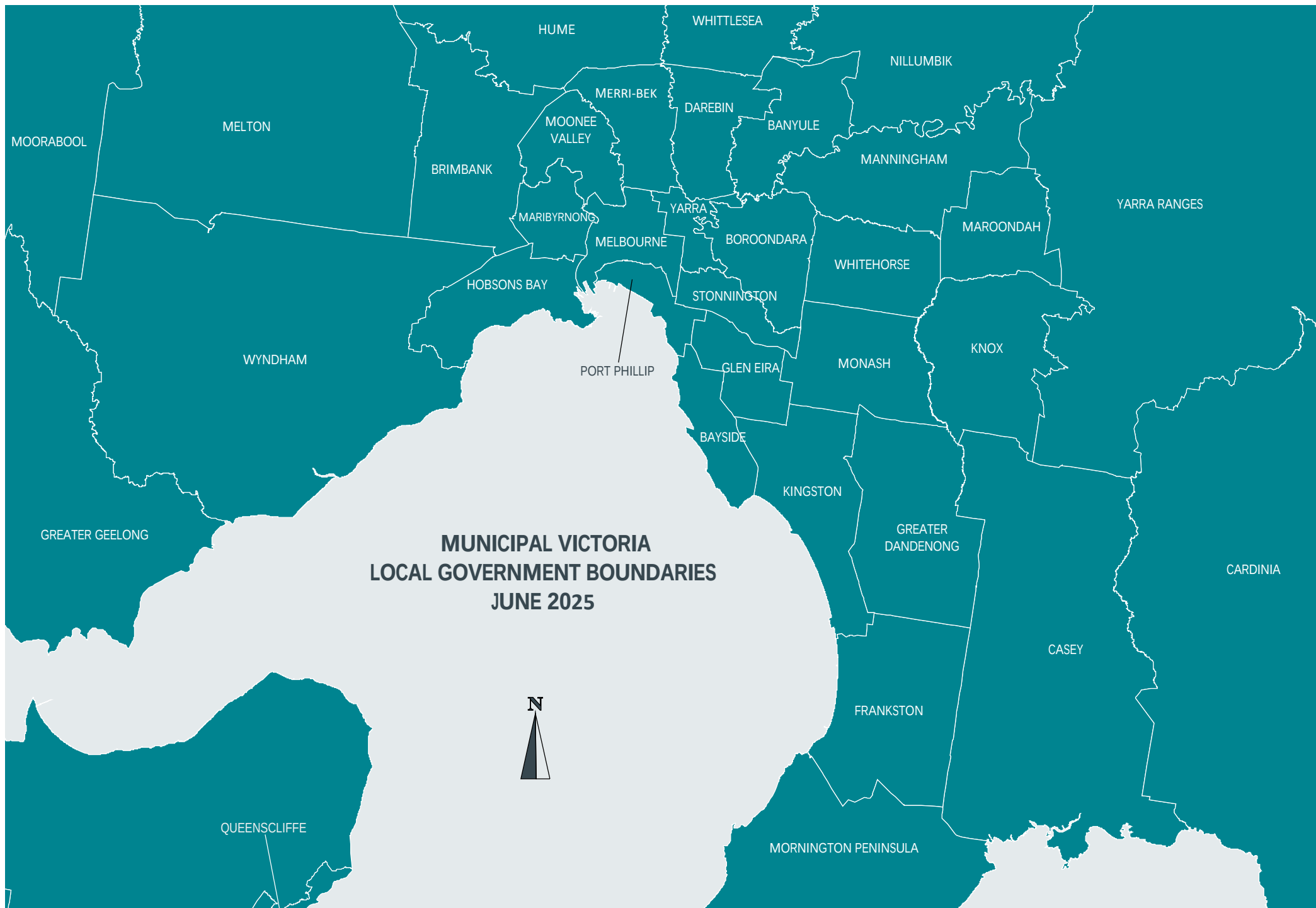
Playing Fields and sporting facilities	NonGov Fields Sport
Special Needs School	Special Needs School
University	University
Technical and Further Education	Technical&Further Ed
Research Institute – Public	Research Ins – Pub
Observatory	Observatory
Residential College/Quarters – Defence forces	Res College/Quarters
Justice and Community Protection	
Police Facility	Police Facility
Court Facility	Court Facility
Prison/Detention Centre/Goal Complex/Corrective Institution	Prison/Detention
Fire Station Facility	Fire Station
Ambulance Station Facility	Ambulance Station
Emergency Services Complex	Emergency Serv Comp
Community Protection and Services Training Facility	Community Protection
Religious	
Place of Worship	Place of Worship
Religious Hall	Religious Hall
Religious Residence	Religious Residence
Religious Study Centre	Religious Study Cent
Community Service and Sporting Clubrooms and Halls	
Halls and Service Clubrooms	Halls&Service Rooms
Rural and Community Camps	Rural&Comm Camps
Community Facility	Community Facility
Government Administration	
Parliament House	Parliament House
Government House	Government House
Local Government	Local Government
Civic Buildings	Civic Buildings
Defence Services/Military Base	
Army Barracks/Administration Base	Army Barracks/Admin

Army Maintenance Depots	Army Maintenance Dep
Army Field Camps and Firing Ranges	Army Field Camps&FR
Naval Base/Administration Base	Naval Base/Admin
Naval Specialised Facilities – Ground Based	Naval Spec-Grnd Base
Naval Specialised Facilities – Water Based	Naval Spec-Wter Base
Air Force Base/Administration	Air Force Base/Admin
Airstrip and Specialised Facilities	Airstrip&Specialised
Munitions Storage Facility	Munitions Storage
Other Community service facilities	
Public Conveniences	Public Conveniences
(Unspecified) – Public, Education and Health Improved	Public,Ed,Health Imp
(Unspecified) – Public, Education and Health vacant	Public,Ed,Health Vac
Animal Shelter	Animal Shelter
Sport, Heritage and Culture	
Vacant Land	
Vacant Site - Sporting Use	Vac Site – Sporting
Vacant Site - Heritage Application	Vac Site – Heritage
Vacant Site - Cultural Use	Vac Site – Cultural
State/Regional Sports Complex	
Major Sports Complex	MajorSportsComplex
Major Indoor Sports Complex	Major Indoor Sports
Outdoor/Indoor Sports Complex - non major	OutdoorSport Complex
Outdoor Sports - Extended Areas/Cross Country	OutdoorSportCountry
Aquatic Complex	Aquatic Complex
Water Sports – Outdoor	WaterSport–Outdoor
Motor Racing Tracks/Speedways	Motor Racing Tracks
Racecourse/Tracks	Racecourse/Tracks
Ski Fields	Ski Fields - Comm
Local Sporting Facilities	
Indoor Sports Centre	
Indoor Sports Centre (Unspecified)	IndoorSportCent Unsp

Squash Courts	Squash Courts
Gymnasium/Health Club	Gymnasium/Health
Indoor Sports Complex	Indoor Sport Complex
Bowling Alley	Bowling Alley
Outdoor Sports Grounds town or suburban facilities	
Outdoor Sports Grounds town or suburban facilities (Unspecified)	OutdoorSportGrndUnsp
Tennis Club	Tennis Club
Bowling Club	Bowling Club
Outdoor Park and Facilities	Outdoor Park and Fac
Outdoor Sports – Extended Areas/Cross Country	Outdoor–CrossCountry
Swimming Pools/Aquatic Centres	SwimmingPool/Aqua
Water Sports – Outdoor	WaterSport–Outdoor
Motor Race Tracks/Speedways	Motor Race Speedway
Aero Club Facility	Aero Club Facility
Ski Fields	Ski Fields
Equestrian Centre	Equestrian Centre
Bike Track/Walking Trails	Bike Tk/Walking Tk
National/State Cultural Heritage Centres	
Library/Archives	National Library
Museum/Art Gallery	National Museum
Cultural Heritage Centre	National Culture
Wildlife Zoo	NationalWildlifeZoo
Aquarium	National Aquarium
Botanical Gardens	Nat BotanicalGdns
Monument/Memorial	Nat Monum/Memorial
Culture, recreation and sport	Culture,Rec&Sport
Local Cultural Heritage Sites, Memorials and Monuments	
Library/Archives	LocalLibrary/Archive
Museum/Art Gallery	Local Museum/Gallery
Cultural Heritage Centre	Local CulturalCentre
Wildlife Zoo/Park/Aquarium	Local Wildlife Zoo
Parks and Gardens	Local Parks&Gardens

Monument/Memorial	Local Monum/Memorial
Local Recreation – Other	
Bathing Boxes	Bathing Boxes
Boat Sheds	Boat Sheds
National parks, conservation areas, forest reserves and natural water reserves	
Reserved Land	
Vacant Land (future reserve etc.)	VacLnd FutureReserve
Nature Reserve	
Nature Reserve	Nature Reserve
Wilderness Area	
World Heritage Area	World Heritage Area
Local Wilderness Area	LocalWilderness Area
National Park (Land and Marine)	
National Park - Land	National Park – Land
National Park - Marine	National Park–Marine
Natural Monument/Feature	
Natural Monument - Land	Nat Monument–Land
Natural Monument - Marine	Nat Monument-Marine
Natural Forests and Forest Reserves	
Forest Reserves - Public	ForestRes–Public
Forest Reserves - Private	Forest Res–Private
Conservation Area	
Conservation Area - Public	Conservation–Public
Conservation Area - Private	Conservation–Private
Protected Landscape/Seascape	
Protected Landscape - Public	PrtcLdscapePublic
Protected Landscape - Private	PrtcLdscapePrivate
Protected Seascape - Public	PrtcSeascapePublic
Protected Landscape - Private	PrtcSeascapePrivate

Wetlands	
River Reserve (fresh water)	RiverRes(freshWater)
Creek Reserve (fresh water)	CreekRes(freshWater)
River Reserve (salt water)	RiverRes (saltWater)
Creek Reserve (salt water)	CreekRes (saltWater)
Floodway Reserve	Floodway Reserve
Fresh Water Lake Reserve	Fresh Water Lake Res
Salt Water Lake Reserve	Salt Water Lake Res
Inland Low Lying Tidal Estuary Wetlands Reserve	InlandTidal Wetlands
Seabed - Open Sea/Ocean/Bays	Seabed–OpenSea/Ocean
Game/Fauna Reserves	
Game Reserve – Public	Game Res – Public
Game Reserve – Private	Game Res – Private

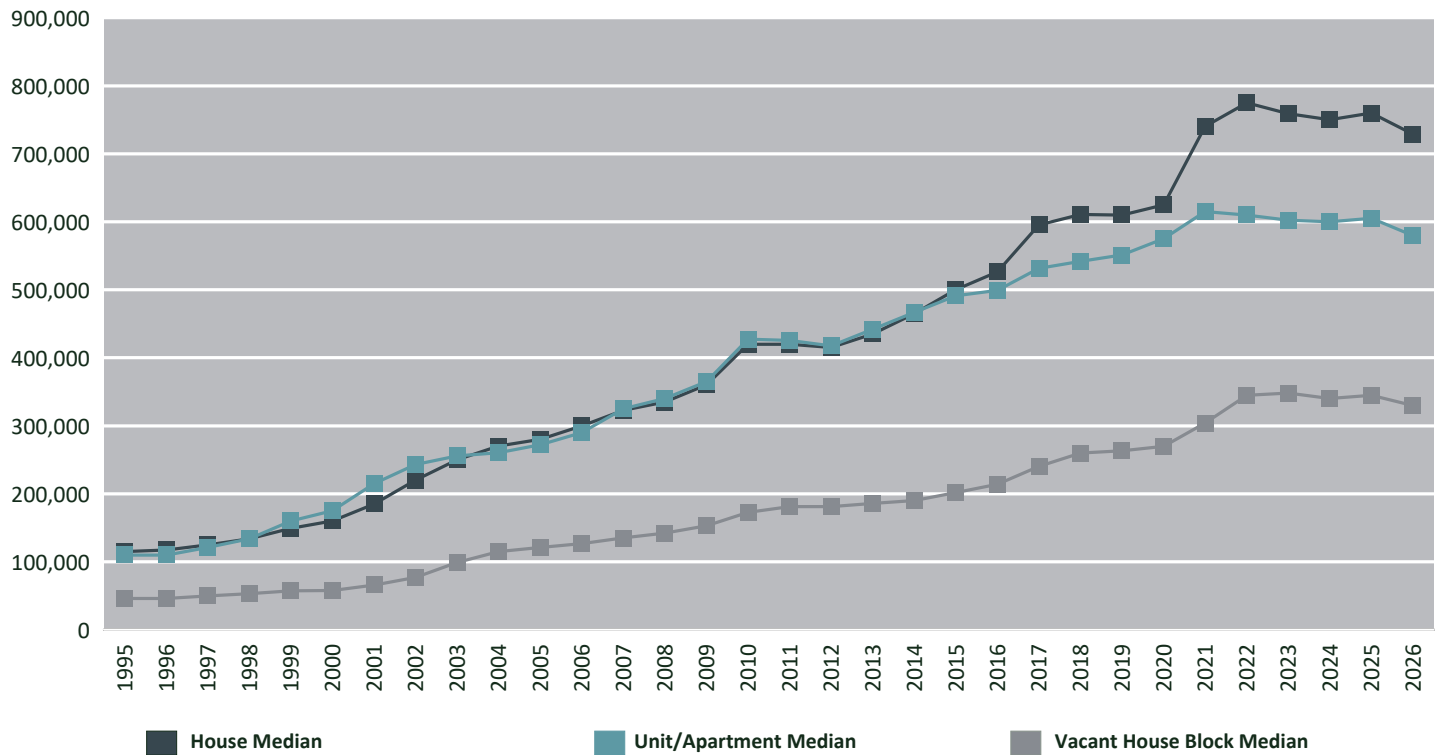


**MUNICIPAL VICTORIA
LOCAL GOVERNMENT BOUNDARIES
JUNE 2025**



Victoria

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	60,629	115,000	140,583	19,275	110,000	135,597	17,153	46,000	59,126
1996	63,363	117,250	143,154	22,299	110,000	137,979	16,094	46,000	55,970
1997	76,578	125,000	158,497	30,366	121,000	152,185	22,092	50,000	61,438
1998	72,861	133,500	169,565	28,633	133,500	164,536	22,266	53,000	64,056
1999	77,211	149,000	191,234	33,681	160,000	197,213	28,013	57,500	66,887
2000	81,161	160,000	203,826	33,778	175,000	215,771	22,277	57,950	62,747
2001	94,484	185,000	234,962	41,793	215,000	252,215	35,463	65,900	72,808
2002	90,921	220,000	271,101	37,136	243,000	283,709	34,155	77,000	83,134
2003	88,785	250,000	308,351	35,248	255,900	300,189	34,390	99,000	107,301
2004	78,350	270,000	328,324	30,343	260,500	306,329	21,934	114,900	119,689
2005	81,029	280,000	348,493	33,366	272,000	317,596	21,279	121,000	126,756
2006	78,153	300,000	381,697	35,160	290,000	347,885	22,427	126,500	136,063
2007	92,774	322,780	433,318	47,386	325,000	390,049	28,564	135,000	142,937
2008	73,513	335,000	436,667	36,255	340,000	387,955	22,794	142,000	146,907
2009	84,823	360,100	460,143	46,468	365,000	412,642	32,891	153,000	156,134
2010	78,070	420,000	540,181	44,675	427,500	482,114	30,320	172,500	179,918
2011	69,623	420,000	537,711	38,186	425,297	480,298	21,074	181,000	192,109
2012	67,903	415,000	525,714	37,910	417,500	467,308	17,696	181,000	190,410
2013	77,911	435,000	566,844	46,574	442,000	495,752	21,183	186,000	197,921
2014	83,883	465,000	618,138	55,041	467,000	520,755	24,571	190,000	203,705
2015	91,219	500,000	685,484	58,320	491,000	559,366	29,110	202,000	215,792
2016	87,654	526,500	713,528	51,640	499,000	582,110	35,771	214,000	224,459
2017	91,188	595,473	779,310	53,460	531,300	619,428	42,844	240,000	251,969
2018	79,294	611,000	780,139	40,961	542,000	620,053	30,744	260,000	269,773
2019	76,256	610,000	775,357	37,406	551,000	641,694	22,659	263,000	275,210
2020	73,758	625,000	801,435	34,183	575,000	650,512	41,370	269,900	279,773
2021	104,915	740,000	973,472	52,404	615,000	718,067	59,387	304,000	319,316
2022	82,807	775,000	1,017,149	43,167	610,000	721,185	23,926	345,000	369,652
2023	77,801	759,000	1,005,936	43,549	602,510	720,923	14,402	348,000	385,577
2024	88,830	750,000	996,846	48,523	600,000	702,289	17,104	340,000	378,524
2025	103,033	760,000	979,619	52,080	605,000	701,677	20,410	345,000	378,871
2026	13,851	729,000	847,813	7,627	580,000	643,637	2,363	330,000	353,090

Statistics for 2026 are based on a small number of sales and are preliminary only.

VICTORIA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/sm)	(sm)			(sm)	(\$/sm)
Advertising Sign Uns	4	844025	1075000	3401.92	362.50	56.28<	651.52<	2328.25	362.51
Apartment Hotel Comp	1	10850000	10850000	16666.67	651.00	ND	480.73<	651.00	16666.67
Automatic Teller	1	3850	3850	3.17	1213.00	ND	ND	1213.00	3.17
Bank	5	2577600	1435000	19040.70	344.00	52.09<	117.14<	329.80	7815.65
Bed and Breakfast	6	1242500	1037500	818.09	1848.50	109.21<	76.15<	87723.50	14.16
Bottle Shop/Licensed	5	3353164	1400000	2486.08	395.00	186.67<	9.49<	530.67	1841.71
Brothel	5	1311500	1430000	1944.44	900.00	82.18<	84.74<	808.20	1622.74
Café	31	1164143	870000	995.16	684.50	122.54<	101.64<	3742.43	319.47
Car Wash	6	3685833	2585000	2183.62	1209.00	102.27<	159.08<	1374.00	1607.71
CarPark – OpenAir	1	444357	444357	657.33	676.00	46.49<	227.93<	676.00	657.33
CarPark – UnderCover	37	32788	30000	6.96	2872.00	100.00<	88.24<	3814.47	7.49
Club–Gaming–Stand	1	3574998	3574998	3618.42	988.00	ND	ND	988.00	3618.42
Convenience/FastFood	5	2349977	1005000	603.49	1400.00	ND	69.91<	1361.20	1726.40
Crematorium/Funeral	3	1425000	1300000	584.53	2224.00	241.86<	130.00<	2909.67	489.75
Dental Clinic	13	1253033	1195000	1159.66	595.00	124.35<	119.50<	895.77	1398.84
Dev Site	185	3004642	1100000	345.85	2024.00	79.37<	98.91<	11388.03	258.39
Diagnostic/X-ray	1	2390000	2390000	3195.19	748.00	45.94<	163.14<	748.00	3195.19
Display Yard	2	2475000	2475000	1593.13	1736.00	271.08<	160.71<	1736.00	1425.69
Fuel Outlet/Garage	31	3812516	3100000	185.38	1888.00	179.19<	243.14<	2137.96	1574.40
Ground Level Parking	19	2014296	409091	227.27	1540.00	129.66<	309.92<	2447.07	968.63
Guest/BackPack Unsp	5	1496200	1550000	431.03	1044.00	15.50<	73.81<	3087.40	484.61
Health Clinic Unsp	150	2324148	1291500	2589.71	770.50	99.35<	86.10<	1518.30	1428.86
Health Surgery	25	2108940	1475000	1566.58	766.00	134.09<	118.47<	979.43	2022.40
Holiday Units	11	148787	100000	582.85	158.50	95.24<	41.67<	2741.83	55.53
Hotel	16	1372187	922500	977.45	3261.00	105.73<	129.02<	4330.63	316.86
Hotel-Gaming	3	14031236	10148492	2564.78	2782.00	ND	444.72<	3602.00	3895.40
Hotel/Motel Unsp	61	9113136	1650000	357.14	2730.00	98.51<	136.52<	6065.73	919.17
Indiv CarPark Unspe	31	386754	47000	9.39	2023.00	142.42<	124.50<	2215.10	215.81
Kiosk	1	177191	177191	199.54	888.00	ND	141.75<	888.00	199.54
Licensed Restaurant	11	1399863	970000	1988.07	503.00	86.41<	62.58<	891.67	1744.36
Licensed Ret Prem	1	291500	291500	653.59	446.00	15.54<	83.29<	446.00	653.59
Live Ent-Major Multi	1	9552300	9552300	4304.78	2219.00	ND	272.92<	2219.00	4304.78
LowRise Office Build	23	4431641	652000	823.20	530.50	39.52<	54.86<	4405.82	1047.69
Medical/Surgery	19	1528842	1500000	1150.31	652.00	133.33<	139.47<	725.11	2108.44
Mixed Use Office	17	925194	925000	1164.98	1085.00	217.65<	168.11<	4116.69	224.67
Mixed Use Shop	12	1063136	800500	1546.92	398.00	94.29<	55.17<	876.70	907.30
Mixed Use Studio	3	2441666	800000	17699.12	339.00	80.00<	85.56<	452.00	5401.92
Mixed Use Unspec	230	3359836	962500	1406.05	511.00	98.72<	128.33<	2055.60	1837.33
Motel	14	2082071	1850000	777.93	2793.50	115.81<	127.59<	2805.36	742.18
Multi Use FuelOutlet	4	11062500	10740000	909.67	23382.00	914.04<	381.04<	23382.00	909.67
Multi-Lvl Offic Unsp	29	2253501	396000	71.20	5330.00	79.20<	44.04<	8393.31	268.49
Multi-storey CarPark	15	5230561	130000	40.42	1979.00	180.56<	2.22<	1996.60	5713.21
National Co Rest	14	3994667	3680000	2612.01	2255.00	94.36<	306.67<	2909.93	1372.77
National Co Ret Unsp	14	7162092	4612150	5253.40	1914.00	172.26<	85.41<	4580.46	1527.38
Office & Dwelling	5	1167800	1270000	1150.00	400.00	92.87<	135.83<	376.80	3099.26
Office Cvrt Dwelling	14	958535	801000	2072.86	421.50	110.48<	118.67<	494.21	1939.51
Office Premises Uns	753	2879344	770000	894.46	703.00	105.37<	111.03<	1747.96	1243.86
Plant/Tree Nursery	4	1132500	682000	42.35	19355.50	23.32<	46.78<	17191.25	65.88
Pub	6	10025000	6000000	10407.95	436.50	153.85<	67.26<	489.17	20494.04
Pub/Tavern/Club Unsp	66	2529373	1282500	2022.06	1224.00	103.43<	78.20<	110774.02	21.50
Reception/Function	2	3170000	3170000	1021.18	24821.50	140.89<	113.21<	24821.50	127.71
Restaurant	33	1681166	1640000	4882.92	378.50	105.81<	109.74<	2066.06	818.71
Retail Mult Occ Unsp	228	2570353	1015000	3416.59	265.00	85.22<	79.76<	1004.33	1546.41
Retail Sgle Occ Unsp	1370	1308942	777500	4170.88	280.00	94.24<	92.62<	1584.82	781.94
Retail Store/Showrm	23	2221521	1870000	1864.89	772.00	87.38<	62.33<	1042.18	2123.82
Serv Apt/Unit Unsp	280	538543	275000	158.93	1400.00	88.00<	80.41<	4607.88	144.21
Serviced Apartments	14	417839	340000	105.25	3563.00	115.25<	89.01<	3273.33	140.63
Serviced Office	2	1190000	1190000	8888.89	207.00	360.61<	400.67<	207.00	8888.89
Shop	175	1157992	800000	2620.09	229.00	111.11<	94.12<	1590.59	706.75
Shop & Dwelling	50	1089320	905000	4321.58	214.50	110.16<	96.02<	632.66	1721.81
Shop Cnt SubRegional	3	44538333	2500000	1052.03	40062.50	ND	ND	40062.50	1653.67
Shopping Centre Unsp	32	39746381	902500	354.27	1893.00	150.54<	41.02<	201895.23	182.50
Strata/Subdiv Office	91	425389	275000	33.81	4375.00	132.53<	103.77<	7324.31	56.42
Supermarket	9	5284444	3475000	384.01	1263.00	129.91<	51.03<	1811.11	2917.79
Timber Yard/Supplies	3	34833333	49500000	1488.76	35600.00	2119.91<	2062.50<	25120.00	1386.68
Tourist Park/Caravan	18	3052828	2150000	34.32	24977.50	114.97<	97.73<	42688.13	77.37
Vehicle Rental Centr	2	2012000	2012000	2353.33	855.50	ND	ND	855.50	2351.84
Vehicle Sales Centre	26	4259421	1838000	862.26	1786.00	34.36<	112.14<	2703.80	1317.33
Veterinary Clinic	16	1418125	1205000	397.89	1043.00	100.84<	123.46<	1320.87	1087.67

VICTORIA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	17	5537921	5350000	2147.48	1962.50	94.69<	82.88<	2236.25	2375.63
Civic Buildings	1	2475000	2475000	1163.06	2128.00	ND	3093.75<	2128.00	1163.06
Community Facility	3	2676666	1500000	1728.91	723.00	75.00<	ND	1607.67	1664.94
Community Health Cen	4	2464250	1128500	4233.61	787.00	376.17<	10.97<	1076.00	2290.20
Day Care Centre	43	4991141	5035000	4479.48	1706.00	91.69<	129.10<	1919.60	2634.72
Early Childhood Cent	1	4200000	4200000	2050.78	2048.00	ND	146.09<	2048.00	2050.78
Fire Station	1	1050000	1050000	642.20	1635.00	972.22<	103.75<	1635.00	642.20
Gov School (Unsp)	3	13993693	8283000	9339.25	1714.00	176.33<	2619.13<	1714.00	9830.24
Halls&Service Rooms	13	587276	235000	180.91	1006.00	268.57<	91.26<	1139.23	515.50
NonGov School Unsp	2	19660000	19660000	3999.00	4126.00	111.70<	ND	4126.00	4764.91
Place of Worship	40	1620269	680000	383.72	2021.50	77.27<	107.85<	3287.92	491.68
Private Hospital	1	7700020	7700020	1058.86	7272.00	87.40<	36.49<	7272.00	1058.86
Religious Hall	2	350000	350000	270.55	1329.50	15.02<	ND	1329.50	263.26
Religious Residence	2	2497500	2497500	5059.40	455.50	131.45<	260.97<	455.50	5482.99
Religious Study Cent	2	2342500	2342500	70.44	4046.00	ND	ND	4046.00	70.44
School Camps	2	5150000	5150000	7.40	738961.50	ND	11.78<	738961.50	6.97
Technical&Further Ed	6	7232500	4936250	6618.45	1313.50	569.68<	32.07<	15508.83	466.35
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Extlnd Manufact Mat	1	14710000	14710000	213.13	69020.00	ND	ND	69020.00	213.13
Quarry Gravel/Stone	7	1320694	1045862	14.04	116733.00	11.86<	85.38<	146952.50	7.80
Quarry Manufact Mat	3	6683333	8927000	47.71	195396.00	ND	427.13<	138809.67	48.15
Quarry Sand	2	6756000	6756000	61.00	105319.50	193.03<	ND	105319.50	64.15
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	2	465000	465000	24.67	22500.00	232.50<	ND	22500.00	20.67
Concrete Batch Plant	1	1320000	1320000	10.86	121500.00	220.00<	66.00<	121500.00	10.86
Coolstore/Coldstore	6	906583	795000	118.74	1457.00	20.92<	222.38<	3645.80	161.42
Factory	83	923901	680000	4487.25	353.00	107.94<	94.44<	520.39	1943.15
Factory Unit	83	946209	750000	3494.98	250.50	102.74<	112.15<	23618.09	40.87
Factory Unsp	1527	1752606	962500	2608.40	655.00	101.32<	116.67<	2802.92	623.42
Food ProcessingDairy	1	630000	630000	700.00	900.00	ND	ND	900.00	700.00
Food ProcessingUnsp	6	14080000	509750	44.78	1340.00	22.16<	23.17<	32881.60	437.81
Garage/Motor Vehicle	12	1287500	600000	666.20	773.50	40.08<	71.43<	6858.67	187.72
Hard/Storage Yard	5	1409900	1500000	532.17	4228.00	81.08<	61.70<	32793.60	42.99
Ind Dev Site	360	2400800	1110752	467.06	1798.50	100.98<	97.61<	9768.41	245.92
Ind Land Building S0	5	1447000	1425000	1993.01	715.00	118.01<	79.17<	2051.00	705.51
Office/Factory	121	3036051	1800000	1670.00	1000.00	86.12<	90.91<	2982.17	1029.81
OpenStorageUnspec	21	4563603	1300000	266.31	3379.50	207.58<	260.00<	8135.00	635.76
Rendering Plant	1	539000	539000	169.12	3187.00	7.35<	7.86<	3187.00	169.12
Sawmill	2	262500	262500	12.91	182950.00	73.43<	33.87<	182950.00	1.43
Stock Sales Yards	1	20300000	20300000	98.44	206220.00	73.82<	ND	206220.00	98.44
Storage Depot	9	5085155	1975000	11.45	11000.00	108.67<	246.88<	14474.33	351.32
Tannery/Skins Depot	2	7790000	7790000	809.13	9726.50	ND	147.26<	9726.50	800.90
Warehouse	38	742439	597927	4942.62	163.50	93.24<	99.65<	1124.31	670.71
Warehouse Store	29	1336455	299000	7249.00	498.00	151.39<	135.43<	3880.44	365.34
Warehouse Unspec	1239	2271923	873400	2249.62	639.00	99.14<	111.05<	3419.99	660.52
Warehouse/Factory	102	2291620	1089000	1454.99	653.00	90.75<	103.13<	1508.11	1404.24
Warehouse/Office	162	2302807	970000	4750.00	400.00	83.62<	94.28<	2671.80	844.22
Warehouse/Showroom	33	1936918	925000	3570.67	340.00	88.10<	136.73<	4228.96	320.74
Workshop	11	1560954	1290000	1993.87	326.00	96.45<	238.89<	842.36	1853.06
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
BusMaintenanceDepot	1	33540000	33540000	645.00	52000.00	ND	411.54<	52000.00	645.00
Closed Roads	19	165054	13750	2632.91	116.00	43.61<	34.25<	14722.60	20.01
ElectPowerGenerator	1	17116	17116	0.18	93081.00	ND	5.39<	93081.00	0.18
Phone Exchange	1	264000	264000	1300.49	203.00	3.78<	ND	203.00	1300.49
Post Offices	9	611500	530000	761.27	633.00	113.37<	66.88<	782.75	690.43
Refuse Recycling	1	799000	799000	105.73	7557.00	ND	245.85<	7557.00	105.73
Sewerage/StormUnsp	1	21500	21500	1.38	15581.00	73.76<	26.88<	15581.00	1.38
Suburban&Rural Road	1	27500	27500	220.00	125.00	ND	18.18<	125.00	220.00
Telecom Tower	1	27000000	27000000	11622.90	2323.00	ND	514.77<	2323.00	11622.90
TelecomTowers Unspec	1	1140000	1140000	701.11	1626.00	71.25<	42.94<	1626.00	701.11
Utilities Vac Land	4	1772996	1268993	20.37	540.00	741.02<	6031.34<	61784.00	36.16
WindFarmElectricity	1	2500000	2500000	48.64	51400.00	ND	ND	51400.00	48.64
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation-Private	1	3575	3575	2.77	1292.00	ND	1.83<	1292.00	2.77

VICTORIA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	4	1068062	561124	1.81	288900.00	106.88<	ND	270214.33	1.88
Crop – Fodder Crops	5	614400	592000	2.50	283600.00	57.76<	76.39<	289484.60	2.12
DomsticLivestockGraz	360	1474445	755000	1.26	387563.00	84.83<	89.74<	564912.62	2.64
GenCrop >20ha Unspec	351	1888929	1200000	1.61	1149600.00	95.24<	113.28<	1900957.09	0.97
Glasshouse Plant/Veg	1	1350000	1350000	45.00	30000.00	ND	65.69<	30000.00	45.00
Hardwood Plantation	3	1606790	1126300	0.55	1077000.00	52.03<	51.20<	1394133.33	1.15
Horse Unspecified	17	3076176	2600000	10.68	327800.00	156.63<	106.12<	404899.00	7.60
Kennel/Cattery	6	1298333	1430000	60.20	23710.00	71.50<	ND	24988.50	51.96
Livestock – Beef	208	1945108	1094000	4.21	415800.00	86.65<	91.17<	620555.58	3.09
Livestock – Dairy	163	1921538	1454940	3.30	540000.00	101.86<	112.88<	755761.88	2.52
Livestock – Sheep	75	1598928	831500	2.15	534750.00	90.63<	84.69<	931045.82	1.52
MarketGardenVeg <20h	11	2148636	1380000	7.33	188140.00	102.22<	61.88<	261179.44	3.97
MixedFarm + infrast	267	1617352	1225000	2.53	484000.00	94.23<	94.23<	765188.39	2.11
MixedFarm no infrast	61	1307691	900000	0.69	614600.00	90.00<	88.43<	1258629.39	1.04
MixedFarm&GrazUnsp	643	1681626	1114109	1.51	460400.00	97.02<	97.73<	996445.65	1.63
Native Animals	2	4475000	4475000	18.35	176786.00	639.29<	165.43<	176786.00	25.31
Native Bshland	40	607026	387500	3.16	194600.00	109.15<	101.97<	522740.49	1.26
Native Hardwood	7	393571	380000	0.59	472600.00	90.48<	70.05<	776530.00	0.51
Non-Native Animals	2	2350000	2350000	2.75	870096.50	97.92<	364.34<	870096.50	2.70
Orchard Plantations	32	1882445	975000	8.32	190000.00	84.78<	114.88<	1131891.03	1.69
Piggery	5	1142600	925000	6.46	143100.00	126.28<	89.48<	208816.60	5.47
Plant/Tree Nursery	10	675933	682000	42.35	19355.50	23.32<	46.78<	63708.90	10.61
Poultry – Open Range	13	14153588	2000000	1.35	400047.00	30.19<	380.95<	855004.89	9.76
Poultry broiler	10	5295000	4320000	19.83	130000.00	127.06<	175.14<	461034.00	11.49
Poultry egg	1	2500000	2500000	51.48	48562.00	53.13<	208.33<	48562.00	51.48
Softwood Plantation	19	1228509	884701	0.52	1290000.00	169.32<	136.11<	1279579.05	0.96
Specialised Cropping	6	1790875	1725000	1.91	941000.00	144.35<	172.50<	1116966.67	1.60
Vineyard	65	1138203	740000	11.90	117600.00	83.15<	110.28<	253721.52	4.49

VICTORIA

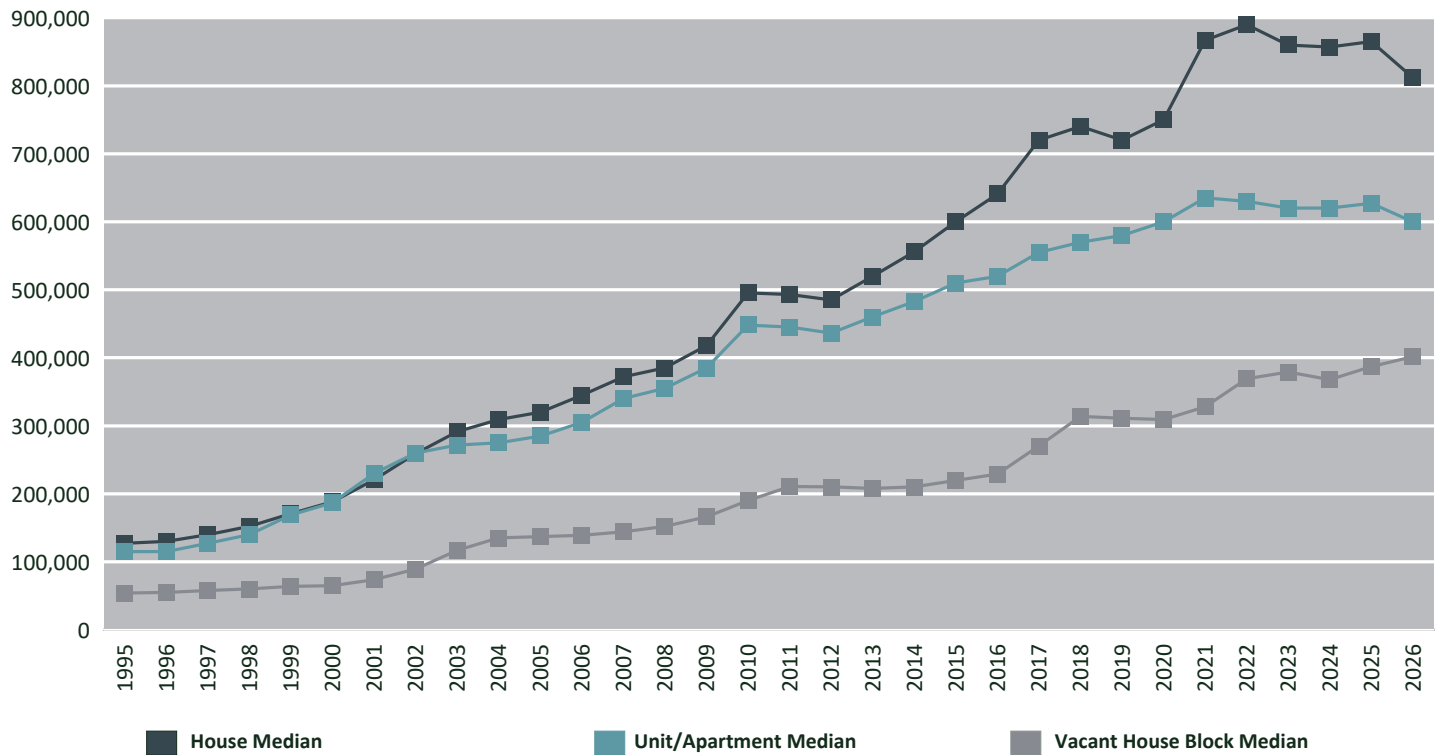
Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	21	14465317	6270000	446.43	2800.00	105.66<	232.22<	15266.53	835.74
Aged Care Complex	4	13000000	11000000	5483.55	2006.00	148.65<	ND	5504.50	2361.70
Boarding House	66	1363914	1030000	1734.21	649.00	112.57<	95.15<	751.95	1813.83
Cabin/Accommodation	1	850000	850000	223.98	3795.00	ND	ND	3795.00	223.98
Cojoin Strata Unsp	1481	929228	685000	6461.54	325.00	106.20<	99.28<	295.33	4909.71
Conjoined StrataUnit	445	612529	605000	NA	NA	104.47<	102.54<	NA	NA
Detached Home (Ind)	38	481723	420000	635.80	805.00	96.00<	97.67<	7423.74	64.89
Detached Home (New)	96	1023218	744000	2017.97	385.00	104.79<	99.20<	414.14	2470.73
Detached Home Unsp	92099	985716	765000	965.52	580.00	101.32<	97.45<	685.64	1434.46
Detached Home(Comm)	88	573412	505000	983.85	605.50	88.60<	82.28<	717.27	799.43
Detached Home(exist)	7400	766611	640000	710.82	721.00	103.23<	106.67<	989.54	774.90
Disability Housing	4	1060000	1020000	1271.72	864.00	185.45<	70.89<	1019.50	1039.73
Dorm Accom Unspec	1	129000	129000	NA	NA	78.18<	23.89<	NA	NA
Garage/Outbuild Res	5	933720	303600	154.55	1100.00	115.66<	107.66<	10139.40	92.09
Garage/Outbuild Rur	11	539545	450000	13.50	40000.00	134.33<	100.00<	41781.64	12.91
Granny Flat/Studio	7	1197571	1100000	1120.81	1831.00	248.87<	88.00<	1850.50	568.59
Half Pair or Duplex	92	1240773	1190597	2801.96	329.00	115.48<	111.79<	374.66	3356.98
House & Flat/Studio	10	779000	758500	1291.98	798.00	69.11<	94.81<	1232.22	647.43
Individual Berth	9	332000	210000	3620.69	58.00	87.68<	84.00<	57.86	6377.78
Individual Car Park	247	95434	42000	NA	NA	120.00<	4200.00<	NA	NA
Individual Flat	29	819378	594000	1035.27	862.00	93.51<	72.00<	903.06	1183.60
MislmprRuralLand Unsp	130	526661	360000	15.25	32786.00	102.86<	92.90<	57766.45	9.19
Nursing Home	3	8016666	9300000	2917.41	4456.00	68.89<	67.64<	9448.00	848.50
OYO Cluster Unit	12	1059848	937500	NA	NA	103.02<	91.02<	NA	NA
OYO Strata Flat	1595	513117	469000	NA	NA	97.71<	94.75<	NA	NA
OYO Stratum Flat	15	523466	470000	NA	NA	87.36<	95.67<	NA	NA
OYO Stratum Unit	1	520000	520000	NA	NA	34.67<	ND	NA	NA
OYO Sub Dwelling	230	948097	911500	NA	NA	101.28<	107.05<	NA	NA
OYO Sub Unit	2906	622894	535000	2763.16	950.00	100.75<	100.00<	2221.20	411.49
OYO Subdivided Flat	2302	641030	560000	310.89	1678.50	101.17<	98.20<	1678.50	216.56
OYO Unit	241	1080653	1040000	1421.14	634.00	102.21<	102.46<	634.00	1421.14
Res Co Sh Unit HR	30	585933	582500	NA	NA	107.87<	89.62<	NA	NA
Res Co Sh Unit Unsp	23	770152	765000	NA	NA	90.00<	96.84<	NA	NA
Res Investment Flat	3	2225000	2500000	11424.33	337.00	268.82<	ND	358.00	6215.08
Res Land (WithBuild)	998	1192437	950000	1707.01	743.50	97.44<	82.61<	980.26	1220.86
Res/Rural Lstyle	5954	1233653	965000	148.83	15280.00	96.98<	95.54<	32822.71	37.55
ResLandWithImprovemt	142	338043	120000	170.54	1565.00	68.57<	69.57<	11498.50	33.66
Retire Village Compl	11	3618018	500000	1143.04	7659.00	8.55<	56.82<	8667.63	371.12
Retire Village Unit	336	564334	547500	NA	NA	101.39<	121.67<	NA	NA
Row House	17	832022	852888	5992.91	141.00	107.55<	98.49<	148.18	5615.08
Semi-detached	31	1277048	1285000	3462.31	270.50	113.97<	131.79<	294.87	4433.25
Semi-detached Unspec	3211	1240662	1075000	4500.00	190.00	98.62<	100.00<	243.12	5148.91
Sep House&Curtilage	11	3897807	1020000	829.43	1565.00	67.44<	95.55<	174638.20	14.79
Shack/Hut/Donga	1	2750000	2750000	3182.87	864.00	1451.62<	551.10<	864.00	3182.87
Short Term Hol Accom	45	762440	630000	1997.28	736.00	72.41<	78.26<	15792.10	49.79
Single Strata Unit	461	548565	509990	NA	NA	102.05<	102.92<	NA	NA
Single Strata Unsp	26061	715198	630000	3276.35	351.00	101.61<	100.80<	1130.43	737.38
Site Improves Rur	3	593333	580000	15.85	28390.00	331.43<	ND	151363.33	3.92
Special Accom Res	3	2069000	1166000	3229.48	1316.00	75.23<	59.41<	3420.67	604.85
Storage Area Res	45	150639	10000	29.54	1601.00	123.27<	79.05<	3144.14	60.28
Storage Area Rural	1	18000	18000	NA	NA	88.45<	7.11<	NA	NA
Strata Dwelling	17	1043705	955000	NA	NA	124.92<	123.23<	NA	NA
Strata Unit/Flat Uns	13795	681240	570000	798.28	1165.00	98.28<	95.00<	4567.93	193.15
Sub Div (EnGlobo)	1	550000	550000	1.91	287400.00	ND	4.56<	287400.00	1.91
Terrace House	86	2663928	1932500	7060.30	199.00	111.71<	86.08<	240.01	11350.73
Townhouse	1784	856281	760000	6996.78	145.50	104.83<	105.56<	145.50	6883.16
Vac Res A	19763	373038	345000	943.75	400.00	101.47<	99.71<	464.22	800.92
Vac Res B	591	557259	349000	141.34	2264.00	101.16<	120.34<	2572.59	216.61
Vac Res C	56	555091	634500	0.20	3685000.00	222.63<	213.64<	3487118.23	0.16
Vac Res Englobo Oth	26	4266777	840000	27.92	12357.00	49.41<	20.78<	256701.48	13.07
Vac Res Rural Lstyle	1343	689042	345000	14.23	12997.00	87.34<	93.24<	32340.58	21.31
Villa Unit	333	644018	635000	NA	NA	105.83<	105.83<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Bowling Alley	1	2970000	2970000	662.06	4486.00	848.57<	ND	4486.00	662.06
Equestrian Centre	1	10000000	10000000	29.41	340050.00	223.96<	255.10<	340050.00	29.41
Gymnasium/Health	6	5102500	1235000	2973.34	440.50	82.33<	242.16<	2244.00	2273.84
Indoor Sport Complex	1	20000000	20000000	NA	NA	ND	ND	NA	NA
IndoorSportCent Unsp	8	3503012	2625000	1328.34	2807.50	58.86<	367.13<	4355.25	804.32
Motor Racing Tracks	1	1728700	1728700	3.76	460000.00	ND	ND	460000.00	3.76
National Museum	1	3050000	3050000	10627.18	287.00	184.85<	ND	287.00	10627.18
Outdoor-CrossCountry	1	1168200	1168200	0.74	1573784.00	ND	169.30<	1573784.00	0.74
OutdoorSportCountry	1	9903000	9903000	133.82	74000.00	126.22<	ND	74000.00	133.82
OutdoorSportGrndUnsp	7	12284714	448000	0.88	250000.00	0.89<	116.36<	408827.60	39.97
Vac Site - Sporting	3	349000	440000	80.59	5460.00	ND	100.32<	4325.67	80.68

Municipality totals			
Commercial Total	4,297	Commercial Total Prices	\$10,370,124,802
Community Services Total	143	Community Services Total Prices	\$559,897,220
Extractive Industry Total	13	Extractive Industry Total Prices	\$57,516,862
Industrial Total	3,862	Industrial Total Prices	\$7,933,952,041
Infrastruc&Utilities Total	41	Infrastruc&Utilities Total Prices	\$81,040,640
National Parks, etc Total	1	National Parks, etc Total Prices	\$3,575
Primary Production Total	2,387	Primary Production Total Prices	\$4,182,563,278
Residential Total	184,771	Residential Total Prices	\$155,645,515,268
Sport/Hrtge/Cultural Total	31	Sport/Hrtge/Cultural Total Prices	\$194,499,000
All Sales Total	195,546	All Sales Total	\$179,025,112,686

Melbourne Metropolitan Area

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	44,187	127,200	158,139	17,091	115,000	141,628	11,327	54,000	69,228
1996	46,578	130,000	161,110	20,037	115,000	143,452	10,859	55,000	63,954
1997	57,409	140,000	178,953	27,606	127,000	158,621	15,690	58,000	69,850
1998	53,697	152,000	194,258	25,805	140,000	172,373	15,568	60,000	74,104
1999	56,657	171,000	220,999	30,582	169,000	206,609	20,479	64,000	76,131
2000	57,247	188,000	240,851	30,097	186,700	228,048	15,161	65,000	72,409
2001	66,693	220,500	277,940	37,069	230,000	268,624	23,546	73,500	84,630
2002	62,956	259,000	320,346	32,430	260,000	303,962	21,451	89,200	98,843
2003	61,370	291,500	361,588	30,614	271,500	318,433	22,178	117,000	126,095
2004	53,798	309,000	381,815	26,087	275,000	323,110	13,001	135,000	145,008
2005	56,849	320,000	399,988	29,091	285,000	332,422	13,330	137,000	146,848
2006	55,174	345,000	439,675	30,837	305,000	364,867	14,768	139,000	153,139
2007	66,463	372,000	503,364	42,248	340,000	408,423	20,426	143,900	155,667
2008	52,125	385,000	510,272	32,067	355,000	407,349	16,167	152,000	161,793
2009	60,061	418,100	540,086	40,964	385,000	435,919	22,635	166,000	174,725
2010	55,465	495,500	636,518	39,924	448,250	507,647	19,560	190,000	206,050
2011	48,935	493,000	633,428	34,099	445,000	504,090	12,331	210,766	227,228
2012	47,573	485,000	618,324	33,781	436,100	492,128	10,219	210,000	226,861
2013	55,225	520,000	668,709	42,375	460,000	518,348	13,507	207,900	227,227
2014	60,831	556,000	726,533	50,746	482,500	541,512	16,207	210,000	232,680
2015	66,601	600,000	811,714	53,908	510,000	581,899	20,573	219,500	240,588
2016	61,901	641,000	861,349	47,189	520,000	608,577	26,139	229,000	245,131
2017	63,285	720,000	953,422	48,447	555,000	649,553	28,434	270,000	287,298
2018	51,757	740,000	977,270	36,207	570,000	658,433	16,782	314,000	332,692
2019	51,588	720,000	941,846	33,236	580,000	679,295	12,513	310,900	335,753
2020	46,933	750,000	988,974	30,002	600,000	689,226	23,166	309,000	327,233
2021	72,239	867,000	1,151,377	47,106	635,000	748,752	36,992	328,000	352,226
2022	57,403	890,000	1,180,261	39,215	630,000	745,192	15,292	369,000	403,295
2023	54,919	860,000	1,160,553	39,882	620,000	742,524	9,522	379,000	423,135
2024	62,918	857,000	1,149,267	44,338	620,000	723,770	11,586	368,000	413,202
2025	70,522	865,000	1,136,051	46,895	627,000	726,088	11,921	387,000	431,093
2026	8,332	812,000	981,841	6,750	600,000	663,040	1,066	401,541	432,486

Statistics for 2026 are based on a small number of sales and are preliminary only.

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	3	725366	950000	4460.09	213.00	49.74<	243.59<	2933.67	247.26
Apartment Hotel Comp	1	10850000	10850000	16666.67	651.00	ND	ND	651.00	16666.67
Automatic Teller	1	3850	3850	3.17	1213.00	ND	ND	1213.00	3.17
Bank	3	4103333	4325000	19040.70	344.00	104.22<	184.51<	315.00	13026.46
Bed and Breakfast	2	1480000	1480000	551.37	258765.00	ND	118.88<	258765.00	5.72
Bottle Shop/Licensed	3	1724000	1400000	5618.04	277.50	96.50<	9.49<	277.50	4291.89
Brothel	5	1311500	1430000	1944.44	900.00	82.18<	84.74<	808.20	1622.74
Café	18	1149805	867500	2300.16	908.50	122.18<	99.09<	5745.17	200.13
Car Wash	5	4243000	2640000	1851.57	1437.00	75.43<	146.67<	1452.50	1746.13
CarPark – UnderCover	37	32788	30000	8.53	2872.00	100.00<	88.24<	3814.47	7.49
Club–Gaming–Stand	1	3574998	3574998	3618.42	988.00	ND	ND	988.00	3618.42
Convenience/FastFood	4	2743722	2765000	1638.92	1546.00	ND	115.21<	1575.00	1742.05
Crematorium/Funeral	1	1125000	1125000	2329.19	483.00	24.06<	ND	483.00	2329.19
Dental Clinic	9	1402159	1200000	2238.81	536.00	96.00<	114.29<	932.00	1504.46
Dev Site	84	5112702	2571635	941.22	2236.50	112.96<	127.63<	8312.82	611.11
Display Yard	2	2475000	2475000	1593.13	1736.00	140.08<	199.60<	1736.00	1425.69
Fuel Outlet/Garage	13	5863923	5070000	2196.32	2027.50	220.43<	123.96<	2216.75	2339.42
Ground Level Parking	12	1941295	225000	6.77	1921.00	48.70<	459.65<	1923.56	1212.31
Guest/BackPack Unsp	2	2480500	2480500	5656.13	515.50	ND	60.50<	515.50	4811.83
Health Clinic Unsp	103	2538992	1475000	3926.58	753.50	118.00<	92.19<	1666.18	1373.56
Health Surgery	14	2529035	1725000	1913.10	771.00	104.14<	99.32<	1075.54	2248.00
Hotel-Gaming	2	15972608	15972608	3461.00	4238.00	ND	699.94<	4238.00	3768.90
Hotel/Motel Unsp	19	23540873	2900000	558.11	1615.50	40.52<	48.33<	6543.00	2270.45
Indiv CarPark Unspe	30	397646	46000	17.05	2023.00	139.39<	122.67<	2325.20	214.58
Kiosk	1	177191	177191	199.54	888.00	ND	141.75<	888.00	199.54
Licensed Restaurant	5	1918000	1350000	605.65	2229.00	68.44<	42.56<	1909.00	1430.07
Live Ent-Major Multi	1	9552300	9552300	4304.78	2219.00	ND	205.43<	2219.00	4304.78
LowRise Office Build	19	5188039	652000	2316.03	480.00	39.52<	55.40<	5276.78	1033.84
Medical/Surgery	15	1658200	1525000	1702.79	646.00	132.61<	141.79<	652.47	2541.43
Mixed Use Office	16	925206	840000	1031.39	1115.00	195.35<	160.00<	4347.87	212.72
Mixed Use Shop	6	1367666	905500	4241.38	203.00	130.01<	81.43<	879.40	974.76
Mixed Use Studio	2	3400000	3400000	10659.51	280.00	340.00<	356.02<	280.00	12142.86
Mixed Use Unspec	154	4394067	1077750	1190.48	504.00	103.43<	140.42<	2426.17	2086.20
Multi Use FuelOutlet	2	10740000	10740000	NA	NA	205.55<	ND	NA	NA
Multi-Lvl Offic Unsp	25	2482582	392000	71.20	5330.00	80.00<	19.01<	9526.68	260.59
Multi-storey CarPark	15	5230561	130000	40.42	1979.00	180.56<	2.44<	1996.60	5713.21
National Co Rest	6	5613566	5865000	1919.02	2653.50	146.63<	ND	4619.33	1215.23
National Co Ret Unsp	3	17924766	5250000	2122.93	2473.00	96.33<	44.60<	14088.67	1272.28
Office & Dwelling	4	1344750	1289000	4292.42	404.00	94.26<	92.07<	371.00	3624.66
Office Cvrt Dwelling	3	1287833	1358500	13318.63	102.00	157.97<	82.33<	134.33	9586.85
Office Premises Uns	615	3260557	768000	50561.80	890.00	104.49<	109.71<	1950.25	1258.96
Plant/Tree Nursery	1	2499000	1390000	88.72	21198.00	41.80<	55.38<	24406.00	102.39
Pub	5	11670000	7500000	9394.57	479.00	192.31<	84.08<	520.60	22416.44
Pub/Tavern/Club Unsp	36	3402372	2244500	6222.52	703.50	111.02<	112.23<	208500.22	15.23
Restaurant	25	1942540	1850000	4787.29	453.00	114.73<	109.47<	2560.88	768.19
Retail Mult Occ Unsp	165	2103183	1150000	6032.61	230.00	95.83<	84.40<	575.86	2699.97
Retail Sgle Occ Unsp	873	1474267	900000	5306.12	245.00	90.00<	88.02<	1861.15	738.48
Retail Store/Showrm	15	2232000	1870000	3052.21	498.00	77.72<	48.86<	684.33	3261.57
Serv Apt/Unit Unsp	250	547357	275000	294.50	1146.00	93.86<	93.22<	2571.64	271.97
Serviced Apartments	13	353826	340000	134.86	3599.50	114.29<	85.32<	3558.50	101.62
Serviced Office	1	540000	540000	NA	NA	163.64<	181.82<	NA	NA
Shop	152	1221931	802400	4919.49	224.50	108.07<	89.16<	1720.85	689.34
Shop & Dwelling	38	1278710	1000000	3551.39	207.00	110.19<	93.46<	204.82	6243.22
Shop Cnt SubRegional	2	1807500	1807500	246.91	10125.00	ND	ND	10125.00	246.91
Shopping Centre Unsp	15	67088333	850000	4.97	56803.00	54.14<	8.30<	65449.70	1124.52
Strata/Subdiv Office	91	425389	275000	42.11	4375.00	132.53<	103.77<	7324.31	56.42
Supermarket	6	7729166	7200000	5230.96	1970.50	356.88<	97.76<	2099.50	3681.43
Timber Yard/Supplies	3	34833333	49500000	1488.76	35600.00	2097.46<	2062.50<	25120.00	1386.68
Tourist Park/Caravan	6	4028051	1425000	207.18	21844.00	36.08<	18.83<	21072.00	261.78
Vehicle Rental Centr	2	2012000	2012000	2353.33	855.50	ND	ND	855.50	2351.84
Vehicle Sales Centre	11	6186727	2250000	2102.73	1021.00	28.13<	72.94<	1180.70	3925.98
Veterinary Clinic	6	2225833	1700000	1613.24	809.00	125.93<	127.34<	1502.50	1481.42
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	10	5654144	4986394	5411.26	2310.00	105.53<	102.93<	2206.33	2386.90
Civic Buildings	1	2475000	2475000	1163.06	2128.00	ND	ND	2128.00	1163.06
Community Facility	3	2676666	1500000	1728.91	723.00	51.37<	ND	1607.67	1664.94
Community Health Cen	3	3135666	1300000	7780.20	919.00	433.33<	ND	1216.33	2577.97
Day Care Centre	32	5398877	5157500	3399.73	1481.00	88.92<	119.39<	1717.94	3202.72
Gov School (Unsp)	2	20916500	20916500	18587.26	1805.00	183.36<	ND	1805.00	18587.26
Halls&Service Rooms	2	2053000	2053000	1254.13	1575.50	171.08<	66.23<	1575.50	1303.08
NonGov School Unsp	2	19660000	19660000	3999.00	4126.00	111.70<	ND	4126.00	4764.91
Place of Worship	13	3608692	1980000	773.05	1811.00	53.71<	70.03<	3250.08	1110.34
Private Hospital	1	7700020	7700020	1058.86	7272.00	45.29<	47.02<	7272.00	1058.86
Religious Residence	2	2497500	2497500	5059.40	455.50	131.45<	246.67<	455.50	5482.99
Religious Study Cent	1	4400000	4400000	NA	NA	ND	ND	NA	NA
Technical&Further Ed	5	6919000	4936250	10969.44	450.00	435.68<	16.95<	2376.40	2911.55
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Manufact Mat	2	9125000	9125000	44.26	207061.00	ND	ND	207061.00	44.07

MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	2497000	2497000	NA	NA	ND	1891.67<	NA	NA
Factory	79	914168	675000	1632.65	343.00	107.91<	100.99<	474.24	2118.20
Factory Unit	66	1062911	822500	5607.84	255.00	105.31<	106.89<	409.93	2675.65
Factory Unsp	1217	1877448	1050000	1568.44	567.50	100.00<	120.75<	1897.14	1001.65
Food ProcessingUnsp	2	41560000	41560000	564.26	125154.00	893.76<	207.80<	125154.00	564.26
Garage/Motor Vehicle	5	1776000	780000	2096.77	372.00	39.00<	31.20<	529.20	3356.01
Hard/Storage Yard	3	1617000	1595000	1422.91	707.00	86.22<	65.61<	1868.00	865.63
Ind Dev Site	229	3268091	1562528	1209.24	1587.00	92.93<	107.20<	7240.81	450.72
Ind Land Building \$0	4	1630000	1712500	1501.61	602.50	135.38<	87.48<	2376.25	685.95
Office/Factory	119	3055985	1800000	1670.00	1000.00	86.12<	90.00<	2964.21	1043.09
OpenStorageUnspec	12	7071638	2911582	2156.21	6632.00	486.89<	769.24<	10963.78	733.00
Storage Depot	3	12433333	12100000	782.46	15464.00	275.94<	294.40<	18334.00	678.16
Tannery/Skins Depot	2	7790000	7790000	809.13	9726.50	ND	147.26<	9726.50	800.90
Warehouse	27	817613	605000	3780.49	164.00	93.08<	54.18<	1410.76	595.70
Warehouse Store	27	1069897	290000	3333.33	132.00	170.59<	202.80<	3938.12	288.54
Warehouse Unspec	929	2650851	990000	2956.99	558.00	99.75<	116.47<	3188.98	827.43
Warehouse/Factory	99	2336084	1120000	2125.98	635.00	93.53<	106.06<	1510.88	1428.70
Warehouse/Office	144	2483262	1012500	3843.84	365.00	88.43<	98.42<	2818.49	866.34
Warehouse/Showroom	30	2069343	967500	4080.12	337.00	92.14<	145.87<	4632.52	312.07
Workshop	6	2352583	2025250	13361.97	251.00	117.29<	70.97<	329.17	7147.09
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
BusMaintenanceDepot	1	33540000	33540000	645.00	52000.00	ND	411.54<	52000.00	645.00
Closed Roads	13	96002	13750	5734.24	37.50	43.61<	34.25<	56.75	4660.12
Phone Exchange	1	264000	264000	1300.49	203.00	3.78<	ND	203.00	1300.49
Post Offices	3	870000	900000	3049.23	247.00	117.19<	50.70<	247.00	2894.74
Suburban&Rural Road	1	27500	27500	220.00	125.00	ND	18.18<	125.00	220.00
Telecom Tower	1	27000000	27000000	11622.90	2323.00	ND	306.82<	2323.00	11622.90
Utilities Vac Land	3	2233995	2147986	20.37	540.00	477.33<	10045.77<	61784.00	36.16
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation-Private	1	3575	3575	2.77	1292.00	ND	ND	1292.00	2.77
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	7	18057124	2200000	16.91	82800.00	118.76<	92.63<	398982.86	45.26
GenCrop >20ha Unspec	1	10000000	10000000	15.05	664300.00	183.86<	598.31<	664300.00	15.05
Horse Unspecified	4	4452500	3730000	23.47	232050.00	77.31<	141.42<	198450.00	22.44
Kennel/Cattery	3	1813333	1680000	60.98	27220.00	84.00<	ND	29910.67	60.62
Livestock – Beef	8	3533125	3075000	12.95	252704.00	28.47<	55.91<	274113.75	12.89
Livestock – Dairy	1	3775000	3775000	18.66	202336.00	164.99<	248.36<	202336.00	18.66
Livestock – Sheep	1	3300000	3300000	47.14	70000.00	ND	56.12<	70000.00	47.14
MarketGardenVeg <20h	4	3917500	2055000	21.19	83060.00	76.11<	59.57<	86941.00	22.51
MixedFarm + infrast	1	2299000	2299000	2.64	870000.00	69.67<	18.92<	870000.00	2.64
MixedFarm&GrazUnsp	52	3480830	2362500	4.25	357065.00	109.88<	92.65<	404888.37	8.60
Native Animals	1	8500000	8500000	28.39	299400.00	ND	314.23<	299400.00	28.39
Native Bshland	2	1205000	1205000	12.67	108552.00	133.15<	207.76<	108552.00	11.10
Orchard Plantations	2	1480000	1480000	18.07	92666.50	61.16<	40.69<	92666.50	15.97
Plant/Tree Nursery	3	1288333	1390000	88.72	21198.00	41.80<	55.38<	20146.00	63.95
Poultry broiler	4	4047500	4320000	35.84	102800.00	116.76<	131.71<	104750.25	38.64
Vineyard	7	3017357	2196500	20.16	161200.00	64.70<	61.01<	200110.86	15.08

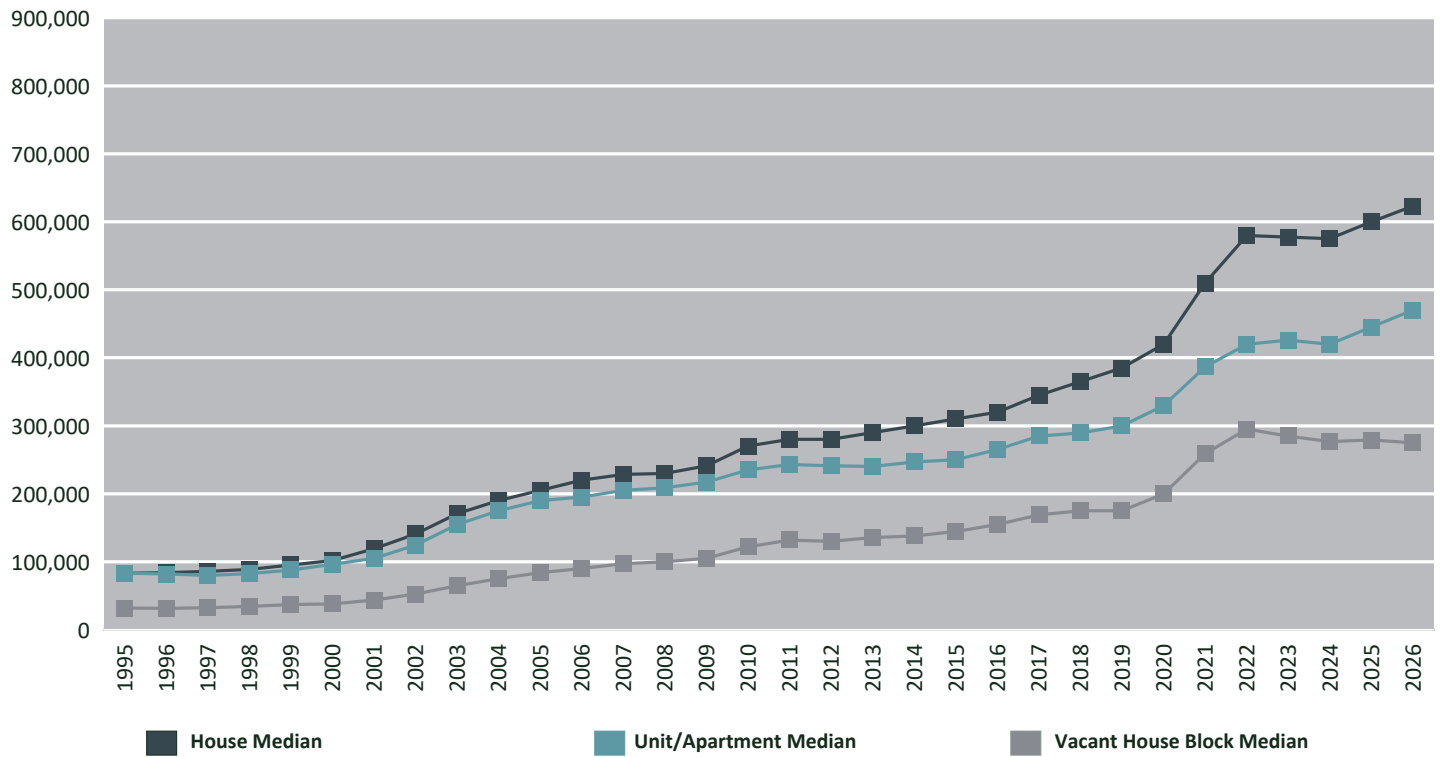
MELBOURNE METROPOLITAN AREA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	13	13603461	6270000	1777.78	2250.00	92.21<	583.80<	3215.56	3109.02
Aged Care Complex	3	11000000	11000000	5483.55	2006.00	44.00<	ND	2006.00	5483.55
Boarding House	40	1752822	1435000	1867.78	651.00	143.50<	114.80<	790.53	2217.29
Cojoin Strata Unsp	1426	947252	695000	4480.77	262.50	105.95<	97.89<	262.50	4952.38
Conjoined StrataUnit	397	640384	626000	NA	NA	105.03<	104.42<	NA	NA
Detached Home (Ind)	2	1117500	1117500	954.81	1320.50	129.34<	69.63<	1320.50	846.27
Detached Home (New)	87	1041867	750000	1900.00	350.00	103.52<	75.76<	386.75	2693.92
Detached Home Unsp	65447	1122485	850000	1224.07	540.00	101.19<	97.59<	570.16	1963.73
Detached Home(Comm)	11	929500	760000	1759.04	415.00	58.02<	76.38<	474.00	1960.97
Detached Home(exist)	1758	1313291	1206500	4635.05	611.50	101.81<	100.46<	759.22	1729.78
Disability Housing	2	1355000	1355000	2432.31	630.00	ND	109.99<	630.00	2150.79
Dorm Accom Unspec	1	129000	129000	NA	NA	78.18<	ND	NA	NA
Garage/Outbuild Res	1	2305000	2305000	3009.14	766.00	397.41<	ND	766.00	3009.14
Granny Flat/Studio	4	1516250	1550000	1811.59	1104.00	181.29<	77.89<	1464.00	909.61
Half Pair or Duplex	79	1350515	1240000	7605.18	309.00	117.54<	109.73<	356.38	3750.87
House & Flat/Studio	3	917666	1030000	1291.98	798.00	77.44<	106.19<	756.33	1213.31
Individual Berth	9	332000	210000	3620.69	58.00	87.68<	84.00<	57.86	6377.78
Individual Car Park	246	94683	41000	NA	NA	117.14<	4100.00<	NA	NA
Individual Flat	23	936292	650000	1197.32	911.00	101.56<	76.34<	1048.93	1194.36
MisimpRuralLand Unsp	17	1361529	1260000	47.03	55040.00	119.15<	63.00<	78325.56	18.46
Nursing Home	2	7375000	7375000	1841.14	3372.00	54.63<	53.64<	3372.00	2187.13
OYO Cluster Unit	12	1059848	937500	NA	NA	103.02<	91.02<	NA	NA
OYO Strata Flat	1595	513117	469000	NA	NA	97.71<	94.75<	NA	NA
OYO Stratum Flat	15	523466	470000	NA	NA	87.36<	95.67<	NA	NA
OYO Stratum Unit	1	520000	520000	NA	NA	34.67<	ND	NA	NA
OYO Sub Dwelling	210	988384	930500	NA	NA	101.14<	106.95<	NA	NA
OYO Sub Unit	2671	639673	555000	2763.16	950.00	100.00<	98.23<	2221.20	411.49
OYO Subdivided Flat	2301	641185	560000	310.89	1678.50	101.17<	98.20<	1678.50	216.56
OYO Unit	237	1090896	1050000	1421.14	634.00	102.04<	102.69<	634.00	1421.14
Res Co Sh Unit HR	27	604518	595000	NA	NA	110.19<	89.61<	NA	NA
Res Co Sh Unit Unsp	22	786750	767500	NA	NA	90.29<	97.15<	NA	NA
Res Investment Flat	3	2225000	2500000	11424.33	337.00	182.22<	ND	358.00	6215.08
Res Land (WithBuild)	948	1222767	968000	982.50	743.00	96.80<	82.95<	883.24	1388.90
Res/Rural Lstyle	1528	2005394	1650000	125.00	10000.00	96.77<	93.72<	26022.09	77.05
ResLandWithImprovemt	75	288256	10000	1.41	2122.00	100.00<	66.67<	4155.75	91.16
Retire Village Compl	6	5677755	5555000	1143.04	7659.00	39.42<	631.25<	7002.00	719.51
Retire Village Unit	297	595030	580000	NA	NA	103.76<	117.41<	NA	NA
Row House	17	832022	852888	5992.91	141.00	107.55<	98.49<	148.18	5615.08
Semi-detached	26	1393326	1322500	5270.49	252.50	107.09<	105.80<	288.23	4834.07
Semi-detached Unspec	3032	1279786	1130000	3637.57	189.00	98.43<	98.26<	238.43	5395.41
Sep House&Curtilage	5	7591000	7750000	26.95	226880.50	336.96<	416.67<	433928.00	12.04
Shack/Hut/Donga	1	2750000	2750000	3182.87	864.00	ND	ND	864.00	3182.87
Short Term Hol Accom	8	665000	501000	108.59	4577.00	45.55<	ND	12069.71	58.41
Single Strata Unit	449	551561	510000	NA	NA	102.00<	102.20<	NA	NA
Single Strata Unsp	22316	755318	665261	3328.36	330.50	102.35<	101.57<	1244.30	761.93
Special Accommm Res	2	2520500	2520500	2362.38	922.50	34.46<	128.43<	922.50	2732.25
Storage Area Res	45	150639	10000	29.54	1601.00	123.27<	82.64<	3144.14	60.28
Storage Area Rural	1	18000	18000	NA	NA	88.45<	300.00<	NA	NA
Strata Dwelling	17	1043705	955000	NA	NA	124.92<	123.23<	NA	NA
Strata Unit/Flat Uns	12910	692720	580000	2032.72	1187.00	98.31<	95.55<	3796.42	218.78
Terrace House	78	2845069	2026000	14931.27	194.50	112.56<	87.90<	216.47	13342.47
Townhouse	1652	879039	780000	6996.78	145.50	104.70<	105.41<	145.50	6883.16
Vac Res A	11829	421601	387000	1307.69	351.00	105.45<	105.16<	382.55	1096.11
Vac Res B	92	1651521	1005000	440.63	2220.50	80.40<	111.67<	2520.66	655.19
Vac Res Englobo Oth	12	6682684	2557080	717.72	4368.00	146.20<	36.69<	15890.44	324.52
Vac Res Rural Lstyle	196	1954341	1090000	162.50	10000.00	89.82<	97.32<	26615.83	73.43
Villa Unit	332	644433	635000	NA	NA	105.83<	105.83<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Equestrian Centre	1	10000000	10000000	29.41	340050.00	380.23<	ND	340050.00	29.41
Gymnasium/Health	5	5973000	1270000	4721.19	269.00	52.37<	276.09<	2570.40	2323.76
Indoor Sport Complex	1	20000000	20000000	NA	NA	ND	ND	NA	NA
IndoorSportCent Unsp	5	4890000	4450000	2249.75	1978.00	99.78<	409.20<	3791.20	1289.83
National Museum	1	3050000	3050000	10627.18	287.00	ND	ND	287.00	10627.18
OutdoorSportCountry	1	9903000	9903000	133.82	74000.00	126.22<	ND	74000.00	133.82
OutdoorSportGrndUnsp	3	28002666	3850000	82.93	961200.00	7.67<	620.97<	961200.00	82.93
Vac Site – Sporting	1	580000	580000	1250.00	464.00	ND	86.81<	464.00	1250.00
Municipality totals									
Commercial Total			2,982			Commercial Total Prices			\$8,136,501,253
Community Services Total			77			Community Services Total Prices			\$433,079,558
Extractive Industry Total			2			Extractive Industry Total Prices			\$18,250,000
Industrial Total			3,004			Industrial Total Prices			\$6,961,550,591
Infrastruc&Utilities Total			23			Infrastruc&Utilities Total Prices			\$71,391,524
National Parks, etc Total			1			National Parks, etc Total Prices			\$3,575
Primary Production Total			101			Primary Production Total Prices			\$449,008,543
Residential Total			132,539			Residential Total Prices			\$124,495,161,448
Sport/Hrtge/Cultural Total			18			Sport/Hrtge/Cultural Total Prices			\$181,856,000
All Sales Total			138,747			All Sales Total			\$140,746,802,492

Country Victoria

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	16,442	83,000	93,403	2,184	83,000	88,400	5,826	32,000	39,486
1996	16,785	84,000	93,327	2,262	82,000	89,506	5,235	31,500	39,409
1997	19,169	86,000	97,232	2,760	80,000	87,816	6,402	32,500	40,822
1998	19,164	88,500	100,377	2,828	82,500	93,028	6,698	34,500	40,703
1999	20,554	95,500	109,185	3,099	88,000	104,494	7,534	37,000	41,760
2000	23,914	102,000	115,194	3,681	96,000	115,388	7,116	38,000	42,161
2001	27,791	119,000	131,825	4,724	105,000	123,456	11,917	43,750	49,450
2002	27,965	141,000	160,239	4,706	124,500	144,142	12,704	52,500	56,609
2003	27,415	171,000	189,176	4,634	155,000	179,666	12,212	65,000	73,170
2004	24,552	190,000	211,114	4,256	175,000	203,470	8,933	75,000	82,839
2005	24,180	205,000	227,425	4,275	190,000	216,703	7,949	84,000	93,063
2006	22,979	220,000	242,488	4,323	195,000	226,748	7,659	90,000	103,138
2007	26,311	228,500	256,376	5,138	205,000	238,967	8,138	97,000	110,984
2008	21,388	230,000	257,285	4,188	209,000	239,456	6,627	100,000	110,592
2009	24,762	241,000	266,238	5,504	217,225	239,407	10,256	105,000	115,104
2010	22,605	270,000	303,803	4,751	235,000	267,554	10,760	122,000	132,414
2011	20,688	280,000	311,303	4,087	243,000	281,799	8,743	132,000	142,578
2012	20,330	280,000	309,002	4,129	241,000	264,247	7,477	130,000	140,591
2013	22,686	290,000	318,871	4,199	240,000	267,715	7,676	135,750	146,352
2014	23,052	300,000	332,100	4,295	247,000	275,496	8,364	138,000	147,561
2015	24,618	310,000	343,985	4,412	250,250	284,041	8,537	144,530	156,037
2016	25,753	320,000	358,219	4,451	265,000	301,512	9,632	155,000	168,362
2017	27,903	345,000	384,419	5,013	285,000	328,294	14,410	169,000	182,257
2018	27,537	365,000	409,625	4,754	289,500	327,743	13,962	175,000	194,145
2019	24,668	385,000	427,179	4,170	300,000	342,010	10,146	175,000	200,543
2020	26,825	420,000	473,317	4,181	330,000	372,713	18,204	200,000	219,376
2021	32,676	510,000	580,163	5,298	386,500	445,245	22,395	259,000	264,957
2022	25,404	580,000	648,579	3,952	420,000	482,969	8,634	295,000	310,064
2023	22,882	577,500	634,840	3,667	426,000	485,997	4,880	285,000	312,291
2024	25,912	575,000	626,744	4,185	420,000	474,716	5,518	277,000	305,709
2025	32,511	600,000	640,291	5,185	445,000	480,897	8,489	279,000	305,538
2026	5,519	623,000	645,471	877	470,000	494,303	1,297	275,000	287,836

Statistics for 2026 are based on a small number of sales and are preliminary only.

COUNTRY VICTORIA

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	1	1200000	1200000	2343.75	512.00	ND	761.90<	512.00	2343.75
Bank	2	289000	289000	883.55	352.00	17.52<	53.62<	352.00	821.02
Bed and Breakfast	4	1123750	1037500	818.09	1848.50	109.21<	76.15<	2202.75	510.16
Bottle Shop/Licensed	2	5796910	5796910	530.38	1037.00	772.92<	ND	1037.00	530.38
Café	13	1183995	870000	2084.00	498.50	131.42<	193.33<	738.33	1712.32
Car Wash	1	900000	900000	849.06	1060.00	120.00<	90.00<	1060.00	849.06
CarPark – OpenAir	1	444357	444357	657.33	676.00	74.68<	144.55<	676.00	657.33
Convenience/FastFood	1	775000	775000	1531.62	506.00	ND	163.16<	506.00	1531.62
Crematorium/Funeral	2	1575000	1575000	445.87	4123.00	318.99<	157.50<	4123.00	382.00
Dental Clinic	4	917500	795000	1001.97	830.50	125.20<	105.30<	814.25	1126.80
Dev Site	101	1251403	550000	149.21	1575.00	100.00<	125.00<	13768.84	93.52
Diagnostic/X-ray	1	2390000	2390000	3195.19	748.00	ND	163.14<	748.00	3195.19
Fuel Outlet/Garage	18	2330944	1510500	364.96	1644.00	100.70<	125.88<	2074.93	920.54
Ground Level Parking	7	2139441	472000	7488.11	684.50	204.33<	209.78<	3232.33	751.11
Guest/BackPack Unsp	3	840000	520000	461.04	3362.00	5.20<	28.11<	4802.00	174.93
Health Clinic Unsp	47	1853319	925000	1883.96	845.50	69.81<	102.78<	1202.36	1592.57
Health Surgery	11	1574272	1070000	1370.13	727.50	133.75<	133.75<	854.50	1653.25
Holiday Units	11	148787	100000	582.85	158.50	95.24<	41.67<	2741.83	55.53
Hotel	16	1372187	922500	977.45	3261.00	106.65<	129.02<	4330.63	316.86
Hotel-Gaming	1	10148492	10148492	4355.58	2330.00	ND	ND	2330.00	4355.58
Hotel/Motel Unsp	42	2586302	1400000	1600.90	2760.00	131.21<	140.00<	5910.95	434.05
Indiv CarPark Unspe	1	60000	60000	4615.38	13.00	ND	50.00<	13.00	4615.38
Licensed Restaurant	6	968083	955000	5458.04	281.50	159.17<	79.58<	383.00	2527.63
Licensed Ret Prem	1	291500	291500	653.59	446.00	19.43<	83.29<	446.00	653.59
LowRise Office Build	4	838750	852500	1421.01	536.50	9.32<	71.04<	486.50	1724.05
Medical/Surgery	4	1043750	1100000	1728.43	827.00	121.55<	ND	997.50	1046.37
Mixed Use Office	1	925000	925000	1425.27	649.00	486.84<	80.79<	649.00	1425.27
Mixed Use Shop	6	758605	670000	1107.78	668.00	77.91<	37.43<	874.00	839.43
Mixed Use Studio	1	525000	525000	659.55	796.00	ND	57.38<	796.00	659.55
Mixed Use Unspec	76	1264158	800000	1621.62	518.00	90.14<	114.29<	1307.98	905.99
Motel	14	2082071	1850000	777.93	2793.50	115.81<	127.59<	2805.36	742.18
Multi Use FuelOutlet	2	11385000	11385000	909.67	23382.00	1469.03<	403.93<	23382.00	909.67
Multi-Lvl Offic Unsp	4	821750	736000	345.76	1440.00	144.31<	109.93<	1309.75	627.41
National Co Rest	8	2780493	2455000	2389.51	1636.50	125.26<	204.58<	1627.88	1708.05
National Co Ret Unsp	11	4226818	1380000	882.76	1333.00	51.54<	37.50<	1728.00	2151.33
Office & Dwelling	1	460000	460000	1150.00	400.00	ND	87.62<	400.00	1150.00
Office Cvrt Dwelling	11	868727	780000	1716.39	476.00	109.09<	125.81<	592.36	1466.54
Office Premises Uns	138	1180464	790000	506.91	434.00	112.86<	117.04<	881.74	1100.81
Plant/Tree Nursery	3	677000	413417	32.01	14407.00	44.57<	45.94<	14786.33	45.79
Pub	1	1800000	1800000	5421.69	332.00	ND	ND	332.00	5421.69
Pub/Tavern/Club Unsp	30	1481775	1025000	2112.30	2057.00	143.56<	93.18<	2938.21	512.20
Reception/Function	2	3170000	3170000	1021.18	24821.50	126.80<	176.11<	24821.50	127.71
Restaurant	8	864375	890000	1568.80	376.00	154.11<	106.97<	581.63	1486.14
Retail Mult Occ Unsp	63	3793894	580000	1381.07	530.00	52.73<	70.47<	2418.30	639.94
Retail Sgle Occ Unsp	497	1018540	562500	1741.57	356.00	106.98<	112.50<	1112.06	906.37
Retail Store/Showrm	8	2201875	1735000	444.24	1103.00	101.76<	115.28<	1809.00	1201.53
Serv Apt/Unit Unsp	30	465090	375000	38.41	5337.00	77.32<	80.65<	16146.56	28.90
Serviced Apartments	1	1250000	1250000	1260.08	992.00	510.20<	510.20<	992.00	1260.08
Serviced Office	1	1840000	1840000	8888.89	207.00	ND	ND	207.00	8888.89
Shop	23	735434	500000	2021.56	371.00	88.50<	87.49<	775.04	948.89
Shop & Dwelling	12	489583	452500	397.43	944.50	92.16<	97.31<	1987.50	246.33
Shop Cnt SubRegional	1	130000000	130000000	1857.14	70000.00	ND	ND	70000.00	1857.14
Shopping Centre Unsp	17	15621130	955000	7208.90	1461.50	228.47<	46.59<	315599.83	19.70
Supermarket	3	395000	360000	384.01	1263.00	2.75<	26.09<	1234.33	320.01
Tourist Park/Caravan	12	2565216	2630000	70.32	26687.50	178.31<	131.50<	49893.50	51.41
Vehicle Sales Centre	15	2846063	1800000	1048.95	4004.00	61.22<	112.50<	3719.20	765.24
Veterinary Clinic	10	933500	890000	417.97	1280.00	98.89<	123.10<	1199.78	758.94
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	7	5371889	5350000	4318.31	1925.00	82.31<	56.91<	2274.71	2361.57
Community Health Cen	1	450000	450000	687.02	655.00	138.89<	4.38<	655.00	687.02
Day Care Centre	11	3805000	4525000	1079.04	3049.00	135.40<	117.53<	2487.91	1529.40
Early Childhood Cent	1	4200000	4200000	2050.78	2048.00	ND	109.09<	2048.00	2050.78
Fire Station	1	1050000	1050000	642.20	1635.00	972.22<	110.99<	1635.00	642.20
Gov School (Unsp)	1	148079	148079	91.24	1623.00	26.21<	46.82<	1623.00	91.24
Halls&Service Rooms	11	320781	210000	49.85	1003.00	350.00<	113.51<	1059.91	302.65
Place of Worship	27	662880	375000	593.18	2023.00	102.74<	93.17<	3307.60	175.57
Religious Hall	2	350000	350000	270.55	1329.50	ND	ND	1329.50	263.26
Religious Study Cent	1	285000	285000	70.44	4046.00	ND	ND	4046.00	70.44
School Camps	2	5150000	5150000	7.40	738961.50	ND	ND	738961.50	6.97
Technical&Further Ed	1	8800000	8800000	108.41	81171.00	1466.67<	530.12<	81171.00	108.41
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Extind Manufact Mat	1	14710000	14710000	213.13	69020.00	ND	ND	69020.00	213.13
Quarry Gravel/Stone	7	1320694	1045862	14.04	116733.00	11.86<	160.90<	146952.50	7.80
Quarry Manufact Mat	1	1800000	1800000	780.23	2307.00	ND	86.12<	2307.00	780.23
Quarry Sand	2	6756000	6756000	61.00	105319.50	ND	ND	105319.50	64.15

COUNTRY VICTORIA

Analysis of property sales for 2025

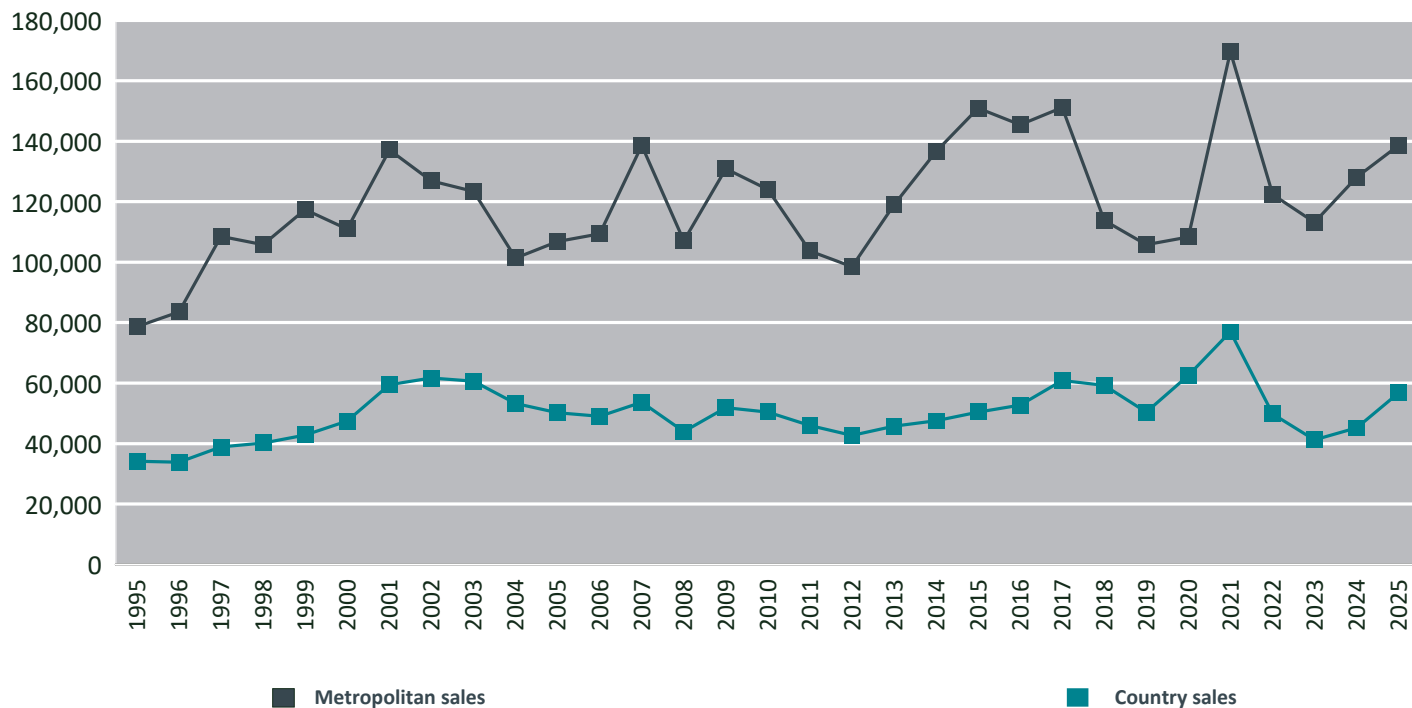
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	2	465000	465000	24.67	22500.00	232.50<	ND	22500.00	20.67
Concrete Batch Plant	1	1320000	1320000	10.86	121500.00	220.00<	240.00<	121500.00	10.86
Coolstore/Coldstore	5	588500	650000	118.74	1457.00	17.11<	147.73<	3645.80	161.42
Factory	4	1116125	1025000	1148.66	893.50	101.99<	46.59<	1247.25	894.87
Factory Unit	17	493129	482500	1382.11	246.00	88.53<	120.25<	106894.41	4.61
Factory Unsp	310	1262501	746500	442.86	1177.00	106.64<	117.28<	6122.11	193.94
Food ProcessingDairy	1	630000	630000	700.00	900.00	ND	ND	900.00	700.00
Food ProcessingUnsp	4	340000	377750	160.57	1177.50	27.98<	21.90<	9813.50	34.65
Garage/Motor Vehicle	7	938571	465000	159.15	1508.00	67.62<	94.90<	11379.71	82.48
Hard/Storage Yard	2	1099250	1099250	87.91	79182.00	ND	ND	79182.00	13.88
Ind Dev Site	131	884697	448000	202.49	2173.00	83.97<	104.43<	14462.52	55.50
Ind Land Building \$0	1	715000	715000	953.33	750.00	75.26<	84.12<	750.00	953.33
Office/Factory	2	1850000	1850000	470.26	4033.00	146.25<	258.74<	4033.00	458.72
OpenStorageUnspec	9	1219555	800000	530.62	3298.00	122.23<	76.19<	4498.00	331.02
Rendering Plant	1	539000	539000	169.12	3187.00	ND	ND	3187.00	169.12
Sawmill	2	262500	262500	12.91	182950.00	73.43<	30.88<	182950.00	1.43
Stock Sales Yards	1	20300000	20300000	98.44	206220.00	ND	ND	206220.00	98.44
Storage Depot	6	1411066	1256750	72.70	9750.00	290.58<	418.92<	12544.50	112.48
Warehouse	11	557920	500500	3040.54	148.00	103.41<	99.11<	473.27	1178.86
Warehouse Store	2	4935000	4935000	1768.51	3159.50	584.42<	1175.00<	3159.50	1561.96
Warehouse Unspec	310	1136362	693000	225.00	1000.00	99.00<	123.75<	4104.73	276.15
Warehouse/Factory	3	824333	810000	464.70	1388.00	23.79<	ND	1420.33	580.38
Warehouse/Office	18	859164	705000	825.59	1172.00	50.36<	64.38<	1571.67	546.66
Warehouse/Showroom	3	612666	528000	856.48	1080.00	46.62<	23.74<	866.00	707.47
Workshop	5	611000	500000	369.28	1354.00	61.54<	95.24<	1458.20	419.01
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	6	314666	19250	92.61	10236.00	30.27<	22.19<	24499.83	12.84
ElectPowerGenerator	1	17116	17116	0.18	93081.00	ND	5.39<	93081.00	0.18
Post Offices	6	482250	481750	554.98	671.00	112.03<	104.73<	961.33	501.65
Refuse Recycling	1	799000	799000	105.73	7557.00	ND	ND	7557.00	105.73
Sewerage/StormUnsp	1	21500	21500	1.38	15581.00	ND	ND	15581.00	1.38
TelecomTowers Unspec	1	1140000	1140000	701.11	1626.00	1140.00<	42.94<	1626.00	701.11
Utilities Vac Land	1	390000	390000	NA	NA	304.69<	3069.66<	NA	NA
WindFarmElectricity	1	2500000	2500000	48.64	51400.00	ND	ND	51400.00	48.64
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	4	1068062	561124	1.81	288900.00	106.88<	ND	270214.33	1.88
Crop – Fodder Crops	5	614400	592000	2.50	283600.00	57.76<	76.39<	289484.60	2.12
DomsticLivestockGraz	353	1145610	750000	2.96	390539.50	88.24<	93.75<	568289.09	2.03
GenCrop >20ha Unspec	350	1865754	1200000	1.07	1152770.00	95.24<	115.28<	1904637.62	0.95
Glasshouse Plant/Veg	1	1350000	1350000	45.00	30000.00	ND	93.10<	30000.00	45.00
Hardwood Plantation	3	1606790	1126300	0.55	1077000.00	52.03<	51.20<	1394133.33	1.15
Horse Unspecified	13	2652692	1400000	6.50	400000.00	91.50<	69.74<	468421.77	5.66
Kennel/Cattery	3	783333	1000000	59.41	20200.00	ND	ND	20066.33	39.04
Livestock – Beef	200	1881587	1011489	1.56	428400.00	87.05<	89.51<	634624.28	2.91
Livestock – Dairy	162	1910096	1452470	2.88	543250.00	101.81<	116.04<	759220.79	2.49
Livestock – Sheep	74	1575940	830750	1.52	545800.00	90.54<	89.81<	943173.23	1.47
MarketGardenVeg <20h	7	1137857	600000	1.57	200851.00	103.45<	96.77<	348298.67	1.66
MixedFarm + infrast	266	1614790	1225000	6.84	483500.00	94.23<	94.23<	764794.36	2.11
MixedFarm no infrast	61	1307691	900000	0.69	614600.00	91.51<	94.74<	1258629.39	1.04
MixedFarm&GrazUnsp	591	1523320	1050000	1.33	480000.00	95.89<	101.82<	1048671.42	1.39
Native Animals	1	450000	450000	8.31	54172.00	64.29<	ND	54172.00	8.31
Native Bshland	38	575553	347500	1.21	248488.00	142.42<	92.05<	547842.82	1.14
Native Hardwood	7	393571	380000	0.59	472600.00	92.12<	79.17<	776530.00	0.51
Non-Native Animals	2	2350000	2350000	2.75	870096.50	97.92<	364.34<	870096.50	2.70
Orchard Plantations	30	1909274	880000	3.50	200000.00	78.92<	107.38<	1203561.69	1.61
Piggery	5	1142600	925000	6.46	143100.00	126.28<	89.48<	208816.60	5.47
Plant/Tree Nursery	7	413476	413417	32.01	14407.00	44.57<	45.94<	82378.71	5.02
Poultry – Open Range	13	14153588	2000000	1.35	400047.00	34.28<	380.95<	855004.89	9.76
Poultry broiler	6	6126666	2875000	14.92	298700.00	107.00<	144.98<	698556.50	8.77
Poultry egg	1	2500000	2500000	51.48	48562.00	ND	196.08<	48562.00	51.48
Softwood Plantation	19	1228509	884701	0.52	1290000.00	169.32<	136.11<	1279579.05	0.96
Specialised Cropping	6	1790875	1725000	1.91	941000.00	144.35<	172.50<	1116966.67	1.60
Vineyard	58	911409	650000	8.66	117000.00	100.00<	113.74<	260191.78	3.50

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Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	8	15865833	7315000	1518.72	20931.50	162.56<	90.31<	28823.88	550.44
Aged Care Complex	1	19000000	19000000	1187.50	16000.00	322.03<	ND	16000.00	1187.50
Boarding House	26	765596	791000	1387.49	626.00	132.69<	145.14<	692.62	1105.37
Cabin/Accommodation	1	850000	850000	223.98	3795.00	ND	ND	3795.00	223.98
Cojoin Strata Unsp	55	461921	415000	4847.65	361.00	101.22<	95.41<	361.00	4847.65
Conjoined StrataUnit	48	382151	385000	NA	NA	106.94<	103.77<	NA	NA
Detached Home (Ind)	36	446402	410000	648.30	805.00	103.54<	96.47<	7762.81	57.51
Detached Home (New)	9	842944	638500	1134.26	648.00	105.98<	92.87<	678.89	1241.65
Detached Home Unsp	26652	649864	600000	874.04	651.00	103.00<	100.84<	969.74	668.89
Detached Home(Comm)	77	522542	470000	787.40	635.00	90.38<	90.38<	752.03	694.85
Detached Home(exist)	5642	596270	575000	887.40	746.00	107.48<	112.52<	1061.38	561.85
Disability Housing	2	765000	765000	631.57	1409.00	139.09<	34.00<	1409.00	542.94
Garage/Outbuild Res	4	590900	271800	283.52	2550.00	108.72<	96.38<	12482.75	47.34
Garage/Outbuild Rur	11	539545	450000	13.50	40000.00	134.33<	100.00<	41781.64	12.91
Granny Flat/Studio	3	772666	435000	168.28	2585.00	100.93<	74.36<	2237.00	345.40
Half Pair or Duplex	13	573884	523500	1202.29	524.00	166.19<	136.68<	522.89	1179.45
House & Flat/Studio	7	719571	630000	636.05	1051.00	72.21<	106.33<	1470.17	501.87
Individual Car Park	1	280000	280000	NA	NA	28000.00<	28000.00<	NA	NA
Individual Flat	6	371208	328500	1020.19	278.50	76.40<	130.36<	392.50	1082.96
MisimpRuralLand Unsp	113	401061	350000	21.57	31300.00	105.26<	102.94<	54855.42	7.31
Nursing Home	1	9300000	9300000	430.56	21600.00	ND	ND	21600.00	430.56
OYO Sub Dwelling	20	525075	500000	NA	NA	125.00<	132.45<	NA	NA
OYO Sub Unit	235	432182	420000	NA	NA	106.33<	107.69<	NA	NA
OYO Subdivided Flat	1	285000	285000	NA	NA	79.72<	54.09<	NA	NA
OYO Unit	4	473750	470000	NA	NA	95.92<	105.03<	NA	NA
Res Co Sh Unit HR	3	418666	426000	NA	NA	97.93<	84.78<	NA	NA
Res Co Sh Unit Unsp	1	405000	405000	NA	NA	192.86<	ND	NA	NA
Res Land (WithBuild)	50	617374	567500	571.79	787.00	92.88<	105.58<	2918.74	204.93
Res/Rural Lstyle	4426	967222	845000	61.13	18200.00	99.41<	97.18<	35169.50	27.46
ResLandWithImprovemt	67	393776	330000	68.87	1089.00	142.86<	150.00<	17526.13	22.47
Retire Village Compl	5	1146333	150000	2093.07	8149.00	101.69<	5.69<	10333.25	135.04
Retire Village Unit	39	330567	340000	NA	NA	87.18<	121.65<	NA	NA
Semi-detached	5	672400	625000	1797.78	318.00	146.20<	103.73<	338.00	2211.54
Semi-detached Unspec	179	577966	520000	2140.09	216.00	110.64<	112.43<	333.78	1749.99
Sep House&Curtilage	6	820146	750000	1006.04	1085.00	140.19<	84.27<	1778.33	461.19
Short Term Hol Accom	37	783509	670000	796.42	686.00	77.68<	83.23<	16558.47	48.49
Single Strata Unit	12	436458	445000	NA	NA	107.23<	101.14<	NA	NA
Single Strata Unsp	3745	476133	440000	815.60	423.00	104.76<	104.76<	830.79	640.60
Site Improves Rur	3	593333	580000	15.85	28390.00	331.43<	ND	151363.33	3.92
Special Accom Res	1	1166000	1166000	138.53	8417.00	122.74<	ND	8417.00	138.53
Strata Unit/Flat Uns	885	513787	468450	9469.70	363.00	106.22<	104.10<	8271.20	136.68
Sub Div (EnGlobo)	1	550000	550000	1.91	287400.00	ND	21.57<	287400.00	1.91
Terrace House	8	897812	731250	920.18	451.00	138.28<	105.22<	495.57	1904.73
Townhouse	132	571460	537500	NA	NA	107.50<	112.80<	NA	NA
Vac Res A	7934	300633	275000	191.95	534.00	100.00<	92.91<	591.19	503.92
Vac Res B	499	355512	320000	52.86	2270.00	103.23<	116.36<	2582.16	137.68
Vac Res C	56	555091	634500	0.20	3685000.00	229.31<	215.08<	3487118.23	0.16
Vac Res Englobo Oth	14	2196000	460000	85.97	19800.00	36.80<	19.27<	411508.57	5.34
Vac Res Rural Lstyle	1147	472827	310000	83.04	14450.00	89.86<	88.57<	33320.54	14.18
Villa Unit	1	506000	506000	NA	NA	146.67<	71.27<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Bowling Alley	1	2970000	2970000	662.06	4486.00	848.57<	ND	4486.00	662.06
Gymnasium/Health	1	750000	750000	1225.49	612.00	144.23<	133.93<	612.00	1225.49
IndoorSportCent Unsp	3	1191366	1480000	406.93	3637.00	ND	223.40<	5295.33	224.98
Motor Racing Tracks	1	1728700	1728700	3.76	460000.00	ND	ND	460000.00	3.76
Outdoor-CrossCountry	1	1168200	1168200	0.74	1573784.00	ND	169.30<	1573784.00	0.74
OutdoorSportGrndUnsp	4	496250	175000	1.02	140000.00	ND	116.67<	270734.50	1.83
Vac Site - Sporting	2	233500	233500	42.21	6256.50	ND	111.72<	6256.50	37.32
Municipality totals									
Commercial Total			1,315			Commercial Total Prices			\$2,233,623,549
Community Services Total			66			Community Services Total Prices			\$126,817,662
Extractive Industry Total			11			Extractive Industry Total Prices			\$39,266,862
Industrial Total			858			Industrial Total Prices			\$972,401,450
Infrastruc&Utilities Total			18			Infrastruc&Utilities Total Prices			\$9,649,116
Primary Production Total			2,286			Primary Production Total Prices			\$3,733,554,735
Residential Total			52,232			Residential Total Prices			\$31,150,353,820
Sport/Hrtge/Cultural Total			13			Sport/Hrtge/Cultural Total Prices			\$12,643,000
All Sales Total			56,799			All Sales Total			\$38,278,310,194

Number of Sales

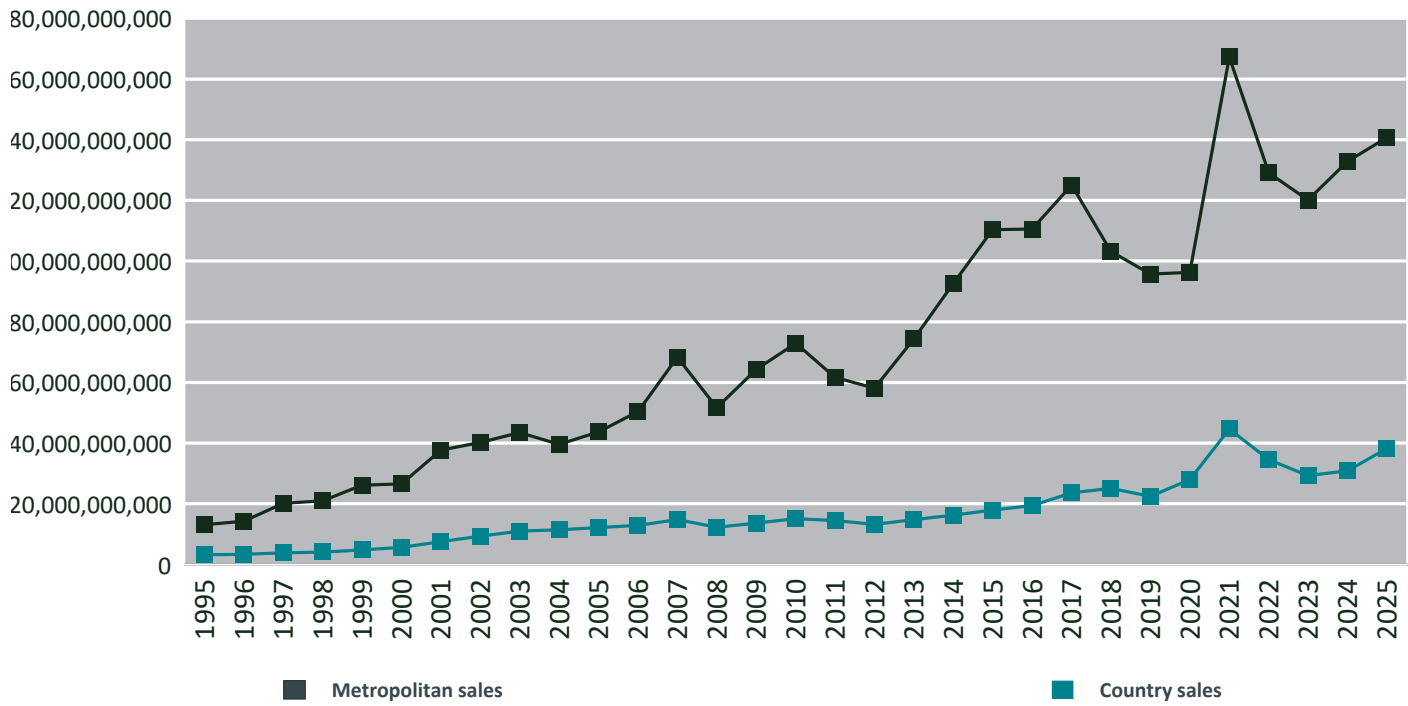


Number of Sales

Year	Metropolitan	Country
1995	78,718	34,200
1996	83,550	33,874
1997	108,524	38,865
1998	105,799	40,168
1999	117,380	42,819
2000	110,970	47,416
2001	137,167	59,517
2002	126,938	61,641
2003	123,370	60,622
2004	101,373	53,201
2005	106,834	50,235
2006	109,347	49,016
2007	138,581	53,634
2008	107,074	43,970
2009	130,850	51,911
2010	124,022	50,447
2011	103,704	46,011
2012	98,475	42,692
2013	119,004	45,772
2014	136,558	47,550
2015	150,957	50,447
2016	145,488	52,671
2017	151,114	60,873
2018	113,835	59,253
2019	105,794	50,356
2020	108,354	62,520
2021	169,661	76,986
2022	122,300	49,795
2023	113,182	41,234
2024	128,145	45,230
2025	138,747	56,799

Metropolitan and Country Victoria-All

Total Value of Sales

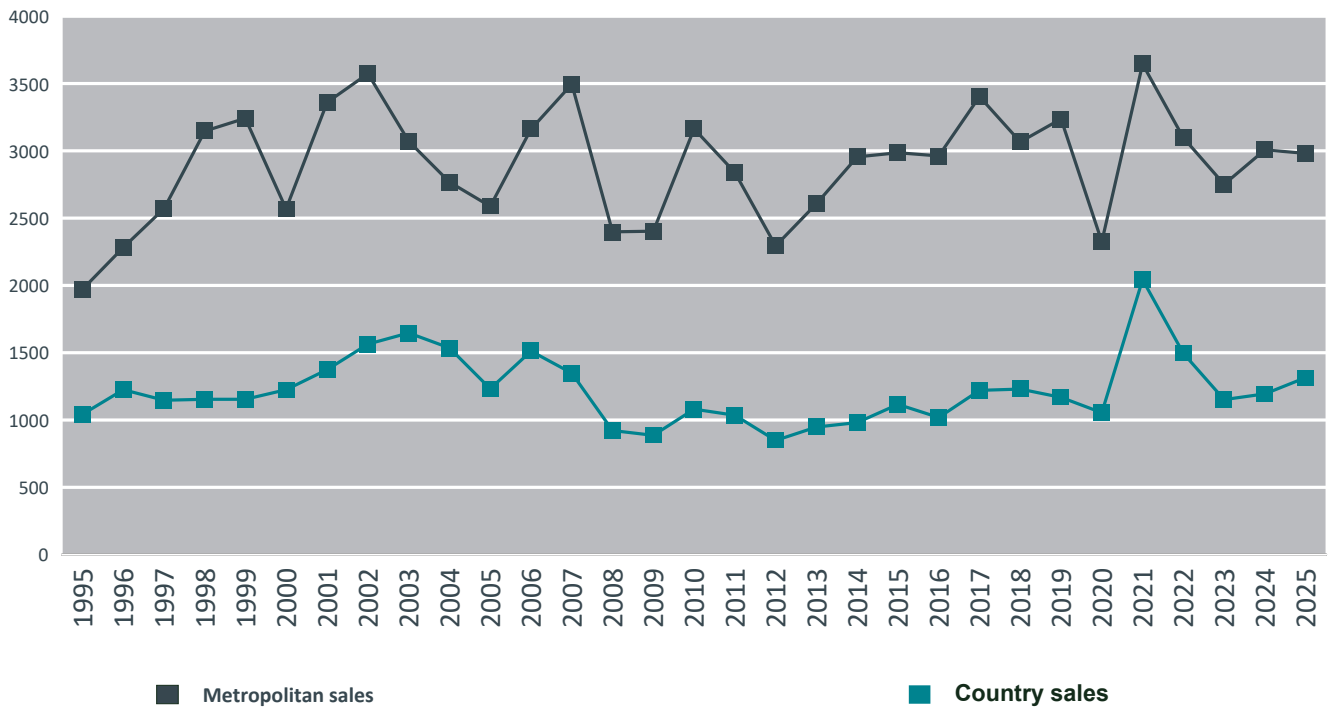


Total Price

Year	Metropolitan	Country
1995	\$13,096,925,165	\$3,254,905,211
1996	\$14,296,648,750	\$3,384,643,379
1997	\$20,181,634,423	\$3,871,393,604
1998	\$21,005,289,442	\$4,109,081,713
1999	\$26,182,740,098	\$4,831,317,089
2000	\$26,610,139,534	\$5,601,081,866
2001	\$37,711,663,916	\$7,543,292,059
2002	\$40,281,466,555	\$9,306,068,574
2003	\$43,512,903,440	\$11,031,162,979
2004	\$39,549,528,033	\$11,378,554,508
2005	\$43,744,641,896	\$12,192,022,428
2006	\$50,400,799,116	\$12,878,138,122
2007	\$68,282,739,166	\$14,834,384,463
2008	\$51,710,601,642	\$12,276,422,741
2009	\$64,266,154,932	\$13,641,485,146
2010	\$72,934,955,994	\$15,116,102,749
2011	\$61,702,394,115	\$14,489,882,197
2012	\$58,049,247,521	\$13,262,242,003
2013	\$74,412,932,397	\$14,804,916,524
2014	\$92,656,078,781	\$16,241,910,071
2015	\$110,304,484,234	\$17,942,250,017
2016	\$110,532,911,491	\$19,371,378,533
2017	\$125,045,606,620	\$23,591,550,106
2018	\$103,193,453,328	\$25,085,322,826
2019	\$95,693,787,021	\$22,500,340,582
2020	\$96,240,013,385	\$27,910,236,272
2021	\$167,267,124,027	\$44,693,795,986
2022	\$129,062,377,363	\$34,545,157,825
2023	\$120,114,239,387	\$29,254,049,113
2024	\$132,863,473,653	\$30,869,861,286
2025	\$140,746,802,492	\$38,278,310,194

Metropolitan and Country Victoria-Commercial

Number of Sales

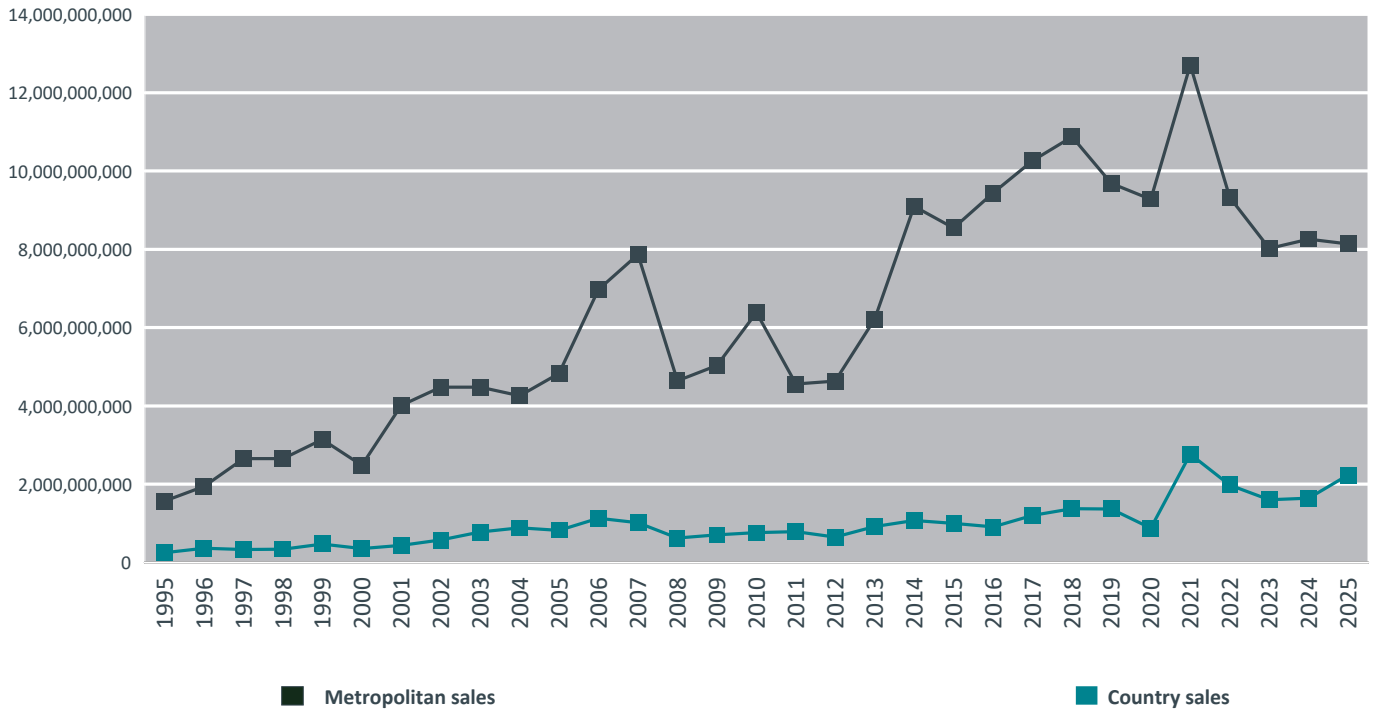


Number of Sales

Year	Metropolitan	Country
1995	1,971	1,042
1996	2,282	1,224
1997	2,571	1,147
1998	3,148	1,154
1999	3,241	1,154
2000	2,569	1,225
2001	3,361	1,375
2002	3,573	1,563
2003	3,072	1,646
2004	2,768	1,535
2005	2,588	1,232
2006	3,162	1,512
2007	3,495	1,347
2008	2,398	921
2009	2,402	886
2010	3,165	1,080
2011	2,840	1,035
2012	2,294	848
2013	2,606	948
2014	2,956	981
2015	2,986	1,115
2016	2,962	1,019
2017	3,403	1,220
2018	3,067	1,230
2019	3,237	1,168
2020	2,326	1,055
2021	3,646	2,042
2022	3,098	1,495
2023	2,751	1,152
2024	3,008	1,194
2025	2,982	1,315

Metropolitan and Country Victoria-Commercial

Total Value of Sales

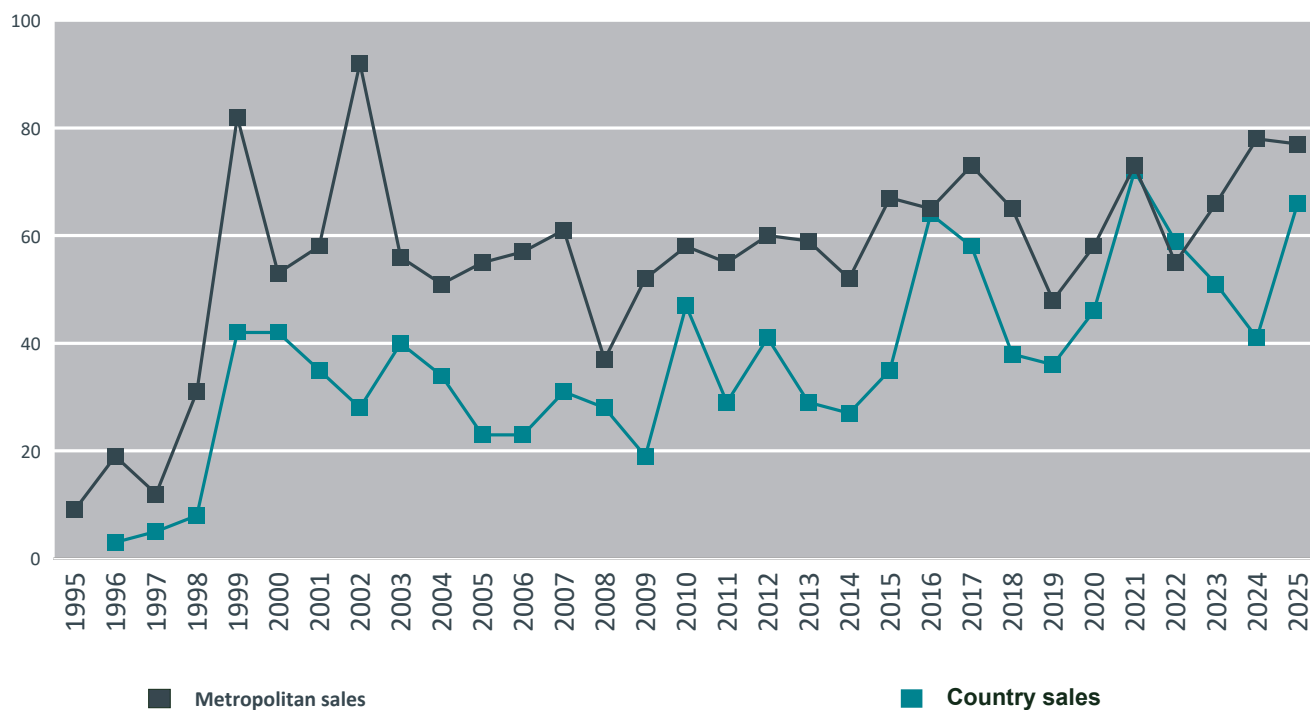


Total Price

Year	Metropolitan	Country
1995	\$1,565,969,880	\$248,481,522
1996	\$1,942,799,009	\$366,185,244
1997	\$2,654,788,841	\$329,167,592
1998	\$2,655,555,947	\$339,776,712
1999	\$3,138,254,354	\$473,900,903
2000	\$2,478,220,113	\$357,503,087
2001	\$4,010,915,381	\$436,089,611
2002	\$4,476,170,507	\$574,398,303
2003	\$4,479,499,257	\$775,628,497
2004	\$4,261,687,696	\$885,658,369
2005	\$4,826,768,836	\$820,548,235
2006	\$6,973,267,772	\$1,128,921,508
2007	\$7,870,720,774	\$1,019,486,751
2008	\$4,642,546,303	\$623,854,976
2009	\$5,034,530,841	\$706,369,663
2010	\$6,387,002,167	\$763,788,886
2011	\$4,555,545,879	\$791,624,495
2012	\$4,632,091,791	\$646,162,120
2013	\$6,209,442,596	\$919,732,516
2014	\$9,098,163,560	\$1,076,656,450
2015	\$8,545,972,257	\$995,872,195
2016	\$9,435,202,707	\$906,798,678
2017	\$10,264,202,173	\$1,199,965,781
2018	\$10,869,260,829	\$1,375,673,708
2019	\$9,681,711,684	\$1,368,150,865
2020	\$9,276,232,469	\$873,806,348
2021	\$12,702,975,298	\$2,765,793,082
2022	\$9,324,274,604	\$1,979,766,182
2023	\$8,022,386,417	\$1,603,425,546
2024	\$8,257,573,445	\$1,644,155,576
2025	\$8,136,501,253	\$2,233,623,549

Metropolitan and Country Victoria-Community Services

Number of Sales

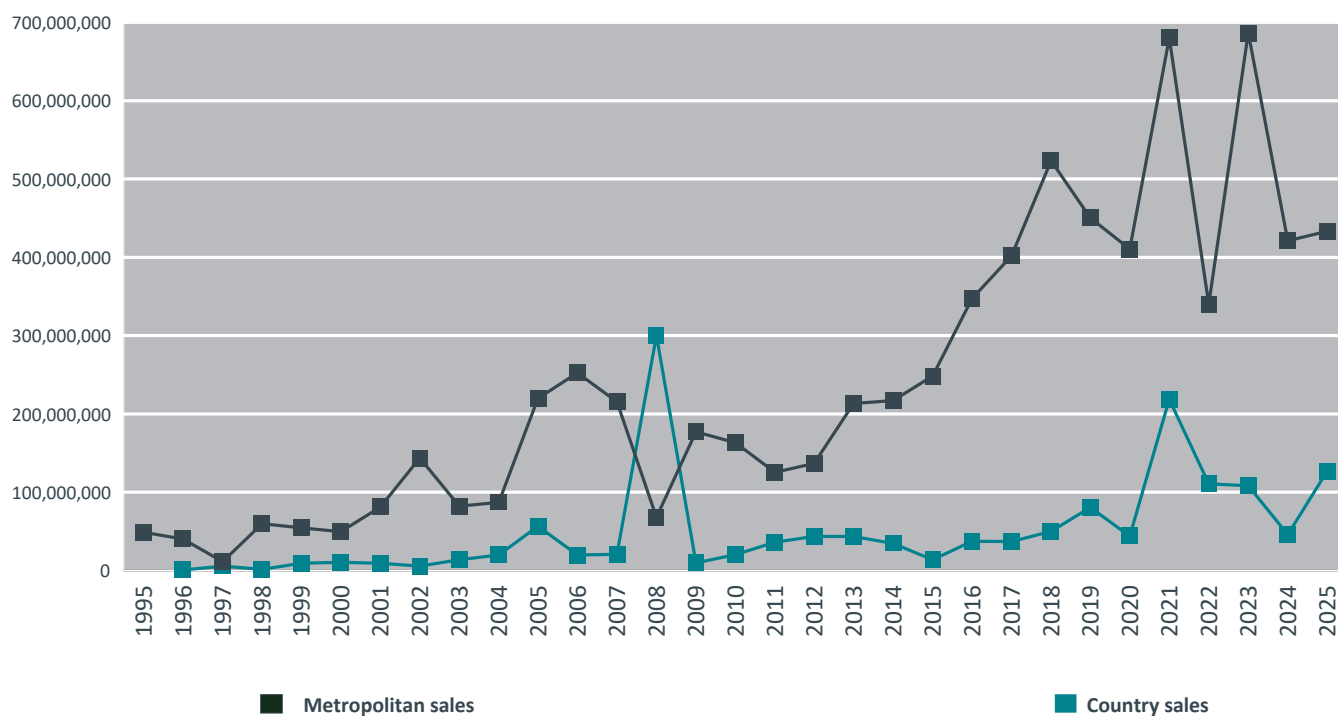


Number of Sales

Year	Metropolitan	Country
1995	9	3
1996	19	5
1997	12	8
1998	31	42
1999	82	42
2000	53	35
2001	58	28
2002	92	40
2003	56	34
2004	51	23
2005	55	23
2006	57	31
2007	61	28
2008	37	19
2009	52	47
2010	58	29
2011	55	41
2012	60	29
2013	59	27
2014	52	35
2015	67	64
2016	65	58
2017	73	38
2018	65	36
2019	48	46
2020	58	72
2021	73	59
2022	55	51
2023	66	41
2024	78	66
2025	77	66

Metropolitan and Country Victoria-Community Services

Total Value of Sales

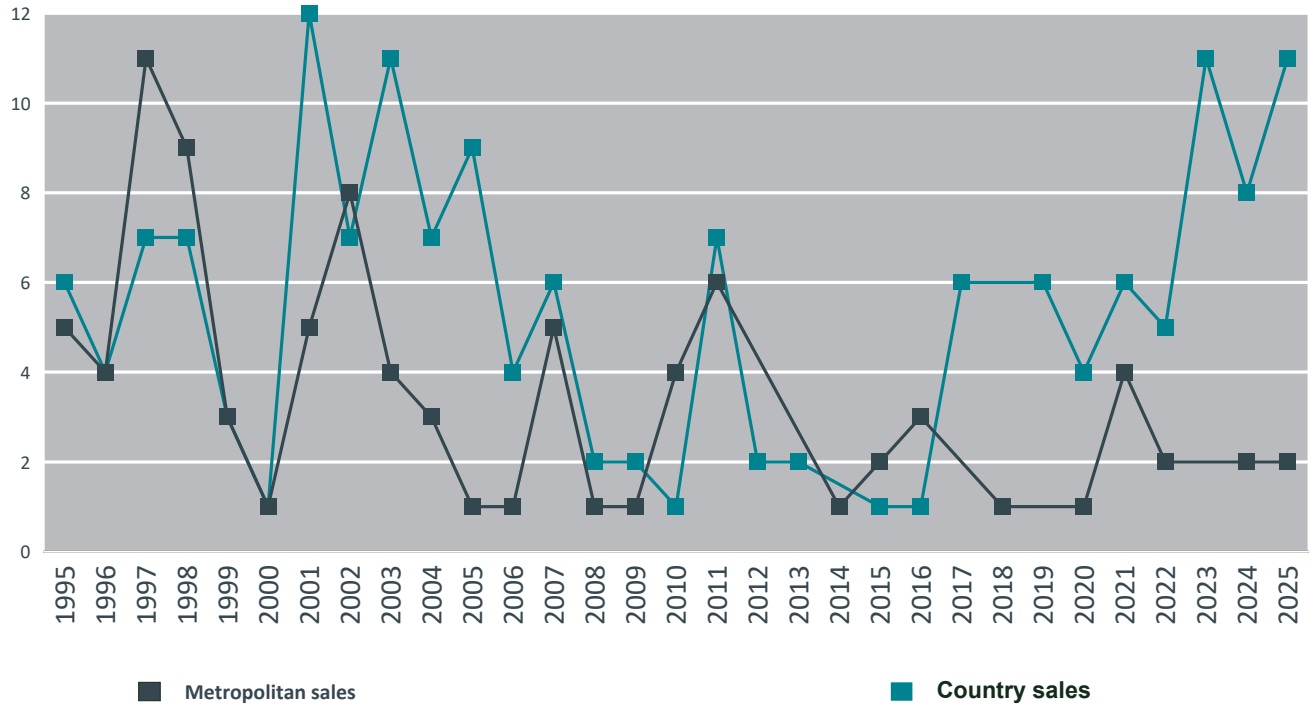


Total Price

Year	Metropolitan	Country
1995	\$48,650,497	\$911,000
1996	\$40,281,750	\$5,588,996
1997	\$11,251,000	\$1,373,500
1998	\$59,652,682	\$1,373,500
1999	\$54,670,989	\$9,169,620
2000	\$49,371,288	\$10,412,171
2001	\$80,993,348	\$9,422,150
2002	\$143,546,209	\$5,468,205
2003	\$82,345,642	\$13,908,000
2004	\$87,055,536	\$19,900,910
2005	\$219,784,692	\$56,647,157
2006	\$252,468,593	\$19,789,765
2007	\$215,416,023	\$20,751,330
2008	\$67,961,366	\$300,037,054
2009	\$177,143,423	\$9,855,499
2010	\$163,365,128	\$20,283,579
2011	\$125,174,356	\$36,262,580
2012	\$136,626,137	\$43,317,910
2013	\$213,358,318	\$43,523,000
2014	\$216,883,622	\$34,512,340
2015	\$248,298,623	\$13,644,034
2016	\$347,229,005	\$37,211,407
2017	\$402,062,020	\$37,046,779
2018	\$523,143,740	\$50,070,349
2019	\$450,429,185	\$80,430,924
2020	\$410,308,192	\$43,933,290
2021	\$680,246,960	\$218,401,209
2022	\$339,957,799	\$110,697,970
2023	\$686,558,607	\$108,419,659
2024	\$421,151,172	\$46,061,851
2025	\$433,079,558	\$126,817,662

Metropolitan and Country Victoria-Extractive Industry

Number of Sales

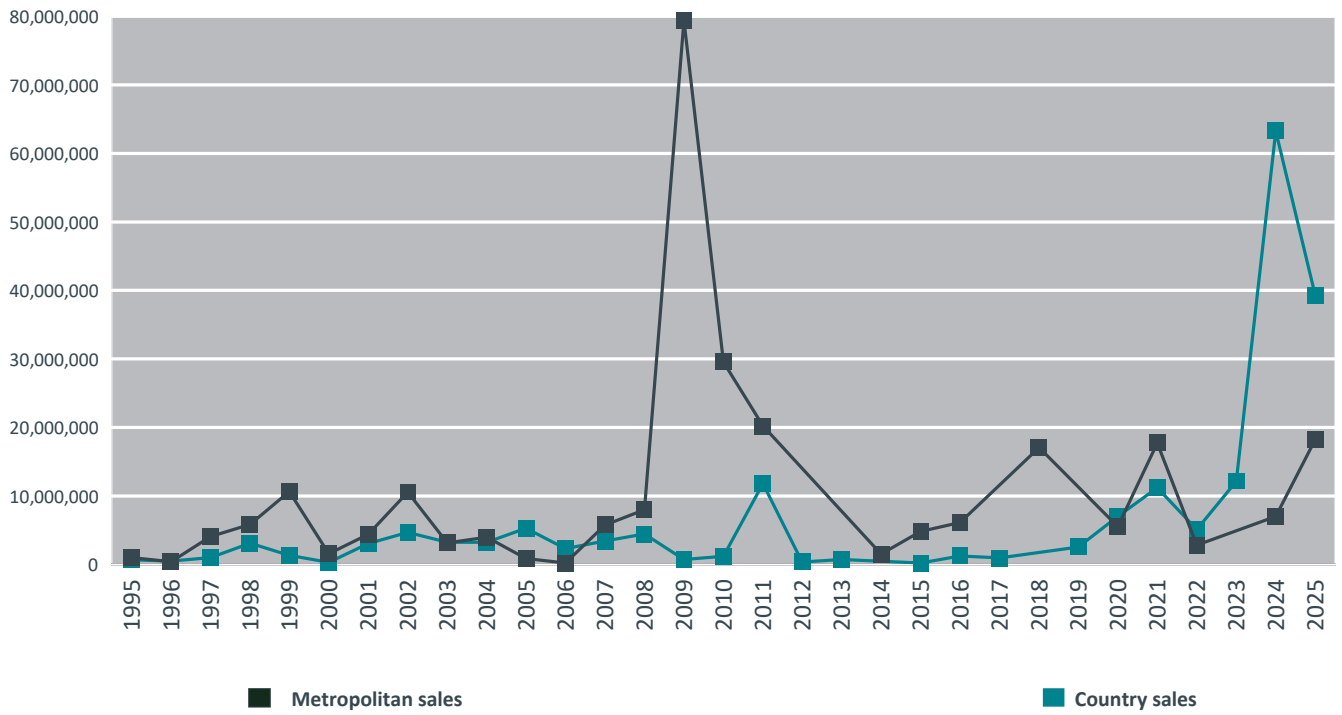


Number of Sales

Year	Metropolitan	Country
1995	5	6
1996	4	4
1997	11	7
1998	9	7
1999	3	3
2000	1	1
2001	5	12
2002	8	7
2003	4	11
2004	3	7
2005	1	9
2006	1	4
2007	5	6
2008	1	2
2009	1	2
2010	4	1
2011	6	7
2012		2
2013		2
2014	1	
2015	2	1
2016	3	1
2017		6
2018	1	
2019		6
2020	1	4
2021	4	6
2022	2	5
2023		11
2024	2	8
2025	2	11

Metropolitan and Country Victoria-Extractive Industry

Total Value of Sales

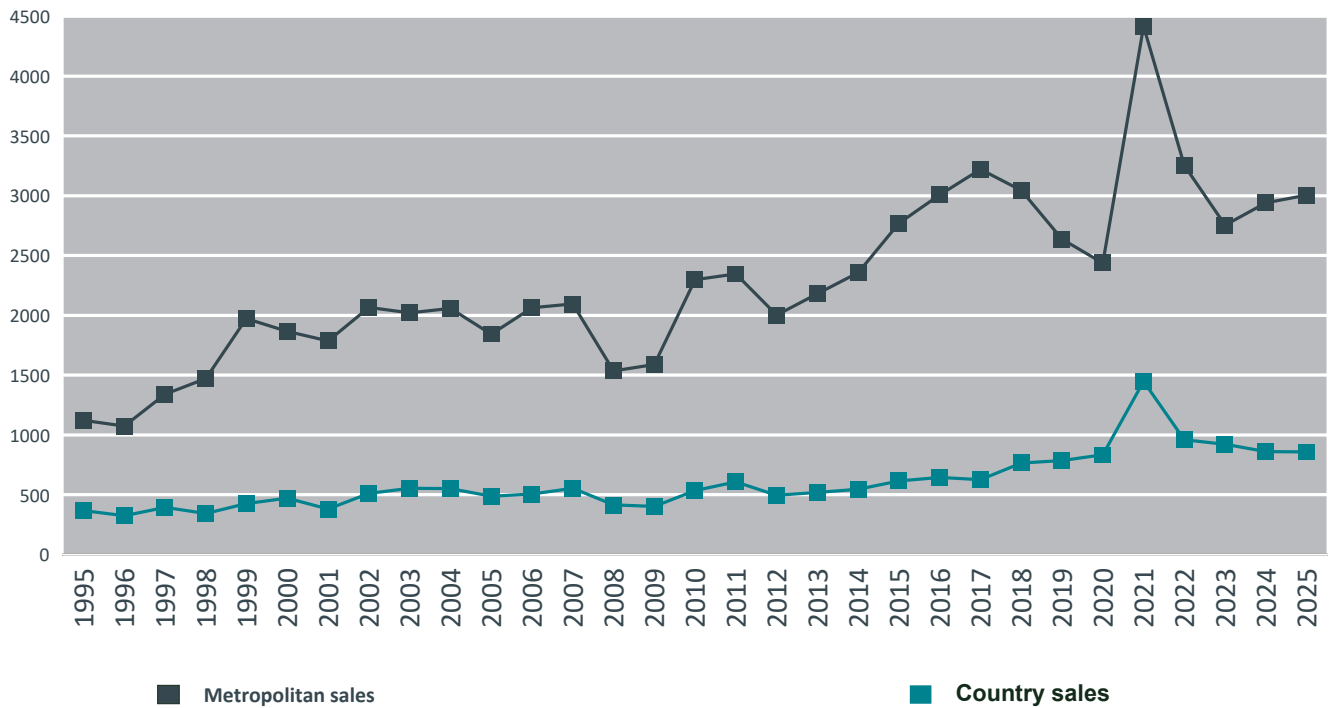


Total Price

Year	Metropolitan	Country
1995	\$1,027,625	\$693,500
1996	\$394,500	\$476,855
1997	\$4,071,000	\$1,001,666
1998	\$5,867,412	\$3,095,629
1999	\$10,624,000	\$1,348,500
2000	\$1,550,000	\$296,526
2001	\$4,418,000	\$3,045,000
2002	\$10,552,255	\$4,671,000
2003	\$3,155,000	\$3,258,000
2004	\$3,976,000	\$3,250,000
2005	\$880,000	\$5,284,000
2006	\$212,000	\$2,325,000
2007	\$5,776,200	\$3,417,986
2008	\$8,000,000	\$4,452,000
2009	\$79,420,000	\$710,000
2010	\$29,564,000	\$1,200,000
2011	\$20,230,000	\$11,814,000
2012		\$377,000
2013		\$735,000
2014	\$1,500,000	
2015	\$4,845,500	\$196,900
2016	\$6,109,228	\$1,250,000
2017		\$944,154
2018	\$17,050,000	
2019		\$2,550,956
2020	\$5,550,000	\$6,996,258
2021	\$17,736,520	\$11,216,711
2022	\$2,819,000	\$5,110,000
2023		\$12,135,692
2024	\$7,000,000	\$63,251,022
2025	\$18,250,000	\$39,266,862

Metropolitan and Country Victoria-Industrial

Number of Sales

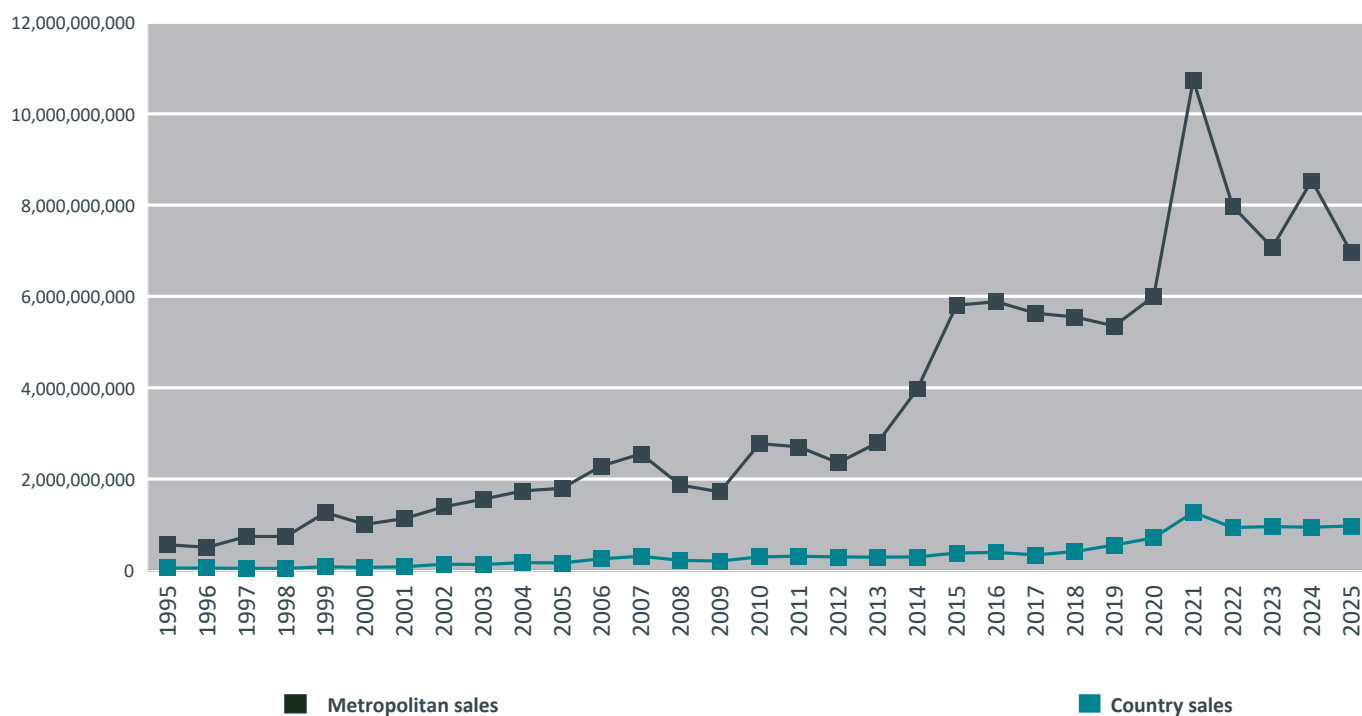


Number of Sales

Year	Metropolitan	Country
1995	1,121	368
1996	1,073	324
1997	1,340	393
1998	1,471	343
1999	1,974	425
2000	1,865	471
2001	1,787	380
2002	2,065	510
2003	2,021	553
2004	2,059	551
2005	1,842	487
2006	2,063	505
2007	2,095	553
2008	1,536	415
2009	1,589	401
2010	2,297	535
2011	2,346	608
2012	2,002	495
2013	2,180	520
2014	2,357	545
2015	2,769	616
2016	3,008	644
2017	3,220	626
2018	3,046	765
2019	2,637	787
2020	2,437	834
2021	4,416	1,448
2022	3,254	960
2023	2,754	923
2024	2,941	861
2025	3,004	858

Metropolitan and Country Victoria-Industrial

Total Value of Sales

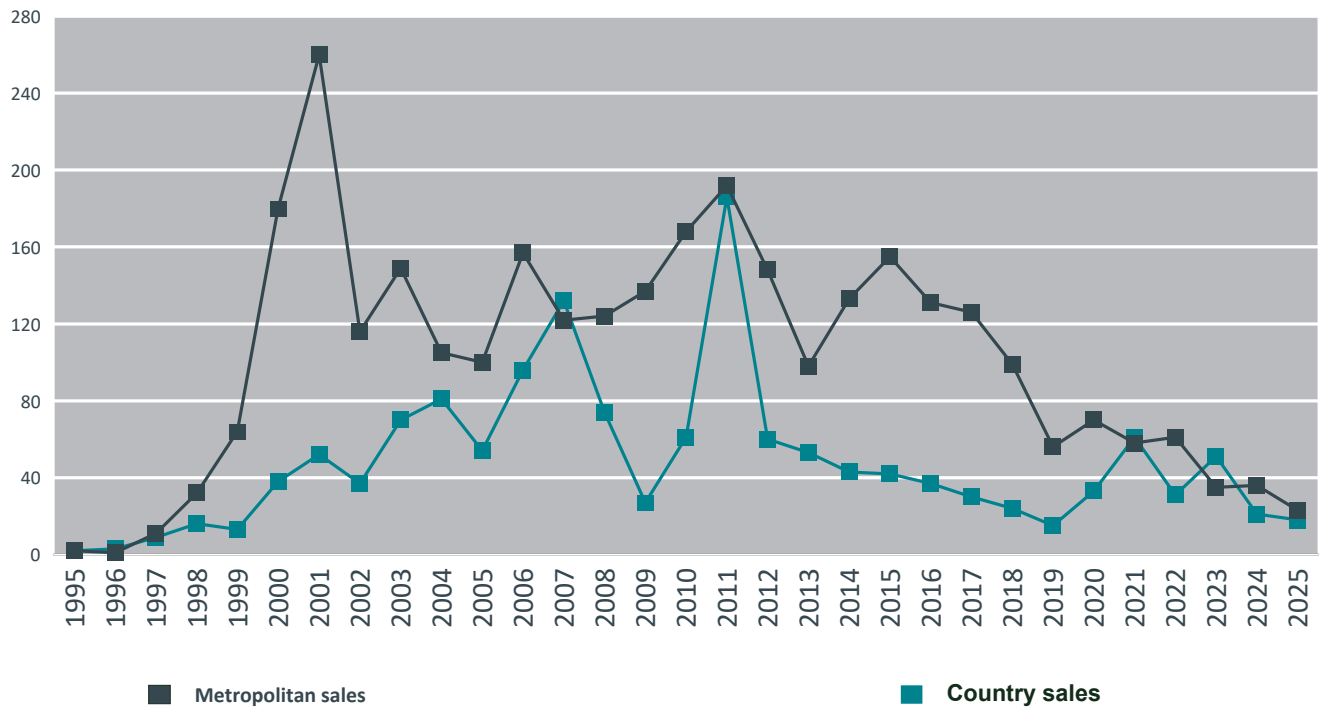


Total Price

Year	Metropolitan	Country
1995	\$560,678,680	\$56,559,973
1996	\$508,430,981	\$55,665,972
1997	\$742,724,864	\$49,305,408
1998	\$748,222,750	\$45,471,396
1999	\$1,267,062,731	\$78,373,782
2000	\$1,013,115,018	\$64,600,538
2001	\$1,137,769,698	\$81,375,466
2002	\$1,391,973,100	\$135,622,361
2003	\$1,561,281,957	\$134,031,347
2004	\$1,741,698,000	\$170,580,405
2005	\$1,801,119,176	\$164,177,619
2006	\$2,287,272,193	\$253,404,328
2007	\$2,550,576,332	\$309,262,276
2008	\$1,869,523,166	\$222,687,050
2009	\$1,723,671,956	\$203,928,214
2010	\$2,778,056,676	\$300,114,571
2011	\$2,706,311,660	\$310,697,795
2012	\$2,361,119,879	\$295,833,100
2013	\$2,799,208,592	\$294,715,437
2014	\$3,963,899,534	\$297,532,361
2015	\$5,806,101,955	\$379,342,798
2016	\$5,884,336,709	\$395,933,036
2017	\$5,633,476,006	\$337,423,688
2018	\$5,545,713,171	\$417,722,134
2019	\$5,352,907,301	\$554,288,290
2020	\$6,003,752,280	\$718,954,625
2021	\$10,733,270,258	\$1,278,531,646
2022	\$7,974,337,327	\$942,748,815
2023	\$7,073,745,238	\$962,562,261
2024	\$8,537,535,976	\$944,346,743
2025	\$6,961,550,591	\$972,401,450

Metropolitan and Country Victoria-Infrastruc&Utilities

Number of Sales

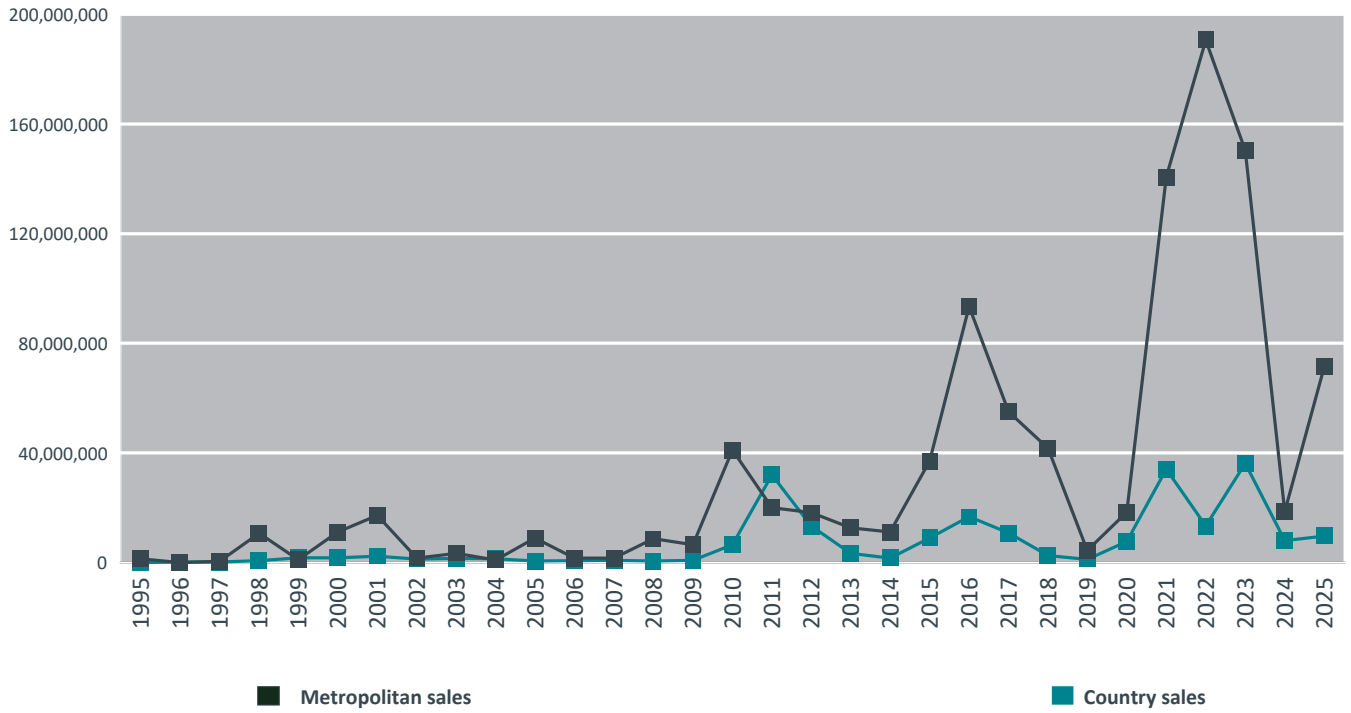


Number of Sales

Year	Metropolitan	Country
1995	2	2
1996	1	3
1997	11	9
1998	32	16
1999	64	13
2000	180	38
2001	260	52
2002	116	37
2003	149	70
2004	105	81
2005	100	54
2006	157	96
2007	122	132
2008	124	74
2009	137	27
2010	168	61
2011	192	186
2012	148	60
2013	98	53
2014	133	43
2015	155	42
2016	131	37
2017	126	30
2018	99	24
2019	56	15
2020	70	33
2021	58	61
2022	61	31
2023	35	51
2024	36	21
2025	23	18

Metropolitan and Country Victoria-Infrastruc&Utilities

Total Value of Sales

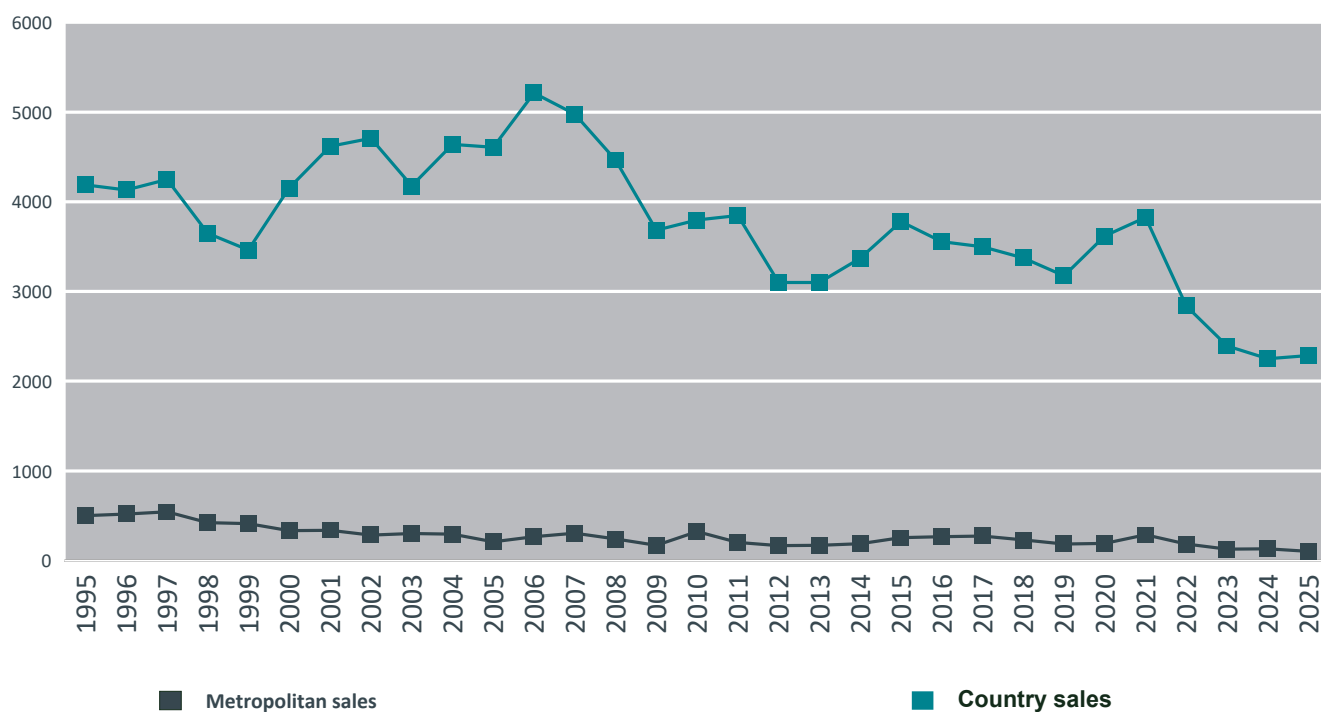


Total Price

Year	Metropolitan	Country
1995	\$1,375,000	\$11,900
1996	\$12,775	\$158,652
1997	\$412,250	\$176,640
1998	\$10,697,246	\$723,280
1999	\$971,935	\$1,724,250
2000	\$11,094,561	\$1,696,931
2001	\$17,194,401	\$2,291,549
2002	\$1,588,810	\$1,284,919
2003	\$3,335,488	\$1,477,530
2004	\$930,175	\$1,420,776
2005	\$8,896,020	\$522,088
2006	\$1,581,040	\$713,050
2007	\$1,579,832	\$766,971
2008	\$8,697,066	\$519,223
2009	\$6,432,576	\$823,471
2010	\$41,016,996	\$6,506,683
2011	\$19,932,314	\$31,990,924
2012	\$18,231,319	\$13,342,440
2013	\$12,699,508	\$3,381,654
2014	\$11,111,375	\$1,623,097
2015	\$36,944,148	\$8,930,680
2016	\$93,468,498	\$16,720,909
2017	\$55,015,901	\$10,755,097
2018	\$41,606,431	\$2,576,893
2019	\$4,401,367	\$1,132,009
2020	\$18,395,856	\$7,684,657
2021	\$140,616,921	\$34,011,316
2022	\$190,605,984	\$13,321,699
2023	\$150,350,161	\$36,142,049
2024	\$18,636,811	\$7,964,150
2025	\$71,391,524	\$9,649,116

Metropolitan and Country Victoria-Primary Production

Number of Sales

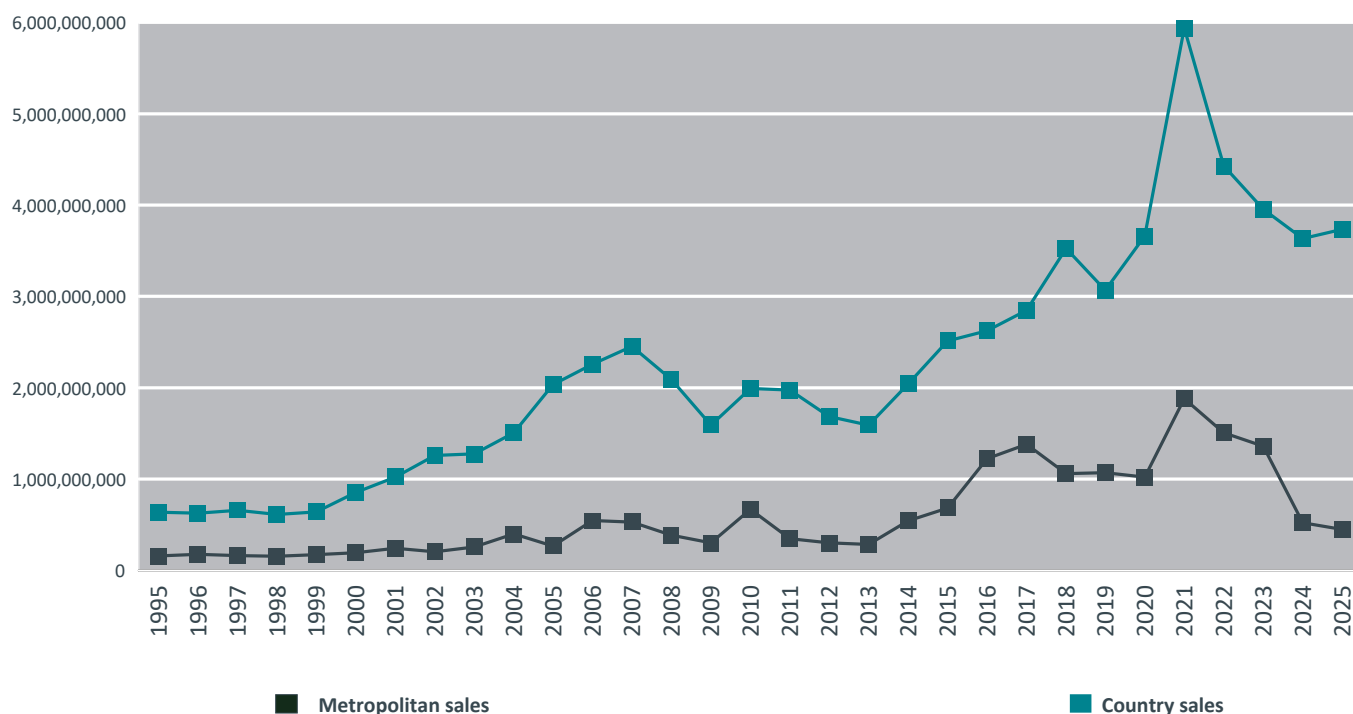


Number of Sales

Year	Metropolitan	Country
1995	502	4,188
1996	520	4,132
1997	543	4,249
1998	421	3,648
1999	413	3,461
2000	333	4,151
2001	337	4,617
2002	285	4,705
2003	303	4,176
2004	293	4,639
2005	210	4,606
2006	267	5,212
2007	304	4,976
2008	240	4,465
2009	171	3,683
2010	322	3,796
2011	201	3,847
2012	165	3,101
2013	169	3,098
2014	187	3,369
2015	255	3,778
2016	264	3,554
2017	274	3,497
2018	229	3,375
2019	184	3,174
2020	190	3,617
2021	287	3,826
2022	183	2,838
2023	126	2,392
2024	130	2,249
2025	101	2,286

Metropolitan and Country Victoria-Primary Production

Total Value of Sales

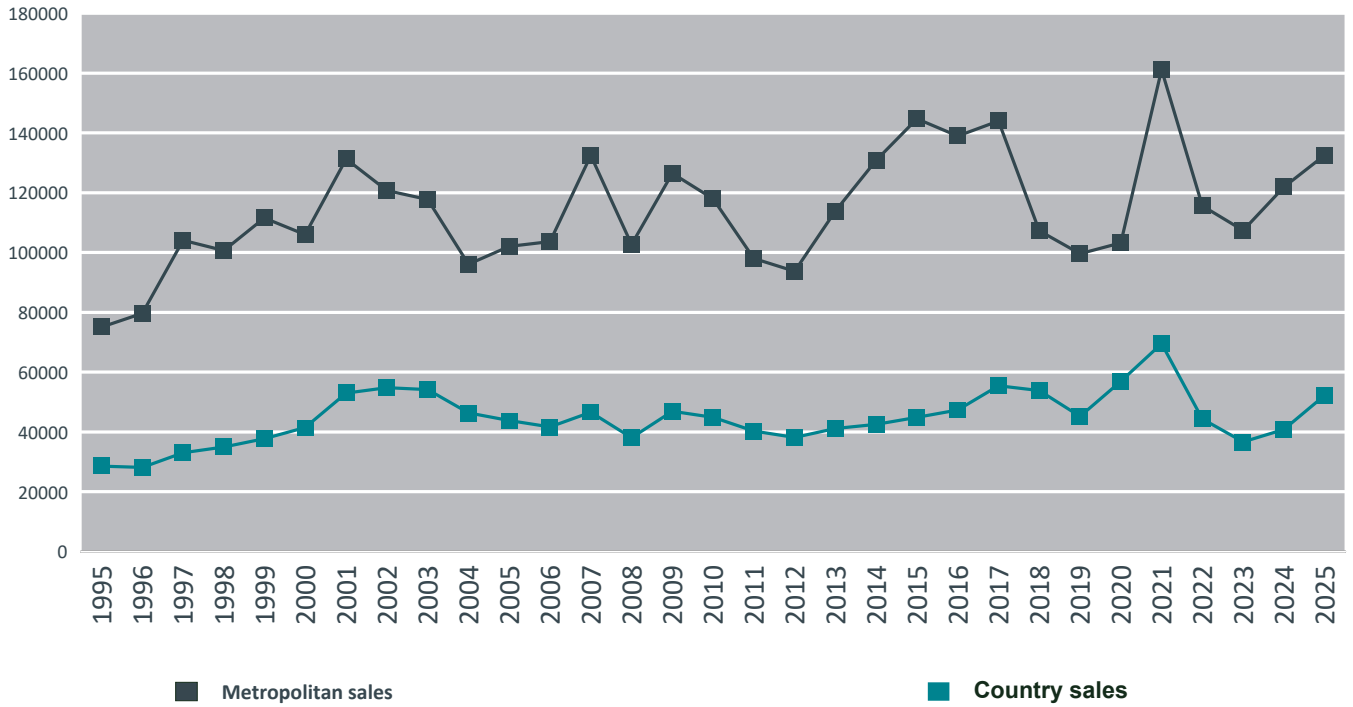


Total Price

Year	Metropolitan	Country
1995	\$158,066,182	\$637,159,779
1996	\$176,006,779	\$627,058,403
1997	\$163,536,736	\$658,951,109
1998	\$154,797,848	\$612,630,734
1999	\$172,822,773	\$642,404,200
2000	\$193,073,026	\$853,017,616
2001	\$242,437,606	\$1,022,950,472
2002	\$205,330,695	\$1,260,041,264
2003	\$258,577,613	\$1,275,450,385
2004	\$399,191,866	\$1,508,061,265
2005	\$268,619,305	\$2,033,582,969
2006	\$546,961,814	\$2,259,292,425
2007	\$529,816,509	\$2,454,702,935
2008	\$386,275,743	\$2,089,832,270
2009	\$301,673,217	\$1,592,265,523
2010	\$670,716,323	\$1,990,911,825
2011	\$347,908,850	\$1,974,126,736
2012	\$301,256,160	\$1,684,608,761
2013	\$286,447,280	\$1,591,554,254
2014	\$542,871,296	\$2,041,737,100
2015	\$683,643,053	\$2,513,306,386
2016	\$1,224,907,671	\$2,623,274,936
2017	\$1,380,313,748	\$2,849,103,387
2018	\$1,060,727,439	\$3,523,918,163
2019	\$1,071,644,560	\$3,066,630,245
2020	\$1,021,218,178	\$3,659,582,878
2021	\$1,879,808,098	\$5,936,408,794
2022	\$1,506,418,945	\$4,427,940,164
2023	\$1,359,063,172	\$3,955,644,797
2024	\$524,344,283	\$3,633,901,993
2025	\$449,008,543	\$3,733,554,735

Metropolitan and Country Victoria-Residential

Number of Sales

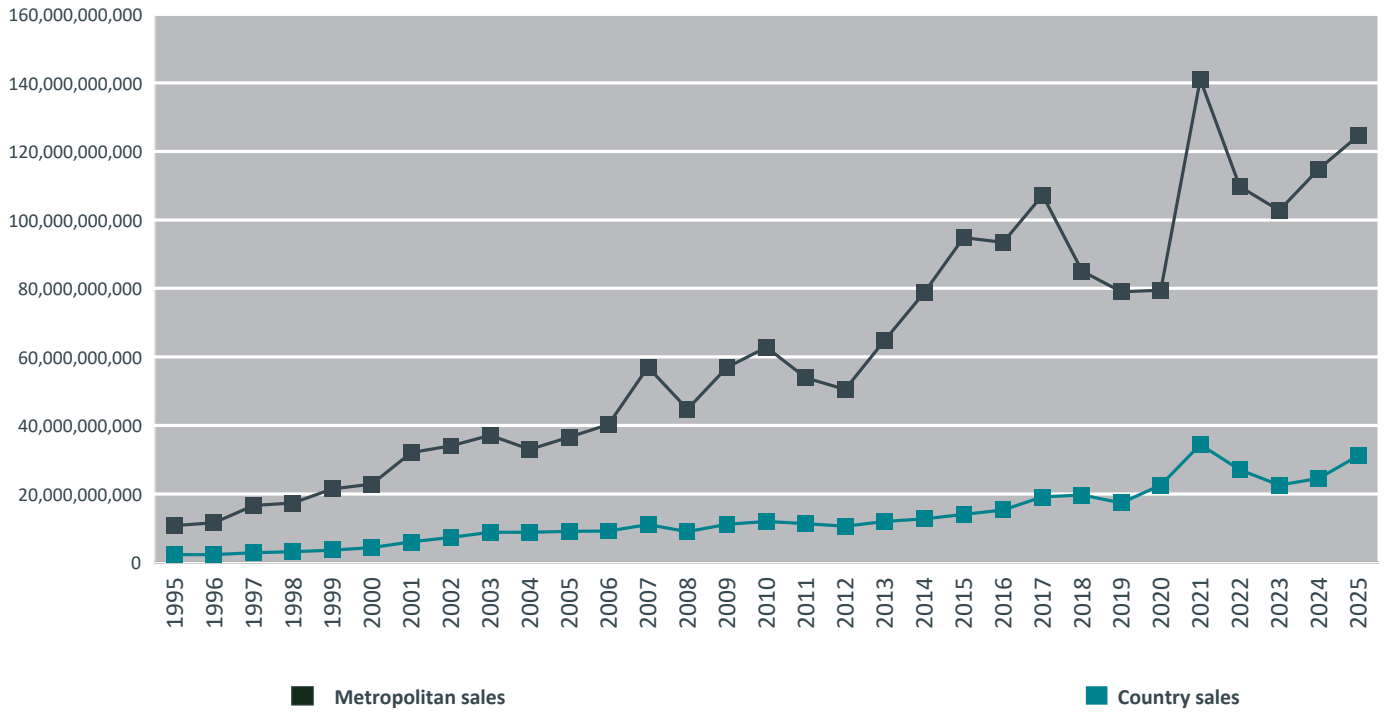


Number of Sales

Year	Metropolitan	Country
1995	75,108	28,593
1996	79,649	28,183
1997	104,030	33,053
1998	100,655	34,980
1999	111,584	37,710
2000	105,950	41,466
2001	131,334	53,030
2002	120,779	54,776
2003	117,746	54,115
2004	96,070	46,340
2005	102,019	43,813
2006	103,625	41,654
2007	132,465	46,581
2008	102,734	38,062
2009	126,490	46,883
2010	117,979	44,914
2011	98,043	40,281
2012	93,788	38,135
2013	113,874	41,108
2014	130,846	42,549
2015	144,681	44,841
2016	139,010	47,330
2017	143,997	55,421
2018	107,313	53,812
2019	99,616	45,159
2020	103,251	56,909
2021	161,146	69,502
2022	115,637	44,387
2023	107,426	36,639
2024	121,930	40,848
2025	132,539	52,232

Metropolitan and Country Victoria-Residential

Total Value of Sales

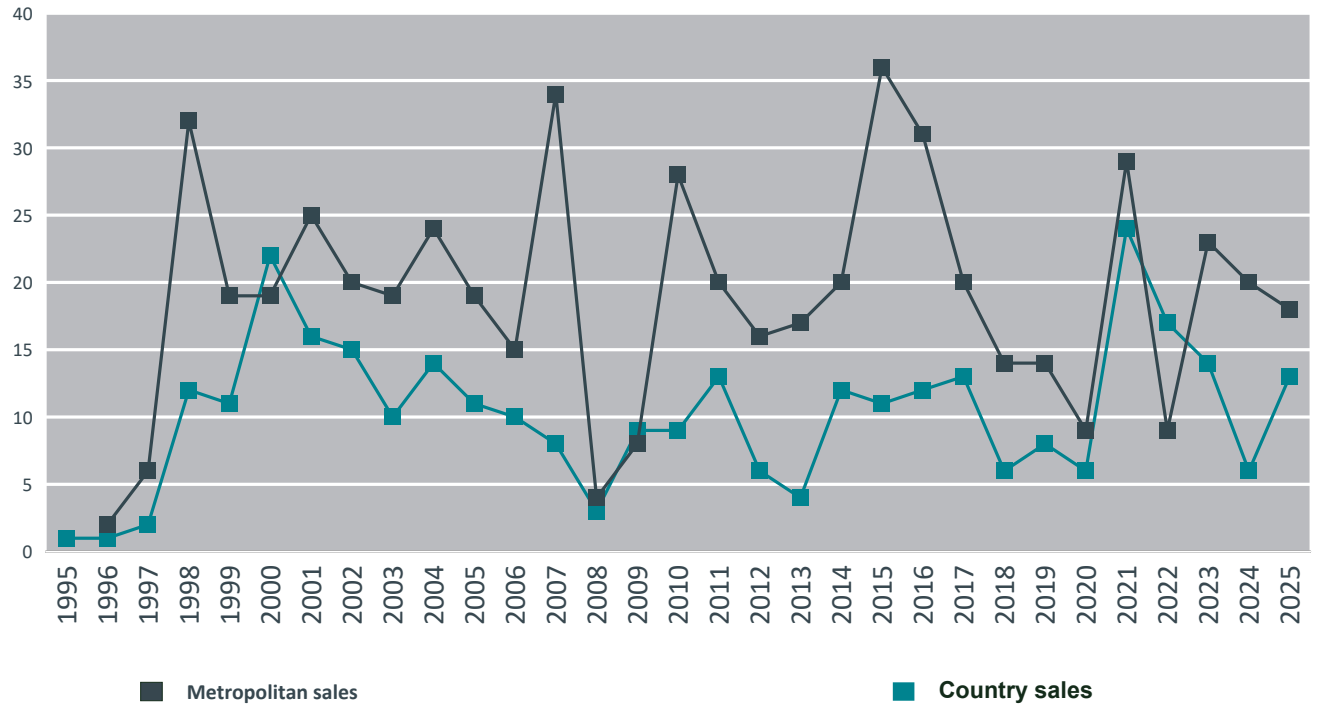


Total Price

Year	Metropolitan	Country
1995	\$10,761,157,301	\$2,311,795,537
1996	\$11,624,272,956	\$2,334,037,253
1997	\$16,599,204,960	\$2,825,562,193
1998	\$17,345,965,312	\$3,104,357,862
1999	\$21,517,498,456	\$3,621,826,296
2000	\$22,842,545,324	\$4,308,147,057
2001	\$32,086,444,687	\$5,984,731,478
2002	\$34,044,370,291	\$7,320,011,174
2003	\$37,107,924,528	\$8,822,095,600
2004	\$33,004,815,850	\$8,782,986,085
2005	\$36,570,973,667	\$9,106,587,360
2006	\$40,265,635,554	\$9,189,258,046
2007	\$57,018,324,504	\$11,022,737,063
2008	\$44,718,597,998	\$9,030,380,168
2009	\$56,921,512,169	\$11,113,941,626
2010	\$62,808,363,804	\$12,026,290,076
2011	\$53,894,338,206	\$11,323,912,001
2012	\$50,551,123,601	\$10,576,321,839
2013	\$64,852,645,343	\$11,945,782,350
2014	\$78,740,441,716	\$12,773,557,158
2015	\$94,864,004,536	\$14,015,992,456
2016	\$93,426,223,930	\$15,379,711,350
2017	\$107,192,463,218	\$19,140,059,220
2018	\$85,048,938,525	\$19,684,961,139
2019	\$79,006,806,724	\$17,409,576,589
2020	\$79,456,622,950	\$22,580,919,516
2021	\$141,036,092,473	\$34,410,398,900
2022	\$109,714,659,554	\$27,037,904,295
2023	\$102,761,906,592	\$22,551,075,882
2024	\$114,840,393,966	\$24,520,188,995
2025	\$124,495,161,448	\$31,150,353,820

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Number of Sales

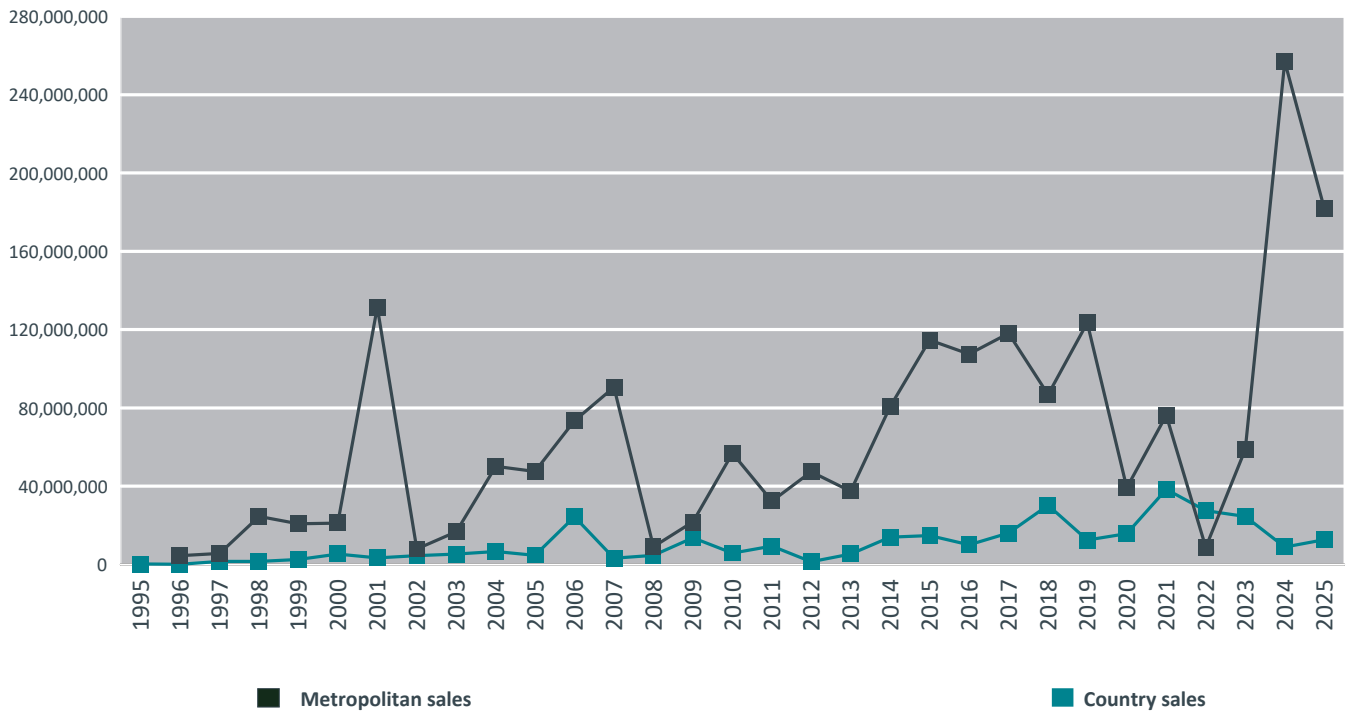


Number of Sales

Year	Metropolitan	Country
1995	1	1
1996	2	1
1997	6	2
1998	32	12
1999	19	11
2000	19	22
2001	25	16
2002	20	15
2003	19	10
2004	24	14
2005	19	11
2006	15	10
2007	34	8
2008	4	3
2009	8	9
2010	28	9
2011	20	13
2012	16	6
2013	17	4
2014	20	12
2015	36	11
2016	31	12
2017	20	13
2018	14	6
2019	14	8
2020	9	6
2021	29	24
2022	9	17
2023	23	14
2024	20	6
2025	18	13

Metropolitan and Country Victoria-Sport/Hrtge/Cultural

Total Value of Sales



Total Price

Year	Metropolitan	Country
1995		\$203,000
1996	\$4,450,000	\$150,000
1997	\$5,644,772	\$1,640,000
1998	\$24,530,245	\$1,652,600
1999	\$20,834,860	\$2,569,538
2000	\$21,170,204	\$5,407,940
2001	\$131,490,795	\$3,386,333
2002	\$7,934,688	\$4,571,348
2003	\$16,783,955	\$5,310,500
2004	\$50,172,910	\$6,696,698
2005	\$47,600,200	\$4,673,000
2006	\$73,400,150	\$24,434,000
2007	\$90,528,992	\$3,259,151
2008	\$9,000,000	\$4,660,000
2009	\$21,770,750	\$13,589,750
2010	\$56,847,800	\$5,812,729
2011	\$32,402,850	\$9,337,860
2012	\$47,334,174	\$1,475,500
2013	\$37,425,760	\$5,364,545
2014	\$80,544,200	\$14,039,071
2015	\$114,580,025	\$14,721,500
2016	\$107,416,925	\$10,061,919
2017	\$117,998,754	\$16,041,000
2018	\$86,776,693	\$30,268,940
2019	\$123,514,600	\$12,466,704
2020	\$39,231,000	\$15,810,000
2021	\$76,135,499	\$38,353,420
2022	\$8,704,150	\$27,439,200
2023	\$58,738,700	\$24,533,227
2024	\$256,838,000	\$8,926,356
2025	\$181,856,000	\$12,643,000

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
ABBOTSFORD	925000	1187500	1280000	1192500	1050000	1200000	1365000	1346000	1257500	1232500	1320000	1555000 [^]	7	43	3.6
ABERFELDIE	1207500	1300000	1471000	1498500	1390000	1520000	1858000	1915000	1631000	2010000	1850000	1073000 [^]	-8	53	4.4
AINTREE	595000 [^]	600000	571000	557500	575000	616000	645000	695500	689000	686000	720000	673500	5	21	1.9
AIREYS INLET	680000	715000	737500	869000	985000	1132500	1775000	1725000	1637500	1605000	1345000	1390000 [^]	-16	98	7.1
AIRPORT WEST	635000	742000	845000	845000	795000	812500	960000	911000	952500	940000	1010000	947500	7	59	4.8
ALBANVALE	345000	439500	526500	546000	512000	545000	610000	600000	595000	613000	655500	715000 [^]	7	90	6.6
ALBERT PARK	1700000	1775000	2150000	2070000	1990000	1900000	2355000	2475000	2287500	2287500	2387500	1626500 [^]	4	40	3.5
ALBION	481000	593000	730000	755000	675000	720000	832500	830000	765000	737500	782500	702500 [^]	6	63	5.0
ALEXANDRA	285000	275000	291500	335000	325000	380000	440000	550000	477500	512500	522500	550000	2	83	6.2
ALFREDTON	340500	375000	412500	439000	480000	512000	605000	650000	640000	607000	625000	680000	3	84	6.3
ALLANSFORD	259000	275000 [^]	280000	245000	300000 [^]	371000	445000	573500	600000 [^]	540000	524000	200000 [^]	-3	102	7.3
ALPHINGTON	1296500	1272500	1560000	1612500	1455000	1757000	2253000	2185000	2076000	2000000	2065000	1800000 [^]	3	59	4.8
ALTONA	718000	832500	950000	932500	890000	914000	1162500	1180000	1142500	1170000	1200000	1100000	3	67	5.3
ALTONA EAST	650000	800000	900000	909000	857500	870000	980000	1100000	1025000	1100000	1128500	1185000 [^]	3	74	5.7
ALTONA MEADOWS	440000	495000	626500	631500	615000	640000	720000	740000	690000	716000	764000	750000	7	74	5.7
ALTONA NORTH	642500	725000	825000	835000	790000	832500	900500	942000	885000	915000	960000	950000	5	49	4.1
ANGLESEA	635000	652500	788000	870000	915000	1100000	1440000	1717500	1550000	1460000	1364000	1080000 [^]	-7	115	7.9
APOLLO BAY	435000	480000	545000	555000	600000	710000	924500	1000000	1080000	900000	790000	735000 [^]	-12	82	6.1
ARARAT	210000	204500	199000	199000	215000	244000	315000	380000	375000	380000	399000	408000	5	90	6.6
ARDEER	381500	517500	595000	629000	572000	615000	719000	682000	628500	677500	705000	765000 [^]	4	85	6.3
ARMADALE	2172500	2364000	2300000	2341500	2490000	2625000	2700000	2735500	2740000	2432500	2351000	1900000 [^]	-3	8	0.8
ARMSTRONG CREEK	440000	450000	471000	535000	529500	545500	660000	720000	675000	660000	670000	699000	2	52	4.3
ARTHURS SEAT	820000 [^]	798500 [^]	992500 [^]	975000 [^]	840000 [^]	1000000 [^]	1525000 [^]	1750000 [^]	1268000 [^]	942500 [^]	1400000	NA	49	71	5.5
ASCOT (GREATER BENDIGO)	350000	371000	358000	380000	415500	470000	562500	595000	609500	607500	640000	677000 [^]	5	83	6.2
ASCOT VALE	885000	1010000	1185000	1197500	1100000	1210000	1245000	1325000	1300500	1300000	1365000	1110000	5	54	4.4
ASHBURTON	1435000	1567500	1812500	1712500	1641500	1600000	2000000	1986000	2015000	1918500	1960000	1970000 [^]	2	37	3.2
ASHWOOD	1140000	1230000	1359000	1210000	1100000	1250500	1450000	1567500	1455000	1442500	1500000	1480000 [^]	4	32	2.8
ASPENDALE	795500	891000	1125000	980000	994000	1120000	1321500	1440000	1355000	1340000	1446500	1400000	8	82	6.2
ASPENDALE GARDENS	715000	775000	882500	935000	844000	970000	1130500	1150000	1117000	1210500	1280000	1315000 [^]	6	79	6.0
ATTWOOD	620000	660000	742500	750000	767500	750000	970000	990500	950000	930000	870000	900000 [^]	-6	40	3.4
AVENEL	245000	250000	355000	349000	370000	450000	455000	497500	557500	547500	600000	650000 [^]	10	145	9.4
AVOCA	182500	165000	212500	220000	219500	290000	325000	367500	350000	405000	410000	402500 [^]	1	125	8.4
AVONDALE HEIGHTS	650000	750000	845500	830000	810000	842500	965500	990000	940000	980500	1013500	1235000	3	56	4.5

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
BACCHUS MARSH	355000	376000	415500	480000	500000	520000	597000	665000	640000	610000	625000	645500	2	76	5.8
BADGER CREEK	345000	379000	465000	500000	498000	550000	665000	715000	732500	650500	705000	709500 [^]	8	104	7.4
BAIRNSDALE	246500	255000	272500	279000	274000	290000	350000	440000	435000	430000	465000	532500	8	89	6.6
BALACLAVA	1100000	1242500	1385500	1190000	1405000	1418000	1550000	1527000	1500000	1380000	1350000	1735000 [^]	-2	23	2.1
BALCOMBE	871000	950000	1100000	1240000	1125000	1300000	1750000	1852500	1758500	1605000	1633000	1720000	2	87	6.5
BALLAN	359000	370000	417000	462000	450000	505000	603500	640000	607500	630000	625000	685000 [^]	-1	74	5.7
BALLARAT CENTRAL	353000	385000	430000	447500	515000	560000	710000	687500	611500	577500	656000	634000	14	86	6.4
BALLARAT EAST	275000	295000	310000	340000	360000	398000	490000	530000	522500	466000	530000	570000	14	93	6.8
BALLARAT NORTH	315000	339500	346500	389000	417500	425000	568500	627500	620000	545000	545000	625000	0	73	5.6
BALNARRING	595000	670000	815000	814500	825000	938500	1275000	1330000	1250000	1305000	1450000	900000 [^]	11	144	9.3
BALNARRING BEACH	887500	904000	890000	1115000	1275000 [^]	1250000	1635000	1847500	2150000	1650000	1800000	1900000 [^]	9	103	7.3
BALWYN	2210000	2180000	2340000	2420000	2377500	2260000	2750000	2850500	2965000	2888000	2860000	2180000 [^]	-1	29	2.6
BALWYN NORTH	1850000	1800000	1950000	1810000	1720000	1900000	2255500	2229000	2382500	2310000	2350000	2100000	2	27	2.4
BANDIANA	377500 [^]	370000 [^]	375000 [^]	390000 [^]	374000 [^]	380000 [^]	447000	599500	599000 [^]	615000	634500	690000 [^]	3	68	5.3
BANNOCKBURN	393000	382000	430000	487500	530000	555000	680000	729500	710000	712500	719000	750000 [^]	1	83	6.2
BARANDUDA	323000	350000	350000	403500	395000	436000	487000	650000	610000	642500	650000	700000	1	101	7.2
BARNAWARTHA	305000 [^]	245000	312000	280000	316000	345000	358500	469000 [^]	520000 [^]	665000 [^]	520500	504500 [^]	-22	71	5.5
BARWON HEADS	775000	842500	916000	965000	1024000	1280000	1590000	1800000	1823000	1500000	1450000	1275000	-3	87	6.5
BAXTER	340000	403000	530000	542500	530000	567500	710000	717500	692500	725000	770000	705000 [^]	6	126	8.5
BAYSWATER	632500	693000	800500	753000	720000	745500	870000	902000	870000	862000	931500	990000	8	47	3.9
BAYSWATER NORTH	580000	628000	737500	713000	695000	734500	855500	869500	843000	899000	929500	912500 [^]	3	60	4.8
BEACONSFIELD	559000	585000	694500	730000	685000	711000	892000	940000	920000	980000	960000	1125000 [^]	-2	72	5.6
BEACONSFIELD UPPER	602500	630000	725500	903500	787500	818000	900000	1205000	1202500	1010000 [^]	1290000	1075000 [^]	28	114	7.9
BEAUFORT	205000	237500	220000	225000	242500	325000	390000	415000	405000	372500	406500	417500 [^]	9	98	7.1
BEAUMARIS	1345000	1455000	1611000	1674000	1587500	1725000	2100000	2061000	2055000	2067000	2100000	2165000	2	56	4.6
BEECHWORTH	332000	345000	399000	400000	478500	487500	642500	707000	720000	757500	790000	757500	4	138	9.1
BELGRAVE	482500	545000	620000	676000	636000	680000	784000	850000	815000	800000	820000	852000	3	70	5.4
BELGRAVE HEIGHTS	590500	624000	687500	701500	685000	737500	902500	1055500	850000 [^]	1025000	981500	1445500 [^]	-4	66	5.2
BELL PARK	340000	360000	400000	452500	482000	500000	620500	640000	610000	620000	680000	739000	10	100	7.2
BELL POST HILL	344500	355000	435000	487000	475000	507000	657500	675000	620000	670000	690000	742500	3	100	7.2
BELLFIELD (BANYULE)	700000	778000	897000	882500	790000	775000	992500	965000	944000	960500	1015000	NA	6	45	3.8
BELMONT	395000	430000	500000	545000	545000	605000	730000	740000	682000	700000	705500	717500	1	79	6.0
BENALLA	222500	231500	250000	284000	290000	302000	394000	430500	425000	440000	484000	580000	10	118	8.1

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
BENDIGO	372000	400000	400000	400000	420000	500000	600000	690000	540000	620000	620000	660000	0	67	5.2
BENTLEIGH	1245000	1380000	1470000	1394000	1376000	1510000	1747000	1726500	1691000	1625000	1742500	1600000	7	40	3.4
BENTLEIGH EAST	1000500	1115000	1256000	1205000	1200000	1255000	1480000	1490000	1431000	1500000	1550000	1400000	3	55	4.5
BERWICK	535000	583000	670000	690000	670000	700000	812000	870000	850000	865000	900000	950000	4	68	5.3
BEVERIDGE	400000	430000	495000	540000	580000	531000	622000	650000	650000	675000	650000	650000	-4	63	5.0
BIRCHIP	121500	55000	100000	100000	108500	121500	130000	170000	225000	186000	180000	310000 [^]	-3	48	4.0
BIRREGURRA	302500	345000	382500	412500	463000	489500	692500	700000	825000	700000	662500	630000 [^]	-5	119	8.2
BITTERN	382500	464000	526500	650000	577500	630000	750000	832500	850000	830000	926500	985000 [^]	12	142	9.2
BLACK HILL	300000	315000	370000	405000	492500	491000	550000	642500	626000	566000	559000	635000	-1	86	6.4
BLACK ROCK	1545000	1745000	2017500	2029000	1793000	1920000	2600000	2565000	2300000	2400000	2401500	2175000 [^]	0	55	4.5
BLACKBURN	1200500	1241000	1410000	1370500	1305000	1405000	1639500	1549000	1569000	1524000	1611000	1845500 [^]	6	34	3.0
BLACKBURN NORTH	921500	1040000	1140500	1038000	1017500	1090000	1300000	1230000	1284500	1273000	1412000	1872000 [^]	11	53	4.4
BLACKBURN SOUTH	920500	1050000	1200000	1063500	1034000	1100500	1338500	1289000	1355000	1350000	1378000	1435500 [^]	2	50	4.1
BLACKWOOD	260000	291000	403000	326500	372500 [^]	477500	605000	599000 [^]	510000 [^]	490000 [^]	590000	660000 [^]	20	127	8.5
BLAIRGOWRIE	621500	770000	883000	990500	921500	1143500	1562500	1725000	1655000	1490000	1500000	1390000	1	141	9.2
BLIND BIGHT	401000	440000	514000	546000	552500	570000	668500	705000	806000	705000	750000	895000 [^]	6	87	6.5
BONBEACH	700000	778000	882500	910000	855000	930000	1115000	1180000	1120000	1025000	1135000	1117500 [^]	11	62	5.0
BONNIE BROOK	-	-	-	-	-	307000 [^]	492000	645000	665000	665000	671000	740500	1	NA	NA
BONSHAW	-	322500 [^]	235000 [^]	400000 [^]	379000	435000	525000	565000	560000	527500	580000	600500	10	0	NA
BOOLARRA	212500	202500	255000 [^]	250000 [^]	247500	255000 [^]	355000	362500 [^]	450000	444000 [^]	465000	432000 [^]	5	119	8.1
BOORT	130000 [^]	200500	215000	180000	185000	165000	240000	227500	270000	299000	370000	250000 [^]	24	185	11.0
BORONIA	592500	648500	735000	742500	680000	715000	845000	829000	855000	850000	890000	878000	5	50	4.2
BOTANIC RIDGE	565000	600000	690000	730000	700000	727000	847000	920000	872500	905000	925000	1045000	2	64	5.1
BOX HILL	1350000	1360500	1755000	1700500	1545000	1512500	1630500	1726000	1680000	1707500	1699000	1757000 [^]	0	26	2.3
BOX HILL NORTH	1060000	1146000	1321000	1188000	1200000	1191500	1320500	1325000	1333000	1340000	1400500	1385500	5	32	2.8
BOX HILL SOUTH	1153000	1255000	1409000	1285500	1177500	1252500	1560000	1440000	1500000	1505500	1528000	1457500 [^]	1	33	2.9
BRAYBROOK	550000	629000	665000	728500	646500	669500	739500	794500	720000	732500	760000	702000	4	38	3.3
BREAKWATER	267500	277500	335000	385000	405000	410000 [^]	534500	580000	575000	515000	550000	600000 [^]	7	106	7.5
BRIAGOLONG	215000	265000 [^]	257000 [^]	264000 [^]	315000	277500	400000	415000	436500	420000 [^]	434500	NA	3	102	7.3
BRIAR HILL	680000	721000	833000	880000	823500	863000	1015000	984500	1001000	951000	1005000	1053000 [^]	6	48	4.0
BRIGHT	392500	429500	495000	590000	580000	700000	909500	1210000	1100000	1010000	1065000	1020000 [^]	5	171	10.5
BRIGHTON	2307500	2740000	3050000	2888000	2675000	3148500	3510000	3467500	3280000	3522000	3422500	2812500	-3	48	4.0
BRIGHTON EAST	1600000	1750000	1890000	1880000	1700000	1950000	2265000	2312500	2425000	2225000	2169000	1992000	-3	36	3.1

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
BROADFORD	270000	287500	330000	396500	415000	454000	505000	570000	550000	520000	590500	607500	14	119	8.1
BROADMEADOWS	370000	416500	546000	575000	525500	551500	590000	600000	560000	585000	640000	660500	9	73	5.6
BROOKFIELD	340000	360000	425000	491500	445000	500000	539000	570000	560000	550500	605000	640000	10	78	5.9
BROOKLYN	602000	700500	834000	695000	672500	712500	850000	810000	740000 ^	810000	935000	948000 ^	15	55	4.5
BROWN HILL	270000	338000	350000	405000	449000	487500	600000	601000	745000	625000	653000	627500	4	142	9.2
BRUNSWICK	863000	947000	1200000	1100000	1037500	1100000	1350000	1330000	1300000	1300000	1316000	1385000	1	52	4.3
BRUNSWICK EAST	888000	998000	1150000	1170000	1011500	1286500	1440000	1350000	1403000	1369000	1510000	1590000	10	70	5.5
BRUNSWICK WEST	863000	1002500	1155000	1160000	1061000	1180000	1324000	1285500	1277500	1330000	1315000	1250000	-1	52	4.3
BRUTHEN	205000 ^	207000 ^	229500	261000	229000	345000	285000	455000	495000	322500	460000	595000 ^	43	124	8.4
BULLEEN	1095000	1170000	1300000	1230000	1105000	1177000	1355000	1382000	1399000	1300000	1380000	1300000	6	26	2.3
BUNDOORA	600500	652000	753000	730000	732500	745000	865000	853000	855000	863500	900000	892500	4	50	4.1
BUNINYONG	364500	381000	470000	467500	475000	587500	666000	770000	680000	702000	715000	630000 ^	2	96	7.0
BUNYIP	420000	357500	437500	550000	500500	541500	652500	750000	730000	700000	783500	1155000 ^	12	86	6.4
BURNLEY	999000	1215000	1405000	1277500	1188500 ^	1497500 ^	1595000	1565000	1582500	1429000 ^	1290000	NA	-10	29	2.6
BURNSIDE	415000	518500	572500	605000	605000	660000	720000	780000	752500	730000	822500	801000 ^	13	98	7.1
BURNSIDE HEIGHTS	460000	522000	590000	633000	591000	652500	701000	749000	740000	749000	750000	832500	0	63	5.0
BURWOOD	1190000	1219000	1357000	1320000	1170000	1277500	1430000	1381000	1495000	1370000	1520500	1255000	11	28	2.5
BURWOOD EAST	982000	1021000	1126500	1005000	1106000	1170000	1250500	1259000	1281000	1289000	1336000	1462000 ^	4	36	3.1
CAIRNLEA	540000	608500	710000	734000	752500	807500	850000	941500	940000	937500	922000	954500	-2	71	5.5
CALIFORNIA GULLY	255000	255000	250000	275000	287000	318000	415000	463000	461000	458500	522000	600000	14	105	7.4
CAMBERWELL	1912500	2090000	2300000	2155000	2070000	2072500	2567000	2650000	2538000	2599000	2590000	2637500	0	35	3.1
CAMPBELLFIELD	374500	420000	507000	550000	533000	537500	602500	605000	605000	620000	699500	745000 ^	13	87	6.4
CAMPBELLS CREEK	387500	426500	380000	460500	500000	522500	652500	710000	722500	680000	682500	680000 ^	0	76	5.8
CAMPERDOWN	218000	217500	240000	235000	280000	292500	362500	415000	470000	429000	464000	460000	8	113	7.8
CANADIAN	345000	339000	334500	373000	375000	422500	490000	580000	529000	490000	550000	585000	12	59	4.8
CANTERBURY	2523000	2620000	3140000	2533000	2902500	2705000	3389000	3460000	3380000	3212500	3750000	3200000 ^	17	49	4.0
CAPE PATERSON	350000	358000	407500	442000	540000	635500	782500	880000	804500	845000	750000	745000 ^	-11	114	7.9
CAPE SCHANCK	660000	667500	972500 ^	845000 ^	940000	1095500	1350000	2250000	1524000	1472500	1300000	1750000 ^	-12	97	7.0
CAPEL SOUND	390000	442500	542500	550000	520000	582500	775000	815000	740000	725000	759000	734000	5	95	6.9
CARDIGAN	225000 ^	225000	242500 ^	622500 ^	863500 ^	727500 ^	1090000 ^	1150000	1045000	1190000 ^	1140000	1625000 ^	-4	407	17.6
CARDIGAN VILLAGE	415000 ^	446000	407500 ^	422000 ^	450000 ^	560000 ^	510000 ^	558000 ^	520000 ^	515000 ^	516000	NA	0	24	2.2
CARISBROOK	200000	200000	245000	232500	300000	301500	364000	485000	410000	587500	465000	448500 ^	-21	133	8.8
CARLTON	815500	1050000	1470000	1625000	1308000	1452500	1492500	1512500	1500000	1390000	1435000	1604500 ^	3	76	5.8

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CARLTON NORTH	1180000	1360000	1628000	1445000	1555000	1500000	1712000	1670000	1490000	1575000	1765000	1402500	12	50	4.1
CARNEGIE	1300000	1348500	1510000	1445000	1313500	1420000	1776000	1687500	1675000	1715000	1742500	1725000	2	34	3.0
CAROLINE SPRINGS	480000	530000	611000	620000	620000	650000	720000	750000	730500	743500	789000	770000	6	64	5.1
CARRUM	611000	750000	835500	860000	770000	830500	967000	965000	1030000	1040000	1100000	918500^	6	80	6.1
CARRUM DOWNS	370000	430000	525000	575000	537000	575000	665000	705000	695000	715500	790000	825000	10	114	7.9
CASTERTON	100000	126500	142000	132500	150000	161500	200000	300000	290000	275000	278000	330000	1	178	10.8
CASTLEMAINE	380000	410000	435000	499000	520000	556500	680500	737000	727000	749000	745000	635000	-1	96	7.0
CAULFIELD	1650000	1715000	1885000	1701000	1762500	1818500	2060000	2079000	1786000	2285000	1930000	1530000^	-16	17	1.6
CAULFIELD EAST	1167500	1300000	1500000	1322500	1375000^	1442500	1690000^	1742000^	1450000^	1705000	1595000^	1795000^	-6	37	3.2
CAULFIELD NORTH	1875000	2181000	2280000	1960000	2112000	2360000	2697500	2650000	2620000	2475000	2462500	1900000^	-1	31	2.8
CAULFIELD SOUTH	1375000	1517500	1690000	1600000	1494500	1750000	1950000	1845000	1970000	1806000	2037500	1780000^	13	48	4.0
CHADSTONE	925000	1017500	1131000	1050000	958000	1095000	1255000	1172500	1295000	1236000	1280000	1414500^	4	38	3.3
CHARLEMONT	-	-	157000	455000	465000	530000	628000	650000	610000	612500	630000	695500	3	NA	NA
CHARLTON	179500	160000	136000	150000	147000	149500	195000	300000	320000	297000	295000	273000^	-1	64	5.1
CHELSEA	730000	890000	914000	905000	856500	980000	1167500	1140000	1180000	1210000	1115500	1275000^	-8	53	4.3
CHELSEA HEIGHTS	598000	641000	750000	778000	750000	805000	977500	935000	906500	932500	1000000	1150000^	7	67	5.3
CHELTENHAM	867000	942500	1170000	1105000	1035000	1130000	1306000	1350000	1335000	1335000	1358000	1372500	2	57	4.6
CHELTENHAM EAST	770000	867500	982500	940000	940000	1010500	1190000	1157500	1150000	1119500	1220000	1247500	9	58	4.7
CHELTENHAM NORTH	745000	895000	1018000	925000	913000	921500	1015000	1050000	1050000	1045500	1105000	1175000^	6	48	4.0
CHEWTON	369000	403500^	320000	435000	439500	562500	672500	782500^	849500^	690500^	752500	NA	9	104	7.4
CHILTERN	220000	250000	240000	260000	223500	321000	330000	395000	390000	462000	525000	700000^	14	139	9.1
CHIRNSIDE PARK	542500	627000	735000	700000	680500	750000	900000	920000	900000	890500	952500	1010000	7	76	5.8
CHUM CREEK	435000^	418000^	534500	603000	575000^	570000^	795500^	660000^	730000^	832500	716500^	865000^	-14	65	5.1
CHURCHILL	172500	182000	175000	180000	185000	226000	305000	360000	345000	355000	406000	465000	14	136	9.0
CLARINDA	682500	751000	866000	802500	820000	851500	1024500	1060000	950000	985500	1107000	1147500^	12	62	5.0
CLAYTON	976000	1010500	1250000	1255000	1158000	1055000	1200000	1105000	1170000	1165000	1280000	1069000^	10	31	2.8
CLAYTON NORTH	1100000	1100000	1234500	1330000	1377500	1330000	1300000	1345000	1306000	1316000	1397500	1287500^	6	27	2.4
CLAYTON SOUTH	687500	755000	850500	850000	832000	830000	982500	975000	950000	960000	1010000	1005000^	5	47	3.9
CLEMATIS	518000^	452000^	538500^	595000^	690000^	625000^	760000^	824000^	858500^	860000	955000^	NA	11	84	6.3
CLIFTON HILL	1085000	1220000	1390000	1364500	1348000	1375000	1750000	1710000	1785000	1525000	1635000	1562500	7	51	4.2
CLIFTON SPRINGS	345000	365000	420000	472000	485000	518500	666000	710000	670000	672000	672500	730000	0	95	6.9
CLUNES	245000	255000	263000	354000	320000	357500	450000	500000	510000	499500	470000	535000^	-6	92	6.7
CLYDE	397000	435000	430000	505000	542500	572000	613000	680000	675500	695000	705000	738000	1	78	5.9

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CLYDE NORTH	410000	491000	550000	595000	570000	605000	660000	731000	720000	720000	745000	765000	3	82	6.2
COBBLEBANK	318000 [^]	328000 [^]	374000	460000	480000	510000	565000	645000	646500	625000	626500	619500	0	97	7.0
COBDEN	178500	177000	263000	225000	237000	272000	349000	386000	395000	355000	430000	382500 [^]	21	141	9.2
COBRAM	236000	265000	255000	255000	272500	300000	370000	414000	437500	405000	440000	445000	9	86	6.4
COBURG	778000	876000	1000000	966500	935500	1085000	1257500	1215000	1183000	1150000	1239500	1250000	8	59	4.8
COBURG EAST	675000	762500	865000	841500	825000	981000	1102000	1072500	1130000	1090500	1150000	970000 [^]	5	70	5.5
COBURG NORTH	665000	780000	822000	814000	805000	899000	1008500	1020000	985000	1071000	1107000	1005000 [^]	3	66	5.2
COCKATOO	385500	430000	539500	591000	580000	610000	730500	770000	760000	737500	772500	770000 [^]	5	100	7.2
COHUNA	175000	157500	180000	177500	204000	232500	260000	285000	325000	350000	375000	355000 [^]	7	114	7.9
COLAC	246500	259500	282500	320000	315000	350000	420000	500000	481000	465000	485000	515000	4	97	7.0
COLDSTREAM	441000	521000	597500	660000	635000	648000	767000	780000	805000	826000	850000	1170000 [^]	3	93	6.8
COLERAINE	96000	90000	133000	114000	144000	129000	174000	282000	205000	265000	250000	NA	-6	160	10.0
COLLINGWOOD	914000	920000	1205000	1110000	1060000	1155000	1251500	1289000	1225000	1184000	1227000	1267500 [^]	4	34	3.0
CONNEWARRE	800000	892000	955000	1200000	1345000 [^]	1647500 [^]	1625000	2570000	1896500 [^]	1950000 [^]	1852500	1805000 [^]	-5	132	8.8
COOLAROO	302500	340000	451000	480000	441000	477000	500000	530000	530500	540000	623000	660000 [^]	15	106	7.5
COONANS HILL	743000	870000	963000	927000	902500	1055000	1213000	1207500	1205000	1175000	1231000	1300000 [^]	5	66	5.2
COONGULLA	189000 [^]	185000 [^]	192000	242000	335000	285000 [^]	280000	377500	457500 [^]	382500 [^]	516000	500500 [^]	35	173	10.6
CORINELLA	370000	325000	391000	450000	357500	510000	670000	777500	695000	665000	679000	720000 [^]	2	84	6.3
CORIO	240000	250000	305000	370000	351500	390000	457000	520000	480000	488000	535000	605000	10	123	8.3
CORONET BAY	240000	266000	325500	345000	370000	407500	522500	635000	580000	520000	570000	565000	10	138	9.0
CORRYONG	160000	164000	180000	162500	236000	226500	240000	310000	320000	316500	381000	385000 [^]	20	138	9.1
COWES	412500	400000	440000	541000	557500	589500	880000	875000	800000	815500	747500	695000 [^]	-8	81	6.1
COWES WEST	329000	353500	390000	485500	508500	545000	705000	820000	779500	732500	690000	700000	-6	110	7.7
CRAIGIEBURN	390000	425000	502500	546500	525000	560000	615000	660000	650000	660000	715000	719000	8	83	6.2
CRANBOURNE	360000	406000	510000	540000	500000	510000	618000	660000	655000	660000	700000	745000	6	95	6.9
CRANBOURNE EAST	437000	460000	535000	574500	567000	590000	670000	720000	708000	715000	740000	762500	3	69	5.4
CRANBOURNE NORTH	410000	455000	541000	600000	570000	587500	653500	720000	710000	732000	770000	812500	5	88	6.5
CRANBOURNE SOUTH	685000 [^]	685000 [*]	600000 [^]	425000 [^]	632500 [^]	634000	710000	795000	721000	730000	770000	732500	5	12	1.2
CRANBOURNE WEST	350000	410000	510500	540000	508000	510000	600000	680000	660000	683500	715000	751000	5	104	7.4
CREMORNE	1030000	1072000	1230000	1420000	1290000	1410000	1500000	1315000	1335000	1237500	1275000	1280000 [^]	3	24	2.2
CRESWICK	265000	292500	311500	324000	350000	387500	500000	545000	525000	522500	575000	572500 [^]	10	117	8.1
CRIB POINT	350000	402000	502500	555000	527500	578500	740000	785000	755000	745000	750000	830000 [^]	1	114	7.9
CROYDON	605000	695000	809000	792500	735000	785000	920000	900000	918000	923000	966000	910000	5	60	4.8

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CROYDON HILLS	697000	730000	875000	877500	835000	920000	1100000	1107000	1182500	1190000	1175500	1275000 [^]	-1	69	5.4
CROYDON NORTH	702500	790500	872000	840000	827500	860500	1050000	1069000	1075000	1095000	1120000	1050000 [^]	2	59	4.8
CROYDON SOUTH	600000	655000	800000	757500	715500	740000	890000	864000	890000	915000	958000	927000	5	60	4.8
CURLEWIS	387000	405000	426000	495000	565000	572500	650000	705000	670000	650000	685000	696500	5	77	5.9
DALLAS	321500	345000	430000	490000	451500	467500	526500	524500	510000	550000	591500	620000	8	84	6.3
DALYSTON	257000 [^]	255000	273500	305000	373000	421000	536000	580000	527500	540000	557000	525000 [^]	3	117	8.0
DANDENONG	485000	555500	620000	640000	601000	630000	700000	740000	693000	710000	752500	778500	6	55	4.5
DANDENONG NORTH	481000	551000	633500	640000	606500	640000	729000	740000	725000	756000	790000	783500	4	64	5.1
DARLEY	377500	371500	430000	505000	520000	500000	610000	710000	707000	645000	650000	697500	1	72	5.6
DAYLESFORD	442500	464000	502000	552500	592500	692500	835000	910000	899000	847500	815000	639000 [^]	-4	84	6.3
DEANSIDE	-	-	340000	456500	335000 [^]	499500 [^]	533500	585000	640000	665000	690000	670000	4	NA	NA
DEEPDENE	2750000	2600000	2862500	2692500	2858000	3150000	3262500	3001000	3030500	3500000	3305000	1490000 [^]	-6	20	1.9
DEER PARK	390000	441000	552500	580000	550000	580000	630000	635000	640000	657500	692500	719500	5	78	5.9
DELACOMBE	290000	319000	325000	360000	390000	410000	525000	570000	527500	525000	565000	557500	8	95	6.9
DELAHEY	400000	458000	545000	575000	530000	575000	645000	650000	639000	642500	720000	741000	12	80	6.1
DENNINGTON	345000	342500	345000	355000	360000	395000	485000	616500	583500	615000	630000	653500 [^]	2	83	6.2
DERRIMUT	466000	530000	635000	615000	649000	658000	715000	770000	740000	750000	809500	882000	8	74	5.7
DIAMOND CREEK	580000	646500	755000	782500	750500	797500	1000000	994500	983500	1090000	1090000	1010000	0	88	6.5
DIGGERS REST	325000	360000	440500	500000	515000	560000	613000	657500	660000	655000	655000	667500	0	102	7.3
DIMBOOLA	109500	107000	122500	130000	120000	150000	200000	247000	281000	260000	297000	327500 [^]	14	171	10.5
DINGLEY VILLAGE	690000	775500	887000	840500	810000	934000	1050000	1112000	1088500	1120500	1199000	1082500	7	74	5.7
DINNER PLAIN	359000	400000	412500	510000	520000	565000	765000	975000	1200000 [^]	1097500	825000	982500 [^]	-25	130	8.7
DONALD	125000	145000	122000	145000	135500	145000	170000	225000	240000	240000	320000	295000 [^]	33	156	9.9
DONCASTER	1176000	1297500	1368000	1320000	1270000	1280000	1500000	1500000	1550000	1480500	1559000	1500000	5	33	2.9
DONCASTER EAST	1113500	1230000	1360000	1222000	1198000	1255000	1493500	1531000	1630000	1600000	1610000	1720000	1	45	3.8
DONNYBROOK	-	-	- [^]	530000 [^]	540000 [^]	620000	600000	654000	650000	651000	655000	661000	1	NA	NA
DONVALE	964000	970000	1200000	1182500	1140000	1195000	1337500	1440000	1438000	1514000	1530000	1450000 [^]	1	59	4.7
DOREEN	440000	470000	550000	601000	598000	623500	705000	740000	728000	751000	797500	840000	6	81	6.1
DOVETON	348000	405000	490000	543500	472000	500000	579000	625000	570000	604000	631500	665000	5	81	6.1
DROMANA	551000	583000	690000	786000	715000	762500	1000000	1100000	1055000	1000000	956000	930000	-4	74	5.7
DROUIN	320000	347000	390000	455000	440000	467000	565000	620000	621500	606500	640000	650000	6	100	7.2
DRYSDALE	410000	410000	440000	522500	575500	590000	682500	747000	717000	690000	686500	715000	-1	67	5.3
DUNKELD	191500	207500	210000 [^]	297500 [^]	225000	287500	588000	432500 [^]	600000 [^]	430000 [^]	450000	265000 [^]	5	135	8.9

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
DUNOLLY	167500	181500	179000	206500	234500	209500	265000	320000	335000	325000	355000	NA	9	112	7.8
EAGLE POINT	341500	255000	250000	280000	354000	394500	400000	580000	530000	570000	622500	704000^	9	82	6.2
EAGLEHAWK	283000	270000	295000	315000	321500	360000	440000	510000	485000	515000	570500	616000	11	102	7.3
EAGLEMONT	1740000	1901000	1963000	1955000	1863000	2029000	2390000	2425000	2551000	2335000	2500000	2165000^	7	44	3.7
EAST BAIRNSDALE	202500	212500	222000	227000	235000	320000	355000	380000	347500	392500	380000	490000^	-3	88	6.5
EAST BENDIGO	300000	303500	335000	318000	390000	389500	465000	570000	551500	571500	535000	780000	-6	78	6.0
EAST GEELONG	440000	515500	600000	637500	632500	815000	920000	846000	835000	795000	861000	800000	8	96	6.9
EAST MELBOURNE	2750000	3655000	3585000	2675000	3090000	2862500	3300000	3127500	3171500	3650000	2800000	2952500^	-23	2	0.2
EAST WARBURTON	305000	369000	392500	428500	458000	532500^	645000	620000	660000	570000^	650000	732500^	14	113	7.9
EASTWOOD	335000	357500	380000	385000	410000	417000	535000	590000	599000	595000	640000	580000^	8	91	6.7
ECHUCA	300000	310000	320000	365000	372500	412000	467500	555000	580000	560000	606000	605000	8	102	7.3
EDENHOPE	115000	144500	160000	147000	169500	143000	206500	225000	266000	255000	250000	285000^	-2	117	8.1
EDITHVALE	766000	930000	1058500	1047500	950000	1029500	1247500	1330000	1270500	1310000	1318000	1330000^	1	72	5.6
EILDON	208500	210000	225000	258000	251500	285000	350000	430000	450000	422500	333000	450000^	-21	60	4.8
ELLIMINYT	318000	364000	366500	385000	445000	470000	517000	675000	750000	575000	637500	531500^	11	100	7.2
ELMORE	200000	220000	162000	227500	235000	245000	332500	405000	358000	324000	480000	374500^	48	140	9.1
ELSTERNWICK	1621000	1723500	2087500	1970000	1825000	2081000	2175000	2265000	2240000	1982500	2163000	1902500^	9	33	2.9
ELTHAM	750000	815000	930000	942500	928000	995000	1234500	1255000	1190000	1238000	1250000	1270000	1	67	5.2
ELTHAM NORTH	758000	854500	900000	930500	930000	1050000	1237500	1237000	1250000	1244000	1230000	1225500	-1	62	5.0
ELWOOD	1631000	1841500	1900000	2140000	1950000	2110000	2217500	2605000	2210000	2100000	2160000	1832500	3	32	2.8
EMERALD	502000	545000	660500	730000	660000	732500	881000	950000	856500	907500	920000	850000^	1	83	6.2
ENDEAVOUR HILLS	496500	550000	630500	651000	625000	670000	745000	810000	790500	814000	838500	850000	3	69	5.4
EPPING	400000	455000	556500	600000	546000	577000	654000	675000	668000	682000	724000	730000	6	81	6.1
EPSOM	340000	340000	352000	357000	371500	431000	530000	600000	585000	597500	635000	656500	6	87	6.4
ESSENDON	1228000	1365000	1400000	1691000	1450000	1520000	1750000	1845500	1795000	1755000	1711000	1858500	-3	39	3.4
ESSENDON NORTH	808000	875000	1100000	1145000	1100000	1260000	1400000	1510000	1212000	1325000	1260000	1487500^	-5	56	4.5
ESSENDON WEST	920000	962500	1296000	1221000	1180000	1275000	1390000	1265500	1165000	1675000	1537500	NA	-8	67	5.3
EUMEMMERRING	408500	450500	517500	622000	540000	550000	628000	750500	645000	645000	725000	550000^	12	77	5.9
EUREKA	247500	275000	251500	315500	360000	412500	430000	490000	523000	425000	492500	445000^	16	99	7.1
EUROA	235500	265000	239000	270000	309000	360000	407500	480000	492500	557500	480000	545000	-14	104	7.4
EYNESBURY	403500	459000	484000	550000	558500	600000	662500	692500	680000	717500	702500	670000	-2	74	5.7
FAIRFIELD	1111500	1303000	1496000	1316000	1295000	1395500	1700000	1770000	1585000	1625000	1825000	1300000^	12	64	5.1
FAIRHAVEN	897500	1052500	880000	1020000	1395000	1478000	1890000	2786000^	2425000^	1900000	1725000^	2050000^	-9	92	6.8

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
FAWKNER	510000	587500	705000	720000	665000	715000	815000	770000	770000	780000	831500	880000	7	63	5.0
FERNTREE GULLY	599000	660000	749000	732500	692000	750000	865000	873000	890000	887000	930000	950000	5	55	4.5
FERNY CREEK	621000	735000	798000	830000	800000	908000	1120000	940000	906500	1092500	1045000	695000 [^]	-4	68	5.3
FINGAL	857500	840000	1000000	1350000	1240000	1312500	1807500	1975000	1995000	1725000	1727500 [^]	1625000 [^]	0	101	7.3
FITZROY	1297500	1600000	1625000	1450000	1400000	1400000	1518000	1505000	1520000	1750000	1571000	1390000 [^]	-10	21	1.9
FITZROY NORTH	1188000	1279000	1450000	1475000	1385000	1600000	1706000	1632500	1605000	1557500	1685000	1560000	8	42	3.6
FIVEWAYS	380000	417500	525000	542500	485000	530000 [^]	751500	825000	670000 [^]	892500 [^]	750000	845000 [^]	-16	97	7.0
FLEMINGTON	830000	918000	1100000	926500	1000000	1028500	1250000	1103500	1017000	1085000	1160000	1100000	7	40	3.4
FLINDERS	839000	1225000	1525000	1697500	1670000	2085000	2667500	3342000	2800000	2562500	2000000	2633000 [^]	-22	138	9.1
FLORA HILL	321000	325000	335000	352500	370000	395000	481000	550000	520000	530000	590000	581000	11	84	6.3
FLOWERDALE	255000 [^]	237500	310000	390000	287500 [^]	400000	475000	530000 [^]	595000	635000	505000 [^]	580000 [^]	-20	98	7.1
FOOTSCRAY	690500	775000	883500	899000	812000	870000	962500	993000	920000	960000	922500	915000	-4	34	2.9
FOREST HILL	892000	933500	1060000	935000	900000	986000	1207500	1155500	1251000	1202500	1222500	1461000 [^]	2	37	3.2
FOSTER	325000	315000	320000	333500	330000	387500	457500	595000	590000	567500	490000	510000 [^]	-14	51	4.2
FRANKSTON	426000	474000	600000	605000	581000	621500	750000	764500	737000	740000	827000	870000	12	94	6.9
FRANKSTON NORTH	297000	352000	470000	502000	423000	450000	580000	610000	574000	595000	682500	700000	15	130	8.7
FRANKSTON SOUTH	620000	690000	815500	855000	817500	860000	1150000	1200000	1160000	1152000	1200000	1300000	4	94	6.8
FRASER RISE	465000	483000	541000	615000	595000	622500	675000	717500	715000	705000	693000	685500	-2	49	4.1
FYANSFORD	688000 [^]	592500 [^]	610000	650000	660000 [^]	800500	845000	1065000	950000	975000	955000	905000 [^]	-2	39	3.3
GARDEN CITY	1320000	1440000	1650000	1507500	1375000	1602500	2074500	1850000	1616000	1560500	2100000	1595000 [^]	35	59	4.8
GARDENVALE	1348000 [^]	1857500 [^]	1880000	1830000	1740000	1900000 [^]	2120000	2005000 [^]	2300000	1810000	2155000 [^]	2200000 [^]	19	60	4.8
GARFIELD	370000	405000	414500	540000	518000	590000	715000	789000	815000	690000	791500	772500 [^]	15	114	7.9
GEELONG	607500	590000	735000	757500	720000	883500	950000	900000	991500	867500	915000	844000	5	51	4.2
GEELONG WEST	490000	543500	654000	713000	675000	749500	882500	1000000	910000	860000	850000	830000	-1	74	5.7
GEMBROOK	440000	525000	565000	610000	650000	680000	789500	862500	852500	890000	876500	720000 [^]	-2	99	7.1
GISBORNE	550000	635000	655000	770000	730000	810000	898500	1052500	1000000	920000	975000	1025000	6	77	5.9
GLADSTONE PARK	460000	525000	645000	630000	636500	640000	728000	730000	710000	715000	802000	802500	12	74	5.7
GLEN HUNTLY	1350000	1330000	1415000	1253000	1440000	1342500	2002500	1570000	1735500	1535000	1907000	1590000 [^]	24	41	3.5
GLEN IRIS	1800000	1935000	2025000	1927500	1967000	2136000	2492500	2500000	2500000	2387500	2590000	1910000 [^]	8	44	3.7
GLEN WAVERLEY	1212500	1221000	1337500	1300000	1287500	1304000	1558500	1555000	1644500	1650500	1722000	1792000	4	42	3.6
GLENGARRY	286000 [^]	277500	310000	300000	324000 [^]	388000 [^]	490000	576500	590000	450000 [^]	620000	587500 [^]	38	117	8.0
GLENROWAN	225000 [^]	272500	300000 [^]	265000 [^]	372500	375000	500000 [^]	517000	595000 [^]	575500	580000	592500 [^]	1	158	9.9
GLENROY	560000	600000	729000	725000	700000	740000	835000	850000	792500	826000	860000	860000	4	54	4.4

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
GOLDEN BEACH	180000	212500	209500	225500	220000	270000	325000	355000	395000	410000	380000	350000 [^]	-7	111	7.8
GOLDEN POINT (BALLARAT)	259500	295000	302500	347500	370000	430000	510000	545000	570000	467500	521000	495000	11	101	7.2
GOLDEN SQUARE	306000	315000	320000	334000	340000	377500	469500	542500	515000	522500	567500	600500	9	85	6.4
GORDON	290000	330000 [^]	404000 [^]	402500 [^]	495000	618000 [^]	632500	690000	675000	600000 [^]	810000	810000 [^]	35	179	10.8
GOUGHS BAY	265000	235000	257500	345500	299500 [^]	360000	499500	710000 [^]	580000	540000 [^]	645000	622500 [^]	19	143	9.3
GOWANBRAE	573000	619000	790000	727500	700500	739000	940000	902500	865000	1025000	1020000	980000 [^]	0	78	5.9
GRANTVILLE	250000	272500	339500	402500	397500	440000	540000	620000	595000	590000	605000	581500 [^]	3	142	9.2
GREEN LAKE	281500 [^]	305000	280000	270000	289500	360000	384500	440000	433000	422500	499000	550000 [^]	18	77	5.9
GREENSBOROUGH	635000	717000	830000	815000	798000	850000	1001000	1000000	980000	1020000	1025000	1051000	0	61	4.9
GREENVALE	500000	510000	650000	720000	715000	720000	818000	875500	845000	872000	874000	853000	0	75	5.7
GROVEDALE	370000	400000	432000	495000	505000	550000	655000	700000	660000	665000	699000	742000	5	89	6.6
GUNBOWER	75000 [^]	185000 [^]	215000 [^]	115000 [^]	130000 [^]	120000 [^]	160000 [^]	240000 [^]	200000 [^]	278000	185000 [^]	NA	-33	147	9.4
HADFIELD	550000	624500	740500	741500	730000	745000	890000	888000	850000	850000	900000	905000	6	64	5.0
HALLAM	424000	455000	580000	630000	550000	600000	700000	720000	720000	751000	790000	800000	5	86	6.4
HALLS GAP	245000	272500	280000	355000	320000	350000	465000	570000	555000	620500	681000	537500 [^]	10	178	10.8
HAMILTON	200000	216000	190000	225000	209500	255000	339000	357000	370000	380000	415000	418000	9	108	7.6
HAMLYN HEIGHTS	382500	415000	500000	545000	540000	563500	710000	770000	745000	696500	745000	811000	7	95	6.9
HAMPTON	1650000	1800000	2020000	1905000	1900000	2000000	2420000	2350000	2385000	2497500	2300000	2272500	-8	39	3.4
HAMPTON EAST	1020000	1200000	1340000	1230000	1211500	1290500	1512500	1610000	1490000	1427500	1534000	1353500 [^]	7	50	4.2
HAMPTON PARK	370000	410000	505000	550000	501500	539000	620000	660000	644000	675000	700000	735000	4	89	6.6
HARCOURT	295000 [^]	377500	385000 [^]	375000 [^]	420000 [^]	527500	604000	705000	697500	660000 [^]	667500	667500 [^]	1	126	8.5
HARKNESS	350000	360000	420000	485000	475000	490000	535000	595000	580000	570000	595000	650000	4	70	5.4
HASTINGS	365000	400000	507500	519500	506000	562000	651000	740000	715000	670000	730000	750000	9	100	7.2
HASTINGS WEST	289500	338000	425000	480000	430000	487500	590000	660000	605000	625000	665000	715000	6	130	8.7
HAWTHORN	1916500	2245000	2650000	2506500	2200000	2525000	2900000	2495000	2910000	3000000	3017500	1937500 [^]	1	57	4.6
HAWTHORN EAST	1850000	1890000	2350000	2221500	2087500	2383000	2280000	2655000	2770000	2662500	2612500	1650000	-2	41	3.5
HEALESVILLE	447500	457000	550000	601000	580000	602500	750000	810000	800000	775000	808000	745000	4	81	6.1
HEATHCOTE	240000	268500	275000	310000	335000	365000	390000	480000	485000	502500	480000	470000	-4	100	7.2
HEATHERTON	771000	845000	981000	935000	965000	964000	1140000	1147000	1150000	1105000	1100000	1240000 [^]	0	43	3.6
HEATHMONT	760000	789000	925000	932000	873000	930000	1094000	1077000	1068000	1035000	1120000	992500	8	47	4.0
HEIDELBERG	1060000	1150000	1280000	1114000	1107500	1283000	1500000	1435000	1437500	1374000	1500000	1720000 [^]	9	42	3.5
HEIDELBERG HEIGHTS	675500	750000	843000	820000	790000	805000	1000000	1030000	1000000	975000	930000	900000 [^]	-5	38	3.3
HEIDELBERG WEST	580000	630000	730000	700000	670000	719000	810000	803500	750500	798500	810000	780000 [^]	1	40	3.4

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
HEPBURN	395000	377000	440000	425000	452500	535000	695000	675000	737500	717500	600000	465000 [^]	-16	52	4.3
HEPBURN SPRINGS	380000	418000	515000	490000	595000	570000	825000	900000	780000	963000	750000	620000 [^]	-22	97	7.0
HERNE HILL	368500	402000	490000	550000	534000	600000	738000	765000	715000	689000	755000	815000	10	105	7.4
HEYFIELD	182500	195000	178500	193000	195000	230000	330000	370000	390000	335000	399000	402500	19	119	8.1
HEYWOOD	173000	160000	164000	166000	178000	185000	240000	322500	330000	330000	340000	240000 [^]	3	97	7.0
HIGHETT	992500	1175000	1318500	1275000	1234000	1325000	1585000	1477500	1455000	1450000	1490000	1291000	3	50	4.1
HIGHTON	505000	555000	622500	681000	690000	744000	887000	950000	913500	865000	890000	870000	3	76	5.8
HILLSIDE (GREATER MELBOURNE)	445500 [^]	502500 [^]	478000 [^]	670000 [^]	490000 [^]	512000 [^]	555000 [^]	555000 [*]	720000 [^]	650000 [^]	772000	551000 [^]	19	73	5.7
HILLSIDE (MELTON)	471500	536500	622000	648500	643500	690000	742500	800000	759000	790000	820000	757500	4	74	5.7
HOPETOUN	75000	80000	92000	86000	66000 [^]	150000	157000	189000	171000	211500	210000	299500 [^]	-1	180	10.8
HOPPERS CROSSING	366000	415000	516000	552000	526500	550000	585000	620000	615000	620000	670000	720000	8	83	6.2
HORSHAM	240000	245000	262500	255000	269000	260000	345000	379000	400000	382500	443000	455000	16	85	6.3
HUGHESDALE	1165000	1222500	1407000	1260000	1150500	1300000	1507500	1500000	1422000	1421000	1530000	1372500 [^]	8	31	2.8
HUNTINGDALE	835000	924500	1132000	1010000	914000	1090000	1299500	1250000	1195000	1200000	1269000	830000 [^]	6	52	4.3
HUNTLY	355000	340000	335000	357500	367500	383000	486500	570000	565000	561000	610000	657500	9	72	5.6
HURSTBRIDGE	547500	614500	714000	731000	700000	775000	900000	950000	890500	925000	970000	980000 [^]	5	77	5.9
INDENTED HEAD	382500	395000	455000	575500	606000	590000	752500	995000	820000	822500	700000	689000	-15	83	6.2
INGLEWOOD	200000 [^]	152500	182500	180000	185000	214000	320000	390000	325000	330000	405000	490000 [^]	23	102	7.3
INVERLOCH	425000	442500	495000	598000	590000	665000	891000	985000	955000	850000	840000	795000	-1	98	7.1
INVERMAY PARK	405000	377500	391000	465000	475000	485000	680000	670000	695000	572500	660000	765000 [^]	15	63	5.0
IRONBARK	292500	365000	280000	320000	304000	438500	523000	525000	530000	485000	518500	510000 [^]	7	77	5.9
IRYMPLE	268000	257500	291000	310000	386500	354000	431000	455000	500000	560000	639500	700000	14	139	9.1
IVANHOE	1120000	1400000	1537500	1600000	1590000	1640000	1900000	1775000	1687500	1820000	2005000	1689000 [^]	10	79	6.0
IVANHOE EAST	1535000	1764500	1975000	1914000	1775000	2055000	2225000	2262500	2286500	2512500	2390000	2520000 [^]	-5	56	4.5
JACANA	375000	423000	571500	555000	512500	555000	626000	642500	593000	600000	648000	495000 [^]	8	73	5.6
JACKASS FLAT	350500	345500	299000	310000	331500	401000	460000	520000	515000	544000	639000	695500 [^]	17	82	6.2
JAMIESON	258500 [^]	220000	266500	265000	311500 [^]	345000 [^]	410000	625000	582500	682000 [^]	550000	500000 [^]	-19	113	7.8
JAN JUC	615000	716000	850000	905000	870000	964000	1337000	1400000	1290000	1250000	1320000	1170000 [^]	6	115	7.9
JEERALANG NORTH	175000 [^]	140000	248000	200000	235000	240000	283500	415000	366000	408500	467000	433500 [^]	14	167	10.3
JEPARIT	89000	124000 [^]	66500	77000	81000	107500	129000	150000	215000 [^]	155000	181500	130000 [^]	17	104	7.4
JUNCTION VILLAGE	370000	389000	436000	509000	483500	515000 [^]	602500	640000	650000	670000	680000	835000 [^]	1	84	6.3
JUNORTOUN	417500	490000	512500	506500	530000	599000	682000	885000	865000	822000	840000	934500 [^]	2	101	7.2
KALIMNA	300000	270000	276500	326500	292500	350000	467000	510000	462500	390000	527500	592500 [^]	35	76	5.8

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
KALKALLO	180000 [^]	432500 [^]	529500	548000	535000	555000	602500	642000	630500	638500	633000	665000	-1	252	13.4
KALLISTA	523000	567500	676000	737500	700000	715000 [^]	910000	1000000	832500	865000	890000	895000 [^]	3	70	5.5
KALORAMA	496000	533000	670000	686500	645000	697500	822500	1022500	885000	952500	940500	787500 [^]	-1	90	6.6
KANGAROO FLAT	303000	300000	310000	325000	340000	380000	465000	535000	500000	532500	575000	636500	8	90	6.6
KANGAROO GROUND SOUTH	650000	670000	853500	930000	815500	970000	1217000	1130000	1100000	1138000	1237500	1065000 [^]	9	90	6.7
KANIVA	100000	125000	157500	164000	169500	115000	174000	205000	200000	231500	177500	300000 [^]	-23	78	5.9
KEALBA	400000	470000	595000	612000	596000	600000	660000	705000	670000	700000	755000	793500 [^]	8	89	6.6
KEILOR	703000	805000	845000	817000	836500	885000	1070500	1000000	1132500	1110000	1135500	1279500 [^]	2	62	4.9
KEILOR DOWNS	496500	562000	670000	661000	630000	660000	765000	759000	770000	766500	868500	860000 [^]	13	75	5.8
KEILOR EAST	651000	720000	843000	830000	835000	842000	1000000	1005000	990000	1055000	1027500	1107500	-3	58	4.7
KEILOR LODGE	555500	607500	760000 [^]	715000 [^]	740000	757500 [^]	865000 [^]	880000	920000	1032500	1068000	1080500 [^]	3	92	6.8
KEILOR PARK	565000	650000	741000	770000	704000	735000	820500	892500	795000	840000	892500	920000 [^]	6	58	4.7
KENNINGTON	334000	355000	372000	383500	374000	428500	550000	593000	610000	575500	620000	712500	8	86	6.4
KENSINGTON	823500	908000	1019000	1020000	978000	1106500	1165000	1200000	1045000	1097000	1130000	1100000	3	37	3.2
KERANG	152000	167000	160000	177000	170000	200000	239000	275500	282500	312500	315000	325000	1	107	7.6
KEW	2080000	2207500	2317500	2380000	2310000	2251500	2780000	2955000	2910000	2810000	2778000	1733000	-1	34	2.9
KEW EAST	1600000	1655000	1876000	1800000	1837000	1785000 [^]	1990000	2040000	2200000	2229000 [^]	2150000	NA	-4	34	3.0
KEW NORTH	1665000	1827500	1880000	1767500	1833000	1840000	2097000	2255000	2192500	2230000	2350000	2010000 [^]	5	41	3.5
KEYSBOROUGH	559500	650000	730000	745000	735000	750000	849500	896500	914000	935000	977000	950000	4	75	5.7
KIALLA	367500	374000	390000	418000	450000	482500	543000	640000	650000	670000	676000	727000	1	84	6.3
KILLARA (WODONGA)	360000	425000	400000	420000	453500	447500	560000	658500	650000	655000	681000	766000 [^]	4	89	6.6
KILMORE	336500	333000	387500	440000	435000	477000	545000	600000	590000	615000	615000	595000	0	83	6.2
KILSYTH	548500	620000	698500	685500	645000	677500	781000	841500	810000	815000	828000	872500	2	51	4.2
KILSYTH SOUTH	676000	738000	845000	826000	780500	870000	977500	1080000	1045000	1105000	1080000	1265000 [^]	-2	60	4.8
KINGLAKE	340000	346000	458000	480000	555000	600000	640000	770000	662500	775000	727500	670000 [^]	-6	114	7.9
KINGS PARK	355000	415000	532500	550000	510000	550000	600000	630000	599500	615500	650000	710000 [^]	6	83	6.2
KINGSBURY	560000	610000	731000	730000	660000	732500	848500	782000	792500	845000	858000	827500 [^]	2	53	4.4
KINGSVILLE	785000	925000	1020000	990000	1010000	970000	1225000	1287500	1200000	1122500	1200000	1154000 [^]	7	53	4.3
KNOXFIELD	681000	741000	870000	815000	760000	810000	980000	965000	950000	931000	1072500	990000 [^]	15	57	4.6
KOO WEE RUP	345000	400000	450500	508500	550000	540000	610000	700000	670000	666500	735000	750000	10	113	7.9
KOONDROOK	198500	165000	247500	268000	212500	254000	320000	320000	320000	385000	507500	299000 [^]	32	156	9.8
KOROIT	296000	294000	325000	352000	347500	390000	490000	580000	612500	600000	595000	654500 [^]	-1	101	7.2
KORUMBURRA	262500	257500	292000	317500	320000	391000	480000	525000	550000	550000	565000	610000	3	115	8.0

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
KURUNJANG	289500	310000	370000	435000	420000	432000	485000	550000	520000	521500	579000	620000	11	100	7.2
KYABRAM	240000	234000	239000	261000	263000	280000	319500	400000	455000	450000	480000	522500	7	100	7.2
KYNETON	425500	455000	495000	550000	595000	614000	755000	897500	775000	780000	799000	800000	2	88	6.5
LAKE BOGA	245000	222500	182500	232500	239000	230000	320000	391000	446000	555000	360000	265000 [^]	-35	47	3.9
LAKE GARDENS	461000	485000	465000	575000	552500	607500	705000	738500	785000	745000	701000	670000 [^]	-6	52	4.3
LAKE TYERS BEACH	330000	268500	362500	300000	357500	375000	505000	645000	590000	552500	565000	455000 [^]	2	71	5.5
LAKE WENDOUREE	685000	700000	795000	775000	855000	1000000	1230000	1275000	1312500	1292500	1000000	1550000 [^]	-23	46	3.9
LAKES ENTRANCE	255500	280000	281500	328000	300000	350000	422500	540000	510000	520000	518000	490000	0	103	7.3
LALOR	445000	499500	625500	625000	590000	623000	700000	700000	680500	700000	761000	757500	9	71	5.5
LANCEFIELD	360000	360000	416000	456000	500000	540000	685000	671500	625000	670000	725000	689000 [^]	8	101	7.3
LANG LANG	316500	355000	390000	475000	495000	540000	656000	720000	707500	715000	721000	700000	1	128	8.6
LANGWARRIN	450000	503000	600000	642500	610000	660000	805000	860000	835000	856500	880500	870000	3	96	6.9
LARA	348000	355000	430000	515000	495000	535000	682500	700000	685000	690000	684500	729000	-1	97	7.0
LARA LAKE	375000	395000	450500	525000	535500	575000	663000	701000	710000	670000	700000	720000	4	87	6.4
LAUNCHING PLACE	366000	435000	490000	531000	554000	572500	688500	778500	650000	689000	762000	775000 [^]	11	108	7.6
LAVERTON	377500	429000	535000	579000	529000	560000	605000	610000	580000	590000	610000	635000	3	62	4.9
LAVERTON SOUTH	450000	528500	607500	646000	622500	647500	730000	751000	735000	745000	765000	775000	3	70	5.4
LEITCHVILLE	100000 [^]	126500 [^]	100000 [^]	109500 [^]	106000 [^]	123500	227500	250000 [^]	185000 [^]	304000	365000 [^]	230000 [^]	20	265	13.8
LENEVA	370500	376000 [^]	397500	387500	426000	470000	554000	650000	685000	675000	712000	745000	5	92	6.8
LEONGATHA	305000	305000	320000	360000	370000	426000	505000	588000	580000	572500	565000	567500	-1	85	6.4
LEOPOLD	365000	407000	447000	500500	510000	535000	652000	709000	682500	661000	685000	717500	4	88	6.5
LILYDALE	534000	633500	710500	705000	675500	709000	840000	860000	925000	862500	922000	970000	7	73	5.6
LINDENOW	212500	212000 [^]	245000 [^]	313500 [^]	282500 [^]	282500 [^]	385000	466000	372500	470000	394000 [^]	NA	-16	85	6.4
LOCH SPORT	145000	178000	182000	230000	245000	247000	324500	392500	390000	365000	375000	330000	3	159	10.0
LONG GULLY	244000	240000	256000	269000	280000	299500	385000	451500	400000	450000	485000	541000 [^]	8	99	7.1
LONGWARRY	307000	334000	377000	403000	406000	427500	510000	575000	572500	585000	610000	620000	4	99	7.1
LORNE	895000	765000	1150000	1275000	1297500	1497500	1960000	2200000	2030000	1930000	1940000	1605000	1	117	8.0
LOVELY BANKS	388500	470000 [^]	460000	525000	570000 [^]	565000	662500	767500	690000	758500	712500	760000 [^]	-6	83	6.3
LOWER PLENTY	770000	900000	980000	1055000	950000	909500	1220000	1350000	1344500	1345000	1360000	NA	1	77	5.9
LUCAS	389000	345000	349500	395000	431000	465000	582500	700000	640000	637000	639000	645000	0	64	5.1
LUCKNOW	230000	244500	261500	280000	275000	314500	355000	449000	400000	562500	515000	540500 [^]	-8	124	8.4
LYNBROOK	500000	542500	595000	640000	623000	660000	749000	791500	785000	800000	880000	962500	10	76	5.8
LYNDHURST	550000	585000	625000	695000	665500	701500	815500	950000	905000	900500	987000	835000	10	79	6.0

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
LYSTERFIELD	780000	857500	995500	976500	956500	1009500	1132000	1267500	1307500	1335500	1350000	1366000 [^]	1	73	5.6
LYSTERFIELD SOUTH	1018500	1240000 [^]	1300000	1275000	775000 [^]	1410000 [^]	1618000	1844000	1925500 [^]	1730000 [^]	1915000	NA	11	88	6.5
MACEDON	532500	585000	696000	815000	800000	883000	1130000	1073000	1105000	1100000	1020000	905000 [^]	-7	92	6.7
MACLEOD	755000	868000	950000	922500	922500	972500	1156500	1135000	1150000	1196500	1140000	1275000 [^]	-5	51	4.2
MADDINGLEY	332500	345000	395000	442000	460000	521000	560000	632500	630000	620000	633500	651500	2	91	6.7
MAFFRA	230000	258000	251500	261500	255000	315000	337000	376500	425000	432500	448500	559000	4	95	6.9
MAIDEN GULLY	430000	477000	471000	495500	514000	579000	725000	760000	797500	760000	801500	1020000 [^]	5	86	6.4
MAIDSTONE	630000	695000	825000	793500	779000	789500	852500	886500	890000	850500	870000	880000	2	38	3.3
MALDON	339000	385000	426500	420000	510000	546500	624500	735500	742500	740000	730000	NA	-1	115	8.0
MALLACOOTA	288500	325000	345000	280000	406500	415000	488500	527500	555000	480000	530000	540000 [^]	10	84	6.3
MALMSBURY	397500	344000	447000	465000	475000	505000 [^]	757500	785000	767500	661000	791000	NA	20	99	7.1
MALVERN	2230000	2332000	2750000	2661000	2570000	2865000	3001000	2935000	3020000	3300000	2755000	2985000 [^]	-17	24	2.1
MALVERN EAST	1610000	1729000	1824000	1900000	1789000	1895000	2112500	2282500	2201000	2060000	2170000	1933500	5	35	3.0
MAMBOURIN	-	-	-	-	-	329500 [^]	614000	641000	625000	612000	630000	644000	3	NA	NA
MANIFOLD HEIGHTS	489500	620000	721500	785500	715000	825000	924500	1087500	1050000	1230000	1020000	1300000 [^]	-17	108	7.6
MANOR LAKES	385000	417500	490000	526000	533000	570000	595500	645000	640000	639000	650000	670500	2	69	5.4
MANSFIELD	367500	359000	385000	430000	452500	510000	640000	732500	783000	750000	765000	707500	2	108	7.6
MARIBYRNONG	837500	940000	1056000	1050000	961500	936500	1165000	1170000	1110000	1250000	1205500	1081000	-4	44	3.7
MARLO	335500 [^]	305000	432500 [^]	385000 [^]	355000 [^]	405000 [^]	435000	686000	700000 [^]	692500 [^]	575000	465000 [^]	-17	71	5.5
MARONG	364000	330000 [^]	348000	365000	420000	465000	560000	650000	625000	650000	671500	803000 [^]	3	85	6.3
MARSHALL	377000	400000	430000	468000	486500	510000	600000	682000	610000	630000	657500	670000	4	74	5.7
MARYBOROUGH	192500	206500	194000	229500	236000	269500	341500	393000	399500	387000	400000	415000	3	108	7.6
MARYSVILLE	320000 [^]	332500 [^]	383000	477500	462500	475000	675000	755000	692500	660000 [^]	640000	635000 [^]	-3	100	7.2
MCCRAE	597500	689000	775000	847500	795000	952500	1200000	1273500	1325000	1300000	1300000	1230000	0	118	8.1
MCKENZIE HILL	429500 [^]	475000 [^]	471500	495000	536500	544500	700000	755000	833000	835000	744000	690000 [^]	-11	73	5.6
MCKINNON	1500000	1657500	1720000	1555000	1520500	1675000	2010000	1994000	2000000	1820000	1875000	2007000 [^]	3	25	2.3
MEADOW HEIGHTS	350500	370000	451000	510000	474000	499000	557500	580000	561000	595000	670000	675000	13	91	6.7
MELTON	255000	280500	369000	415000	385000	390000	455000	500000	470500	470000	525000	565000	12	106	7.5
MELTON SOUTH	260000	276000	377000	417000	390000	420000	460000	515000	495000	515000	575000	597500	12	121	8.3
MELTON WEST	295000	330000	409000	453000	428000	470000	515000	551000	550000	525000	600000	615000	14	103	7.4
MENTONE	950000	982500	1097500	1080000	1031000	1050000	1370000	1475000	1332500	1335000	1367500	1350000	2	44	3.7
MENZIES CREEK	580000 [^]	597000	640000	760000	682500 [^]	745000 [^]	1020000	960000 [^]	876500	1010000 [^]	821000	900000 [^]	-19	42	3.5
MERBEIN	180000	170000	183500	180000	210000	201500	227500	320000	300000	345000	420000	460000	22	133	8.8

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
MEREDITH	280000 [^]	250000 [^]	323500 [^]	400000 [^]	330500 [^]	470000 [^]	523000	590500 [^]	600000 [^]	740000 [^]	574500	510000 [^]	-22	105	7.5
MERINDA PARK	345000	385000	471500	523000	476000	527500	615000	657500	626000	652500	671000	672500 [^]	3	94	6.9
MERND A	410000	430000	525000	573500	552000	570000	670000	675000	670000	700000	730000	743000	4	78	5.9
MERRICKS BEACH	842500	810000 [^]	834500 [^]	1325000 [^]	1100000 [^]	1800000 [^]	1620000 [^]	2620000 [^]	1825000 [^]	1812500 [^]	1337500	NA	-26	59	4.7
METUNG	299000	360000	347500	371500	455000	480000	517500	747500	771000	691500	600000	630000 [^]	-13	101	7.2
MICKLEHAM	390000	437000	500000	520000	525000	565000	623000	680000	680000	675000	700000	688000	4	80	6.0
MIDDLE PARK	2317000	2238500	2390000	2685000	2775000	2680000	2864000	2750000	2485000	2583500	2910000	2850000 [^]	13	26	2.3
MILDURA	252000	260000	264000	281500	310000	337000	380000	425000	437000	460000	536000	600000	16	113	7.8
MILL PARK	480000	560000	668500	657000	654000	690000	740000	785000	780000	784500	840500	800000	7	75	5.8
MILLGROVE	275000	293500	343000	411000	415000	425000	540000	600000	564000	590000	617000	617000 [^]	5	124	8.4
MINERS REST	335000	334000	370000	400000	427500	440000	530000	599500	590000	575000	596500	682500	4	78	5.9
MINYIP	93000	82500	94000	81000	114500	75000	151500	155000	164500 [^]	179500	162000	NA	-10	74	5.7
MIRBOO NORTH	262000	275000	264000	307500	327500	376000	475000	565000	560000	494000	492500	580000 [^]	0	88	6.5
MITCHAM	885500	941000	1070000	998000	942000	1066500	1212500	1200000	1210000	1180000	1255000	1178500	6	42	3.5
MITCHELL PARK	260000	259000 [^]	263000	304500	313000	330000	400000 [^]	486500	462500	440000 [^]	480000	512500 [^]	9	85	6.3
MOE	162500	173000	175000	200000	210000	250000	315000	370000	365000	360000	409000	425000	14	152	9.7
MONBULK	471500	521500	608000	650000	630000	650000	790000	799000	770000	792500	762500	872500 [^]	-4	62	4.9
MONT ALBERT	1863000	1921000	2100000	1990000	1690000	2170000	2372500	2320000	2499000	2430000	2506000	2167000 [^]	3	35	3.0
MONT ALBERT NORTH	1400000	1490000	1565000	1460000	1380000	1437000	1600000	1626000	1709000	1572500	1716000	1862500 [^]	9	23	2.1
MONTMORENCY	732000	780500	890000	926000	860000	913000	1162000	1110000	1120000	1150000	1170000	1180000 [^]	2	60	4.8
MONTROSE	559000	625000	700500	737500	707500	730000	842500	913500	846000	883500	960000	1142000	9	72	5.6
MOONEE PONDS	1006000	1110500	1310000	1360000	1300000	1290000	1550000	1577500	1542500	1500000	1570000	1460000	5	56	4.6
MOORABBIN	855000	980000	1160000	1130000	1065000	1075000	1400000	1392500	1297500	1286500	1270000	1247000 [^]	-1	49	4.0
MOOROOLBARK	558500	620000	725000	720000	670000	720000	835000	867000	818500	860000	880000	874000	2	58	4.7
MOOROOPNA	230000	215500	225000	230000	247500	268500	335000	385000	377500	400000	459000	507500	15	99	7.1
MORDIALLOC	850000	933000	1120000	1046500	1017500	1089000	1375000	1296500	1400000	1385000	1426000	1190000 [^]	3	68	5.3
MORNINGTON	641000	745000	800000	850000	810000	894000	1100000	1162500	1085500	1100000	1082500	1180000	-2	69	5.4
MORTLAKE	120000	152000	170000	165000	164000	220000	290500	327500	349000	354500	365500	387500 [^]	3	204	11.8
MORWELL	151000	153000	170000	167000	179000	200000	275000	325000	333500	335000	370000	430000	10	145	9.4
MOUNT BEAUTY	189500	183000	258000	267500	295000	330000	446000	572500	550000	590000	525000	570000 [^]	-11	177	10.7
MOUNT CLEAR	322500	345000	345000	379000	396500	414000	505000	515000	522500	510000	569000	598000	12	77	5.9
MOUNT COTTRELL	-	-	-	-	927500 [^]	927500 [*]	540000 [^]	622000	602000	642000	756500	757500 [^]	18	NA	NA
MOUNT DANDENONG	612500	641000	847000	647500	690000	791000	850000	1045000	887500	852500	1065000	840000 [^]	25	74	5.7

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
MOUNT DUNEED	545000	425000	497500	555000	557000	593000	670000	750000	720000	710000	710000	732500	0	30	2.7
MOUNT ELIZA	832000	950000	1137500	1220000	1180000	1313000	1700000	1730500	1700000	1600000	1650000	1540000	3	98	7.1
MOUNT EVELYN	493500	551000	640000	671500	636000	710000	820000	877500	830000	825000	881500	920000	7	79	6.0
MOUNT HELEN	342000	355000	376000	420000	417000	472500	610000	632500	580000	640000	640000	660000 [^]	0	87	6.5
MOUNT MACEDON	635000	750000	665000	859000	775000	1043000	1623500	1330000	1446000 [^]	989000	1410000	1095000 [^]	43	122	8.3
MOUNT MARTHA	785000	965000	1050000	1202500	1262500	1420000	1845000	1875000	1820000	1830000	1705000	2075000	-7	117	8.1
MOUNT PLEASANT	293500	297500	293000	350000	377500	415000	498000	530000	500000	472500	522500	540000	11	78	5.9
MOUNT WAVERLEY	1267500	1265000	1416000	1320000	1270500	1300000	1511500	1510000	1600000	1615000	1618000	1455000	0	28	2.5
MULGRAVE	765500	786000	900500	860000	840000	850000	1000000	1000000	1040000	1057000	1111000	1190000	5	45	3.8
MURCHISON	165000	187000	254500	225000	244500	291500	400000 [^]	450000	340000	465000 [^]	425000	400000 [^]	-9	158	9.9
MURRUMBEENA	1204000	1286000	1420000	1343500	1241500	1405000	1695000	1670000	1650000	1728000	1720000	1420000 [^]	0	43	3.6
MURTOA	91000	97500	115000	110000	119000	130000	145000	244500	267500	280000	255000	290000 [^]	-9	180	10.9
MYRTLEFORD	242000	270500	265000	295000	325000	385000	530000	609000	592500	582500	625000	615000 [^]	7	158	10.0
NAGAMBIE	360500	336000	330000	385000	414000	460000	545000	655000	645000	630000	612000	655000 [^]	-3	70	5.4
NAR NAR GOON NORTH	275000 [^]	275000 [*]	595000 [*]	595000 [*]	595000	595000	324000 [^]	324000 [*]	324000	722500	710000	717500 [^]	-2	158	9.9
NARRE WARREN	430000	487000	590000	614000	587000	610000	700000	740000	727000	750000	799500	799000	7	86	6.4
NARRE WARREN NORTH	770000	900000	1108000	1180000	1070000	1150000	1413000	1600000	1580000	1692500	1560000	1620000 [^]	-8	103	7.3
NARRE WARREN SOUTH	475000	530000	620000	636500	625000	660000	750000	802500	820000	815000	842000	861000	3	77	5.9
NATHALIA	178000	185000	232500	210000	229000	256000	265000	350000	370000	397500	388500	530000 [^]	-2	118	8.1
NATIMUK	161000 [^]	165500	249500	158500	148500 [^]	221000 [^]	296000	330000 [^]	285000 [^]	302500	304500	NA	1	89	6.6
NEERIM SOUTH	280000	330000	320000	406500	413000	473500	530000	600000	665000	640000	665000	615000 [^]	4	138	9.0
NERRINA	522500	517500	570000	575000	617500	630000	580000	795000	685000	733000	725000	730000 [^]	-1	39	3.3
NEW GISBORNE	498000	545000	625000	757500	695000	720000	798500	875000	850000	835000	865000	835000 [^]	4	74	5.7
NEWBOROUGH	220000	224500	220000	250000	255000	290000	359000	437500	427000	429000	473000	500000	10	115	8.0
NEWCOMB	290500	310000	375000	453500	435000	476000	584000	605000	567500	562000	600000	650000	7	107	7.5
NEWINGTON	345000	372500	422500	465000	490000	735000	720000	672500	675000	617500	600000	685000 [^]	-3	74	5.7
NEWLANDS ARM	332500 [^]	380000	380000	367500	443000	470000	550000	619500	675000 [^]	595000	605000	545000 [^]	2	82	6.2
NEWPORT	825000	950000	1080000	1059000	1055000	1090000	1286500	1280000	1275000	1300000	1270000	1375000	-2	54	4.4
NEWSTEAD	365000	362000	420000 [^]	318500 [^]	436000	470000	540000	625000	650000 [^]	522500 [^]	535000	742500 [^]	2	47	3.9
NEWTOWN (GREATER)	642500	712500	780000	843000	832000	945000	1175000	1210000	1172500	1220000	1085000	1115000	-11	69	5.4
NHILL	128000	140000	126500	149000	137000	158500	180000	211000	205000	265000	260000	291000 [^]	-2	103	7.3
NICHOLS POINT	370000 [^]	396000	346000 [^]	470000 [^]	430000	475000 [^]	510000	661000	590000 [^]	700000	580000 [^]	770000 [^]	-17	57	4.6
NIDDRIE	832500	910000	1100000	1070000	1070000	1000500	1246000	1305000	1190000	1222500	1279000	1242500 [^]	5	54	4.4

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
NOBLE PARK	510000	600000	680000	680000	625500	675000	751000	753500	732000	780000	830000	825000	6	63	5.0
NOBLE PARK NORTH	491500	563000	640000	660000	610000	655500	750000	795000	737500	772500	800000	830000	4	63	5.0
NORLANE	216000	236500	290000	355000	350000	372000	450000	481500	455000	463500	487000	543000	5	125	8.5
NORTH BENDIGO	286000	279000	302000	310000	325000	374000	460500	513000	515000	500000	531000	585000	6	86	6.4
NORTH GEELONG	335000	338500	422000	495000	500000	550500	597500	675000	646500	640000	670000	692500	5	100	7.2
NORTH MELBOURNE	943000	1200000	1380000	1185000	1375000	1176500	1335000	1381000	1211000	1311000	1312500	1172500	0	39	3.4
NORTH SHORE	561000 [^]	533000 [^]	511000 [^]	497000 [^]	552500 [^]	615000 [^]	670000	872500 [^]	870000 [^]	687500 [^]	727500	605000 [^]	6	30	2.6
NORTH WONTHAGGI	274500	259500	294000	369000	389000	419000	557500	665000	625000	552000	590000	649000	7	115	8.0
NORTHCOTE	1008500	1190000	1325000	1345000	1305000	1411000	1651000	1653000	1610000	1600000	1697500	1645000	6	68	5.3
NOTTING HILL	780000	872500	993000	957500	880000	930000	1141000	1058000	1106000	1196000	1213000	1092500 [^]	1	56	4.5
NUMURKAH	219000	195000	219000	225000	250000	239000	310000	350000	360000	394500	410000	471500	4	87	6.5
NUNAWADING	880000	970000	1090000	986000	951000	1038500	1250000	1121000	1189500	1155000	1187500	1210000	3	35	3.0
NYAH	160000 [^]	157000	167500 [^]	187000 [^]	209500	174000 [^]	265000 [^]	245000 [^]	295000 [^]	295000	325000 [^]	NA	10	103	7.3
NYAH WEST	146500 [^]	130000 [^]	133500	136000	85000	129000	202500	215000	248000	210000 [^]	295000	300000 [^]	40	101	7.3
OAK PARK	660000	822500	853500	878500	840000	911500	1150000	1140000	1085000	1122500	1167500	1070000 [^]	4	77	5.9
OAKLEIGH	1002000	1050000	1210000	1250000	1101000	1255000	1388000	1421000	1336500	1318000	1362500	1420000 [^]	3	36	3.1
OAKLEIGH EAST	990000	983000	1195000	992500	954500	995000	1187500	1155000	1150000	1165000	1188000	1250000 [^]	2	20	1.8
OAKLEIGH SOUTH	830000	890000	1030000	960000	906500	983500	1129000	1053500	1130000	1200000	1245000	1449000 [^]	4	50	4.1
OCEAN GROVE	516500	555000	637000	691000	695000	790000	975500	1136500	989000	970000	930000	1062500	-4	80	6.1
OFFICER	375000	440000	480000	546000	540000	570000	649500	700000	726000	718000	760000	755000	6	103	7.3
OFFICER SOUTH	-	-	283000 [^]	569500 [^]	714000	770000 [^]	703000	850000	865000	772500	887500	925500	15	NA	NA
OLINDA	553500	620000	705000	760000	746500	757500	1125000	905000	935000	960000	940000	1175000 [^]	-2	70	5.4
ORBOST	145000	162500	159000	165000	185500	220000	240000	344000	340000	356000	368000	330000	3	154	9.8
ORMOND	1300000	1550000	1604500	1600000	1475000	1590000	1850000	1845000	1805000	1860500	1900000	2550000 [^]	2	46	3.9
OSBORNE	580000	640000	735000	757000	777500	850500	1112000	1127500	989000	944500	1100000	1215000	16	90	6.6
OUYEN	105500	130000	130000	93000	99000	121000	155500	170000	184500	235000	260000	285000 [^]	11	146	9.4
PAKENHAM	367000	400000	470000	520000	485000	525000	600000	652000	640000	655500	700000	720000	7	91	6.7
PARADISE BEACH	188500	200000	180000	199000	200000	248000	321500	415000	372500	305000	342500 [^]	281500 [^]	12	82	6.2
PARK ORCHARDS	1225000	1335000	1450000	1480000	1510000	1530000	1920000	1965000	1740000	1936000	1945000	2290000 [^]	0	59	4.7
PARKDALE	965000	1100000	1300000	1245000	1157500	1200500	1540500	1600000	1374500	1480000	1590000	1682500 [^]	7	65	5.1
PARKVILLE	1360500	2130000	2287500	2430000	1480000	1950000 [^]	2301500	1910000	2488500	1745000	1749000	1900000 [^]	0	29	2.5
PASCOE VALE	720000	805000	891000	901000	855000	947500	1050000	1110000	1025000	1050000	1200000	1367500	14	67	5.2
PASCOE VALE SOUTH	745000	840000	975000	955000	950000	1006000	1299500	1140000	1130000	1220000	1247500	1350000 [^]	2	67	5.3

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
PATTERSON GARDENS	737500	813500	880000	890000	961000	960000	1160000	1300000	1265000	1207500	1338000	1275000^	11	81	6.1
PATTERSON LAKES	785000	807500	1021500	1022500	923000	1082500	1300000	1470500	1387500	1407000	1390000	1200000	-1	77	5.9
PAYNESVILLE	305000	310000	336500	353000	346000	397000	465000	560000	515000	502500	525000	540000	4	72	5.6
PEARCEDALE	470000	534000	607000	660000	660000	660000	790000	820000	850000	941500	890000	750000^	-5	89	6.6
PETERBOROUGH	296500^	340000^	315000^	450000^	419000	550000	625000^	701000	702500^	765000	725000	752500^	-5	144	9.3
PIONEER BAY	240000	216000	275000	308000	310000	355000	354000^	491500	554000^	544000	465000	460000^	-15	94	6.8
PLENTY	915500	935000	1145000	1350000	1301000	1202500	1605000	1543000	1762500	1532500	1600000	1760000^	4	75	5.7
POINT COOK	465000	505000	590000	630000	635000	664000	738000	780000	770000	780000	825000	840000	6	77	5.9
POINT LONSDALE	655000	641000	780000	840000	827500	880000	1300000	1505000	1366500	1200000	1200000	1335000	0	83	6.2
POREPUNKAH	323000	330000	447000	464500	530000	615000	757500	1035000	940000	790000	955000	849000^	21	196	11.5
PORT ALBERT	197500^	218500	270000	240000	250000^	315000	425000	485000	562500^	511500	400000^	427500^	-22	103	7.3
PORT FAIRY	447500	473500	500000	651000	620000	670000	950000	1140000	912500	937500	850000	1070000^	-9	90	6.6
PORT MELBOURNE	1252500	1380000	1485000	1488000	1400000	1600000	1597000	1646000	1755000	1600000	1602500	1525000	0	28	2.5
PORTARLINGTON	409000	460000	515000	640000	625000	690000	829500	985000	932500	890000	830000	757500	-7	103	7.3
PORTLAND	220000	220000	230000	234500	266000	295000	370000	450000	439000	415000	435000	540000	5	98	7.1
PORTLAND NORTH	330000	340000^	360000	367500	276000	507000^	470000	667500	750000^	539000	720000^	710000^	34	118	8.1
PORTSEA	1800000	1701000	1925000	2180000	1950000	2530000	3765000	3825000	3255000	3600000	3750000	2350000^	4	108	7.6
PRAHRAN	1350000	1430000	1525000	1578000	1520000	1643500	1855000	1820000	1760000	1657500	1680000	1397500	1	24	2.2
PRESTON	791000	882000	996000	980000	940000	1026000	1250000	1136000	1147500	1176500	1200000	1260000	2	52	4.3
PRINCES HILL	1280000	1555000	1767500	1650000	2035000	1600000	2015000	1892500	1665000	1722500	1780000	2065000^	3	39	3.4
PYRAMID HILL	112500^	112500	112500	100000	120000	117500	128000	230000^	202500	241500^	307500	250000^	27	173	10.6
QUARRY HILL	377500	349000	362000	407500	395000	430000	540500	613500	596000	625000	625000	565000^	0	66	5.2
QUEENSCLIFF	700000	795000	763000	950000	950000	969000	1372000	1725000	1725000	1290000	1400000	1137500^	9	100	7.2
RAINBOW	68000	59500	82500	99000	75000	82000	112000	137000	175000	200000	220000	263500^	10	224	12.5
RAWSON	147000^	151000^	146500	160000	156000^	217500^	330000	337000^	325000^	355500	392500	502000^	10	167	10.3
RAYMOND ISLAND	285000	330000	289500	360000	300000	416500	450000	535000	540000	502500	532500	525000^	6	87	6.5
RED CLIFFS	175000	165000	223500	211500	217500	270000	310000	325000	335000	395000	420000	530000	6	140	9.1
RED HILL	645000	677500	815000^	930000^	860000^	900000^	1550000^	1960000	1507500^	1947500^	1500000	NA	-23	133	8.8
REDAN	246500	255000	287500	330000	357000	389000	455000	515000	485000	447500	492500	525000	10	100	7.2
RESEARCH	686000	825500	950000	915000	937500	1178000	1201000	1520000	1030000	1271500	1368000	473000^	8	99	7.1
RESERVOIR	615000	707500	812500	790000	754000	795000	945000	940000	870000	910000	950000	920000	4	54	4.4
RHYLL	402000	460000	527500	657500	565000	579000	743500	911000	752500	970000	807500	1050000^	-17	101	7.2
RICHMOND	1150000	1265000	1304000	1311000	1260000	1365000	1490000	1424000	1400000	1400000	1397500	1306500	0	22	2.0

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
RIDDELLS CREEK	456500	500000	580000	675000	710000	680000	870000	872500	865000	827500	815000	775000 [^]	-2	79	6.0
RINGWOOD	777500	837500	910500	896500	801000	900000	1018000	1040500	999500	1025000	1059500	1025000	3	36	3.1
RINGWOOD EAST	750000	806000	901000	881000	809000	861000	1050000	975000	1000000	1065000	1062000	899000	0	42	3.5
RINGWOOD NORTH	783500	844000	960500	920000	870000	957500	1183000	1200000	1217500	1207500	1231000	1275000	2	57	4.6
RIPPLESIDE	640000	739000	725000	750000	825000	862000	1137500	1222500	1050000	1055000 [^]	1195000	870000 [^]	13	87	6.4
RIPPONLEA	1360000	1700000	1787500 [^]	1564000 [^]	1350000 [^]	2001000 [^]	1892500	1560000	1457500 [^]	1820000	1825500	490000 [^]	0	34	3.0
ROBINVALE	184500	170000	197000	220000	231500	235000	340000	315000	350000	390000	457500	429000 [^]	17	148	9.5
ROCHESTER	235000	239000	242500	236000	255000	237000	350000	440000	262500	300000	460000	385000 [^]	53	96	6.9
ROCKBANK	300000 [^]	347000	455000	500000	497000	465000	567500	620000	625000	635000	621000	667500	-2	107	7.5
ROMSEY	420000	428000	470000	550000	580500	630000	780000	839000	755000	790000	791000	860000	0	88	6.5
ROSANNA	905000	980000	1175000	1100000	1032500	1121500	1382500	1216000	1294000	1381000	1375000	1337000 [^]	0	52	4.3
ROSEBUD	389000	445000	536000	590000	550000	595000	780000	820500	750000	730000	745000	732500	2	92	6.7
ROSEBUD SOUTH	515000	540000	647500	711500	697000	675000	951000	1090000	1063500	950000	1010000	955000	6	96	7.0
ROSEDALE	197000	230000	247000	280000	247000	250000	365000	420000	475000	452000	455000	522000 [^]	1	131	8.7
ROWVILLE	710000	778000	867000	838000	815500	838000	1000000	1080000	1090000	1050000	1151500	1200000	10	62	5.0
ROXBURGH PARK	400000	435000	515000	546000	543000	572500	615000	652000	632500	660000	701000	740000	6	75	5.8
RUPANYUP	53500 [^]	75000 [^]	63500 [^]	87000 [^]	100500 [^]	90000	118000	195000 [^]	91500 [^]	240000	207000 [^]	NA	-14	287	14.5
RUSHWORTH	177000	200000	192500	198000	205000	226000	301000	352500	367000	385000	300000	390000 [^]	-22	69	5.4
RUTHERGLEN	230000	255000	262000	270000	282500	350000	402500	486500	479000	550000	552500	550000 [^]	0	140	9.2
RYE	488000	550000	659000	705000	690000	793500	1100000	1195000	1100000	1000000	935000	967500	-7	92	6.7
SAFETY BEACH	595000	665000	780000	825000	810000	897500	1109000	1241000	1220500	1200000	1171500	1150500	-2	97	7.0
SAILORS GULLY	235000	225000	232000	290000	280000 [^]	300000	390000	505500 [^]	469000	500000	471000	515000 [^]	-6	100	7.2
SALE	298000	295500	300000	309500	325000	345000	399000	487000	480000	485000	520000	590000	7	74	5.7
SAN REMO	420000	460000	497000	515000	554500	597500	850000	1020000	952500	924500	867500	854000 [^]	-6	107	7.5
SANCTUARY LAKES	570000	502000	630000	625000	625000	652000	710000	750000	735000	745000	828000	859000	11	45	3.8
SANDHURST	617500	678500	730000	837500	812500	780000	950000	1009000	1075000	998500	1100000	990000 [^]	10	78	5.9
SANDRINGHAM	1490000	1760000	1862500	1850000	1665000	1850000	2410000	2400000	2095000	2110000	2162500	1870000 [^]	2	45	3.8
SANDY POINT	370000	359000	407500	410000	410000	517500	755000	820000	812500 [^]	665000 [^]	785000	NA	18	112	7.8
SASSAFRAS	562000	653500	775500	750000	805000	770000	860000	1020000	959000	940000	940000	762500 [^]	0	67	5.3
SCORESBY	661000	700000	878500	835000	766500	785000	950000	965000	955500	967500	996000	1046000	3	51	4.2
SEA LAKE	90000	75000	70000	110000	100000	106500	125000	173000	187500	166500	300000	236500 [^]	80	233	12.8
SEABROOK	456000	509000	635000	672500	626500	652500	730000	755000	741500	764500	776500	820000 [^]	2	70	5.5
SEAFORD	475000	580500	700000	696000	655000	700000	850000	880000	830000	842000	899000	900000	7	89	6.6

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
SEAHOLME	802500	870000	1157500	1015000	1020000	937500	1209500	1135000	1439500	1300000	1210000	1667500 [^]	-7	51	4.2
SEBASTOPOL	244500	247500	256000	289000	315000	341000	420000	482500	455000	418500	475000	520000	14	94	6.9
SEDDON	830000	934500	982500	1018500	960000	1100000	1237500	1055000	1100000	1100000	1072500	1155000	-3	29	2.6
SELBY	469500	527500	600000	637500	601500	720000	904500	771500	837500	850000	845000	870000 [^]	-1	80	6.1
SEVILLE	450000	511500	611500	634500	630000	626000	775000	812500	870000	835000	857500	745500 [^]	3	91	6.7
SEVILLE EAST	395000	440000	482500	551500	580000	600000 [^]	720000	700000 [^]	755000	705000	730000	985000 [^]	4	85	6.3
SEYMOUR	225000	242500	277000	295000	300000	325000	390000	450000	467500	445000	439500	445000	-1	95	6.9
SHEPPARTON	250000	265000	261000	275000	282000	310000	370000	430000	445000	465000	495000	520000	6	98	7.1
SHEPPARTON NORTH	348000 [^]	361000	347000	334000	393000	379000	425000	612000	610000	652500	649000	682500 [^]	-1	86	6.4
SHOREHAM	903000	868500	970000	1160000	1400000 [^]	1077000	1767500	2180000 [^]	2100000	1770000 [^]	1860000	NA	5	106	7.5
SILVERLEAVES	484000	446500	515000	721000	618500	775000	982000	990500 [^]	1137500	975000	727500	767500 [^]	-25	50	4.2
SKYE	430000	479000	570000	611000	597500	610000	740000	770000	760000	782500	835000	860000	7	94	6.9
SMITHS BEACH	455000	470000	458500	589000	624500	695000	837000	990000	957500	880000	927000	662000 [^]	5	104	7.4
SMYTHES CREEK	-	-	- [^]	426500 [^]	430000 [^]	441000 [^]	545000	597500	550000	525000	560000	590000	7	NA	NA
SMYTHESDALE	225000 [^]	250000 [^]	315000 [^]	290000 [^]	342500	475000	522500	550000 [^]	586000	520000 [^]	635000	NA	22	182	10.9
SOLDIERS HILL	310000	374000	423500	447500	480000	557500	568000	700000	570000	600000	574000	611500 [^]	-4	85	6.4
SOMERS	696500	755500	820000	888500	950000	980000	1707000	1765000	1550000	1280000	1320000	1150000 [^]	3	90	6.6
SOMERVILLE	425000	465000	580000	615000	600000	640000	780000	812000	765000	817500	870000	911000	6	105	7.4
SORRENTO	859000	1130000	1300000	1380000	1470000	1665000	2200000	2355000	2200000	1856500	1800000	1902500	-3	110	7.7
SOUTH DUDLEY	221500	256000 [^]	233500	270000	339000 [^]	330000	445000 [^]	498500 [^]	552500 [^]	432500 [^]	445000	517500 [^]	3	101	7.2
SOUTH GEELONG	425000	495000	650000	676000	702500	835000 [^]	1000000	970000	882000	890000	682500	700000 [^]	-23	61	4.9
SOUTH KINGSVILLE	742000	903000	980000	1000000	859000	992000	1125000	1000000	1240000	1107500	1150000	978500 [^]	4	55	4.5
SOUTH MELBOURNE	1310000	1595000	1532500	1465000	1355000	1580000	1710000	1882500	1640000	1537500	1700000	1400000	11	30	2.6
SOUTH MORANG	450000	502000	610500	634500	625500	623000	710000	720000	707000	744000	800000	827500	8	78	5.9
SOUTH YARRA	1700000	1890000	2040000	1851000	1850000	2059000	2306000	2116000	2400000	2325000	1980000	2000000 [^]	-15	16	1.5
SPOTSWOOD	795000	917500	1027500	1080000	950000	985000	1260000	1255000	1105000	1195000	1180000	1145000 [^]	-1	48	4.0
SPRING GULLY	350000	350000	390000	400000	386500	440000	552500	610000	700000	640000	645000	705500	1	84	6.3
SPRINGVALE	629500	685000	750000	780000	746500	782500	853000	886500	870000	850000	945000	850000 [^]	11	50	4.1
SPRINGVALE SOUTH	562000	630000	720000	720000	679000	725000	800000	780000	810500	845000	848000	925000 [^]	0	51	4.2
ST ALBANS	428000	500000	610000	626500	594000	600000	675000	682000	645000	652000	700000	725000	7	64	5.0
ST ALBANS PARK	329000	331000	379000	450000	422000	455000	600000	650000	585000	585000	661500	712000	13	101	7.2
ST ANDREWS BEACH	560000	695000	855000	902500	930000	1207500	1745500	1582500	1525000	1541000	1305000	1640000 [^]	-15	133	8.8
ST ARNAUD	141000	142500	145000	145000	175000	170000	225000	310000	280000	275000	290000	306000 [^]	5	106	7.5

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
ST HELENA	711000	800000	893500	910000	905000	930000	1137500	1010000	1177500	1197500	1125000	1307500 [^]	-6	58	4.7
ST KILDA	1164000	1305000	1551000	1755000	1600000	1341000	1705500	1710000	1503000	1538000	1705000	1596500	11	47	3.9
ST KILDA EAST	1382500	1677500	1460000	1620000	1560500	1650000	1840000	1770000	1667500	1695500	1678000	1375000 [^]	-1	21	2.0
ST KILDA WEST	2013000	1797000	2380000	1942500	2465000	2630000	3300000	2742500	2855000	1975000	2430000	400000 [^]	23	21	1.9
ST LEONARDS	375000	421500	469000	571500	562500	572000	705000	805000	752500	720000	720000	736000	0	92	6.7
STANHOPE	152500 [^]	147000 [^]	181000	161500	187500 [^]	201500	255000	223500	352500	356500	342500 [^]	NA	-4	125	8.4
STAWELL	177000	177000	188000	190000	189000	227000	290000	355000	319000	315000	346500	369000	10	96	7.0
STRATFORD	260500	272500	265000	258000	316500	320000	397500	472000	480000	504000	519500	600500	3	99	7.1
STRATHDALE	410500	445000	380000	420000	452000	507000	640000	672500	637500	623000	690000	720000	11	68	5.3
STRATHFIELDSAYE	408000	425000	455000	444000	476500	535000	632000	702500	717500	700000	726500	777500	4	78	5.9
STRATHMERTON	190000	182500	140000	187500	195000	205000 [^]	265000	325000	365000 [^]	330000	328000 [^]	NA	-1	73	5.6
STRATHMORE	997500	1140000	1230000	1357500	1310000	1360000	1570000	1605000	1412000	1628500	1518000	1465000	-7	52	4.3
STRATHMORE HEIGHTS	700000	808000	970000	885000	800000	835000	962500	952500 [^]	1056000	972500	1100000	830000 [^]	13	57	4.6
STRATHTULLOH	425000 [^]	430000 [^]	359000	425000	507500	522500	581000	597500	638000	629000	630000	635000	0	48	4.0
STUDFIELD	785000	853000	957500	906000	811000	836000	1025000	955000	1090000	1080000	1100000	1035000 [^]	2	40	3.4
SUNBURY	370000	395000	492000	546000	533500	571000	645000	670000	660000	665000	700000	732500	5	89	6.6
SUNDERLAND BAY	287000	360000	357500	455000	413500	525000	717000	677500	672500	625000	647000	765000 [^]	4	125	8.5
SUNNYCLIFFS	185000	220000	228000	218000	229500 [^]	230000	328000	295000	380000	356000	422500	445000 [^]	19	128	8.6
SUNSET STRIP	301500	340000	345000	390000	460000	511000	602500	754000	700000	640000	595000	510000 [^]	-7	98	7.0
SUNSHINE	530500	675000	765000	742000	720000	750000	870000	856500	800000	820000	836500	910000	2	58	4.7
SUNSHINE NORTH	495000	560000	653000	673500	647000	688000	700000	750000	722500	730000	776000	785000	6	57	4.6
SUNSHINE WEST	450000	520000	639000	635000	635000	657000	740000	750000	700000	685000	744000	805000	9	65	5.2
SURF BEACH	355000	414000	425000	480000	525000	559000	706500	895000	805000	725000	730000	515000 [^]	1	106	7.5
SURREY HILLS	1750000	1800500	2170000	1900000	1890000	1880000	2310000	2283000	2402500	2271000	2304000	1825000 [^]	1	32	2.8
SWAN HILL	248000	262500	252000	267000	285000	319500	362000	405000	435000	472500	487500	495000	3	97	7.0
SWAN REACH	331000 [^]	455000 [^]	350000 [^]	370000 [^]	450000 [^]	430000	562000	690500 [^]	715000 [^]	607500 [^]	638500	NA	5	93	6.8
SYDENHAM	440000	505000	590000	615000	591500	635000	690000	690000	700000	701500	740000	720000 [^]	5	68	5.3
SYNDAL	1505000	1410000	1585000	1540500	1499000	1570000	1800000	1867500	1955000	1933500	1832000	1838000 [^]	-5	22	2.0
TALLANGATTA	233000	216000	275000	245000	257500	280000	350000	436000	470000	460000	505000	495000 [^]	10	117	8.0
TANGAMBALANGA	219500 [^]	276000 [^]	172500 [^]	292000 [^]	282500 [^]	459000 [^]	502500 [^]	593000	557500	675500	689500	730000 [^]	2	214	12.1
TARNEIT	400000	445000	515000	570000	550000	570000	601000	650000	652000	651000	670000	654500	3	68	5.3
TATURA	233000	228000	262000	250000	276500	303500	357500	450000	475000	430000	518000	562500 [^]	20	122	8.3
TAWONGA SOUTH	257500	298000	254000	310000	422500	380000	545000	641000	553000	600000	627000	695000 [^]	5	143	9.3

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
TAYLORS HILL	530000	600000	686000	723000	702000	754000	840000	908000	906500	889000	933500	931500	5	76	5.8
TAYLORS LAKES	561500	635000	720000	763500	750000	777500	883500	936000	922500	945000	960000	1067500	2	71	5.5
TECOMA	510000	601500	709000	700000	662500	742500	920000	837500	838000	865000	910000	827500 [^]	5	78	6.0
TEMPLESTOWE	1180000	1260000	1415000	1308000	1292500	1381500	1603000	1628500	1695000	1650000	1605000	1425000	-3	36	3.1
TEMPLESTOWE LOWER	1060000	1105500	1302000	1150000	1080000	1189000	1432500	1390000	1410000	1374500	1356000	1147500	-1	28	2.5
TERANG	206500	150000	188500	194000	188500	232500	307500	365000	382500	400000	435000	397500 [^]	9	111	7.7
THE BASIN	550000	595000	610000	682500	695000	739000	875000	864000	850000	878000	892500	901000	2	62	5.0
THOMASTOWN	437000	493000	654000	636000	592000	620000	720000	710000	691000	720000	780000	764500	8	78	6.0
THOMSON (GREATER)	290000	309000	365000	411000	400500	435000	580000	575000	547500	515000	570000	632500 [^]	11	97	7.0
THORNBURY	918000	1079500	1230000	1137500	1150000	1252500	1500000	1455000	1410000	1432500	1463000	1343000	2	59	4.8
THORNHILL PARK	-	441000 [^]	447000	578000	535000	540000	540000	590000	610000	595000	608500	610000	2	0	NA
TIMBOON	240000 [^]	215000	220000	247000	260000	412500	425000	440000	476500	446500	467500	505000 [^]	5	95	6.9
TONGALA	165000	204000	200000	275000	234500	236500	305000	377000	405500	450000	420000	512000 [^]	-7	155	9.8
TOONGABBIE	235000 [^]	315000 [^]	286500	280500	270000 [^]	320000 [^]	445000	525000	569000 [^]	631500	565000	550000 [^]	-11	140	9.2
TOORADIN	471000	411000	599000	702000	700000	755000	800000	910000	880000	825000	805000	842500 [^]	-2	71	5.5
TOORAK	4000000	4900000	5100000	4700000	4600000	5500000	6340000	6230000	6630000	6279500	6110000	2467500 [^]	-3	53	4.3
TOOTGAROOK	405000	460000	591000	600500	586000	671000	874000	950000	885000	865000	881500	860000	2	118	8.1
TORQUAY	620000	665000	720000	810000	815000	870000	1200000	1350000	1264000	1200000	1202500	1150000	0	94	6.8
TRAFALGAR	310000	312500	332000	375000	396500	435000	485000	590000	560000	570000	610000	595000	7	97	7.0
TRARALGON	273000	268000	288500	298000	326500	340000	408000	484000	500000	507500	540000	599500	6	98	7.1
TRARALGON EAST	432500	445000	455000	425000	470000	501500	640000	722000	785000	830000	746000	675000 [^]	-10	72	5.6
TRAVANCORE	1100000 [^]	1305000	1415000	1475000	1125000	1617500	1800000	1455000 [^]	1100000 [^]	1900000	1275000	NA	-33	16	1.5
TRENTHAM	422500	455000	475000	603000	614000	632500	825000	1050000	910000	980000	897500	850000 [^]	-8	112	7.8
TRUGANINA	392000	430000	519500	570000	575000	580000	612000	650000	650000	650000	670000	680000	3	71	5.5
TULLAMARINE	472500	530000	655000	665500	612000	640000	755000	760000	720000	740000	800000	825000	8	69	5.4
TYABB	395000	430000	510500	548000	586500	590000	736000	745500	730000	750000	805500	880000 [^]	7	104	7.4
TYNONG	420000 [^]	342000 [^]	602500 [^]	532500 [^]	542500 [^]	490000 [^]	640000 [^]	695000 [^]	700000 [^]	825000 [^]	777500	NA	-6	85	6.4
UPPER FERNTREE GULLY	515000	582000	685000	700000	642500	735000	865000	885000	852000	850000	920000	905000 [^]	8	79	6.0
UPWEY	515000	585000	680000	710000	702500	760500	899000	890000	880000	862000	890000	868000	3	73	5.6
VENTNOR	423500	420000	465000	490000	540000	619500	770000	867500	800000	880000	785000	859000 [^]	-11	85	6.4
VENUS BAY	236000	258000	262500	305000	330000	375000	579500	672500	613500	511000	505000	532500	-1	114	7.9
VERMONT	855000	900000	1065000	980000	935500	1000000	1226500	1200000	1235000	1289000	1329000	1680000 [^]	3	55	4.5
VERMONT SOUTH	1000000	1082500	1200500	1150000	1165000	1200000	1420000	1418000	1510000	1485000	1525000	1635000 [^]	3	53	4.3

Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
VIEWBANK	829500	920000	1000000	933000	920000	985000	1238000	1220000	1195000	1200000	1191500	1111000	-1	44	3.7
VIOLET TOWN	200000	238500	217000	242500	287500	328500	381500	385000	520000	555000	446500	395000 [^]	-20	123	8.4
WAHGUNYAH	267000	290000	270000	240000	355000	320000	379000	517500	375000	540000	476000	NA	-12	78	5.9
WALLAN	362000	375000	425000	490000	480000	520000	580000	625000	620000	627000	630000	650000	0	74	5.7
WALLAN EAST	309500	352500	410000	500000	457000	490000	577000	609000	605000	620000	590000	601000	-5	91	6.7
WANDANA HEIGHTS	590000	592500	645000	700000	766500	827000	925000	1135000	1015000	930000	1100000	882500 [^]	18	86	6.4
WANDIN NORTH	480000	496500	665000	665000	630000	715000	765000	805000	773000	865000	887500	816500 [^]	3	85	6.3
WANGARATTA	272000	270500	270000	320000	319000	356500	425000	530000	525000	527500	526500	560000	0	93	6.8
WANTIRNA	764000	801000	953000	906500	850000	907000	1060000	1102500	1150000	1071000	1195000	1081500	12	56	4.6
WANTIRNA SOUTH	829000	875000	1005000	1000000	988500	1015000	1223500	1225000	1321000	1260000	1335000	1250000	6	61	4.9
WARBURTON	325000	366000	418000	495000	512500	543000	675000	733500	695000	655000	690000	760000 [^]	5	112	7.8
WARNEET	395000 [^]	390000	485000	534000	512500	600000	666000	719000 [^]	720000 [^]	716000 [^]	670500	406000 [^]	-6	70	5.4
WARRACKNABEAL	110000	123500	113000	112500	118000	141000	180000	228500	240000	200000	245000	275000	23	123	8.3
WARRAGUL	342000	340000	365000	449000	460000	498000	580000	653500	647000	640000	650000	692500	2	90	6.6
WARRANTYTE	829000	890000	1042500	1110000	994000	996000	1285000	1317500	1271000	1380000	1250000	1900000 [^]	-9	51	4.2
WARRANWOOD	790000	865000	943500	1010000	935000	962000	1145000	1350000	1197500	1350000	1270000	1356000 [^]	-6	61	4.9
WARRNAMBOOL	330000	320000	330000	350000	370000	415000	520000	602000	606000	585000	625000	690000	7	89	6.6
WATERWAYS	902000	1050000	1127500	1110000	1285000	1408000	1445000	1600000	1704500	1495000	1615000	1602500 [^]	8	79	6.0
WATSONIA	607500	698000	835000	795000	736000	790000	980000	908500	875500	1000500	980500	1100000 [^]	-2	61	4.9
WATSONIA NORTH	635000	702500	790000	770000	726500	795000	962500	897500	930000	925000	925000	1117500 [^]	0	46	3.8
WATTLE GLEN	569000	580000	620000	810000	778500	810000	924000	950000	890000	1050000	992500	1065000 [^]	-5	74	5.7
WAURN PONDS	480000	501000	530000	621500	641500	671000	727500	800000	830000	780000	790000	775000 [^]	1	65	5.1
WEDDERBURN	110000 [^]	150000	155000	130000	138500	150000	179000	310000	300000	237000	315000	367500 [^]	33	186	11.1
WEIR VIEWS	389000	418000	440000	470000	465000	495500	525500	575000	560000	569500	590000	639000	4	52	4.3
WENDOUREE	250000	252500	267500	326000	335000	370000	465000	495000	470000	440000	500000	560000	14	100	7.2
WENDOUREE WEST	207500	185000	200000	245000	259000	300000	380000	390000	365000	366500	397500	462500	9	92	6.7
WERRIBEE	335000	403000	470000	510000	500000	515500	570000	610000	610000	615000	650000	675000	6	94	6.9
WERRIBEE SOUTH	680000	540000	650000	735000	744500	650000	822500	880000	930000	875000	850000	873000 [^]	-3	25	2.3
WESBURN	395000	455000	455000	463500	530000 [^]	532000 [^]	665000	661000 [^]	642500	721000 [^]	655000	720000 [^]	-9	66	5.2
WEST FOOTSCRAY	697000	798000	887500	875000	785000	835000	1051500	960000	915000	933500	970000	1140000 [^]	4	39	3.4
WEST MELBOURNE	1005000	1104500	1350000	1370000	1017500	1215000	1290000	1387500	1215000	1231000	1440000	1300000 [^]	17	43	3.7
WEST WODONGA	306000	308500	321000	322000	342500	370000	428000	515000	545000	550000	611500	650000	11	100	7.2
WESTALL	610000	695500	780000	800000	748000	739000	855000	900000	859000	900000	940000	935000	4	54	4.4

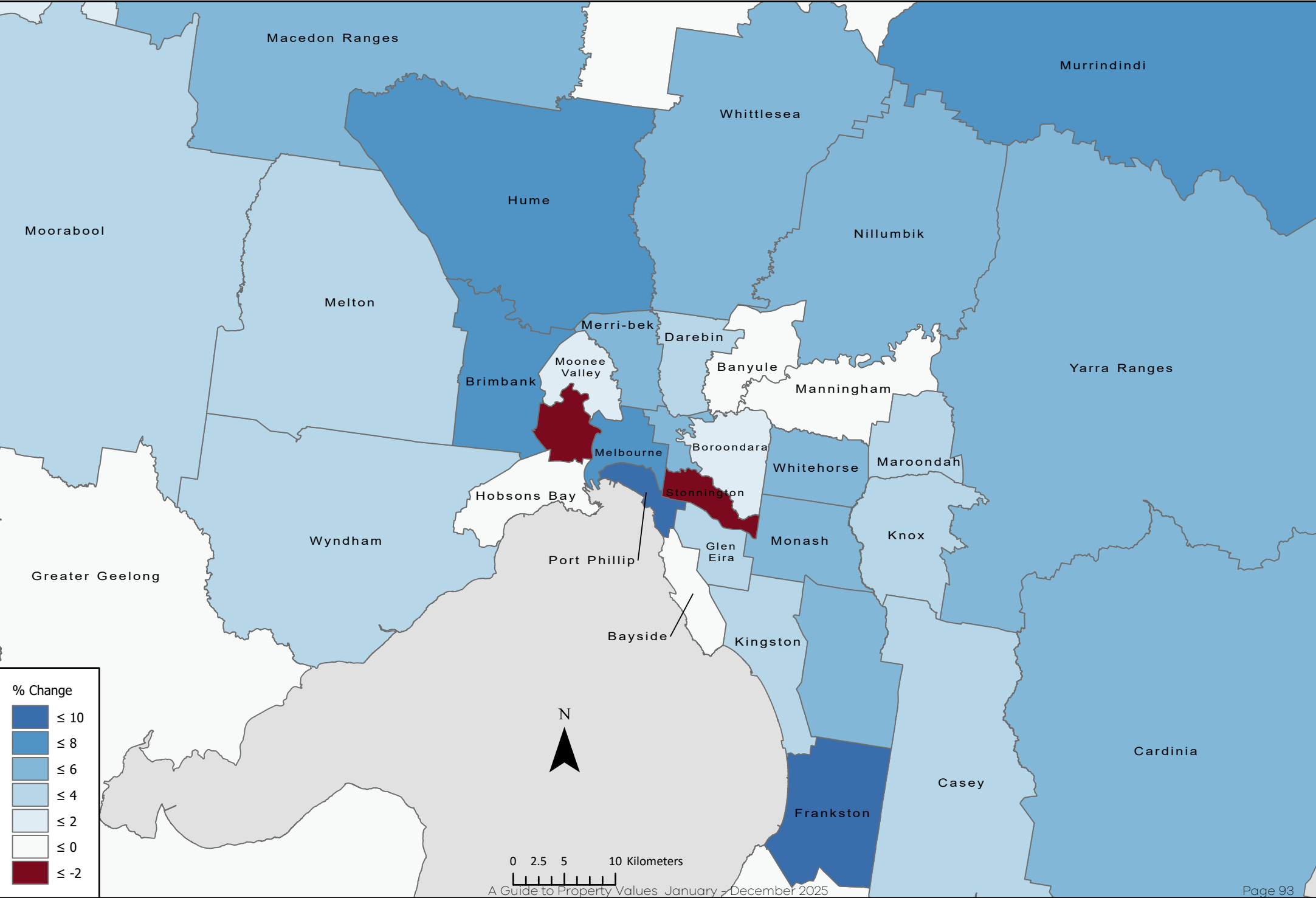
Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
WESTGARTH	1300000	1500000	1383000	1707500	1485000	1566000	2087500	1912500	1910000	1725000	2000000	1812500 [^]	16	54	4.4
WESTMEADOWS	470000	500000	566000	620000	620000	605000	716000	700000	727500	667500	758000	800500 [^]	14	61	4.9
WHEELERS HILL	999000	1050000	1160000	1118500	1010000	1173500	1371000	1450000	1510000	1400000	1526500	1329000	9	53	4.3
WHITE HILLS	297500	305000	300000	313500	330000	355000	470000	510000	495000	512500	600000	568000	17	102	7.3
WHITTINGTON	280000	265000	316500	395000	377500	408000	485000	532500	500000	524000	580000	620000	11	107	7.6
WHITTLESEA	400000	448500	469500	577500	581000	610000	675000	740000	760000	700000	750000	750000	7	88	6.5
WILLAURA	129500 [^]	85000 [^]	100000	117500	110000 [^]	136000 [^]	160000 [^]	237500 [^]	220000 [^]	270000 [^]	243500	234000 [^]	-10	88	6.5
WILLIAMS LANDING	510000	530000	600000	685000	657000	680000	760000	795000	799500	797500	855000	944000	7	68	5.3
WILLIAMSTOWN	1120000	1282500	1440000	1415000	1350000	1402500	1585000	1647500	1605000	1597500	1575000	1438000	-1	41	3.5
WILLIAMSTOWN NORTH	862500	1135500	1003000	880000	965000	905000	1275000	1305500	1320500	1328000	1305000	1345000	-2	51	4.2
WILLOW GROVE	135000 [^]	195000 [^]	230000 [^]	280000 [^]	388000 [^]	427500 [^]	427500 [^]	452500	600000 [^]	481500	591500 [^]	530000 [^]	23	338	15.9
WIMBLEDON HEIGHTS	291500	299000	334000	410000	386500	435000	592000	670000	620000	589000	574000 [^]	590000 [^]	-3	97	7.0
WINCHELSEA	262000	267000	357000	391000	430000	480000	552500	640000	650000	645000	632500	650000 [^]	-2	141	9.2
WINDSOR	1094000	1505000	1420000	1422500	1350000	1350000	1645000	1650000	1500000	1432500	1425000	1592500 [^]	-1	30	2.7
WINTER VALLEY	365000	362500	375000	405000	435000	470000	575000	617500	580000	555000	582000	618500	5	59	4.8
WODONGA	295000	315000	341500	350000	331500	348000	439500	520000	540000	540000	620000	659000	15	110	7.7
WOLLERT	432000	460000	520000	538000	570000	572500	617000	695000	705000	690000	710000	690000	3	64	5.1
WONGA PARK	735000	801000	962500	1150000	1102000	1077500	1248000	1415000	1265000	1330000	1355500	2290000 [^]	2	84	6.3
WONTHAGGI	262000	265000	284500	339000	375000	405000	550000	602000	552500	545000	557500	570000	2	113	7.8
WOODEND	482500	460000	560000	665000	747500	765000	895000	870000	965000	865000	962500	752500	11	99	7.1
WOODSTOCK	650000 [^]	650000 [*]	650000 [*]	650000 [*]	996000 [^]	996000 [*]	996000	996000	996000	720000 [^]	647000	655000 [^]	-10	NA	0.0
WOOLAMAI WATERS	340000	375000	417000	469500	495500	560000	762500	874500	784500	746500	690000	755000	-8	103	7.3
WOORI YALLOCK	358000	391500	480000	520000	510000	552000	635000	670000	649000	660000	720000	714500 [^]	9	101	7.2
WURRUK	222500	259500 [^]	235000 [^]	310000 [^]	210000 [^]	267000	352500	430000 [^]	405000 [^]	393500 [^]	495000	500000 [^]	26	122	8.3
WY YUNG	290000	333500	328000	315000	349000	370000	453000	492500	547500	503000	534000	625000 [^]	6	84	6.3
WYCHEPROOF	100000	82500	100000	124500	141500	131000	170000	185000	203500	265000	198500	315000 [^]	-25	99	7.1
WYNDHAM VALE	325000	365000	435500	474000	460500	480000	525000	580000	580500	585000	609000	620000	4	87	6.5
YACKANDANDAH	300000	392500	445500	472500	497500	490000	669000	653000	760000	774000 [^]	762500	750000 [^]	-1	154	9.8
YALLAMBIE	665000	713500	781000	810000	792500	832500	990000	1023000	942000	1025000	1000000	1021000 [^]	-2	50	4.2
YALLOURN NORTH	153000	165500	180000	172000	191000	206000	263000	325000	319500	330000	345000	367500 [^]	5	125	8.5
YARRA GLEN	530000	540000	620000	670000	670000	732500	850500	800000	784500	825000	940000	951500 [^]	14	77	5.9
YARRA JUNCTION	417500	422500	537500	562500	582500	595000	687000	710000	702500	715000	748000	792500 [^]	5	79	6.0
YARRAGON	284000	300000	280000	390000	410000	414000	582500	595000	645000	610000	622500	621500 [^]	2	119	8.2

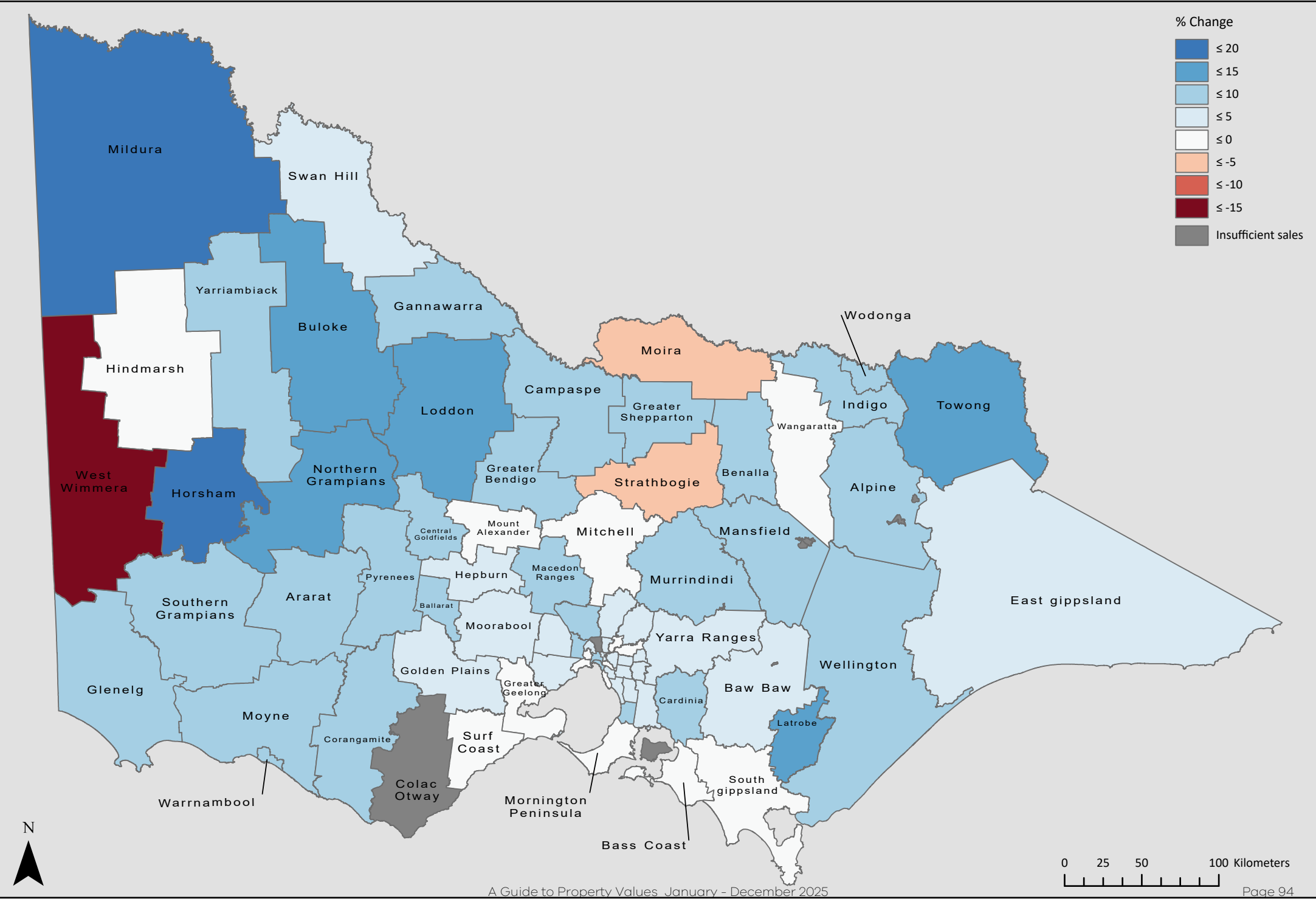
Median House Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change		Growth PA 15-25 (%)
													24-25 (%)	15-25 (%)	
YARRAM	245000	230000	225000	218000	240000	260000	360000	470000	390000	422500	387500	430000 [^]	-8	58	4.7
YARRAVILLE	810000	900500	1000000	1045000	971000	1030000	1185000	1210000	1100000	1146500	1153500	1190000	1	42	3.6
YARRAWONGA	300500	320000	324500	345000	375000	456500	564500	670000	640000	645000	627500	662500	-3	109	7.6
YEA	260000	305000	385000	390000	435500	422500	570000	617500	550000	522500	640000	700000 [^]	22	146	9.4
YINNAR	182500	230000	270000	245000	255000	292500	465000	550500	567500	480000	467500	735000 [^]	-3	156	9.9

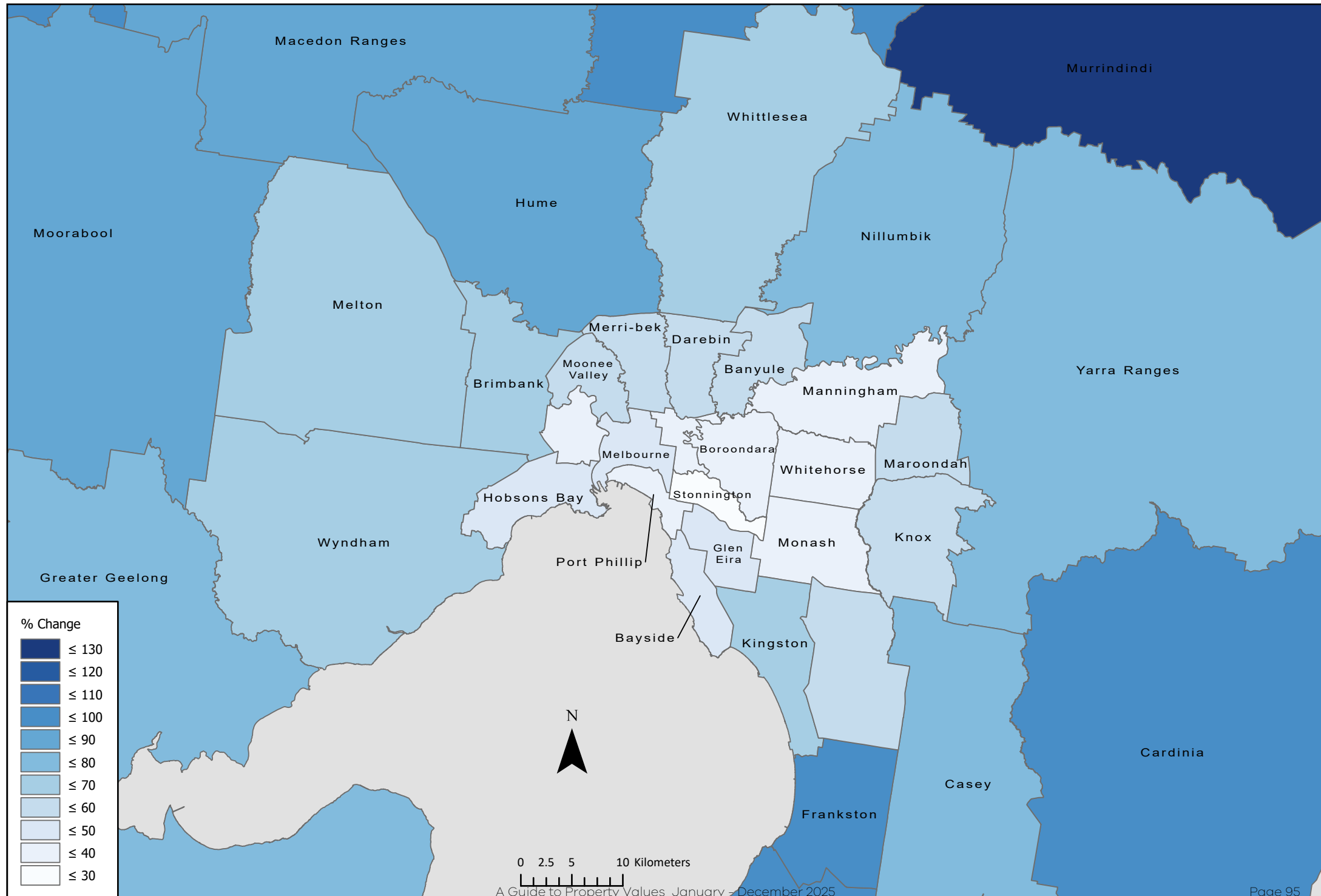
Municipality - 1 Year Change in Median House Price (Metro)



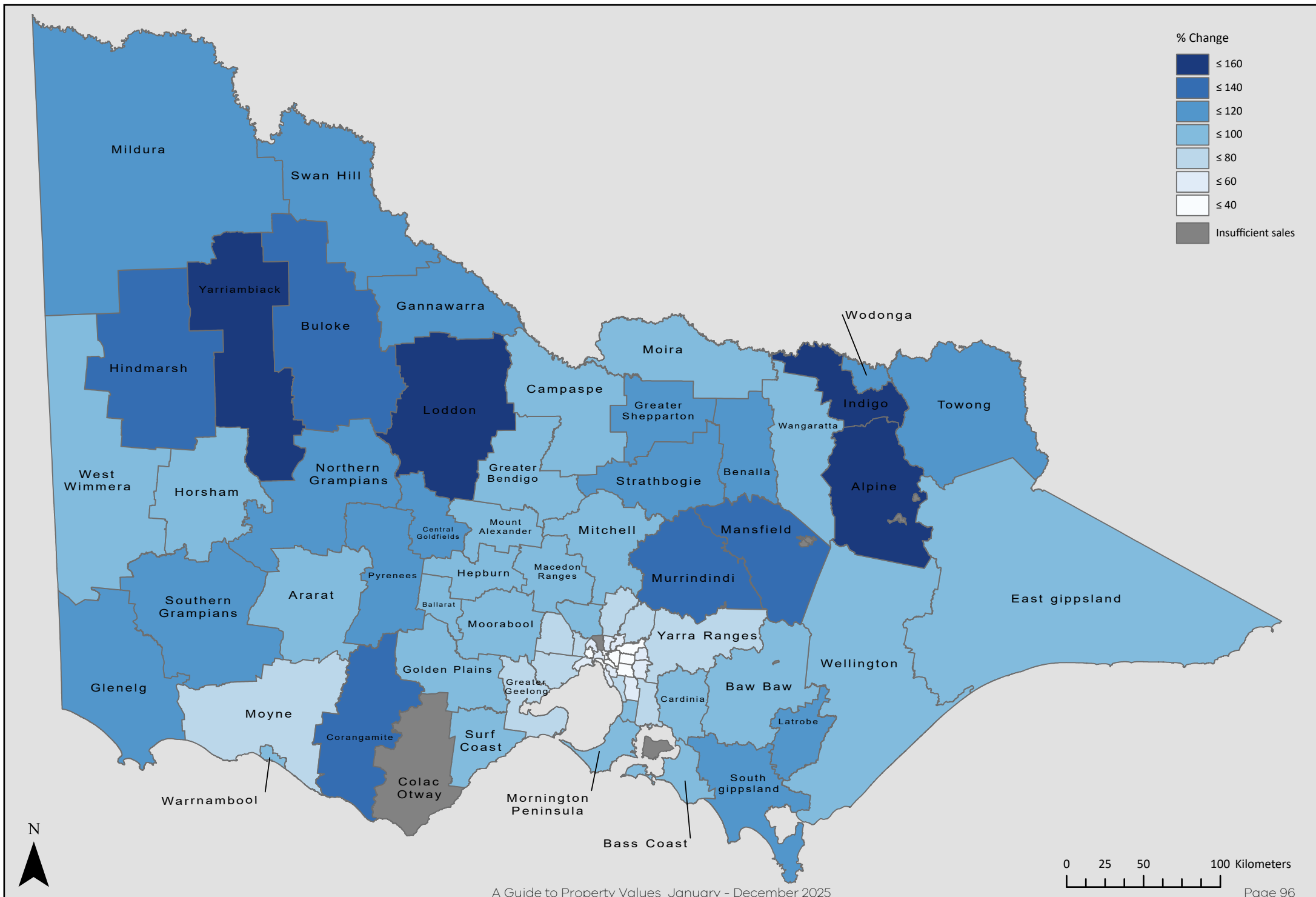
Municipality - 1 Year Change in Median House Price (Non-Metro)



Municipality - 10 Year Change in Median House Price (Metro)



Municipality - 10 Year Change in Median House Price (Non-Metro)



Median Unit/Apartment Prices 2015 - 2026															
Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
ABBOTSFORD	530000	600000	598500	563500	571500	601500	612000	562500	530000	512500	538500	500000	5	2	0.2
ABERFELDIE	555000	510000	820000	760000	950000	547500	655000	885000 ^	750000	634000	595000	765000 ^	-6	7	0.7
AIRPORT WEST	470000	535000	591500	601000	608000	621000	619000	652000	650000	683000	687500	815000	1	46	3.9
ALBERT PARK	815000	850000	662500	1300000	870000	875000	835000	1505000	980000	1500000	888500	1030000 ^	-41	9	0.9
ALBION	213500	240000	292000	360000	268500	530000	287500	275000	297000	281000	305000	300000	9	43	3.6
ALFREDTON	254000	285000	285000	240500	285000	350000	350000	360000	358000	400000	415000	413500 ^	4	64	5.0
ALPHINGTON	582500	809000	700000	702500	666500	675000	788500	762000	638500	799000	840000	806000	5	44	3.7
ALTONA	550000	620000	630000	659000	634000	650000	725000	713000	700000	682500	707000	580000	4	29	2.5
ALTONA EAST	545000	569000	601000	675500	645000	650000	787500	742500	775000	755000	709000	620000 ^	-6	30	2.7
ALTONA MEADOWS	353500	365000	440500	457500	488500	480000	487000	492500	520000	551500	580000	558000 ^	5	64	5.1
ALTONA NORTH	530000	531000	630000	646000	630000	649500	726500	718500	787500	729500	735000	765000	1	39	3.3
APOLLO BAY	375000 ^	417500	432500	375000	533000	470000	685000	962500 ^	811000 ^	770000 ^	860000	940000 ^	12	129	8.7
ARARAT	170000	162000	120000	209000	207000	207500	238500	248500	315000	302500	270000	299500 ^	-11	59	4.7
ARDEER	350000	380000	472500	491000	531000	539000	565000	557500	576500	587500	570000	500000 ^	-3	63	5.0
ARMADALE	830000	779000	775000	660000	702000	750000	782000	725000	742000	727500	690500	589000	-5	-17	-1.8
ASCOT VALE	522500	501000	564500	525000	517000	610000	605000	560000	540000	520000	539500	670000	4	3	0.3
ASHBURTON	1015000	1200000	1215000	922500	1144500	1241500	1080000	1123500	1561500	1260000	1235000	1000000 ^	-2	22	2.0
ASHWOOD	701500	811000	880000	850000	872000	956000	974000	980000	994000	1085000	1091000	885500 ^	1	56	4.5
ASPENDALE	604000	685000	817500	800000	752500	836500	820500	905000	796000	815000	872500	865000 ^	7	44	3.7
AVONDALE HEIGHTS	447500	534000	582500	550000	628000	665000	710000	694500	670000	680000	751000	1350500 ^	10	68	5.3
BACCHUS MARSH	279000	287000	305000	298500	393000	340000	392500	463000	430000	450000	428500	420000 ^	-5	54	4.4
BAIRNSDALE	216000	208000	225000	215000	215000	249000	330000	315000 ^	460000 ^	359500 ^	345000	424000 ^	-4	60	4.8
BALACLAVA	492000	596000	576500	592500	651000	642500	661500	605000	580000	567500	565000	525000	0	15	1.4
BALLAN	315000 ^	320000	340000 ^	389500	337000	378500	384500	434500 ^	475000 ^	440000	557500	512500 ^	27	77	5.9
BALLARAT CENTRAL	267000	275500	255000	278000	260500	468500	392500	480000	425000	390000	452500	433000	16	69	5.4
BALLARAT EAST	267000	230000	272500	282500	288500	322000	365000	420000	405000	395000	405000	442000 ^	3	52	4.3
BALLARAT NORTH	240000	228000	225000	253000	290000	333000	370000	427500	385000	375000	430000	376000 ^	15	79	6.0
BALWYN	820000	667000	799000	690000	905000	900000	861000	1240000	961500	830500	819000	757500	-1	0	0.0
BALWYN NORTH	972500	991500	955000	1000000	1035500	975000	1173000	1085000	1288000	1130000	1152500	1110000 ^	2	19	1.7
BARWON HEADS	617500	626500	777500	665000	926000	930000	1112500	1350000 ^	1025000	1030000	980000	NA	-5	59	4.7
BAXTER	330000 ^	360500 ^	378000 ^	512500 ^	475000 ^	530000 ^	615000 ^	645000 ^	607500	605000 ^	650000	695000 ^	7	97	7.0
BAYSWATER	450000	457500	568000	592500	585000	600000	643500	647500	639000	680000	696000	782000	2	55	4.5
BAYSWATER NORTH	409000	444500	520000	525000	480000	554000	640000	600000	605000	680000	679000	665000	0	66	5.2
BEACONSFIELD	400500	398000	463000	460000	453000	500000	610000	549000	534500	590000	610000	667500 ^	3	52	4.3
BEAUMARIS	896500	1018500	940000	900000	887500	1078000	1230000	1280000	1250000	1280000	1095000	1206000 ^	-14	22	2.0
BELL PARK	295500	317500	343000	392000	397500	420000	497500	552500	520000	510000	530000	572500	4	80	6.0
BELL POST HILL	328000 ^	239000 ^	314500	356000 ^	385000 ^	376500 ^	406000	454000 ^	437500 ^	435000	415500	356500 ^	-4	27	2.4
BELLFIELD (BANYULE)	527500 ^	477500	614500	665000	655000	715000	895000 ^	715000	841000	734000	870000	690000 ^	19	65	5.1

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
BELMONT	310000	315000	355500	388500	414500	467000	550000	557000	520000	525000	570000	545000	9	84	6.3
BENALLA	186000	181500	185000	185000	209500	209500	253000	321000	302500	309000	344500	360000 ^	12	85	6.4
BENDIGO	280000	260000	281500	291500	275000	420500	410500	480000	480000	477500	485000	470000 ^	2	73	5.6
BENTLEIGH	570000	617500	653000	675500	655000	660000	834000	735000	815000	820000	777500	675000	-5	36	3.2
BENTLEIGH EAST	677500	665500	600000	730000	700000	865000	982500	962500	1090000	927000	1100000	995000	19	62	5.0
BERWICK	425000	427000	490000	515000	530000	586500	620500	640000	650000	660000	700000	750000	6	65	5.1
BITTERN	355000	340000	433000	497500	450000	505000	590000	627500	706500	601000 ^	782500	640000 ^	30	120	8.2
BLACK HILL	245000 ^	186500 ^	285000	260000	282500 ^	340000	385000	460000	385000 ^	362500	435000	549000 ^	20	78	5.9
BLACK ROCK	820000	880000	945000	1150000	950000	917500	1208000	1327500	1215000	1245000	1120000	865000	-10	37	3.2
BLACKBURN	591000	595000	626000	650000	565000	620000	667500	786000	718000	716000	820000	700000	15	39	3.3
BLACKBURN NORTH	715500	715000	785000	700000	768500	715000	844500	950000	854500	997500	849500	1295000 ^	-15	19	1.7
BLACKBURN SOUTH	642000	767000	722500	660000	760500	762000	720000	923000	911000	785000	917500	935000 ^	17	43	3.6
BONBEACH	469500	537500	600000	617500	541000	637500	745000	651000	680000	698500	730500	697000	5	56	4.5
BORONIA	432500	485000	576000	590000	566500	590000	647500	660000	651500	660000	690000	732500	5	60	4.8
BOX HILL	495000	605000	605000	523000	600000	612000	565000	559000	588500	590000	547000	515000	-7	11	1.0
BOX HILL NORTH	750000	825000	858000	750000	862500	851000	880000	890500	846000	882000	928500	710000	5	24	2.2
BOX HILL SOUTH	752000	774500	850000	726000	713000	828000	1060000	897500	920000	906000	931000	875000 ^	3	24	2.2
BRAYBROOK	441000	460000	514000	566500	562500	591500	605500	580000	600000	627000	625000	745000	0	42	3.5
BRIAR HILL	575000	651000	670000	667000	650000	723000	799500	775000	863000	885000	775000	990000 ^	-12	35	3.0
BRIGHT	245000	273000	349000	342500	450000	475000	560500	750000	636000	610000	665000	702500 ^	9	171	10.5
BRIGHTON	845000	977000	975000	1184000	1125000	1100000	1400000	1500000	1355000	1375000	1300000	1005000	-5	54	4.4
BRIGHTON EAST	957000	922500	957500	945000	995000	1040000	1111000	1190000	1250000	1250000	1145000	1313000	-8	20	1.8
BROADMEADOWS	300000	330000	368000	420000	395000	420000	440000	455000	445000	452500	495000	490000	9	65	5.1
BROOKLYN	447000	480000	552500	605000	570000	620000	627000	625000	630000	655000	632500	612500 ^	-3	41	3.5
BROWN HILL	249000	247500	255500	285000	305000	312000	350000	425000	389000	380000	420000	435000 ^	11	69	5.4
BRUNSWICK	495000	500000	500000	525000	600500	584500	616000	600000	570000	570000	599000	615000	5	21	1.9
BRUNSWICK EAST	521000	520000	569500	544000	555500	607500	655000	620000	570000	550000	540000	534000	-2	4	0.4
BRUNSWICK WEST	420000	467000	479000	467000	499500	535000	540000	489500	451000	471000	511000	485000	8	22	2.0
BULLEEN	722500	768000	787000	746000	675000	751000	755000	842500	897000	795000	804500	933500	1	11	1.1
BUNDOORA	407500	401000	437000	441500	419000	470000	490000	470000	460000	470000	470000	493500	0	15	1.4
BURNLEY	412500	462500 ^	497500	987500 ^	445000 ^	539000 ^	513000	572000	535000	336500 ^	546500	NA	62	32	2.8
BURWOOD	596000	666000	750000	710000	723000	762000	860000	810000	861000	795000	870000	784000	9	46	3.9
BURWOOD EAST	600000	600000	835000	561000	599500	627000	668000	639000	622500	705000	800000	570000	13	33	2.9
CAIRNLEA	429000	392500	403000	429500	432500	395000 ^	419000	425000	425000	413500	405000	417500 ^	-2	-6	-0.6
CALIFORNIA GULLY	246000 ^	195000	220000	265000 ^	197000	290000 ^	297000	345000 ^	365000	315500 ^	395000	505000 ^	25	61	4.8
CAMBERWELL	730000	728500	844000	920500	828500	814000	908500	950000	946000	920000	981000	995000	7	34	3.0
CAMPBELLFIELD	355000	354500	420000	361000	343000 ^	410000 ^	429000	413000	394000	388500	505000 ^	400000 ^	30	42	3.6
CANADIAN	270000	250000	279000	271000	308000	295000	390000	407500	381000	389000	415000	459500 ^	7	54	4.4

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CANTERBURY	1201000	1001000	911000	975000	1205000	944000	1142500	1357500	1115000	1000000	1202500	982500 ^	20	0	0.0
CAPEL SOUND	400000	405000	500000	479000	540000	540000	630000	718000	675000	620000	685000	572500 ^	10	71	5.5
CARLTON	543000	530500	422500	429000	417000	340000	511000	473500	410000	412000	350000	338500	-15	-36	-4.3
CARLTON NORTH	560000	545000	650000	715000	579000	675500	666500	685000	680000	700000	740000	645000 ^	6	32	2.8
CARNEGIE	540000	570000	590500	570000	635000	641500	621000	634000	620000	605000	645000	450000	7	19	1.8
CAROLINE SPRINGS	395000	395000	436500	458000	460000	470000	465000	487500	481500	505500	510000	536500	1	29	2.6
CARRUM	521000	542500	635000	672500	617500	663000	771500	745000	730000	760000	827500	870000	9	59	4.7
CARRUM DOWNS	319000	345000	388000	430000	433000	460000	545500	585000	557500	580000	620000	697500	7	94	6.9
CASTLEMAINE	317500	327500	332500	396500	415000	431000	505000	554500	612000	591500	540000	567500 ^	-9	70	5.5
CAULFIELD	622000	722500	726000	890000	760000	793000	827500	830000	765000	875500	790000	1200000	-10	27	2.4
CAULFIELD EAST	530000	322500	470000	303000	350000	540000	550000	682500	691500	705000	337500	190000 ^	-52	-36	-4.4
CAULFIELD NORTH	620000	585000	580000	689500	610000	730000	747000	720000	680000	669000	635000	577500	-5	2	0.2
CAULFIELD SOUTH	750000	755000	740000	780000	707000	995000	1061000	1020000	1150000	922000	977500	1150000	6	30	2.7
CHADSTONE	518000	675000	751500	691500	785000	787000	820000	850000	888000	733000	910000	856000	24	76	5.8
CHELSEA	482500	522500	600000	610000	604000	635000	685000	690000	688000	691500	718000	685000	4	49	4.1
CHELSEA HEIGHTS	423500	487500	599000	585000	605000	645000	720000	615000	626000 ^	741000	795500	765000 ^	7	88	6.5
CHELTENHAM	509000	510000	605000	568000	591000	608500	595000	668000	660000	705000	670000	634000	-5	32	2.8
CHELTENHAM EAST	506000	640500	655000	565000	590000	662500	682500	650000	726000	630000	771000	710000 ^	22	52	4.3
CHELTENHAM NORTH	520000	536000	601000	540000	620000	697000	795500	729000	813500	815000	740000	740000 ^	-9	42	3.6
CHIRNSIDE PARK	464000	476500	495000	532500	598000	620000	675000	700500	701000	712500	725000	810000 ^	2	56	4.6
CLARINDA	540500	515000	666000	710000	678000	722000	781000	816000 ^	810000	744000	825000	716000 ^	11	53	4.3
CLAYTON	590000	545000	549500	540000	606500	650000	731000	700000	680000	750000	697500	566500	-7	18	1.7
CLAYTON NORTH	530000	629500	709000	643500	608500	624000	785000	687500	700000	542000	595000	468000	10	12	1.2
CLAYTON SOUTH	557500	475000	466500	503500	522000	518000	555000	604000	535000	620000	640000	735000 ^	3	15	1.4
CLIFTON HILL	575000	743500	679000	749500	620000	750000	756000	638000	737000	840000	740000	665500	-12	29	2.6
CLIFTON SPRINGS	277000	321000	369000	425000 ^	421000 ^	418500 ^	445000 ^	520000 ^	553500 ^	507500	480000 ^	475000 ^	-5	73	5.7
CLYDE NORTH	211000 ^	372000	387500	460500	498000	467000 ^	455000 ^	535000 ^	535000	491500	600000 ^	573500 ^	22	184	11.0
COBRAM	170000	193000	185000	180000	215000	210000	238500 ^	285000	295000	346500	317000 ^	330000 ^	-9	86	6.4
COBURG	482500	485000	500000	550000	550000	530000	577500	605000	597000	640000	630000	597500	-2	31	2.7
COBURG EAST	530000	515000	575000	575000	623000	617000	683500	685000	732500	650000	478000	470000 ^	-26	-10	-1.0
COBURG NORTH	498500	525500	535000	600000	572000	641000	720000	660000	787500	679500	710000	800000 ^	4	42	3.6
COLAC	203000	269500	225000	245000	312500	301000	343500	380000	440000	423500	400000	421500 ^	-6	97	7.0
COLLINGWOOD	544500	540000	605000	621500	660000	680000	670000	696000	645000	610000	630000	565000	3	16	1.5
CORIO	206500	218000	255000	298500	310000	312500	375000	410000	381500	377500	410000	404000 ^	9	99	7.1
COWES	302500	276000	305000	310000	346000	332500	490000	590000	446000	520000	547500	507500 ^	5	81	6.1
COWES WEST	344000	350000	399500	429500	443000	429000	680000	710000	662000	671500	632500	530000 ^	-6	84	6.3
CRAIGIEBURN	339500	349000	367000	393500	380000	377500	430000	430000	440500	432500	473500	500000	9	39	3.4
CRANBOURNE	281500	285000	358500	400000	365000	395000	447000	480000	450000	490000	520500	540000	6	85	6.3

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CRANBOURNE EAST	379000	379000	418500	440000	427500 ^	415000	451500	502500	510000	510000	555000	583500 ^	9	46	3.9
CRANBOURNE NORTH	330500	375000	405000	407500	425000 ^	395000 ^	450000	500000	506000	492500	527500	599000 ^	7	60	4.8
CRANBOURNE WEST	316000	379000	393000	390000	385000	440000	480000	527500	537500	515500	540000	553000	5	71	5.5
CREMORNE	680000	590000	764000	753000	745000	559000	625500	703500	625000	600000	625000	670000 ^	4	-8	-0.8
CRIB POINT	305000	290000	340000	415000	405000	400000	495000	535000	560000	525000	622500	625000 ^	19	104	7.4
CROYDON	449000	500000	560000	580000	567000	600000	660000	661000	675000	700000	730000	707500	4	63	5.0
CROYDON NORTH	482500	524500	615000	623000	610000	645500	706000	741500	715000	727000	705000	729000	-3	46	3.9
CROYDON SOUTH	540500	560000	633000	695500	654000	685500	810000	777500	755500	787500	822500	857500 ^	4	52	4.3
DALLAS	280000	264000	350000	372500	429000	390000	445000	425000	447500	427500	467500	561000 ^	9	67	5.3
DANDENONG	320000	334500	360000	362000	340000	381000	410000	398000	400000	411000	445000	485000	8	39	3.4
DANDENONG NORTH	350000	405000	450000	475000	430000	466000	517500	550000	529500	580000	595000	542500	3	70	5.4
DARLEY	278500	273000	321000	314000	310000	315000	352500	430000	406500	412500	427500	475000 ^	4	54	4.4
DEEPDENE	810000	960500	1290000	1042500	1060000	1550000	1795000	1365000	1160500	1073500 ^	1065000	1128000 ^	-1	31	2.8
DEER PARK	315000	345000	421000	447500	460000	464500	485000	498000	488000	511000	550000	570000 ^	8	75	5.7
DELACOMBE	276000	280000	285500 ^	280000 ^	290000 ^	370000	415000 ^	497500 ^	457500 ^	425000 ^	420000	458500 ^	-1	52	4.3
DELAHEY	346000	360000	375000 ^	415000 ^	400000	427500 ^	470500 ^	475000 ^	465000 ^	477500	595500	574000 ^	25	72	5.6
DIAMOND CREEK	500000	585000	594500	601000	670000	650000	730500	732500	790000	825500	780000	700000 ^	-6	56	4.5
DINGLEY VILLAGE	505000	550000	580000	640000	600000	635000	785500	750000	740000	755000	807000	737500 ^	7	60	4.8
DOCKLANDS	645000	633000	562000	617000	620000	602000	580000	622500	600000	599000	585000	511500	-2	-9	-1.0
DONCASTER	577000	572500	600000	590000	651500	600000	688000	645000	650500	635000	620000	615000	-2	7	0.7
DONCASTER EAST	650000	658000	651000	637500	798000	725000	899000	800000	887500	895000	889000	787000	-1	37	3.2
DONVALE	655000	650000	750000	685000	756000	762500	854000	880000	965000	872500	870000	745000 ^	0	33	2.9
DOREEN	135500	379000	365500	442500	430000 ^	425500	530000	542500	539000	525000	575000	600000 ^	10	325	15.6
DOVETON	315000	322500	380000	445500	400000	420000	480000	523000	520000	545000	565000	597500	4	79	6.0
DROMANA	400000	532500	507000	680000	582500	595000	780000	825000	790000	792500	832000	740000 ^	5	108	7.6
DROUIN	245000	250000	281500	334000	334000	346000	399000	432500	445500	450000	460000	469000	2	88	6.5
DRYSDALE	303000	325000	309000	382500	392500	413500	465000	550000	517500	550000	535000	497500	-3	77	5.9
EAGLEHAWK	237500 ^	220000	224000	219000	242000	269000	359500	410000	413500	357500	416000	433000 ^	16	75	5.8
EAGLEMONT	807500	725000	758000	1265000	785000	743000	1362500	922000	1317500	942500	1021500	890500 ^	8	27	2.4
EAST BENDIGO	270000	325000 ^	337000	322000	331000	320000	380000	449000	420000	477500	517500	439500 ^	8	92	6.7
EAST GEELONG	325000	369000	313000	385000	415000	410000 ^	660000 ^	413000	440000 ^	545000	502000	617500 ^	-8	54	4.4
EAST MELBOURNE	695000	1246500	730000	750000	615000	700000	832500	892500	675000	760000	686500	652500	-10	-1	-0.1
ECHUCA	255000	274000	283000	278000	272500	295500	336500	370000	371000	455000	435000	415000 ^	-4	71	5.5
EDITHVALE	482000	565000	700000	709000	710000	717000	807000	800000	865000	800000	867000	702000 ^	8	80	6.0
ELSTERNWICK	558000	595000	711000	635000	635000	715000	693000	685000	654000	714000	687500	733500	-4	23	2.1
ELTHAM	549000	562000	687500	661500	650000	728000	800000	800000	725000	780000	824000	752500	6	50	4.1
ELTHAM NORTH	704000 ^	760000	675000 ^	630000 ^	709500 ^	810000	978500 ^	807500 ^	865000	848000	881000 ^	960000 ^	4	25	2.3
ELWOOD	615500	630000	664000	662500	680000	652500	730500	675000	675000	653000	639000	670000	-2	4	0.4

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
ENDEAVOUR HILLS	405500	396000	457000	620000	497500	594000	610000	615000	637500	605000	680000	680000 ^	12	68	5.3
EPPING	344000	349000	375000	370000	400000	410000	458500	486000	480000	500000	515500	542500	3	50	4.1
EPSOM	260000 ^	272500 ^	275000	291000	305000	326500 ^	379500	400000 ^	441500 ^	450000	545000	600000 ^	21	110	7.7
ESSENDON	511000	530000	535000	505000	570000	610000	620000	602500	546500	552500	560000	535000	1	10	0.9
ESSENDON NORTH	435000	480000	470000	400000	425000	461500	489000	439000	400000	385000	414500	413000	8	-5	-0.5
ESSENDON WEST	500000	652500 ^	767500 ^	445000 ^	650000 ^	600000 ^	938000	880000	710000 ^	735000 ^	900000	745000 ^	22	80	6.1
EUMEMMERRING	325000	341000	492500	414000	430000	426500	520000	555000	517000	595000	577500	629500 ^	-3	78	5.9
FAIRFIELD	464000	600000	621500	509500	505000	613500	610000	580000	565000	635000	530000	417500	-17	14	1.3
FAWKNER	370000	400000	470500	506000	475000	512000	570000	572500	592500	550000	630000	675000	15	70	5.5
FERNTREE GULLY	430000	510000	550000	597000	540000	590000	640000	660500	680000	675000	710000	701000	5	65	5.1
FISHERMANS BEND	921000	895000	962500	988000	876500	937000	990000	910000	937000	875000	830000	955000	-5	-10	-1.0
FITZROY	685000	680000	701000	720000	750000	770000	874000	803000	943000	790000	805000	747500	2	18	1.6
FITZROY NORTH	608500	625500	581500	640000	640000	602500	745000	719000	680000	698000	657500	570000	-6	8	0.8
FLEMINGTON	437500	415000	436000	440500	405500	436500	530000	600000	405000	405000	573000	399000	41	31	2.7
FLORA HILL	225000	240000	250000	245000	244500	325000	360000	430000	425000	430000	441000	485000	3	96	7.0
FOOTSCRAY	460000	440000	485000	510000	464500	515500	510000	493500	529000	520000	453500	460000	-13	-1	-0.1
FOREST HILL	465000	637500	707500	700500	735000	747000	815000	800000	830000	806500	804000	827000 ^	0	73	5.6
FOSTER	248000	260000 ^	200000 ^	200000	175000	280000 ^	320000 ^	339000	395000 ^	310500	385000 ^	497500 ^	24	55	4.5
FRANKSTON	320000	333000	395000	440000	413500	440000	535000	550000	505000	522500	570000	580000	9	78	5.9
FRANKSTON NORTH	316000	307500	380000 ^	414000	397500 ^	406500 ^	516000	490000	521500	570000	605000 ^	365000 ^	6	91	6.7
FRANKSTON SOUTH	430000	466000	547500	665000	612500	685000	765000	750000	746500	740000	820000	845000 ^	11	91	6.7
GARDENVALE	315000	345000	560000	307500	640000	610000 ^	341000	500000	431000	581000	520000	399500 ^	-10	65	5.1
GARFIELD	284000	290000	335000	390000 ^	375000 ^	420000 ^	457500	527500 ^	545000 ^	510000	548000	600000 ^	7	93	6.8
GEELONG	470000	470000	550000	550000	516500	611500	642500	700000	590500	592500	635000	620000	7	35	3.1
GEELONG WEST	342000	381500	380000	396500	434000	431500	629000	484000	573000	490000	430000	630000 ^	-12	26	2.3
GISBORNE	435000	447500	450000	503500	510000	555000	630000	660000	555000	562000	582500	530000 ^	4	34	3.0
GLEN HUNTLY	545000	572500	560000	610000	531500	592500	605000	560000	608500	620000	630000	515000	2	16	1.5
GLEN IRIS	590000	645000	782500	733500	715000	722000	745000	740000	795000	750000	679500	679000	-9	15	1.4
GLEN WAVERLEY	651000	700000	845000	866000	834000	780000	855000	807000	800000	880000	905500	670000	3	39	3.4
GLENROY	415000	446000	500500	520000	530000	575000	610000	590000	579000	589000	625000	660000	6	51	4.2
GOLDEN POINT (BALLARAT)	250000	232000	315000	310000	329000	327500	392500	407500	352000 ^	360000	375000	330000 ^	4	50	4.1
GOLDEN SQUARE	245000	250000	272000	252500	271000	280000	359000	430500	400000	450000	500000	490000 ^	11	104	7.4
GOWANBRAE	482500 ^	590000 ^	632500 ^	650000 ^	634000 ^	600000	700000 ^	721000	725000	728000	805500 ^	710000 ^	11	67	5.3
GREENSBOROUGH	490500	520000	622500	626000	638000	644500	726500	712500	730000	720000	760000	783000	6	55	4.5
GREENVALE	385000	395000	427500	485000 ^	561500 ^	530000	610000	465000	592500	600000	650000	698000 ^	8	69	5.4
GROVEDALE	275000	302500	330000	359000	399000	447500	510000	524500	496500	497500	508500	594500 ^	2	85	6.3
HADFIELD	383000	432000	535000	575500	495000	580000	600000	598000	615000	611500	620000	674000	1	62	4.9
HALLAM	350000	362500	410000	449500	422000	500000	535000	550000	565000	545500	609000	585000	12	74	5.7

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
HAMILTON	223500	195000	171500	168000	187500	212000	290000	314000	348000 ^	277500	305000	339000 ^	10	36	3.2
HAMLYN HEIGHTS	306500	326500	377500	436000	472500	482000	515000	627500	512500	557500	580000	575000	4	89	6.6
HAMPTON	750000	800000	877000	880000	792500	804500	991500	1100000	978000	950000	975000	882000	3	30	2.7
HAMPTON EAST	645000	600000	600000	653000	595000	699500	712000	797500	853500	862500	970000	781500 ^	12	50	4.2
HAMPTON PARK	340000	340000	390500	425000	400000	450000	510500	545000	520000	560000	585000	609000	4	72	5.6
HARKNESS	245000	270000	331500	365000	348500	335000	385000	408500	435000	395000	445000	432500 ^	13	82	6.1
HASTINGS	295000	320000	340000	450000	390000	421500	536000	600000	561000	537500	560500	595000	4	90	6.6
HAWTHORN	579000	564000	608000	585000	560000	638500	612000	605000	588000	580000	573500	600000	-1	-1	-0.1
HAWTHORN EAST	570000	655000	640000	632500	636000	660000	690000	674000	638000	621500	628500	575000	1	10	1.0
HEALESVILLE	360000	407500	435500	450000	475000	520000	600000	605000	637500	645000	667000	655500 ^	3	85	6.4
HEATHCOTE	175000 ^	237500 ^	205000 ^	235000 ^	295000 ^	370000 ^	266000 ^	400000 ^	325000 ^	357500	390000 ^	401000 ^	9	123	8.3
HEATHERTON	442500	412000	449000	440500 ^	415000 ^	300000 ^	468500	440500	407000	319000	825000 ^	320000 ^	159	86	6.4
HEATHMONT	550000	639500	656500	679000	630500	670500	759500	877500	812000	735500	825000	770000 ^	12	50	4.1
HEIDELBERG	522500	550000	579500	579000	640000	630000	675000	653000	712500	650000	650000	640000	0	24	2.2
HEIDELBERG HEIGHTS	541000	526500	652500	665500	630000	715500	726000	755000	742500	735000	749000	750000	2	38	3.3
HEIDELBERG WEST	437500	470000	495000	550000	555500	606500	655000	630000	685000	635000	705000	710000	11	61	4.9
HERNE HILL	210000	226000	255000	277500	286000	312000	375000	345000	404500	350000	355000	491000 ^	1	69	5.4
HIGHETT	580000	570000	565000	571000	675000	620000	712500	667500	665000	669000	700000	673500	5	21	1.9
HIGHTON	340000	357000	337500	390000	415000	435500	520000	552500	523500	516000	523000	500000	1	54	4.4
HILLSIDE (MELTON)	340000	400000	438000	486500	457500	490000	510000	512000	550000	540000	577000	485000 ^	7	70	5.4
HOPPERS CROSSING	290000	305000	370000	387000	402500	417500	416500	425000	450000	450000	472500	455000	5	63	5.0
HORSHAM	212000	225500	259000	248500	219500	240000	270000	330000	330000	347500	345000	400000 ^	-1	63	5.0
HUGHESDALE	605000	587500	620000	661500	624500	674000	721500	717500	795000	725500	700000	597500	-4	16	1.5
HUNTINGDALE	498500	372500	432500	422500	661000 ^	680000	422500	775000 ^	552500	435000	475000	509000 ^	9	-5	-0.5
INVERLOCH	317000	381500	360000	487500	515000	470000	633000	770000	835000	700000	665000	555000 ^	-5	110	7.7
IRONBARK	192500 ^	257000 ^	400000	181000 ^	195000 ^	207500 ^	281500 ^	322500 ^	280000 ^	420000 ^	377500	452500 ^	-10	96	7.0
IRYMPLE	230000 ^	165000 ^	207500	197500	157500	354000 ^	290000 ^	358500	299000 ^	429000	443500	355500 ^	3	93	6.8
IVANHOE	615000	597500	730000	606000	575000	650000	629500	719000	760000	730000	718500	640000	-2	17	1.6
IVANHOE EAST	640000	755000	639500	708000	657500	861000	778000	790000	1240000	1245000	895000	1047500 ^	-28	40	3.4
JACANA	330000	310000	421000	430000 ^	413000	427000	488000	452000	465000	461500	575500	519000 ^	25	74	5.7
JOLIMONT	762500	1650000	1100000	1125000	942000	1250000	1200000	1162500	1037000	850000	1080000	746500 ^	27	42	3.5
KANGAROO FLAT	240500	237500	213500	237500	240000	300000	324000	410000	432500	404500	500000	489000 ^	24	108	7.6
KEILOR	629000	654000	760000 ^	570000 ^	627500 ^	677500	785000	863500 ^	645000 ^	820000	735500 ^	NA	-10	17	1.6
KEILOR DOWNS	380500	382000	521500	550500	466000	500000	600000	603000	570500	600000	613000	640000 ^	2	61	4.9
KEILOR EAST	580000	488000	684000	645000	642000	680000	745000	721500	756000	750500	720000	696500 ^	-4	24	2.2
KENNINGTON	77500	207500	315000	287500	267500	350000	351000	440000	430000	434000	504500	557500 ^	16	551	20.6
KENSINGTON	476000	459000	500000	512000	520000	550000	540500	555000	492500	530000	471500	551500	-11	-1	-0.1
KERANG	187000 ^	157500 ^	220000 ^	180500 ^	225000 ^	197000	236500 ^	220000	188000 ^	255000	275000 ^	334000 ^	8	47	3.9

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
KEW	683000	800000	750000	770000	828000	975000	928000	874000	832500	830000	846500	993000	2	24	2.2
KEW EAST	908000 ^	920500 ^	634000	994500 ^	1292500 ^	772500 ^	970000	760000 ^	1220000	1043500	1034000	857500 ^	-1	14	1.3
KEW NORTH	636000	634500	1177500	850000	862000	735500	995000	940000	882500	815000	927500	1130000 ^	14	46	3.8
KEYSBOROUGH	511000	490000	562500	582500	590000	677500	690000	697000	650000	715000	710000	712000 ^	-1	39	3.3
KILMORE	252500	275000	275000	315000	335000	329500	400000	415000	400000	409000	436000	470000	7	73	5.6
KILSYTH	425000	492500	547500	570000	570000	620000	662500	700000	685500	699000	735000	740000	5	73	5.6
KINGS PARK	300000	285000 ^	360000 ^	420000 ^	411000 ^	420000 ^	450000 ^	425000 ^	460000 ^	441000	465000 ^	507500 ^	5	55	4.5
KINGSBURY	400000	450000	485000	521000	547500	547500	602500	460000	502500	535500	475000	497000 ^	-11	19	1.7
KINGSVILLE	400000	407000	404000	445000	415000	531000	581000	400000	389000	430000	400000	391000 ^	-7	0	NA
KNOXFIELD	562000	592000	623500	645000	625000	686000	785000	760000	775000	810000	800000	830000 ^	-1	42	3.6
KOO WEE RUP	270000	277500	358000	380000	415000 ^	391500	416000	480000 ^	470000	485000	550000	500000 ^	13	104	7.4
KOORYONG	1170000	1410000	762500 ^	935000	750000 ^	1460000 ^	842500 ^	1015000	1100000	1463000	730000 ^	917500 ^	-50	-38	-4.6
KORUMBURRA	198000	210000	221500	259000	319000	308000	350000	410000	415000	450000	422500	NA	-6	113	7.9
KURUNJANG	261000	250000	309000	360000	372000	347500 ^	392500	388500	412500	403000	459000	450000 ^	14	76	5.8
KYABRAM	160000	199000	220000	227000	205000	210000	282500	330000	367500	378500	332000	317500 ^	-12	108	7.6
KYNETON	325000	360500	389000	408000	420000	425000	555000	682500	620000	607500	600000	580000 ^	-1	85	6.3
LAKE WENDOUREE	305000	313000	362500	442500	412000	445000	480000	704000	525000	575000	505000	526000 ^	-12	66	5.2
LAKES ENTRANCE	250000	255000	265000	257000	265000	300000	309000	419500	692500 ^	510000	495000	525000 ^	-3	98	7.1
LALOR	327000	375500	440500	442500	445000	484000	538000	538000	513500	520000	570000	610000	10	74	5.7
LANGWARRIN	316500	356000	435000	460000	450500	480000	570000	600000	600000	580000	653000	657500	13	106	7.5
LARA	300000	294000	320000	353000	377500 ^	380000	495000	515000	485000	460000	515000	560000 ^	12	72	5.6
LARA LAKE	285000	267000	312500	355000	379000	380000	462500	461500	489000	471000	540000	490000 ^	15	89	6.6
LAVERTON	375000	425000	414500	448500	507500	506500	562500	500000	515000	520000	560000	585000	8	49	4.1
LAVERTON SOUTH	361000	370000	438500	480000	475000	465000	488000	510000	505000	525000	549500	541000 ^	5	52	4.3
LEONGATHA	292500	276000	265000	265000	247500	315000	352500	397500	440000	452500	440000	415000 ^	-3	50	4.2
LEOPOLD	285000	308000	308500	360000	391500	410000	480000	553500	480000	502500	499000	540000 ^	-1	75	5.8
LILYDALE	400000	440000	463000	525500	500000	515000	580000	585000	612000	610000	624000	652000	2	56	4.5
LONG GULLY	230000	239000	216500	250000	255000	295000	340500	391500	340000 ^	392500	430000	525000 ^	10	87	6.5
LONGWARRY	252500	270500	308000	350000	335000 ^	345000 ^	400000	472500 ^	462500	455000	510000	518000 ^	12	102	7.3
LORNE	755000	593000	567500	777500	815000	762500	965000	1025000	1297500	1187500	794000	860000 ^	-33	5	0.5
LOWER PLENTY	491500	567000	560000	517500	552500	665000	675000	687000	610000	732500	695500	570000 ^	-5	42	3.5
LYNBROOK	370000 ^	421000	450000 ^	244000	535000 ^	525000 ^	550000	636000 ^	602500	620000 ^	667000	717500 ^	8	80	6.1
LYNDHURST	336500	384000	488000 ^	475000 ^	485000 ^	525000	517000 ^	540500 ^	541500 ^	515500 ^	555500	575000 ^	8	65	5.1
MACLEOD	554000	543500	650000	634000	642000	675500	770000	777500	780500	821500	762000	713500 ^	-7	38	3.2
MAFFRA	214000	227000 ^	225000 ^	205000 ^	220000	220000	250000	340000	340000 ^	335000 ^	360000	NA	7	68	5.3
MAIDSTONE	482500	500000	600000	600000	582500	642500	640000	567500	609000	638000	625000	695000	-2	30	2.6
MALVERN	672000	649000	740000	844500	720000	850000	785000	680500	804500	760000	673000	573000	-11	0	0.0
MALVERN EAST	591000	660000	628500	640000	637000	660000	740000	674500	616000	595000	600000	600000	1	2	0.2

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Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
MANIFOLD HEIGHTS	285000	262000	335000	360000	339000	428000	489000	500000	436500	395000	490000	460000 ^	24	72	5.6
MANSFIELD	275000	257000	265000	342500	340000	385000	433000	450000	575000	545000	485000	610000 ^	-11	76	5.8
MARIBYRNONG	459000	459500	486000	466500	510000	505000	525000	555000	515000	492500	488000	495000	-1	6	0.6
MARSHALL	316000	335000	335000	360000 ^	370000 ^	415000 ^	465000 ^	510000 ^	495000 ^	447500	436000 ^	441000 ^	-3	38	3.3
MARYBOROUGH	193500	219000	215000	227500	208000	246500	297500	292500	325000	307000	315000	325000	3	63	5.0
MCCRAE	490000	607500	682000	685000	700000	572500	750000	860000	895000	830000	738000	1040000 ^	-11	51	4.2
MCKINNON	687000	655000	730000	780000	692500	851000	941000	951500	877500	808500	877500	720000 ^	9	28	2.5
MEADOW HEIGHTS	282500	300000	350000	400000	376500	414500	437500	447000	450000	480000	500000	618000 ^	4	77	5.9
MELBOURNE	577000	583000	606000	585000	570000	591000	528000	565000	547500	577000	545000	470000	-6	-6	-0.6
MELTON	225000	229500	274500	317000	314000	320000	345000	370000	370000	380000	400000	457500 ^	5	78	5.9
MELTON SOUTH	221500	230000	280000	320000	305000	311000	335000	352500	365000	370000	394500	440000	7	78	6.0
MELTON WEST	257500	275000	350000	385000	362000	397000 ^	430000 ^	408000 ^	396000 ^	412500	429000	453500 ^	4	67	5.2
MENTONE	475000	550000	558000	582000	601000	645000	685000	663000	687000	607500	695000	502000	14	46	3.9
MERBEIN	147000	120000 ^	164500 ^	142000 ^	174000 ^	275000 ^	190000 ^	231000 ^	210000 ^	270000 ^	171500	310000 ^	-36	17	1.6
MERINDA PARK	287000 ^	315000 ^	385500 ^	430000 ^	430000 *	454500 ^	470000	540000 ^	510000 ^	532500	536500	680000 ^	1	87	6.5
MERNDA	315000	317500	400000	424000	368000	375000	435000	445000	475000	517500	490000	450000 ^	-5	56	4.5
MICKLEHAM	-	430000 ^	457500 ^	472000 ^	422500 ^	491500 ^	525000	561000	565000	585000	617500	579000 ^	6	0	NA
MIDDLE PARK	650000	748500	760000	702500	735000	829000	1055000	721000	710000	920000	943500	801500 ^	3	45	3.8
MILDURA	163000	180000	189000	219000	220000	211500	256000	298000	315000	320000	352500	455000	10	116	8.0
MILL PARK	382500	395000	440000	455500	444500	440000	501000	510000	492000	517500	571000	602500 ^	10	49	4.1
MITCHAM	640000	677500	675000	665000	708000	761000	821500	775000	821000	825000	860500	1135000	4	34	3.0
MOE	126000	134000	129000	133500	166000	145000	201500	245000	240000	270000	279000	290000	3	121	8.3
MONT ALBERT	635000	727000	725000	740000	707000	749500	809000	821500	770000	800000	785000	935000 ^	-2	24	2.1
MONT ALBERT NORTH	872500	932500	1020000	1094000	888000	1022500	1278500	1140000	1300000	1220000	1340000	1202500 ^	10	54	4.4
MONTMORENCY	552500	628000	711000	690500	685000	784000	818000	876000	813000	845000	849500	777500	1	54	4.4
MOONEE PONDS	463500	525000	529500	534500	495000	525000	660000	639000	590000	590000	575000	610000	-3	24	2.2
MOORABBIN	484000	570000	650000	590000	645000	630000	716500	701000	660000	750000	742000	575000 ^	-1	53	4.4
MOOROOLBARK	410500	495000	596500	568000	567500	591000	665000	691500	655000	690000	705000	755000	2	72	5.6
MOOROPNA	165000	167000	161500	161500	175000	187000	259000	260000	295000	315000	345000	300000 ^	10	109	7.7
MORDIALLOC	538500	545000	585000	644000	617500	633500	760000	661000	710000	670000	720000	766500	7	34	2.9
MORNINGTON	485000	587000	598000	671500	650000	700000	780000	800000	810000	780000	795000	780000	2	64	5.1
MORWELL	180000	152500	160000	149500	175500	171500	195000	285000	250000	261000	305000	360000	17	69	5.4
MOUNT CLEAR	215000	227500	263000	270000	275500	352500	395000	460000	399000	377500	417500	445000	11	94	6.9
MOUNT DUNEED	229000 ^	209000 ^	218500 ^	282500 ^	520000 ^	480000 ^	530000 ^	647500 ^	595000 ^	597500 ^	587500	590000 ^	-2	157	9.9
MOUNT ELIZA	445000	500000	595500	535000	591500	640000	720000	875000	750000	875000	797500	873000 ^	-9	79	6.0
MOUNT EVELYN	435500	438500	663500 ^	645000	550500	630000	695000	667500	631000	785000	808000	910000 ^	3	85	6.4
MOUNT MARTHA	510000	550000	623500	570000	650000	530000	812000	786500	779500	770000	850000	1125000 ^	10	67	5.2
MOUNT PLEASANT	264500 ^	255000 ^	266500	275000	245000	290500	395000	390000	422500 ^	375500	450000	523500 ^	20	70	5.5

Median Unit/Apartment Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
MOUNT WAVERLEY	800000	851000	930000	905000	963000	998000	1150000	868000	1069000	1085000	1133000	1050000	4	42	3.5
MULGRAVE	600000	614500	665000	750000	748500	766000	765000	795000	750000	863500	827500	935000 ^	-4	38	3.3
MURRUMBEENA	520500	530000	580000	602500	554500	599000	590000	598000	587500	595000	529000	410000	-11	2	0.2
NAGAMBIE	320000	262500	222500 ^	328000	360000	398000 ^	429500 ^	440000 ^	512500 ^	507500 ^	492500	585000 ^	-3	54	4.4
NARRE WARREN	319000	350000	420000	447500	426500	450000	505000	535500	550000	561500	617500	595000	10	94	6.8
NARRE WARREN SOUTH	349000	402500	431000	477500 ^	475000 ^	530000 ^	590000	625000	640000 ^	615000	685000	688000 ^	11	96	7.0
NEWBOROUGH	168000	161500	130000 ^	165000	203500	220000	262500	265000	175000 ^	262500 ^	257500	300000 ^	-2	53	4.4
NEWCOMB	270500	250000	296000	355000	350000	390000	450000	504000	480000	475000	485000	397500 ^	2	79	6.0
NEWPORT	620500	650000	700000	652500	715000	703500	800000	752500	795500	780000	750000	705000	-4	21	1.9
NEWTOWN (GREATER GEEL)	360000	420000	420000	392500	553500	465000	660000	595500	570000	625000	580000	610000 ^	-7	61	4.9
NIDDRIE	545000	616500	646000	672500	660000	686500	770000	755500	685500	722000	764500	648000 ^	6	40	3.4
NOBLE PARK	352500	390000	450000	480000	460000	475000	530000	554000	539000	540000	570000	620000	6	62	4.9
NOBLE PARK NORTH	381000 ^	392500	463500	502000	507500 ^	477000	542000	612500	552500	612000	554500	580000 ^	-9	45	3.8
NORLANE	215000	225000	268000	290000	310000	330000	380000	465000	410000	390000	437000	505000 ^	12	103	7.4
NORTH BENDIGO	266000	239000	290000	269500	258000	275000	378000	414000	395000	407500	445000	519000 ^	9	67	5.3
NORTH GEELONG	270000 ^	215000 ^	313500	321500 ^	396500	390000 ^	250000 ^	397000	338500	420000	492000	421500 ^	17	82	6.2
NORTH MELBOURNE	526500	550000	579000	564500	493000	580000	566000	667000	570000	525000	570000	497500	9	8	0.8
NORTHCOTE	499500	530000	510000	566500	596000	680000	735000	711000	630000	640000	630000	622500	-2	26	2.3
NOTTING HILL	400000	327000	337000	320000	398000	357500	416500	415000	400000	425000	450000	505000 ^	6	13	1.2
NUMURKAH	205000	160000	150000	190000	175000	195000	228500	275000	275000	305000	315000 ^	420000 ^	3	54	4.4
NUNAWADING	593500	652500	711000	599000	612000	715000	775000	755000	735000	810000	750500	760000	-7	26	2.4
OAK PARK	515000	525000	578000	630000	658000	639500	635000	623000	611000	650000	665000	725000	2	29	2.6
OAKLEIGH	487000	547500	550000	604000	626500	600000	614000	607500	590000	571000	575000	530000	1	18	1.7
OAKLEIGH EAST	678500	730000	810000	795000	816000	787500	854000	803000	939000	855000	850000	870000 ^	-1	25	2.3
OAKLEIGH SOUTH	535000	663000	765000	772500	695000	820000	831000	775500	860000	790000	857500	835000 ^	9	60	4.8
OCEAN GROVE	435000	491500	540000	605000	622500	645000	860000	927500	885000	725000	755000	840000	4	74	5.7
OFFICER	362000	369000	387000	449000	421500	499500	495000	583000	547500	555000	548500	621000 ^	-1	51	4.2
ORMOND	481000	562000	564000	572500	599000	669000	680000	580000	598000	600000	595000	517500	-1	24	2.1
OSBORNE	500000	530000	561500	647500	640000	620000	750000	740000	820000	794000	815500	860000	3	63	5.0
PAKENHAM	290000	310000	359000	400000	372500	400000	440000	480000	478500	490000	523000	560000	7	80	6.1
PARKDALE	547000	625000	650000	690000	674500	760000	781000	747500	760000	780000	810000	711500	4	48	4.0
PARKVILLE	526000	526000	549500	500000	456500	543500	521500	570000	525000	520000	510000	445000	-2	-3	-0.3
PASCOE VALE	478000	505000	580000	620000	610000	630000	669500	637500	623000	638000	680000	640000	7	42	3.6
PASCOE VALE SOUTH	495000	543000	620000	630000	600000	530000	710000	617500	592500	677500	705000	577000 ^	4	42	3.6
PATTERSON LAKES	475000	470000	551500	625000	587500	595000	627500	675000	715000	640000	707000	910000 ^	10	49	4.1
PAYNESVILLE	233000	266000	270000	275000	275000	289000	350000	372500	398000 ^	434500	435000	470000 ^	0	87	6.4
POINT COOK	355000	375000	450000	474000	455000	457000	475000	550000	560000	540000	594000	590000	10	67	5.3
POINT LONSDALE	475000	606000	557500	675000	595500	535000	784000	840000	730000 ^	875000 ^	941500	875000 ^	8	98	7.1

Median Unit/Apartment Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
PORT MELBOURNE	670000	678000	700000	687000	730000	752000	900000	780000	748000	765000	740000	700000	-3	10	1.0
PORTARLINGTON	340000	359000	405000	537000	492000	507500	672500	695000	639000	757500	615000	557000 ^	-19	81	6.1
PORTLAND	210000	145000	175000	171500	189500	191000	224500	345000	359000	300000	285000	320000 ^	-5	36	3.1
PRAHRAN	530000	595000	585000	542000	602500	573000	600000	590000	520000	562500	485000	535500	-14	-8	-0.9
PRESTON	450000	455000	450000	500000	500000	550000	617000	609000	599500	627500	606500	619500	-3	35	3.0
QUARRY HILL	282000 ^	225000 ^	226500 ^	266000 ^	282000	300000 ^	367500	375000	395000	431000	477500	470500 ^	11	69	5.4
QUEENSCLIFF	550000	535000	435000	565000 ^	567500 ^	666500	578500	840000 ^	697500 ^	760000 ^	797500	550000 ^	5	45	3.8
RED CLIFFS	91000 ^	136000 ^	204500 ^	100000 ^	96000 ^	197500 ^	215000 ^	151500 ^	280000 ^	220000 ^	310000	240000 ^	41	242	13.1
REDAN	218000	209500	230000	250000	255000	320000	327000	362000	392500	335000	367500	429000	10	69	5.4
RESERVOIR	390000	430000	534000	568500	558000	582000	640000	630000	620000	640500	667000	671000	4	71	5.5
RICHMOND	551000	550000	585000	599000	579000	575500	645000	595500	595500	570500	585000	520500	3	6	0.6
RIDDELLS CREEK	326500 ^	380000 ^	386500	400000	490000	526500	575000	600000 ^	600000 ^	610000	600000	590000 ^	-2	84	6.3
RINGWOOD	475000	495000	558000	549500	539000	596000	631000	597500	620000	630000	640000	615000	2	35	3.0
RINGWOOD EAST	535000	540500	660000	632000	629000	630000	715000	720000	727000	737500	735500	725000	0	38	3.2
RINGWOOD NORTH	600000	733000	652500	827500	760000	820000	847500	873000	904000	962500	785000	1035000 ^	-18	31	2.7
RIPPLESIDE	787500	740000	742500 ^	852500 ^	690000 ^	762500	1218500	1357500	1151500	1045000	810000	800000 ^	-22	3	0.3
RIPPONLEA	482500	470000	612000	559000	525500	542500	543500	662500	594000	600000	505000	384000 ^	-16	5	0.5
ROCKBANK	230000 ^	230000 *	415000 ^	420000 ^	402500 ^	485000 ^	295000 ^	495000 ^	550000 ^	516000	567000	552500 ^	10	147	9.4
ROMSEY	315500	330500	288000	350000	425000	437500	471000	530000	530000	562500	527500	565000 ^	-6	67	5.3
ROSANNA	620000	646000	745000	749000	685000	775000	842000	834000	862500	843000	835000	865000 ^	-1	35	3.0
ROSEBUD	380000	432000	502000	530000	526000	577000	700000	750000	670000	700000	687500	690000 ^	-2	81	6.1
ROSEBUD SOUTH	453500	472500	520500	566000	520000 ^	615000	705000	745000 ^	700000	735000	800000	NA	9	76	5.8
ROWVILLE	420000	452000	460000	587500	582000	613000	665000	662500	726500	690000	750000	650000	9	79	6.0
ROXBURGH PARK	323500	321000	398000	390000	401000	390000	428000	455000	475000	482500	501000	370000 ^	4	55	4.5
RYE	370000	410000	480000	550000	480000	635000 ^	950000	697500	686500	715000	585500	684000 ^	-18	58	4.7
SAFETY BEACH	312000	453500	666000	662500	645000	705000	790000	877500	855000	970000	822500	825000 ^	-15	164	10.2
SALE	220000	221000	282500	207500	214000	235000	265000	317500	330000	327000	350000	370000	7	59	4.8
SAN REMO	255000	294000	360000	360000	243500 ^	419000 ^	642500	660000	550000	515000	536000	492500 ^	4	110	7.7
SANCTUARY LAKES	382000	380500	429000	420000	532500	547500	530000	600000	580000	622500	627500	457500 ^	1	64	5.1
SANDHURST	440000 ^	467000 ^	587500	515000 ^	557000 ^	695000 ^	658000 ^	749000 ^	700000 ^	755000 ^	800000	780000 ^	6	82	6.2
SANDRINGHAM	574000	720500	720000	660000	781000	682500	879000	858000	835000	785000	735500	935000	-6	28	2.5
SCORESBY	546500	550000	630000	610000	570000	620000 ^	725000	729000	705000	750000	732000	755000 ^	-2	34	3.0
SEAFORD	357500	413000	463000	506500	497500	570000	617000	639000	630000	648500	665000	670000	3	86	6.4
SEBASTOPOL	215000	212000	218500	236000	235500	285000	322000	355000	350000	345000	360000	415000	4	67	5.3
SEDDON	483000	520000	492500	740000	675000	513500	585000	640500	452500	494500	575000	445000 ^	16	19	1.8
SEYMOUR	74000 ^	190000	163000	185000	195000	251000	347500	392500	334000	250000	233000	320000 ^	-7	215	12.2
SHEPPARTON	215000	210000	225000	195000	252000	229500	264000	360000	330000	370000	395000	385000	7	84	6.3
SKYE	320000	339000	410000	459000	445000	475000	540000	570000	544000	599000	590000	NA	-2	84	6.3

Median Unit/Apartment Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
SOLDIERS HILL	255000	295000	284000	417000	322500	355000 ^	446000 ^	456500	380000	362500	462500	490000 ^	28	81	6.1
SOMERVILLE	320000	350000	405000	475000	453500	490000	520000	608000	585000	622500	620000	666500 ^	0	94	6.8
SOUTH KINGSVILLE	413500	574000	630000	762500	656500	690000	770000	790000	780000	770000	720000	634000 ^	-6	74	5.7
SOUTH MELBOURNE	585000	593000	625000	630000	610000	590000	690000	665000	665000	620000	622500	579500	0	6	0.6
SOUTH MORANG	360000	365000	423000	450500	407000	475000	475000	498000	520000	545000	550500	563000	1	53	4.3
SOUTH YARRA	612500	660000	621500	596000	605000	631500	645000	600000	600000	560000	585000	530000	4	-4	-0.5
SOUTHBANK	582500	600000	585000	592000	610000	593000	575000	620000	609000	603000	580000	536000	-4	0	0.0
SPOTSWOOD	410500	546500	635000	670000 ^	650000	697000 ^	597500	661000	774000	715000	799000	870500 ^	12	95	6.9
SPRING GULLY	210000	220000	306500	281500	285000	335000	350000	275000	387500	392500	452500	320000 ^	15	116	8.0
SPRINGVALE	420000	448000	470000	550000	516000	600000	612500	610000	589000	630000	627500	450000	0	49	4.1
SPRINGVALE SOUTH	398000	412000	454000	525000	470000	489000	612500	630500	630000	638500	615000	780000 ^	-4	55	4.4
ST ALBANS	323000	340000	382500	440000	430000	467500	492000	490000	484000	500000	547000	504000	9	69	5.4
ST ALBANS PARK	252500	261500	275000	327500	375000 ^	335000	412000	474500	385000	470000	487000	534000 ^	4	93	6.8
ST KILDA	515000	517000	539000	558500	560000	559000	559000	530000	541500	520500	512000	525000	-2	-1	-0.1
ST KILDA EAST	548000	535000	575000	565500	594500	600000	612000	610500	602500	574500	598500	610000	4	9	0.9
ST KILDA WEST	536500	545000	600000	511000	575000	635000	592000	595000	495000	569000	540000	592500	-5	1	0.1
ST LEONARDS	382500	325000	352000	345000	419000	408000	577000	630000	715000 ^	570000	487500	432000 ^	-14	27	2.5
STAWELL	156000 ^	115000 ^	163500 ^	132500 ^	221500	145000	247500	217000 ^	220000	306000 ^	250000	260000 ^	-18	60	4.8
STRATHDALE	252500	239500	270000	260000	273500	295000	408500	417500	470500	406500	440000	482000 ^	8	74	5.7
STRATHMORE	519500	559000	695000	689000	732000	762500	837500	740000	792000	721500	705500	562000 ^	-2	36	3.1
STUDFIELD	569000	650000	720000	660000	728000	643000	660000	747500	755000	720000	831000	883500 ^	15	46	3.9
SUNBURY	320000	358000	375000	415000	412500	431000	453000	484000	472000	515000	510000	540000	-1	59	4.8
SUNSHINE	375000	385000	422500	336000	390000	550000	605000	415000	631000	472500	565000	432500	20	51	4.2
SUNSHINE NORTH	355000	415000	450000	515000	435000	552500	602500	600000	605000	590000	619500	628000	5	74	5.7
SUNSHINE WEST	358000	385000	438000	464000	480000	500000	570000	570000	580000	595000	600000	525000 ^	1	68	5.3
SURREY HILLS	695000	720000	857500	782000	770000	815000	925000	840000	906000	870000	914500	660000	5	32	2.8
SWAN HILL	189000	230000	222500	215000	243000	242500	305500	336500	340000	340000	355000	385000 ^	4	88	6.5
SYDENHAM	307500	342500	371000	422000	416000	430000	460000	485000	470000	510500	500000	530000	-2	63	5.0
SYNDAL	855000	692500	820500	795000	959000	1075000	925000	1012000	1159000	1057500	915000	817000 ^	-13	7	0.7
TARNEIT	300000	320500	377500	403000	389000	436500	430000	442000	485000	470000	480000	463000	2	60	4.8
TATURA	180000 ^	184500	180000 ^	195000	221500	215500 ^	265000	280000	367000	330000	300000	310000 ^	-9	67	5.2
TAYLORS HILL	374000	361000	473000	492000 ^	445000 ^	516500	485000	573500	525000	564000	595000	662500 ^	6	59	4.8
TAYLORS LAKES	379000	402000	466000 ^	7000 ^	455000 ^	453000 ^	507500	590000	515000 ^	605000	554500	563000 ^	-8	46	3.9
TEMPLESTOWE	732000	720000	777000	845000	745000	735000	900000	998000	849000	935500	927500	867500 ^	-1	27	2.4
TEMPLESTOWE LOWER	700000	699000	880000	810000	777000	880000	933500	985000	1050000	925000	935000	695000	1	34	2.9
THOMASTOWN	317000	340000	438000	449000	455000	477500	510000	502000	475000	517000	561000	572000	9	77	5.9
THOMSON (GREATER GEELC	310500 ^	308000	327000	365000	400500 ^	383000 ^	435000 ^	540000 ^	495000 ^	465000 ^	509000	505000 ^	9	64	5.1
THORNBURY	509000	519000	572000	565000	595000	600000	680500	650000	628000	580000	596500	619500	3	17	1.6

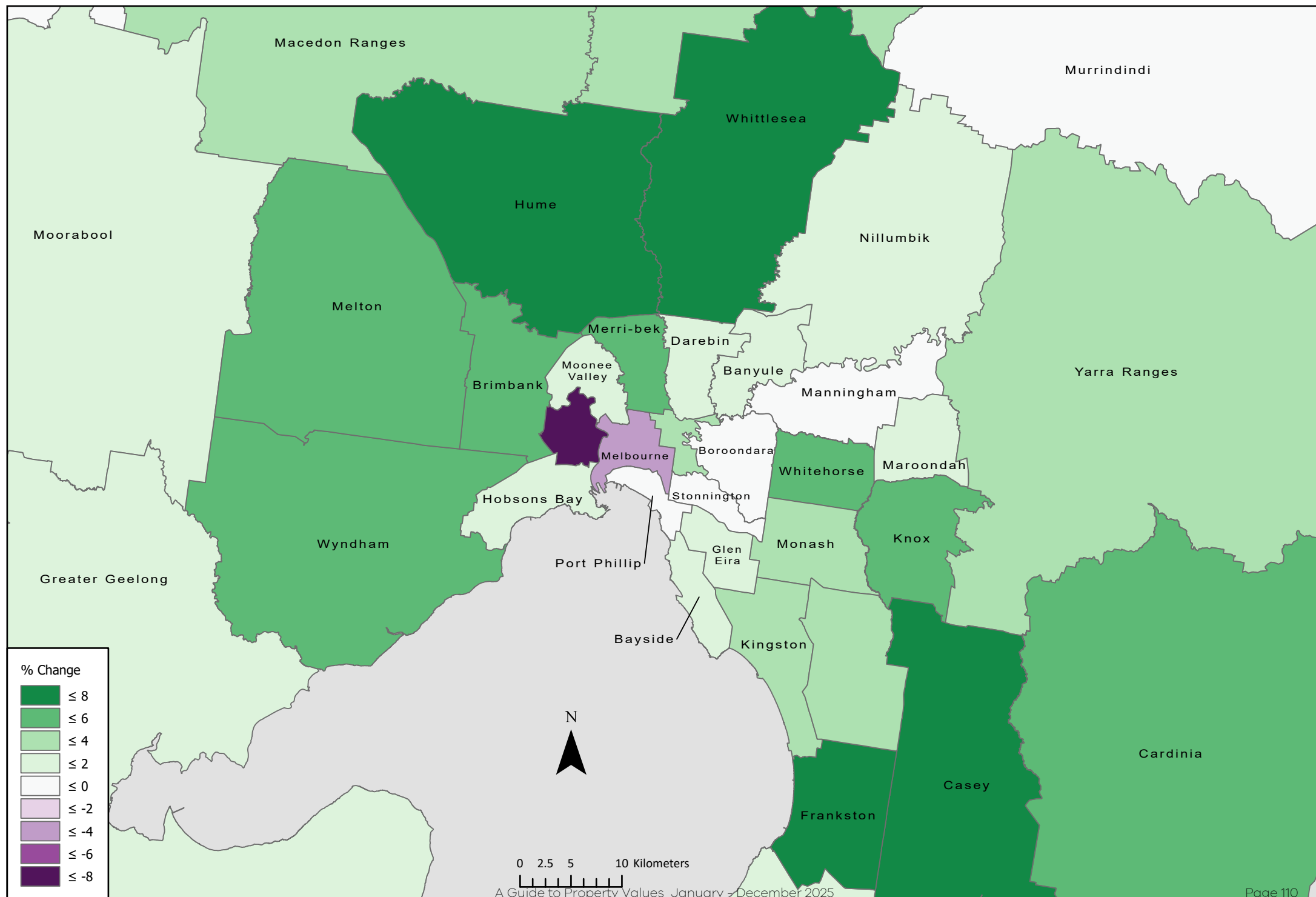
Median Unit/Apartment Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
TOORAK	1000000	1305000	1175000	1025000	1100000	1125000	1079500	1255000	1205000	1046000	1093000	798500	4	9	0.9
TORQUAY	472000	485000	593500	654000	617500	625000	845000	887500	895000	902500	800000	837500	-11	69	5.4
TRAFALGAR	235000 ^	250000 ^	275000 ^	297500	310000	400000 ^	379000	465000 ^	455000	425000	495000	418000 ^	16	111	7.7
TRARALGON	209000	225000	200000	212500	215000	219000	290000	299500	330000	323000	320000	367500	-1	53	4.4
TRAVANCORE	352000	363000	355000	348500	350000	353000	427500	341500	340000	373500	360000	377500	-4	2	0.2
TRUGANINA	325000	334000	408000	428500	415000	420500	439000	490000	489000	492500	532500	577500 ^	8	64	5.1
TULLAMARINE	362500	399500	472500	486000	480000	505000	575000	525000	530000	561000	570000	620000	2	57	4.6
TYABB	308000	320000	389000	428000	443500	495000	520000	630000	677500	595000	650000	605000 ^	9	111	7.8
UPPER FERNTREE GULLY	390000 ^	380000 ^	395000	488500 ^	530500 ^	560000 ^	600000 ^	592500	421000 ^	574000 ^	560500	462000 ^	-2	44	3.7
VERMONT	677500	680000	741500	757500	725000	710000	921000	853500	989000	929000	890000	586000 ^	-4	31	2.8
VERMONT SOUTH	838000	699000	596500	778000	649000	951000	739000	935000	728000	970000	1010000	1030000 ^	4	21	1.9
VIEWBANK	557500	510000	655000	580000	636500	682000 ^	690000	770000	740000	685000	805000	708500 ^	18	44	3.7
WALLAN	260000	277000	325000	330000 ^	360000	383500	405000	440000	445000	434000	465000	465000 ^	7	79	6.0
WALLAN EAST	247500	277000 ^	322000	377500	358000	365000	410000	442500 ^	435500	440000	465000	510000 ^	6	88	6.5
WANGARATTA	210000	205500	190000	202500	229500	242000	320500	340000	365000	345000	377500	377500 ^	9	80	6.0
WANTIRNA	557500	575000	615000	670000	640000	735000	690000	775000	780000	700500	732000	677500 ^	4	31	2.8
WANTIRNA SOUTH	484000	501500	510000	537500	495000	535000	699500	479500	485000	506500	510000	662500	1	5	0.5
WARRAGUL	242500	263000	290000	310000	300000	327500	347500	400000	425000	445000	425000	445000	-4	75	5.8
WARRNAMBOOL	252500	252500	256000	252000	280000	307000	375000	430000	420500	420000	450000	508000	7	78	5.9
WATSONIA	521000	549500	570000	525000	515000	687000	750000	701500	730000	750000	754500	768500 ^	1	45	3.8
WENDOUREE	209000	240000	225000	215000	270000	262500	337000	387000	385000	318000	345000	489000 ^	8	65	5.1
WERRIBEE	287000	305000	360000	389000	381000	380000	407000	420000	423000	430000	460000	482500	7	60	4.8
WERRIBEE SOUTH	589000	489000	495000	420000	467500	547500	515000	477500	460000	450000	490000	400000 ^	9	-17	-1.8
WEST FOOTSCRAY	440000	429500	487000	440000	505000	602500	581000	607500	516500	530000	427500	432500	-19	-3	-0.3
WEST MELBOURNE	538500	527500	590000	610000	630000	689000	662500	580000	623500	570000	541000	561000	-5	0	0.0
WEST WODONGA	198000	205000	207500	215000	235000	220000	285000	330000	360000	375000	404000	430000 ^	8	104	7.4
WESTALL	530000	425500	590000	562500	600000	600000	645000	680000	562500	640000	643000	665000	0	21	2.0
WESTGARTH	508500	497500	567500	545000	550000	582500	725000	645000	605000	739000	670000	620000 ^	-9	32	2.8
WESTMEADOWS	400000	410000	455000	525000	511000	549000	587000	616000	555500	600000	620000	647500	3	55	4.5
WHEELERS HILL	632500	753500	845000	826000	803000	811000	998000	865000	982000	961000	1200000	1136500 ^	25	90	6.6
WHITE HILLS	210000	295000	260000 ^	319500	260000	330000 ^	415500	416500	415000	495000	513500	535000 ^	4	145	9.4
WHITTINGTON	218500	209000	225000	330500	299000	345000	375000	421000	397000	375000	409000	440000 ^	9	87	6.5
WHITTLESEA	281000	295000	337500	407500	330000 ^	412500	490000	492500	482500	485000	450000	459000 ^	-7	60	4.8
WILLIAMS LANDING	375000	359000	389000	438500	432000	415000	475500	412500	425000	422000	432500	352000 ^	2	15	1.4
WILLIAMSTOWN	560000	620000	705000	665000	670000	720000	755000	815000	748000	707500	807500	700000	14	44	3.7
WILLIAMSTOWN NORTH	489500	548000	531500	577000	740000	705000	763500	713000	780000	860000	850000	817500 ^	-1	74	5.7
WINDSOR	505000	555500	600000	540500	504500	593000	599500	581000	550000	544500	536000	569000	-2	6	0.6
WODONGA	187500	205000	225000	233500	225000	212500	280000	330500	351000	374500	380000	520000	1	103	7.3

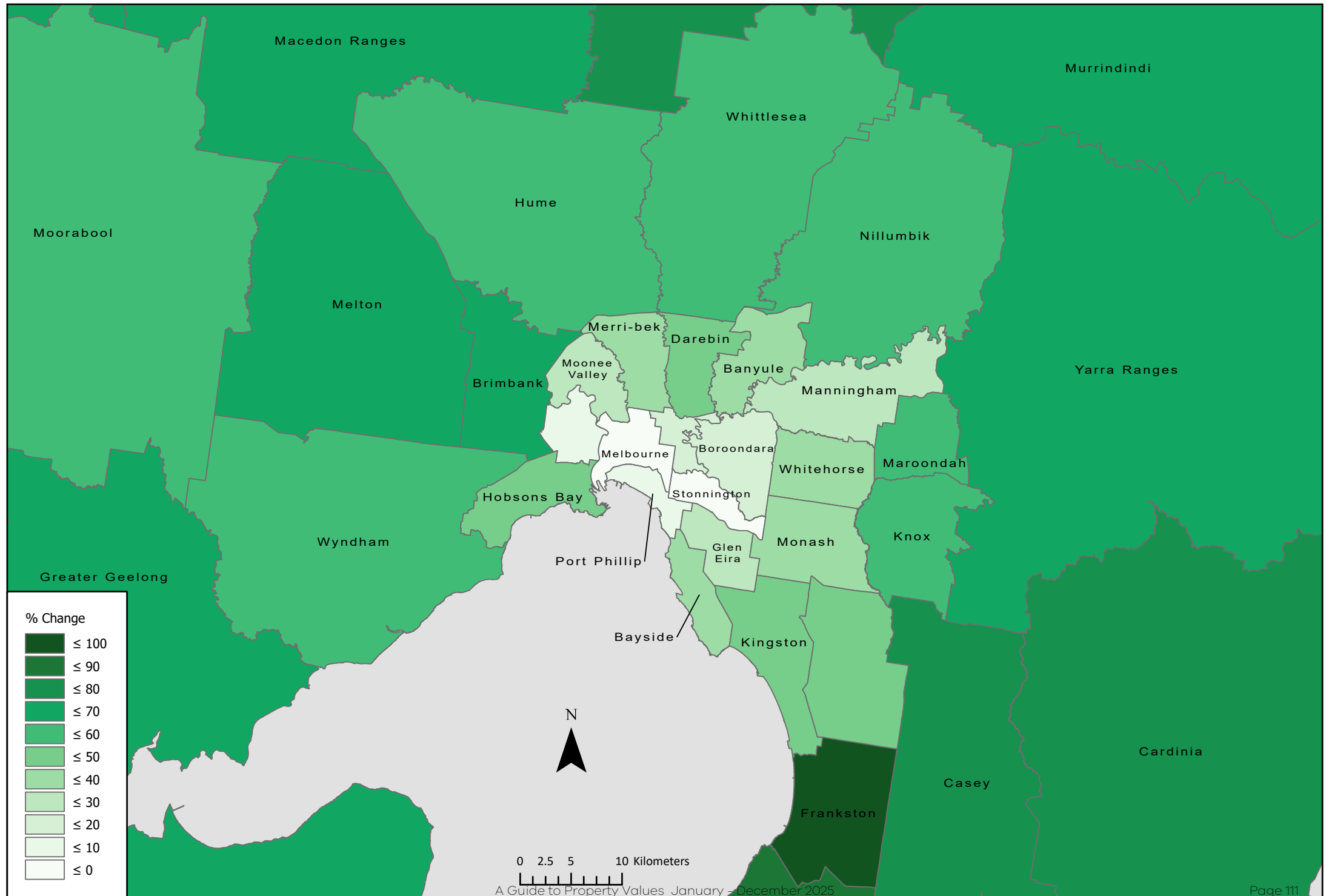
Median Unit/Apartment Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change		Growth PA 15-25 (%)
													24-25 (%)	15-25 (%)	
WOLLERT	339000	387500	425000	412000	405000	429500	445000	442500	435000	469000	499000	515000 ^	6	47	3.9
WONTHAGGI	215000	255000	260000	305000	320000	346500	422500	490000	425000	410000	418500	442500	2	95	6.9
WOODEND	422000 ^	430000	529500	470000	522500	700000 ^	627500	615000	695000	624000	730000	880000 ^	17	73	5.6
WYNDHAM VALE	240000	209000	254500	372000	378000	410000	410000	430000	480000	490000	500000	536500 ^	2	108	7.6
YARRA JUNCTION	320000	374000	440000	470000	461500	467500 ^	550000	549000	610000	570000	605000	650000 ^	6	89	6.6
YARRAVILLE	550000	555000	550000	563000	650000	640000	680000	602000	600000	655000	624000	719000	-5	13	1.3
YARRAWONGA	228000	232500	245000	248000	277500	296000	367500	420000	467500	459000	458000	510000 ^	0	101	7.2

Municipality - 1 Year Change in Median Unit Price (Metro)



Municipality - 10 Year Change in Median Unit Price (Metro)



Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
AINTREE	197500	228000	280000	313000	329500	365000	430000	416000	459000	427000	401000	450000	-6	103	7.3
ALFREDTON	180000	183500	152000	155000	170000	202500	250000	295000	290000	250000	230000	337500 [^]	-8	28	2.5
APOLLO BAY	190000	182500	185000	225000	244000	250000	335000	547500	410000 [^]	407500	405000	383000 [^]	-1	113	7.9
ARARAT	83500	50000	97500 [^]	99500	87000 [^]	79000	160000	165000	156500	150500	155000	212000 [^]	3	86	6.4
ARMSTRONG CREEK	172000	175000	198000	247000	265000	269000	297500	365000	343500	351000	335000	362500	-5	95	6.9
BACCHUS MARSH	152000	148000	165000	214500	238000	278000	377000	252000	340000	302500	322500	329500 [^]	7	112	7.8
BAIRNSDALE	100000	112000	110000	118000	117500	125000	151500	165000	191500 [^]	189000	208000	NA	10	108	7.6
BALCOMBE	595500	540000 [^]	882500 [^]	925000 [^]	1007500 [^]	997500 [^]	1000000 [^]	1280000 [^]	1225000 [^]	900000	971000	1180000 [^]	8	63	5.0
BALLAN	133000	135000	140000	185000	220000	229500	272500	290000	305000 [^]	300000 [^]	302500	302500 [^]	1	127	8.6
BALLARAT EAST	108500	106000	142500	147500	200000	200000 [^]	253500	310000	326000	365000	300000	240000 [^]	-18	176	10.7
BANNOCKBURN	146000	155000	165000	215500	259500	244000	305000	360000	345000 [^]	345000	347500	410000 [^]	1	138	9.1
BARANDUDA	130000	125000	129000	136500	145000	140000	159500	200000	215000	217500	230000	147500	6	77	5.9
BARNAWARTHA	87500 [^]	88000 [^]	102000 [^]	103500 [^]	70000 [^]	95000 [^]	520000 [^]	520000 [*]	110000 [^]	247500	270000	NA	9	209	11.9
BEACONSFIELD	184000	205000	263000	277500	311500 [^]	326500	394000	519000	460500 [^]	480000	512000	706500 [^]	7	179	10.8
BEEAC	61500 [^]	75000 [^]	75000 [^]	99000 [^]	99000 [*]	130000 [^]	110000 [^]	170000	154500 [^]	125000 [^]	172500	185000 [^]	38	182	10.9
BEECHWORTH	115500	123000	130000	145000	175000	235500	282000	300000	387500	425500 [^]	415000	462500 [^]	-2	259	13.6
BENALLA	104000	100000	96500	113000	129000	137500	145500	180000	187000	186500	206500	205000 [^]	11	98	7.1
BERWICK	289000	331000	385000	455000	430000	424000	432000	546000	537000	475500	475000	475000	0	64	5.1
BEVERIDGE	182000	192000	255000	301500	286000	255000	279000	326000	319000	319000	322500	337000	1	77	5.9
BLAIRGOWRIE	375000	505000	530000	655000	577500	790500	1100000 [^]	1409000	932500 [^]	900000	780000 [^]	805000 [^]	-13	108	7.6
BONNIE BROOK	-	-	350500	344000	315000	312500	335000	351000	360500	368000	375000	379000 [^]	2	0	NA
BONSHAW	126000	129000	123000	132000	155000	187000	243000	280000	289000	260000	235000	265000	-10	87	6.4
BOTANIC RIDGE	230000	254500	338000	382000	355000	390000	481000	514500	452000	468000	520000	650000 [^]	11	126	8.5
BRIDGEWATER ON LODDON	112500 [^]	85000 [^]	68500 [^]	125000 [^]	150000 [^]	172500 [^]	106500 [^]	310000 [^]	190000 [^]	178000	225000	NA	26	100	7.2
BRIGHTON	-	1760000 [^]	3300000 [^]	2562500 [^]	2562500	2562500	3465000 [^]	22000000 [^]	3285000 [^]	2975000 [^]	2685000	NA	-10	0	NA
BROADFORD	130000	125000	140000	147500	195000	239000	250000	284000	250000	270000	260000	185000 [^]	-4	100	7.2
BROOKFIELD	142000	150000	162000	218000	237500	273500	251000	285000	318500	370000	290000	302500 [^]	-22	104	7.4
BROWN HILL	162500	180000	190000	182500	186000	221000	310000	382500	342500 [^]	400000	311000	230000 [^]	-22	91	6.7
BULLA	-	315000 [^]	315000 [*]	342000 [^]	342000	342000	510000 [^]	510000 [*]	300000 [^]	682500 [^]	330000	NA	-52	0	NA
BUNINYONG	190000	192500	225000	232500	275000	296500	298500 [^]	435000	437500 [^]	300000 [^]	352500	400000 [^]	18	86	6.4
BUNYIP	154000	180000	241500	275000	280000	337500	300000	400000 [^]	400000 [^]	390000 [^]	390000	NA	0	154	9.8
BURNSIDE	302500	307500	416000	487000	454500	451500	472500	534000	569000	574000	574000	690000 [^]	0	90	6.6
CAIRNLEA	339500	437500	480000 [^]	582000 [^]	642500 [^]	340000	330000	330000	480000 [^]	511000 [^]	225500	345000 [^]	-56	-34	-4.0
CAMPBELLS CREEK	119000	130000	135000	154500	200500	162000	215000	270000	285000	250000	249500	253000 [^]	0	110	7.7
CAPE PATERSON	224000	220000	280000	250000	250000	280000	362500	660000	1200000 [^]	450000	417000 [^]	452500 [^]	-7	86	6.4
CARDIGAN	210000	220000	220000	210000	277500	342000	490000	600000	597500	540000	562000	505000 [^]	4	168	10.3
CASTLEMAINE	130000	152500	181000	190000	267500	240000	321000	312500	365000	375000 [^]	377500	400000 [^]	1	190	11.2
CHARLEMONT	145000	161000	176500	214000	228000	249000	276000	338000	317500	318000	335000	389000	5	131	8.7

Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
CHURCHILL	138000 [^]	144000 [^]	151500	139500	105000 [^]	110000	122500	160000 [^]	180000	195000	181500	235000 [^]	-7	32	2.8
CLUNES	61000	83500 [^]	81500	120000 [^]	96500	150000 [^]	172500	210000 [^]	197000	200000	220000	240000 [^]	10	261	13.7
CLYDE	208000	221000	277000	325000	305000	305000	325000	380000	395000	371000	384000	425000	4	85	6.3
CLYDE NORTH	230000	243000	300000	337500	315000	316500	366000	430000	420000	430000	438000	470000	2	90	6.7
COBBLEBANK	140000	161000	186500	183000	252000	273000	273000	340000	250000	405000	299500	308000	-26	114	7.9
COBRAM	78000	80500	81500	100500	104500	114500	159000	165000	200000	210000	210000	215000 [^]	0	170	10.4
COLAC	99000	97000	110000	150000	147500	155000	200000	297500	270000 [^]	265000	247000	275000 [^]	-7	149	9.6
COLDSTREAM	330000 [^]	-	-	-	450000 [^]	450000 [*]	450000 [*]	470000	460000	475000	450000 [^]	625000 [^]	-5	36	3.2
CORINELLA	149000	143000	145000	185000	200000	210000	280000	435000	640000	310000 [^]	282500	297500 [^]	-9	90	6.6
CORIO	170000 [^]	152000 [^]	148000	174000	217500	268000	296000	322000	289000 [^]	330000	305000	290000 [^]	-8	79	6.0
COWES WEST	140000	145000	163000	237500	240000	255000	319000	580000	462500	460000	385000	342000 [^]	-16	175	10.7
CRAIGIEBURN	230000	247500	303500	344000	279000	329000	380000	351000	321000	505000	510000	432500 [^]	1	122	8.3
CRANBOURNE	214000	210500	325000	381000	346000	326500	307000	529500	417500	468000	341000	NA	-27	59	4.8
CRANBOURNE EAST	211000	232000	295000	345000	295000	299000	320000	355000	374000	440000	432500	251500 [^]	-2	105	7.4
CRANBOURNE SOUTH	-	-	-	290000	325000	354500	322500	235500	335000	253000	210000	167500	-17	0	NA
CRANBOURNE WEST	221000	235500	292000	294500	242500	188500	220500	241000	471000	452000	404500	529000 [^]	-10	83	6.2
CRESWICK	109500	125500	110000	130000	135000	157500	185000	221000 [^]	210000 [^]	185000	218000	215000 [^]	18	99	7.1
CRIB POINT	190000	183000 [^]	238000 [^]	295000 [^]	320000 [^]	355000 [^]	370000	379000 [^]	444000 [^]	455000 [^]	470000	460000 [^]	3	147	9.5
CROYDON	425000	357500	400000 [^]	350000	326000	452000	633500	640000 [^]	900000 [^]	650000 [^]	790000	460000 [^]	22	86	6.4
DALYSTON	89500	89000	109000	122000	139000	169000	250000	309000	280000 [^]	260000	204000 [^]	179000 [^]	-22	128	8.6
DARLEY	151500	182000	170000	270000	250000	240000	270000	335000	311500	320000	317500	330000 [^]	-1	110	7.7
DAYLESFORD	150000	162500	170000	241000	226500	340000	386500	475000	392500	347500	375000	315000 [^]	8	150	9.6
DEANSIDE	-	-	351000	340500	235000	310000	334000	367000	356000	370000	385000	413500	4	0	NA
DEER PARK	247500	194000 [^]	500000 [^]	357500 [^]	352500 [^]	462000 [^]	599000 [^]	222500 [^]	602500 [^]	595000 [^]	565000	640000 [^]	-5	128	8.6
DELCOMBE	135000	130000	137500	150000	169000	182000	310000 [^]	380000	350000 [^]	260000	282500	280000	9	109	7.7
DENNINGTON	123000 [^]	130000 [^]	125000	124000 [^]	130000	132000	140000	140000	140000 [^]	195000 [^]	195000	190000 [^]	0	59	4.7
DIAMOND CREEK	375000	400000	430000	426000	425000	439000	487500	621500	564000	549000	520000	517500 [^]	-5	39	3.3
DIGGERS REST	181000	196500	220000	280000	284000	278000	300000	335000	300000	310500	340000	341000	10	88	6.5
DIMBOOLA	25500 [^]	28000 [^]	27000 [^]	25000 [^]	24000	20000 [^]	45000 [^]	45000 [^]	26000 [^]	60000 [^]	47000	49000 [^]	-22	86	6.4
DONCASTER	795000	907500	1005000	1010000	1005000	1080000	1175000	1167500 [^]	1225000 [^]	1410000 [^]	1457500	1180000 [^]	3	83	6.2
DONNYBROOK	-	182000	255000	300000	277500	279000	298000	334000	320000	333500	351500	372000	5	0	NA
DOREEN	199000	210000	245000	330000	312500	322500	360000	387000	428000	390000	365000	NA	-6	83	6.3
DROMANA	294000	420000	475000	557500	400000	542500	690000	895000	779000 [^]	790000	725000	640000 [^]	-8	147	9.5
DROUIN	125000	136500	165000	210000	205000	220000	275000	340000	335000	355000	339500	337500	-4	172	10.5
DRYSDALE	164500	157000	180000	230000	290000	250000	273000	370000	410000 [^]	630000 [^]	335000	750000 [^]	-47	104	7.4
EAGLE POINT	162000	115000	108000	138000	132000	122500	169000	255000	307500	223000 [^]	225000	310000 [^]	1	39	3.3
EAGLEHAWK	115000	108000	100000	100000	115000 [^]	119500	160000	240000	286000 [^]	287500 [^]	265000	269500	-8	130	8.7
EAST BAIRNSDALE	70000 [^]	82500 [^]	82500 [^]	71000 [^]	71000 [*]	74500	127500	143000	130000 [^]	135000	139000	168000 [^]	3	99	7.1

Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
ECHUCA	140000	144500	150500	154000	150500	156000	240000	259500	262000	262000	264000	278000	1	89	6.5
ELLIMINYT	123000	135000	140000	150000	155000	170000	205000 [^]	315000 [^]	295000 [^]	307500 [^]	277500	277500 [^]	-10	126	8.5
EPPING	220000	275000	245000	316000	240000	320000	349000	327000	427500	375000	432000	NA	15	96	7.0
EPSOM	125000	118000	116500	133000	135000	151000	183000	350000	262500 [^]	300000	310000	275000 [^]	3	148	9.5
EYNESBURY	165000	180000	246500	287500	263500	273000	300000	349500	406000	460000	360000	406500	-22	118	8.1
FRANKSTON SOUTH	460000 [^]	584000 [^]	616000 [^]	815000 [^]	500000 [^]	685000 [^]	800000	756000	731000	824500	817000 [^]	NA	-1	78	5.9
FRASER RISE	257000	265000	298000	338500	302000	317500	342000	375000	369000	357500	370000	392500	3	44	3.7
FYANSFORD	240000	275000	258500	320000	356000	390000	398000	492000	482500	457500	447500	507000 [^]	-2	86	6.4
GISBORNE	245000	285000	298000	410000	394000	363500	403000	433500	478000	432000	452500	483500 [^]	5	85	6.3
GLENGARRY	-	180000 [^]	145000 [^]	177000 [^]	242500 [^]	185000 [^]	199000	271500	289000	280000	292000	296000 [^]	4	0	NA
GOLDEN BEACH	46000	47000	45000	50500	52000	53500	97500	150000	137500	110000	125000	101500 [^]	14	172	10.5
GOLDEN SQUARE	178500	175000	173500	137500	161000	168000	190000	255000	265000 [^]	260000	275000	235000 [^]	6	54	4.4
GREENVALE	260000	292000	342000	415500	375000	381000	418000	426500	400000	379000	483000	525000	27	86	6.4
HAMPTON PARK	185500	199500	214500	512500 [^]	250000	265000	324500	350000 [^]	355000 [^]	395000 [^]	420000	467500 [^]	6	127	8.5
HARKNESS	143500	150000	176000	194000	230000	240000	256000	288500	307500	280000	296000	NA	6	106	7.5
HEATHCOTE	110000 [^]	105000 [^]	103500 [^]	85000	120000	123000	159500	242500 [^]	210000 [^]	169500 [^]	186000	200000 [^]	10	69	5.4
HEYFIELD	120000 [^]	110000 [^]	115000 [^]	115000 [*]	89000 [^]	112500 [^]	135000 [^]	167500 [^]	217000 [^]	187500 [^]	129000	225000 [^]	-31	8	0.7
HIGHTON	250000	260000	260000	284000	300000	325000	324000	517500	400000	400000	410000	437500 [^]	3	64	5.1
HORSHAM	106000	102000	117000	112000	115000	124000	149000	200000	192000	202500	169500	225000 [^]	-16	60	4.8
HUNTLY	115000	113000	115000	117000	130000	130000	180000	232000	244000	250000	236000	242000	-6	105	7.5
INVERLOCH	200000	205000	259000	262500	290000	337000	422500	505000	610000	430000	477500	680000 [^]	11	139	9.1
INVERMAY PARK	-	-	-	201000 [^]	280000	260000	295000	295000 [*]	394000 [^]	375000 [^]	365000	370000 [^]	-3	0	NA
IRYMPLE	115000	99500	115000	131500	138000	139000	160000	173000	175000	175000	185000	243000 [^]	6	61	4.9
JACKASS FLAT	128000	130000	133000	135000	138000	139500	164500	278500 [^]	275000	275000	262500	285000 [^]	-5	105	7.4
JUNCTION VILLAGE	205000 [^]	-	-	-	457000	337000	381500	437000	420000	410000	420000	490000 [^]	2	105	7.4
JUNORTOUN	207500	194500	195000	180000	195000	197500	230000	365000 [^]	432500 [^]	520000 [^]	500000	500000 [^]	-4	141	9.2
KALKALLO	181000	202000	268000	325000	285500	286000	305000	346000	335000	315000	366500	355000	16	102	7.3
KANGAROO FLAT	135500	140000	135000	139000	136000	170000	175000	300000	269500 [^]	215000	307000	287500 [^]	43	127	8.5
KENNINGTON	302500 [^]	221500 [^]	170000 [^]	139000 [^]	270000 [^]	220000 [^]	235000	360000 [^]	325000 [^]	220000 [^]	340000	240000 [^]	55	12	1.2
KEYSBOROUGH	370000	553000	565000	560000	545500	645000	675000	847500	1020000 [^]	792500	1010000 [^]	NA	27	173	10.6
KIALLA	126000	130000	128000	131500	136000	149000	175000	235000	285000	261000	257000	280000	-2	104	7.4
KILMORE	105000	112500	129500	200000	230000	240000	270000	320000	336000	335000	310000	300000	-7	196	11.5
KOO WEE RUP	200000	225000	254000	299000	300000	320000	325000	400000	415000 [^]	385000 [^]	421000	440000 [^]	9	111	7.7
KORUMBURRA	110000	123000	129000	150000	180000	201500	215000	300000	250000	277500	255000	305000 [^]	-8	132	8.8
KURUNJANG	130000	132500	150500	227500	250000	251000	275000	700000 [^]	250000 [^]	341000 [^]	470000	NA	38	262	13.7
KYABRAM	110000 [^]	115000	115000 [^]	114000	124000	125000	150000	169000	202000	195000	187500	191500	-4	70	5.5
KYNETON	178500	195000	211000	230000	311500 [^]	314000	329000	379000	390000 [^]	380000	370000	430000 [^]	-3	108	7.6
LAKES ENTRANCE	79500	98000	101000	96500	96500	125000	185000	249000	232500	218000	190000	217500 [^]	-13	139	9.1

Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
LANGWARRIN	250000	365500	297500	353500 [^]	407500	405000	350000	645000 [^]	360000 [^]	529500 [^]	427000	524500 [^]	-19	71	5.5
LARA	195000	194000	225000	260500	267000	267000	295000	341000	370000	372000	327000	359000	-12	68	5.3
LENEVA	112500	148000	142500	135000	147000	150000	178000	232000	225000	215000	219000	270000 [^]	2	94	6.9
LEONGATHA	140500	152500	135000	165000	185000	207500	252500	275000	340000	316500	265000	232500 [^]	-16	89	6.6
LEOPOLD	178000	179000	225000	241500	275000	269000	276500	360500	370000	341500	350000	371000	3	97	7.0
LILYDALE	290000	388000	352500	516000	490000	490000	542500	621500	645000	680000	665500 [^]	555000 [^]	-2	129	8.7
LOCH SPORT	53000	40000	42500	48500	60000	55000	100000	134000	125000	123000	90000	95000 [^]	-27	70	5.4
LONGWARRY	123000 [^]	134000 [^]	160000	200000	227500 [^]	211500	226000	400000 [^]	312500	246500	320000	355000 [^]	30	160	10.0
LUCAS	129000	140000	145500	169500	190000	210000	265000	330000	315000	315000	300000	319000	-5	133	8.8
LUCKNOW	90000 [^]	81500 [^]	113000 [^]	112500	115000	115000	128000	165000	175000	180000	186500	160000 [^]	3	107	7.5
MADDINGLEY	156000	153000	174500	209000	231000	239500	265000	315000	313000	301000	308000	337500 [^]	2	97	7.0
MAFFRA	109000	111500	113000	109000	117000	125000	150000	170000	220000 [^]	225000	215000	210000 [^]	-4	97	7.0
MAIDEN GULLY	159500	171000	165000	159500	182500	189500	285000	395000	355000	343000	340000	NA	-1	113	7.9
MAMBOURIN	-	-	365000 [^]	295000	291500	292000	303500	340000	360000	308500	284000	330000	-8	0	NA
MANOR LAKES	182500	201000	250500	300000	307500	307500	329000	349000	385000	360000	355000	350000	-1	95	6.9
MANSFIELD	160000	180000	172500	171000	171000	185000	305000	380000	357500	367500	360000	320000 [^]	-2	125	8.5
MARONG	113000 [^]	137500 [^]	128000	134000	137000	146000	260000	271000	273000	272000	269000	305000 [^]	-1	138	9.1
MARYBOROUGH	76000	90000	85000	83000	99000	98000	101000	143000	155000	140000	175000	185500 [^]	25	130	8.7
MELTON SOUTH	150000	160000	195000	233000	230000	229000	245000	320000	320000	310000	326500	325000 [^]	5	118	8.1
MERBEIN	42500 [^]	57000 [^]	77000 [^]	81000	82500 [^]	90000 [^]	90000	118000 [^]	130000	122500	107500	132500 [^]	-12	154	9.8
MERINDA PARK	231000 [^]	-	-	-	-	-	430000	445000	435000 [^]	426500	465000 [^]	NA	9	101	7.2
MERNDA	191000	217000	244000	304000	285000	328000	325000	381000	394000	418000	410000	320500	-2	115	7.9
METUNG	65000	65000	126500	120000	115000	115000	180000	310000	265000	215000	215000	124500 [^]	0	231	12.7
MICKLEHAM	187000	202000	258000	295500	284500	291000	328000	378000	361000	360000	403500	443000	12	116	8.0
MILDURA	95500	96000	108000	131000	135000	135000	155000	178000	182000	182000	182000	184500	0	91	6.7
MINERS REST	130000	132000	133000	136000	156000	206000	241500	80000 [^]	80000 [^]	80000	267000 [^]	276000 [^]	234	105	7.5
MOE	122000	129000	121500	124000	129000	147000	180000	200500	210000	215000	229000	201500 [^]	7	88	6.5
MOOROOLBARK	321000	325000	372500	391000	355000	368500	405000	430500 [^]	455000 [^]	472500 [^]	406000	392500 [^]	-14	26	2.4
MOOROOPNA	100000	106000	105000	105000	110000	118000	145000	200000	230000	232500	235000	245000	1	135	8.9
MORWELL	110000	96000	107000	119000	121000	132000	165000	235000	228000 [^]	240000	240000	259000	0	118	8.1
MOUNT COTTRELL	82000 [^]	-	-	218500 [^]	212000	280000	283000	381000 [^]	274000	308000	347000	NA	13	324	15.5
MOUNT DUNEED	187500	193500	219000	266000	277500	285000	309000	385000	345000	345000	380000	397500	10	103	7.3
MOUNT ELIZA	440000 [^]	561000 [^]	607500	735000 [^]	850000	840000	1120000	1218000	1117500 [^]	1092500	1125000	1200000 [^]	3	156	9.8
MOUNT MARTHA	534500	670000	870000	1065000	802500	890000	1400000	1315000 [^]	1320000 [^]	1187500 [^]	1350000	NA	14	153	9.7
NAGAMBIE	115000	120000	125000	125000	153000	182500	234500	265000	263000	260000	250000	249000 [^]	-4	117	8.1
NAR NAR GOON	-	330000 [^]	330000	330000	330000	330000	330000	370000	402500	420000	434000	435000 [^]	3	0	NA
NAR NAR GOON NORTH	-	-	-	-	-	-	303500	344000	259000	320000	387000	158000 [^]	21	0	NA
NARRE WARREN NORTH	440000	500000	535000	555000 [^]	637500 [^]	720000	870000	957500	1100000 [^]	865000	879000	975000 [^]	2	100	7.2

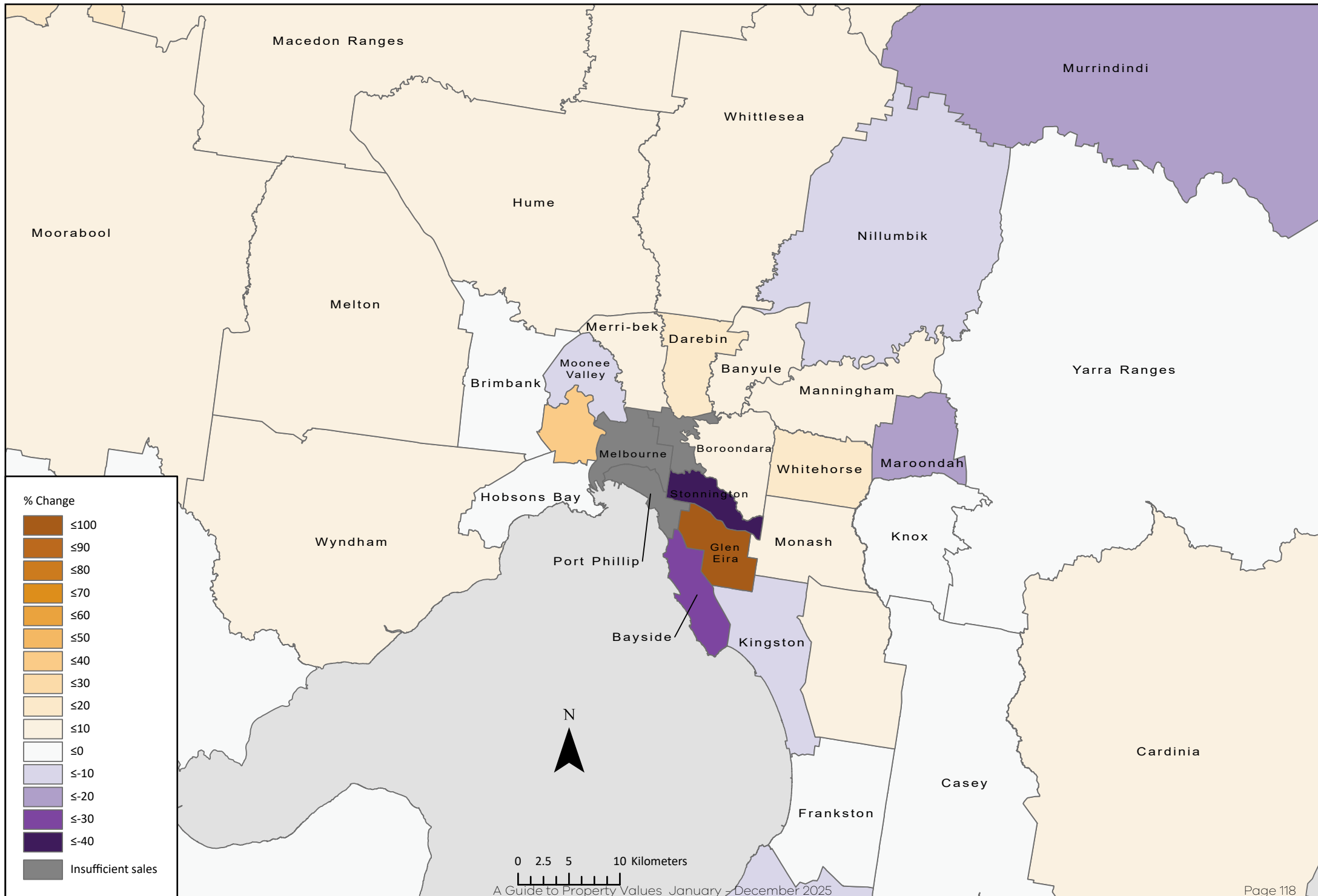
Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
NARRE WARREN SOUTH	260000	301000	415000	450000	295000	314000	264000	464000 [^]	663500 [^]	499000	680000 [^]	NA	36	162	10.1
NEW GISBORNE	240000 [^]	235000 [^]	287000	275000	342500	359000	396000	475000	450000	465000	425000	315000 [^]	-9	77	5.9
NEWBOROUGH	87500 [^]	103500 [^]	107500 [^]	122000	164000	169500	177000	253000	250000	222000	212500	246000 [^]	-4	143	9.3
NOBLE PARK	575500 [^]	516500	406000 [^]	262000 [^]	475000 [^]	567500 [^]	394000 [^]	394000 [*]	310000 [^]	1476000 [^]	525000	NA	-64	-9	-0.9
NORLANE	63500	72500	57500 [^]	280000 [^]	225000 [^]	167500 [^]	372000 [^]	427500 [^]	310000 [^]	415000 [^]	370000	NA	-11	481	19.2
NORTH WONTHAGGI	129000	126500	130000	155000	165000	205000	250000	352500	290000	265000	250000	250000 [^]	-6	94	6.8
NUMURKAH	83000	85000 [^]	112000 [^]	97500	106500	110000	103500	159000 [^]	166000	175000	165000	NA	-6	99	7.1
OCEAN GROVE	219500	225000	244000	320000	350000	369000	410000	542500	482500	483500	466000	462500 [^]	-4	112	7.8
OFFICER	211000	232500	275000	331000	328000	336500	375500	430000	425000	433000	480500	470000	11	128	8.6
OFFICER SOUTH	-	258500	299000	330000	345000	350000	369500	517500	516000	485000	460000	957000 [^]	-5	0	NA
PAKENHAM	187000	199000	232000	300000	288000	313000	338000	370000	390000	390000	394000	420000	1	111	7.7
PAYNESVILLE	178500	112500	139500	153500	134000	140000	170000	220000	260000	215000	209000	279000 [^]	-3	17	1.6
POINT COOK	280000	305000	330000	439500	410000	417000	510000	449000	445000	348500	573500	870000 [^]	65	105	7.4
POINT LONSDALE	265000	251500	320000	367500	397000	464000	515000	750000	752500	512500	625000	NA	22	136	9.0
PORTARLINGTON	192000	180000	200000	250000	360000	305500	382500	524500	510000	557500	492500	461500 [^]	-12	157	9.9
PORTLAND	52000 [^]	82000 [^]	50000	76000	60000	67500	140000	180000	180000	197500	150000	182500 [^]	-24	188	11.1
RED CLIFFS	68500	70000	75000	79000	82000	85000	115000	125000	131000	145000	140000	100000	-3	105	7.4
ROCKBANK	184500 [^]	208000	237000	248500	256500	253500	288000	289000	295000	306000	348000	391000 [^]	14	89	6.6
ROMSEY	179000	186000	204000	257000	300000	338500	435000	447500	395000	370000	375000	380000 [^]	1	109	7.7
ROSEBUD	205000 [^]	340000	360000	310500	342500 [^]	330000	493000	550000 [^]	525500 [^]	533500 [^]	420000	382500 [^]	-21	105	7.4
ROSEDALE	96000 [^]	93500	103500 [^]	115000 [^]	90000 [^]	119000 [^]	139500	145000 [^]	179500 [^]	175000 [^]	196000	165000 [^]	12	104	7.4
ROWVILLE	486500 [^]	559000 [^]	424000 [^]	515000 [^]	692500 [^]	673000 [^]	645000	653500	745000	802000	825000	835000 [^]	3	70	5.4
ROXBURGH PARK	239000	263000	265000	277500	332500	370000	430000	438000	448500	430000	560000 [^]	NA	30	134	8.9
RUTHERGLEN	85000 [^]	165000 [^]	107500 [^]	115000	137500 [^]	125000	100000 [^]	115000 [^]	115000 [*]	195000 [*]	205000	217500	5	141	9.2
RYE	275000	282500	370000	450000	448000	420000	687500	789500	616000	570000	505000	390000 [^]	-11	84	6.3
SALE	125500	128000	137000	142000	135000	150000	185000	210000	242000	270000	262500	248000 [^]	-3	109	7.6
SAN REMO	250000	249000	240000	270000	308000	300000	380000	470000	462500	525000	400000	417000 [^]	-24	60	4.8
SANCTUARY LAKES	289000	335000	355000	435000	419000	460000	510500	625000	580000	543500	632000	558500 [^]	16	119	8.1
SEBASTOPOL	105000	111000	115000	120000	138500	150000	142000	260000	240000	221500	223000	240000 [^]	1	112	7.8
SEYMOUR	82000 [^]	112500 [^]	89500	140000	155000	170000	185000	194000	225000	243500	200000	210000 [^]	-18	144	9.3
SHEPPARTON	127000	128000	124500	127500	129500	140000	185000	210000	273000	265000	270000	275000	2	113	7.8
SHEPPARTON NORTH	116000	115000	116000	165000	164000	191000	206000	368000	380000	267000	292500	311000	10	153	9.7
SKYE	505000 [^]	458000 [^]	458000 [*]	507500 [^]	507500 [*]	440000 [^]	450000 [^]	634000 [^]	555000	552000	555000	604500 [^]	1	10	0.9
SMYTHES CREEK	-	138000 [^]	127500	130000	141000	175000	238000	282000	340000 [^]	228500 [^]	227500	265000 [^]	-1	0	NA
SOUTH MORANG	270000	280000	274000	350000	345000	420000	423000	365000	395000	281000	580000	513000 [^]	106	115	7.9
SPRINGVALE SOUTH	-	-	670000 [^]	670000 [*]	940000 [^]	940000 [*]	470000	535000	487500	512500	520500	NA	2	0	NA
ST LEONARDS	181500	179000	165000	205000	225000	230500	320000	450000	397500	340000	319500	322500 [^]	-6	76	5.8
STRATFORD	81000	81000	85000	83000	84500	93000	123000	185000	192500	190000	193000	146500 [^]	2	138	9.1

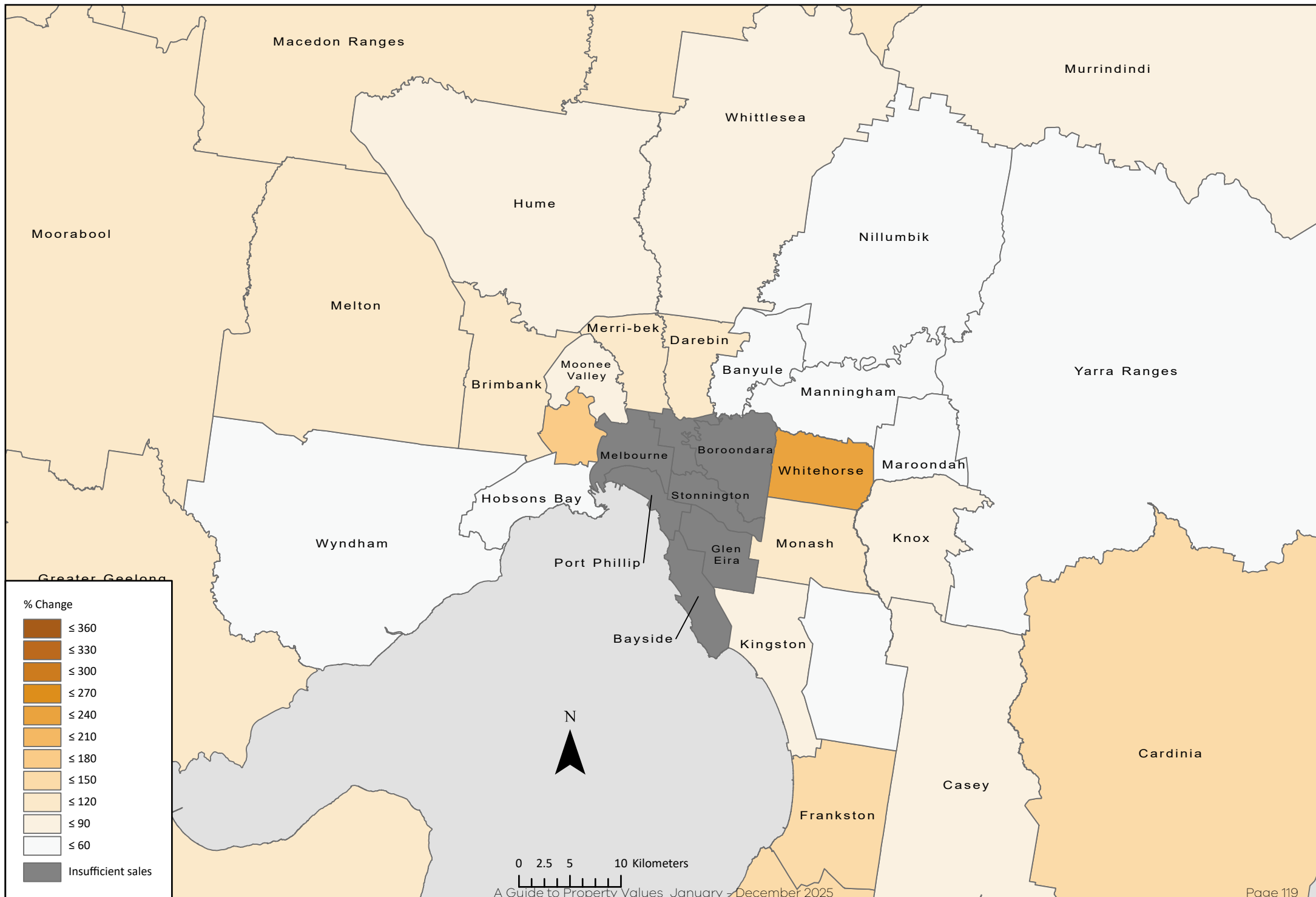
Median Vacant House Block Prices 2015 - 2026

Locality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Prelim 2026	Change 24-25 (%)	15-25 (%)	Growth PA 15-25 (%)
STRATHFIELDSAYE	173500	173500	166500	168500	166000	179500	197000	335000	317500	300000	300000	321000 [^]	0	73	5.6
STRATHTULLOH	161000	150000	230000	267000	267000	274000	289000	338000	305000	297000	341000	342000 [^]	15	112	7.8
SUNBURY	215000	218000	235000	332000	299000	291000	310000	353000	375000	354000	367000	396000	4	71	5.5
SUNSHINE NORTH	280000	387500	385000	335500	665000	666000	579000	590000	502500	595000	595000	615000 [^]	0	113	7.8
SUNSHINE WEST	245000	385000	420000 [^]	420000 [^]	521000 [^]	605000 [^]	615000 [^]	500000 [^]	190000 [^]	565000 [^]	625000	752500 [^]	11	155	9.8
SWAN HILL	88000	102500	109000	138000	113000	126000	169000	177000	179000	197000	130000	213000 [^]	-34	47	4.0
TARNEIT	210000	225000	275000	305000	305000	302000	334000	368000	369500	345000	369500	409000	7	76	5.8
TATURA	95000	105000	112500	125000	152500	166000	185000	182500	192500	229000	225000	264500 [^]	-2	137	9.0
THOMASTOWN	185000 [^]	297000 [^]	500000 [^]	536000 [^]	450000 [^]	520000 [^]	185000 [^]	386000	471000	518000	611500	320500 [^]	18	231	12.7
THORNHILL PARK	193000	199000	243000	275500	268000	242500	270000	308000	247500	254500	335000	323500	32	74	5.7
TORQUAY	250000	268000	295000	360000	420000	430000	510000	730000	713500	655000	625000	562500 [^]	-5	150	9.6
TRARALGON	152500	150000	143000	138000	150000	171000	219000	290000	298000	292000	292000	309000	0	91	6.7
TRENTHAM	167500	185000	210000	337500	348500	385000	485000	565000	512500	495000 [^]	417500	550000 [^]	-16	149	9.6
TRUGANINA	228500	254500	282000	327500	335000	322500	339000	393000	380500	348000	355000	362000	2	55	4.5
VENUS BAY	83500	90000	81000	94000	105000	120000	271500	311500	250000	230000	165000	125000 [^]	-28	98	7.1
WALLAN	150500	155000	191500	250000	240000	245000	285000	345000	375000	305000	333500	327500 [^]	9	122	8.3
WALLAN EAST	148000	154000	160000	254000	250000	250000	257000	305000	345000	315000	420000	310000 [^]	33	184	11.0
WANGANDARY	-	-	-	-	-	-	-	-	309000 [^]	315000 [^]	300000	290000 [^]	-5	0	NA
WANGARATTA	131000	132000	151000	162000	145000	150000	179500	289000	291000	290500	274000	283000	-6	109	7.7
WARRAGUL	143000	149000	170500	200000	214000	225000	280000	328000	315000	314500	300500	325000	-4	110	7.7
WARRNAMBOOL	140000	150000	150000	150000	155000	165000	190000	249000	265000	255000	250000	255000	-2	79	6.0
WAURN PONDS	219500	201500	249000 [^]	258000 [^]	300000 [^]	290000 [^]	407000	375000 [^]	485000 [^]	440000	429500	NA	-2	96	6.9
WEIR VIEWS	138000	139000	195000	215000	209000	240000	260000	350000	324000	332500	371500	354500 [^]	12	169	10.4
WERRIBEE	191500	208000	252000	298000	299000	299000	320000	329000	370000	342000	349000	401000	2	82	6.2
WEST WODONGA	133000	130000	129000	136000	140000	140500	200000	245000	242500	305000	210000	347500 [^]	-31	58	4.7
WINCHELSEA	127500	158000	168000	178000	170000	272500	415000	360000	330000	370000	310000	275000 [^]	-16	143	9.3
WINTER VALLEY	122000	124000	130000	143000	159000	185000	240000	303500	290000	269000	252000	265000	-6	107	7.5
WODONGA	124000	135000	141000	146000	153000	155000	200000	240000	220000	230000	260000	285000 [^]	13	110	7.7
WOLLERT	216500	233000	266000	329000	320000	302500	332000	369000	371000	365000	365000	399000	0	69	5.4
WONTHAGGI	132000	135000	140000	145000	165000	199000	210000	310000	280000	269500	235500	237500	-13	78	6.0
WOODSTOCK	-	-	-	-	-	-	274500	298000	370500	173000	354000	360000	105	0	NA
WYNDHAM VALE	174000	197000	224000	290000	269000	275000	278000	295000	300000	295000	338000	299500	15	94	6.9
YARRA JUNCTION	165000 [^]	190000 [^]	225000	272500 [^]	245000 [^]	260000	288000 [^]	360000 [^]	377500 [^]	290000	360000 [^]	325000 [^]	24	118	8.1
YARRAWONGA	110000	118500	130000	159000	155000	165000	185000	275000	243500	235500	225000	255000	-4	105	7.4

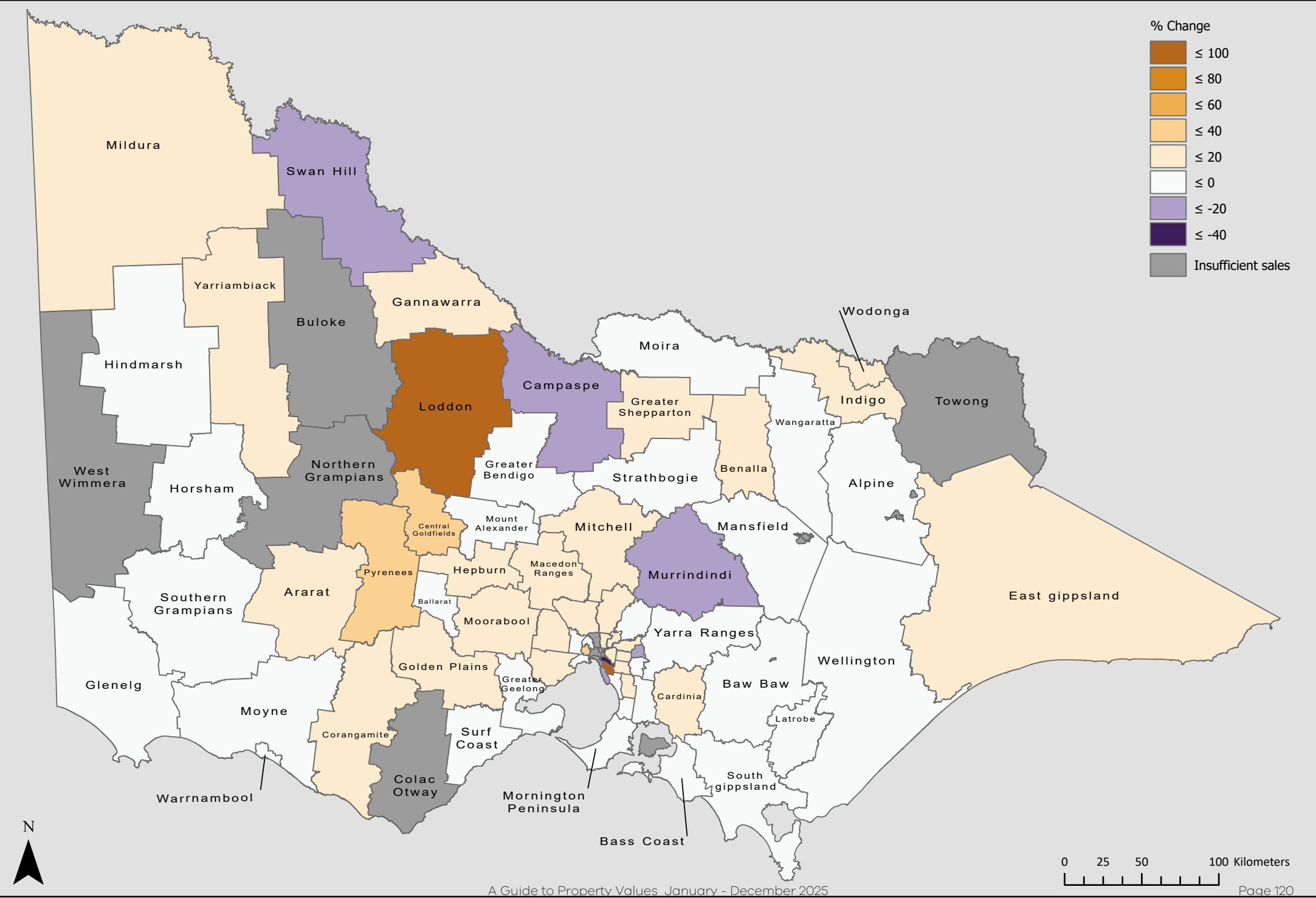
Municipality - 1 Year Change in Median Vacant Land Price (Metro)



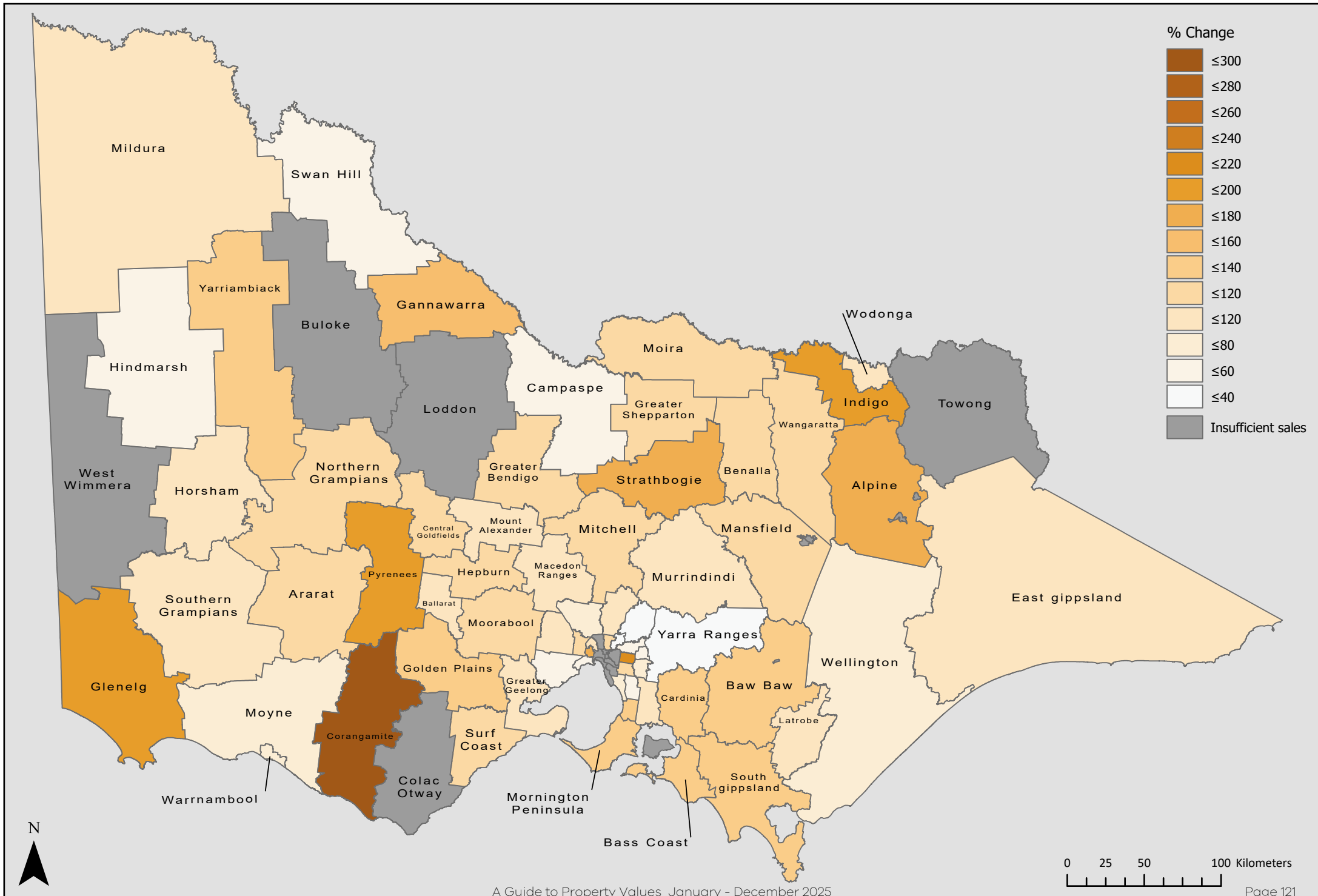
Municipality - 10 Year Change in Median Vacant Land Price (Metro)



Municipality - 1 Year Change in Median Vacant Land Price (Non-Metro)

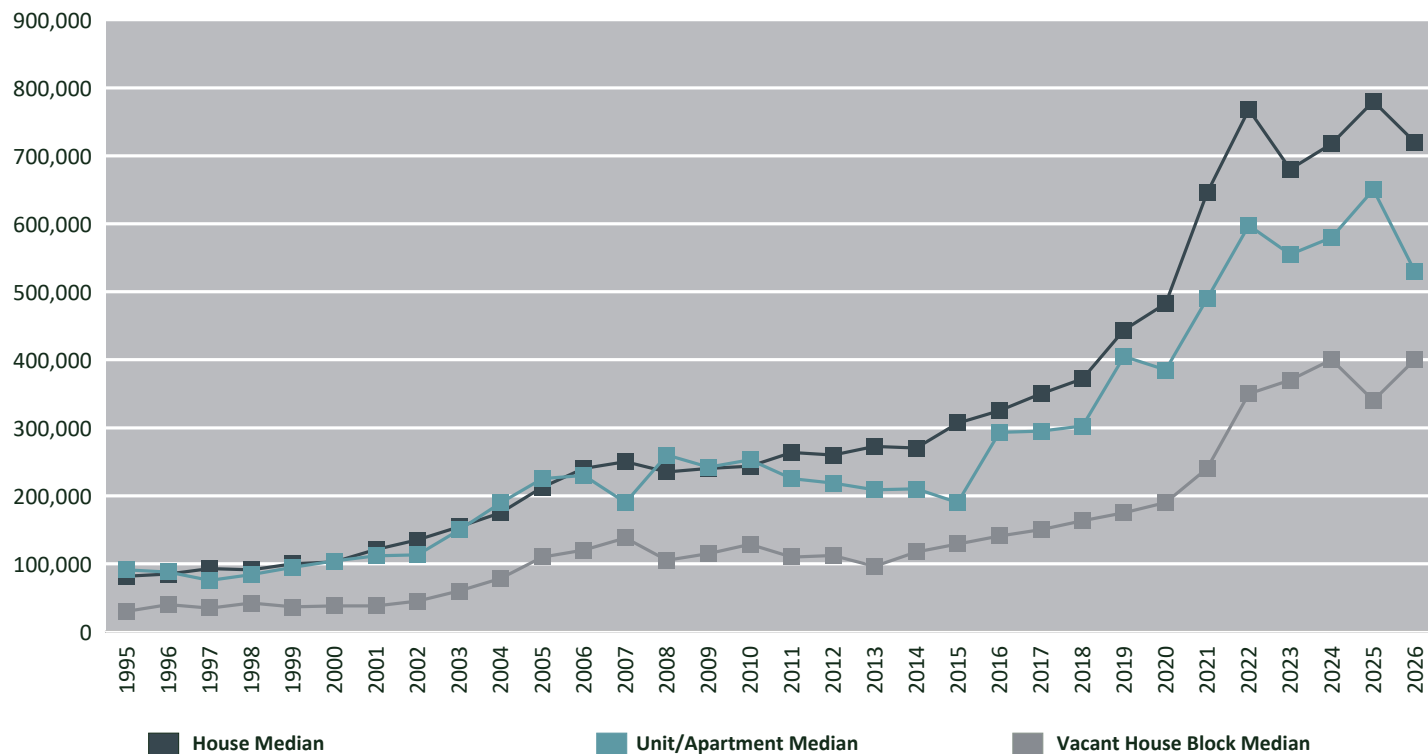


Municipality - 10 Year Change in Median Vacant Land Price (Non-Metro)



Alpine Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	106	81,500	94,926	18	91,250	86,363	83	30,000	35,773
1996	162	85,000	101,336	35	88,000	88,457	77	40,000	58,349
1997	157	93,000	100,495	35	75,500	85,984	79	35,000	45,747
1998	140	91,000	103,845	52	83,900	109,489	66	42,105	52,204
1999	167	100,000	118,158	29	95,000	106,482	66	36,500	42,441
2000	192	102,750	118,279	44	104,000	111,545	83	38,000	47,936
2001	226	121,000	127,627	62	111,500	121,314	118	38,000	45,786
2002	240	135,000	150,479	68	113,250	119,704	141	45,000	49,738
2003	280	154,500	181,870	88	149,750	150,885	111	60,000	72,391
2004	215	175,000	193,221	56	189,500	190,079	74	78,500	74,515
2005	232	212,500	234,846	61	225,000	218,625	70	110,000	106,686
2006	222	240,000	261,349	59	230,000	259,181	72	120,000	127,890
2007	240	250,000	284,654	57	190,000	242,856	68	138,000	160,531
2008	135	235,000	257,562	32	260,000	265,696	35	105,000	119,595
2009	166	240,000	260,268	44	242,000	242,142	49	115,000	149,989
2010	90	243,500	279,688	26	253,000	259,288	35	128,500	120,850
2011	144	263,500	282,726	39	225,000	225,384	57	110,000	120,217
2012	162	260,000	283,762	42	218,750	219,047	49	112,000	112,310
2013	171	272,500	293,760	31	209,000	219,043	62	96,200	103,464
2014	185	270,000	294,889	50	210,000	216,646	69	117,500	131,173
2015	208	307,000	315,481	49	190,000	239,234	74	129,250	127,792
2016	233	325,000	351,412	50	293,000	294,020	84	141,000	145,598
2017	247	350,000	374,240	56	295,000	293,146	109	150,000	163,962
2018	218	372,000	408,328	60	302,500	294,797	106	163,500	171,440
2019	214	443,750	458,745	43	405,000	386,244	69	175,000	193,728
2020	242	482,500	527,112	46	385,000	394,036	97	190,000	217,389
2021	250	645,500	705,464	65	490,000	498,458	74	240,000	253,005
2022	185	768,000	852,054	30	597,500	619,166	42	350,000	390,654
2023	131	680,000	791,992	27	555,000	548,148	20	370,000	412,250
2024	174	717,500	766,204	29	580,000	512,534	21	400,000	489,857
2025	192	780,000	847,647	27	650,000	655,277	27	340,000	346,809
2026	31	720,000	813,338	6	530,000^	600,166^	4	400,000 ^	490,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

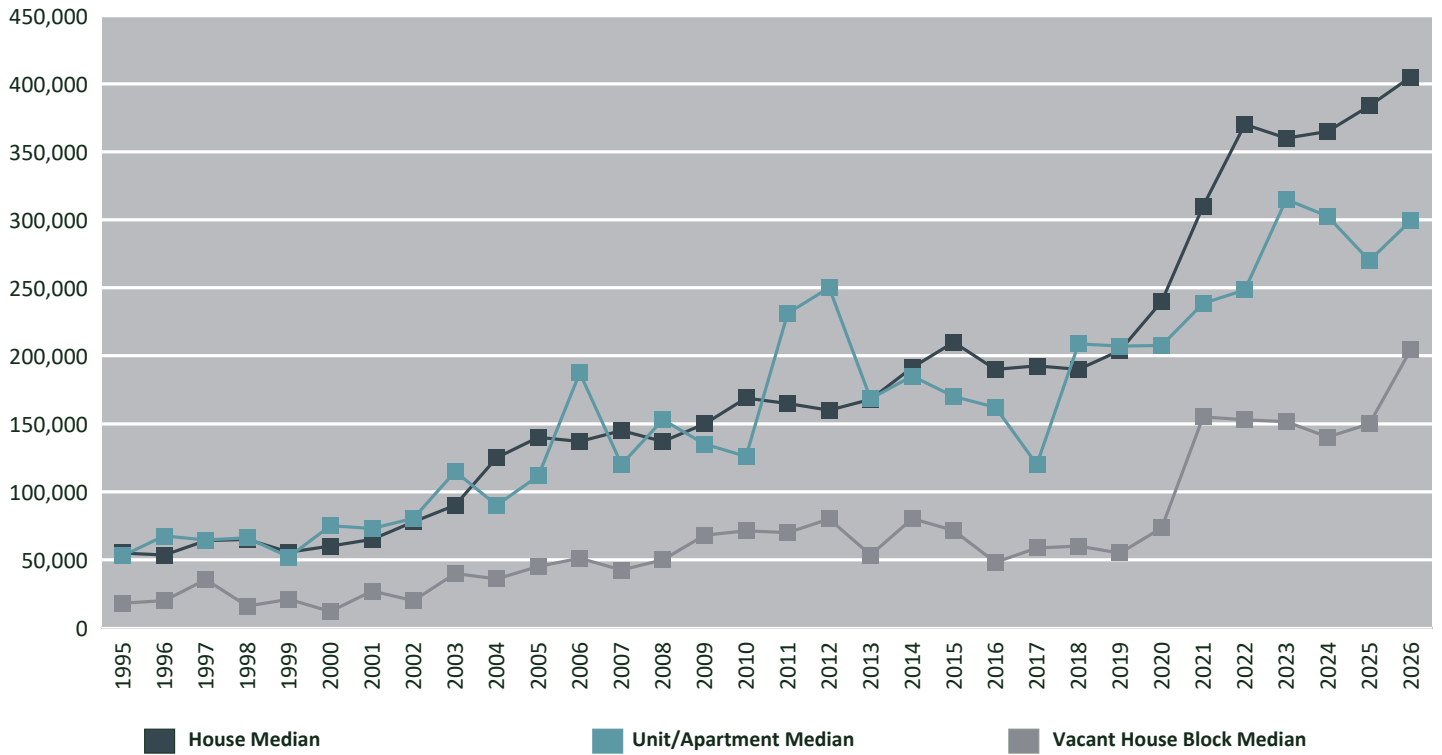
Alpine Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	1	900000	900000	120.55	7466.00	ND	48.60<	7466.00	120.55
Mixed Use Unspec	2	435000	435000	4428.57	100.00	ND	30.80<	100.00	4350.00
Motel	2	2950000	2950000	776.46	3740.50	ND	ND	3740.50	788.66
Office Premises Unsp	1	870000	870000	5838.93	149.00	104.50<	12.94<	149.00	5838.93
Pub/Tavern/Club Unsp	1	810000	810000	NA	NA	ND	73.64<	NA	NA
Retail Mult Occ Unsp	1	2000000	2000000	60.64	32980.00	ND	984.62<	32980.00	60.64
Retail Sgle Occ Unsp	4	505000	602500	2722.54	343.00	150.63<	133.89<	542.50	930.88
Serv Apt/Unit Unsp	1	520000	520000	NA	NA	39.92<	34.10<	NA	NA
Tourist Park/Caravan	1	3100000	3100000	115.24	26900.00	103.33<	124.00<	26900.00	115.24
Vehicle Sales Centre	1	753500	753500	469.18	1606.00	ND	ND	1606.00	469.18
Veterinary Clinic	1	700000	700000	505.78	1384.00	ND	ND	1384.00	505.78
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	2	1350000	1350000	10241.74	139052.00	ND	207.69<	139052.00	9.71
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Storage Depot	1	2000000	2000000	64.52	31000.00	ND	ND	31000.00	64.52
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	1370000	675000	3.90	75126.00	112.50<	51.51<	64274.00	21.31
Livestock – Beef	6	1426333	1525000	1.56	461697.50	92.42<	225.93<	498899.17	2.86
MixedFarm&GrazUnsp	2	695000	695000	2.86	305600.00	32.33<	74.73<	305600.00	2.27
Orchard Plantations	1	1700000	1700000	3.77	451393.00	ND	ND	451393.00	3.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	30	1115633	987500	1317.23	911.00	127.42<	102.33<	1029.83	1077.15
Detached Home(exist)	161	801113	760000	882.86	840.00	106.67<	100.40<	1140.42	702.48
MisimpRuralLand Unsp	1	150000	150000	1.83	82119.00	ND	ND	82119.00	1.83
OYO Unit	2	477500	477500	NA	NA	106.11<	ND	NA	NA
Res/Rural Lstyle	49	1066571	960000	136.31	9170.00	93.25<	79.67<	19504.88	54.68
ResLandWithImprovemt	1	490000	490000	799.35	613.00	ND	32.86<	613.00	799.35
Semi-detached Unspec	1	300000	300000	3157.89	95.00	107.53<	56.82<	95.00	3157.89
Short Term Hol Accom	5	606000	550000	1884.17	295.00	74.07<	81.48<	310.75	1995.17
Single Strata Unsp	19	610921	625000	NA	NA	105.93<	105.04<	NA	NA
Strata Unit/Flat Uns	6	855000	782500	NA	NA	230.15<	139.73<	NA	NA
Vac Res A	24	322660	327500	695.30	489.00	82.91<	93.57<	625.18	407.07
Vac Res B	3	540000	550000	191.50	2872.00	69.62<	138.36<	2840.67	190.10
Vac Res Rural Lstyle	6	569583	550000	20.72	61350.00	73.33<	102.33<	72913.50	7.81
Municipality totals									
Commercial Total			16	Commercial Total Prices				\$18,443,500	
Extractive Industry Total			2	Extractive Industry Total Prices				\$2,700,000	
Industrial Total			1	Industrial Total Prices				\$2,000,000	
Primary Production Total			13	Primary Production Total Prices				\$17,128,000	
Residential Total			308	Residential Total Prices				\$249,154,180	
All Sales Total			340	All Sales Total				\$289,425,680	

Ararat Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	101	55,000	57,494	9	53,000^	56,777^	22	18,000	37,568
1996	112	53,500	69,558	6	67,500^	67,333^	23	20,000	23,389
1997	117	64,000	71,283	9	64,500^	59,833^	20	35,500	63,866
1998	111	65,000	75,434	8	66,250^	71,375^	23	16,000	22,114
1999	119	55,500	68,132	7	52,000^	55,714^	26	21,000	30,589
2000	179	60,000	75,256	5	75,000^	92,700^	18	12,000	17,572
2001	216	65,000	72,249	19	73,000	67,157	49	27,000	27,172
2002	231	78,000	85,250	18	80,500	92,950	49	20,000	30,545
2003	241	90,000	108,281	22	115,000	114,386	48	40,000	38,860
2004	191	125,000	125,960	17	90,000	90,968	41	36,000	33,554
2005	214	140,000	146,016	18	111,775	110,169	35	45,000	40,205
2006	153	137,000	148,871	8	187,500^	175,312^	32	51,250	51,806
2007	201	145,000	151,856	37	120,000	137,229	23	42,500	47,669
2008	139	137,000	148,592	19	153,000	155,381	23	50,000	52,804
2009	205	150,000	161,640	28	135,000	146,062	24	68,000	59,625
2010	187	169,000	179,064	27	126,000	139,827	24	71,250	68,375
2011	152	165,000	181,191	16	231,250	212,921	17	70,000	63,976
2012	139	160,000	172,991	11	250,000	225,454	19	80,000	68,002
2013	171	168,000	186,820	14	168,500	169,357	23	53,500	61,530
2014	156	191,500	200,452	9	185,000^	195,777^	18	80,250	74,833
2015	123	210,000	219,761	10	170,000	196,900	27	71,600	66,995
2016	166	190,000	203,307	11	162,000	182,172	19	48,000	52,503
2017	172	192,500	207,351	11	120,000	151,500	10	58,625	67,475
2018	209	190,000	210,758	22	208,840	203,440	25	60,000	70,024
2019	194	203,750	222,632	20	207,000	218,375	15	55,000	76,103
2020	192	240,000	250,774	22	207,500	225,779	42	73,500	72,778
2021	226	310,000	337,669	28	238,500	252,785	54	155,000	138,925
2022	201	370,000	369,935	20	248,500	252,674	45	153,000	150,785
2023	171	360,000	373,002	22	315,000	340,954	32	151,500	161,815
2024	182	365,000	384,995	14	302,500	325,214	24	140,200	158,454
2025	206	383,775	406,508	30	270,000	270,966	27	150,000	157,981
2026	51	405,000	406,784	6	299,250^	348,250^	4	204,500^	307,250^

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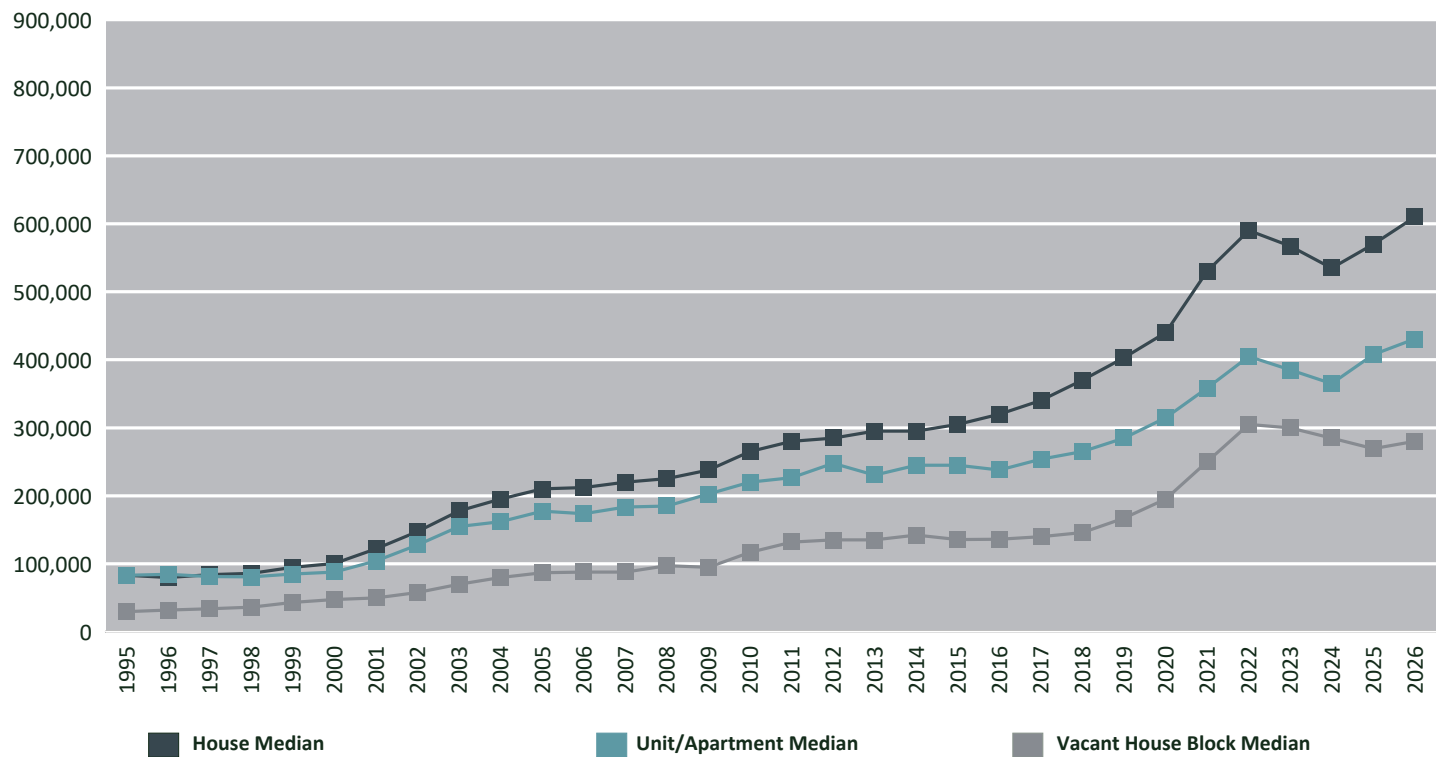
Ararat Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	165000	165000	315.49	523.00	ND	67.76<	523.00	315.49
Fuel Outlet/Garage	1	800000	800000	792.08	1010.00	ND	ND	1010.00	792.08
Mixed Use Unspec	1	440000	440000	582.01	756.00	74.58<	198.87<	756.00	582.01
Office & Dwelling	1	460000	460000	1150.00	400.00	ND	ND	400.00	1150.00
Office Premises Unsp	2	705000	705000	1518.52	270.00	130.56<	ND	270.00	1518.52
Pub/Tavern/Club Unsp	1	200000	200000	198.02	1010.00	ND	ND	1010.00	198.02
Retail Mult Occ Unsp	2	605000	605000	NA	NA	ND	ND	NA	NA
Retail Sgle Occ Unsp	4	658000	518500	662.31	1282.50	138.27<	118.82<	1718.75	382.84
Vehicle Sales Centre	1	1550000	1550000	508.20	3050.00	ND	155.00<	3050.00	508.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	1	400000	400000	233.92	1710.00	45.16<	200.00<	1710.00	233.92
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	892872	892872	13.49	61042.00	103.70<	184.67<	61042.00	14.63
Livestock – Sheep	3	226666	180000	3.97	80603.00	5.47<	19.34<	80880.67	2.80
MixedFarm + infrast	4	1919850	1339100	0.40	1805000.00	59.52<	121.74<	1759876.00	1.09
MixedFarm no infrast	5	835000	570000	2.13	984703.00	69.61<	109.30<	923756.00	0.90
MixedFarm&GrazUnsp	2	370000	370000	0.57	1142834.50	ND	81.24<	1142834.50	0.32
Orchard Plantations	1	340000	340000	0.88	384500.00	ND	ND	384500.00	0.88
Vineyard	1	820000	820000	10.13	80937.00	ND	ND	80937.00	10.13
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	205	407028	385000	351.19	840.00	105.48<	104.05<	1084.20	371.21
Detached Home(exist)	1	300000	300000	100.50	2985.00	85.11<	100.00<	2985.00	100.50
MisimpRuralLand Unsp	3	130333	81000	40.00	2025.00	27.14<	ND	4671.33	27.90
Res/Rural Lstyle	41	564378	549000	47.11	12100.00	95.90<	85.45<	27864.39	20.25
Single Strata Unsp	26	258173	265000	NA	NA	86.89<	106.64<	NA	NA
Strata Unit/Flat Unsp	4	354125	380000	NA	NA	245.16<	ND	NA	NA
Vac Res A	21	150428	150000	147.45	928.00	117.00<	98.04<	989.06	158.61
Vac Res B	4	95375	87000	22.81	3036.00	45.79<	53.54<	3106.25	30.70
Vac Res C	2	362500	362500	0.11	4323032.00	243.29<	279.92<	4323032.00	0.08
Vac Res Englobo Oth	1	800000	800000	1.00	796499.00	ND	ND	796499.00	1.00
Vac Res Rural Lstyle	18	226527	237500	16.84	20796.00	135.71<	126.67<	38971.17	5.81
Municipality totals									
Commercial Total			14	Commercial Total Prices				\$8,867,000	
Industrial Total			1	Industrial Total Prices				\$400,000	
Primary Production Total			18	Primary Production Total Prices				\$16,220,144	
Residential Total			326	Residential Total Prices				\$124,543,250	
All Sales Total			359	All Sales Total				\$150,030,394	

Ballarat City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,410	82,875	92,235	215	83,300	88,752	268	29,750	39,428
1996	1,423	80,000	92,064	186	84,500	98,191	286	32,000	35,077
1997	1,586	84,000	95,455	255	81,000	87,112	325	34,000	39,541
1998	1,582	86,000	100,198	287	80,600	86,813	399	36,000	41,675
1999	1,629	95,000	112,492	240	85,000	100,464	398	43,000	45,024
2000	1,891	100,500	116,858	306	88,000	102,365	336	47,625	51,981
2001	2,160	122,000	135,118	391	104,000	121,899	731	50,000	53,720
2002	2,144	147,500	166,250	370	127,750	146,447	818	58,000	59,678
2003	2,189	178,000	195,437	415	155,000	167,577	881	70,000	75,800
2004	2,056	195,000	214,605	371	162,000	175,968	655	80,000	85,768
2005	1,960	210,000	230,893	331	177,500	186,090	584	87,000	96,922
2006	1,890	212,000	234,493	361	173,500	176,906	565	88,000	98,695
2007	1,981	220,000	244,673	428	183,250	188,933	705	88,000	96,555
2008	1,816	225,000	251,035	364	185,000	194,511	571	97,000	101,186
2009	2,201	238,000	261,822	578	202,500	201,398	848	95,000	105,748
2010	2,124	265,000	297,011	435	220,000	237,924	813	117,000	123,966
2011	2,071	280,000	309,973	424	226,750	236,634	706	132,000	140,671
2012	1,929	285,000	314,021	461	247,500	254,960	543	135,000	144,158
2013	2,086	295,000	325,847	400	230,500	234,253	673	135,000	148,962
2014	2,085	295,000	335,969	419	245,000	248,837	703	142,000	153,953
2015	2,122	305,000	334,881	407	245,000	248,420	666	135,500	152,776
2016	2,126	320,000	353,829	423	238,000	252,923	678	136,000	157,875
2017	2,452	340,000	375,422	504	253,975	261,858	940	139,700	156,350
2018	2,479	370,000	412,600	555	265,000	273,145	1,880	146,000	156,304
2019	2,146	403,000	447,214	417	285,000	297,294	1,505	167,000	176,429
2020	2,147	440,000	488,780	466	315,000	328,022	2,057	195,000	206,722
2021	2,500	530,000	588,720	490	358,500	368,420	2,167	250,000	260,105
2022	2,028	590,000	647,288	423	405,000	433,827	811	305,000	314,028
2023	1,937	567,000	618,578	390	385,000	406,957	394	300,000	321,070
2024	2,393	535,000	584,664	483	365,000	397,315	367	285,000	316,503
2025	3,341	570,000	606,262	644	407,500	419,184	708	269,250	285,476
2026	592	610,000	628,889	104	430,500	443,724	144	280,000	293,642

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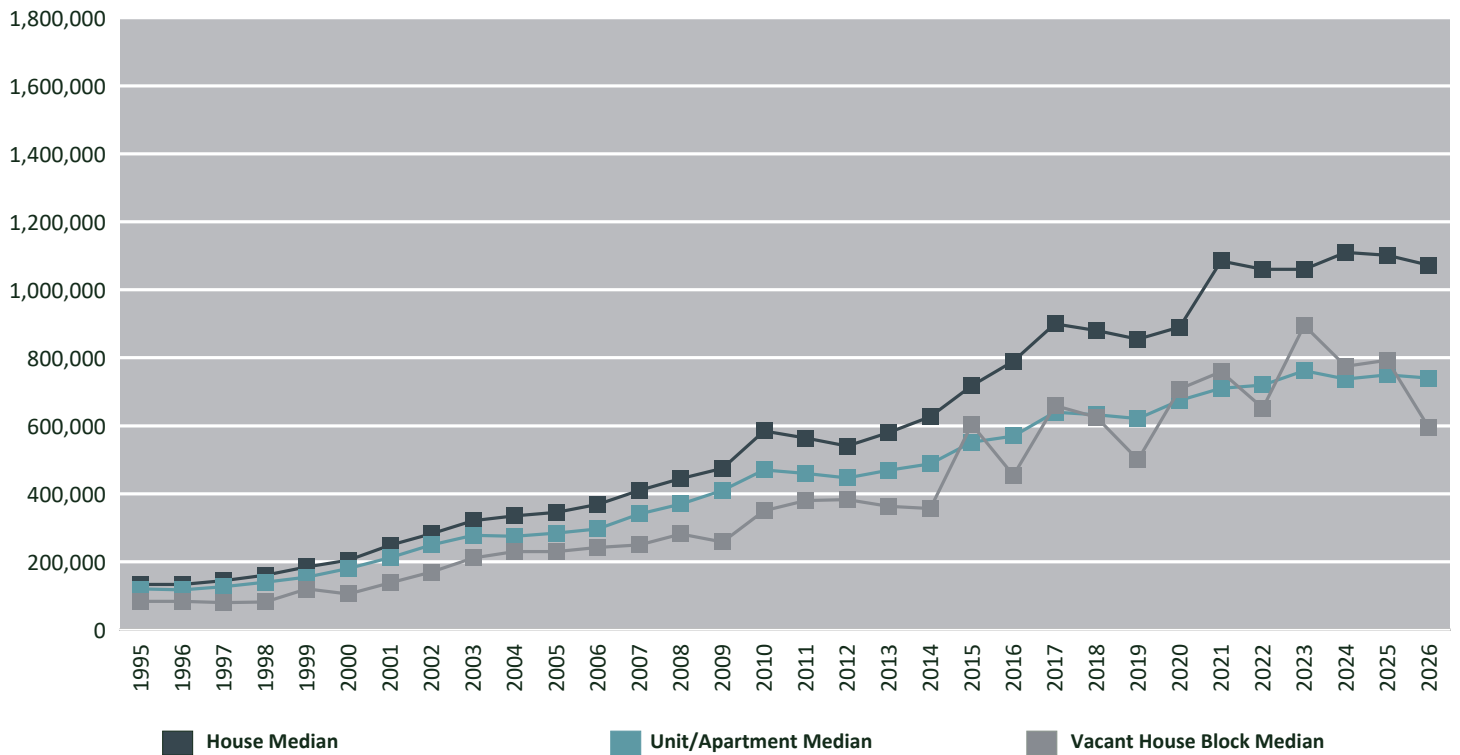
Ballarat City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	2432500	2432500	4239.21	571.00	96.15<	ND	571.00	4260.07
Dental Clinic	1	1400000	1400000	2898.55	483.00	ND	ND	483.00	2898.55
Dev Site	4	681875	632500	764.87	1242.50	27.50<	130.68<	1981.00	344.21
Fuel Outlet/Garage	1	2500000	2500000	1861.50	1343.00	ND	43.53<	1343.00	1861.50
Health Clinic Unsp	2	980000	980000	1558.04	654.50	28.00<	57.65<	654.50	1497.33
Health Surgery	1	1800000	1800000	1601.42	1124.00	56.07<	ND	1124.00	1601.42
Licensed Ret Prem	1	291500	291500	653.59	446.00	ND	ND	446.00	653.59
Mixed Use Office	1	925000	925000	1425.27	649.00	ND	ND	649.00	1425.27
Mixed Use Unspec	4	1461250	962500	1637.74	1756.00	192.49<	86.63<	1756.00	1116.17
National Co Rest	2	2260000	2260000	2575.10	1658.50	ND	420.86<	1658.50	1362.68
Office Premises Uns	7	2405271	1100000	2442.87	616.50	101.29<	102.33<	1880.00	1454.96
Pub/Tavern/Club Unsp	4	1072500	962500	922.31	1296.00	41.40<	62.10<	1534.50	698.92
Retail Mult Occ Unsp	4	1687500	1690000	8407.72	508.00	82.44<	125.19<	632.00	2670.09
Retail Sgle Occ Unsp	28	2157120	740000	1926.12	416.00	92.79<	94.87<	2407.67	977.16
Vehicle Sales Centre	4	4387500	1730000	748.63	1235.50	32.34<	156.03<	1440.25	3046.35
Veterinary Clinic	1	1575000	1575000	2205.88	714.00	203.23<	ND	714.00	2205.88
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	4490000	4490000	2332.47	1925.00	ND	ND	1925.00	2332.47
Day Care Centre	2	2912500	2912500	1295.40	1785.00	ND	71.74<	1785.00	1631.65
Place of Worship	2	792500	792500	218.54	3770.50	ND	170.06<	3770.50	210.18
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	28	1060753	763000	569.07	1151.00	105.75<	110.98<	1815.96	552.33
Ind Dev Site	11	868136	641000	292.40	1881.00	86.97<	80.38<	4050.09	214.35
OpenStorageUnspec	2	2250500	2250500	2051.58	2158.00	343.85<	200.04<	2158.00	1042.86
Warehouse Unspec	34	965773	568250	2413.11	351.00	93.16<	112.30<	3769.33	259.84
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	601000	600000	4.23	167680.00	92.31<	ND	155924.67	3.85
Horse Unspecified	1	740000	740000	18.23	40600.00	ND	ND	40600.00	18.23
MixedFarm + infrast	6	2024242	1250000	2.20	448350.00	76.24<	67.57<	416600.00	4.86
MixedFarm no infrast	1	1236645	1236645	2.47	500300.00	44.17<	65.09<	500300.00	2.47
MixedFarm&GrazUnsp	1	715000	715000	3.14	227900.00	88.27<	48.15<	227900.00	3.14
Native Animals	1	450000	450000	8.31	54172.00	ND	ND	54172.00	8.31
Softwood Plantation	1	1563000	1563000	1.40	1116524.00	ND	ND	1116524.00	1.40
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	1200000	1200000	1723.30	677.50	110.09<	ND	677.50	1771.22
Boarding House	1	1106000	1106000	1701.54	650.00	ND	ND	650.00	1701.54
Cojoin Strata Unsp	2	420000	420000	NA	NA	106.33<	102.44<	NA	NA
Detached Home (Ind)	2	377500	377500	657.14	576.00	62.92<	94.26<	576.00	655.38
Detached Home Unsp	3301	604430	570000	902.78	576.00	106.54<	96.61<	624.27	967.28
Detached Home(Comm)	6	493166	494500	1342.23	421.00	95.10<	82.42<	412.50	1195.56
Detached Home(exist)	15	1174953	1150000	269.82	3002.00	96.64<	106.48<	2843.93	413.14
Res Land (WithBuild)	1	632500	632500	612.89	1032.00	130.41<	221.93<	1032.00	612.89
Res/Rural Lstyle	84	1069010	977500	43.45	20232.50	94.44<	72.14<	32792.48	32.60
ResLandWithImprovemt	3	280000	285000	415.31	614.00	109.62<	107.08<	674.00	415.43
Semi-detached Unspec	25	506925	500000	2177.03	209.00	111.11<	97.38<	306.26	1628.78
Single Strata Unsp	577	412492	405000	719.79	389.00	111.88<	101.25<	430.33	836.56
Strata Unit/Flat Uns	60	449937	420000	NA	NA	103.70<	80.77<	NA	NA
Townhouse	5	822000	465000	NA	NA	66.19<	68.58<	NA	NA
Vac Res A	679	275534	262500	666.29	467.50	92.84<	86.35<	511.74	536.84
Vac Res B	28	529660	546250	275.29	2129.00	102.10<	92.23<	2379.75	222.57
Vac Res C	1	199000	199000	19.42	10248.00	ND	ND	10248.00	19.42
Vac Res Englobo Oth	1	2800000	2800000	296.89	9431.00	ND	223.55<	9431.00	296.89
Vac Res Rural Lstyle	19	459947	475000	23.86	10248.00	84.82<	80.51<	19980.26	23.02
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Vac Site – Sporting	1	27000	27000	3.83	7053.00	ND	ND	7053.00	3.83
Municipality totals									
Commercial Total			67	Commercial Total Prices			\$134,235,282		
Community Services Total			5	Community Services Total Prices			\$11,900,000		
Industrial Total			75	Industrial Total Prices			\$76,587,900		
Primary Production Total			14	Primary Production Total Prices			\$18,653,100		
Residential Total			4,812	Residential Total Prices			\$2,607,624,232		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$27,000		
All Sales Total			4,974	All Sales Total			\$2,849,027,514		

Banyule City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,399	133,500	158,419	473	120,000	125,488	200	83,250	84,765
1996	1,514	133,500	157,426	563	117,500	127,004	137	84,000	96,124
1997	1,775	145,000	171,242	769	127,000	134,812	166	80,000	86,403
1998	1,647	161,000	193,983	653	140,000	151,737	174	82,000	86,688
1999	1,690	185,000	224,717	745	155,000	165,399	97	120,000	146,160
2000	1,715	205,000	240,619	757	179,950	200,302	38	105,500	111,611
2001	1,955	248,500	292,114	1,026	212,000	231,656	142	138,250	132,707
2002	1,738	282,500	334,398	760	249,975	260,927	105	170,000	160,377
2003	1,690	320,500	370,911	692	277,750	294,753	101	211,500	212,669
2004	1,537	335,000	388,596	592	275,000	291,746	75	230,000	234,682
2005	1,540	345,000	407,201	695	284,000	312,002	76	230,125	221,080
2006	1,520	368,500	428,209	722	297,000	322,086	68	241,750	253,922
2007	1,738	410,000	490,189	1,011	340,500	364,187	96	250,000	240,287
2008	1,344	445,000	539,262	673	370,000	395,964	42	282,000	272,921
2009	1,481	474,388	577,492	855	410,500	438,516	38	258,476	245,468
2010	1,349	585,000	689,212	726	470,000	495,490	37	350,000	348,142
2011	1,282	564,100	675,652	647	460,000	494,794	33	380,000	367,324
2012	1,228	540,000	647,133	681	447,000	471,197	30	382,500	367,966
2013	1,421	580,000	689,614	855	469,500	503,142	30	363,500	355,706
2014	1,541	627,000	758,588	1,028	488,000	523,167	39	357,000	395,398
2015	1,691	718,000	851,457	1,134	552,000	582,642	25	604,480	509,364
2016	1,461	790,000	938,934	1,110	570,000	595,062	18	454,250	545,222
2017	1,399	900,000	1,070,705	1,144	640,000	680,592	26	660,000	591,273
2018	1,277	880,000	1,038,328	869	632,000	659,654	19	625,000	615,699
2019	1,253	855,000	999,871	947	621,000	666,238	26	500,000	666,464
2020	1,056	890,500	1,080,190	813	675,000	708,098	19	708,000	681,684
2021	1,627	1,085,000	1,275,774	1,532	710,000	763,100	24	759,500	876,653
2022	1,362	1,060,500	1,259,998	1,022	720,000	773,088	12	652,000	731,801
2023	1,250	1,060,000	1,233,339	1,024	762,250	804,629	13	895,000	851,098
2024	1,381	1,110,000	1,286,532	1,261	737,500	806,710	24	775,000	1,406,705
2025	1,430	1,101,000	1,304,519	1,244	750,000	800,893	16	792,500	1,079,176
2026	127	1,072,000	1,207,316	157	740,000	775,311	1	595,000 ^	595,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

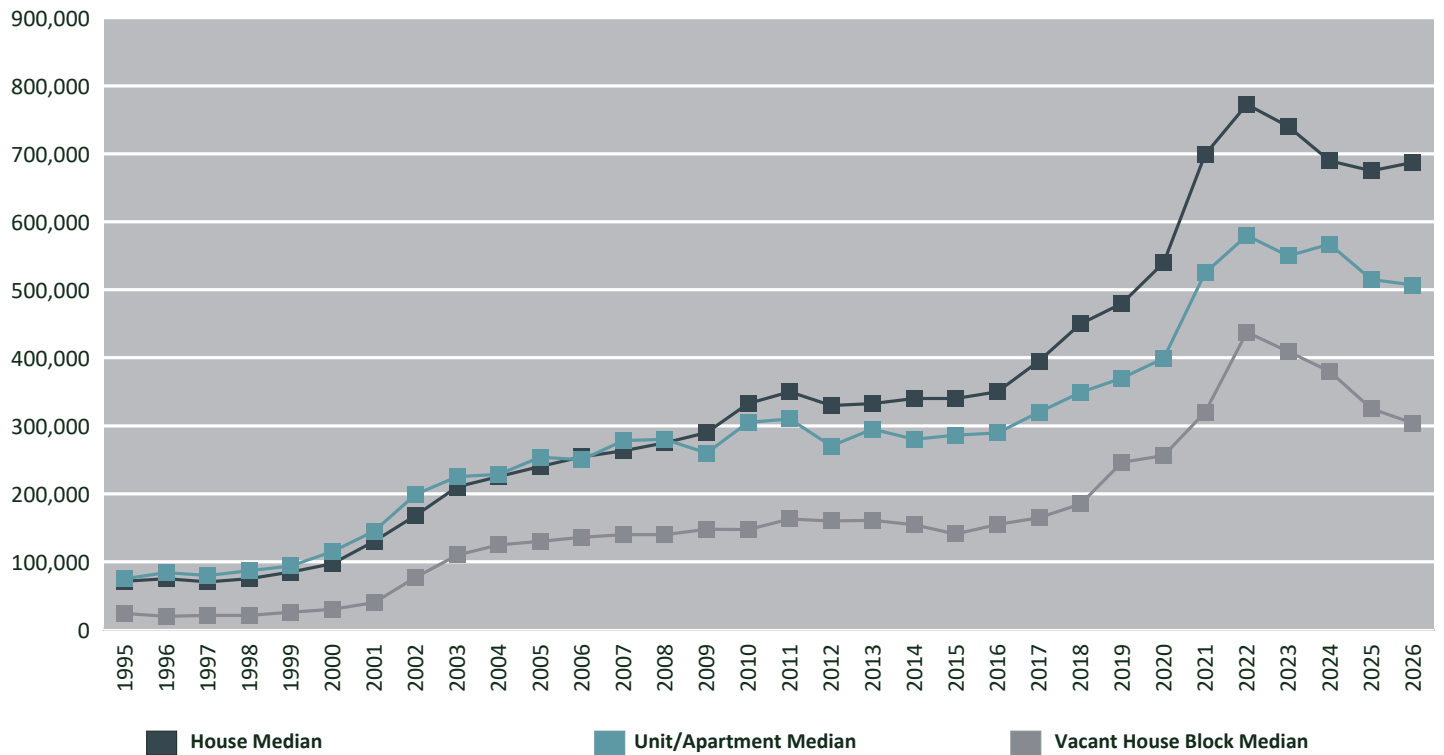
Banyule City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	1435000	1435000	5979.17	240.00	ND	76.01<	240.00	5979.17
Café	3	496666	520000	544.96	734.00	90.75<	41.14<	860.67	577.07
Dev Site	1	3700000	3700000	NA	NA	60.06<	ND	NA	NA
Health Clinic Unsp	9	4623888	1135000	2723.15	661.00	75.67<	126.11<	811.78	5696.00
Medical/Surgery	1	1525000	1525000	6718.06	227.00	267.54<	ND	227.00	6718.06
Mixed Use Shop	3	978666	861000	1022.34	582.00	156.55<	ND	1381.67	708.32
Office & Dwelling	1	1270000	1270000	5000.00	254.00	158.75<	ND	254.00	5000.00
Office Premises Uns	13	579461	420000	436.59	481.00	59.66<	33.60<	1929.00	309.06
Plant/Tree Nursery	1	2499000	2499000	102.39	24406.00	ND	ND	24406.00	102.39
Restaurant	1	2530000	2530000	355.64	7114.00	ND	215.41<	7114.00	355.64
Retail Mult Occ Unsp	4	2756249	3262499	14126.01	246.00	110.22<	258.42<	246.00	14126.01
Retail Sgle Occ Unsp	8	1275000	625000	2714.81	439.50	69.29<	ND	410.00	3109.76
Shop	15	1131610	715000	5399.21	221.50	105.15<	45.40<	538.21	1581.17
Shop & Dwelling	5	1097000	930000	8636.36	220.00	129.17<	50.24<	219.40	5000.00
Strata/Subdiv Office	6	555833	477000	895.35	602.00	114.11<	90.00<	548.60	924.17
Supermarket	1	3475000	3475000	4715.06	737.00	ND	ND	737.00	4715.06
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	6050000	6050000	3121.29	1942.50	448.15<	75.16<	1942.50	3114.54
Private Hospital	1	7700020	7700020	1058.86	7272.00	ND	ND	7272.00	1058.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	9	771111	750000	4937.50	160.00	102.74<	76.14<	340.57	2292.37
Factory Unsp	19	1346433	1250000	2190.54	673.00	99.21<	104.17<	1443.18	888.37
Office/Factory	4	1768025	1682500	1962.11	858.50	130.43<	68.67<	934.00	1892.96
Warehouse Unspec	2	585200	585200	4000.00	220.00	35.82<	66.92<	220.00	4000.00
Warehouse/Office	10	2256133	2138000	1775.11	1016.50	115.57<	89.93<	1304.30	1729.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	8200000	8200000	8991.23	912.00	142.78<	71.00<	912.00	8991.23
Cojoin Strata Unsp	10	1069200	875000	NA	NA	134.62<	93.83<	NA	NA
Detached Home (New)	3	2356000	1800000	3377.11	533.00	130.91<	121.17<	507.33	4643.89
Detached Home Unsp	1369	1318750	1115000	2630.37	627.50	99.11<	103.72<	672.03	1962.22
Detached Home(exist)	4	1435000	1070000	2756.07	655.50	52.00<	97.72<	802.75	1787.61
Individual Flat	4	479000	485500	NA	NA	78.31<	131.04<	NA	NA
OYO Strata Flat	39	586320	525500	NA	NA	95.55<	75.07<	NA	NA
OYO Sub Dwelling	12	1289583	1065000	NA	NA	99.44<	126.79<	NA	NA
OYO Sub Unit	90	665016	600000	NA	NA	96.77<	125.00<	NA	NA
OYO Subdivided Flat	22	482272	470000	NA	NA	85.77<	88.68<	NA	NA
Res Co Sh Unit HR	1	310000	310000	NA	NA	96.12<	ND	NA	NA
Res Co Sh Unit Unsp	4	581750	559500	NA	NA	86.41<	88.81<	NA	NA
Res Land (WithBuild)	5	1363000	1370000	1650.60	830.00	135.51<	109.16<	829.40	1643.36
Res/Rural Lstyle	16	2760625	2785000	644.66	5999.00	104.90<	85.69<	8180.63	337.46
Retire Village Unit	3	603333	565000	NA	NA	100.00<	ND	NA	NA
Semi-detached Unspec	54	875676	825500	1527.00	463.00	97.40<	89.58<	428.11	1987.90
Short Term Hol Accom	5	390000	385000	84.55	4577.00	ND	ND	14865.25	26.32
Single Strata Unsp	817	804927	760000	804.40	864.00	99.77<	102.43<	1417.67	523.87
Strata Unit/Flat Uns	226	879763	765000	NA	NA	106.18<	110.07<	NA	NA
Townhouse	15	771800	698000	NA	NA	82.60<	93.38<	NA	NA
Vac Res A	15	809600	785000	1211.78	624.00	101.29<	120.40<	611.83	1222.15
Vac Res B	1	5122829	5122829	1327.50	3859.00	ND	ND	3859.00	1327.50
Vac Res Rural Lstyle	2	1472500	1472500	367.42	4008.00	109.07<	93.49<	4008.00	367.39
Villa Unit	5	868000	885000	NA	NA	115.08<	111.81<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	3	1038333	1200000	4417.81	146.00	ND	260.87<	163.67	6344.20
Municipality totals									
Commercial Total			73	Commercial Total Prices			\$117,027,151		
Community Services Total			3	Community Services Total Prices			\$19,800,020		
Industrial Total			44	Industrial Total Prices			\$63,326,066		
Residential Total			2,723	Residential Total Prices			\$2,945,037,742		
Sport/Hrtge/Cultural Total			3	Sport/Hrtge/Cultural Total Prices			\$3,115,000		
All Sales Total			2,846	All Sales Total			\$3,148,305,979		

Bass Coast Shire

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	618	71,500	81,871	70	75,000	90,714	372	24,000	36,056
1996	680	75,000	83,273	60	84,250	97,675	379	20,000	27,301
1997	804	70,500	79,742	87	80,000	83,307	452	21,300	27,577
1998	842	75,000	85,010	89	87,000	96,096	440	21,000	30,844
1999	991	85,000	99,513	131	94,000	107,176	663	26,000	33,918
2000	1,283	97,000	113,643	161	115,000	130,149	830	30,000	36,369
2001	1,428	130,000	143,430	207	145,000	165,803	1,054	40,000	47,141
2002	1,325	168,000	194,093	200	199,000	221,787	786	77,000	79,151
2003	1,276	210,000	233,669	181	225,000	262,478	561	110,000	112,691
2004	1,040	225,000	245,217	160	228,500	261,528	320	125,000	126,422
2005	996	240,000	266,855	204	253,750	284,222	287	130,000	131,987
2006	988	254,500	283,123	209	250,000	282,427	369	136,000	142,461
2007	1,347	263,000	294,778	262	278,250	317,387	469	140,000	139,000
2008	1,011	275,000	312,504	196	280,000	307,529	286	140,000	146,705
2009	1,139	290,000	323,466	277	259,950	298,262	392	147,900	153,474
2010	1,081	332,500	369,084	236	305,000	324,800	716	147,500	143,275
2011	803	350,000	383,377	151	310,000	393,258	352	162,950	185,070
2012	780	330,000	352,094	177	270,000	306,493	258	160,000	178,164
2013	975	332,500	368,200	155	295,000	312,313	283	161,000	175,132
2014	1,001	340,000	372,235	137	280,000	318,271	240	154,450	170,733
2015	1,169	340,000	367,003	167	286,000	315,065	303	141,000	167,473
2016	1,353	350,000	378,916	230	289,500	318,484	447	155,000	175,986
2017	1,440	395,000	419,028	287	320,000	355,671	950	164,900	189,270
2018	1,148	450,000	486,271	209	349,000	371,987	879	185,000	205,656
2019	959	480,000	512,472	168	370,000	391,824	464	246,500	259,441
2020	1,166	540,000	583,758	167	399,000	441,288	883	256,000	273,902
2021	1,366	699,000	775,835	256	525,000	572,852	777	320,000	349,859
2022	924	772,500	848,759	163	580,000	631,167	302	437,500	470,193
2023	821	740,000	798,500	106	550,000	608,770	170	409,000	466,553
2024	854	689,500	753,335	138	567,000	686,916	183	380,000	406,088
2025	1,118	675,000	736,245	177	515,000	567,394	245	325,000	360,021
2026	208	687,150	707,417	37	507,000	548,486	35	304,000	355,228

Statistics for 2026 are based on a small number of sales and are preliminary only.

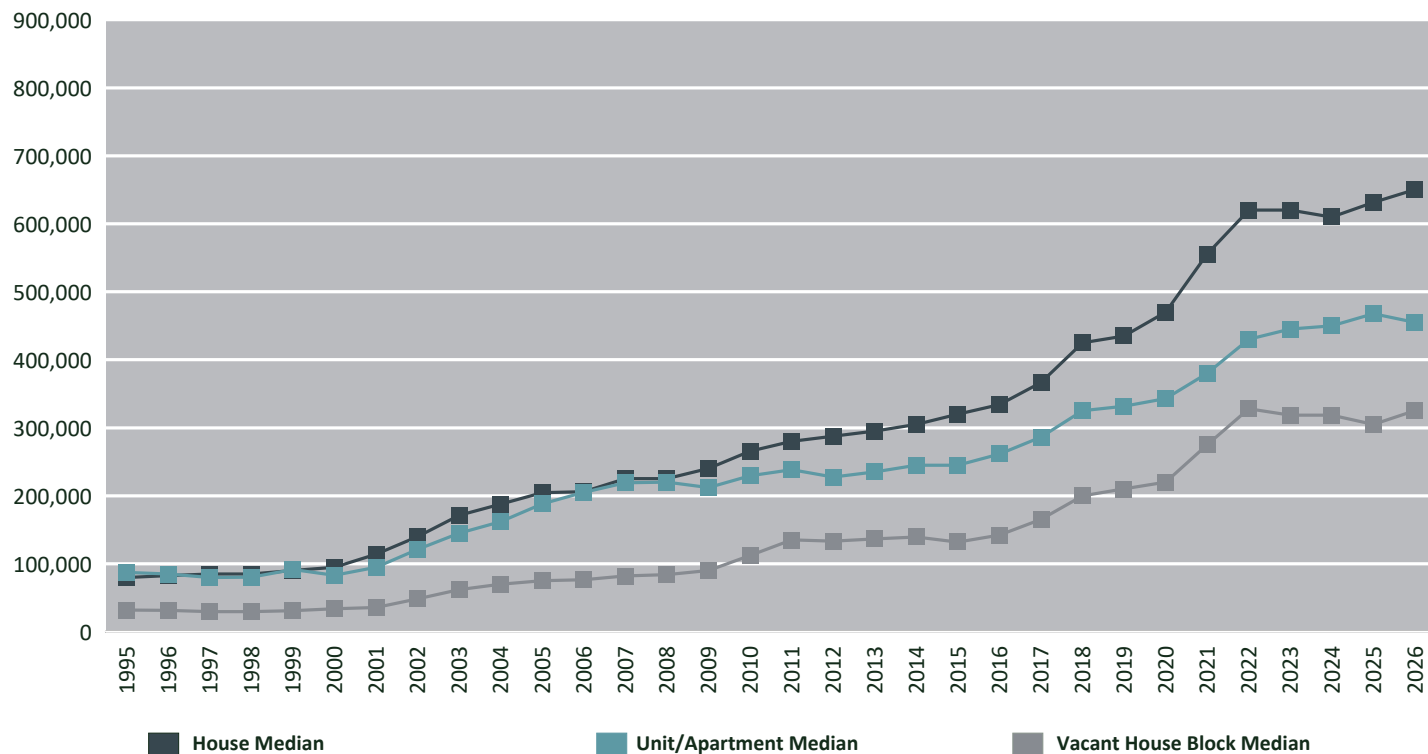
Bass Coast Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1700000	1700000	1339.64	1269.00	ND	ND	1269.00	1339.64
Dev Site	4	696250	577500	932.69	516.00	172.39<	170.35<	625.50	1113.11
Health Clinic Unsp	2	1900000	1900000	1935.59	960.00	146.15<	ND	960.00	1979.17
Office Premises Uns	2	1337500	1337500	3432.83	596.50	126.78<	280.10<	596.50	2242.25
Retail Mult Occ Unsp	2	4160000	4160000	1146.85	715.00	ND	ND	715.00	1146.85
Retail Sgle Occ Unsp	7	1214107	1200000	1005.91	750.00	146.34<	219.18<	1014.33	1145.87
Serv Apt/Unit Unsp	6	318783	335000	3.82	84997.00	121.82<	140.46<	58200.00	5.48
Shop	1	407000	407000	6898.31	59.00	ND	ND	59.00	6898.31
Shopping Centre Unsp	2	23749500	23749500	10065.50	2859.00	ND	ND	2859.00	8306.93
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	1200000	1200000	593.18	2023.00	ND	ND	2023.00	593.18
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Sand	1	10000000	10000000	69.68	143518.00	ND	ND	143518.00	69.68
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	174350	174350	4170.83	42.00	43.05<	ND	42.00	4151.19
Factory Unsp	2	580000	580000	1009.12	661.00	60.65<	112.77<	661.00	877.46
Warehouse Unspec	3	479250	693000	3364.08	206.00	218.27<	184.80<	152.33	3146.06
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	11000	11000	239.13	46.00	ND	ND	46.00	239.13
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	4678000	1900000	7.25	627949.00	147.40<	226.87<	627949.00	9.66
Horse Unspecified	1	550000	550000	11.96	45988.00	18.33<	ND	45988.00	11.96
Livestock – Beef	9	1337444	1450000	4.70	481300.00	73.23<	65.88<	514346.44	2.60
Livestock – Dairy	1	2060000	2060000	3.56	579300.00	44.88<	41.20<	579300.00	3.56
MixedFarm&GrazUnsp	4	1075000	1000000	2.81	341395.00	101.27<	62.50<	360168.00	2.98
Poultry broiler	1	1110000	1110000	20.28	54739.00	ND	ND	54739.00	20.28
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	12100000	12100000	553.45	21863.00	ND	ND	21863.00	553.45
Cojoin Strata Unsp	1	420000	420000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	1104	735060	675000	977.13	623.00	97.83<	87.10<	709.59	1036.07
Detached Home(exist)	12	850875	690250	1115.89	875.00	163.95<	89.35<	1095.42	776.76
OYO Sub Dwelling	3	725000	780000	NA	NA	ND	88.14<	NA	NA
OYO Sub Unit	12	527833	533500	NA	NA	118.56<	99.53<	NA	NA
OYO Unit	1	515000	515000	NA	NA	ND	101.98<	NA	NA
Res Land (WithBuild)	3	730333	620000	744.30	833.00	52.54<	65.26<	882.00	828.04
Res/Rural Lstyle	63	1275825	1100000	140.49	13880.00	94.62<	88.00<	18876.60	67.59
ResLandWithImprovemt	2	289500	289500	526.53	556.00	ND	72.38<	556.00	520.68
Semi-detached Unspec	2	702500	702500	NA	NA	ND	116.12<	NA	NA
Single Strata Unit	1	395000	395000	NA	NA	ND	69.66<	NA	NA
Single Strata Unsp	130	544792	500000	815.60	423.00	86.77<	85.84<	423.00	815.60
Strata Unit/Flat Uns	24	647740	546000	NA	NA	101.11<	85.71<	NA	NA
Townhouse	5	844200	760000	NA	NA	ND	98.06<	NA	NA
Vac Res A	230	353796	320000	899.03	578.50	96.24<	75.29<	605.88	596.51
Vac Res B	15	455466	430000	206.24	2085.00	79.63<	78.18<	2358.27	193.14
Vac Res Rural Lstyle	17	757176	660000	83.04	14450.00	76.12<	119.46<	26052.53	29.06
Municipality totals									
Commercial Total			27	Commercial Total Prices				\$77,597,450	
Community Services Total			1	Community Services Total Prices				\$1,200,000	
Extractive Industry Total			1	Extractive Industry Total Prices				\$10,000,000	
Industrial Total			7	Industrial Total Prices				\$2,946,450	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$11,000	
Primary Production Total			19	Primary Production Total Prices				\$34,091,000	
Residential Total			1,626	Residential Total Prices				\$1,119,875,352	
All Sales Total			1,682	All Sales Total				\$1,245,721,252	

Baw Baw Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	386	80,000	91,836	53	87,500	95,339	110	32,000	36,175
1996	379	82,500	93,762	48	85,000	99,020	105	31,500	45,243
1997	412	85,000	94,135	53	80,000	80,773	113	29,500	38,716
1998	427	85,000	94,864	58	80,500	84,089	118	29,500	37,345
1999	478	90,000	98,201	69	91,500	109,887	133	31,250	36,799
2000	538	95,000	103,377	66	83,250	85,957	139	34,000	42,299
2001	652	114,000	124,495	121	95,000	97,020	265	35,750	42,983
2002	588	140,000	151,630	82	121,000	124,781	335	48,500	52,751
2003	646	171,500	177,639	108	145,000	161,972	491	62,000	61,512
2004	563	187,500	199,531	85	162,000	179,011	548	70,000	71,126
2005	640	204,750	209,198	97	188,000	186,594	433	75,000	79,026
2006	568	206,000	216,677	96	205,000	223,677	295	76,500	90,769
2007	693	225,000	240,820	131	219,000	288,840	352	82,000	88,730
2008	664	225,000	230,452	104	220,000	227,317	471	84,000	88,770
2009	826	240,000	242,127	139	212,000	241,885	707	90,000	96,089
2010	759	265,468	277,616	146	229,577	252,701	888	112,250	117,911
2011	687	280,000	288,127	129	238,500	240,071	526	135,000	138,555
2012	662	287,500	299,861	90	227,500	228,313	402	133,250	136,445
2013	731	295,000	310,365	106	235,000	245,504	374	136,500	144,738
2014	752	305,000	314,509	149	245,000	253,631	391	139,500	136,273
2015	851	320,000	334,365	160	245,000	242,095	395	132,000	137,227
2016	937	334,000	344,071	157	261,500	266,857	413	142,000	148,892
2017	1,104	366,250	370,769	191	286,000	298,941	904	165,000	166,746
2018	990	425,000	436,109	152	324,975	333,832	807	200,000	196,203
2019	808	435,000	444,078	122	331,800	334,920	450	210,000	214,264
2020	877	470,000	490,674	144	342,750	342,122	1,017	220,000	237,452
2021	1,182	555,250	581,901	169	380,000	381,930	920	275,000	285,623
2022	981	620,000	653,811	117	430,000	416,905	276	328,000	338,371
2023	890	620,000	638,707	137	445,000	438,975	204	318,350	333,740
2024	951	610,000	643,041	147	450,000	445,661	257	318,500	340,365
2025	1,226	631,377	650,367	176	467,499	465,669	387	305,000	327,884
2026	194	650,000	680,256	37	455,000	452,391	38	325,000	325,750

Statistics for 2026 are based on a small number of sales and are preliminary only.

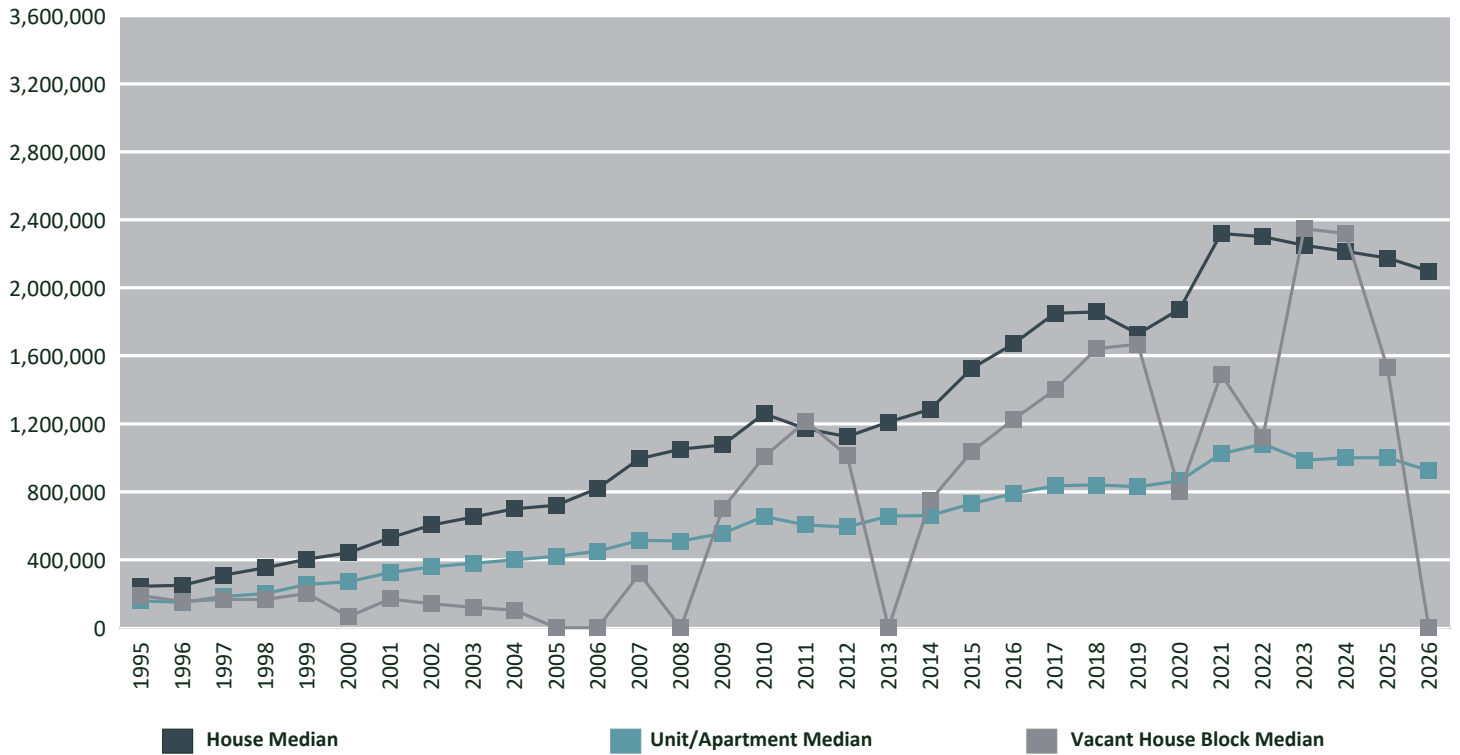
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Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Unsp	1	1200000	1200000	2343.75	512.00	ND	ND	512.00	2343.75
Café	1	1598119	1598119	1364.75	1171.00	ND	ND	1171.00	1364.75
Dev Site	3	1240333	451000	474.58	885.00	66.30<	8.28<	1329.67	932.82
Health Clinic Unsp	3	1971666	1000000	333.56	2998.00	57.92<	32.26<	2763.33	713.51
Hotel/Motel Unsp	1	9995000	9995000	2771.77	3606.00	317.30<	ND	3606.00	2771.77
Licensed Restaurant	1	1000000	1000000	1988.07	503.00	ND	ND	503.00	1988.07
Mixed Use Unspec	1	670000	670000	2481.48	270.00	62.15<	179.85<	270.00	2481.48
Office Premises Uns	1	400000	400000	2469.14	162.00	60.61<	50.68<	162.00	2469.14
Pub/Tavern/Club Unsp	2	2192500	2192500	791.12	3323.00	ND	ND	3323.00	659.80
Retail Mult Occ Unsp	1	575000	575000	584.35	984.00	18.61<	45.63<	984.00	584.35
Retail Sgle Occ Unsp	14	803428	656500	3031.62	184.00	90.87<	93.79<	570.71	1407.76
Tourist Park/Caravan	1	3000000	3000000	172.44	17397.00	ND	ND	17397.00	172.44
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	282500	282500	336.31	840.00	ND	ND	840.00	336.31
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	1270250	704000	946.56	926.50	77.70<	79.44<	2646.56	492.48
Ind Dev Site	2	2527500	2527500	277.21	974.00	765.91<	685.89<	974.00	277.21
Ind Land Building \$0	1	715000	715000	953.33	750.00	ND	ND	750.00	953.33
Warehouse Unspec	7	879592	890000	264.15	1325.00	79.15<	211.90<	1405.71	625.73
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	1570283	1565000	2.89	393671.00	130.42<	171.51<	386407.50	4.06
GenCrop >20ha Unspec	2	803333	803333	1.42	585881.00	26.34<	59.18<	585881.00	1.37
Hardwood Plantation	1	3100000	3100000	1.37	2261300.00	ND	ND	2261300.00	1.37
Horse Unspecified	1	3200000	3200000	3.79	844000.00	168.42<	87.49<	844000.00	3.79
Livestock – Beef	26	1528976	1355000	1.93	320800.00	90.33<	97.83<	388564.04	3.93
Livestock – Dairy	15	2933796	3028435	2.28	394900.00	154.32<	144.21<	556851.47	5.27
Livestock – Sheep	1	330000	330000	2.41	137192.00	ND	36.67<	137192.00	2.41
MixedFarm + infrast	2	3925000	3925000	6.86	574950.00	ND	247.63<	574950.00	6.83
MixedFarm&GrazUnsp	12	1017916	1050000	1.91	335524.50	84.00<	85.71<	403115.25	2.53
Native Bshland	3	248333	70000	50.46	1189.00	ND	40.00<	65598.00	3.79
Specialised Cropping	1	1855250	1855250	2.29	810000.00	ND	185.53<	810000.00	2.29
Vineyard	1	1360000	1360000	4.32	314900.00	ND	100.74<	314900.00	4.32
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	49680000	49680000	2484.00	20000.00	ND	ND	20000.00	2484.00
Cojoin Strata Unsp	1	510000	510000	NA	NA	88.70<	104.62<	NA	NA
Detached Home Unsp	1215	646100	630000	1078.57	700.00	103.28<	101.61<	775.16	832.91
Detached Home(exist)	9	1263333	1285000	320.00	4000.00	119.81<	122.09<	3779.33	334.27
MisImpRuralLand Unsp	5	538000	590000	17.91	32950.00	256.52<	173.53<	60374.80	8.91
Res Land (WithBuild)	1	340000	340000	501.47	678.00	ND	63.55<	678.00	501.47
Res/Rural Lstyle	225	1237132	1050000	87.15	10040.00	99.06<	91.15<	34749.31	35.60
Semi-detached Unspec	2	484000	484000	3896.62	125.50	90.93<	115.24<	125.50	3856.57
Sep House&Curtilage	3	978333	1020000	1415.93	1130.00	154.55<	ND	2376.67	411.64
Single Strata Unsp	117	472523	475000	NA	NA	103.26<	107.47<	NA	NA
Strata Unit/Flat Uns	58	451077	427000	1712.71	181.00	102.89<	115.41<	181.00	1712.71
Sub Div (EnGlobo)	1	550000	550000	1.91	287400.00	ND	ND	287400.00	1.91
Vac Res A	372	318640	305000	542.91	571.00	96.83<	93.85<	590.67	527.30
Vac Res B	14	593357	635000	317.67	2022.50	100.40<	102.42<	2242.00	264.66
Vac Res C	1	50000	50000	3.83	13057.00	ND	ND	13057.00	3.83
Vac Res Englobo Oth	1	19900000	19900000	124.30	160100.00	ND	2802.82<	160100.00	124.30
Vac Res Rural Lstyle	26	996461	495000	58.36	6481.50	99.00<	73.33<	23690.19	42.06
Municipality totals									
Commercial Total			30	Commercial Total Prices				\$43,707,119	
Community Services Total			1	Community Services Total Prices				\$282,500	
Industrial Total			29	Industrial Total Prices				\$36,061,900	
Primary Production Total			71	Primary Production Total Prices				\$125,443,957	
Residential Total			2,052	Residential Total Prices				\$1,386,556,947	
All Sales Total			2,183	All Sales Total				\$1,592,052,423	

Bayside City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,387	245,000	290,501	589	157,750	189,959	77	190,000	186,821
1996	1,483	250,000	300,624	644	151,000	179,476	79	155,000	180,077
1997	1,704	310,000	359,356	872	185,000	225,532	78	167,000	219,553
1998	1,533	352,500	433,066	713	200,500	250,446	51	166,166	206,563
1999	1,459	404,500	481,239	782	255,500	310,051	37	203,500	286,445
2000	1,514	441,500	529,576	807	270,000	319,744	9	66,000 ^	86,260 ^
2001	1,675	530,000	626,606	1,018	325,000	381,385	23	170,000	241,045
2002	1,463	605,000	703,626	833	358,500	424,397	11	141,666	154,042
2003	1,507	652,000	761,314	865	380,000	499,847	6	120,000 ^	145,666 ^
2004	1,292	699,500	838,017	795	400,000	501,694	3	103,125 ^	116,185 ^
2005	1,439	720,000	890,106	784	420,000	513,025	0	0 *	0 *
2006	1,501	820,000	1,019,432	902	450,000	570,642	0	0 *	0 *
2007	1,654	993,875	1,263,639	1,090	515,000	639,528	3	317,700 ^	745,900 ^
2008	1,171	1,050,000	1,292,204	798	510,000	652,502	0	0 *	0 *
2009	1,370	1,075,000	1,309,825	896	555,000	671,198	2	701,000 ^	701,000 ^
2010	1,253	1,258,500	1,489,478	910	655,000	787,655	2	1,005,000 ^	1,005,000 ^
2011	1,127	1,171,267	1,381,320	973	605,000	717,322	2	1,213,750 ^	1,213,750 ^
2012	1,097	1,125,000	1,363,237	1,094	593,500	697,439	2	1,013,500 ^	1,013,500 ^
2013	1,347	1,210,000	1,453,241	1,194	656,250	757,932	0	0 *	0 *
2014	1,562	1,285,000	1,547,208	1,477	661,600	761,966	3	749,750 ^	654,916 ^
2015	1,561	1,525,000	1,809,911	1,217	730,000	887,292	6	1,036,665 ^	1,120,535 ^
2016	1,418	1,670,000	1,998,822	1,144	790,000	938,750	11	1,225,000	1,565,716
2017	1,308	1,850,000	2,238,925	1,189	835,000	990,939	20	1,400,000	1,870,779
2018	1,152	1,857,500	2,278,277	853	840,000	1,011,716	12	1,642,500	1,793,708
2019	1,208	1,727,500	2,078,530	880	830,000	1,026,500	4	1,667,500 ^	1,601,250 ^
2020	1,076	1,875,000	2,284,062	836	865,000	1,049,481	16	800,000	2,308,937
2021	1,579	2,320,000	2,769,996	1,258	1,022,500	1,237,027	14	1,492,500	2,912,671
2022	1,148	2,300,000	2,731,668	1,089	1,080,000	1,307,859	13	1,120,000	2,869,815
2023	1,050	2,250,000	2,690,695	1,127	985,000	1,236,566	22	2,347,500	2,663,601
2024	1,239	2,215,000	2,716,708	1,103	1,000,000	1,204,110	15	2,320,000	2,462,317
2025	1,262	2,175,000	2,630,187	1,115	1,000,000	1,193,355	23	1,530,000	2,311,669
2026	95	2,098,000	2,184,930	130	925,000	1,096,051	0	0 *	0 *

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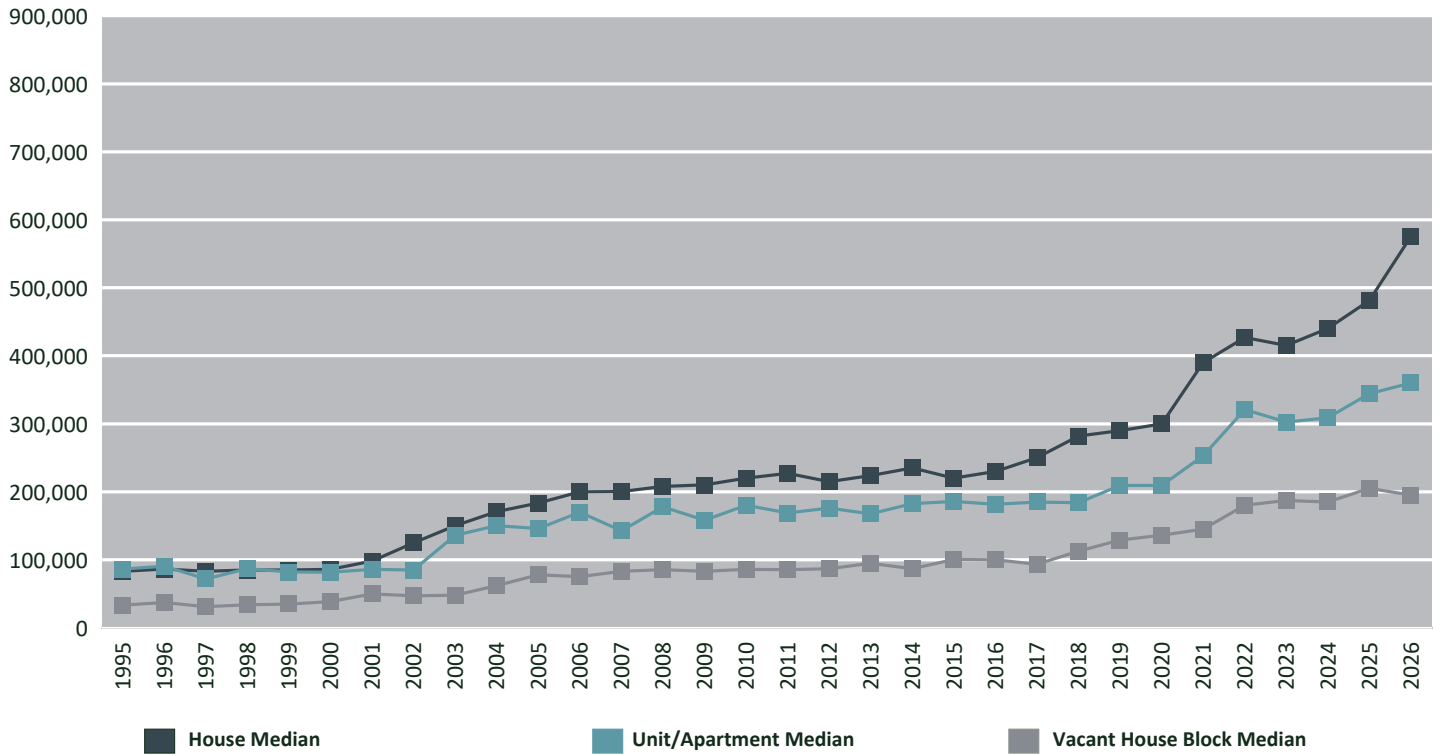
Bayside City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	3	1515000	945000	3321.26	828.00	47.30<	117.39<	2288.67	661.96
Dental Clinic	1	870000	870000	4065.42	214.00	69.60<	ND	214.00	4065.42
Health Clinic Unsp	2	1670000	1670000	4181.11	405.50	197.63<	78.04<	405.50	4118.37
Hotel/Motel Unsp	1	22650000	22650000	NA	NA	96.18<	ND	NA	NA
Indiv CarPark Unspe	1	8000	8000	NA	NA	29.63<	ND	NA	NA
Medical/Surgery	1	2915000	2915000	6010.31	485.00	ND	ND	485.00	6010.31
Mixed Use Studio	1	800000	800000	3619.91	221.00	ND	ND	221.00	3619.91
Mixed Use Unspec	2	860000	860000	447.76	938.00	36.13<	47.84<	938.00	447.76
Office Premises Uns	35	981086	700000	509.15	914.50	106.06<	124.78<	1716.63	586.42
Restaurant	1	1715000	1715000	7725.23	222.00	142.92<	ND	222.00	7725.23
Retail Mult Occ Unsp	2	1860500	1860500	NA	NA	171.59<	79.17<	NA	NA
Retail Sgle Occ Unsp	15	2178200	1250000	3027.89	251.00	73.53<	91.91<	2241.13	971.92
Shop	22	1150409	1017500	4025.20	262.00	72.04<	69.36<	554.00	2076.55
Shop & Dwelling	2	1127500	1127500	5473.00	222.50	ND	ND	222.50	5067.42
Strata/Subdiv Office	1	640000	640000	55.68	11494.00	ND	ND	11494.00	55.68
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Facility	1	1500000	1500000	2568.49	584.00	ND	ND	584.00	2568.49
Day Care Centre	1	5750000	5750000	4585.33	1254.00	49.78<	75.47<	1254.00	4585.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	1127333	1017500	4532.41	216.00	50.25<	147.46<	2464.40	450.74
Ind Land Building \$0	1	1425000	1425000	1993.01	715.00	ND	79.83<	715.00	1993.01
Warehouse Store	2	168500	168500	36.35	4635.00	126.22<	147.29<	4635.00	36.35
Warehouse Unspec	10	930029	1047500	324.99	1777.00	99.66<	127.74<	2985.56	307.04
Warehouse/Showroom	1	935000	935000	62.58	14940.00	123.01<	144.96<	14940.00	62.58
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	25	1537380	1505000	NA	NA	101.35<	90.94<	NA	NA
Detached Home Unsp	1172	2669070	2200000	2133.33	600.00	96.60<	95.65<	570.33	4664.85
Individual Car Park	9	36388	22500	NA	NA	195.65<	2250.00<	NA	NA
OYO Subdivided Flat	110	719405	540000	NA	NA	104.85<	103.35<	NA	NA
Res Land (WithBuild)	39	3036333	1821000	2567.76	701.00	99.89<	104.36<	858.28	3537.69
Res/Rural Lstyle	1	1390000	1390000	150.58	9231.00	ND	152.78<	9231.00	150.58
ResLandWithImprovemt	1	8000	8000	0.77	10357.00	ND	ND	10357.00	0.77
Retire Village Unit	9	622527	510000	NA	NA	79.88<	83.61<	NA	NA
Semi-detached Unspec	90	2123844	1860000	4722.22	324.00	102.82<	95.38<	345.98	5926.61
Single Strata Unsp	791	1240135	1110000	16644.30	298.00	100.27<	105.71<	298.00	16644.30
Strata Unit/Flat Uns	180	1258178	865165	NA	NA	94.81<	57.61<	NA	NA
Vac Res A	21	1686114	1530000	2589.64	502.00	65.95<	136.61<	464.16	3595.46
Vac Res B	2	8880000	8880000	3343.90	3189.50	ND	ND	3189.50	2784.14
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	2100000	2100000	1542.98	1361.00	ND	ND	1361.00	1542.98
Municipality totals									
Commercial Total			90	Commercial Total Prices			\$137,499,037		
Community Services Total			2	Community Services Total Prices			\$7,250,000		
Industrial Total			20	Industrial Total Prices			\$18,761,298		
Residential Total			2,450	Residential Total Prices			\$4,823,199,280		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$2,100,000		
All Sales Total			2,563	All Sales Total			\$4,988,809,615		

Benalla Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	157	83,000	91,310	18	86,250	81,472	43	33,175	39,889
1996	150	86,250	95,720	10	90,500	87,550	39	37,000	48,253
1997	163	83,000	95,585	29	72,000	76,370	37	31,000	32,648
1998	136	85,000	94,412	27	87,000	87,888	29	34,000	51,175
1999	169	85,000	95,186	30	82,000	89,816	42	35,000	37,216
2000	198	85,875	99,280	32	81,500	81,796	37	38,500	45,016
2001	215	98,000	107,937	36	86,000	88,354	37	50,000	56,527
2002	269	125,000	129,428	59	85,000	92,791	70	47,000	57,870
2003	224	150,000	155,283	50	136,000	130,353	42	48,000	54,282
2004	208	171,000	179,537	29	150,000	158,810	33	62,000	57,281
2005	200	183,500	189,997	51	146,000	154,431	49	78,000	79,908
2006	181	200,000	211,091	35	170,000	154,557	32	75,250	79,609
2007	186	200,500	221,672	31	142,500	160,709	30	83,250	88,533
2008	159	208,000	210,971	27	178,000	168,500	22	85,250	89,836
2009	178	210,000	220,154	24	158,000	167,854	69	83,000	79,941
2010	137	220,000	230,193	31	180,000	186,661	37	86,000	85,702
2011	155	227,000	236,938	18	168,750	174,608	29	85,500	92,189
2012	131	215,000	238,492	37	176,000	176,855	21	87,000	91,476
2013	151	224,000	236,849	30	167,500	166,233	13	95,000	79,793
2014	165	235,000	251,148	30	182,500	180,161	34	87,000	89,554
2015	190	220,000	238,475	39	186,000	187,064	23	100,500	99,043
2016	220	230,000	247,343	26	181,500	179,307	33	100,000	103,606
2017	265	250,000	265,662	42	185,000	193,392	49	93,500	95,224
2018	236	281,750	292,200	60	184,000	189,604	44	112,750	115,388
2019	215	290,000	304,368	34	209,500	238,294	50	129,000	128,410
2020	225	300,000	318,133	36	209,500	217,326	62	136,000	150,766
2021	257	390,000	415,304	29	253,000	236,730	161	145,000	153,430
2022	222	427,000	459,084	32	321,000	308,828	49	180,000	194,981
2023	189	415,000	466,877	33	302,500	308,241	39	187,000	210,410
2024	207	440,000	460,469	36	308,750	316,944	77	185,000	192,214
2025	266	481,250	503,251	40	344,500	341,362	89	205,000	208,966
2026	30	575,000	573,966	9	360,000^	373,227^	12	195,000	191,958

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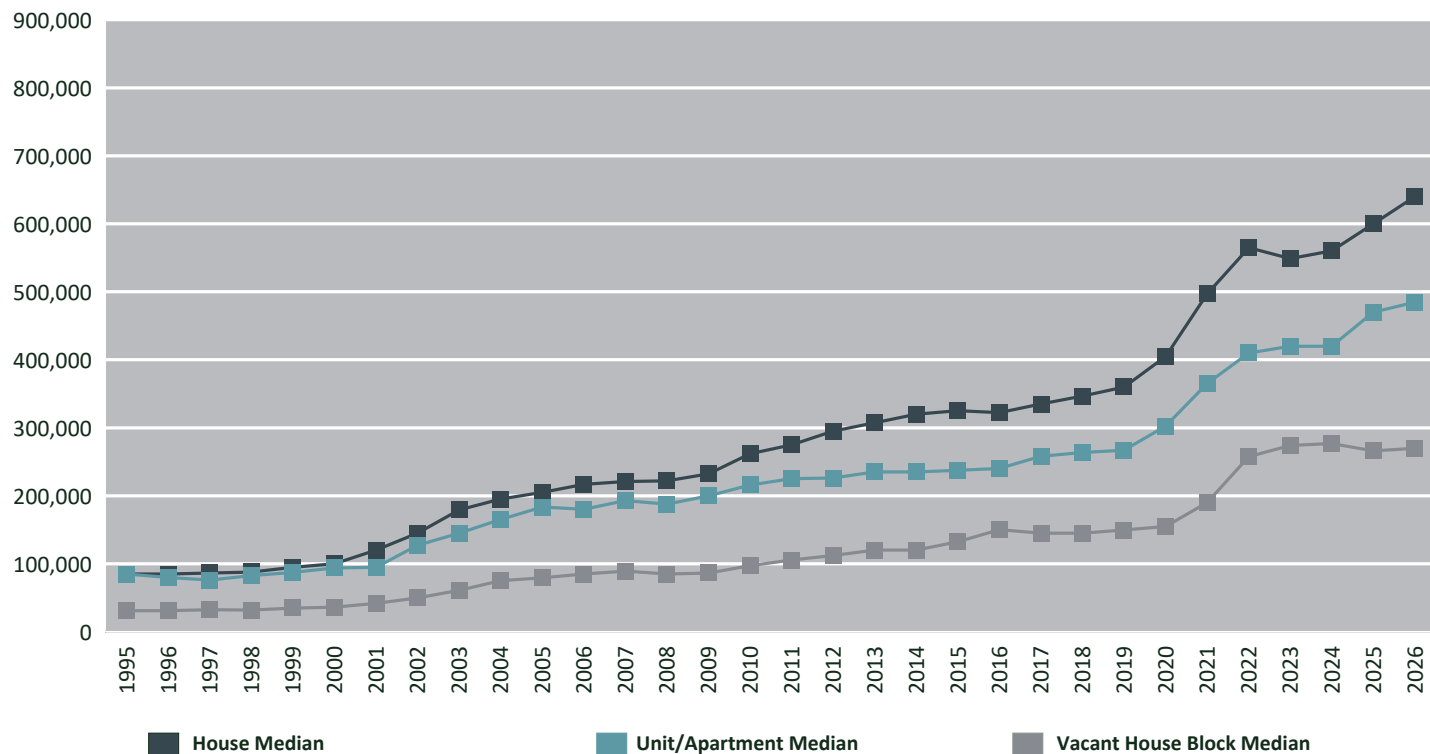
Benalla Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dental Clinic	1	680000	680000	610.96	1113.00	ND	ND	1113.00	610.96
Dev Site	1	170000	170000	17.97	9462.00	58.22<	ND	9462.00	17.97
Fuel Outlet/Garage	1	1645000	1645000	1274.21	1291.00	ND	193.53<	1291.00	1274.21
Health Clinic Unsp	2	912500	912500	422.76	2188.00	147.18<	ND	2188.00	422.76
Mixed Use Unspec	1	395000	395000	619.12	638.00	ND	138.11<	638.00	619.12
Office Premises Uns	2	690000	690000	2848.89	242.00	159.54<	55.20<	242.00	2851.24
Retail Sgle Occ Unsp	4	528750	427500	1916.17	326.50	120.42<	104.02<	1246.00	424.36
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	200000	200000	20.00	10000.00	ND	124.22<	10000.00	20.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	417333	430000	225.96	1903.00	64.95<	68.80<	1405.67	296.89
Ind Dev Site	2	325000	325000	39.71	13552.00	147.73<	13.15<	13552.00	23.98
Warehouse Unspec	2	1943750	1943750	124.28	16232.50	220.88<	465.01<	16232.50	119.74
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	4934483	5600000	1.39	907400.00	722.58<	612.02<	1683245.00	2.93
GenCrop >20ha Unspec	5	1332000	1613344	0.01	1961693.00	104.52<	66.70<	2123258.00	0.63
Livestock – Beef	9	1704733	900000	1.66	553599.50	37.76<	73.23<	701309.50	1.25
MixedFarm&GrazUnsp	13	3037129	1184000	1.88	573300.00	110.14<	128.50<	1314338.46	2.31
Native Bshland	2	837500	837500	1.26	714738.50	136.18<	ND	714738.50	1.17
Orchard Plantations	2	790000	790000	3.57	215600.00	ND	ND	215600.00	3.66
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	350000	350000	NA	NA	ND	ND	NA	NA
Detached Home Unsp	52	579845	592500	811.55	727.00	134.66<	113.94<	840.87	684.96
Detached Home(Comm)	1	452500	452500	697.23	649.00	99.45<	ND	649.00	697.23
Detached Home(exist)	214	484640	467500	694.18	727.50	106.86<	110.00<	785.92	616.66
MisimpRuralLand Unsp	2	280000	280000	1.26	216050.00	155.56<	ND	216050.00	1.30
Res Land (WithBuild)	1	142000	142000	117.16	1212.00	25.13<	36.41<	1212.00	117.16
Res/Rural Lstyle	66	923878	760000	22.56	29767.50	98.19<	113.43<	56506.06	16.35
Single Strata Unit	1	395000	395000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	34	345941	344500	NA	NA	111.13<	104.87<	NA	NA
Site Improves Rur	1	580000	580000	1.42	408000.00	ND	ND	408000.00	1.42
Strata Unit/Flat Uns	4	286875	262500	NA	NA	85.37<	122.09<	NA	NA
Vac Res A	87	205724	205000	311.50	626.00	107.89<	116.15<	695.55	296.82
Vac Res B	1	90000	90000	37.01	2432.00	54.55<	31.36<	2432.00	37.01
Vac Res C	1	610000	610000	0.09	6940000.00	363.10<	254.17<	6940000.00	0.09
Vac Res Rural Lstyle	18	352916	315000	67.10	7584.00	98.90<	128.57<	33268.61	10.61
Municipality totals									
Commercial Total			12	Commercial Total Prices				\$8,210,000	
Community Services Total			1	Community Services Total Prices				\$200,000	
Industrial Total			7	Industrial Total Prices				\$5,789,500	
Primary Production Total			36	Primary Production Total Prices				\$89,412,700	
Residential Total			484	Residential Total Prices				\$235,180,480	
All Sales Total			540	All Sales Total				\$338,792,680	

Greater Bendigo City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,212	85,000	92,787	168	85,000	96,486	362	31,000	34,983
1996	1,224	85,000	91,482	172	80,000	85,294	323	31,000	35,787
1997	1,346	86,500	95,523	211	76,000	81,863	498	32,500	37,867
1998	1,302	88,000	97,349	234	82,500	89,171	443	32,000	35,060
1999	1,358	95,000	107,214	224	87,375	99,605	473	35,000	38,636
2000	1,614	100,000	110,638	285	94,000	107,221	397	36,000	39,120
2001	1,947	120,000	127,123	330	94,750	105,807	772	41,950	45,905
2002	1,932	145,000	158,621	316	127,250	130,240	782	50,000	52,652
2003	1,878	179,475	190,858	452	145,000	152,492	952	61,000	64,919
2004	1,775	195,000	207,797	263	165,000	171,592	610	74,950	79,354
2005	1,692	205,000	218,697	308	183,375	188,959	657	79,500	86,288
2006	1,649	217,000	229,628	299	180,000	187,515	592	85,000	96,620
2007	1,733	221,000	236,760	367	193,000	195,780	562	89,000	97,111
2008	1,549	222,000	237,073	259	187,500	195,871	423	85,000	91,838
2009	1,752	232,125	246,661	397	199,950	205,329	750	86,500	93,066
2010	1,645	262,000	280,788	331	216,000	222,315	723	97,000	106,729
2011	1,660	275,000	293,919	286	225,000	228,949	888	105,425	111,753
2012	1,654	295,000	312,724	361	226,000	221,759	851	112,000	118,827
2013	1,787	307,500	328,372	349	235,000	236,591	779	120,000	130,203
2014	1,701	320,000	341,366	331	235,000	238,266	751	120,000	132,375
2015	1,643	325,000	342,675	353	237,500	235,271	552	132,250	147,269
2016	1,785	322,500	353,611	339	240,000	250,245	481	150,000	154,528
2017	1,783	335,000	360,067	302	258,250	273,594	639	145,000	150,525
2018	1,963	346,800	378,824	357	263,500	272,018	766	145,000	154,940
2019	1,876	360,000	395,238	367	267,000	278,860	842	149,500	159,207
2020	1,885	405,000	432,921	319	302,500	317,566	1,475	155,000	165,377
2021	2,370	497,000	538,109	453	365,000	377,057	894	190,100	212,916
2022	1,858	565,000	606,787	369	410,000	418,949	486	257,500	273,849
2023	1,654	549,000	582,025	293	420,000	430,320	277	274,000	289,610
2024	1,918	560,000	595,787	445	420,000	452,364	322	277,000	294,041
2025	2,478	600,000	634,778	509	470,000	491,961	527	266,000	285,527
2026	370	640,000	650,685	70	484,750	506,391	76	269,750	277,972

Statistics for 2026 are based on a small number of sales and are preliminary only.

Greater Bendigo City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	785000	785000	4212.11	244.00	222.70<	ND	244.00	3217.21
Convenience/FastFood	1	775000	775000	1531.62	506.00	ND	163.16<	506.00	1531.62
Dental Clinic	1	690000	690000	1159.66	595.00	145.26<	115.00<	595.00	1159.66
Dev Site	9	1253096	1400000	1364.89	1088.00	203.64<	244.76<	1992.11	629.03
Fuel Outlet/Garage	2	3165000	3165000	987.58	2741.50	305.80<	66.75<	2741.50	1154.48
Health Clinic Unsp	2	782500	782500	1382.93	569.50	84.82<	102.96<	569.50	1374.01
Health Surgery	1	690000	690000	1564.63	441.00	89.61<	124.10<	441.00	1564.63
Hotel	1	850000	850000	726.50	1170.00	ND	130.77<	1170.00	726.50
Hotel/Motel Unsp	4	1357250	1400000	1259.32	1038.00	233.33<	147.37<	1038.00	1266.38
Indiv CarPark Unspe	1	60000	60000	4615.38	13.00	ND	ND	13.00	4615.38
Licensed Restaurant	1	940000	940000	3042.07	309.00	ND	ND	309.00	3042.07
Mixed Use Shop	4	552075	521650	1589.64	441.00	60.31<	19.11<	492.50	1120.96
Motel	2	1137500	1137500	429.16	2190.00	52.91<	37.85<	2190.00	519.41
National Co Ret Unsp	2	3475000	3475000	2517.28	1372.50	ND	ND	1372.50	2531.88
Office Cvt Dwelling	9	754555	780000	1930.23	430.00	101.96<	113.87<	485.67	1553.65
Office Premises Uns	13	1854346	939000	3116.64	543.50	126.89<	96.31<	533.60	1774.27
Pub/Tavern/Club Unsp	2	1570000	1570000	1157.07	1517.00	190.30<	53.68<	1517.00	1034.94
Restaurant	1	1955000	1955000	3989.80	490.00	ND	ND	490.00	3989.80
Retail Mult Occ Unsp	2	742500	742500	NA	NA	28.67<	29.12<	NA	NA
Retail Sgle Occ Unsp	10	1682000	960000	951.97	1145.00	137.14<	124.15<	2498.56	711.52
Serviced Apartments	1	1250000	1250000	1260.08	992.00	510.20<	510.20<	992.00	1260.08
Shop	8	1189250	597500	1403.88	410.00	91.92<	87.87<	1025.13	1160.10
Shopping Centre Unsp	6	18913333	878750	22.94	1744.00	408.72<	43.94<	755174.20	0.90
Tourist Park/Caravan	1	4180000	4180000	334.96	12479.00	ND	64.61<	12479.00	334.96
Vehicle Sales Centre	1	6004636	6004636	1262.80	4755.00	77.48<	375.29<	4755.00	1262.80
Veterinary Clinic	1	850000	850000	1504.42	565.00	50.00<	ND	565.00	1504.42
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	5635468	5635468	3309.14	1703.00	ND	ND	1703.00	3309.14
Day Care Centre	3	5888333	6200000	1984.96	3257.00	ND	ND	2914.67	2020.24
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	940000	940000	1050.28	895.00	ND	192.82<	895.00	1050.28
Factory Unit	1	865000	865000	2363.39	366.00	120.14<	ND	366.00	2363.39
Factory Unsp	14	1486607	1277500	511.60	1466.00	128.10<	157.13<	5026.15	287.92
Ind Dev Site	15	1325599	975000	349.70	3066.00	135.32<	147.73<	8979.47	147.63
Office/Factory	1	1750000	1750000	532.56	3286.00	ND	205.88<	3286.00	532.56
OpenStorageUnspec	1	2600000	2600000	133.09	19535.00	ND	ND	19535.00	133.09
Warehouse Unspec	19	1461347	740000	1083.47	1190.50	95.48<	117.55<	3150.11	477.26
Warehouse/Office	4	1197875	1215000	734.73	1752.00	17.87<	101.25<	2698.75	443.86
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	2	507500	507500	905.39	573.00	ND	ND	573.00	885.69
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	11	789503	769285	2.21	408368.00	120.20<	137.37<	433676.82	1.82
GenCrop >20ha Unspec	4	943301	867750	2.60	359051.00	99.17<	127.14<	356857.00	2.64
Livestock – Dairy	1	1780000	1780000	3.30	540000.00	ND	ND	540000.00	3.30
Livestock – Sheep	4	1242320	1230000	3.68	542272.50	183.58<	339.31<	470505.50	2.64
MixedFarm + infrast	7	1028361	880000	2.51	380000.00	15.44<	81.48<	539757.14	1.91
MixedFarm no infrast	4	898468	943417	1.03	1155000.00	121.73<	178.72<	1088525.00	0.83
MixedFarm&GrazUnsp	20	1052000	1000000	2.58	416096.00	104.99<	153.06<	797412.10	1.32
Native Bshland	3	389233	550000	0.97	590547.00	1506.85<	124.01<	794818.67	0.49
Native Hardwood	1	480000	480000	0.44	1080000.00	ND	ND	1080000.00	0.44
Poultry – Open Range	3	566666	637500	10.38	80000.00	ND	ND	80000.00	10.38
Poultry broiler	1	1150000	1150000	9.08	126600.00	ND	ND	126600.00	9.08
Vineyard	3	1546666	800000	4.06	160000.00	33.83<	95.51<	148236.33	10.43

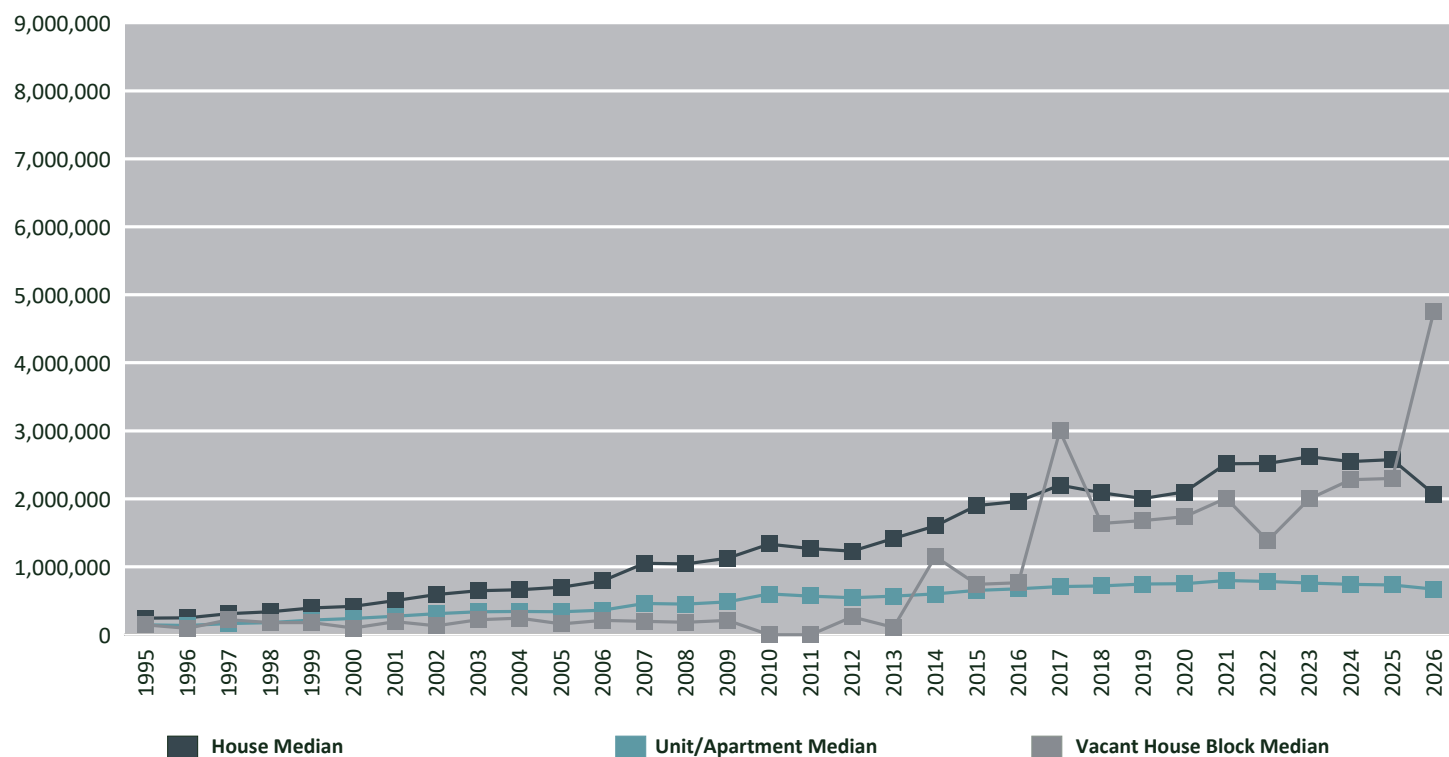
Greater Bendigo City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	655000	655000	852.86	768.00	104.80<	79.39<	768.00	852.86
Cojoin Strata Unsp	1	520000	520000	NA	NA	109.82<	120.79<	NA	NA
Conjoined StrataUnit	47	386345	385000	NA	NA	106.94<	103.77<	NA	NA
Detached Home (Ind)	4	596250	610000	734.98	831.00	96.76<	131.89<	957.75	622.55
Detached Home Unsp	546	604121	567500	824.65	576.00	107.33<	106.07<	704.10	852.71
Detached Home(Comm)	19	638331	512500	1086.96	460.00	100.00<	73.21<	657.68	970.57
Detached Home(exist)	1904	642765	615000	758.73	659.00	108.27<	107.89<	794.39	809.36
Garage/Outbuild Rur	4	350000	327500	14.25	46350.00	88.51<	46.79<	43960.25	7.96
Granny Flat/Studio	1	435000	435000	168.28	2585.00	72.50<	74.36<	2585.00	168.28
Half Pair or Duplex	6	505583	529250	573.65	562.50	151.21<	ND	634.67	796.61
House & Flat/Studio	6	765333	727500	557.81	1479.00	70.29<	129.91<	1639.60	485.73
MisimpRuralLand Unsp	8	598750	465000	7.10	63234.00	132.86<	103.33<	63308.50	9.46
OYO Sub Dwelling	11	512636	505000	NA	NA	109.54<	129.49<	NA	NA
OYO Sub Unit	205	429448	420000	NA	NA	106.33<	107.96<	NA	NA
Res Land (WithBuild)	3	216666	180000	163.37	1010.00	14.26<	27.78<	1243.67	174.22
Res/Rural Lstyle	306	918689	821950	42.13	20000.00	97.85<	97.10<	39421.94	23.30
ResLandWithImprovemt	2	308750	308750	191.55	1662.00	67.49<	85.64<	1662.00	185.77
Retire Village Unit	17	430772	392500	NA	NA	104.39<	150.96<	NA	NA
Semi-detached	2	498500	498500	1832.84	341.00	120.12<	82.74<	341.00	1832.84
Semi-detached Unspec	6	583333	550000	1996.05	253.00	105.77<	146.67<	331.40	1572.12
Single Strata Unit	1	445000	445000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	62	616410	657500	2821.58	241.00	115.35<	158.24<	241.00	2821.58
Strata Unit/Flat Uns	52	568326	565000	NA	NA	113.01<	107.62<	NA	NA
Terrace House	8	897812	731250	920.18	451.00	138.28<	105.22<	495.57	1904.73
Townhouse	113	553237	540000	NA	NA	110.20<	114.16<	NA	NA
Vac Res A	467	271098	263000	568.18	528.00	95.64<	101.15<	597.43	445.64
Vac Res B	58	396499	340000	189.41	2176.50	102.26<	111.48<	2422.64	163.66
Vac Res C	2	436495	436495	13.91	1965292.50	169.84<	180.00<	1965292.50	0.22
Vac Res Englobo Oth	1	390000	390000	20.21	19300.00	34.25<	13.20<	19300.00	20.21
Vac Res Rural Lstyle	84	412196	400500	9.25	40000.00	88.02<	92.60<	50003.36	8.24
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Motor Racing Tracks	1	1728700	1728700	3.76	460000.00	ND	ND	460000.00	3.76
Municipality totals									
Commercial Total			88	Commercial Total Prices			\$231,186,300		
Community Services Total			4	Community Services Total Prices			\$23,300,468		
Industrial Total			56	Industrial Total Prices			\$79,408,592		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$1,015,000		
Primary Production Total			62	Primary Production Total Prices			\$60,177,137		
Residential Total			3,947	Residential Total Prices			\$2,313,057,662		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,728,700		
All Sales Total			4,160	All Sales Total			\$2,709,873,859		

Boroondara City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	2,320	245,000	292,029	1,065	145,000	172,336	73	147,000	170,127
1996	2,366	250,000	295,134	1,299	136,500	161,050	92	95,900	130,796
1997	2,656	310,000	351,700	1,597	163,000	198,790	75	220,000	244,301
1998	2,284	340,000	395,991	1,341	180,000	212,404	79	180,000	215,455
1999	2,328	394,000	461,167	1,483	217,250	247,084	32	178,960	262,229
2000	2,267	420,000	492,949	1,643	240,000	281,239	19	100,000	211,447
2001	2,442	500,500	588,722	1,767	275,050	313,054	33	194,334	277,863
2002	2,267	590,000	677,161	1,452	312,500	363,060	4	130,444 ^	117,722 ^
2003	2,112	650,000	751,251	1,438	340,750	398,019	19	219,000	201,984
2004	1,913	660,000	776,474	1,381	345,000	392,187	10	245,000	260,150
2005	2,065	701,000	843,435	1,605	340,000	391,933	20	159,975	147,272
2006	2,073	793,000	949,197	1,634	364,000	431,833	24	212,886	228,774
2007	2,330	1,050,000	1,257,584	1,925	460,000	538,051	21	200,000	240,307
2008	1,715	1,042,500	1,248,806	1,402	449,000	502,409	2	184,750 ^	184,750 ^
2009	2,012	1,125,000	1,310,224	1,905	485,000	538,389	2	209,825 ^	209,825 ^
2010	1,956	1,334,500	1,529,430	1,709	600,000	680,567	0	0 *	0 *
2011	1,772	1,265,000	1,475,360	1,625	570,000	615,321	0	0 *	0 *
2012	1,821	1,230,000	1,442,905	1,455	545,000	635,334	1	265,000 ^	265,000 ^
2013	2,219	1,415,000	1,614,730	2,190	569,000	647,036	1	110,000 ^	110,000 ^
2014	2,383	1,600,000	1,795,041	2,429	600,000	680,743	5	1,150,000 ^	1,110,000 ^
2015	2,516	1,900,000	2,184,515	2,135	655,000	793,111	8	739,500 ^	768,000 ^
2016	2,033	1,963,000	2,247,284	1,925	675,000	842,522	8	763,000 ^	1,117,700 ^
2017	1,964	2,200,000	2,543,412	1,827	708,892	898,956	9	3,000,000 ^	2,815,333 ^
2018	1,615	2,090,000	2,428,809	1,553	720,000	868,827	24	1,635,500	1,412,338
2019	1,659	2,005,000	2,359,804	1,376	745,000	906,992	20	1,680,000	1,784,713
2020	1,407	2,100,000	2,387,288	1,223	750,000	942,953	18	1,737,500	1,717,000
2021	2,317	2,515,000	2,838,637	2,085	800,000	981,839	27	2,008,888	2,637,699
2022	1,893	2,520,000	2,892,958	1,697	785,000	987,803	14	1,384,655	1,306,692
2023	1,837	2,620,000	3,027,148	1,872	760,000	1,005,310	27	2,000,000	1,980,878
2024	1,929	2,548,000	3,014,267	2,049	740,000	955,254	17	2,280,000	2,322,869
2025	1,917	2,575,000	3,017,024	2,051	732,750	911,861	21	2,300,000	2,151,599
2026	119	2,067,000	2,368,813	312	670,000	815,796	1	4,750,000 ^	4,750,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

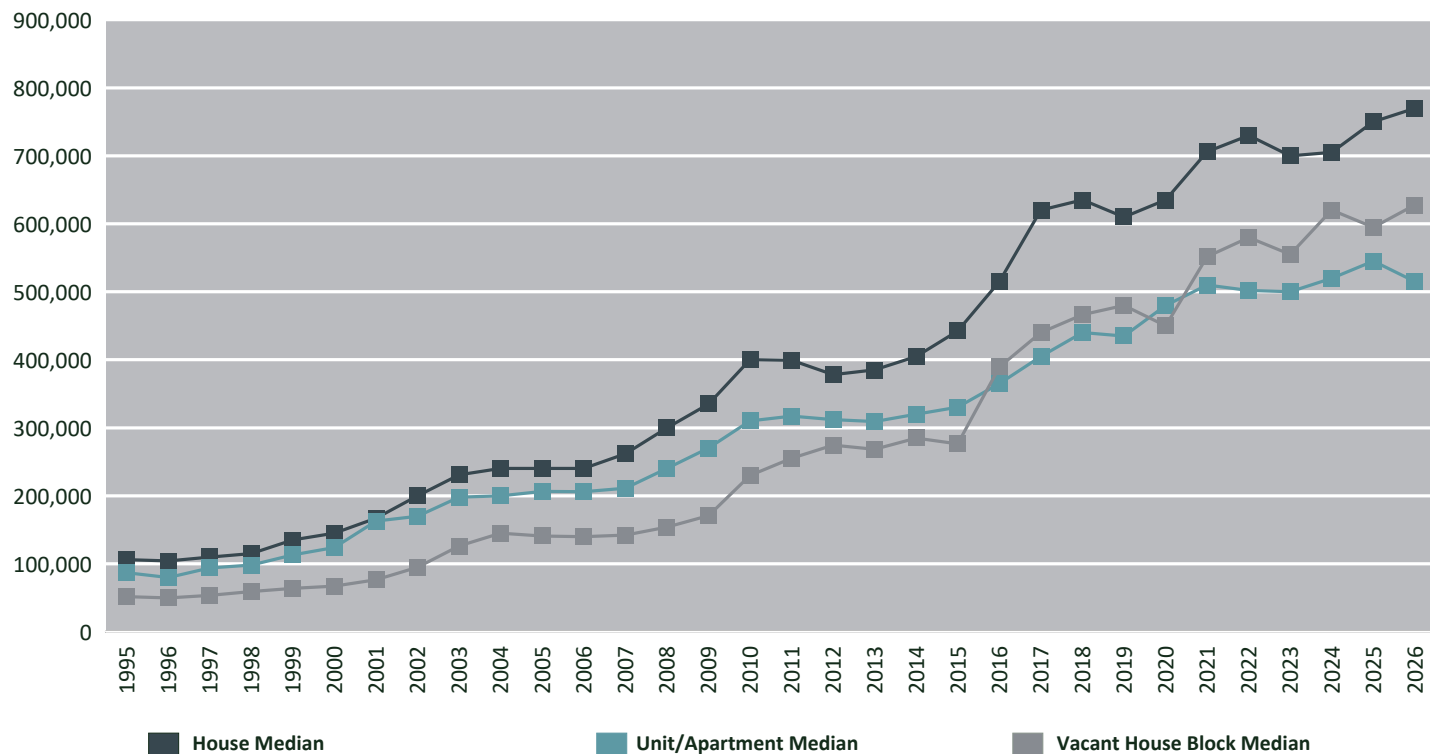
Boroondara City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Unsp	1	1225000	1225000	6586.02	186.00	64.14<	ND	186.00	6586.02
Ground Level Parking	2	13250	13250	6.90	1921.00	6.16<	49.07<	1921.00	6.90
Health Clinic Unsp	7	1704714	1430000	3800.00	500.00	93.46<	68.92<	540.00	3725.93
Indiv CarPark Unspe	1	45000	45000	28.27	1592.00	ND	ND	1592.00	28.27
Kiosk	1	177191	177191	199.54	888.00	ND	ND	888.00	199.54
Mixed Use Unspec	1	2390000	2390000	12383.42	193.00	224.41<	277.91<	193.00	12383.42
Office Premises Uns	46	1861056	869000	375.30	1271.00	105.33<	92.45<	2226.57	734.86
Restaurant	2	2475000	2475000	12340.84	197.00	206.25<	ND	197.00	12563.45
Retail Mult Occ Unsp	14	1425262	1310000	3565.14	391.00	92.74<	67.81<	358.29	3978.01
Retail Sgle Occ Unsp	51	1237464	952600	2120.97	372.00	82.83<	72.72<	585.95	2119.01
Serv Apt/Unit Unsp	9	195555	150000	183.45	1172.00	64.66<	ND	1628.00	95.65
Shop	1	1650000	1650000	649.86	2539.00	ND	98.51<	2539.00	649.86
Shopping Centre Unsp	1	33250000	33250000	44751.01	743.00	ND	89.86<	743.00	44751.01
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	10795000	10795000	6414.14	1683.00	ND	ND	1683.00	6414.14
NonGov School Unsp	1	36300000	36300000	5013.81	7240.00	206.25<	ND	7240.00	5013.81
Religious Residence	1	3900000	3900000	6122.45	637.00	ND	ND	637.00	6122.45
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	3030833	3280000	2939.07	1116.00	159.24<	108.04<	818.67	3702.16
Ind Dev Site	2	8902524	8902524	2226.09	4543.00	ND	ND	4543.00	1959.61
Warehouse Unspec	1	4700000	4700000	3455.88	1360.00	58.44<	100.75<	1360.00	3455.88
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	34950000	34950000	5696.82	6135.00	ND	ND	6135.00	5696.82
Boarding House	1	3750000	3750000	5563.80	674.00	ND	ND	674.00	5563.80
Cojoin Strata Unsp	3	1301666	1610000	NA	NA	ND	117.73<	NA	NA
Detached Home Unsp	1722	3143402	2680000	3465.82	673.00	101.07<	102.08<	690.68	4525.06
Individual Car Park	2	37550	37550	NA	NA	7510.00<	3755000.00<	NA	NA
Individual Flat	2	905765	905765	3423.73	413.00	33.55<	62.04<	413.00	3423.73
OYO Cluster Unit	1	1795000	1795000	NA	NA	ND	111.49<	NA	NA
Res Co Sh Unit HR	26	615846	598000	NA	NA	106.98<	89.92<	NA	NA
Res Co Sh Unit Unsp	16	881968	780000	NA	NA	88.39<	92.75<	NA	NA
Res/Rural Lstyle	2	2817500	2817500	345.16	7467.50	309.62<	288.97<	7467.50	377.30
Retire Village Compl	1	492000	492000	5466.67	90.00	100.41<	ND	90.00	5466.67
Retire Village Unit	22	975863	950000	NA	NA	101.06<	99.74<	NA	NA
Semi-detached	1	2310000	2310000	6657.06	347.00	ND	ND	347.00	6657.06
Semi-detached Unspec	194	1898896	1750500	6108.29	321.00	100.89<	102.97<	370.96	5132.34
Single Strata Unsp	660	1319498	1237500	1229.73	943.00	98.21<	104.21<	1208.25	1181.87
Strata Unit/Flat Uns	1321	710478	600000	501.37	1827.00	100.00<	95.24<	1827.00	501.37
Townhouse	2	1762500	1762500	NA	NA	72.23<	138.24<	NA	NA
Vac Res A	21	2151599	2300000	4085.71	700.00	100.88<	166.11<	667.33	3224.17
Municipality totals									
Commercial Total			137	Commercial Total Prices			\$226,079,700		
Community Services Total			3	Community Services Total Prices			\$50,995,000		
Industrial Total			6	Industrial Total Prices			\$31,597,549		
Residential Total			3,998	Residential Total Prices			\$7,745,761,430		
All Sales Total			4,144	All Sales Total			\$8,054,433,679		

Brimbank City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,657	106,000	115,026	302	87,000	96,575	1,009	51,500	56,307
1996	1,703	104,000	113,725	320	80,000	86,016	1,044	50,000	55,097
1997	2,123	110,000	121,923	356	93,950	96,008	1,468	53,500	58,139
1998	2,180	115,000	127,141	448	98,000	102,816	1,552	58,950	62,956
1999	2,392	135,000	148,051	444	113,000	118,221	2,373	63,800	68,319
2000	2,378	145,125	162,235	593	124,000	125,202	1,231	67,000	70,920
2001	2,959	167,000	182,906	898	162,750	172,348	1,471	76,300	82,584
2002	2,877	200,000	217,609	552	170,000	178,310	1,131	95,000	98,350
2003	2,783	231,000	248,354	652	198,000	197,108	1,195	126,000	130,176
2004	2,172	240,000	258,085	547	200,000	203,345	630	145,000	144,655
2005	2,492	240,000	261,429	498	206,500	212,993	696	141,000	149,024
2006	2,221	240,000	263,088	457	206,000	233,840	818	140,000	150,202
2007	2,999	262,000	287,340	789	211,000	237,148	1,307	142,000	155,536
2008	2,518	300,000	320,643	651	240,000	247,846	1,051	154,000	156,809
2009	2,859	335,200	354,137	711	270,000	276,962	1,120	171,000	183,048
2010	2,429	400,000	420,695	668	310,000	323,150	498	229,900	237,168
2011	1,855	399,208	417,353	471	317,000	337,557	200	255,000	264,216
2012	1,794	378,000	397,623	562	312,000	319,306	136	274,250	277,291
2013	2,135	385,000	405,457	639	309,000	310,165	208	268,500	268,579
2014	2,278	405,000	435,683	684	320,000	327,852	222	285,000	292,662
2015	2,699	442,500	472,094	814	330,250	340,128	158	276,250	285,385
2016	2,464	515,000	544,309	906	365,000	373,457	132	389,500	381,928
2017	2,335	620,000	650,323	765	405,000	414,010	91	440,000	417,834
2018	1,937	635,000	663,468	565	440,000	441,522	62	466,500	537,615
2019	1,785	610,000	641,549	527	435,000	440,088	197	480,000	526,877
2020	1,459	635,000	663,372	484	480,000	504,681	164	450,000	472,707
2021	2,380	706,000	757,972	826	510,000	521,890	166	551,500	548,209
2022	1,811	730,000	800,666	669	502,000	497,516	65	580,000	560,685
2023	1,659	700,000	754,658	677	500,000	511,449	67	555,000	557,737
2024	2,013	705,000	757,458	844	520,000	522,863	69	620,000	726,114
2025	2,322	750,000	801,381	923	545,000	539,196	104	595,000	565,090
2026	251	770,000	802,716	131	515,000	522,170	8	627,500 ^	595,625 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

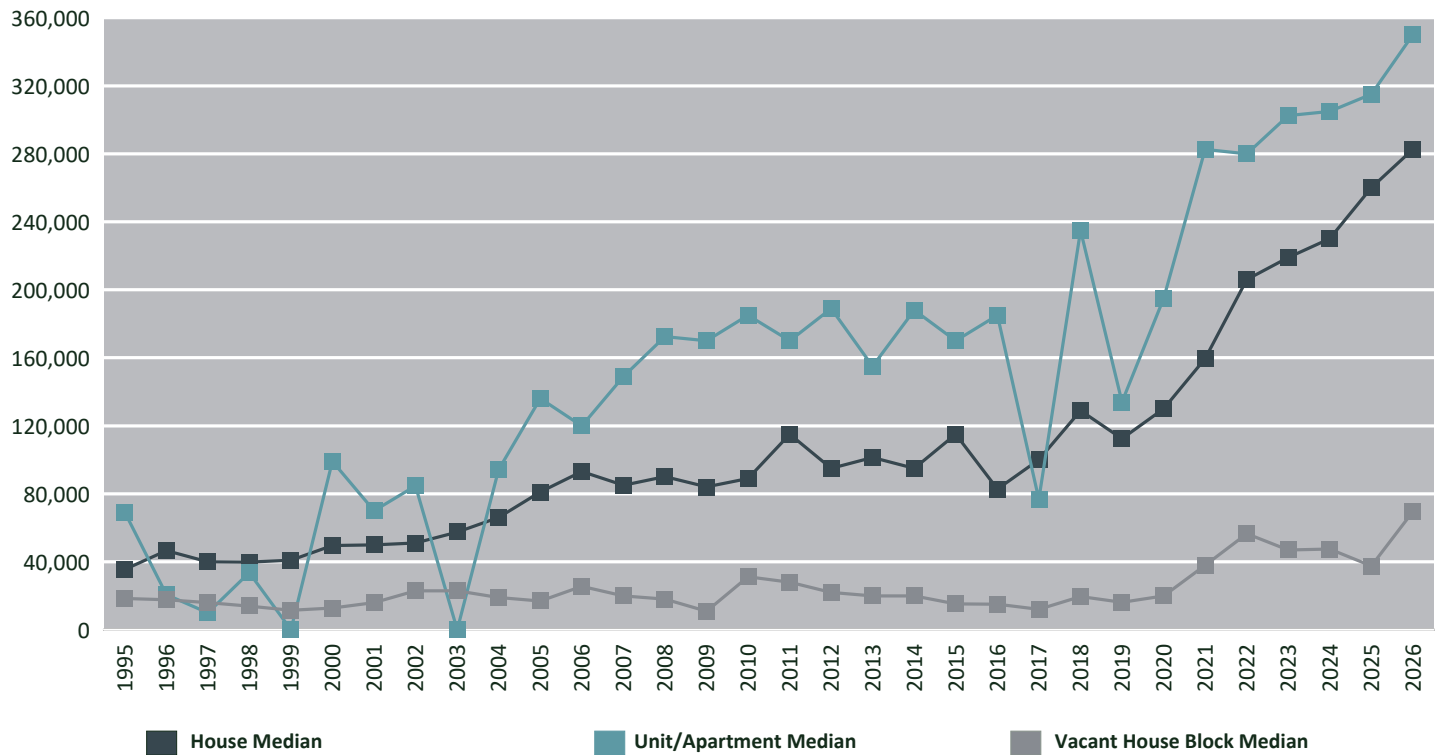
Brimbank City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	742500	742500	627.11	1184.00	ND	ND	1184.00	627.11
Café	2	516000	516000	427.50	1827.00	ND	ND	1827.00	282.43
Dev Site	2	1985000	1985000	1620.51	1198.00	155.56<	305.38<	1198.00	1656.93
Fuel Outlet/Garage	1	5200000	5200000	2507.23	2074.00	433.33<	165.08<	2074.00	2507.23
Health Clinic Unsp	3	1007222	1216666	2112.68	710.00	136.32<	71.67<	991.67	1015.69
Mixed Use Office	2	298000	298000	239.24	11143.00	71.81<	ND	11143.00	26.74
Mixed Use Unspec	2	1067000	1067000	1100.49	10039.00	141.61<	150.93<	10039.00	106.29
Multi Use FuelOutlet	1	9700000	9700000	NA	NA	ND	ND	NA	NA
Office Premises Uns	5	1050060	1048300	6277.25	167.00	42.19<	34.37<	1538.80	682.39
Pub/Tavern/Club Unsp	1	6000000	6000000	2030.46	2955.00	331.49<	333.33<	2955.00	2030.46
Retail Mult Occ Unsp	4	4215000	2475000	5088.50	226.00	147.32<	304.62<	3575.00	1217.72
Retail Sgle Occ Unsp	22	1537350	888250	6390.13	223.00	79.66<	80.75<	2950.57	534.47
Shop	5	615000	589000	210.39	2329.00	ND	ND	2329.00	264.06
Shop & Dwelling	1	1000000	1000000	4366.81	229.00	ND	ND	229.00	4366.81
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	1775000	1775000	2051.16	864.00	ND	ND	864.00	2054.40
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	58	2660398	1200000	1757.18	629.50	117.39<	106.19<	2325.62	1156.58
Ind Dev Site	23	1661254	841500	1430.74	592.00	64.73<	168.30<	1676.14	966.19
OpenStorageUnspec	1	1300000	1300000	1123.60	1157.00	ND	187.59<	1157.00	1123.60
Warehouse Unspec	89	4557285	1200000	2903.23	620.00	120.00<	126.32<	3730.85	1233.08
Warehouse/Showroom	2	2365000	2365000	2599.16	1185.00	ND	ND	1185.00	2599.16
Workshop	1	650000	650000	1993.87	326.00	ND	ND	326.00	1993.87
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	908333	810000	1042.02	595.00	ND	101.67<	587.33	1546.54
Cojoin Strata Unsp	3	570000	440000	NA	NA	137.50<	123.94<	NA	NA
Detached Home (New)	1	760000	760000	1818.18	418.00	ND	ND	418.00	1818.18
Detached Home Unsp	2299	802863	750000	2330.73	576.00	106.38<	102.67<	567.71	1413.77
Detached Home(exist)	1	730000	730000	1891.19	386.00	ND	ND	386.00	1891.19
House & Flat/Studio	1	1031000	1031000	1291.98	798.00	ND	ND	798.00	1291.98
OYO Subdivided Flat	2	338500	338500	NA	NA	89.34<	84.84<	NA	NA
Res Land (WithBuild)	122	804351	750000	1000.00	725.00	103.45<	92.59<	719.78	1119.73
Res/Rural Lstyle	3	435000	350000	40.63	8246.00	12.07<	57.74<	8246.00	52.75
Semi-detached Unspec	20	625158	610500	3202.37	229.00	98.47<	90.44<	259.61	2395.50
Single Strata Unit	2	317500	317500	NA	NA	94.07<	87.71<	NA	NA
Single Strata Unsp	778	546371	550000	2889.09	206.50	104.76<	110.00<	206.50	2261.99
Strata Unit/Flat Uns	116	488577	509500	NA	NA	101.90<	91.72<	NA	NA
Townhouse	13	602807	615000	NA	NA	104.24<	117.14<	NA	NA
Vac Res A	103	555091	595000	1156.86	510.00	97.54<	102.59<	491.31	1121.24
Vac Res B	1	1595000	1595000	762.06	2093.00	51.63<	ND	2093.00	762.06
Vac Res Rural Lstyle	2	760000	760000	68.03	13449.00	5.88<	279.93<	13449.00	56.51
Villa Unit	9	563111	550000	NA	NA	119.44<	126.44<	NA	NA
Municipality totals									
Commercial Total			52	Commercial Total Prices				\$92,403,166	
Community Services Total			2	Community Services Total Prices				\$3,550,000	
Industrial Total			174	Industrial Total Prices				\$604,790,360	
Residential Total			3,479	Residential Total Prices				\$2,520,936,208	
All Sales Total			3,707	All Sales Total				\$3,221,679,734	

Buloke Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	82	35,500	40,632	2	69,250^	69,250^	18	18,500	39,676
1996	81	46,500	53,954	2	20,750^	20,750^	38	17,750	34,816
1997	85	40,000	49,194	2	10,000^	10,000^	18	16,000	29,973
1998	70	39,750	45,150	1	33,570^	33,570^	19	14,000	35,225
1999	71	41,000	53,851	0	0*	0*	28	11,500	14,933
2000	94	49,500	56,881	1	99,150^	99,150^	30	12,750	15,836
2001	92	50,000	56,988	3	70,000^	66,000^	47	16,000	22,136
2002	106	51,000	56,563	3	84,679^	213,559^	55	23,000	26,374
2003	118	57,500	65,729	0	0*	0*	39	23,000	24,500
2004	118	66,000	72,455	6	94,250^	80,666^	54	19,000	21,942
2005	105	81,000	88,937	5	136,002^	97,064^	51	17,000	25,404
2006	97	93,000	104,075	5	120,000^	115,600^	29	25,500	32,051
2007	109	85,000	96,892	2	148,975^	148,975^	36	20,000	29,736
2008	83	90,000	100,463	4	172,500^	161,250^	21	18,000	33,690
2009	85	84,000	91,658	5	170,000^	162,600^	13	11,000	26,468
2010	99	89,000	109,858	3	185,000^	158,666^	24	31,250	52,645
2011	95	115,000	123,021	2	170,000^	170,000^	21	28,000	35,700
2012	85	95,000	106,124	3	189,000^	146,777^	23	22,000	51,706
2013	116	101,250	109,491	3	155,000^	140,000^	21	20,000	24,489
2014	90	95,000	112,017	5	188,000^	169,266^	17	20,000	21,360
2015	95	115,000	117,496	2	170,000^	170,000^	20	15,250	22,125
2016	86	82,750	107,200	2	185,000^	185,000^	12	15,000	18,062
2017	99	100,000	117,663	2	76,750^	76,750^	24	12,000	30,788
2018	123	129,002	138,634	3	235,000^	261,666^	18	19,500	23,147
2019	106	112,500	131,100	5	134,000^	144,800^	18	16,250	22,488
2020	131	130,000	144,598	6	195,000^	190,500^	29	20,000	22,172
2021	148	159,500	169,397	2	282,500^	282,500^	39	38,000	39,873
2022	110	206,000	226,736	5	280,000^	287,000^	36	56,500	56,638
2023	92	219,000	228,106	2	302,500^	302,500^	23	47,000	50,304
2024	101	230,000	244,441	5	305,000^	314,000^	14	47,500	65,939
2025	101	260,000	254,007	4	315,000^	313,750^	8	37,500^	41,262^
2026	24	282,500	283,791	1	350,000^	350,000^	8	69,500^	62,375^

Statistics for 2026 are based on a small number of sales and are preliminary only.

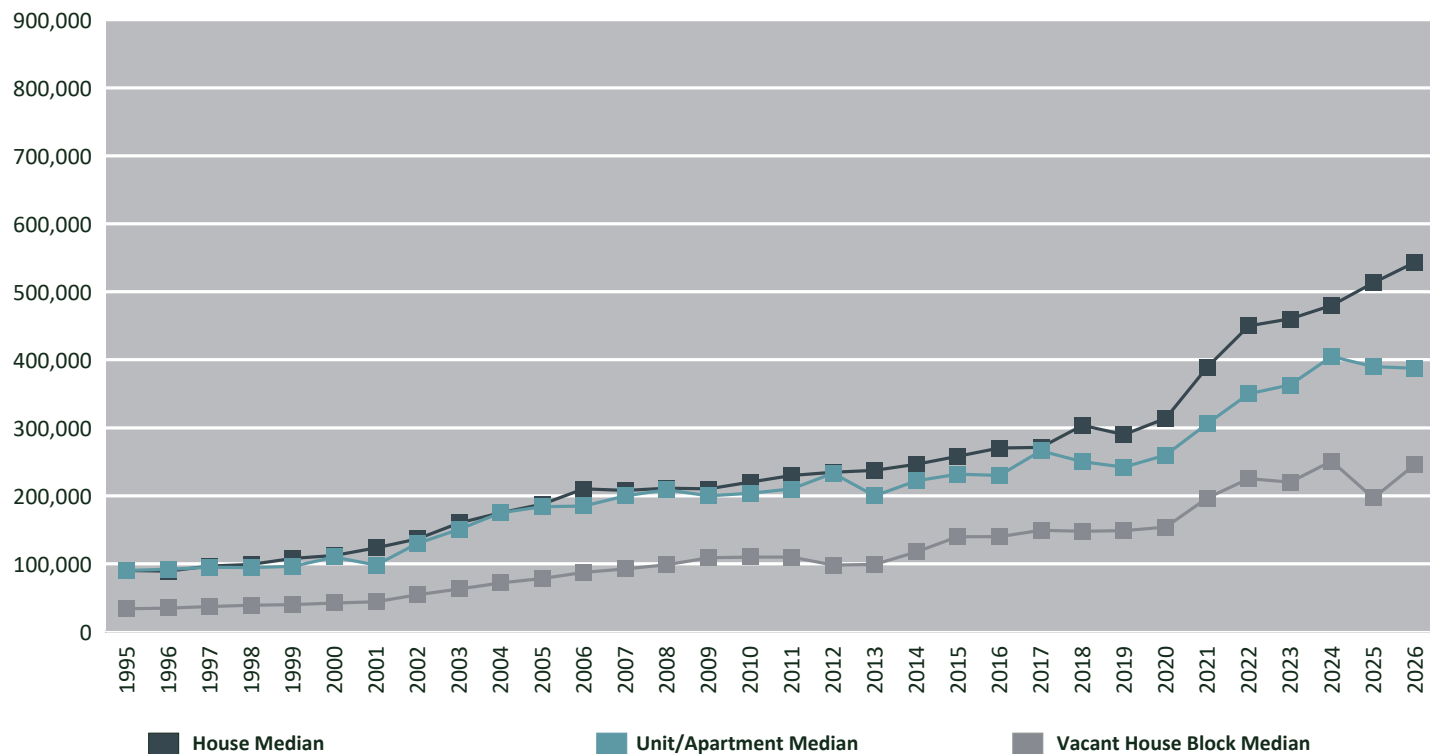
Buloke Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	36000	36000	90.00	400.00	ND	ND	400.00	90.00
Hotel/Motel Unsp	1	560000	560000	193.91	2888.00	ND	ND	2888.00	193.91
LowRise Office Build	1	150000	150000	312.50	480.00	ND	ND	480.00	312.50
Office Premises Uns	2	140000	140000	307.57	750.00	116.67<	ND	750.00	186.67
Retail Sgle Occ Unsp	6	288500	195000	606.47	317.50	ND	95.24<	1088.17	265.12
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	50000	50000	49.85	1003.00	ND	ND	1003.00	49.85
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	330833	379500	134.57	2820.00	138.00<	353.02<	2764.00	119.69
Food ProcessingUnsp	1	60000	60000	44.78	1340.00	ND	ND	1340.00	44.78
Ind Dev Site	3	66666	55000	21.08	1660.00	122.91<	66.67<	1660.00	21.08
OpenStorageUnspec	1	126000	126000	NA	NA	ND	ND	NA	NA
Storage Depot	1	126000	126000	11.45	11000.00	ND	ND	11000.00	11.45
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	90000	55000	0.21	935000.00	ND	61.11<	925915.67	0.11
GenCrop >20ha Unspec	32	1281925	1051831	0.36	1331749.00	112.75<	85.73<	1997070.13	0.65
Livestock – Sheep	1	950000	950000	0.65	1468591.00	487.18<	ND	1468591.00	0.65
MixedFarm&GrazUnsp	1	162500	162500	0.10	1620000.00	ND	23.21<	1620000.00	0.10
Poultry – Open Range	1	7500000	7500000	26.91	278700.00	ND	ND	278700.00	26.91
Poultry broiler	1	17750000	17750000	6.85	2590000.00	660.60<	ND	2590000.00	6.85
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	500000	500000	483.56	1034.00	ND	ND	1034.00	483.56
Detached Home Unsp	19	258105	260000	177.27	959.00	92.86<	168.83<	1297.42	198.94
Detached Home(exist)	81	250009	260000	72.18	1039.00	113.04<	116.85<	1347.53	185.53
Res/Rural Lstyle	10	322350	365000	8.53	21750.00	114.06<	114.06<	38158.10	8.45
ResLandWithImprovemt	1	47500	47500	47.50	1000.00	65.07<	158.33<	1000.00	47.50
Single Strata Unsp	3	285000	310000	NA	NA	101.64<	105.98<	NA	NA
Strata Unit/Flat Uns	1	400000	400000	NA	NA	ND	ND	NA	NA
Vac Res A	5	39800	30000	69.22	939.00	71.86<	54.55<	867.00	45.91
Vac Res B	2	43050	43050	21.45	2012.00	71.75<	74.22<	2012.00	21.40
Vac Res C	1	45000	45000	7.68	5861.00	19.16<	81.82<	5861.00	7.68
Vac Res Rural Lstyle	5	121100	150000	12.42	12077.00	174.42<	163.93<	37440.80	3.23
Municipality totals									
Commercial Total			11	Commercial Total Prices				\$2,757,000	
Community Services Total			1	Community Services Total Prices				\$50,000	
Industrial Total			9	Industrial Total Prices				\$1,504,500	
Primary Production Total			40	Primary Production Total Prices				\$67,744,110	
Residential Total			129	Residential Total Prices				\$31,116,387	
All Sales Total			190	All Sales Total				\$103,171,997	

Campaspe Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	367	90,000	101,862	74	90,000	96,424	105	34,000	48,014
1996	400	89,000	97,307	63	92,000	99,354	107	35,000	45,461
1997	466	96,750	106,614	107	95,000	94,549	112	37,000	58,588
1998	427	99,000	113,628	84	94,500	99,826	99	39,000	49,179
1999	455	108,000	116,749	75	96,000	110,966	119	40,000	39,388
2000	473	112,000	121,172	101	110,000	125,110	89	42,500	47,725
2001	575	123,500	126,352	123	98,000	111,345	164	44,000	45,323
2002	581	136,500	147,688	152	130,000	137,257	150	54,500	50,588
2003	599	160,000	169,840	104	150,500	158,435	217	63,000	62,433
2004	537	175,000	182,734	101	175,000	189,372	185	72,000	67,329
2005	565	187,500	199,306	128	183,750	208,521	170	78,250	79,510
2006	505	210,000	228,595	116	185,000	193,501	112	87,500	85,651
2007	515	208,000	225,370	120	200,000	215,620	80	92,500	91,025
2008	391	211,000	231,969	87	209,000	230,795	64	98,500	93,841
2009	416	210,000	226,034	70	200,000	219,885	79	109,000	106,537
2010	393	220,000	231,880	78	203,750	229,724	80	110,000	111,133
2011	362	230,000	243,946	71	210,000	210,294	76	109,750	105,518
2012	376	234,500	250,312	68	233,000	253,432	67	98,000	104,473
2013	416	237,250	258,516	93	200,000	218,844	55	99,000	105,150
2014	441	246,500	258,036	91	222,000	234,082	72	117,500	114,503
2015	421	258,000	272,844	101	232,000	258,830	82	140,000	137,776
2016	427	270,000	283,635	91	230,000	256,141	95	140,000	119,244
2017	503	271,000	287,823	81	266,000	289,910	101	149,000	133,356
2018	492	303,500	322,277	81	250,000	284,771	127	148,000	143,054
2019	424	290,000	316,062	93	242,000	274,008	116	148,875	143,051
2020	480	314,000	334,237	68	260,000	273,656	237	154,000	157,725
2021	609	389,000	414,274	96	306,000	331,342	121	196,500	198,677
2022	479	450,000	492,166	69	350,000	362,663	85	225,000	265,464
2023	434	460,000	492,566	83	363,000	375,873	53	220,000	265,686
2024	428	480,000	514,822	77	405,000	431,189	102	251,000	245,234
2025	511	513,000	550,082	89	390,000	414,267	131	196,750	232,847
2026	90	543,000	543,225	12	387,500	417,083	35	246,000	234,678

Statistics for 2026 are based on a small number of sales and are preliminary only.

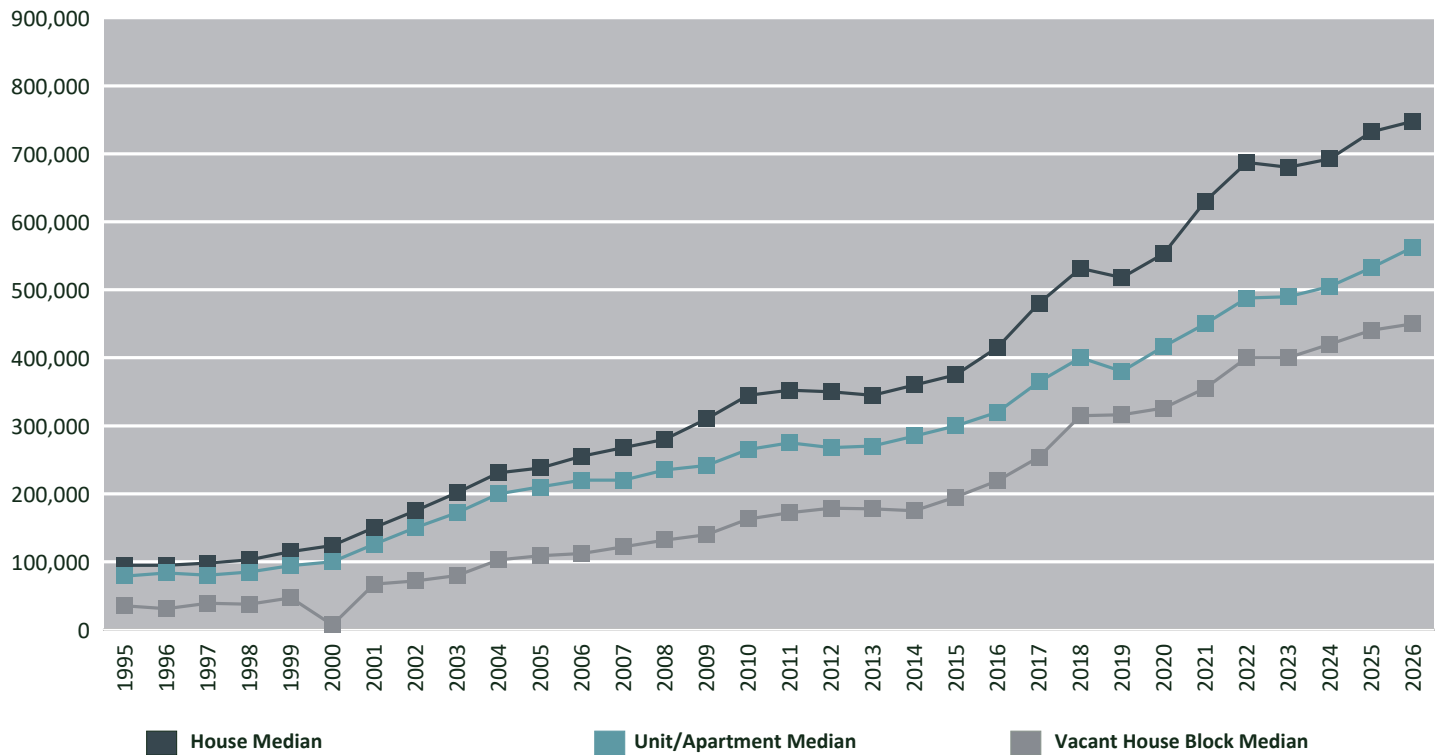
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Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	170000	170000	425.00	400.00	10.30<	ND	400.00	425.00
Dev Site	2	66275	66275	17.11	4500.00	6.31<	13.54<	4500.00	17.11
Fuel Outlet/Garage	1	3100000	3100000	442.92	6999.00	382.72<	121.57<	6999.00	442.92
Health Clinic Unsp	2	890000	890000	2287.02	494.50	59.33<	158.93<	494.50	1799.80
Hotel	1	730000	730000	354.71	2058.00	243.33<	85.88<	2058.00	354.71
Hotel/Motel Unsp	1	7100000	7100000	8616.50	824.00	ND	ND	824.00	8616.50
Motel	1	1950000	1950000	481.84	4047.00	90.70<	162.50<	4047.00	481.84
National Co Ret Unsp	2	3005000	3005000	2979.37	1412.00	353.53<	ND	1412.00	2128.19
Office Cvrt Dwelling	1	2175000	2175000	1866.95	1165.00	ND	ND	1165.00	1866.95
Office Premises Uns	3	2066666	1100000	NA	NA	160.58<	96.07<	NA	NA
Restaurant	1	310000	310000	1026.49	302.00	ND	ND	302.00	1026.49
Retail Mult Occ Unsp	4	187500	102500	180.47	471.00	8.87<	38.68<	446.33	216.58
Retail Sgle Occ Unsp	20	470650	392500	1058.20	189.00	85.79<	125.10<	378.47	1060.08
Shop & Dwelling	1	450000	450000	369.76	1217.00	145.16<	38.14<	1217.00	369.76
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	4525000	4525000	1086.43	4165.00	ND	117.53<	4165.00	1086.43
Place of Worship	1	150000	150000	145.35	1032.00	ND	ND	1032.00	145.35
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	415000	415000	3007.25	138.00	74.11<	ND	138.00	3007.25
Factory Unsp	9	748333	704000	70.74	1866.00	227.10<	156.44<	5157.33	145.10
Food ProcessingUnsp	3	433333	475000	276.35	1015.00	ND	ND	12638.00	34.29
Ind Dev Site	6	405250	411000	156.22	2806.00	59.50<	169.83<	3931.33	103.08
Warehouse Unspec	10	860550	525000	296.11	1162.00	61.76<	130.43<	2108.90	408.06
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	450000	450000	340.14	1323.00	ND	ND	1323.00	340.14
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	8	587914	625000	1.11	491509.00	96.15<	131.58<	580255.50	1.01
GenCrop >20ha Unspec	51	1486170	950000	1.37	504230.00	125.00<	108.88<	778969.39	1.69
Horse Unspecified	1	725000	725000	2.09	346851.00	ND	ND	346851.00	2.09
Livestock – Beef	7	725245	745000	1.73	315700.00	62.21<	82.78<	347865.86	2.08
Livestock – Dairy	21	1302782	1350000	3.02	480400.00	150.00<	103.85<	586676.10	2.22
Livestock – Sheep	1	751500	751500	2.75	273300.00	5017.36<	939.38<	273300.00	2.75
MixedFarm&GrazUnsp	23	1818635	1100000	0.97	868800.00	100.00<	169.23<	1168164.52	1.56
Native Bshland	1	1900000	1900000	4.66	407694.00	883.72<	ND	407694.00	4.66
Orchard Plantations	1	800000	800000	3.04	262900.00	ND	118.52<	262900.00	3.04
Poultry – Open Range	2	54000000	54000000	NA	NA	ND	ND	NA	NA
Vineyard	2	1850000	1850000	3.46	1041492.00	141.98<	240.26<	1041492.00	1.78
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	510000	510000	NA	NA	ND	ND	NA	NA
Detached Home (Ind)	1	370000	370000	1.95	190000.00	72.55<	ND	190000.00	1.95
Detached Home (New)	2	732500	732500	1029.15	719.00	95.13<	106.55<	719.00	1018.78
Detached Home Unsp	42	602369	475000	743.59	780.00	95.00<	92.68<	1025.36	593.03
Detached Home(Comm)	1	1050000	1050000	1252.98	838.00	ND	ND	838.00	1252.98
Detached Home(exist)	466	543857	515000	728.57	770.00	107.29<	116.78<	917.52	592.75
Garage/Outbuild Res	1	170000	170000	154.55	1100.00	ND	ND	1100.00	154.55
Half Pair or Duplex	1	515000	515000	NA	NA	ND	ND	NA	NA
Individual Flat	4	261875	263500	1305.95	218.00	181.72<	104.56<	218.00	1193.81
MisImpRuralLand Unsp	2	455000	455000	9.03	50250.00	105.81<	154.24<	50250.00	9.05
OYO Sub Unit	12	360750	326000	NA	NA	86.02<	98.79<	NA	NA
OYO Subdivided Flat	1	285000	285000	NA	NA	79.72<	ND	NA	NA
Res Land (WithBuild)	1	405000	405000	421.88	960.00	ND	213.16<	960.00	421.88
Res/Rural Lstyle	129	862318	750000	64.41	11800.00	101.35<	116.73<	34345.64	25.11
Semi-detached Unspec	1	890000	890000	2899.02	307.00	ND	96.74<	307.00	2899.02
Single Strata Unsp	60	425880	412500	NA	NA	94.83<	113.01<	NA	NA
Strata Unit/Flat Uns	14	405571	377500	NA	NA	106.34<	132.81<	NA	NA
Vac Res A	111	212815	194750	221.77	797.00	77.90<	90.58<	819.68	257.40
Vac Res B	19	241868	245000	72.04	2221.00	84.48<	98.00<	2327.95	103.90
Vac Res C	1	2285000	2285000	457.00	5000.00	1166.16<	1315.11<	5000.00	457.00
Vac Res Rural Lstyle	32	313500	315000	23.64	10419.00	77.78<	82.68<	49702.03	6.31
Municipality totals									
Commercial Total			41	Commercial Total Prices				\$40,270,550	
Community Services Total			2	Community Services Total Prices				\$4,675,000	
Industrial Total			29	Industrial Total Prices				\$19,487,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$450,000	
Primary Production Total			118	Primary Production Total Prices				\$270,638,259	
Residential Total			902	Residential Total Prices				\$473,688,493	
All Sales Total			1,093	All Sales Total				\$809,209,302	

Cardina Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	497	95,000	107,470	43	79,000	85,801	184	35,250	43,100
1996	484	95,000	105,257	52	83,475	84,679	171	31,000	41,623
1997	581	98,000	107,068	70	80,500	91,043	155	39,185	53,442
1998	583	103,000	112,819	77	85,000	104,162	215	37,500	47,558
1999	704	115,000	125,260	86	94,250	103,869	342	47,000	55,458
2000	820	124,000	127,620	81	100,000	107,891	1,051	7,000	31,535
2001	934	150,000	166,374	114	125,775	137,826	858	67,000	70,004
2002	1,026	175,000	193,480	124	150,000	165,838	1,408	72,000	79,256
2003	1,143	202,000	218,847	145	172,000	173,458	1,431	80,000	87,365
2004	1,059	231,000	244,431	117	200,000	211,889	808	103,000	112,374
2005	1,049	238,000	255,898	140	210,000	221,163	1,007	109,000	122,323
2006	1,036	255,000	272,553	160	220,000	232,268	924	112,000	124,894
2007	1,315	268,000	287,550	299	220,000	232,533	1,509	122,000	133,322
2008	1,337	280,000	294,617	265	235,000	252,238	1,389	132,000	136,498
2009	1,486	310,000	323,426	358	241,750	254,860	1,811	139,900	146,356
2010	1,436	345,000	367,286	276	265,000	263,708	1,867	163,000	169,348
2011	1,255	352,500	376,515	229	275,000	274,582	1,240	172,000	178,137
2012	1,303	350,000	372,515	236	268,000	271,217	746	179,000	185,056
2013	1,417	345,000	367,624	262	270,000	283,405	1,046	178,000	184,682
2014	1,618	360,000	384,622	299	285,000	297,010	1,545	175,000	180,004
2015	1,836	375,002	409,253	319	300,000	305,625	1,624	195,000	203,368
2016	1,862	415,050	445,757	327	320,000	319,515	2,201	219,000	217,312
2017	2,410	480,000	511,598	402	364,730	364,335	1,922	253,750	255,191
2018	1,856	531,339	565,248	234	400,000	411,162	910	315,000	309,027
2019	1,726	518,000	543,132	208	380,000	388,492	800	316,000	317,405
2020	1,699	553,000	583,578	204	416,500	423,595	1,304	326,000	326,484
2021	2,646	630,000	663,712	306	450,000	461,371	2,415	355,000	362,228
2022	1,921	687,000	740,668	235	488,000	496,312	785	400,000	415,104
2023	1,820	680,000	730,365	260	490,000	496,882	469	400,000	409,290
2024	2,005	692,500	738,177	311	505,000	515,501	499	420,000	420,525
2025	2,282	732,250	776,186	339	532,500	541,305	717	440,723	440,771
2026	333	747,500	780,839	56	562,500	565,258	85	450,000	451,647

Statistics for 2026 are based on a small number of sales and are preliminary only.

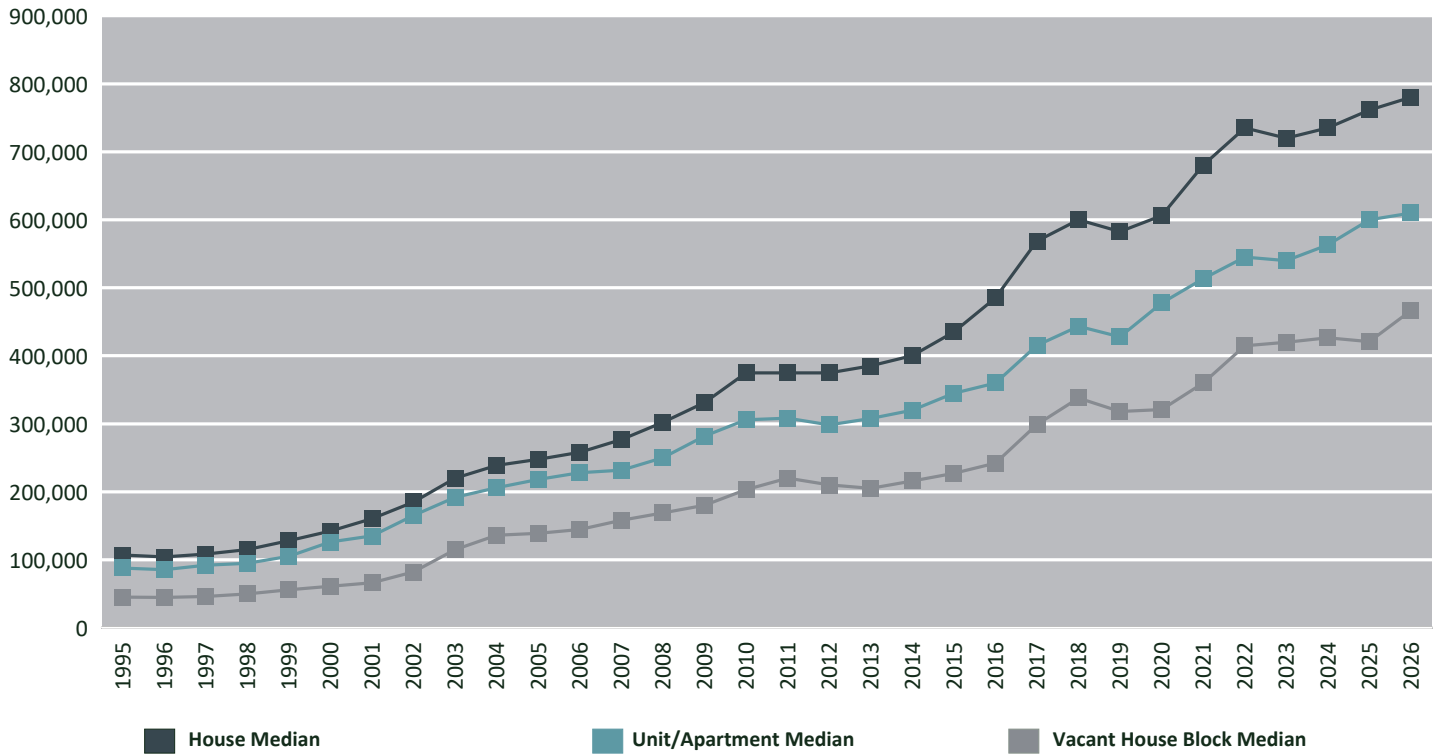
Cardina Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	2015000	2015000	3.90	516670.00	ND	ND	516670.00	3.90
Dev Site	8	2351934	2095500	138.54	3970.00	83.07<	246.29<	4503.57	577.35
Fuel Outlet/Garage	1	14000000	14000000	NA	NA	466.67<	31197.77<	NA	NA
Health Clinic Unsp	1	1740000	1740000	261.14	6663.00	139.20<	159.63<	6663.00	261.14
Hotel/Motel Unsp	1	2000000	2000000	927.21	2157.00	ND	12.66<	2157.00	927.21
Licensed Restaurant	1	4340000	4340000	3420.02	1269.00	ND	ND	1269.00	3420.02
Mixed Use Unspec	4	1096460	670420	1213.50	548.00	67.72<	123.34<	721.67	917.25
National Co Rest	1	7000000	7000000	4817.62	1453.00	ND	ND	1453.00	4817.62
Office Premises Uns	4	666750	623500	2273.81	427.00	111.74<	59.38<	454.75	1466.19
Pub/Tavern/Club Unsp	1	1000000	1000000	10752.69	93.00	ND	6.29<	93.00	10752.69
Restaurant	2	1535000	1535000	3109.40	1209.00	ND	ND	1209.00	1269.64
Retail Mult Occ Unsp	2	600000	600000	4696.14	276.50	27.80<	103.73<	276.50	2169.98
Retail Sgle Occ Unsp	15	566666	511500	4428.09	166.50	66.43<	60.28<	21916.93	24.36
Veterinary Clinic	2	1585000	1585000	1057.80	2301.00	ND	ND	2301.00	688.83
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	5090000	5090000	2652.64	2090.50	63.63<	ND	2090.50	2434.82
Place of Worship	1	1375000	1375000	405.37	3392.00	ND	ND	3392.00	405.37
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	4	345375	353250	4511.55	82.50	89.71<	106.24<	88.00	3924.72
Factory Unsp	49	1302270	750000	2032.89	602.50	100.50<	91.46<	1871.41	842.97
Ind Dev Site	26	1993787	1493910	775.50	2069.50	67.19<	104.07<	3304.04	617.15
Ind Land Building \$0	1	2000000	2000000	247.10	8094.00	181.82<	ND	8094.00	247.10
Warehouse Unspec	37	1533316	630000	2820.83	470.00	82.02<	70.84<	1777.50	1280.61
Warehouse/Factory	1	6166667	6166667	1185.90	5200.00	ND	ND	5200.00	1185.90
Warehouse/Office	2	4858333	4858333	1089.04	4389.00	ND	ND	4389.00	1106.93
Warehouse/Showroom	1	7115000	7115000	1155.60	6157.00	ND	254.11<	6157.00	1155.60
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Phone Exchange	1	264000	264000	1300.49	203.00	ND	ND	203.00	1300.49
National Parks, etc				(\$/SM)	(SM)			(SM)	(\$/SM)
Conservation-Private	1	3575	3575	2.77	1292.00	ND	ND	1292.00	2.77
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Horse Unspecified	2	3605000	3605000	203.08	164850.00	ND	277.31<	164850.00	21.87
Livestock – Beef	1	5600000	5600000	7.45	751432.00	186.67<	33.96<	751432.00	7.45
MarketGardenVeg <20h	1	9800000	9800000	NA	NA	ND	264.15<	NA	NA
MixedFarm&GrazUnsp	20	2705148	2312500	3.90	390000.00	110.54<	95.78<	460600.05	5.87
Native Bshland	1	810000	810000	15.66	51736.00	213.16<	139.66<	51736.00	15.66
Poultry broiler	2	3775000	3775000	43.62	90000.50	69.57<	ND	90000.50	41.94
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	1093500	1093500	2040.08	524.00	ND	ND	524.00	2086.83
Cojoin Strata Unsp	95	526106	520000	NA	NA	104.00<	107.22<	NA	NA
Detached Home Unsp	2176	781603	740000	1544.40	518.00	105.71<	106.47<	658.27	1190.31
Detached Home(exist)	7	1405364	1300000	375.00	4000.00	92.86<	122.64<	3712.57	378.54
MisImpRuralLand Unsp	6	930000	865000	9.02	121548.00	128.43<	49.43<	101366.83	9.17
Res Land (WithBuild)	14	821087	806250	564.18	1055.50	108.22<	83.12<	1328.93	617.86
Res/Rural Lstyle	242	1502860	1345000	86.18	14970.00	100.37<	98.32<	30870.06	48.68
Retire Village Unit	4	443125	447500	NA	NA	93.23<	81.36<	NA	NA
Semi-detached Unspec	99	612637	615000	3449.20	187.00	102.50<	109.82<	197.21	3104.51
Single Strata Unsp	216	541281	530000	NA	NA	106.00<	110.42<	NA	NA
Strata Unit/Flat Uns	24	618041	608500	NA	NA	108.32<	110.64<	NA	NA
Vac Res A	714	440403	440000	1297.19	392.00	104.76<	110.00<	440.76	994.79
Vac Res B	3	528333	560000	145.16	3100.00	101.63<	95.64<	2887.67	182.96
Vac Res Rural Lstyle	19	1141143	775000	18.86	18290.00	105.80<	83.11<	45086.00	25.31
Municipality totals									
Commercial Total			44	Commercial Total Prices				\$73,903,313	
Community Services Total			3	Community Services Total Prices				\$11,555,000	
Industrial Total			121	Industrial Total Prices				\$198,762,251	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$264,000	
National Parks, etc Total			1	National Parks, etc Total Prices				\$3,575	
Primary Production Total			27	Primary Production Total Prices				\$85,072,975	
Residential Total			3,621	Residential Total Prices				\$2,675,430,487	
All Sales Total			3,818	All Sales Total				\$3,044,991,601	

Casey City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	2,362	107,000	113,957	269	87,950	104,603	1,522	45,000	51,818
1996	2,407	104,000	112,304	280	85,285	97,639	1,326	44,705	51,694
1997	3,109	108,493	115,325	371	92,000	112,417	2,037	46,000	52,547
1998	3,078	115,000	120,875	321	95,000	105,719	2,116	50,000	56,014
1999	3,501	128,000	137,752	341	105,000	121,804	2,992	56,000	59,945
2000	3,923	142,000	152,657	491	126,000	142,955	2,434	61,004	64,588
2001	4,869	160,550	172,609	507	135,000	149,483	4,457	66,000	71,009
2002	4,862	185,000	201,338	608	165,000	181,331	4,105	82,000	87,859
2003	4,997	220,000	233,246	592	192,000	212,749	3,817	115,000	121,112
2004	4,181	239,000	254,008	478	206,000	225,431	2,185	136,000	142,506
2005	4,452	247,500	264,641	473	218,000	235,459	2,224	139,000	145,742
2006	3,947	258,000	276,765	527	228,200	246,826	2,441	144,500	157,787
2007	5,331	277,000	297,403	767	232,000	255,653	3,029	158,000	163,489
2008	4,321	302,000	320,453	674	250,000	267,677	2,101	169,000	173,618
2009	4,973	331,000	349,248	829	282,000	302,768	2,656	180,000	186,365
2010	4,345	375,000	400,519	582	306,000	327,881	2,257	203,000	212,547
2011	3,796	375,000	398,216	526	308,000	328,221	1,773	220,000	218,484
2012	3,638	375,000	398,660	511	298,500	322,238	1,844	210,000	217,076
2013	4,224	385,000	409,019	624	307,750	319,379	2,488	205,000	212,287
2014	4,891	400,000	421,716	657	320,000	353,589	2,815	216,000	219,964
2015	5,569	435,000	456,916	781	345,000	371,270	3,855	227,000	231,906
2016	5,402	485,000	507,622	865	360,000	408,224	4,939	242,000	247,775
2017	5,864	568,500	590,147	794	415,000	441,361	4,183	299,000	301,935
2018	4,517	600,000	629,259	584	443,250	466,761	2,677	338,000	336,506
2019	4,701	582,500	613,261	525	428,000	476,497	2,390	318,000	327,250
2020	4,459	606,000	635,244	570	477,750	504,811	4,519	321,000	323,810
2021	6,965	680,000	725,727	944	513,000	534,654	6,244	360,000	373,918
2022	5,200	735,000	794,539	689	545,000	569,457	2,358	414,900	459,792
2023	5,041	720,000	780,276	681	540,000	573,516	1,828	420,000	428,601
2024	6,033	735,000	796,226	841	563,000	585,042	2,048	426,300	434,678
2025	6,964	761,500	814,433	881	600,000	613,102	2,195	421,000	429,213
2026	1,009	780,000	825,160	136	610,000	607,340	112	466,500	447,957

Statistics for 2026 are based on a small number of sales and are preliminary only.

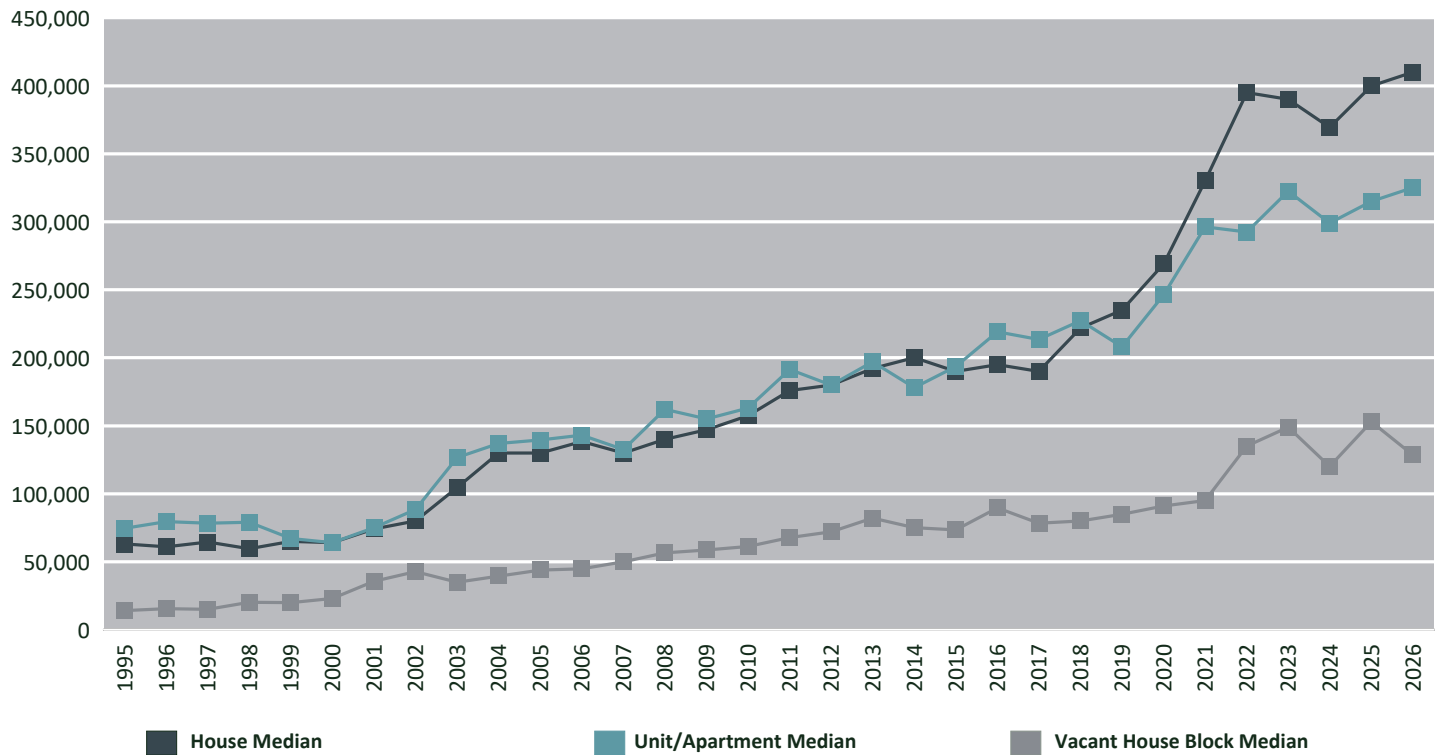
Casey City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	2530000	2530000	1519.52	1665.00	ND	ND	1665.00	1519.52
Dental Clinic	3	1381666	1195000	1632.97	643.00	90.19<	118.32<	484.67	2850.76
Dev Site	9	5885972	3344000	1045.03	3200.00	184.24<	125.01<	10909.00	539.55
Fuel Outlet/Garage	1	8000000	8000000	3703.70	2160.00	150.94<	148.84<	2160.00	3703.70
Health Clinic Unsp	5	1331000	1500000	909.03	1886.00	122.45<	105.26<	3011.00	452.92
Licensed Restaurant	4	1312500	1025000	863.62	2229.00	ND	37.96<	2229.00	863.62
Mixed Use Unspec	6	5807166	4875000	5231.84	1216.00	278.57<	358.50<	3070.17	1891.48
National Co Ret Unsp	1	44000000	44000000	1164.24	37793.00	ND	ND	37793.00	1164.24
Office Premises Uns	14	861549	760000	2079.27	328.00	118.60<	93.25<	4094.55	203.96
Pub/Tavern/Club Unsp	3	3563333	3480000	2360.00	2500.00	ND	ND	2728.00	1306.21
Restaurant	1	5610000	5610000	170.88	32830.00	576.27<	341.03<	32830.00	170.88
Retail Mult Occ Unsp	5	3288400	980000	3458.72	470.00	145.19<	160.00<	588.00	1633.50
Retail Sgle Occ Unsp	25	1291516	792000	3523.81	210.00	97.48<	90.99<	1540.26	846.49
Serv Apt/Unit Unsp	3	306666	300000	57.30	5236.00	ND	93.75<	5236.00	58.57
Shopping Centre Unsp	1	3050000	3050000	7227.49	422.00	365.27<	ND	422.00	7227.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	4	7891611	8374471	3036.06	2605.00	ND	ND	2710.00	2757.90
Community Facility	1	5280000	5280000	1501.71	3516.00	142.70<	ND	3516.00	1501.71
Day Care Centre	2	6835000	6835000	4222.66	1596.00	192.54<	112.05<	1596.00	4282.58
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Manufact Mat	2	9125000	9125000	44.26	207061.00	ND	ND	207061.00	44.07
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	753000	753000	6223.14	121.00	ND	ND	121.00	6223.14
Factory Unsp	80	2178374	1125000	3266.33	398.00	122.25<	143.84<	1064.42	1486.69
Ind Dev Site	18	2037286	1785500	1319.55	1450.50	78.41<	144.28<	4090.78	498.02
OpenStorageUnspec	2	14262500	14262500	1003.71	16190.00	ND	158.06<	16190.00	1003.71
Warehouse Unspec	65	2004150	814000	3190.16	211.50	91.46<	85.67<	907.79	2223.53
Warehouse/Office	1	1200000	1200000	2334.63	514.00	ND	ND	514.00	2334.63
Warehouse/Showroom	8	4084375	2050000	3389.83	1062.00	85.34<	186.03<	4507.20	396.03
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	530000	530000	1892.86	280.00	ND	ND	280.00	1892.86
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	3000000	3000000	39.46	76028.00	157.48<	ND	76028.00	39.46
Kennel/Cattery	3	1813333	1680000	60.98	27220.00	ND	ND	29910.67	60.62
MixedFarm&GrazUnsp	1	5300000	5300000	23.77	223000.00	ND	119.84<	223000.00	23.77
Native Animals	1	8500000	8500000	28.39	299400.00	ND	314.23<	299400.00	28.39
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	1559500	1559500	998.21	2556.50	197.41<	221.83<	2556.50	610.01
Cojoin Strata Unsp	169	575517	565000	NA	NA	105.61<	104.15<	NA	NA
Detached Home Unsp	6558	824705	772000	1337.89	512.00	103.76<	104.32<	522.87	1577.15
Detached Home(exist)	7	1832214	1750000	753.88	4000.00	91.97<	95.37<	3573.14	512.77
Granny Flat/Studio	2	997500	997500	828.03	1644.00	ND	ND	1644.00	606.75
Res Land (WithBuild)	54	952739	835500	936.60	875.50	101.70<	59.68<	1202.72	792.15
Res/Rural Lstyle	135	2025860	1660000	384.56	8212.00	91.97<	89.73<	14325.96	141.41
Retire Village Unit	22	507500	507500	NA	NA	101.50<	140.97<	NA	NA
Semi-detached Unspec	399	627740	620000	3569.00	169.50	100.81<	102.48<	188.03	3335.98
Sep House&Curtilage	1	860000	860000	1487.89	578.00	ND	ND	578.00	1487.89
Single Strata Unsp	576	624440	607750	NA	NA	107.57<	110.50<	NA	NA
Strata Unit/Flat Uns	114	631916	620000	NA	NA	99.20<	104.20<	NA	NA
Vac Res A	2180	421411	420000	1184.29	350.00	98.71<	101.23<	359.34	1176.73
Vac Res B	15	1563110	1210000	1595.00	2239.00	127.37<	105.22<	2628.80	594.61
Vac Res Englobo Oth	1	3135000	3135000	717.72	4368.00	57.00<	74.03<	4368.00	717.72
Vac Res Rural Lstyle	23	1834904	1120000	304.94	5083.00	67.88<	81.45<	14560.30	126.02
Municipality totals									
Commercial Total			82	Commercial Total Prices			\$239,458,345		
Community Services Total			7	Community Services Total Prices			\$50,516,446		
Extractive Industry Total			2	Extractive Industry Total Prices			\$18,250,000		
Industrial Total			176	Industrial Total Prices			\$405,116,890		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$530,000		
Primary Production Total			6	Primary Production Total Prices			\$22,240,000		
Residential Total			10,258	Residential Total Prices			\$7,530,233,880		
All Sales Total			10,532	All Sales Total			\$8,266,345,561		

Central Goldfields Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	135	63,000	67,693	16	74,500	69,078	49	14,000	25,820
1996	187	61,000	66,625	20	79,500	72,998	58	15,400	21,798
1997	145	64,500	68,270	12	78,250	71,875	44	15,000	22,863
1998	138	59,500	65,894	10	79,000	128,250	44	20,250	27,308
1999	155	65,000	70,154	25	67,000	65,100	45	20,000	26,843
2000	196	64,000	68,494	18	64,000	62,236	43	23,000	25,780
2001	230	74,250	81,212	31	75,000	81,887	86	35,690	38,242
2002	240	80,000	95,328	24	88,500	91,437	108	42,750	43,802
2003	259	104,625	110,242	26	126,750	112,500	75	35,000	38,073
2004	218	130,000	138,890	25	137,000	140,932	63	39,500	41,741
2005	223	130,000	136,700	25	139,500	148,400	27	44,000	50,425
2006	192	138,500	154,289	19	143,000	144,705	48	44,750	46,611
2007	227	130,000	145,070	26	132,500	144,807	46	50,000	53,131
2008	189	140,000	151,371	27	162,000	182,500	30	56,500	52,148
2009	228	147,000	158,043	23	155,000	150,826	22	58,750	58,840
2010	205	157,500	171,526	20	163,000	189,750	52	61,200	66,301
2011	217	176,000	182,389	32	191,500	188,125	48	67,750	73,302
2012	196	180,000	186,810	26	180,000	185,500	37	72,000	67,440
2013	213	192,000	197,465	20	197,000	192,825	38	82,000	87,092
2014	194	200,000	202,190	23	178,000	166,608	53	75,000	70,883
2015	219	190,000	207,011	20	193,500	191,925	46	73,500	75,001
2016	216	195,000	208,303	22	219,000	219,431	40	89,600	107,842
2017	229	190,000	212,241	20	213,500	203,675	24	78,250	67,916
2018	233	222,000	229,781	34	227,250	240,371	37	80,000	92,296
2019	207	235,000	244,588	23	208,000	211,321	41	85,000	80,563
2020	203	269,000	281,977	24	246,250	226,000	67	91,000	83,733
2021	304	330,000	329,916	30	296,250	303,791	96	95,000	101,301
2022	222	395,000	411,170	16	292,500	278,093	59	135,000	123,271
2023	179	390,000	404,388	18	322,500	453,027	28	149,000	146,946
2024	202	369,500	401,382	29	299,000	306,741	29	120,000	119,260
2025	267	400,000	420,250	19	315,000	307,710	27	153,000	154,539
2026	57	410,000	428,175	10	325,000	336,150	6	128,500 ^	129,333 ^

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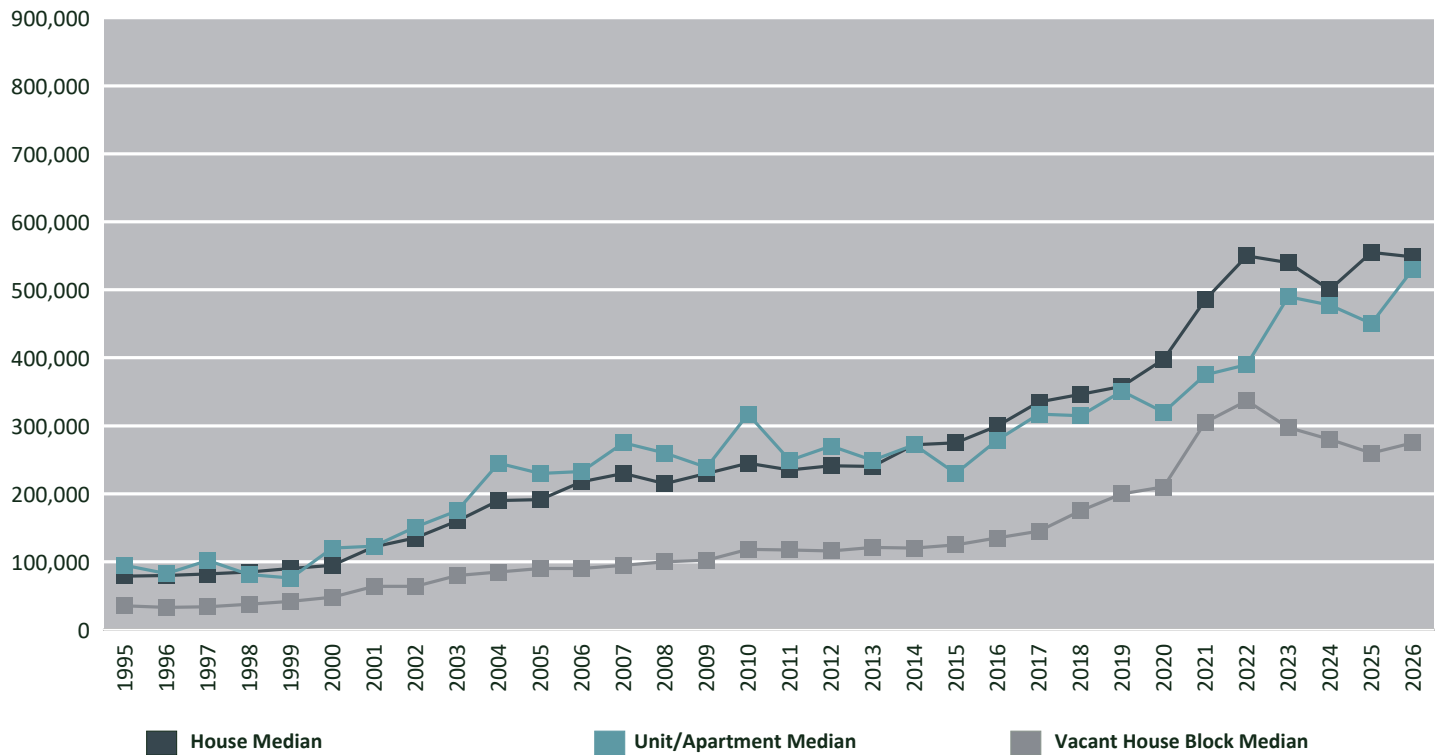
Central Goldfields Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	1376000	1376000	2184.13	630.00	ND	268.49<	630.00	2184.13
Health Clinic Unsp	1	570000	570000	846.95	673.00	ND	ND	673.00	846.95
Hotel/Motel Unsp	1	650000	650000	643.56	1010.00	43.33<	81.25<	1010.00	643.56
Licensed Restaurant	1	423500	423500	2228.95	190.00	ND	ND	190.00	2228.95
Mixed Use Unspec	1	355000	355000	1775.00	200.00	89.15<	124.56<	200.00	1775.00
Retail Sgle Occ Unsp	6	621333	225000	1095.25	262.50	62.94<	85.15<	321.67	1931.61
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	375000	375000	314.86	1191.00	ND	108.70<	1191.00	314.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	1662500	1662500	332.86	6406.00	332.50<	551.87<	6406.00	259.52
Ind Dev Site	2	208000	208000	40.93	6659.50	ND	158.48<	6659.50	31.23
Warehouse Unspec	1	315000	315000	155.10	2031.00	ND	105.00<	2031.00	155.10
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	12	458479	298505	0.61	310464.00	76.01<	91.85<	453262.17	1.01
GenCrop >20ha Unspec	1	1550000	1550000	NA	NA	95.06<	ND	NA	NA
MixedFarm&GrazUnsp	2	1100000	1100000	1.79	632900.00	268.67<	136.65<	632900.00	1.74
Native Bshland	1	90000	90000	1.14	78911.00	60.00<	26.09<	78911.00	1.14
Non-Native Animals	1	2700000	2700000	2.54	1061847.00	ND	ND	1061847.00	2.54
Vineyard	1	740000	740000	3.05	242800.00	ND	ND	242800.00	3.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	267	420250	400000	438.05	799.00	108.25<	101.27<	913.93	460.32
MisimpRuralLand Unsp	6	304166	287500	5.68	39500.00	104.74<	100.00<	58766.67	5.18
Res/Rural Lstyle	68	542794	550000	19.79	20635.00	93.62<	115.79<	44620.75	12.16
Retire Village Compl	1	4975000	4975000	199.00	25000.00	ND	ND	25000.00	199.00
Single Strata Unsp	19	307710	315000	NA	NA	102.61<	99.21<	NA	NA
Vac Res A	23	146198	166000	89.24	762.00	127.69<	122.96<	791.26	171.85
Vac Res B	4	202500	120500	150.78	2619.00	172.14<	137.71<	2769.00	73.13
Vac Res Rural Lstyle	17	164588	130000	5.13	21639.00	80.00<	62.05<	32551.35	5.06
Municipality totals									
Commercial Total			11	Commercial Total Prices			\$7,102,500		
Community Services Total			1	Community Services Total Prices			\$375,000		
Industrial Total			5	Industrial Total Prices			\$4,056,000		
Primary Production Total			18	Primary Production Total Prices			\$12,781,751		
Residential Total			405	Residential Total Prices			\$168,733,825		
All Sales Total			440	All Sales Total			\$193,049,076		

Colac Otway Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	230	79,000	90,797	18	94,750	86,166	62	35,250	48,351
1996	233	80,000	88,378	31	82,500	73,411	63	33,000	37,573
1997	311	82,000	94,246	33	102,000	111,621	77	34,000	48,686
1998	295	85,000	97,148	52	81,000	87,746	92	37,500	45,118
1999	293	90,000	105,020	37	76,000	110,401	136	41,750	46,403
2000	332	95,000	118,836	69	120,000	134,925	123	48,000	50,824
2001	416	122,000	145,896	77	123,000	150,831	178	63,750	67,430
2002	408	135,000	176,694	78	151,000	190,320	129	64,000	77,264
2003	385	160,000	197,782	59	175,000	214,288	113	80,000	103,200
2004	381	190,000	230,686	62	245,000	284,128	77	85,000	99,954
2005	336	191,250	239,159	69	230,000	254,613	58	90,000	100,405
2006	276	217,500	265,028	82	232,750	258,420	124	90,000	113,787
2007	389	230,000	283,405	85	275,000	283,944	158	95,000	132,647
2008	301	215,000	263,020	62	260,000	318,144	79	100,000	127,943
2009	315	230,000	282,783	64	239,000	276,093	100	102,500	120,404
2010	286	245,000	326,489	57	317,000	338,706	104	118,250	140,686
2011	279	235,000	304,522	63	249,000	278,669	112	117,250	165,870
2012	288	241,250	294,684	46	270,000	288,706	86	116,000	139,094
2013	331	240,000	298,239	53	249,000	294,805	86	121,000	142,785
2014	319	272,000	328,694	47	272,000	279,815	81	120,000	132,000
2015	334	275,000	315,047	41	230,000	327,341	116	125,000	147,487
2016	363	300,000	363,513	47	279,000	315,790	83	135,000	162,461
2017	379	335,000	386,942	63	317,000	340,346	146	145,000	164,969
2018	374	346,250	410,740	61	315,000	344,040	177	175,000	196,983
2019	340	358,000	424,743	50	351,000	376,059	136	200,000	218,230
2020	350	397,750	466,734	52	320,000	340,750	172	210,000	228,537
2021	387	485,000	606,351	58	375,000	442,885	162	305,000	315,798
2022	321	550,000	680,969	35	390,000	463,282	92	337,000	385,532
2023	270	540,000	621,558	39	490,000	538,320	48	297,500	516,354
2024	295	500,000	606,019	42	477,500	522,000	64	280,000	299,914
2025	341	555,000	611,417	48	450,500	528,833	146	259,750	269,526
2026	60	548,500	623,358	11	530,000	551,136	22	275,000	284,772

Statistics for 2026 are based on a small number of sales and are preliminary only.

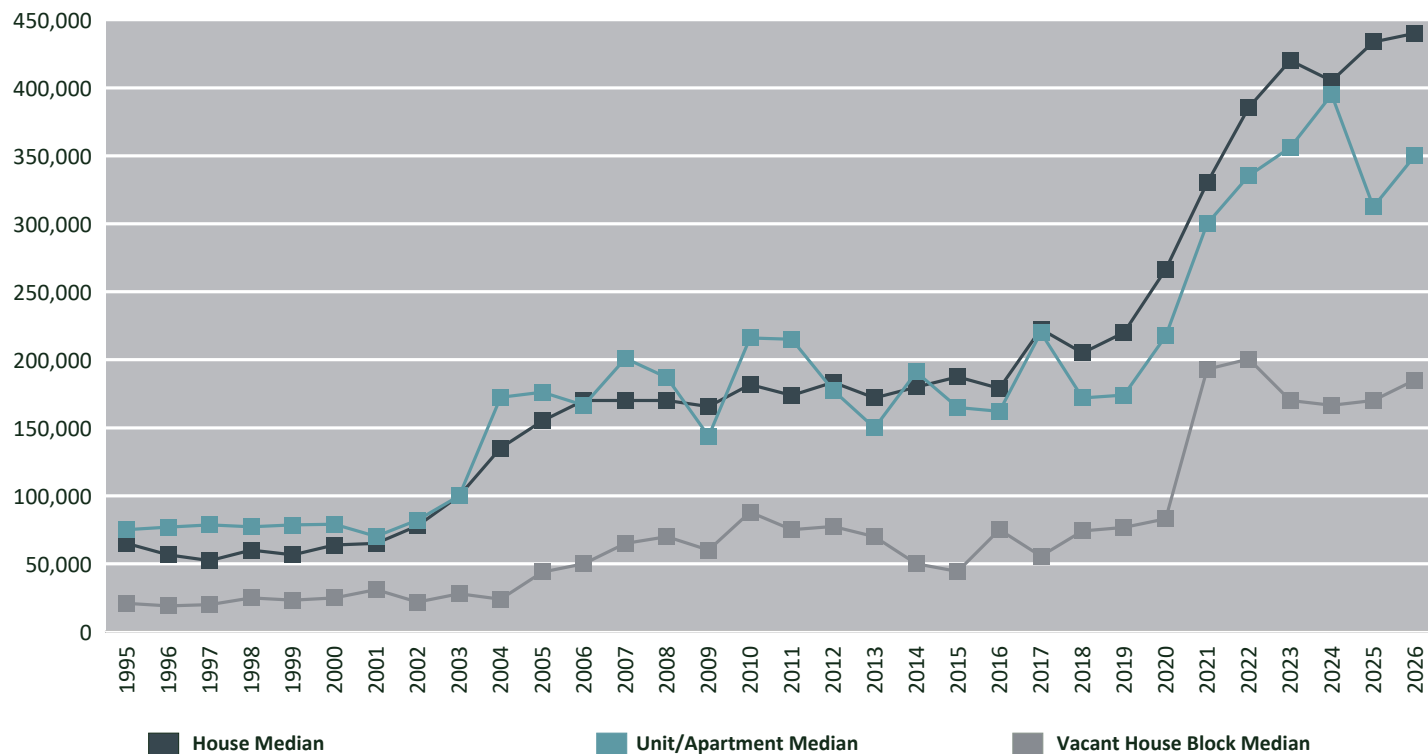
Colac Otway Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	220833	220833	NA	NA	ND	ND	NA	NA
Dev Site	1	236500	236500	386.44	612.00	13.87<	93.48<	612.00	386.44
Health Surgery	1	3200000	3200000	1470.59	2176.00	ND	ND	2176.00	1470.59
Mixed Use Shop	1	883333	883333	NA	NA	103.31<	ND	NA	NA
Mixed Use Unspec	1	670000	670000	6380.95	105.00	21.70<	52.14<	105.00	6380.95
Pub/Tavern/Club Unsp	2	776500	776500	220.88	3515.00	164.10<	14.12<	3515.00	220.91
Restaurant	1	420000	420000	1686.75	249.00	ND	ND	249.00	1686.75
Retail Mult Occ Unsp	1	220833	220833	273.31	808.00	4.21<	ND	808.00	273.31
Retail Sgle Occ Unsp	13	979500	484000	954.25	389.00	98.78<	107.56<	648.83	1250.13
Shop	3	550000	380000	244.69	1553.00	25.55<	ND	1604.33	342.82
Tourist Park/Caravan	1	1600000	1600000	52.91	30242.00	ND	ND	30242.00	52.91
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Hall	1	300000	300000	300.00	1000.00	ND	ND	1000.00	300.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	5	500000	500000	516.69	1258.00	65.36<	144.93<	3845.20	130.03
Ind Dev Site	2	547500	547500	261.42	2698.00	177.85<	216.40<	2698.00	202.93
Sawmill	1	360000	360000	25.35	14200.00	138.46<	ND	14200.00	25.35
Warehouse Unspec	5	952700	1070000	417.24	1450.00	32.42<	149.65<	5911.00	161.17
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	2	561124	561124	16.18	154271.50	ND	ND	154271.50	3.64
DomsticLivestockGraz	11	681394	450000	1.43	173699.00	78.26<	46.43<	373209.00	2.04
Livestock – Beef	22	1572267	940000	2.22	373650.00	104.44<	110.91<	712143.00	2.21
Livestock – Dairy	13	908330	885000	1.75	388100.00	36.88<	85.10<	763831.46	1.19
MixedFarm + infrast	6	1753833	1420000	6.29	372611.00	118.33<	86.06<	448420.33	3.91
MixedFarm no infrast	7	570393	560000	1.52	328700.00	49.55<	90.95<	630471.43	0.90
MixedFarm&GrazUnsp	4	1283050	1150000	3.51	456500.00	139.39<	115.58<	500599.25	2.56
Native Bshland	2	2915000	2915000	8.28	349674.00	278.95<	194.33<	349674.00	8.34
Native Hardwood	1	280000	280000	0.59	472600.00	47.86<	ND	472600.00	0.59
Plant/Tree Nursery	1	440000	440000	54.37	8093.00	40.00<	ND	8093.00	54.37
Poultry – Open Range	1	339656	339656	1.18	287127.00	ND	ND	287127.00	1.18
Poultry broiler	1	4600000	4600000	27.15	169400.00	ND	ND	169400.00	27.15
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	329	610665	555000	724.54	766.00	110.17<	100.91<	901.90	677.97
Detached Home(Comm)	2	457750	457750	770.00	589.50	58.69<	ND	589.50	776.51
Detached Home(exist)	10	620950	479250	229.02	1693.00	121.33<	82.63<	1793.20	346.28
Individual Car Park	1	280000	280000	NA	NA	1120.00<	ND	NA	NA
Res/Rural Lstyle	75	858774	765000	41.84	17926.00	96.84<	89.47<	34009.56	25.25
ResLandWithImprovemt	2	208500	208500	327.73	642.00	57.92<	32.45<	642.00	324.77
Semi-detached Unspec	2	687500	687500	5153.01	140.00	ND	72.37<	140.00	4910.71
Short Term Hol Accom	16	831031	725000	883.19	829.00	83.33<	75.92<	36465.79	23.81
Single Strata Unsp	44	512704	436000	NA	NA	101.40<	113.25<	NA	NA
Strata Unit/Flat Uns	4	706250	705000	NA	NA	108.88<	74.21<	NA	NA
Vac Res A	138	267753	258500	436.24	596.00	93.15<	75.47<	688.09	390.12
Vac Res B	8	300109	317500	131.35	2457.00	99.22<	99.22<	2685.88	111.74
Vac Res Rural Lstyle	26	290461	290000	32.14	12133.00	80.56<	78.38<	18342.58	15.84
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	1600000	1600000	2.01	796615.00	ND	ND	796615.00	2.01
Municipality totals									
Commercial Total			26	Commercial Total Prices			\$23,387,999		
Community Services Total			1	Community Services Total Prices			\$300,000		
Industrial Total			13	Industrial Total Prices			\$8,718,500		
Primary Production Total			71	Primary Production Total Prices			\$86,153,375		
Residential Total			657	Residential Total Prices			\$360,097,239		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,600,000		
All Sales Total			769	All Sales Total			\$480,257,113		

Corangamite Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	174	65,000	85,740	9	75,000^	83,388^	45	21,000	45,370
1996	176	56,500	70,733	9	77,000^	75,278^	40	19,000	34,964
1997	200	52,250	66,302	9	78,600^	91,410^	35	20,000	35,715
1998	178	60,000	73,559	10	77,250	76,350	30	25,000	36,021
1999	152	56,500	73,156	13	78,500	114,846	48	23,250	28,376
2000	184	63,750	72,591	14	79,000	88,607	31	25,000	28,938
2001	190	65,000	72,043	11	70,100	79,918	62	31,000	65,819
2002	215	78,000	91,541	14	82,000	78,785	82	21,750	27,581
2003	217	100,000	112,522	19	100,000	116,378	76	28,000	38,919
2004	205	135,000	142,514	20	172,500	249,725	45	24,000	37,247
2005	214	155,000	177,592	18	176,250	162,638	53	44,000	54,959
2006	166	170,000	185,592	12	166,500	182,708	42	50,000	56,363
2007	163	170,000	189,878	25	201,000	239,679	35	65,000	85,334
2008	169	170,000	179,601	6	187,000^	188,833^	24	70,000	76,205
2009	186	165,500	177,181	16	143,750	168,781	25	60,000	69,920
2010	164	181,750	192,593	11	216,000	211,545	35	88,000	93,191
2011	151	173,800	195,677	11	215,000	232,500	39	75,000	76,669
2012	125	183,500	194,324	14	177,500	208,750	21	77,500	85,714
2013	161	172,000	202,555	9	150,000^	205,944^	33	70,000	64,190
2014	144	180,000	198,117	16	191,000	224,031	27	50,000	73,129
2015	170	187,500	203,864	15	165,000	189,600	18	44,250	70,836
2016	193	179,000	195,883	19	162,000	211,210	23	75,000	76,869
2017	192	222,500	233,325	19	220,000	211,131	33	55,500	70,954
2018	211	205,000	232,323	13	172,000	192,992	44	74,250	79,517
2019	177	220,000	237,347	10	174,000	201,850	41	76,800	78,128
2020	217	266,540	285,923	16	217,500	242,531	70	83,000	91,359
2021	254	330,000	380,603	20	300,000	363,875	86	193,000	188,197
2022	214	385,500	416,939	8	335,500^	349,000^	38	200,500	205,707
2023	160	420,000	447,368	4	356,000^	476,750^	25	170,000	185,244
2024	175	405,000	431,080	10	395,000	449,499	22	166,500	186,500
2025	194	433,750	457,313	18	312,500	372,055	20	170,000	212,175
2026	39	440,000	464,371	5	350,000^	421,000^	5	185,000^	253,000^

Statistics for 2026 are based on a small number of sales and are preliminary only.

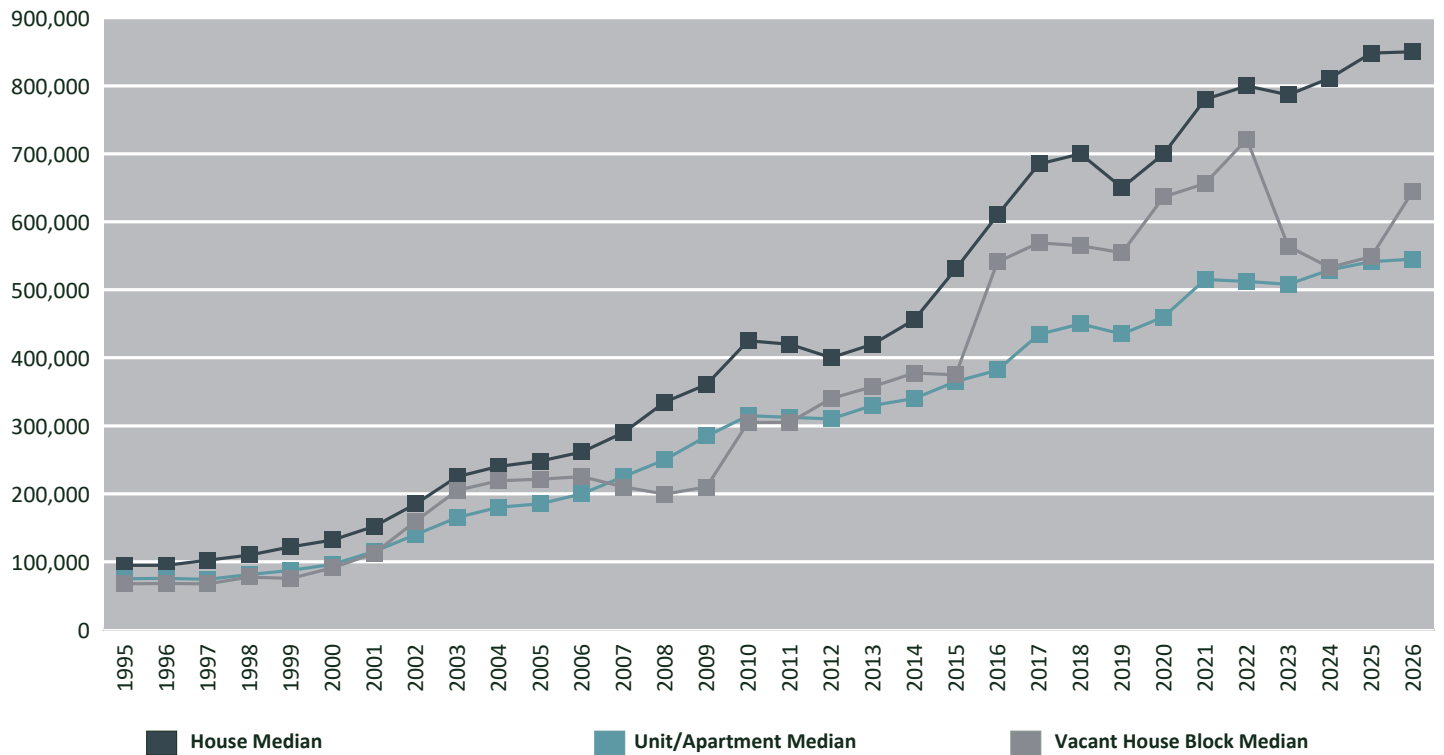
Corangamite Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	165000	100000	162.34	616.00	ND	23.53<	572.33	288.29
Hotel/Motel Unsp	3	1666666	1400000	1228.07	1140.00	ND	200.00<	1726.67	965.25
Mixed Use Unspec	1	705000	705000	NA	NA	195.83<	ND	NA	NA
Office Premises Uns	1	261000	261000	257.40	1014.00	111.06<	ND	1014.00	257.40
Retail Mult Occ Unsp	1	475000	475000	259.56	1830.00	169.64<	88.58<	1830.00	259.56
Retail Sgle Occ Unsp	6	162800	163750	371.83	498.00	81.67<	32.75<	537.83	302.70
Shop & Dwelling	1	230000	230000	183.56	1253.00	ND	ND	1253.00	183.56
Supermarket	1	360000	360000	202.93	1774.00	ND	ND	1774.00	202.93
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Religious Hall	1	400000	400000	241.11	1659.00	ND	ND	1659.00	241.11
Religious Study Cent	1	285000	285000	70.44	4046.00	ND	ND	4046.00	70.44
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	800000	800000	2.20	363100.00	ND	ND	363100.00	2.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Warehouse Unspec	2	312500	312500	122.83	25239.00	138.89<	ND	25239.00	12.38
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	250000	250000	359.20	696.00	ND	53.19<	696.00	359.20
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	14	1091856	995000	1.69	551586.00	56.47<	102.75<	627485.79	1.74
GenCrop >20ha Unspec	7	6522999	6689134	5.15	1017612.50	1078.28<	318.53<	2146590.83	2.89
Livestock – Beef	2	775000	775000	2.28	360960.50	21.15<	61.06<	360960.50	2.15
Livestock – Dairy	22	2493546	2070250	2.38	722400.00	100.86<	132.81<	790831.55	3.15
Livestock – Sheep	2	611298	611298	0.12	2373100.00	17.23<	71.92<	2373100.00	0.12
MixedFarm + infrast	18	1258748	1057000	1.80	650200.00	88.27<	106.23<	814074.44	1.55
MixedFarm no infrast	1	956612	956612	3.09	309700.00	68.46<	82.35<	309700.00	3.09
MixedFarm&GrazUnsp	4	1583806	742467	1.17	670200.00	102.94<	110.24<	1183612.75	1.34
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	186	454241	432250	207.92	1010.00	106.07<	112.27<	1075.10	417.08
Detached Home(Comm)	3	430666	492000	753.42	730.00	127.13<	ND	732.33	588.07
Detached Home(exist)	8	528750	535000	240.27	2265.00	142.67<	110.31<	2442.00	216.52
MisImpRuralLand Unsp	2	382500	382500	114.47	15867.00	69.23<	95.63<	15867.00	24.11
Res/Rural Lstyle	67	661470	610000	27.22	15800.00	107.49<	105.17<	23653.67	27.96
Single Strata Unsp	16	362625	310000	NA	NA	79.49<	93.94<	NA	NA
Strata Unit/Flat Uns	2	447500	447500	NA	NA	111.87<	ND	NA	NA
Vac Res A	15	226366	170000	92.46	822.00	118.88<	81.73<	943.67	239.88
Vac Res B	5	169600	140000	69.17	2024.00	45.16<	84.85<	2345.40	72.31
Vac Res Rural Lstyle	14	223535	230000	45.57	4965.00	131.38<	82.14<	6709.21	33.32
Municipality totals									
Commercial Total			17	Commercial Total Prices				\$8,502,800	
Community Services Total			2	Community Services Total Prices				\$685,000	
Extractive Industry Total			1	Extractive Industry Total Prices				\$800,000	
Industrial Total			2	Industrial Total Prices				\$625,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$250,000	
Primary Production Total			70	Primary Production Total Prices				\$148,526,922	
Residential Total			318	Residential Total Prices				\$149,164,401	
All Sales Total			411	All Sales Total				\$308,554,123	

Greater Dandenong City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,390	95,000	103,634	538	75,000	94,028	137	67,500	77,396
1996	1,413	95,000	102,579	663	75,500	96,987	121	68,000	71,645
1997	1,776	102,500	109,754	783	74,000	91,431	142	67,475	101,144
1998	1,682	110,000	115,149	802	81,000	99,860	113	77,600	95,611
1999	1,752	122,000	128,599	843	87,500	103,319	101	75,500	84,107
2000	1,743	132,000	140,493	941	96,000	106,245	73	91,000	95,497
2001	2,044	152,000	164,742	1,204	115,000	125,597	201	112,000	117,487
2002	1,880	185,000	197,468	1,116	140,000	149,194	306	159,750	156,608
2003	1,751	225,000	235,820	1,134	165,000	179,461	224	205,000	187,511
2004	1,621	240,000	256,841	928	180,000	191,260	230	219,000	206,374
2005	1,753	248,000	259,613	1,020	185,500	201,006	220	221,500	202,299
2006	1,598	261,500	279,682	971	200,000	217,279	203	225,000	211,714
2007	1,909	290,000	313,732	1,360	225,000	249,079	175	210,000	211,572
2008	1,364	335,000	355,479	1,020	250,000	262,446	46	199,500	225,438
2009	1,731	361,000	383,871	1,327	285,000	292,288	353	210,000	232,501
2010	1,452	425,000	456,863	976	315,000	325,672	308	305,000	286,152
2011	1,304	420,000	445,863	745	312,500	312,041	286	305,000	303,260
2012	1,188	400,000	428,498	815	310,000	312,460	209	340,000	317,112
2013	1,489	420,000	440,256	975	330,000	330,746	311	357,500	354,507
2014	1,791	456,000	484,027	1,180	340,000	350,830	392	377,500	383,197
2015	1,762	530,775	562,883	1,234	365,000	385,102	228	375,000	362,758
2016	1,698	610,000	642,669	1,207	382,000	389,068	152	541,042	520,477
2017	1,586	685,000	717,642	1,284	434,250	432,670	154	569,000	576,585
2018	1,101	700,000	737,109	929	450,000	454,190	76	565,000	607,432
2019	1,168	650,000	693,988	761	435,000	442,165	81	554,400	610,051
2020	998	700,000	735,084	712	460,000	464,046	90	636,587	663,315
2021	1,668	780,000	822,627	1,345	515,000	512,250	81	656,425	657,870
2022	1,283	800,000	863,403	1,087	512,111	504,356	37	721,668	771,518
2023	1,126	786,796	851,351	1,046	508,250	505,756	27	564,000	731,341
2024	1,177	811,000	862,776	1,222	529,000	522,600	52	533,061	646,887
2025	1,399	848,000	903,877	1,274	541,500	538,388	40	548,842	673,114
2026	151	850,000	877,631	196	545,000	541,832	2	645,000 ^	645,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

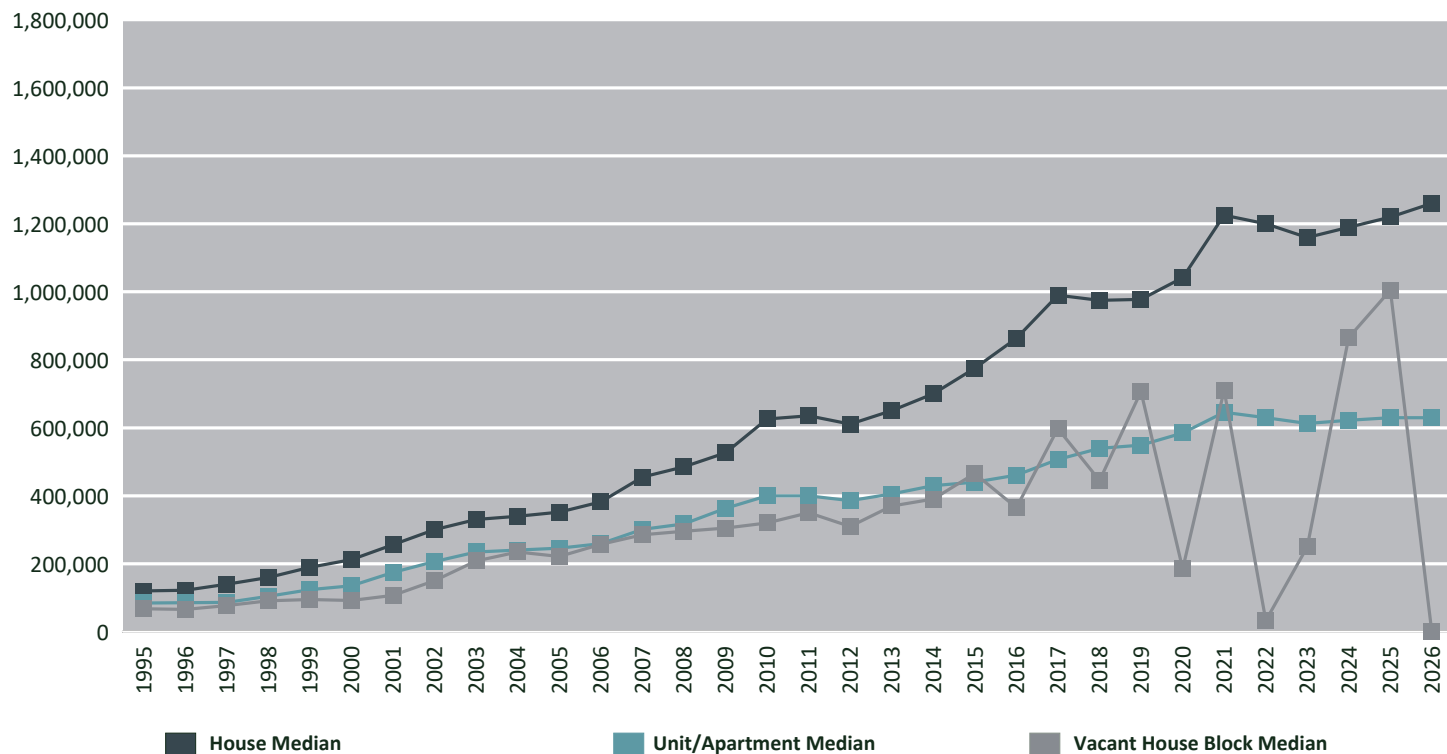
Greater Dandenong City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1750000	1750000	1944.44	900.00	ND	350.00<	900.00	1944.44
Café	1	318000	318000	215.01	1479.00	37.54<	52.56<	1479.00	215.01
Car Wash	1	11070000	11070000	NA	NA	ND	ND	NA	NA
Dental Clinic	1	1200000	1200000	2238.81	536.00	109.09<	ND	536.00	2238.81
Dev Site	3	2663333	2475000	989.36	3581.00	75.00<	79.74<	3581.00	1015.78
Display Yard	1	2450000	2450000	1069.40	2291.00	ND	197.58<	2291.00	1069.40
Fuel Outlet/Garage	2	4250000	4250000	1852.14	2765.00	ND	67.51<	2765.00	1537.07
Ground Level Parking	2	1056500	1056500	2192.41	764.00	141.81<	ND	764.00	2192.41
Health Clinic Unsp	2	1850000	1850000	3646.90	441.00	123.33<	69.81<	441.00	4195.01
LowRise Office Build	2	74375	74375	1222.18	648.50	1.86<	11.17<	648.50	114.69
Medical/Surgery	8	1491625	1256000	1768.42	645.50	147.76<	136.52<	698.75	2134.70
Mixed Use Unspec	8	1962362	1705750	2313.95	1599.00	94.24<	44.02<	6235.14	322.77
Office Premises Uns	9	2936123	635000	114.85	1785.00	88.19<	111.23<	1747.67	1680.02
Pub/Tavern/Club Unsp	2	1337750	1337750	4828.49	2422.50	ND	ND	2422.50	552.22
Retail Mult Occ Unsp	3	1143333	1120000	3682.47	313.50	61.37<	16.46<	313.50	3684.21
Retail Sgle Occ Unsp	23	1249815	800000	1470.59	476.00	80.00<	140.35<	3884.11	304.25
Retail Store/Showrm	8	1704375	1667500	2176.88	767.50	74.70<	115.00<	809.38	2105.79
Serviced Apartments	3	254666	256000	85.13	2790.00	113.02<	129.62<	2790.00	85.13
Shop	37	1039872	800000	3444.60	209.00	137.93<	117.82<	2037.44	459.13
Shop & Dwelling	3	675000	660000	3113.21	212.00	87.27<	ND	210.67	3204.11
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2850000	2850000	3041.62	937.00	95.00<	ND	937.00	3041.62
Halls&Service Rooms	1	1235000	1235000	1072.05	1152.00	ND	ND	1152.00	1072.05
Place of Worship	3	1968333	1980000	750.62	4030.00	ND	70.61<	2978.67	660.81
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	74	833815	630000	1406.30	341.00	104.13<	94.25<	480.62	1892.97
Factory Unsp	32	3348587	1088750	2261.20	695.50	88.95<	71.75<	2953.73	1409.07
Food ProcessingUnsp	1	12500000	12500000	NA	NA	268.82<	ND	NA	NA
Garage/Motor Vehicle	3	1700000	600000	3636.36	165.00	41.96<	ND	523.00	3250.48
Ind Dev Site	3	2800000	2625000	1093.75	2400.00	119.32<	144.76<	2685.67	1042.57
Office/Factory	98	3022957	1775000	1429.90	1392.50	91.73<	122.84<	3238.54	946.74
OpenStorageUnspec	1	22000000	22000000	583.03	37734.00	9322.03<	7478.92<	37734.00	583.03
Storage Depot	3	12433333	12100000	782.46	15464.00	407.41<	294.40<	18334.00	678.16
Warehouse Store	3	265333	312000	14.73	22397.00	ND	ND	22397.00	11.85
Warehouse Unspec	24	5394320	2559100	2435.06	1457.50	102.36<	259.02<	5296.00	1087.80
Warehouse/Office	11	16075454	18700000	1136.39	16720.00	122.69<	194.03<	13760.20	1139.74
Warehouse/Showroom	1	1050000	1050000	3061.22	343.00	ND	ND	343.00	3061.22
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	16500	16500	NA	NA	55.00<	ND	NA	NA
Utilities Vac Land	1	2147986	2147986	9719.39	221.00	312.21<	ND	221.00	9719.39
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	982962	960000	1558.44	616.00	128.00<	110.34<	705.67	1392.96
Cojoin Strata Unsp	95	608649	584000	NA	NA	104.49<	100.69<	NA	NA
Detached Home (Ind)	1	735000	735000	1162.97	632.00	18.20<	ND	632.00	1162.97
Detached Home Unsp	1339	910969	850000	1385.44	563.00	104.23<	104.94<	566.91	1607.40
Detached Home(exist)	2	825000	825000	1097.19	751.00	130.95<	ND	751.00	1098.54
Individual Car Park	8	8625	3000	NA	NA	60.00<	300.00<	NA	NA
Nursing Home	1	13000000	13000000	2917.41	4456.00	ND	ND	4456.00	2917.41
Res Land (WithBuild)	49	1090142	1020000	1318.49	876.00	109.68<	100.99<	941.10	1158.37
Res/Rural Lstyle	6	2276708	1837500	100.08	18386.00	148.48<	83.52<	26593.00	85.61
Retire Village Unit	10	386599	415000	NA	NA	101.53<	140.68<	NA	NA
Semi-detached Unspec	58	742862	716500	4696.97	165.00	104.22<	106.94<	195.26	3745.10
Single Strata Unsp	605	614825	603000	NA	NA	101.94<	104.87<	NA	NA
Strata Unit/Flat Uns	563	446749	400000	1076.43	471.00	111.11<	111.11<	471.00	1076.43
Townhouse	1	730000	730000	NA	NA	79.35<	ND	NA	NA
Vac Res A	40	673114	548842	1822.22	450.00	102.96<	76.05<	521.74	1404.72
Vac Res Rural Lstyle	2	3960873	3960873	227.57	34405.00	821.76<	265.83<	34405.00	115.12
Municipality totals									
Commercial Total			120	Commercial Total Prices			\$183,047,312		
Community Services Total			5	Community Services Total Prices			\$9,990,000		
Industrial Total			254	Industrial Total Prices			\$858,546,674		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$2,164,486		
Residential Total			2,783	Residential Total Prices			\$2,069,107,913		
All Sales Total			3,164	All Sales Total			\$3,122,856,385		

Darebin City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,566	120,000	127,722	647	85,000	99,179	166	68,000	74,518
1996	1,740	122,000	132,561	719	85,500	104,584	162	66,000	66,706
1997	1,979	140,000	150,809	1,061	86,000	100,892	240	77,000	83,832
1998	1,779	160,000	172,832	1,046	104,000	115,998	179	91,000	96,119
1999	1,835	190,000	204,641	1,019	124,000	137,799	323	94,500	121,819
2000	1,909	212,500	227,681	1,064	135,000	152,231	154	92,500	93,791
2001	1,987	256,500	272,032	1,219	175,000	196,760	131	107,000	121,023
2002	1,805	300,000	310,134	1,044	206,750	235,503	103	150,000	143,657
2003	1,794	330,000	349,280	1,077	235,000	249,715	262	208,500	201,087
2004	1,612	340,000	359,208	944	240,175	253,368	178	235,000	224,103
2005	1,698	352,000	377,512	1,004	246,000	262,482	157	221,350	220,600
2006	1,659	382,000	407,326	1,057	259,000	272,206	136	257,000	240,676
2007	1,853	455,000	488,824	1,475	301,000	321,232	113	285,000	278,625
2008	1,380	485,126	517,729	1,047	317,000	343,107	49	296,000	284,399
2009	1,546	526,500	560,869	1,481	363,000	380,551	32	304,975	271,506
2010	1,439	625,888	661,912	1,158	400,000	414,092	14	320,000	606,571
2011	1,353	635,000	667,315	1,128	400,000	420,379	27	350,000	398,526
2012	1,257	611,000	647,947	1,168	385,425	408,743	15	310,000	410,133
2013	1,475	650,000	693,307	1,514	405,000	419,672	31	370,000	368,950
2014	1,729	700,000	759,767	1,668	430,000	461,863	45	390,000	405,125
2015	1,665	775,000	837,839	1,904	440,000	464,099	35	465,000	466,259
2016	1,512	863,500	954,592	1,860	460,250	492,731	22	365,500	400,638
2017	1,437	990,000	1,086,874	1,797	506,600	530,632	16	597,650	697,741
2018	1,290	975,000	1,082,911	1,404	539,500	556,388	19	445,000	541,822
2019	1,269	978,000	1,063,923	1,267	549,000	576,557	14	706,250	682,821
2020	1,116	1,041,750	1,126,800	1,279	585,000	606,729	6	185,000 ^	275,491 ^
2021	1,682	1,225,000	1,328,421	2,115	645,500	681,099	29	710,000	804,852
2022	1,369	1,200,000	1,348,312	1,690	630,000	659,773	14	33,000	251,212
2023	1,336	1,159,945	1,277,381	1,662	612,500	638,160	20	250,000	375,499
2024	1,505	1,190,000	1,308,948	1,923	622,500	644,071	17	865,000	1,073,283
2025	1,612	1,220,000	1,347,370	2,225	630,000	657,488	14	1,005,000	1,004,392
2026	133	1,260,000	1,307,000	283	630,000	644,120	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

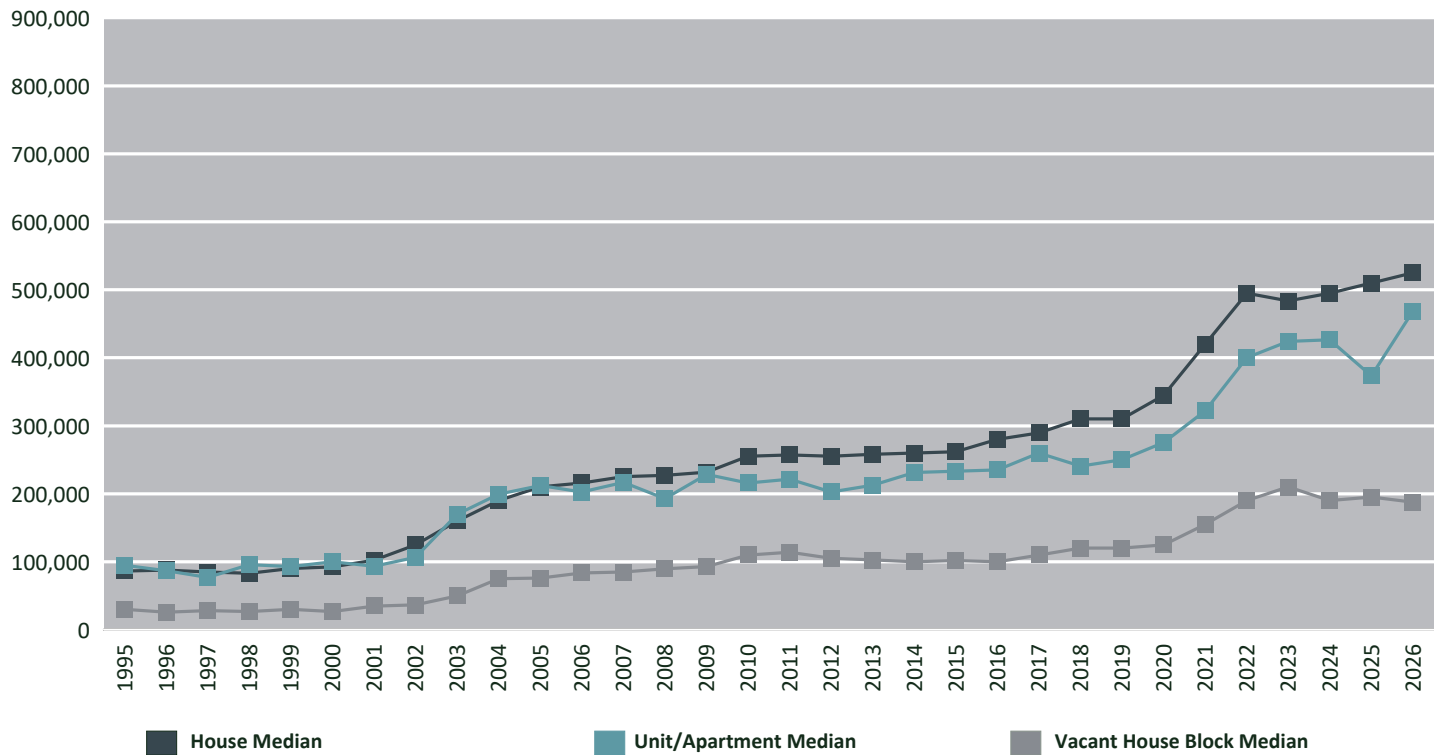
Darebin City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	1	950000	950000	4460.09	213.00	ND	ND	213.00	4460.09
Café	1	630000	630000	2850.68	221.00	150.72<	150.72<	221.00	2850.68
Dev Site	1	1010000	1010000	9619.05	105.00	60.59<	18.46<	105.00	9619.05
Fuel Outlet/Garage	1	2500000	2500000	2338.63	1069.00	108.70<	ND	1069.00	2338.63
LowRise Office Build	1	600000	600000	2690.58	223.00	181.82<	43.96<	223.00	2690.58
Medical/Surgery	1	1430000	1430000	2567.32	557.00	130.00<	60.08<	557.00	2567.32
Multi-Lvl Offic Unsp	2	12676700	12676700	6105.24	1500.50	967.69<	ND	1500.50	8448.32
Multi-storey CarPark	1	1800000	1800000	2631.58	684.00	ND	ND	684.00	2631.58
Office Premises Uns	4	1326075	1237500	3808.29	567.00	8.58<	93.43<	470.67	2740.30
Restaurant	3	1166666	1150000	3648.11	392.50	75.41<	ND	392.50	2738.85
Retail Mult Occ Unsp	1	2380000	2380000	235.06	10125.00	55.67<	170.00<	10125.00	235.06
Retail Sgle Occ Unsp	8	958687	940000	3543.65	390.50	244.16<	134.77<	378.25	2534.53
Retail Store/Showrm	1	6125000	6125000	5008.18	1223.00	242.09<	188.46<	1223.00	5008.18
Shop	20	1198460	1014000	5502.53	268.00	122.91<	112.04<	675.45	1774.31
Shop & Dwelling	12	1290916	1062500	4471.71	212.50	123.83<	112.73<	215.00	6004.26
Shop Cnt SubRegional	2	1807500	1807500	246.91	10125.00	ND	ND	10125.00	246.91
Supermarket	1	7100000	7100000	6717.12	1057.00	235.10<	ND	1057.00	6717.12
Timber Yard/Supplies	1	2000000	2000000	3508.77	570.00	ND	ND	570.00	3508.77
Vehicle Sales Centre	1	1350000	1350000	3292.68	410.00	ND	ND	410.00	3292.68
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	3630000	3630000	3637.27	998.00	ND	95.67<	998.00	3637.27
Religious Residence	1	1095000	1095000	3996.35	274.00	25.52<	ND	274.00	3996.35
Technical&Further Ed	4	4936250	4936250	6618.45	1313.50	ND	ND	2873.50	1717.85
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	30	1434941	1330000	2638.36	516.00	90.97<	79.40<	634.25	2358.42
Factory Unsp	8	2289031	1865000	2826.17	698.50	95.64<	226.06<	566.00	3076.93
Hard/Storage Yard	1	1595000	1595000	2384.16	669.00	ND	ND	669.00	2384.16
Ind Dev Site	2	6355250	6355250	1860.83	3541.50	477.84<	169.47<	3541.50	1794.51
Warehouse	9	990109	470000	4253.11	241.00	72.31<	10.02<	1019.00	1099.84
Warehouse Unspec	11	892899	363000	2384.16	669.00	97.06<	60.00<	1151.80	825.99
Warehouse/Factory	3	716500	726000	5500.00	137.00	ND	ND	153.67	4662.69
Warehouse/Office	9	879555	764500	3450.70	213.00	177.79<	ND	2000.00	439.78
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	4	34938	17077	NA	NA	54.98<	19.48<	NA	NA
Post Offices	1	900000	900000	4205.61	214.00	107.02<	ND	214.00	4205.61
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	4125000	4125000	7099.83	581.00	ND	ND	581.00	7099.83
Boarding House	1	755000	755000	1566.39	482.00	70.89<	51.89<	482.00	1566.39
Cojoin Strata Unsp	14	822857	747500	NA	NA	133.48<	105.65<	NA	NA
Conjoined StrataUnit	326	646228	640000	NA	NA	104.58<	106.31<	NA	NA
Detached Home (New)	10	2418150	2428250	5328.70	503.50	107.87<	115.63<	537.80	4496.37
Detached Home Unsp	315	1339519	1210000	4857.63	334.50	106.33<	111.52<	382.89	3486.04
Detached Home(exist)	1140	1358558	1230000	2892.64	538.50	100.82<	98.40<	550.09	2469.69
Garage/Outbuild Res	1	2305000	2305000	3009.14	766.00	ND	ND	766.00	3009.14
Granny Flat/Studio	1	2000000	2000000	1811.59	1104.00	ND	ND	1104.00	1811.59
Half Pair or Duplex	66	1281874	1220000	4657.98	307.00	118.33<	108.93<	351.06	3588.78
OYO Strata Flat	778	476703	450000	NA	NA	97.93<	98.90<	NA	NA
OYO Sub Dwelling	44	931461	813500	NA	NA	108.83<	105.65<	NA	NA
OYO Sub Unit	13	772711	755000	NA	NA	106.34<	98.05<	NA	NA
OYO Subdivided Flat	30	535881	550000	NA	NA	110.00<	106.80<	NA	NA
OYO Unit	3	573166	562000	NA	NA	80.75<	88.50<	NA	NA
Res Land (WithBuild)	1	2905000	2905000	7102.69	409.00	268.98<	1480.22<	409.00	7102.69
Res/Rural Lstyle	11	846200	712000	165.97	4290.00	63.19<	85.01<	5793.45	146.06
Retire Village Unit	5	627100	540000	NA	NA	80.00<	83.08<	NA	NA
Row House	1	340000	340000	1976.74	172.00	27.76<	26.77<	172.00	1976.74
Semi-detached	14	1620214	1552000	7139.92	243.00	122.83<	139.51<	276.79	5853.68
Semi-detached Unspec	40	1001235	874500	8506.07	153.00	103.49<	95.05<	215.59	4784.50
Single Strata Unit	10	639740	609700	NA	NA	117.25<	96.66<	NA	NA
Single Strata Unsp	118	825462	750000	NA	NA	103.02<	100.00<	NA	NA
Strata Dwelling	10	753000	730000	NA	NA	117.27<	94.19<	NA	NA
Strata Unit/Flat Uns	320	661902	630000	156.07	7119.50	97.00<	94.35<	7119.50	112.12
Terrace House	28	1191767	1168000	6004.88	205.00	93.44<	111.24<	212.88	5594.31
Townhouse	546	855196	780000	5051.95	154.00	107.59<	106.85<	154.00	5051.95
Vac Res A	14	1004392	1005000	1217.23	534.00	116.18<	3045.45<	667.23	1502.36
Villa Unit	6	639333	661250	NA	NA	89.66<	110.39<	NA	NA
Municipality totals									
Commercial Total			63	Commercial Total Prices			\$112,777,400		
Community Services Total			6	Community Services Total Prices			\$24,470,000		
Industrial Total			73	Industrial Total Prices			\$104,464,383		
Infrastruc&Utilities Total			5	Infrastruc&Utilities Total Prices			\$1,039,755		
Residential Total			3,867	Residential Total Prices			\$3,670,332,596		
All Sales Total			4,014	All Sales Total			\$3,913,084,134		

East Gippsland Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	508	86,500	97,491	79	95,000	103,278	246	30,000	39,980
1996	470	88,000	97,980	105	87,000	103,580	222	26,000	38,529
1997	522	85,000	98,507	94	76,750	90,138	218	28,000	41,545
1998	529	83,000	92,417	92	95,750	112,663	181	27,000	39,651
1999	643	90,000	104,072	93	93,000	108,543	202	30,000	40,082
2000	743	92,500	106,701	122	100,000	126,350	278	26,750	34,496
2001	946	102,250	117,283	176	93,250	112,057	438	35,000	44,518
2002	1,108	125,000	140,074	232	106,350	135,427	666	36,500	45,406
2003	1,058	160,000	175,555	246	170,000	220,415	709	50,000	60,741
2004	747	190,000	211,086	154	199,500	291,595	332	75,000	75,122
2005	719	210,000	231,382	134	212,000	257,310	294	76,000	79,244
2006	701	216,000	236,892	141	202,500	248,424	294	83,500	88,449
2007	842	225,000	252,336	125	217,000	288,168	251	85,000	94,946
2008	619	227,000	259,900	156	192,750	213,426	259	89,500	96,237
2009	814	232,000	255,010	160	228,500	259,274	302	93,000	98,901
2010	768	255,000	282,880	148	216,000	230,268	346	110,000	110,891
2011	610	257,000	277,482	134	221,500	266,493	275	114,000	117,313
2012	592	255,000	279,263	120	202,750	223,385	288	105,000	111,572
2013	697	258,000	285,110	129	212,500	229,851	258	102,625	115,224
2014	681	260,000	291,306	128	231,500	254,773	268	100,000	115,689
2015	743	262,000	291,765	111	233,000	241,608	267	102,000	115,335
2016	765	280,000	308,433	111	235,000	270,498	246	100,000	107,229
2017	884	289,500	318,853	119	260,000	272,502	299	110,000	120,915
2018	923	310,000	331,136	146	240,500	270,609	367	120,000	139,223
2019	845	310,000	343,053	128	250,000	277,132	330	120,000	133,557
2020	1,015	345,000	377,104	85	275,500	289,547	568	125,000	142,384
2021	1,235	420,000	451,945	115	322,000	350,395	751	155,000	176,795
2022	836	495,000	532,126	65	400,000	448,090	295	190,000	215,922
2023	729	483,500	527,056	36	424,000	497,100	233	210,000	244,388
2024	709	495,000	516,359	54	426,500	453,010	204	190,000	198,626
2025	903	510,000	538,911	92	373,500	417,271	245	195,000	208,432
2026	194	525,000	525,374	13	468,000	469,615	38	187,500	196,276

Statistics for 2026 are based on a small number of sales and are preliminary only.

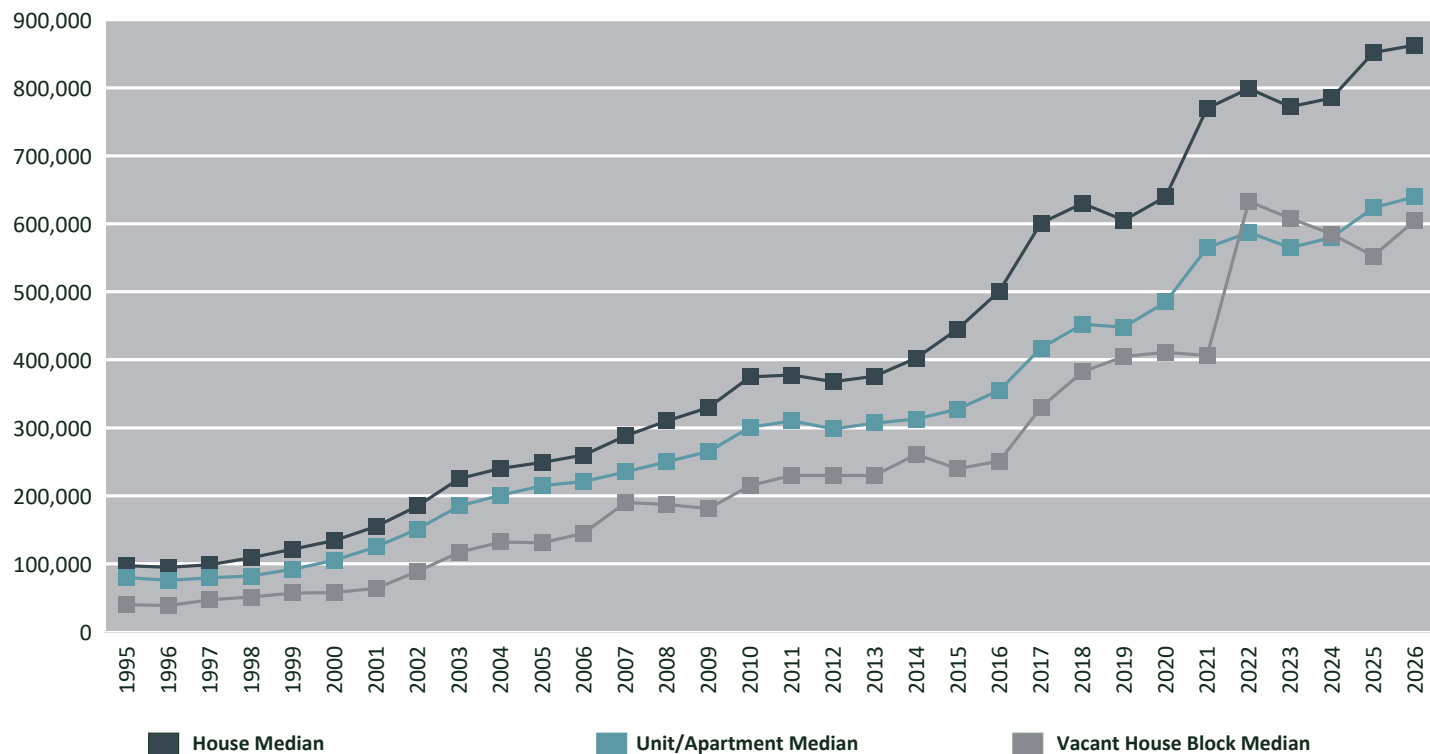
East Gippsland Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	720000	720000	296.54	2428.00	ND	ND	2428.00	296.54
Dev Site	8	865100	275500	569.51	1150.50	220.40<	406.64<	11030.33	96.25
Fuel Outlet/Garage	2	1425000	1425000	600.82	2174.00	ND	150.00<	2174.00	655.47
Ground Level Parking	1	472000	472000	1568.11	301.00	ND	349.63<	301.00	1568.11
Health Clinic Unsp	2	497500	497500	2190.65	227.00	68.62<	ND	227.00	2191.63
Holiday Units	10	118666	98000	570.47	149.00	94.23<	56.00<	156.20	593.47
Hotel/Motel Unsp	2	80250	80250	14.57	5508.00	5.61<	21.01<	5508.00	14.57
Mixed Use Unspec	3	788333	475000	1070.05	723.00	8.86<	67.86<	723.00	494.47
Motel	4	2710000	2145000	958.57	2244.50	103.50<	122.57<	2989.00	906.66
Office Cvrt Dwelling	1	590000	590000	602.04	980.00	90.91<	ND	980.00	602.04
Office Premises Uns	8	1074375	1175000	2326.04	503.00	427.27<	213.44<	525.00	2127.89
Plant/Tree Nursery	1	649000	649000	224.80	2887.00	ND	ND	2887.00	224.80
Restaurant	1	880000	880000	3200.00	275.00	ND	ND	275.00	3200.00
Retail Mult Occ Unsp	6	914629	807500	937.45	420.50	46.46<	204.43<	601.75	984.54
Retail Sgle Occ Unsp	23	447330	430000	2529.00	275.00	107.50<	81.13<	650.00	692.38
Serv Apts/Unit Unsp	10	444800	382500	41.55	6979.00	80.53<	82.26<	5040.22	89.68
Tourist Park/Caravan	1	2000000	2000000	56.71	35270.00	105.30<	83.67<	35270.00	56.71
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1850000	1850000	1828.06	1012.00	ND	ND	1012.00	1828.06
Gov School (Unsp)	1	148079	148079	91.24	1623.00	ND	ND	1623.00	91.24
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	521084	467500	600.90	778.00	65.38<	85.00<	964.84	540.07
Ind Dev Site	4	419250	401500	208.12	1797.00	35.60<	111.53<	1677.00	256.81
OpenStorageUnspec	1	427500	427500	NA	NA	ND	ND	NA	NA
Storage Depot	1	230000	230000	27.30	8426.00	ND	ND	8426.00	27.30
Warehouse Unspec	6	739916	700000	336.47	1700.00	117.65<	229.89<	2276.20	276.73
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	27500	27500	295.70	93.00	ND	ND	93.00	295.70
Post Offices	1	700000	700000	353.00	1983.00	ND	ND	1983.00	353.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	35	658172	530000	1.20	440700.00	82.17<	81.54<	628186.37	1.05
GenCrop >20ha Unspec	2	1266750	1266750	14.08	123000.00	107.35<	51.37<	123000.00	14.08
Livestock – Beef	10	1251896	1126489	2.44	455863.00	144.42<	261.56<	737106.60	1.70
Livestock – Dairy	1	720000	720000	7.23	99600.00	211.76<	50.97<	99600.00	7.23
MarketGardenVeg <20h	1	1380000	1380000	7.33	188140.00	102.22<	222.58<	188140.00	7.33
MixedFarm + infrast	30	937566	805000	0.66	771550.00	115.00<	ND	1015576.70	0.92
MixedFarm no infrast	1	350000	350000	1.14	307700.00	150.54<	ND	307700.00	1.14
MixedFarm&GrazUnsp	15	625700	640000	1.36	476569.00	85.33<	80.00<	1276361.87	0.49
Native Bshland	2	206500	206500	4.82	47290.50	47.47<	56.42<	47290.50	4.37
Native Hardwood	2	650000	650000	1.27	1191300.00	171.05<	173.33<	1191300.00	0.55
Softwood Plantation	1	455000	455000	0.25	1824220.00	ND	70.00<	1824220.00	0.25
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	550000	550000	698.86	787.00	141.03<	ND	787.00	698.86
Cojoin Strata Unsp	7	403928	440000	NA	NA	150.68<	97.78<	NA	NA
Conjoined StrataUnit	1	185000	185000	NA	NA	ND	111.45<	NA	NA
Detached Home (Ind)	4	458125	400000	537.43	734.50	115.94<	102.56<	766.75	597.49
Detached Home (New)	2	589250	589250	710.56	854.50	ND	84.18<	854.50	689.58
Detached Home Unsp	846	543864	515000	643.60	796.50	102.18<	101.98<	933.91	582.97
Detached Home(Comm)	6	489750	379250	724.25	742.00	51.42<	109.29<	1249.83	391.85
Detached Home(exist)	5	738000	735000	284.66	2582.00	84.00<	158.06<	2674.80	275.91
MisImpRuralLand Unsp	4	353125	316250	2.45	94000.00	86.64<	73.12<	90937.25	3.88
OYO Sub Dwelling	3	610000	640000	NA	NA	94.12<	ND	NA	NA
OYO Sub Unit	1	460000	460000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	221	781457	770000	37.71	19360.00	102.94<	98.09<	30961.80	25.24
ResLandWithImprovemt	4	527500	365000	428.96	1573.00	141.20<	141.75<	1455.25	362.48
Retire Village Unit	3	397333	417000	NA	NA	104.51<	114.72<	NA	NA
Semi-detached Unspec	50	433189	392500	2465.75	219.00	107.53<	106.37<	415.54	1081.69
Single Strata Unsp	58	414870	352500	2604.97	231.00	76.22<	95.92<	231.00	2380.95
Strata Unit/Flat Uns	19	412210	385000	NA	NA	88.30<	90.59<	NA	NA
Vac Res A	221	206475	193000	275.61	762.00	102.12<	101.58<	822.44	253.12
Vac Res B	22	231818	230000	119.92	2473.50	92.00<	115.00<	2645.09	87.64
Vac Res C	2	167500	167500	13.63	2333580.00	90.54<	85.90<	2333580.00	0.07
Vac Res Englobo Oth	1	345000	345000	27.92	12357.00	ND	ND	12357.00	27.92
Vac Res Rural Lstyle	76	289539	263500	39.79	6131.00	94.11<	85.00<	17728.04	16.33
Municipality totals									
Commercial Total			84	Commercial Total Prices			\$59,448,342		
Community Services Total			2	Community Services Total Prices			\$1,998,079		
Industrial Total			31	Industrial Total Prices			\$16,674,600		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$727,500		
Primary Production Total			100	Primary Production Total Prices			\$80,219,011		
Residential Total			1,557	Residential Total Prices			\$779,987,905		
All Sales Total			1,776	All Sales Total			\$939,055,437		

Frankston City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,718	97,000	109,265	373	79,950	88,696	532	40,000	46,906
1996	1,712	95,000	105,356	403	75,500	84,087	401	38,500	46,443
1997	2,341	98,500	109,644	517	79,500	86,396	516	47,125	52,423
1998	2,246	109,000	118,364	555	82,000	93,676	501	51,000	61,665
1999	2,714	121,500	132,522	814	92,000	101,642	716	57,000	62,322
2000	2,748	134,000	153,023	767	105,000	116,898	485	58,000	64,951
2001	3,273	155,000	170,614	936	125,000	141,734	1,080	64,000	79,245
2002	3,064	185,000	208,034	964	151,000	167,949	1,022	88,500	113,563
2003	3,173	225,000	247,523	971	185,000	201,457	983	117,000	132,230
2004	2,690	240,000	267,886	792	201,000	222,708	455	132,000	154,460
2005	2,629	249,000	271,588	969	215,000	225,793	382	131,000	148,490
2006	2,619	260,002	289,070	924	221,062	232,419	487	145,000	160,392
2007	3,174	288,000	326,453	1,210	235,000	247,708	352	190,000	198,795
2008	2,286	310,000	349,801	931	250,000	262,956	285	187,000	206,085
2009	2,687	330,000	359,009	1,196	265,000	270,519	775	181,000	192,741
2010	2,466	375,000	412,728	1,030	300,740	313,498	610	215,000	223,500
2011	2,106	377,500	416,140	779	310,000	320,694	279	230,000	243,219
2012	2,029	368,000	397,500	808	298,500	309,449	228	230,000	242,255
2013	2,238	375,750	417,202	975	307,000	320,943	204	230,000	240,463
2014	2,363	402,500	445,025	964	312,750	333,898	145	261,000	262,246
2015	2,598	445,000	490,879	1,132	327,500	355,856	196	239,975	257,766
2016	2,486	501,000	551,402	1,208	355,000	372,614	219	251,000	279,316
2017	2,548	601,000	654,154	1,070	417,176	431,300	85	330,000	358,602
2018	2,119	630,000	681,483	806	452,000	470,963	68	382,500	463,197
2019	1,999	605,000	648,771	753	448,000	472,767	85	405,000	418,398
2020	1,830	640,000	693,223	847	485,000	512,184	59	411,000	446,034
2021	2,568	770,000	855,258	1,282	565,000	591,253	79	406,165	498,297
2022	1,960	799,000	882,799	1,022	587,500	588,087	80	632,600	592,014
2023	1,781	772,000	866,473	985	565,000	576,767	48	608,000	695,281
2024	1,986	785,000	879,852	1,061	580,000	587,576	51	585,000	643,873
2025	2,308	852,000	940,069	1,196	623,500	627,474	124	552,500	724,773
2026	250	862,500	909,134	160	640,000	636,890	14	604,500	597,464

Statistics for 2026 are based on a small number of sales and are preliminary only.

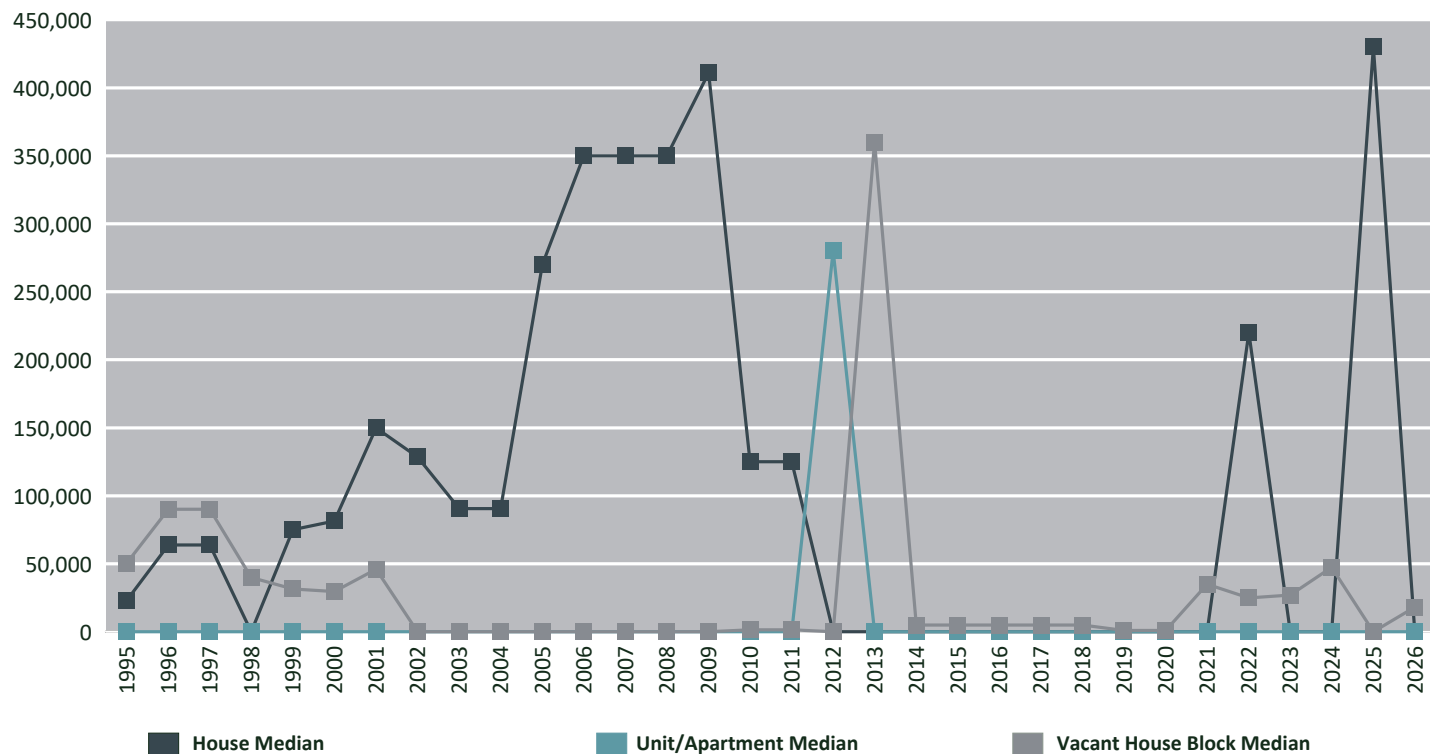
Frankston City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	1575000	1575000	885.90	1778.00	87.84<	95.45<	1778.00	885.83
Health Clinic Unsp	6	2456000	1060500	1488.53	710.50	96.41<	32.04<	980.50	2504.84
Health Surgery	1	1475000	1475000	1913.10	771.00	ND	ND	771.00	1913.10
Mixed Use Unspec	2	1725000	1725000	28846.15	52.00	46.00<	375.00<	52.00	28846.15
Office Premises Uns	8	1023750	432500	937.09	369.50	66.54<	153.78<	1120.67	985.72
Pub/Tavern/Club Unsp	1	330000	330000	312.20	1057.00	ND	7.86<	1057.00	312.20
Retail Mult Occ Unsp	4	1000625	852500	3856.50	223.00	76.94<	64.34<	224.00	3400.30
Retail Sgle Occ Unsp	20	932857	828829	3234.09	312.00	139.30<	113.15<	652.95	1428.68
Serv Apt/Unit Unsp	9	204366	216500	118.11	1905.00	107.23<	108.79<	1906.00	108.30
Vehicle Sales Centre	1	3050000	3050000	3040.88	1003.00	75.81<	ND	1003.00	3040.88
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5700000	5700000	3218.52	1771.00	633.33<	147.57<	1771.00	3218.52
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	131	1327360	808500	1436.06	563.00	91.88<	107.93<	2394.26	569.78
Ind Dev Site	5	1844000	1500000	753.38	1553.00	112.78<	83.87<	1949.40	945.93
Warehouse Unspec	20	895522	636250	2779.41	498.50	95.60<	90.54<	1162.33	715.12
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Plant/Tree Nursery	1	1350000	1350000	75.04	17990.00	ND	ND	17990.00	75.04
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	5	1611400	1600000	2393.59	686.00	127.24<	ND	915.20	1760.71
Cojoin Strata Unsp	173	635913	630000	2500.00	200.00	101.61<	96.92<	200.00	2500.00
Detached Home Unsp	2296	938951	851444	1339.77	621.00	108.33<	106.43<	691.80	1356.71
Detached Home(exist)	4	1801500	1860500	885.91	2374.00	ND	209.04<	2453.75	734.18
OYO Sub Dwelling	5	706000	710000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	16	1137546	1183711	938.81	1320.50	132.44<	109.60<	2262.50	502.78
Res/Rural Lstyle	48	1952052	1800000	167.83	10010.00	101.41<	92.31<	18060.96	107.54
Retire Village Unit	2	342000	342000	NA	NA	63.91<	191.06<	NA	NA
Semi-detached Unspec	8	830116	800000	3692.31	325.00	119.40<	122.96<	345.43	2380.45
Single Strata Unsp	850	653924	637250	380.90	869.00	109.76<	109.87<	869.00	380.90
Strata Unit/Flat Uns	166	484319	437500	NA	NA	104.17<	83.49<	NA	NA
Vac Res A	118	717812	552500	1105.14	427.50	95.59<	88.40<	485.38	1185.52
Vac Res B	6	861666	672500	156.53	2204.00	27.42<	68.97<	2506.00	343.84
Vac Res Rural Lstyle	8	3215937	1475000	266.84	19760.00	100.63<	113.03<	23648.50	135.99
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	2100000	2100000	1875.00	1120.00	ND	334.39<	1120.00	1875.00
Municipality totals									
Commercial Total			54	Commercial Total Prices			\$58,879,959		
Community Services Total			1	Community Services Total Prices			\$5,700,000		
Industrial Total			156	Industrial Total Prices			\$201,014,664		
Primary Production Total			1	Primary Production Total Prices			\$1,350,000		
Residential Total			3,705	Residential Total Prices			\$3,155,696,407		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$2,100,000		
All Sales Total			3,918	All Sales Total			\$3,424,741,030		

French Island

Residential price statistics 1995 to 2026



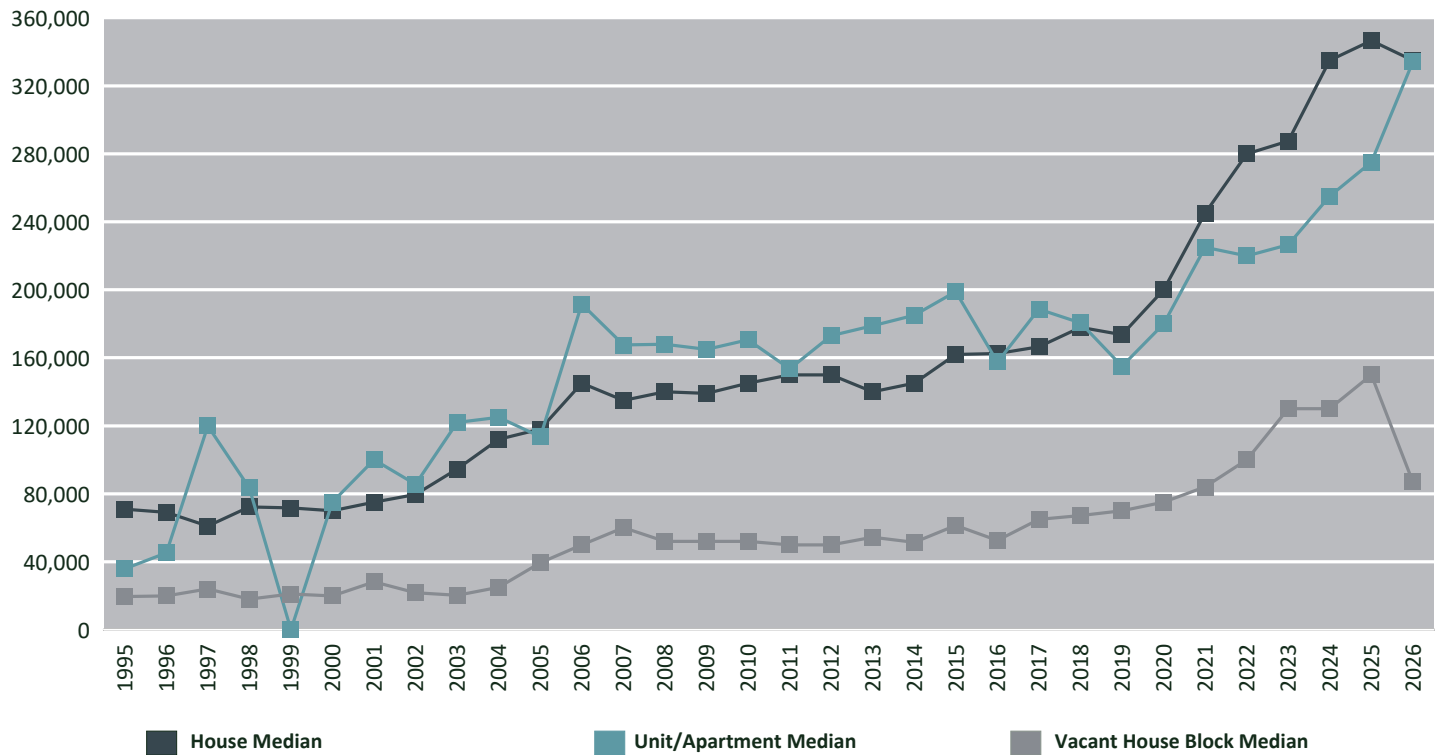
Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1	23,000 [^]	23,000 [^]	0	0 [*]	0 [*]	1	50,500 [^]	50,500 [^]
1996	2	63,845 [^]	63,845 [^]	0	0 [*]	0 [*]	1	90,000 [^]	90,000 [^]
1997	0	63,845 [*]	63,845 [*]	0	0 [*]	0 [*]	0	90,000 [*]	90,000 [*]
1998	0	0 [*]	0 [*]	0	0 [*]	0 [*]	2	40,000 [^]	40,000 [^]
1999	3	75,000 [^]	113,000 [^]	0	0 [*]	0 [*]	2	31,500 [^]	31,500 [^]
2000	2	81,500 [^]	81,500 [^]	0	0 [*]	0 [*]	4	29,500 [^]	28,375 [^]
2001	1	150,000 [^]	150,000 [^]	0	0 [*]	0 [*]	1	46,000 [^]	46,000 [^]
2002	3	128,500 [^]	130,333 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2003	4	90,500 [^]	130,250 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2004	0	90,500 [*]	130,250 [*]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2005	1	270,000 [^]	270,000 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2006	1	350,000 [^]	350,000 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2007	0	350,000 [*]	350,000 [*]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2008	0	350,000 [*]	350,000 [*]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2009	1	411,000 [^]	411,000 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2010	1	125,000 [^]	125,000 [^]	0	0 [*]	0 [*]	2	1,550 [^]	1,550 [^]
2011	0	125,000 [*]	125,000 [*]	0	0 [*]	0 [*]	0	1,550 [*]	1,550 [*]
2012	0	0 [*]	0 [*]	1	280,000 [^]	280,000 [^]	0	0 [*]	0 [*]
2013	0	0 [*]	0 [*]	0	0 [*]	0 [*]	1	360,000 [^]	360,000 [^]
2014	0	0 [*]	0 [*]	0	0 [*]	0 [*]	1	5,000 [^]	5,000 [^]
2015	0	0 [*]	0 [*]	0	0 [*]	0 [*]	0	5,000 [*]	5,000 [*]
2016	0	0 [*]	0 [*]	0	0 [*]	0 [*]	0	5,000 [*]	5,000 [*]
2017	0	0 [*]	0 [*]	0	0 [*]	0 [*]	0	5,000 [*]	5,000 [*]
2018	0	0 [*]	0 [*]	0	0 [*]	0 [*]	0	5,000 [*]	5,000 [*]
2019	0	0 [*]	0 [*]	0	0 [*]	0 [*]	1	1,000 [^]	1,000 [^]
2020	0	0 [*]	0 [*]	0	0 [*]	0 [*]	0	1,000 [*]	1,000 [*]
2021	0	0 [*]	0 [*]	0	0 [*]	0 [*]	7	35,000 [^]	32,571 [^]
2022	1	220,000 [^]	220,000 [^]	0	0 [*]	0 [*]	11	24,900	30,836
2023	0	0 [*]	0 [*]	0	0 [*]	0 [*]	2	26,975 [^]	26,975 [^]
2024	0	0 [*]	0 [*]	0	0 [*]	0 [*]	6	47,500 [^]	39,166 [^]
2025	1	430,000 [^]	430,000 [^]	0	0 [*]	0 [*]	0	0 [*]	0 [*]
2026	0	0 [*]	0 [*]	0	0 [*]	0 [*]	1	18,000 [^]	18,000 [^]

Statistics for 2026 are based on a small number of sales and are preliminary only.

French Island									
Analysis of property sales for 2025									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	1	2100000	2100000	5.21	403300.00	ND	299.57<	403300.00	5.21
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1	430000	430000	811.32	530.00	ND	195.45<	530.00	811.32
Municipality totals									
Primary Production Total			1			Primary Production Total Prices			\$2,100,000
Residential Total			1			Residential Total Prices			\$430,000
All Sales Total			2			All Sales Total			\$2,530,000

Gannawarra Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	94	71,000	82,459	6	35,900^	47,468^	19	19,500	29,032
1996	82	69,000	76,955	5	45,333^	49,266^	32	20,000	33,613
1997	121	61,000	81,403	1	120,000^	120,000^	25	24,000	39,132
1998	122	72,250	78,946	6	83,500^	77,416^	21	18,000	27,638
1999	114	71,625	78,788	0	0*	0*	23	21,000	23,791
2000	128	70,000	80,672	5	75,000^	67,700^	24	20,000	31,829
2001	173	75,000	85,483	12	100,000	103,083	56	28,250	32,708
2002	187	79,499	94,198	8	85,500^	80,875^	74	21,753	28,856
2003	192	94,500	105,617	11	122,000	118,954	58	20,375	29,469
2004	201	112,000	121,252	13	125,000	143,269	57	25,000	26,694
2005	185	118,000	125,411	10	113,500	116,150	46	39,500	41,807
2006	143	145,000	154,175	14	191,500	159,357	36	50,000	51,610
2007	152	135,000	146,220	12	167,500	151,958	43	60,000	72,662
2008	93	140,000	145,100	9	168,000^	143,333^	31	52,000	67,521
2009	120	139,000	145,218	11	165,000	150,772	26	52,000	60,038
2010	108	145,001	166,889	8	170,500^	169,687^	48	52,000	48,967
2011	89	150,000	155,016	7	153,500^	134,928^	27	50,000	60,059
2012	123	150,000	158,471	9	173,000^	174,666^	25	50,000	63,434
2013	133	140,000	159,281	10	178,750	183,100	28	54,500	64,848
2014	145	145,000	164,250	9	185,000^	190,666^	30	51,500	53,156
2015	139	162,000	172,956	5	199,000^	198,200^	18	61,376	63,716
2016	145	162,500	179,160	6	157,500^	154,000^	22	52,500	63,613
2017	172	166,500	192,745	14	188,500	184,035	31	65,000	66,863
2018	194	177,800	193,415	8	180,500^	185,125^	40	67,250	86,275
2019	160	173,500	198,858	9	155,000^	178,166^	34	70,000	86,686
2020	174	200,000	218,440	15	180,000	193,433	59	75,000	77,794
2021	229	245,000	251,000	15	225,000	226,733	53	84,000	87,660
2022	173	280,000	308,188	19	220,000	208,684	30	100,000	109,679
2023	168	287,500	300,293	12	226,500	228,666	17	130,000	141,035
2024	137	335,000	362,169	13	255,000	274,769	20	130,000	139,705
2025	172	346,500	400,229	8	275,000^	296,187^	15	150,000	160,833
2026	30	335,000	355,933	2	334,000^	334,000^	5	87,000 ^	74,900 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

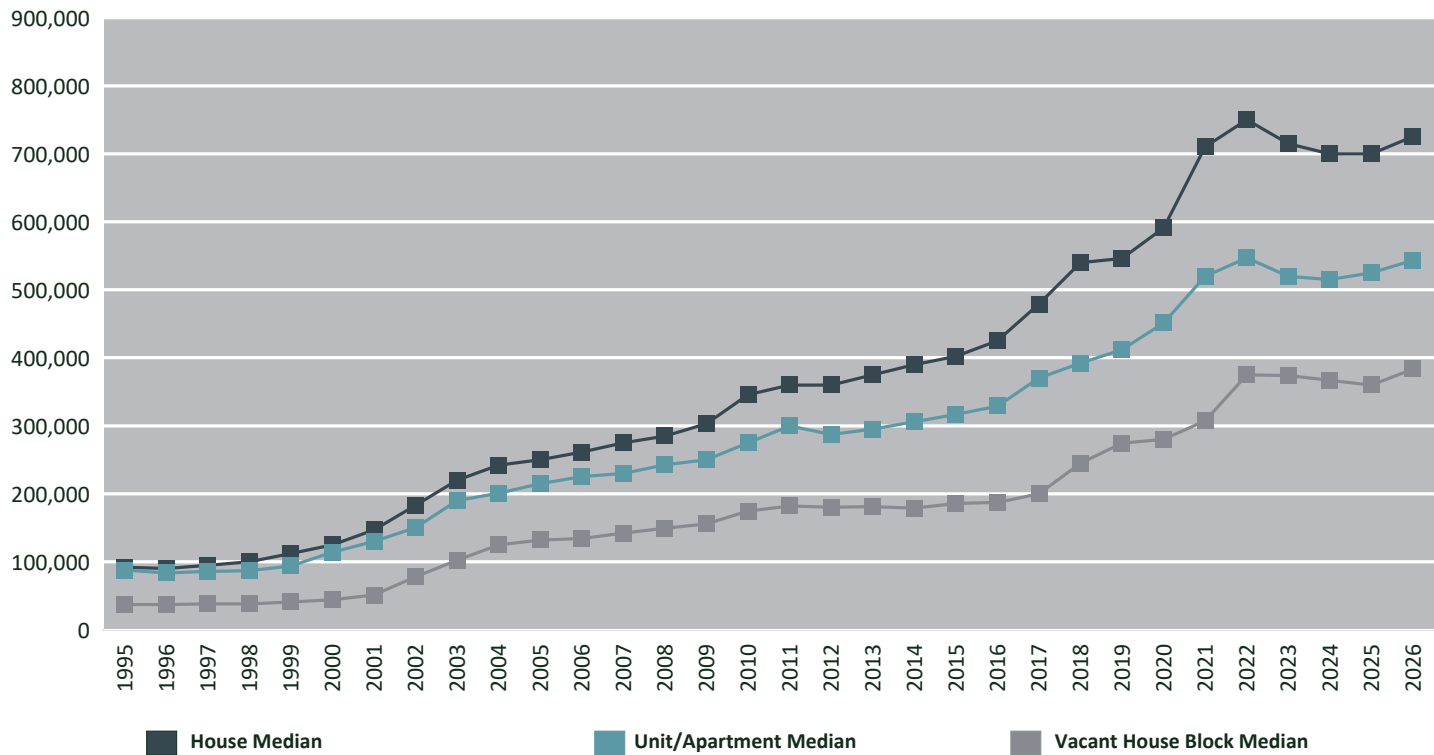
Gannawarra Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	65000	65000	156.63	415.00	44.83<	ND	415.00	156.63
Office Premises Unsp	1	240000	240000	1126.76	213.00	114.29<	240.00<	213.00	1126.76
Retail Sgle Occ Unsp	4	700250	238500	592.31	425.50	132.50<	95.40<	513.50	1363.68
Supermarket	1	485000	485000	384.01	1263.00	ND	ND	1263.00	384.01
Veterinary Clinic	1	415000	415000	397.89	1043.00	ND	ND	1043.00	397.89
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	2	138750	138750	109.08	1254.00	ND	ND	1254.00	110.65
Factory Unsp	1	450000	450000	166.11	2709.00	67.77<	177.87<	2709.00	166.11
Ind Dev Site	3	163412	160000	36.30	5585.00	117.43<	121.37<	7932.67	20.60
Warehouse Unspec	2	510000	510000	136.31	11001.50	100.69<	178.32<	11001.50	46.36
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	400000	400000	0.80	502100.00	ND	ND	502100.00	0.80
DomsticLivestockGraz	9	566400	580000	1.49	418500.00	70.73<	118.37<	534560.78	1.06
GenCrop >20ha Unspec	19	1480551	983544	0.56	1489902.00	128.25<	140.51<	1845745.11	0.80
Livestock – Beef	7	516339	484375	0.60	806500.00	58.36<	86.11<	745456.29	0.69
Livestock – Dairy	11	1365909	1150000	0.30	1295000.00	122.99<	132.95<	1378070.55	0.99
Livestock – Sheep	1	210000	210000	0.29	717900.00	ND	4.67<	717900.00	0.29
MixedFarm + infrast	1	210000	210000	0.28	743900.00	ND	ND	743900.00	0.28
MixedFarm&GrazUnsp	4	1688750	867500	1.22	415668.00	175.25<	134.50<	629934.00	2.68
Piggery	1	200000	200000	0.49	408600.00	29.32<	ND	408600.00	0.49
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	22	417772	323500	398.60	715.00	80.88<	115.54<	805.48	517.94
Detached Home(Comm)	3	434333	468000	500.52	969.00	234.00<	128.22<	970.67	447.46
Detached Home(exist)	150	397656	350000	323.62	1012.00	105.26<	125.00<	1175.16	338.39
Garage/Outbuild Rur	1	1400000	1400000	104.44	13405.00	ND	ND	13405.00	104.44
Half Pair or Duplex	2	335000	335000	NA	NA	ND	159.52<	NA	NA
OYO Sub Dwelling	3	285833	240000	NA	NA	94.12<	90.57<	NA	NA
Res/Rural Lstyle	34	525029	518000	37.69	16880.00	97.74<	98.67<	35254.29	14.89
Single Strata Unsp	3	280666	275000	NA	NA	114.58<	107.84<	NA	NA
Vac Res A	11	175500	152500	280.78	926.00	188.27<	152.50<	1008.11	161.80
Vac Res B	4	120500	72500	81.96	2227.00	51.79<	58.15<	2231.00	54.01
Vac Res Rural Lstyle	9	214888	200000	3.09	8090.00	506.33<	142.86<	30828.22	6.97
Municipality totals									
Commercial Total			8	Commercial Total Prices				\$4,006,000	
Industrial Total			8	Industrial Total Prices				\$2,237,736	
Primary Production Total			54	Primary Production Total Prices				\$59,642,454	
Residential Total			242	Residential Total Prices				\$96,109,500	
All Sales Total			312	All Sales Total				\$161,995,690	

Greater Geelong City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	2,507	92,000	105,933	428	87,750	93,498	896	37,000	45,615
1996	2,636	90,000	103,458	521	83,500	94,379	848	37,000	42,280
1997	3,167	95,000	108,411	563	86,000	98,456	1,071	38,000	45,403
1998	3,280	100,000	113,923	597	87,000	102,985	1,456	38,000	44,394
1999	3,798	112,000	126,988	782	94,000	111,607	1,511	41,000	50,025
2000	4,202	125,000	139,555	803	114,000	130,960	1,365	44,000	49,735
2001	5,043	147,000	163,375	1,011	129,900	146,217	2,252	51,000	58,040
2002	4,771	183,000	204,255	858	150,000	180,208	1,821	78,000	84,146
2003	4,672	220,000	240,787	899	190,000	211,839	1,587	102,500	110,168
2004	4,131	242,000	265,183	986	201,000	231,699	1,018	125,000	129,343
2005	3,992	250,000	278,032	938	215,000	238,846	948	132,000	139,016
2006	3,995	261,250	296,556	956	225,000	267,686	966	134,250	147,388
2007	4,747	275,000	315,471	1,228	230,000	273,089	1,019	142,000	151,953
2008	3,853	285,000	318,316	1,059	242,500	279,246	884	149,000	155,858
2009	4,324	303,000	336,844	1,439	250,002	274,230	1,402	156,000	165,390
2010	4,049	346,000	388,676	1,329	275,000	319,491	1,576	174,500	189,287
2011	3,717	360,000	404,571	1,118	300,000	355,617	1,607	182,000	197,378
2012	3,554	360,000	402,932	1,096	287,000	327,428	1,399	180,000	195,635
2013	3,801	375,000	417,092	1,092	295,000	334,491	1,489	181,000	196,234
2014	4,070	390,000	440,245	1,094	306,000	348,265	1,785	179,000	193,118
2015	4,405	402,000	456,306	1,089	316,500	366,236	2,025	186,000	198,169
2016	4,751	425,000	481,868	1,228	329,000	384,780	2,440	187,000	202,037
2017	4,949	479,000	537,804	1,451	370,000	431,911	4,173	200,000	214,962
2018	4,560	540,000	601,324	1,116	392,000	442,357	3,416	245,000	256,927
2019	4,182	546,000	607,487	939	412,000	466,651	1,667	274,500	295,394
2020	4,446	591,000	680,258	987	451,288	513,529	3,438	280,000	305,772
2021	5,694	710,000	811,318	1,319	520,000	601,974	5,793	307,500	330,105
2022	4,389	750,000	891,413	939	547,000	638,278	1,720	375,000	401,904
2023	4,204	715,000	826,070	1,024	520,000	613,353	822	374,000	413,944
2024	4,905	700,000	793,684	1,019	515,000	569,691	978	366,900	400,997
2025	6,057	700,000	788,813	1,297	525,000	574,373	1,841	360,000	383,982
2026	1,063	725,000	792,813	218	543,000	567,601	227	383,453	390,189

Statistics for 2026 are based on a small number of sales and are preliminary only.

Greater Geelong City

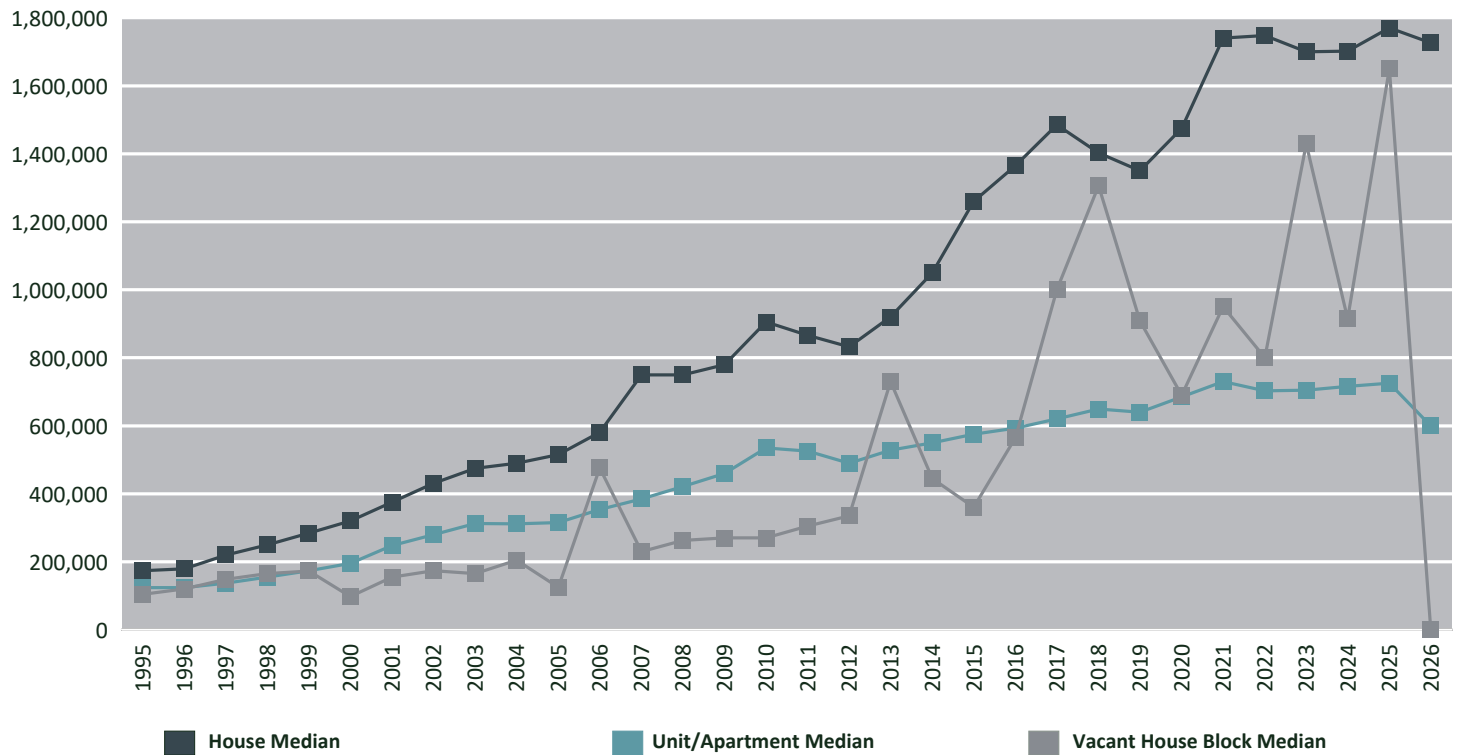
Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
						(\$/SM)	(SM)	(SM)	(\$/SM)
Commercial									
Bottle Shop/Licensed	1	550000	550000	530.38	1037.00	ND	ND	1037.00	530.38
Café	1	1170000	1170000	6685.71	175.00	ND	ND	175.00	6685.71
Dev Site	11	3780000	1300000	1804.71	1316.00	60.53<	172.76<	12669.55	298.35
Fuel Outlet/Garage	1	2300000	2300000	1994.80	1153.00	ND	264.69<	1153.00	1994.80
Ground Level Parking	2	754545	754545	2365.59	465.00	312.76<	1.31<	465.00	2365.59
Health Clinic Unsp	8	3489937	2214729	1849.29	864.00	136.50<	137.98<	940.88	3709.25
Health Surgery	3	1950000	1350000	1945.24	694.00	118.63<	77.14<	811.33	2403.45
Hotel-Gaming	1	10148492	10148492	4355.58	2330.00	ND	ND	2330.00	4355.58
Hotel/Motel Unsp	1	17640000	17640000	3399.50	5189.00	801.82<	840.00<	5189.00	3399.50
Mixed Use Unspec	13	1571838	960000	1513.34	456.50	101.05<	160.04<	562.70	2556.42
Multi-Lvl Offic Unsp	1	583000	583000	1127.66	517.00	ND	29.15<	517.00	1127.66
National Co Rest	2	3370000	3370000	2389.51	1636.50	ND	ND	1636.50	2059.27
National Co Ret Unsp	4	5521250	5365000	3144.21	1585.00	ND	ND	2325.25	2374.48
Office Premises Uns	19	1322421	1237500	3476.39	466.00	145.50<	126.40<	602.35	2097.17
Pub/Tavern/Club Unsp	5	2302555	1000000	1228.24	517.00	117.65<	66.67<	1216.20	1893.24
Retail Mult Occ Unsp	7	23330396	2625000	1190.95	3113.50	225.32<	218.75<	3113.50	1489.93
Retail Sgle Occ Unsp	83	1911122	950000	2090.36	458.00	98.14<	94.53<	1166.54	1673.27
Serv Apt/Unit Unsp	2	1270000	1270000	3233.23	945.00	295.69<	246.60<	945.00	1343.92
Shopping Centre Unsp	6	1145023	617569	57352.94	68.00	147.74<	36.76<	60.33	28922.65
						(\$/SM)	(SM)	(SM)	(\$/SM)
Community Services									
Child Centre Unsp	2	6831377	6831377	2827.57	2963.50	83.82<	72.67<	2963.50	2305.17
Community Health Cen	1	450000	450000	687.02	655.00	ND	ND	655.00	687.02
Halls&Service Rooms	1	790000	790000	890.64	887.00	90.80<	ND	887.00	890.64
Place of Worship	1	4950000	4950000	434.59	11390.00	ND	517.78<	11390.00	434.59
Technical&Further Ed	1	8800000	8800000	108.41	81171.00	ND	ND	81171.00	108.41
						(\$/SM)	(SM)	(SM)	(\$/SM)
Industrial									
Factory Unsp	55	1502932	880261	963.50	685.00	114.77<	111.36<	2380.35	631.39
Ind Dev Site	3	1295000	1525000	905.04	1685.00	33.86<	159.52<	3650.00	354.79
OpenStorageUnspec	1	1750000	1750000	530.62	3298.00	239.23<	66.04<	3298.00	530.62
Warehouse	9	547458	500500	3040.54	148.00	117.43<	99.11<	152.67	3585.97
Warehouse Unspec	73	1140850	783020	2203.79	320.00	107.26<	130.50<	1552.06	740.35
Warehouse/Showroom	1	528000	528000	6857.14	77.00	41.74<	ND	77.00	6857.14
						(\$/SM)	(SM)	(SM)	(\$/SM)
Infrastruc&Utilities									
Utilities Vac Land	1	390000	390000	NA	NA	181.82<	ND	NA	NA
WindFarmElectricity	1	2500000	2500000	48.64	51400.00	ND	ND	51400.00	48.64
						(\$/SM)	(SM)	(SM)	(\$/SM)
Primary Production									
DomsticLivestockGraz	1	2050000	2050000	6.53	313920.00	184.27<	ND	313920.00	6.53
GenCrop >20ha Unspec	1	31000000	31000000	130.78	237048.00	ND	909.09<	237048.00	130.78
Livestock – Beef	1	10350000	10350000	25.44	406809.00	158.38<	ND	406809.00	25.44
Livestock – Dairy	1	1725000	1725000	6.07	284100.00	39.38<	ND	284100.00	6.07
MixedFarm&GrazUnsp	7	17704285	6300000	62.62	459362.00	193.28<	114.55<	438361.17	31.91
Native Bshland	4	272250	99000	NA	NA	ND	58.06<	NA	NA
Plant/Tree Nursery	1	715000	715000	91.27	7834.00	ND	ND	7834.00	91.27
Poultry – Open Range	1	832000	832000	2.03	410400.00	18.49<	ND	410400.00	2.03
						(\$/SM)	(SM)	(SM)	(\$/SM)
Residential									
Age Care/Nursing Uns	1	18000000	18000000	1538.46	11700.00	226.42<	222.22<	11700.00	1538.46
Boarding House	14	813964	843500	1728.11	563.50	392.33<	179.47<	616.43	1320.45
Cojoin Strata Unsp	16	623293	575000	4847.65	361.00	101.23<	112.75<	361.00	4847.65
Detached Home (New)	1	2300000	2300000	8041.96	286.00	289.31<	345.86<	286.00	8041.96
Detached Home Unsp	5982	787854	700000	1836.82	573.00	100.00<	93.33<	569.17	1379.11
Detached Home(exist)	14	1223392	1177500	573.07	2061.00	109.89<	105.10<	1998.36	612.20
Disability Housing	1	790000	790000	403.68	1957.00	123.44<	ND	1957.00	403.68
Garage/Outbuild Res	1	1650000	1650000	412.50	4000.00	ND	ND	4000.00	412.50
Garage/Outbuild Rur	1	870000	870000	2471.59	352.00	ND	ND	352.00	2471.59
Granny Flat/Studio	1	293000	293000	606.63	483.00	ND	ND	483.00	606.63
Half Pair or Duplex	3	900000	725000	3113.16	297.50	33.72<	96.67<	297.50	3319.33
MisImpRuralLand Unsp	1	590000	590000	28.86	20442.00	ND	ND	20442.00	28.86
Res Co Sh Unit HR	3	418666	426000	NA	NA	97.93<	ND	NA	NA
Res Land (WithBuild)	16	898843	726250	1928.78	337.00	109.21<	79.81<	1859.60	488.33
Res/Rural Lstyle	143	2157457	1630000	100.95	17831.00	112.03<	86.84<	26443.63	81.59
ResLandWithImprovemt	2	680000	680000	922.34	717.50	194.29<	126.39<	717.50	947.74
Retire Village Unit	3	360000	360000	NA	NA	90.68<	109.92<	NA	NA
Semi-detached	1	895000	895000	3565.74	251.00	ND	100.00<	251.00	3565.74
Semi-detached Unspec	57	747398	680000	3932.39	230.50	121.43<	113.14<	325.32	2269.91
Short Term Hol Accom	2	1367500	1367500	6412.81	313.50	287.89<	107.25<	313.50	4362.04
Single Strata Unit	2	472500	472500	NA	NA	ND	91.75<	NA	NA
Single Strata Unsp	1034	558678	515000	NA	NA	103.00<	96.71<	NA	NA
Strata Unit/Flat Uns	237	644676	570000	6175.40	345.50	98.70<	95.00<	345.50	6342.26
Townhouse	1	522200	522200	NA	NA	66.52<	86.31<	NA	NA
Vac Res A	1831	380587	360000	845.57	395.00	98.37<	96.00<	402.48	927.04
Vac Res B	10	1005700	815000	258.61	3150.00	116.01<	46.57<	2971.80	338.41
Vac Res Englobo Oth	1	3080000	3080000	151.72	20300.00	ND	26.67<	20300.00	151.72
Vac Res Rural Lstyle	18	4838998	1165000	154.63	31066.00	95.88<	109.89<	48714.61	99.33
						(\$/SM)	(SM)	(SM)	(\$/SM)
Sport/Hrtge/Cultural									
Vac Site – Sporting	1	440000	440000	80.59	5460.00	ND	ND	5460.00	80.59

Municipality totals			
Commercial Total	171	Commercial Total Prices	\$526,493,836
Community Services Total	6	Community Services Total Prices	\$28,652,755
Industrial Total	142	Industrial Total Prices	\$177,033,553
Infrastruc&Utilities Total	2	Infrastruc&Utilities Total Prices	\$2,890,000
Primary Production Total	17	Primary Production Total Prices	\$171,691,000
Residential Total	9,397	Residential Total Prices	\$6,680,482,050
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$440,000
All Sales Total	9,736	All Sales Total	\$7,587,683,194

Glen Eira City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,504	173,390	198,511	1,121	124,000	139,601	39	104,000	131,891
1996	1,578	179,000	206,768	1,408	123,750	134,508	71	120,000	134,580
1997	1,779	220,000	246,802	1,892	137,000	152,144	65	148,500	146,440
1998	1,551	250,000	280,286	1,522	155,000	171,676	40	165,500	183,413
1999	1,527	284,250	323,383	1,674	173,250	192,727	57	173,000	181,501
2000	1,544	320,000	353,669	1,662	195,250	218,189	14	97,500	155,500
2001	1,629	375,000	428,628	1,816	247,500	265,730	27	155,000	196,574
2002	1,545	431,000	481,831	1,544	280,000	306,703	27	174,000	174,272
2003	1,440	475,000	548,556	1,577	312,500	334,046	28	165,500	186,796
2004	1,315	490,000	545,662	1,261	311,500	337,341	9	205,000 ^	186,111 ^
2005	1,464	515,000	586,240	1,546	315,000	340,172	1	125,000 ^	125,000 ^
2006	1,522	580,500	655,491	1,559	353,500	372,743	1	476,000 ^	476,000 ^
2007	1,597	750,000	846,666	1,925	385,000	427,882	5	230,000 ^	262,500 ^
2008	1,180	750,000	843,076	1,407	421,000	442,142	4	262,500 ^	340,500 ^
2009	1,383	780,000	863,765	1,645	460,000	489,266	11	270,000	247,545
2010	1,358	905,000	1,010,067	1,518	535,000	565,142	3	270,000 ^	456,666 ^
2011	1,162	866,000	979,650	1,436	525,000	553,072	4	305,000 ^	308,750 ^
2012	1,136	832,500	943,238	1,478	490,001	521,449	4	335,000 ^	481,250 ^
2013	1,391	920,000	1,052,213	1,771	528,000	560,499	7	730,000 ^	755,714 ^
2014	1,564	1,050,000	1,143,938	2,394	550,000	601,004	8	445,000 ^	638,375 ^
2015	1,616	1,260,000	1,358,163	2,541	575,000	627,049	10	360,000	640,391
2016	1,497	1,365,000	1,494,904	2,227	592,800	658,061	6	565,000 ^	731,283 ^
2017	1,461	1,485,000	1,645,972	2,634	620,000	696,352	5	1,000,000 ^	1,040,000 ^
2018	1,223	1,403,000	1,558,649	1,760	649,500	719,543	12	1,306,450	1,339,831
2019	1,283	1,350,000	1,488,965	1,512	640,000	725,350	16	908,500	1,111,837
2020	959	1,475,000	1,649,886	1,559	685,000	789,940	5	690,000 ^	719,925 ^
2021	1,499	1,740,000	1,888,187	2,436	730,000	861,820	11	950,000	1,360,807
2022	1,184	1,747,500	1,931,954	1,923	703,000	851,898	7	800,000 ^	721,665 ^
2023	1,118	1,700,000	1,884,714	2,054	705,000	858,718	7	1,429,000 ^	1,503,714 ^
2024	1,206	1,701,750	1,896,096	2,383	716,000	847,497	15	915,000	1,161,975
2025	1,165	1,770,000	1,925,479	2,502	725,000	851,087	21	1,650,000	1,934,000
2026	94	1,726,000	1,779,349	321	600,000	730,575	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

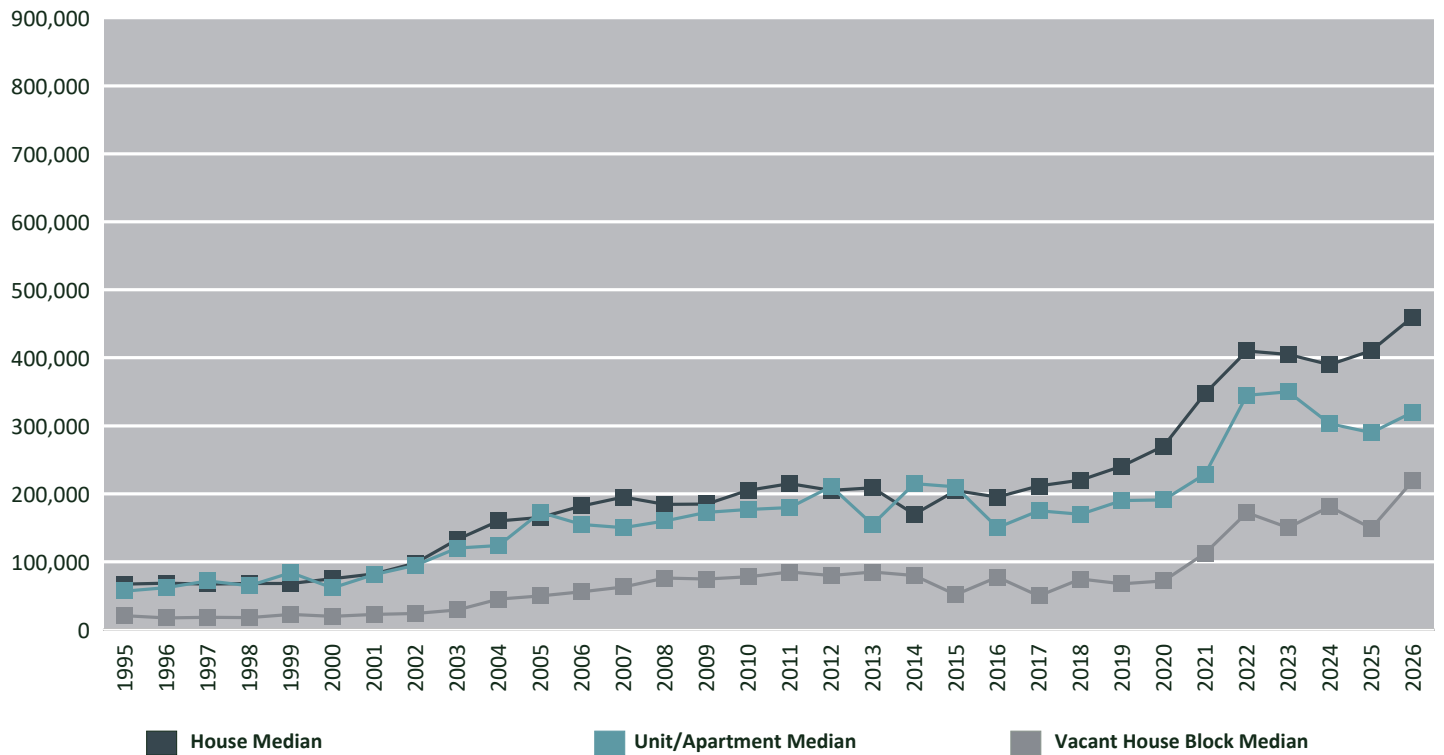
Glen Eira City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	4450000	4450000	3446.94	1291.00	ND	ND	1291.00	3446.94
Health Clinic Unsp	2	1790000	1790000	3641.60	495.50	176.35<	51.14<	495.50	3612.51
LowRise Office Build	2	790500	790500	2671.93	391.00	41.88<	182.77<	391.00	2021.74
Mixed Use Unspec	1	1580000	1580000	8681.32	182.00	112.06<	17.08<	182.00	8681.32
Multi-Lvl Offic Unsp	1	2165000	2165000	3002.77	721.00	126.98<	46.06<	721.00	3002.77
Office Premises Uns	6	951725	893800	485.57	907.00	67.71<	77.24<	812.33	1171.59
Pub/Tavern/Club Unsp	3	1697333	1367000	6700.98	204.00	170.88<	78.79<	521.33	3255.75
Retail Mult Occ Unsp	16	1155504	1060000	3537.74	212.00	102.42<	81.23<	239.53	4811.60
Retail Sgle Occ Unsp	35	1276724	825000	4097.80	234.50	73.99<	78.20<	420.20	2892.15
Veterinary Clinic	1	1500000	1500000	2232.14	672.00	ND	ND	672.00	2232.14
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	4900000	4900000	8180.64	617.00	73.06<	126.00<	617.00	7941.65
Place of Worship	1	16170000	16170000	3160.67	5116.00	455.49<	ND	5116.00	3160.67
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	10897500	10897500	3310.04	5438.00	104.83<	487.04<	5438.00	3310.04
Warehouse Unspec	1	1100000	1100000	54.35	20238.00	ND	ND	20238.00	54.35
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	2200000	2200000	2412.28	912.00	ND	ND	912.00	2412.28
Aged Care Complex	3	11000000	11000000	5483.55	2006.00	ND	ND	2006.00	5483.55
Boarding House	1	3920000	3920000	2895.13	1354.00	227.91<	368.08<	1354.00	2895.13
Cojoin Strata Unsp	317	1577984	1580000	6461.54	325.00	101.94<	105.33<	325.00	6461.54
Detached Home Unsp	1141	1930891	1770000	2125.85	588.00	103.51<	101.09<	560.79	3454.58
Individual Car Park	2	277500	277500	NA	NA	27750000.00<	27750000.00<	NA	NA
Res Land (WithBuild)	3	1563333	1375000	2619.05	525.00	ND	94.50<	574.33	2722.00
Res/Rural Lstyle	2	1202500	1202500	184.25	6350.50	ND	ND	6350.50	189.36
Retire Village Unit	5	779000	760000	NA	NA	121.60<	173.71<	NA	NA
Semi-detached Unspec	24	1668166	1663000	5583.76	394.00	124.01<	115.89<	677.86	2450.02
Single Strata Unsp	663	1065838	990000	4313.42	316.50	104.16<	102.48<	524.50	2192.56
Strata Unit/Flat Uns	1517	605571	548000	458.17	753.00	96.99<	96.35<	853.60	779.29
Vac Res A	20	1985750	1705000	2697.40	627.00	198.83<	213.13<	587.56	3053.61
Vac Res B	1	899000	899000	384.02	2341.00	18.57<	ND	2341.00	384.02
Municipality totals									
Commercial Total			68	Commercial Total Prices			\$88,831,784		
Community Services Total			3	Community Services Total Prices			\$25,970,000		
Industrial Total			3	Industrial Total Prices			\$22,895,000		
Residential Total			3,700	Residential Total Prices			\$4,459,986,748		
All Sales Total			3,774	All Sales Total			\$4,597,683,532		

Glenelg Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	285	67,000	74,807	19	57,000	95,300	82	20,750	27,546
1996	203	68,500	81,456	19	62,000	64,184	59	17,600	31,347
1997	242	67,250	76,597	13	72,000	65,726	56	18,500	32,897
1998	282	68,000	81,332	14	65,000	77,750	42	18,000	50,248
1999	271	68,000	79,285	21	84,000	152,238	54	22,750	25,327
2000	322	75,000	87,633	19	61,500	71,578	80	20,000	24,459
2001	389	82,000	94,586	29	81,000	93,603	177	22,500	31,367
2002	433	98,000	111,401	33	95,000	118,818	221	24,000	32,009
2003	383	133,000	141,394	32	120,000	115,015	172	29,240	36,933
2004	346	160,000	170,591	33	124,000	181,318	133	45,000	47,811
2005	344	165,000	172,057	32	172,500	217,672	136	50,000	53,192
2006	378	182,250	192,559	33	155,000	199,889	106	56,000	60,058
2007	358	195,000	208,443	43	150,000	172,795	97	63,000	73,126
2008	307	184,500	199,144	28	160,000	161,069	65	76,000	77,392
2009	292	185,000	199,705	22	172,500	163,352	64	74,500	77,203
2010	264	205,001	227,587	30	176,750	192,358	60	78,000	84,242
2011	239	215,000	225,625	16	179,500	176,593	33	85,000	106,076
2012	209	205,000	216,636	27	210,500	212,266	41	80,000	72,973
2013	221	209,000	208,365	15	155,000	173,633	50	85,000	89,850
2014	233	170,000	188,457	22	215,000	218,068	23	80,000	78,065
2015	232	204,500	221,800	24	210,000	183,668	24	51,625	60,781
2016	241	195,000	206,131	13	150,000	165,000	24	77,500	91,812
2017	358	211,501	238,699	24	175,000	204,145	32	50,000	58,593
2018	417	220,000	247,029	39	170,000	194,705	72	74,500	90,524
2019	349	240,500	259,579	58	189,828	229,257	71	67,500	83,095
2020	362	270,000	288,321	30	191,000	250,799	151	72,000	91,258
2021	396	347,500	356,374	45	229,000	263,366	122	112,750	143,173
2022	290	410,000	433,021	34	345,000	350,191	74	172,000	187,162
2023	242	405,000	440,049	19	350,000	382,131	46	150,000	162,391
2024	279	390,000	415,050	23	303,000	309,326	52	181,000	163,360
2025	324	410,500	438,789	39	290,000	335,115	47	149,000	152,340
2026	75	460,000	503,713	5	320,000^	335,600^	9	219,000 ^	205,222 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

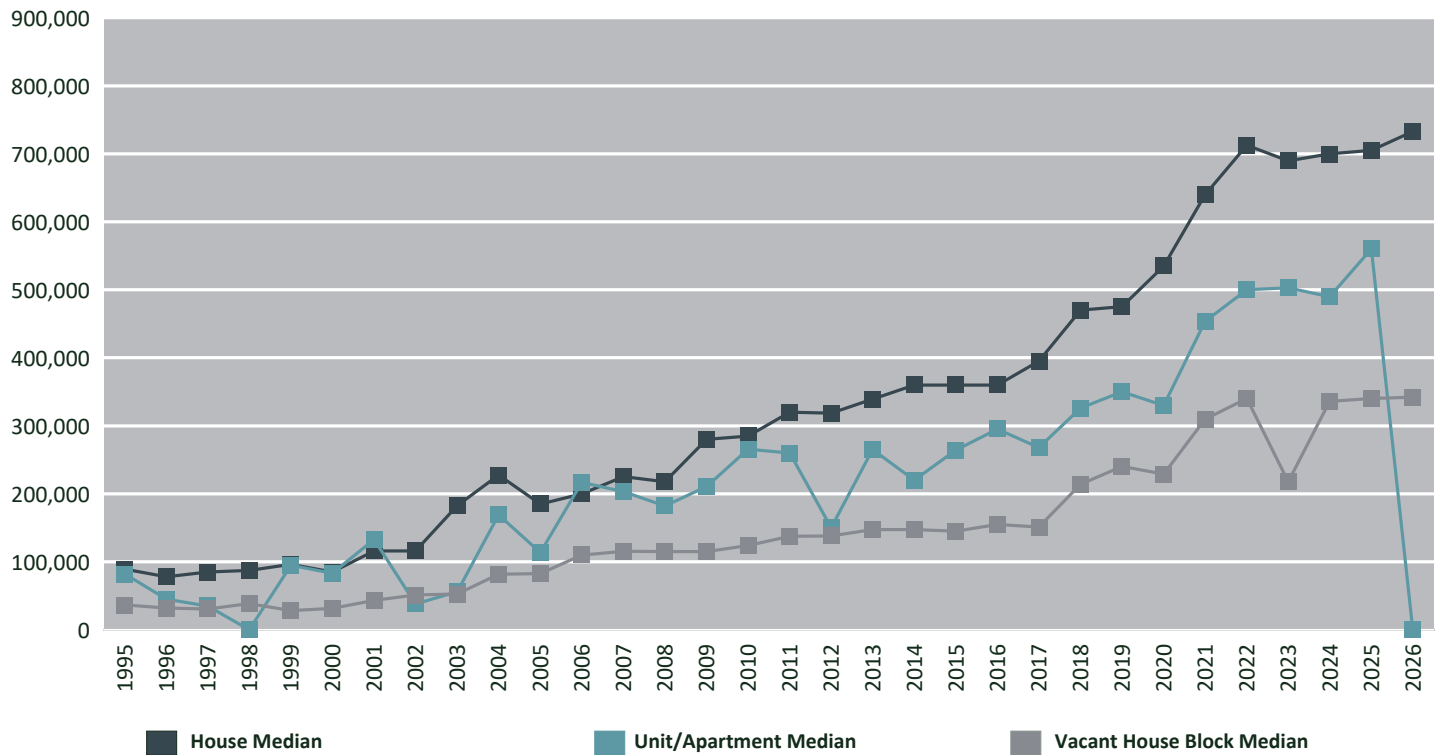
Glenelg Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	4200000	4200000	1622.87	2588.00	280.00<	ND	2588.00	1622.87
Health Clinic Unsp	1	875000	875000	935.83	935.00	176.41<	112.90<	935.00	935.83
Hotel/Motel Unsp	1	975000	975000	357.14	2730.00	97.50<	75.16<	2730.00	357.14
Mixed Use Unspec	2	757500	757500	1325.88	313.00	ND	76.13<	313.00	1325.88
Office Premises Uns	1	1705000	1705000	62.92	27100.00	ND	530.53<	27100.00	62.92
Retail Sgle Occ Unsp	8	558225	530500	1338.58	508.00	241.14<	265.25<	654.00	901.22
Serv Apt/Unit Unsp	4	209250	208000	39.21	5368.00	86.49<	77.04<	5360.25	39.04
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	2	244750	244750	133.68	1748.50	53.85<	146.56<	1748.50	139.98
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	4	453750	450000	414.40	1283.50	77.59<	141.07<	1649.75	275.04
Ind Dev Site	3	631666	475000	5.93	168500.00	86.36<	263.89<	127166.67	4.97
OpenStorageUnspec	1	40000	40000	79.68	502.00	ND	ND	502.00	79.68
Warehouse Unspec	5	862200	635000	681.85	1993.00	127.00<	122.71<	3601.50	200.96
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Livestock – Beef	23	1448139	963656	1.98	540800.00	78.05<	92.87<	866523.23	1.74
Livestock – Dairy	10	2159415	1206297	11.62	380384.50	113.74<	71.30<	467030.70	4.62
Livestock – Sheep	6	1498816	1150000	3.10	385850.00	195.24<	97.46<	885577.50	1.69
MixedFarm + infrast	8	1550628	1287500	1.80	643950.00	185.25<	151.47<	975962.50	1.59
MixedFarm no infrast	11	1209452	1036026	1.56	665500.00	91.14<	212.95<	1470792.18	0.82
MixedFarm&GrazUnsp	3	1530833	1885000	3.13	601610.00	433.33<	209.44<	729539.33	2.10
Orchard Plantations	1	718182	718182	17.69	40600.00	ND	ND	40600.00	17.69
Plant/Tree Nursery	1	386835	386835	0.91	423100.00	ND	26.77<	423100.00	0.91
Softwood Plantation	8	1073664	725221	1.19	894050.00	201.45<	42.93<	1002421.50	1.07
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	6	441500	397000	491.16	773.00	83.58<	90.23<	7407.67	59.60
Detached Home Unsp	319	438845	410000	558.34	797.00	105.74<	99.03<	955.37	456.94
Detached Home(Comm)	4	375000	355000	495.77	747.00	91.61<	54.20<	1097.00	341.84
Detached Home(exist)	5	435200	460000	272.91	2019.00	110.18<	200.00<	2547.60	170.83
MisImpRuralLand Unsp	2	572500	572500	17.17	34393.00	336.76<	220.19<	34393.00	16.65
Res/Rural Lstyle	73	587055	620000	24.11	32274.00	102.06<	105.08<	60297.58	9.74
ResLandWithImprovemt	1	90000	90000	25.42	3540.00	42.86<	45.00<	3540.00	25.42
Short Term Hol Accom	5	753000	810000	674.32	697.00	155.17<	183.78<	1038.60	725.01
Single Strata Unsp	38	338342	290500	NA	NA	94.78<	83.00<	NA	NA
Strata Unit/Flat Uns	1	212500	212500	NA	NA	75.22<	92.59<	NA	NA
Vac Res A	42	161333	150000	211.25	800.00	82.87<	84.51<	871.97	163.29
Vac Res B	5	76800	76000	39.58	2021.00	44.71<	59.03<	2017.40	38.07
Vac Res Rural Lstyle	21	149871	130000	1.86	18792.00	66.07<	86.67<	25303.95	5.92
Municipality totals									
Commercial Total			18	Commercial Total Prices			\$14,572,800		
Community Services Total			2	Community Services Total Prices			\$489,500		
Industrial Total			13	Industrial Total Prices			\$8,061,000		
Primary Production Total			71	Primary Production Total Prices			\$103,890,098		
Residential Total			522	Residential Total Prices			\$217,548,698		
All Sales Total			626	All Sales Total			\$344,562,096		

Golden Plains Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	54	89,000	100,278	3	82,000^	79,333^	24	36,500	48,797
1996	49	78,000	84,753	3	45,000^	50,833^	35	32,000	34,797
1997	59	85,000	91,592	3	35,000^	48,666^	50	30,750	41,009
1998	60	87,500	110,198	0	0*	0*	28	38,750	47,785
1999	73	96,000	97,481	5	95,000^	89,200^	36	28,250	26,587
2000	94	85,000	97,993	5	83,240^	82,648^	35	31,500	30,271
2001	76	116,000	119,094	6	133,000^	123,478^	67	43,000	42,127
2002	103	116,000	140,726	11	38,000	97,386	151	51,000	49,290
2003	90	182,500	183,857	14	56,000	119,138	99	52,500	53,099
2004	102	227,500	213,730	5	169,000^	147,819^	66	81,500	83,967
2005	69	185,000	208,027	12	113,750	140,916	47	82,500	86,154
2006	85	200,000	213,752	6	217,000^	217,833^	63	110,000	102,958
2007	87	225,000	217,442	17	203,000	203,588	84	115,380	106,648
2008	75	217,555	228,180	6	182,000^	165,333^	65	115,000	103,505
2009	75	280,000	257,086	16	210,500	188,968	135	115,000	93,164
2010	70	285,000	270,507	20	265,500	269,125	120	123,750	114,931
2011	83	320,000	311,427	11	260,000	225,963	111	137,500	131,269
2012	92	318,750	305,411	19	150,000	208,468	115	138,000	133,678
2013	97	339,000	327,652	10	265,000	220,912	99	147,500	140,005
2014	113	360,000	346,753	15	220,000	209,633	112	147,500	149,807
2015	123	360,000	349,844	18	264,000	276,694	97	145,000	135,728
2016	135	360,000	344,550	10	295,250	298,350	107	155,000	156,138
2017	133	395,000	397,554	11	268,000	234,181	99	151,000	151,656
2018	126	470,049	448,163	9	326,000^	262,800^	97	214,000	203,445
2019	117	475,000	465,576	4	350,000^	344,750^	56	240,000	218,776
2020	141	535,000	530,439	11	330,000	316,500	103	229,000	209,755
2021	139	640,000	659,592	6	453,750^	489,583^	88	309,750	336,217
2022	144	712,500	714,287	4	500,000^	469,000^	54	339,950	345,644
2023	120	689,500	686,839	6	503,000^	598,166^	34	217,500	262,500
2024	112	699,750	671,114	5	490,000^	548,280^	33	336,000	318,815
2025	159	705,000	727,619	3	560,000^	513,333^	75	340,000	361,480
2026	16	732,500	757,812	0	0*	0*	10	342,000	315,600

Statistics for 2026 are based on a small number of sales and are preliminary only.

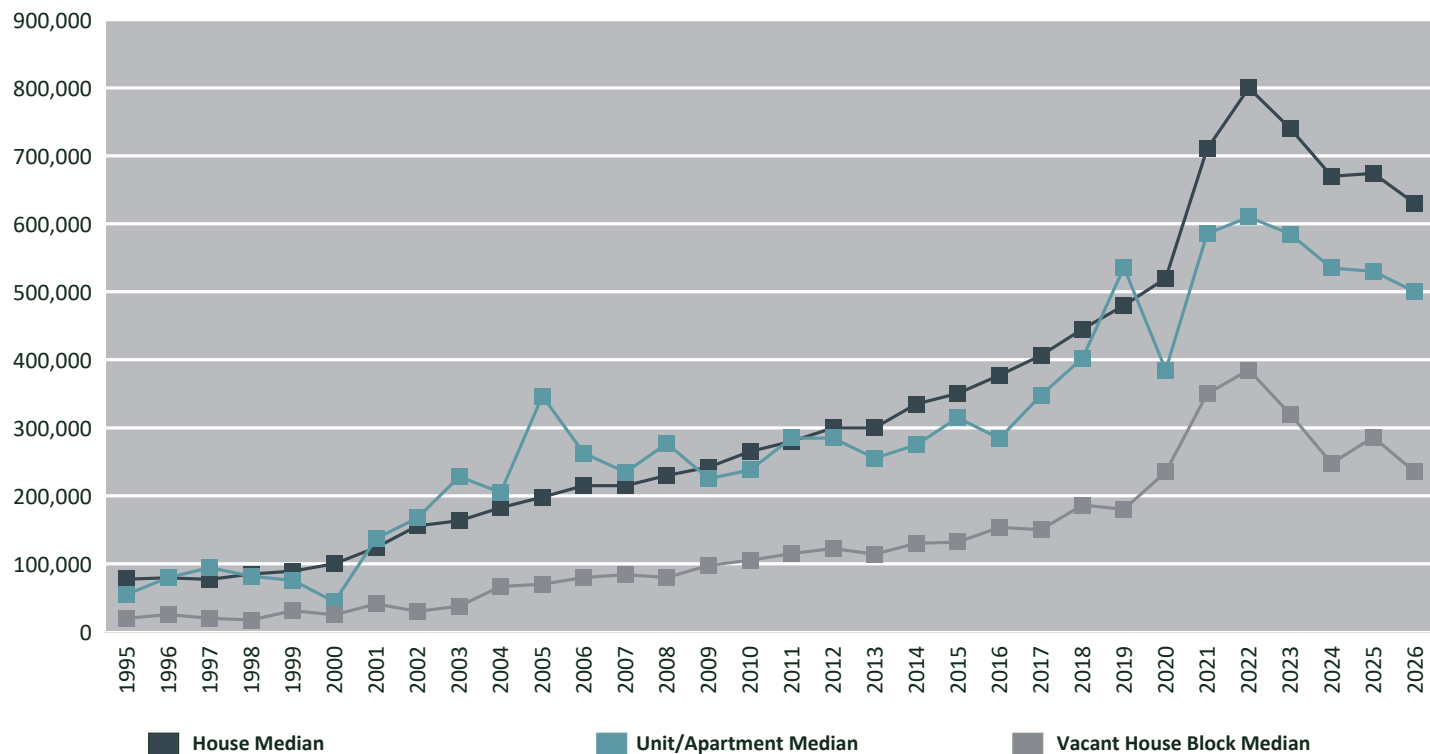
Golden Plains Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	2	1551250	1551250	461.57	332800.00	ND	ND	332800.00	4.66
Health Clinic Unsp	1	1500000	1500000	344.43	4355.00	ND	ND	4355.00	344.43
Mixed Use Shop	1	1460000	1460000	608.33	2400.00	ND	ND	2400.00	608.33
Retail Mult Occ Unsp	1	2500000	2500000	1209.48	2067.00	ND	ND	2067.00	1209.48
Retail Sgle Occ Unsp	2	770000	770000	1409.14	595.00	233.33<	85.56<	595.00	1294.12
Shop & Dwelling	1	715000	715000	353.44	2023.00	ND	104.69<	2023.00	353.44
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	522500	522500	3578.77	146.00	139.52<	ND	146.00	3578.77
OpenStorageUnspec	1	731500	731500	1546.51	473.00	ND	ND	473.00	1546.51
Warehouse	1	250000	250000	123.03	2032.00	ND	ND	2032.00	123.03
Warehouse Unspec	5	531400	517000	583.04	1132.00	170.91<	ND	10134.00	53.68
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
ElectPowerGenerator	1	17116	17116	0.18	93081.00	ND	ND	93081.00	0.18
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	2460000	2000000	15.49	322868.00	512.82<	206.19<	273914.67	8.98
GenCrop >20ha Unspec	2	760974	760974	1.85	415838.50	20.03<	18.52<	415838.50	1.83
Livestock – Beef	1	1174000	1174000	1.95	601647.00	71.15<	40.48<	601647.00	1.95
MixedFarm + infrast	11	2582909	1387000	4.35	810000.00	113.22<	48.76<	1241527.45	2.08
MixedFarm no infrast	9	1371420	930000	1.83	971600.00	91.18<	86.44<	1701214.33	0.81
MixedFarm&GrazUnsp	3	1006666	1160000	5.17	243500.00	114.29<	136.31<	432498.00	2.33
Native Bshland	1	175000	175000	NA	NA	ND	57.38<	NA	NA
Poultry – Open Range	1	2000000	2000000	10.43	191800.00	ND	ND	191800.00	10.43
Poultry broiler	1	11000000	11000000	13.37	822600.00	ND	ND	822600.00	13.37
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	147	708547	705000	681.82	858.00	100.71<	98.60<	1208.83	576.90
Detached Home(Comm)	2	325000	325000	359.34	946.50	73.86<	ND	946.50	343.37
Detached Home(exist)	12	961250	777500	221.38	3972.50	131.78<	111.87<	3501.33	274.54
MisimpRuralLand Unsp	10	345950	300000	8.98	27300.00	101.18<	90.23<	57228.40	6.05
Res/Rural Lstyle	291	910532	885000	42.42	13200.00	98.33<	97.25<	23220.76	39.21
Sep House&Curtilage	1	485880	485880	242.94	2000.00	ND	ND	2000.00	242.94
Single Strata Unsp	3	513333	560000	NA	NA	113.13<	112.00<	NA	NA
Vac Res A	63	370293	335000	508.24	728.00	100.00<	99.14<	746.40	393.50
Vac Res B	12	315208	366250	102.84	3987.00	77.51<	157.87<	3463.92	91.00
Vac Res Englobo Oth	2	320000	320000	49.96	83588.50	ND	ND	83588.50	3.83
Vac Res Rural Lstyle	109	412284	405000	82.28	4582.00	98.18<	77.14<	21335.13	19.32
Municipality totals									
Commercial Total			8	Commercial Total Prices				\$10,817,500	
Industrial Total			8	Industrial Total Prices				\$4,161,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$17,116	
Primary Production Total			32	Primary Production Total Prices				\$67,025,731	
Residential Total			652	Residential Total Prices				\$459,481,854	
All Sales Total			701	All Sales Total				\$541,503,201	

Hepburn Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	160	77,625	97,460	13	55,000	58,653	79	20,000	40,819
1996	168	79,250	92,288	5	80,000^	74,500^	64	25,500	35,418
1997	214	77,100	86,781	10	94,175	95,735	83	20,000	31,900
1998	239	85,000	101,291	10	81,500	99,840	84	17,250	25,689
1999	241	89,000	103,565	10	75,500	75,800	81	31,200	42,440
2000	241	100,000	108,814	21	44,000	156,976	88	25,000	32,418
2001	292	124,000	135,670	19	137,000	140,578	108	41,000	47,126
2002	264	155,750	175,850	28	167,500	162,105	97	30,000	44,923
2003	290	163,234	177,327	23	228,000	274,495	81	37,500	46,794
2004	246	182,500	211,202	14	205,000	226,907	76	66,500	67,261
2005	223	198,000	225,221	20	346,500	334,337	55	70,000	78,548
2006	230	215,000	237,777	22	262,500	294,191	51	80,000	86,296
2007	291	215,000	237,323	44	234,500	260,733	67	84,000	79,776
2008	233	230,000	242,758	23	276,665	273,870	44	80,000	78,623
2009	279	242,000	266,159	40	225,000	252,769	66	97,500	98,765
2010	249	265,000	305,641	47	238,000	273,600	81	105,000	107,587
2011	244	280,000	305,653	23	285,000	291,956	79	115,000	118,311
2012	197	300,000	320,589	25	285,000	279,874	66	122,500	120,346
2013	269	300,000	326,470	19	255,000	265,157	67	114,000	115,688
2014	259	335,000	365,423	25	275,000	266,460	65	130,000	130,779
2015	255	350,400	374,127	30	315,000	346,356	69	132,000	121,568
2016	283	377,000	416,663	26	284,500	288,503	72	153,500	155,435
2017	290	406,250	448,366	26	347,500	335,442	78	150,000	165,606
2018	286	445,000	500,946	24	402,500	401,406	90	186,250	214,308
2019	253	480,000	517,474	22	535,500	594,227	74	180,000	202,820
2020	287	520,000	589,784	24	385,000	421,420	127	235,000	262,608
2021	314	710,000	739,633	26	585,222	589,517	166	350,000	345,099
2022	255	800,000	867,928	22	610,000	615,410	65	385,000	374,040
2023	211	740,000	814,991	22	585,000	636,659	56	320,000	341,294
2024	235	670,000	774,610	15	535,000	588,266	70	247,500	418,861
2025	255	674,000	771,790	13	530,000	539,153	86	286,250	305,033
2026	29	630,000	676,931	3	500,000^	508,333^	11	235,000	251,272

Statistics for 2026 are based on a small number of sales and are preliminary only.

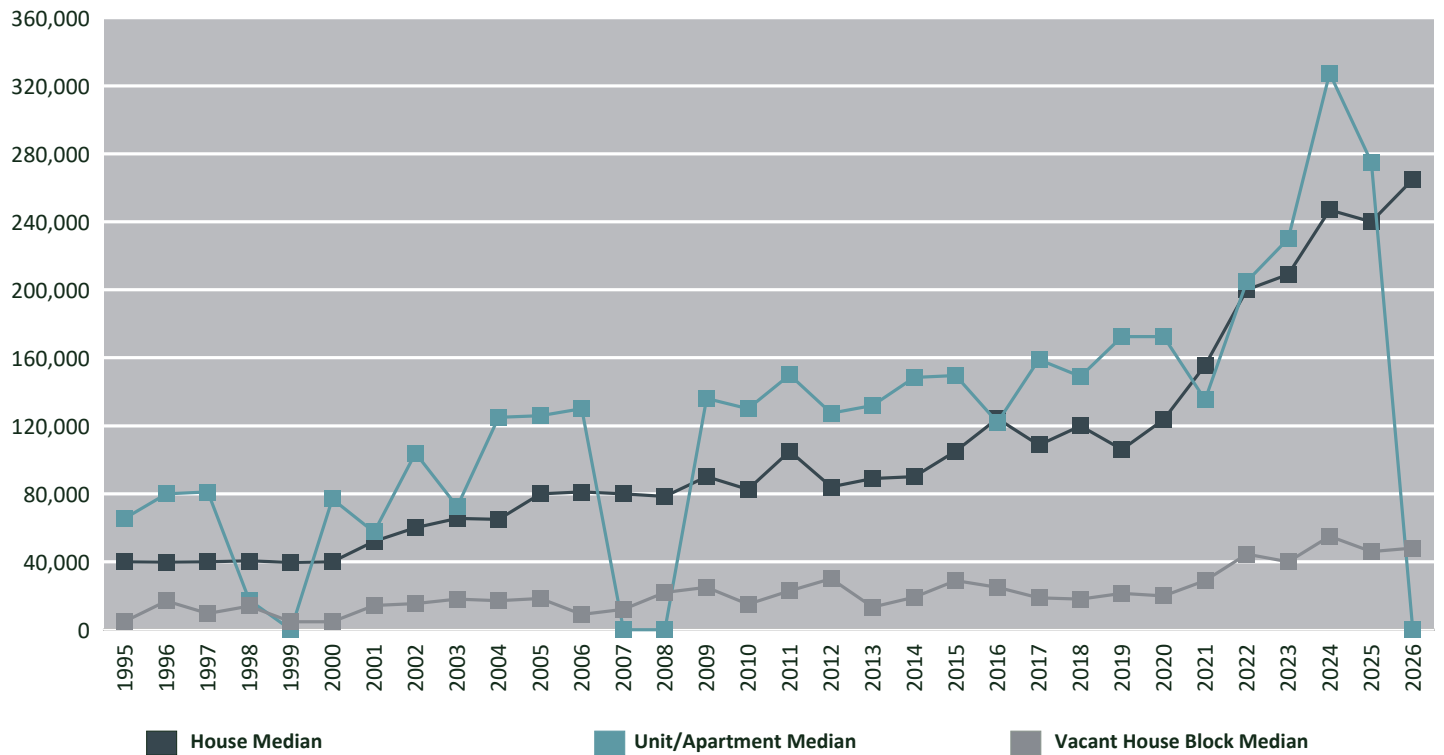
Hepburn Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
CarPark – OpenAir	1	444357	444357	657.33	676.00	ND	ND	676.00	657.33
Hotel/Motel Unsp	1	1066458	1066458	1717.32	621.00	313.66<	ND	621.00	1717.32
Mixed Use Unspec	1	1550000	1550000	NA	NA	ND	369.05<	NA	NA
Office Premises Uns	1	950000	950000	4148.47	229.00	ND	ND	229.00	4148.47
Pub/Tavern/Club Unsp	1	1050000	1050000	208.83	5028.00	ND	72.92<	5028.00	208.83
Retail Mult Occ Unsp	1	1390000	1390000	2482.14	560.00	173.75<	113.47<	560.00	2482.14
Retail Sgle Occ Unsp	6	1828297	620300	1567.66	303.00	68.92<	112.78<	494.40	4275.80
Serv Apt/Unit Unsp	1	260000	260000	18.00	14444.00	25.00<	ND	14444.00	18.00
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	770000	770000	637.95	1207.00	87.50<	ND	1207.00	637.95
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	620000	620000	1852.92	334.00	96.27<	ND	334.00	1856.29
Warehouse Unspec	1	525000	525000	420.34	1249.00	ND	ND	1249.00	420.34
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	5	2232658	1950000	5.75	488350.00	129.63<	ND	676913.75	3.02
Livestock – Beef	2	2962000	2962000	5.93	515970.00	73.66<	ND	515970.00	5.74
Livestock – Sheep	1	1440000	1440000	1.77	814176.00	82.17<	ND	814176.00	1.77
MixedFarm&GrazUnsp	8	1030337	852500	3.12	341928.50	76.80<	57.80<	609864.25	1.69
Native Bshland	2	510500	510500	282.92	20519.00	80.39<	ND	20519.00	24.88
Vineyard	1	1550000	1550000	16.39	94560.00	ND	113.01<	94560.00	16.39
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	252	773497	674500	617.41	988.00	100.67<	84.31<	1302.16	601.00
Detached Home(exist)	2	695050	695050	489.01	1661.00	55.83<	118.81<	1661.00	418.45
MisimpRuralLand Unsp	1	300000	300000	142.86	2100.00	120.00<	162.16<	2100.00	142.86
Res Co Sh Unit Unsp	1	405000	405000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	2	690000	690000	194.30	9127.00	197.14<	248.20<	9127.00	75.60
Res/Rural Lstyle	105	1073700	900000	37.57	16503.00	113.92<	90.00<	39783.69	26.99
Semi-detached Unspec	1	495000	495000	4024.39	123.00	78.45<	83.90<	123.00	4024.39
Single Strata Unsp	9	537111	570000	NA	NA	106.54<	91.20<	NA	NA
Strata Unit/Flat Uns	3	590000	530000	NA	NA	103.92<	90.13<	NA	NA
Vac Res A	70	303326	280000	322.08	698.50	121.74<	74.67<	820.44	376.61
Vac Res B	16	312500	296250	65.43	2615.50	120.92<	76.45<	2743.81	113.89
Vac Res Rural Lstyle	44	328352	320000	20.69	19337.50	83.12<	69.95<	37656.20	8.72
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$17,680,600		
Community Services Total			1	Community Services Total Prices			\$770,000		
Industrial Total			3	Industrial Total Prices			\$1,765,000		
Primary Production Total			19	Primary Production Total Prices			\$29,340,992		
Residential Total			506	Residential Total Prices			\$358,914,407		
All Sales Total			542	All Sales Total			\$408,470,999		

Hindmarsh Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	97	40,000	47,527	7	65,500 [^]	53,289 [^]	20	4,900	35,402
1996	106	39,750	48,924	7	80,000 [^]	68,531 [^]	39	17,000	44,439
1997	87	40,000	53,287	2	81,000 [^]	81,000 [^]	25	9,500	40,213
1998	82	40,500	47,414	2	17,500 [^]	17,500 [^]	26	14,000	35,467
1999	90	39,625	46,501	0	0 [*]	0 [*]	20	4,750	9,332
2000	118	40,000	44,608	6	77,000 [^]	58,250 [^]	20	4,750	12,350
2001	119	52,000	59,565	2	57,500 [^]	57,500 [^]	52	14,250	16,585
2002	97	60,000	64,010	2	104,000 [^]	104,000 [^]	32	15,500	19,644
2003	126	65,500	72,998	6	72,500 [^]	75,000 [^]	29	18,000	19,168
2004	125	65,000	75,711	5	125,000 [^]	133,950 [^]	40	17,128	18,752
2005	147	80,000	98,579	5	126,000 [^]	128,800 [^]	38	18,500	18,557
2006	118	81,000	93,145	7	130,000 [^]	145,892 [^]	25	9,000	17,468
2007	110	80,000	96,821	0	0 [*]	0 [*]	23	12,000	17,108
2008	101	78,500	102,865	0	0 [*]	0 [*]	23	22,000	21,160
2009	107	90,000	113,370	5	136,000 [^]	130,600 [^]	17	25,000	25,535
2010	87	82,500	97,162	3	130,000 [^]	132,500 [^]	21	15,000	18,932
2011	65	105,000	111,876	3	150,000 [^]	161,166 [^]	20	22,875	44,822
2012	93	84,000	97,741	4	127,500 [^]	138,750 [^]	21	30,000	38,662
2013	127	89,000	103,788	5	132,000 [^]	140,100 [^]	20	13,275	26,362
2014	101	90,000	111,766	2	148,500 [^]	148,500 [^]	16	19,250	31,040
2015	119	105,000	116,649	2	149,500 [^]	149,500 [^]	11	29,000	22,818
2016	90	124,250	133,579	2	122,000 [^]	122,000 [^]	7	25,000 [^]	23,546 [^]
2017	86	108,750	134,417	2	159,000 [^]	159,000 [^]	10	18,750	22,420
2018	118	120,000	138,141	4	149,000 [^]	147,625 [^]	23	18,000	24,239
2019	97	106,000	129,074	4	172,500 [^]	177,500 [^]	23	21,500	22,032
2020	120	123,750	143,166	5	172,500 [^]	185,900 [^]	20	20,000	32,500
2021	140	155,500	172,023	2	135,250 [^]	135,250 [^]	29	29,000	32,500
2022	125	200,000	244,788	4	205,000 [^]	207,500 [^]	14	44,475	54,746
2023	100	209,000	232,009	3	230,000 [^]	476,667 [^]	14	40,000	47,274
2024	133	247,000	272,526	4	327,500 [^]	320,000 [^]	16	55,000	63,187
2025	109	240,000	261,752	4	275,000 [^]	279,000 [^]	24	46,000	55,600
2026	19	265,000	267,368	0	0 [*]	0 [*]	9	48,000 [^]	54,055 [^]

Statistics for 2026 are based on a small number of sales and are preliminary only.

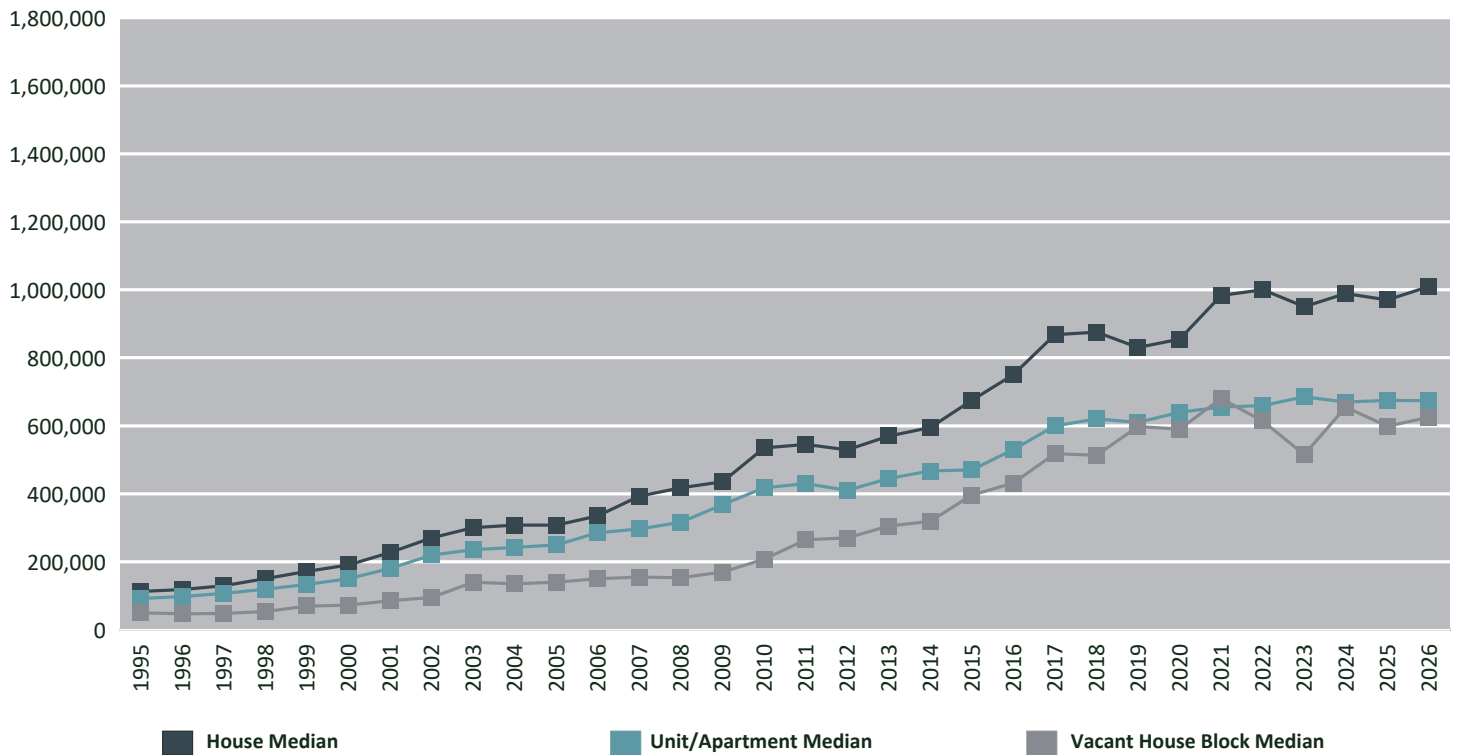
Hindmarsh Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	2	300000	300000	402.51	733.50	ND	136.36<	733.50	409.00
Office Premises Unsp	1	220000	220000	506.91	434.00	ND	ND	434.00	506.91
Retail Mult Occ Unsp	3	186666	150000	1482.41	199.00	ND	105.26<	164.67	1133.60
Retail Sgle Occ Unsp	3	172333	165000	733.33	300.00	122.22<	131.47<	528.67	325.98
Shop & Dwelling	1	135000	135000	167.49	806.00	ND	ND	806.00	167.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	2	143800	143800	152.66	976.00	ND	ND	976.00	147.34
Place of Worship	1	600000	600000	98.91	6066.00	ND	ND	6066.00	98.91
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	2505000	2505000	270.58	283917.00	910.91<	1138.64<	283917.00	8.82
Warehouse Unspec	2	163500	163500	201.97	2481.00	163.66<	109.00<	2481.00	65.90
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	12	1873520	1342540	1.53	1264683.00	75.76<	98.29<	1942991.42	0.96
MixedFarm&GrazUnsp	23	1602781	1700000	0.48	1780000.00	102.82<	101.71<	1884998.70	0.85
Native Bshland	1	250000	250000	0.05	4953500.00	ND	227.27<	4953500.00	0.05
Native Hardwood	1	150000	150000	0.12	1214100.00	ND	81.97<	1214100.00	0.12
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	109	261752	240000	415.43	1011.00	97.17<	120.00<	1204.60	217.29
MisImpRuralLand Unsp	2	205250	205250	29.49	12769.50	ND	513.13<	12769.50	16.07
Res/Rural Lstyle	12	380333	295000	8.62	28233.00	93.65<	105.36<	45931.83	8.28
Single Strata Unsp	4	279000	275000	NA	NA	83.97<	134.15<	NA	NA
Vac Res A	22	47700	42500	38.53	975.00	77.27<	94.50<	949.59	50.23
Vac Res B	1	160000	160000	62.99	2540.00	914.29<	703.30<	2540.00	62.99
Vac Res C	1	125000	125000	30.16	4145.00	156.25<	ND	4145.00	30.16
Vac Res Rural Lstyle	7	60428	60000	0.87	48400.00	53.33<	78.43<	45204.57	1.34
Municipality totals									
Commercial Total			10	Commercial Total Prices			\$2,032,000		
Community Services Total			3	Community Services Total Prices			\$887,600		
Industrial Total			4	Industrial Total Prices			\$5,337,000		
Primary Production Total			37	Primary Production Total Prices			\$59,746,217		
Residential Total			158	Residential Total Prices			\$36,378,900		
All Sales Total			212	All Sales Total			\$104,381,717		

Hobsons Bay City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,099	112,500	127,882	320	92,000	103,823	429	49,550	62,784
1996	1,300	118,000	137,726	355	98,000	118,583	475	47,200	54,531
1997	1,496	130,000	155,179	512	107,250	121,389	708	48,000	61,594
1998	1,521	150,000	182,352	405	119,400	140,297	609	54,000	70,462
1999	1,506	172,000	204,471	460	133,000	154,403	469	70,000	90,833
2000	1,458	190,500	231,482	427	150,500	178,228	217	72,840	92,394
2001	1,676	227,250	276,137	526	180,000	211,294	293	85,120	97,056
2002	1,715	270,000	308,137	463	220,000	252,110	118	95,000	100,956
2003	1,630	300,000	351,661	461	235,500	254,972	99	140,000	132,582
2004	1,368	307,750	356,743	388	242,000	274,857	42	135,000	139,786
2005	1,447	308,000	381,595	487	250,000	282,954	21	140,000	178,100
2006	1,453	335,000	406,743	501	285,000	317,239	49	150,000	162,658
2007	1,720	393,225	483,701	736	297,000	329,088	76	155,000	168,925
2008	1,288	417,750	496,247	479	316,000	358,575	35	153,000	138,378
2009	1,420	435,000	516,572	651	368,000	396,509	25	170,000	194,981
2010	1,357	535,000	605,079	576	417,250	447,345	26	207,500	215,534
2011	1,138	545,000	634,239	504	430,000	447,661	25	265,000	269,254
2012	1,087	529,000	612,749	433	410,000	435,097	24	270,000	285,391
2013	1,327	570,000	640,573	574	445,000	467,369	37	305,000	330,064
2014	1,415	595,000	661,712	668	467,000	496,978	20	319,250	422,297
2015	1,467	675,000	749,968	776	470,000	512,033	24	396,000	431,722
2016	1,297	751,000	831,025	773	530,000	562,833	32	431,840	474,387
2017	1,252	867,500	973,398	729	599,999	628,850	86	517,700	532,261
2018	1,045	875,000	990,535	561	620,000	647,750	43	513,000	488,663
2019	1,167	830,000	930,287	594	610,000	648,703	18	597,750	738,751
2020	1,002	855,000	946,367	533	640,000	655,530	41	590,000	635,586
2021	1,640	983,105	1,112,864	959	655,000	726,415	35	679,800	870,334
2022	1,111	1,000,000	1,134,621	655	660,000	719,792	27	614,000	699,543
2023	980	950,000	1,108,869	681	685,000	746,092	28	515,143	578,635
2024	1,232	989,000	1,113,238	781	670,000	701,433	24	655,000	891,688
2025	1,448	970,000	1,101,426	838	675,000	725,525	30	598,555	743,253
2026	158	1,010,000	1,065,070	110	673,500	696,369	5	625,000 ^	896,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

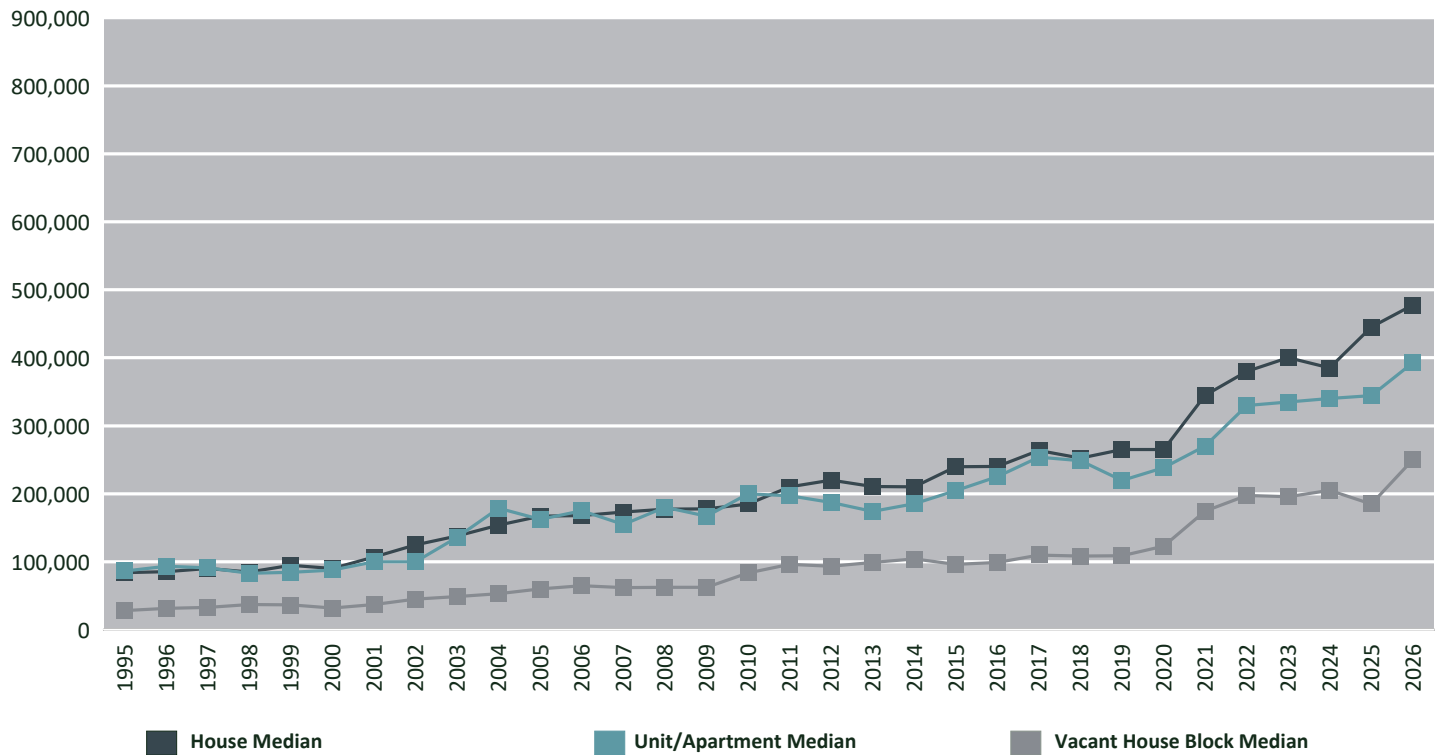
Hobsons Bay City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	1975000	1975000	1838.92	1074.00	ND	ND	1074.00	1838.92
Health Clinic Unsp	3	5103333	1330000	2204.30	558.00	ND	ND	914.67	5579.45
Mixed Use Office	1	662500	662500	4568.97	145.00	ND	105.41<	145.00	4568.97
Mixed Use Unspec	4	1172020	1215500	5598.16	326.00	213.62<	83.11<	242.67	4158.08
National Co Ret Unsp	1	4524300	4524300	2262.15	2000.00	ND	ND	2000.00	2262.15
Office Premises Uns	2	187500	187500	NA	NA	97.40<	28.41<	NA	NA
Pub/Tavern/Club Unsp	1	2200000	2200000	1328.50	1656.00	ND	ND	1656.00	1328.50
Retail Mult Occ Unsp	2	1210000	1210000	4907.59	240.00	31.63<	155.13<	240.00	5041.67
Retail Sgle Occ Unsp	28	920789	750000	2607.53	186.00	73.17<	64.32<	5378.63	175.47
Retail Store/Showrm	1	1520000	1520000	3052.21	498.00	ND	ND	498.00	3052.21
Serv Apt/Unit Unsp	3	247333	242000	101.01	1980.00	56.94<	64.53<	3457.33	71.54
Shop & Dwelling	1	1725000	1725000	8539.60	202.00	ND	ND	202.00	8539.60
Shopping Centre Unsp	1	97400000	97400000	1927.64	50528.00	ND	ND	50528.00	1927.64
Vehicle Sales Centre	1	1500000	1500000	1223.49	1226.00	75.00<	ND	1226.00	1223.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	60	2099670	1030000	1144.06	585.50	82.66<	115.13<	2149.31	1031.82
Ind Dev Site	24	4429744	637500	1198.02	1010.00	303.57<	576.70<	35420.39	117.40
OpenStorageUnspec	1	3455665	3455665	965.00	3581.00	ND	ND	3581.00	965.00
Warehouse Unspec	41	3814096	1005000	1681.52	1234.00	128.68<	152.27<	6413.65	622.02
Warehouse/Showroom	1	2300000	2300000	382.44	6014.00	ND	ND	6014.00	382.44
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	6270000	6270000	NA	NA	ND	ND	NA	NA
Cojoin Strata Unsp	1	1600000	1600000	NA	NA	126.48<	178.77<	NA	NA
Detached Home Unsp	1392	1097263	962500	1487.07	464.00	98.21<	97.72<	441.92	2466.52
Detached Home(Comm)	2	1220000	1220000	4182.19	299.00	141.86<	ND	299.00	4080.27
Individual Car Park	2	25000	25000	NA	NA	250.00<	2500000.00<	NA	NA
Nursing Home	1	1750000	1750000	764.86	2288.00	ND	ND	2288.00	764.86
OYO Sub Dwelling	7	895857	825000	NA	NA	125.76<	117.19<	NA	NA
OYO Sub Unit	220	697213	672000	2763.16	950.00	98.10<	104.75<	950.00	2763.16
Res Land (WithBuild)	77	1053858	980000	1101.56	640.00	97.27<	96.31<	594.77	1784.14
Res/Rural Lstyle	4	1993850	1650000	281.27	5879.50	117.86<	150.00<	12115.00	164.58
Retire Village Unit	29	479362	530000	NA	NA	100.00<	101.92<	NA	NA
Row House	1	1110000	1110000	4805.19	231.00	ND	ND	231.00	4805.19
Semi-detached	1	1310000	1310000	4596.49	285.00	ND	126.20<	285.00	4596.49
Semi-detached Unspec	54	1204719	1165000	4245.17	255.50	107.87<	105.91<	297.46	4090.87
Single Strata Unsp	404	783561	728500	3313.25	332.00	103.69<	105.58<	704.00	1245.74
Strata Unit/Flat Uns	174	651929	570000	NA	NA	95.00<	90.48<	NA	NA
Townhouse	3	945333	940000	NA	NA	104.21<	ND	NA	NA
Vac Res A	30	743253	598555	912.42	578.00	92.09<	97.48<	548.27	1355.64
Municipality totals									
Commercial Total			50	Commercial Total Prices				\$160,823,980	
Industrial Total			127	Industrial Total Prices				\$394,427,681	
Residential Total			2,403	Residential Total Prices				\$2,324,786,050	
All Sales Total			2,580	All Sales Total				\$2,880,037,711	

Horsham Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	302	84,000	89,476	30	86,500	79,475	73	28,000	35,131
1996	270	85,250	97,470	33	93,500	91,287	48	31,450	49,474
1997	316	90,250	98,681	34	91,000	87,698	85	33,000	45,712
1998	328	85,000	94,927	53	83,000	83,813	80	37,000	39,576
1999	310	95,000	105,889	44	84,500	85,921	72	36,500	38,403
2000	398	90,000	102,117	58	88,000	94,881	83	32,000	36,654
2001	418	107,000	115,095	75	100,000	108,116	153	37,000	47,829
2002	388	125,000	132,893	69	100,000	106,756	161	45,200	51,175
2003	436	137,750	146,037	73	135,900	140,298	187	49,000	54,912
2004	438	154,000	165,098	66	178,975	183,717	163	53,000	56,255
2005	350	167,250	183,101	56	162,500	166,101	133	59,900	63,346
2006	319	168,200	189,375	51	175,000	187,214	139	64,600	70,445
2007	407	173,000	189,362	57	155,000	166,386	73	62,000	72,329
2008	381	177,500	198,518	55	180,000	181,819	53	62,500	58,764
2009	411	178,000	190,557	60	167,250	190,395	74	62,400	61,311
2010	342	185,000	203,692	50	200,000	211,795	73	83,500	81,132
2011	293	210,000	226,312	55	197,000	213,256	87	96,260	104,444
2012	341	220,000	231,852	63	187,000	196,003	91	93,400	97,052
2013	376	210,500	222,873	70	174,250	185,868	87	98,900	112,346
2014	347	210,000	229,596	72	185,550	196,333	94	104,000	101,627
2015	331	239,950	252,806	68	204,500	224,362	55	96,000	107,663
2016	305	240,000	258,634	45	225,250	236,393	80	99,000	101,482
2017	312	263,750	275,492	48	254,000	254,750	75	110,000	117,320
2018	327	252,500	269,324	52	248,500	241,893	52	108,500	113,182
2019	319	265,000	281,352	54	219,500	233,499	67	109,000	120,355
2020	390	265,000	284,705	50	238,500	251,678	124	123,100	119,532
2021	450	345,000	366,939	69	270,000	284,585	111	174,500	168,034
2022	349	380,000	411,563	49	330,000	322,434	48	197,500	190,416
2023	319	400,000	430,870	34	335,000	338,955	40	195,500	219,187
2024	353	385,000	423,822	43	340,000	351,683	47	205,000	213,155
2025	384	445,000	478,006	61	344,500	353,277	62	185,000	200,492
2026	52	477,500	463,172	8	392,500^	437,562^	5	250,000 ^	218,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

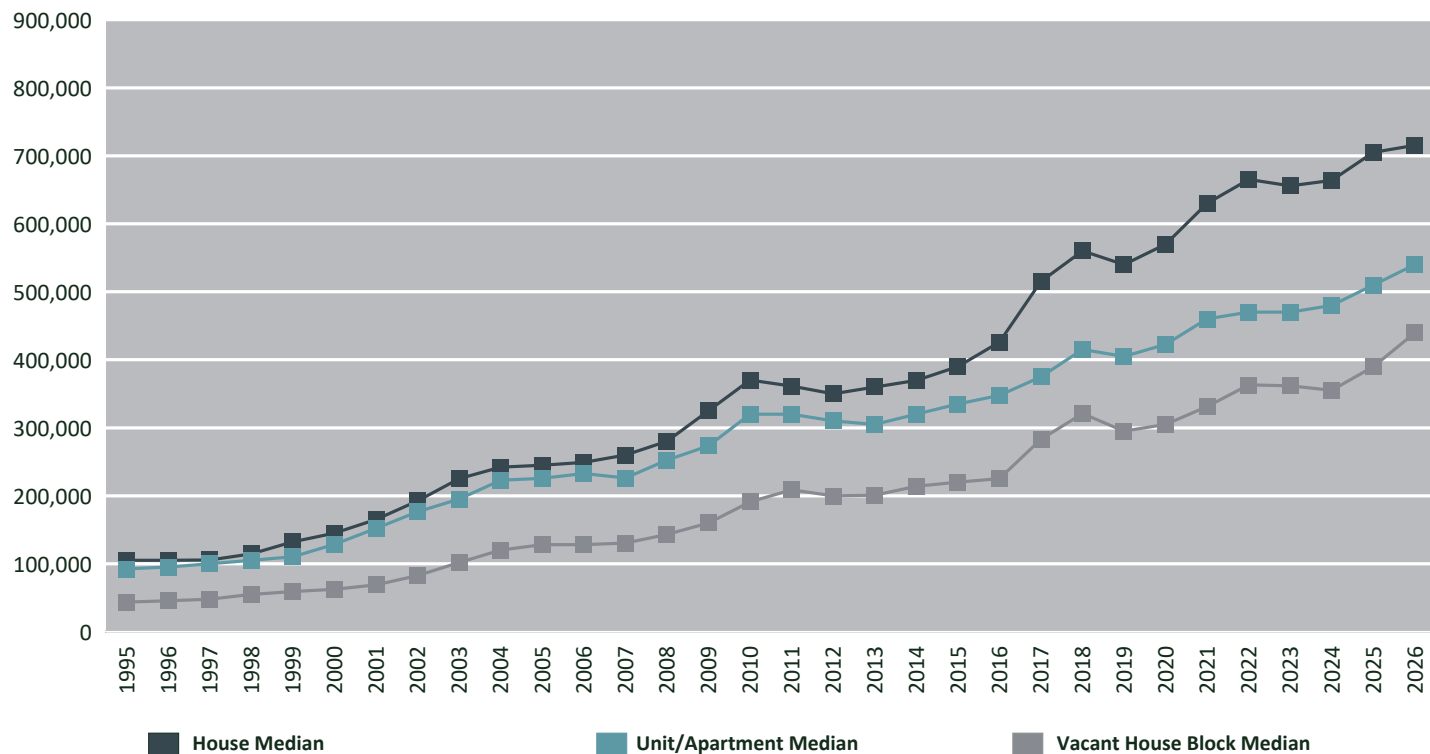
Horsham Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ground Level Parking	1	11400000	11400000	12610.62	904.00	ND	ND	904.00	12610.62
Health Clinic Unsp	1	3300000	3300000	3213.24	1027.00	ND	ND	1027.00	3213.24
Hotel/Motel Unsp	2	1850000	1850000	836.76	2201.00	ND	185.00<	2201.00	840.53
Office Premises Uns	3	666666	575000	255.18	3331.00	82.73<	86.00<	3331.00	255.18
Retail Sgle Occ Unsp	7	859571	710000	2941.18	153.00	121.37<	136.54<	465.71	1845.71
Retail Store/Showrm	1	5950000	5950000	3586.50	1659.00	ND	371.88<	1659.00	3586.50
Vehicle Sales Centre	1	921819	921819	299.97	3073.00	20.48<	ND	3073.00	299.97
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1200000	1200000	329.49	3642.00	ND	ND	3642.00	329.49
Halls&Service Rooms	1	99000	99000	149.32	663.00	ND	ND	663.00	149.32
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	870000	870000	119.84	32126.50	39.55<	ND	32126.50	27.08
Ind Dev Site	4	1142625	374000	NA	NA	115.61<	100.00<	NA	NA
Warehouse Unspec	3	693333	600000	107.10	3548.00	94.04<	72.29<	3513.33	197.34
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1527358	1527358	2.47	618100.00	132.27<	509.12<	618100.00	2.47
GenCrop >20ha Unspec	8	2394251	1911640	1.07	1173000.00	109.12<	156.56<	1418895.88	1.69
Livestock – Sheep	1	720000	720000	0.50	1450649.00	47.84<	74.71<	1450649.00	0.50
MixedFarm + infrast	1	1917756	1917756	1.32	1449365.00	ND	ND	1449365.00	1.32
MixedFarm no infrast	2	939279	939279	1.43	647900.00	3743.04<	65.28<	647900.00	1.45
MixedFarm&GrazUnsp	24	1288018	871060	1.57	553050.00	42.49<	49.12<	876568.38	1.47
Native Bshland	2	407500	407500	8.15	94450.00	ND	ND	94450.00	4.31
Orchard Plantations	1	625000	625000	1.04	601300.00	ND	64.14<	601300.00	1.04
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	316667	316667	6.81	46533.00	ND	ND	46533.00	6.81
Detached Home (Ind)	1	570000	570000	32.95	17300.00	ND	ND	17300.00	32.95
Detached Home Unsp	379	478689	445000	707.45	752.00	115.58<	117.41<	819.28	585.58
Detached Home(Comm)	1	258000	258000	398.15	648.00	ND	54.89<	648.00	398.15
Detached Home(exist)	2	192050	192050	176.05	1237.50	53.35<	23.49<	1237.50	155.19
MisimpRuralLand Unsp	2	387500	387500	17.21	91210.00	147.62<	92.81<	91210.00	4.25
Res/Rural Lstyle	45	685671	720000	21.38	23852.00	119.01<	113.39<	42410.64	16.17
Semi-detached Unspec	3	582370	518111	1015.90	510.00	ND	ND	487.33	1195.01
Single Strata Unsp	56	346266	343500	1087.88	446.00	104.09<	105.21<	446.00	1087.78
Strata Unit/Flat Uns	5	431800	469000	NA	NA	137.54<	125.07<	NA	NA
Vac Res A	56	200907	169750	377.81	712.00	88.41<	87.05<	663.68	301.46
Vac Res B	5	176950	240000	85.08	2821.00	82.76<	114.29<	2799.40	63.21
Vac Res C	1	295000	295000	66.01	4469.00	82.87<	147.50<	4469.00	66.01
Vac Res Rural Lstyle	14	260035	272500	7.81	40000.00	94.29<	111.34<	40039.21	6.49
Municipality totals									
Commercial Total			16	Commercial Total Prices			\$33,288,819		
Community Services Total			2	Community Services Total Prices			\$1,299,000		
Industrial Total			9	Industrial Total Prices			\$8,390,500		
Primary Production Total			40	Primary Production Total Prices			\$57,550,125		
Residential Total			571	Residential Total Prices			\$253,950,289		
All Sales Total			638	All Sales Total			\$354,478,733		

Hume City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,482	105,000	110,083	206	92,250	124,511	868	43,500	50,040
1996	1,433	105,000	110,164	196	95,050	116,224	760	45,500	53,080
1997	1,853	105,500	113,035	256	100,000	130,604	1,091	48,000	55,723
1998	1,878	114,500	122,450	288	105,000	117,700	1,324	55,000	62,756
1999	2,085	132,500	142,126	297	110,100	115,812	2,112	59,000	63,715
2000	2,233	145,000	156,474	322	128,500	134,756	1,347	62,500	65,635
2001	2,658	165,000	178,732	393	152,000	159,760	2,196	69,000	73,463
2002	2,616	192,500	210,347	394	176,500	195,258	2,401	82,500	88,632
2003	2,757	225,000	238,987	491	195,000	199,925	2,425	102,000	110,070
2004	2,447	242,000	254,983	432	223,000	238,234	1,452	120,000	124,266
2005	2,506	245,000	259,365	390	225,750	256,927	1,327	128,250	135,985
2006	2,232	249,000	269,444	411	232,500	245,686	1,391	128,000	139,862
2007	2,862	260,000	284,088	573	226,000	243,985	1,612	130,500	138,670
2008	2,873	280,000	299,653	571	252,500	263,613	1,381	143,000	150,563
2009	3,024	325,000	340,153	651	273,500	277,951	1,669	160,000	166,634
2010	2,483	370,000	389,071	455	320,000	346,956	1,483	191,000	200,511
2011	2,308	361,250	383,799	495	320,000	314,924	1,306	209,000	211,149
2012	2,114	350,000	372,220	493	310,000	303,231	1,310	199,700	200,755
2013	2,386	360,000	383,071	566	305,000	299,649	1,561	201,000	202,350
2014	2,716	369,900	391,174	694	320,000	319,518	1,932	213,750	216,397
2015	3,335	390,000	413,749	785	335,000	340,144	3,184	219,900	217,578
2016	3,456	426,000	447,949	790	347,500	353,960	4,114	225,000	225,850
2017	3,757	515,000	530,610	789	375,000	389,254	4,236	283,000	283,912
2018	3,051	560,000	577,227	537	415,000	427,227	2,083	321,000	329,972
2019	3,034	540,000	555,790	492	405,000	416,134	1,852	295,000	302,271
2020	2,937	570,000	588,741	524	422,500	438,743	3,554	305,000	310,783
2021	4,476	630,000	663,202	842	460,000	480,241	4,494	331,000	345,727
2022	3,783	665,000	716,138	767	470,000	481,871	1,811	363,000	381,099
2023	3,554	656,000	693,809	726	470,000	484,677	1,604	361,750	364,404
2024	4,332	663,694	700,561	913	480,000	491,654	1,949	355,000	357,858
2025	5,442	705,000	736,165	958	510,000	521,698	1,834	389,900	384,152
2026	794	715,500	741,026	135	540,000	539,370	96	439,500	440,619

Statistics for 2026 are based on a small number of sales and are preliminary only.

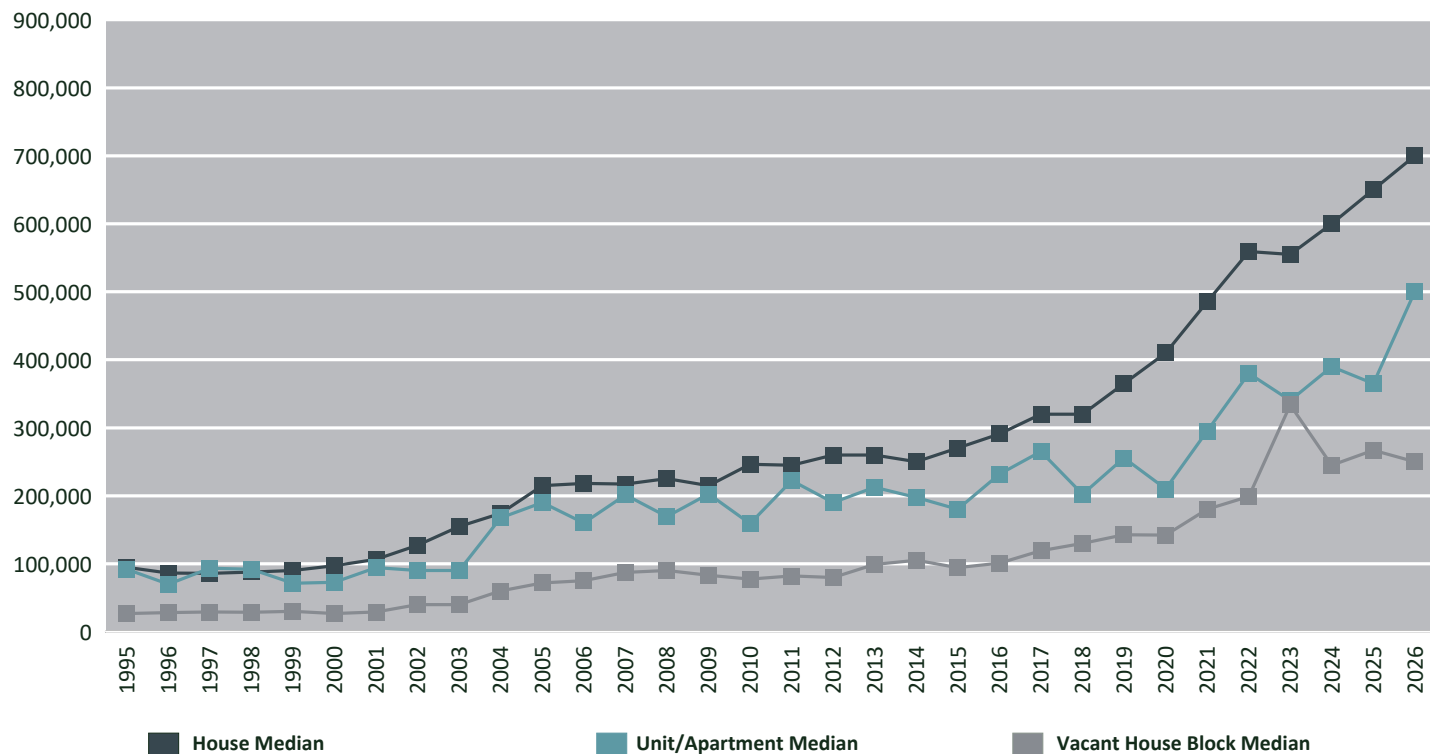
Hume City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	7	6163214	700000	345.85	2024.00	1.56<	13.50<	13866.57	444.47
Health Clinic Unsp	2	785000	785000	1375.43	575.00	65.42<	47.19<	575.00	1365.22
Hotel-Gaming	1	7135217	7135217	2564.78	2782.00	ND	312.67<	2782.00	2564.78
Hotel/Motel Unsp	1	3149846	3149846	3692.67	853.00	ND	ND	853.00	3692.67
Mixed Use Unspec	2	805718	805718	4872.28	184.00	45.10<	116.27<	184.00	4872.28
Multi-Lvl Offic Unsp	2	285000	285000	27.57	10336.00	80.97<	ND	10336.00	27.57
National Co Rest	2	4250000	4250000	1312.03	8637.00	ND	ND	8637.00	492.07
Office Premises Uns	12	1296583	447000	1024.75	5906.00	64.90<	116.10<	4947.67	262.06
Pub/Tavern/Club Unsp	3	1860000	730000	4564.31	2158.00	35.87<	ND	2158.00	1165.43
Retail Mult Occ Unsp	7	756000	695000	2937.00	187.00	326.86<	124.11<	314.33	2230.65
Retail Sgle Occ Unsp	26	1097586	799000	2077.29	207.00	84.11<	102.44<	5530.96	201.22
Shopping Centre Unsp	7	485000	330000	5.81	56803.00	25.58<	133.33<	45476.40	9.87
Vehicle Sales Centre	1	2800000	2800000	2121.21	1320.00	ND	73.79<	1320.00	2121.21
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Civic Buildings	1	2475000	2475000	1163.06	2128.00	ND	ND	2128.00	1163.06
Day Care Centre	1	8800000	8800000	2878.64	3057.00	165.26<	246.64<	3057.00	2878.64
Place of Worship	1	2200000	2200000	217.03	10137.00	93.02<	ND	10137.00	217.03
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	5	740040	725000	4011.76	187.00	108.94<	ND	220.60	3354.67
Factory Unsp	113	1749951	1254000	2031.02	677.00	111.47<	162.84<	1939.65	935.82
Ind Dev Site	32	1970757	1208125	1100.00	1250.00	94.99<	92.35<	4682.48	392.34
OpenStorageUnspec	1	12000000	12000000	666.67	18000.00	400.00<	14167.65<	18000.00	666.67
Warehouse Unspec	62	2888029	962500	242.65	680.00	109.81<	101.32<	2510.10	1196.31
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm&GrazUnsp	1	3700000	3700000	10.08	367100.00	132.14<	76.96<	367100.00	10.08
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	17299996	17299996	NA	NA	ND	ND	NA	NA
Cojoin Strata Unsp	91	537546	525000	NA	NA	109.38<	108.81<	NA	NA
Detached Home Unsp	5349	738525	706200	2054.12	425.00	106.20<	105.88<	469.48	1570.07
Individual Flat	1	660000	660000	NA	NA	ND	ND	NA	NA
OYO Sub Dwelling	11	534613	560000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	15	653866	660000	1179.69	640.00	ND	ND	659.73	991.11
Res/Rural Lstyle	63	2095492	1930000	149.02	10200.00	86.06<	83.91<	29043.17	72.15
Retire Village Unit	8	540125	545500	NA	NA	111.33<	139.87<	NA	NA
Semi-detached Unspec	93	600438	575000	2672.33	225.50	110.58<	100.00<	233.76	2548.51
Single Strata Unsp	742	513856	504500	3236.32	176.00	104.02<	106.66<	176.00	3125.00
Strata Unit/Flat Uns	103	560255	550000	NA	NA	117.02<	121.68<	NA	NA
Townhouse	3	560333	599000	NA	NA	125.05<	ND	NA	NA
Vac Res A	1821	381321	389000	1250.00	377.00	109.73<	107.16<	383.46	994.25
Vac Res B	13	780684	890000	618.86	2036.00	100.00<	110.56<	2160.31	361.38
Vac Res Rural Lstyle	6	4121643	1850000	19.13	32811.00	160.81<	125.00<	43170.67	95.47
Municipality totals									
Commercial Total			73	Commercial Total Prices				\$126,842,238	
Community Services Total			3	Community Services Total Prices				\$13,475,000	
Industrial Total			213	Industrial Total Prices				\$455,566,774	
Primary Production Total			1	Primary Production Total Prices				\$3,700,000	
Residential Total			8,320	Residential Total Prices				\$5,395,051,254	
All Sales Total			8,610	All Sales Total				\$5,994,635,266	

Indigo Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	126	95,000	99,639	5	92,000^	80,000^	56	26,950	31,254
1996	128	86,250	96,427	15	70,000	64,966	43	28,000	50,073
1997	109	86,000	92,104	10	93,500	137,175	49	29,000	38,564
1998	135	88,000	99,322	9	92,000^	89,022^	50	28,750	44,573
1999	135	90,000	94,710	6	71,500^	76,333^	34	30,000	37,766
2000	183	97,000	104,663	10	73,000	72,825	41	27,000	34,319
2001	202	106,500	113,730	16	94,500	93,281	73	29,000	39,459
2002	230	127,000	137,025	25	90,000	98,320	75	40,000	39,284
2003	206	155,000	161,135	11	90,000	99,318	104	40,000	45,981
2004	170	174,000	186,106	14	167,500	158,535	71	60,000	69,592
2005	170	215,000	218,584	15	190,000	181,266	74	72,000	74,515
2006	157	218,000	233,610	21	159,950	158,185	51	75,000	80,681
2007	160	217,250	235,215	12	201,250	193,333	53	87,500	103,528
2008	109	225,000	236,774	16	169,500	195,875	44	90,000	90,957
2009	127	215,000	227,732	22	202,500	207,281	60	83,000	93,799
2010	156	246,250	262,855	12	159,000	154,625	56	77,375	89,470
2011	142	245,000	264,660	14	222,500	231,785	46	81,975	99,137
2012	147	260,000	268,186	15	190,000	205,200	44	80,000	92,318
2013	173	260,000	268,517	18	212,500	220,555	65	99,000	103,831
2014	167	250,000	259,512	14	197,500	195,428	44	105,000	105,314
2015	171	270,000	287,184	19	180,000	190,789	78	94,500	108,639
2016	166	291,000	310,246	15	232,000	243,033	52	101,000	111,053
2017	166	320,000	337,640	14	265,000	241,142	87	119,000	121,218
2018	193	320,000	351,557	26	202,150	224,353	82	130,000	144,301
2019	179	365,000	377,798	20	255,500	271,275	63	142,500	162,937
2020	171	410,000	442,985	17	210,000	241,470	143	142,000	158,961
2021	216	485,000	508,459	13	295,000	352,230	55	180,000	198,771
2022	196	559,000	592,455	15	380,000	430,000	51	199,000	231,294
2023	151	555,000	594,890	14	340,000	359,285	24	333,750	317,812
2024	147	600,000	638,634	14	390,000	444,785	35	245,000	290,185
2025	193	650,000	682,187	15	365,000	412,836	54	267,000	285,407
2026	29	700,000	676,551	3	500,000^	438,000^	19	250,000	277,894

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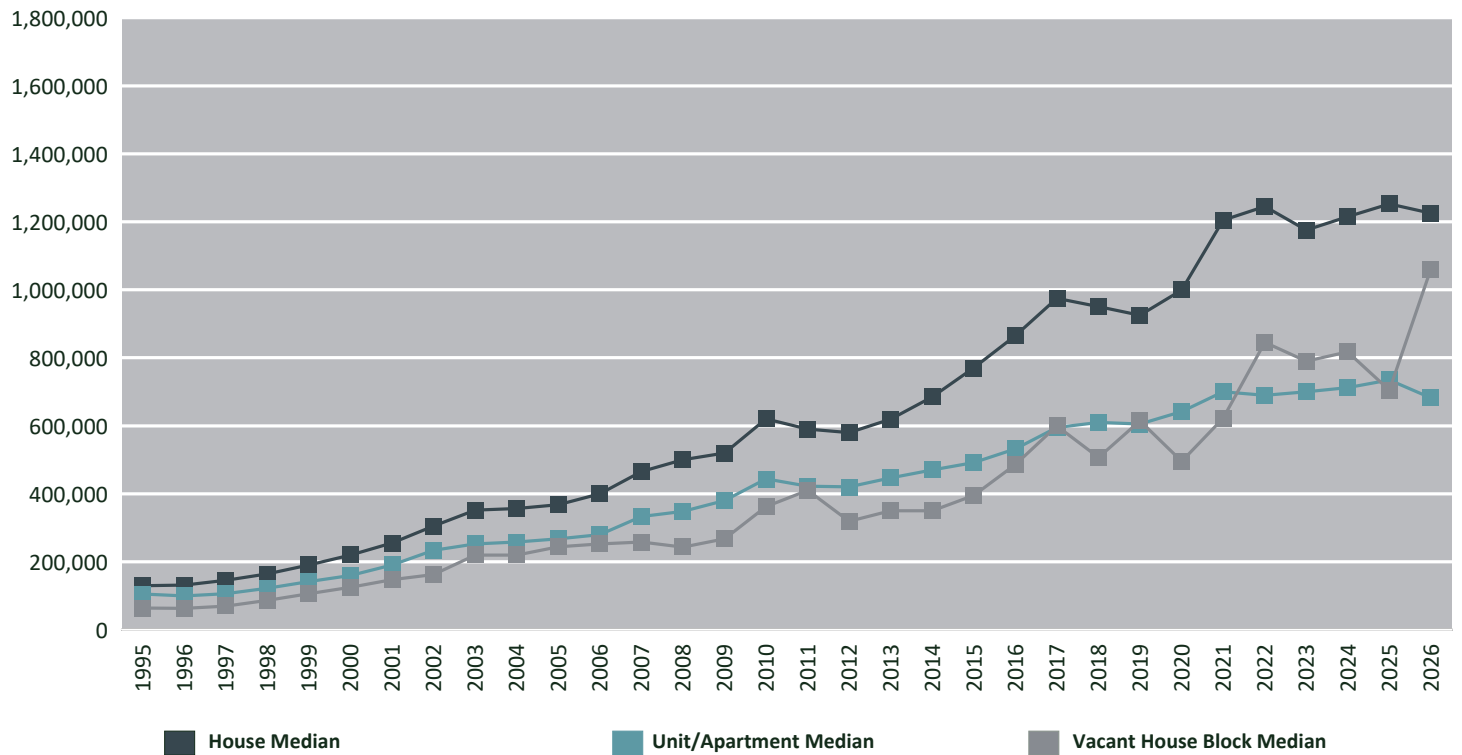
Indigo Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	1	990000	990000	2152.17	460.00	ND	119.64<	460.00	2152.17
Hotel/Motel Unsp	2	1487500	1487500	79.94	8444.00	139.41<	58.33<	8444.00	79.94
Mixed Use Unspec	1	550000	550000	1227.68	448.00	75.09<	42.64<	448.00	1227.68
Retail Sgle Occ Unsp	1	430000	430000	979.50	439.00	121.13<	64.91<	439.00	979.50
Shop & Dwelling	1	650000	650000	856.39	759.00	ND	ND	759.00	856.39
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	2	190000	190000	118.15	1606.50	ND	ND	1606.50	118.27
Warehouse Unspec	1	935000	935000	505.68	1849.00	303.57<	ND	1849.00	505.68
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	26	1006893	748750	2.51	297984.00	70.90<	70.31<	394574.72	2.49
GenCrop >20ha Unspec	3	781333	1000000	4.32	231390.00	148.15<	373.21<	282431.67	2.77
Livestock – Beef	5	2027309	1350000	3.60	374900.00	207.37<	99.05<	1094542.00	1.85
Livestock – Sheep	4	1245000	1040000	1.84	283381.00	254.46<	ND	645078.75	1.93
MixedFarm&GrazUnsp	12	1187083	1195000	3.28	419340.50	56.24<	147.53<	409480.33	2.90
Vineyard	2	180150	180150	0.84	214600.00	ND	14.03<	214600.00	0.84
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	43	784457	738500	590.02	822.00	111.89<	121.98<	2074.62	375.25
Detached Home(exist)	150	652869	642500	597.50	1000.00	109.83<	116.50<	1133.25	576.11
Garage/Outbuild Res	1	240000	240000	232.78	1031.00	ND	ND	1031.00	232.78
Res/Rural Lstyle	73	1023765	942890	39.95	21529.00	100.84<	101.66<	46018.60	22.25
ResLandWithImprovemt	2	490000	490000	433.39	1215.00	136.11<	102.62<	1215.00	403.29
Single Strata Unsp	13	415503	365000	NA	NA	96.05<	96.05<	NA	NA
Strata Unit/Flat Uns	1	285000	285000	NA	NA	ND	67.86<	NA	NA
Vac Res A	54	285407	267000	275.86	870.00	108.98<	136.92<	1002.23	280.20
Vac Res Englobo Oth	1	500000	500000	15.15	33000.00	ND	ND	33000.00	15.15
Vac Res Rural Lstyle	16	444125	417500	22.79	15966.50	84.34<	86.53<	32760.31	13.56
Villa Unit	1	506000	506000	NA	NA	89.56<	ND	NA	NA
Municipality totals									
Commercial Total			6	Commercial Total Prices			\$5,595,000		
Industrial Total			3	Industrial Total Prices			\$1,315,000		
Primary Production Total			52	Primary Production Total Prices			\$58,245,064		
Residential Total			355	Residential Total Prices			\$236,827,569		
All Sales Total			416	All Sales Total			\$301,982,633		

Kingston City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,617	130,000	142,951	946	105,000	115,658	341	64,000	74,535
1996	1,766	131,100	145,546	1,105	100,000	113,924	354	63,000	73,976
1997	2,396	146,000	163,700	1,608	106,000	119,291	468	70,000	78,581
1998	2,175	164,000	182,953	1,459	122,500	133,653	370	86,000	105,281
1999	2,131	191,000	215,720	1,488	142,000	157,756	323	106,000	119,274
2000	1,990	220,000	242,457	1,402	160,000	179,016	324	125,000	122,888
2001	2,556	255,000	280,466	1,772	190,750	215,196	556	147,000	148,623
2002	2,407	305,000	338,489	1,473	234,000	258,239	169	162,500	162,067
2003	2,167	352,000	386,350	1,480	252,500	278,813	227	220,000	218,627
2004	1,785	357,000	387,856	1,227	258,000	294,202	133	220,000	223,955
2005	2,026	367,500	410,339	1,424	267,500	289,919	75	244,000	240,252
2006	1,849	400,000	448,061	1,498	280,000	311,905	113	252,500	252,287
2007	2,369	465,000	511,362	2,097	333,000	364,625	293	258,000	235,307
2008	1,614	500,000	537,513	1,377	348,000	371,995	97	243,500	255,147
2009	1,858	520,000	559,421	1,762	380,000	400,057	77	267,800	286,558
2010	1,781	620,000	654,193	1,522	443,375	477,039	60	362,500	380,712
2011	1,567	590,000	630,300	1,361	422,150	452,966	49	410,000	366,909
2012	1,455	580,000	614,618	1,431	420,000	437,319	113	319,003	332,351
2013	1,714	619,000	660,719	1,543	447,000	471,995	101	350,000	351,954
2014	1,863	685,000	737,771	1,916	470,000	495,082	61	350,000	426,008
2015	1,937	770,000	834,413	2,079	491,710	534,448	32	395,000	399,109
2016	1,853	865,000	937,519	1,916	532,000	566,789	44	486,000	552,222
2017	1,734	975,000	1,069,071	1,973	595,000	635,424	35	600,000	706,200
2018	1,419	950,000	1,052,815	1,489	610,000	645,336	12	506,750	582,291
2019	1,534	925,250	1,007,315	1,477	605,200	642,029	37	615,000	723,770
2020	1,237	999,500	1,079,991	1,443	642,000	674,729	33	495,000	526,400
2021	1,894	1,205,000	1,286,165	2,233	700,000	747,205	46	622,500	731,588
2022	1,505	1,245,250	1,333,350	1,600	690,000	734,335	20	845,000	1,024,330
2023	1,460	1,175,500	1,279,838	1,550	700,000	749,310	23	790,000	908,467
2024	1,599	1,215,000	1,301,135	1,737	712,000	740,983	20	817,500	979,160
2025	1,614	1,252,750	1,330,493	1,864	735,000	780,607	22	705,000	900,241
2026	162	1,225,000	1,243,815	249	682,000	704,197	3	1,060,000 ^	970,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

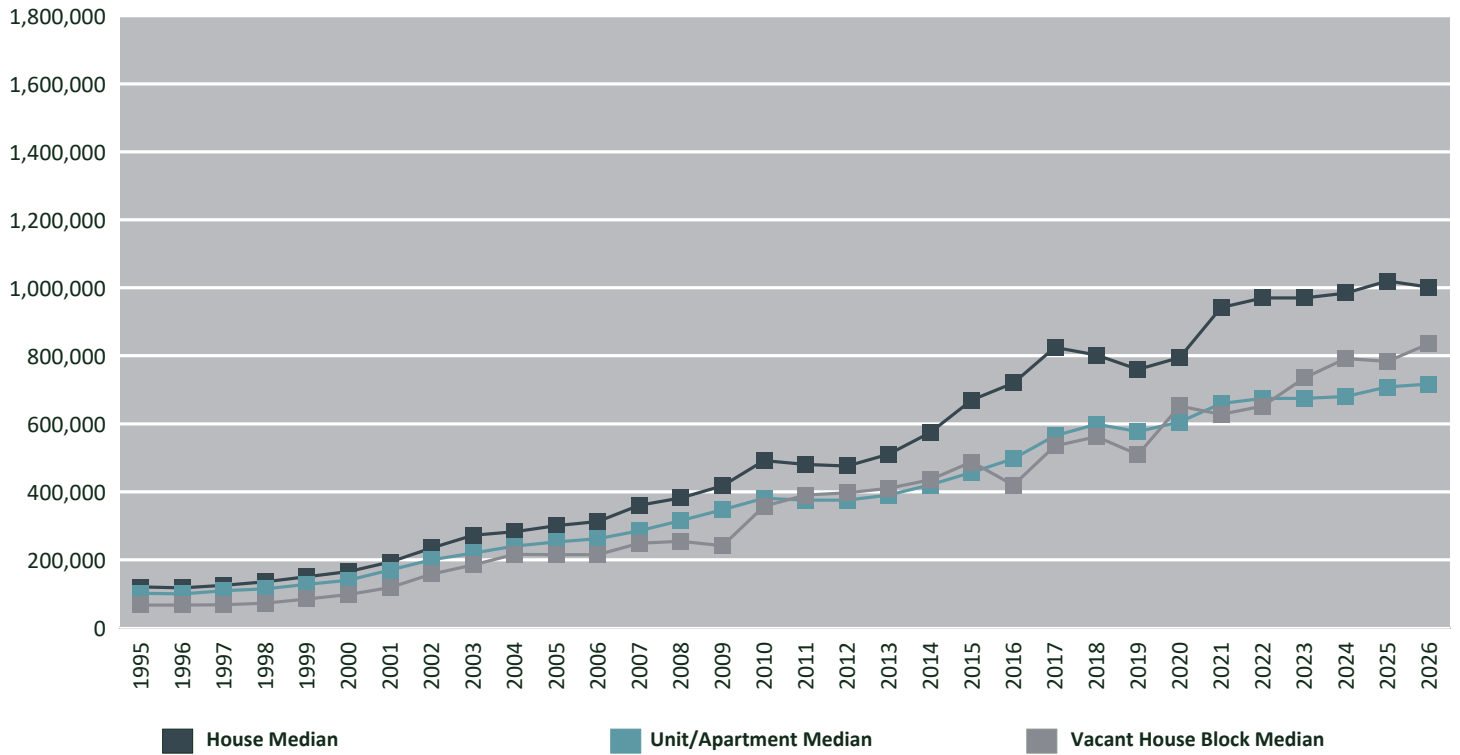
Kingston City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	7	3970483	1265000	9272.73	1100.00	30.16<	30.85<	8315.60	475.33
Ground Level Parking	1	6050	6050	504.17	12.00	50.00<	ND	12.00	504.17
Health Clinic Unsp	1	3600000	3600000	2159.57	1667.00	300.00<	352.94<	1667.00	2159.57
Hotel/Motel Unsp	2	300000	300000	34.07	8805.00	ND	ND	8805.00	34.07
Live Ent-Major Multi	1	9552300	9552300	4304.78	2219.00	ND	ND	2219.00	4304.78
LowRise Office Build	7	682714	530000	3298.15	379.00	60.23<	22.02<	11555.57	59.08
Mixed Use Office	2	408900	408900	36.17	11304.00	168.24<	114.38<	11304.00	36.17
Mixed Use Unspec	7	1236928	1250000	2815.96	451.00	66.95<	78.13<	392.00	3675.60
Multi Use FuelOutlet	1	11780000	11780000	NA	NA	ND	ND	NA	NA
Multi-Lvl Offic Unsp	2	307450	307450	40.68	7557.00	76.01<	33.67<	7557.00	40.68
Office Premises Uns	9	726777	671000	2436.87	396.00	87.14<	89.39<	1528.78	475.40
Pub/Tavern/Club Unsp	1	975000	975000	2532.47	385.00	ND	84.78<	385.00	2532.47
Retail Mult Occ Unsp	8	814307	766250	3854.27	192.00	66.63<	76.55<	229.88	3542.39
Retail Sgle Occ Unsp	25	912046	840950	4337.90	194.50	103.18<	111.38<	940.86	903.05
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	3	6200000	3800000	4029.69	943.00	ND	ND	1388.33	4465.79
Community Facility	1	1250000	1250000	1728.91	723.00	ND	ND	723.00	1728.91
Day Care Centre	3	4996666	4150000	5168.12	803.00	259.38<	ND	1289.00	3876.39
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	2497000	2497000	NA	NA	ND	ND	NA	NA
Factory Unit	11	781762	680000	3474.78	171.50	103.82<	107.09<	193.60	4129.33
Factory Unsp	104	1894280	983000	2236.40	654.00	111.20<	118.71<	2827.34	682.98
Ind Dev Site	1	62700000	62700000	1003.20	62500.00	3949.61<	5700.00<	62500.00	1003.20
OpenStorageUnspec	1	2367500	2367500	1307.29	1811.00	52.48<	473.50<	1811.00	1307.29
Warehouse Unspec	109	2722673	907500	573.01	1171.00	70.90<	105.10<	3065.81	894.56
Warehouse/Office	19	953278	910000	5200.00	220.00	161.35<	122.15<	695.53	1370.59
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	1180000	1180000	NA	NA	ND	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	2	15100000	15100000	80.00	2500.00	305.05<	ND	2500.00	80.00
Boarding House	1	1600000	1600000	1619.43	988.00	ND	ND	988.00	1619.43
Cojoin Strata Unsp	4	819406	862312	NA	NA	95.81<	87.10<	NA	NA
Detached Home Unsp	1432	1350188	1265000	1826.09	575.00	103.10<	101.20<	557.47	2422.71
Granny Flat/Studio	1	2070000	2070000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	2	2827500	2827500	8426.64	314.50	185.41<	226.20<	314.50	8990.46
Individual Car Park	2	25500	25500	NA	NA	92.73<	5100.00<	NA	NA
OYO Sub Unit	1	870000	870000	NA	NA	190.16<	ND	NA	NA
Res Land (WithBuild)	31	1548693	1250000	1291.25	697.00	91.24<	88.97<	680.65	2275.33
Res/Rural Lstyle	1	3075000	3075000	379.91	8094.00	70.92<	178.21<	8094.00	379.91
Retire Village Unit	20	587200	580000	NA	NA	109.95<	102.11<	NA	NA
Row House	15	846292	852888	6212.77	141.00	108.93<	99.46<	141.07	5999.24
Semi-detached	5	1138800	1065000	3328.13	320.00	100.95<	74.74<	311.00	3661.74
Semi-detached Unspec	160	1186892	1105000	4840.88	247.50	105.24<	106.76<	251.55	4721.11
Single Strata Unit	18	539444	448500	NA	NA	102.51<	77.33<	NA	NA
Single Strata Unsp	1604	779902	730750	201.17	2560.00	102.53<	104.39<	2665.00	210.76
Strata Unit/Flat Uns	215	822766	775000	NA	NA	107.64<	122.18<	NA	NA
Townhouse	2	796500	796500	NA	NA	109.86<	97.13<	NA	NA
Vac Res A	20	913516	666500	1247.86	585.00	81.53<	78.88<	567.95	1412.78
Vac Res B	2	767500	767500	364.09	2108.00	ND	ND	2108.00	364.09
Vac Res Rural Lstyle	1	1950000	1950000	435.56	4477.00	14.44<	315.64<	4477.00	435.56
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportCountry	1	9903000	9903000	133.82	74000.00	ND	ND	74000.00	133.82
OutdoorSportGrndUnsp	1	79710000	79710000	82.93	961200.00	ND	ND	961200.00	82.93
Municipality totals									
Commercial Total			74	Commercial Total Prices			\$105,033,554		
Community Services Total			7	Community Services Total Prices			\$34,840,000		
Industrial Total			246	Industrial Total Prices			\$588,052,718		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$1,180,000		
Residential Total			3,539	Residential Total Prices			\$3,709,229,186		
Sport/Hrtge/Cultural Total			2	Sport/Hrtge/Cultural Total Prices			\$89,613,000		
All Sales Total			3,869	All Sales Total			\$4,527,948,458		

Knox City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	2,159	120,000	130,768	314	101,500	115,486	739	67,000	69,305
1996	2,149	117,500	127,374	441	100,000	112,546	672	67,000	71,245
1997	2,579	125,000	137,062	608	108,500	124,456	1,257	68,000	74,755
1998	2,458	135,000	147,497	593	115,000	127,643	1,028	72,000	78,443
1999	2,578	150,000	165,193	683	128,000	131,190	945	85,000	90,015
2000	2,634	165,000	182,006	670	140,000	145,550	520	98,000	99,747
2001	2,973	193,500	210,534	844	170,000	174,915	622	118,000	121,573
2002	2,860	235,000	251,675	831	200,000	211,048	249	158,000	152,210
2003	2,560	272,000	294,496	740	220,000	226,990	313	185,000	185,895
2004	2,240	282,750	307,599	582	240,000	240,594	156	215,500	204,968
2005	2,309	300,000	316,633	766	252,750	261,950	216	214,950	207,349
2006	2,148	312,500	338,346	813	262,000	269,575	145	215,000	213,563
2007	2,362	360,000	383,552	1,048	285,000	290,914	133	249,000	238,087
2008	1,975	382,000	405,606	787	315,000	325,203	40	254,600	233,623
2009	2,083	417,500	443,233	953	347,500	349,964	39	241,000	236,331
2010	1,929	491,500	516,506	749	381,000	384,927	58	357,500	318,123
2011	1,825	480,000	503,047	681	375,000	384,560	51	390,000	372,225
2012	1,687	476,000	500,263	790	375,000	382,154	97	397,000	367,469
2013	2,021	510,000	535,036	977	390,000	396,779	127	410,000	398,546
2014	2,161	574,000	599,958	978	420,000	424,586	139	435,000	414,256
2015	2,369	670,000	702,367	1,176	457,250	468,324	236	487,500	492,102
2016	2,025	720,000	750,600	1,008	497,000	510,065	64	419,750	415,793
2017	2,085	825,000	866,521	1,117	565,000	556,741	40	535,000	521,543
2018	1,645	802,000	849,441	793	599,000	595,576	48	562,500	597,091
2019	1,627	760,000	826,011	813	577,000	572,604	44	509,444	546,420
2020	1,365	795,000	837,587	742	605,000	599,475	46	652,500	607,408
2021	2,161	942,000	995,539	1,138	660,000	667,394	102	627,500	663,046
2022	1,601	970,000	1,026,880	809	675,000	677,998	72	652,000	663,461
2023	1,528	970,000	1,050,607	879	675,000	685,608	68	734,500	800,394
2024	1,674	984,500	1,048,432	908	680,000	686,710	69	791,400	800,554
2025	1,771	1,020,000	1,085,674	977	708,000	710,230	34	783,000	815,808
2026	199	1,002,000	1,046,566	146	716,500	715,892	3	835,000 ^	931,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

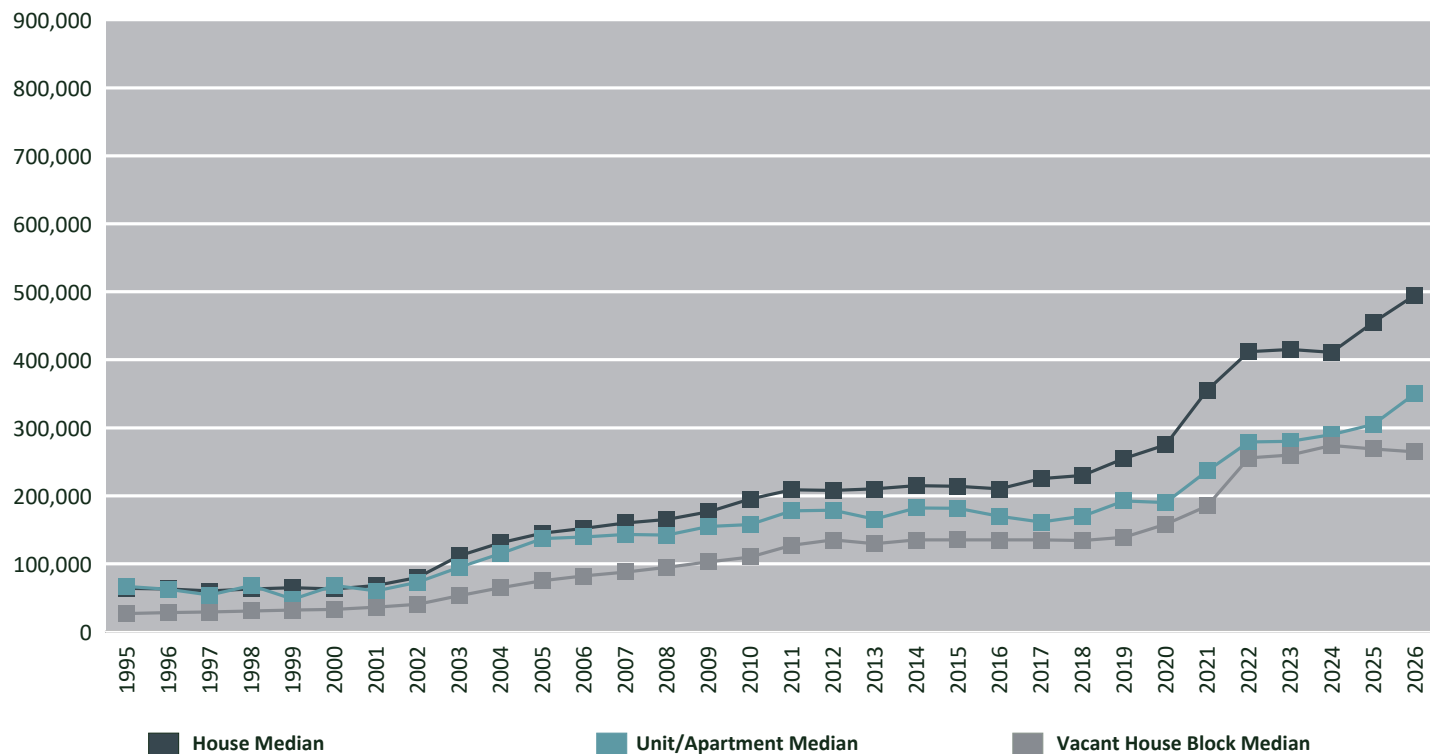
Knox City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Brothel	1	1735000	1735000	15219.30	114.00	ND	ND	114.00	15219.30
Dev Site	1	2263800	2263800	NA	NA	ND	323.40<	NA	NA
Ground Level Parking	1	350000	350000	227.27	1540.00	155.56<	ND	1540.00	227.27
Health Clinic Unsp	4	1062500	805000	2056.58	873.50	ND	ND	6950.75	152.86
Health Surgery	1	1440000	1440000	735.44	1958.00	55.65<	98.60<	1958.00	735.44
Mixed Use Unspec	4	1048805	744111	2735.85	371.00	91.87<	127.63<	3571.67	162.88
Office Premises Uns	12	792250	652500	3398.06	206.00	176.35<	225.00<	454.22	1859.59
Restaurant	1	2530000	2530000	1786.72	1416.00	ND	ND	1416.00	1786.72
Retail Mult Occ Unsp	2	2947000	2947000	1210.83	702.00	189.64<	ND	702.00	1210.83
Retail Sgle Occ Unsp	33	1202331	898000	3029.41	187.00	98.68<	101.47<	366.72	3240.94
Serv Apt/Unit Unsp	3	162333	150000	43.30	7646.00	ND	55.56<	7646.00	22.04
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	1862500	1862500	3109.35	599.00	124.17<	53.21<	599.00	3109.35
Place of Worship	2	1682500	1682500	1158.58	1454.00	115.26<	ND	1454.00	1157.15
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	902000	902000	4063.06	222.00	ND	186.94<	222.00	4063.06
Factory Unsp	138	1488974	935000	3168.99	371.00	106.25<	123.03<	936.52	1673.57
Ind Dev Site	1	3850000	3850000	984.40	3911.00	ND	326.96<	3911.00	984.40
Warehouse Unspec	36	6117654	889450	1764.71	510.00	101.07<	105.01<	2030.24	1311.60
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1040000	1040000	1254.52	829.00	ND	94.55<	829.00	1254.52
Cojoin Strata Unsp	134	677195	653250	NA	NA	100.11<	100.73<	NA	NA
Detached Home Unsp	1713	1094900	1030000	2513.74	728.00	104.04<	105.10<	756.43	1448.07
Half Pair or Duplex	1	690000	690000	2041.42	338.00	110.22<	121.48<	338.00	2041.42
Individual Car Park	2	50000	50000	NA	NA	1666.67<	5000.00<	NA	NA
Res Land (WithBuild)	61	1091640	1003000	1103.17	979.00	111.51<	100.10<	1100.51	991.94
Res/Rural Lstyle	16	2538375	2350000	120.59	12051.50	87.85<	99.37<	19301.31	131.51
ResLandWithImprovemt	1	820049	820049	1269.43	646.00	ND	ND	646.00	1269.43
Retire Village Unit	23	585565	600000	NA	NA	105.26<	125.00<	NA	NA
Semi-detached Unspec	57	815360	826000	4036.29	228.00	97.65<	106.17<	309.92	2649.68
Single Strata Unsp	612	752562	740000	1421.90	564.50	104.23<	105.41<	564.50	1417.18
Strata Unit/Flat Uns	208	620741	550000	NA	NA	102.80<	99.82<	NA	NA
Vac Res A	33	799469	771000	1459.14	514.00	97.76<	118.25<	587.85	1359.99
Vac Res B	1	1355000	1355000	648.33	2090.00	112.92<	ND	2090.00	648.33
Vac Res Rural Lstyle	1	1480000	1480000	294.94	5018.00	109.31<	67.65<	5018.00	294.94
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	5750000	5750000	1087.78	5286.00	ND	ND	5286.00	1087.78
Municipality totals									
Commercial Total			63	Commercial Total Prices			\$72,328,962		
Community Services Total			3	Community Services Total Prices			\$5,227,500		
Industrial Total			176	Industrial Total Prices			\$430,466,043		
Residential Total			2,864	Residential Total Prices			\$2,755,007,008		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$5,750,000		
All Sales Total			3,107	All Sales Total			\$3,268,779,513		

Latrobe City

Residential price statistics 1995 to 2026



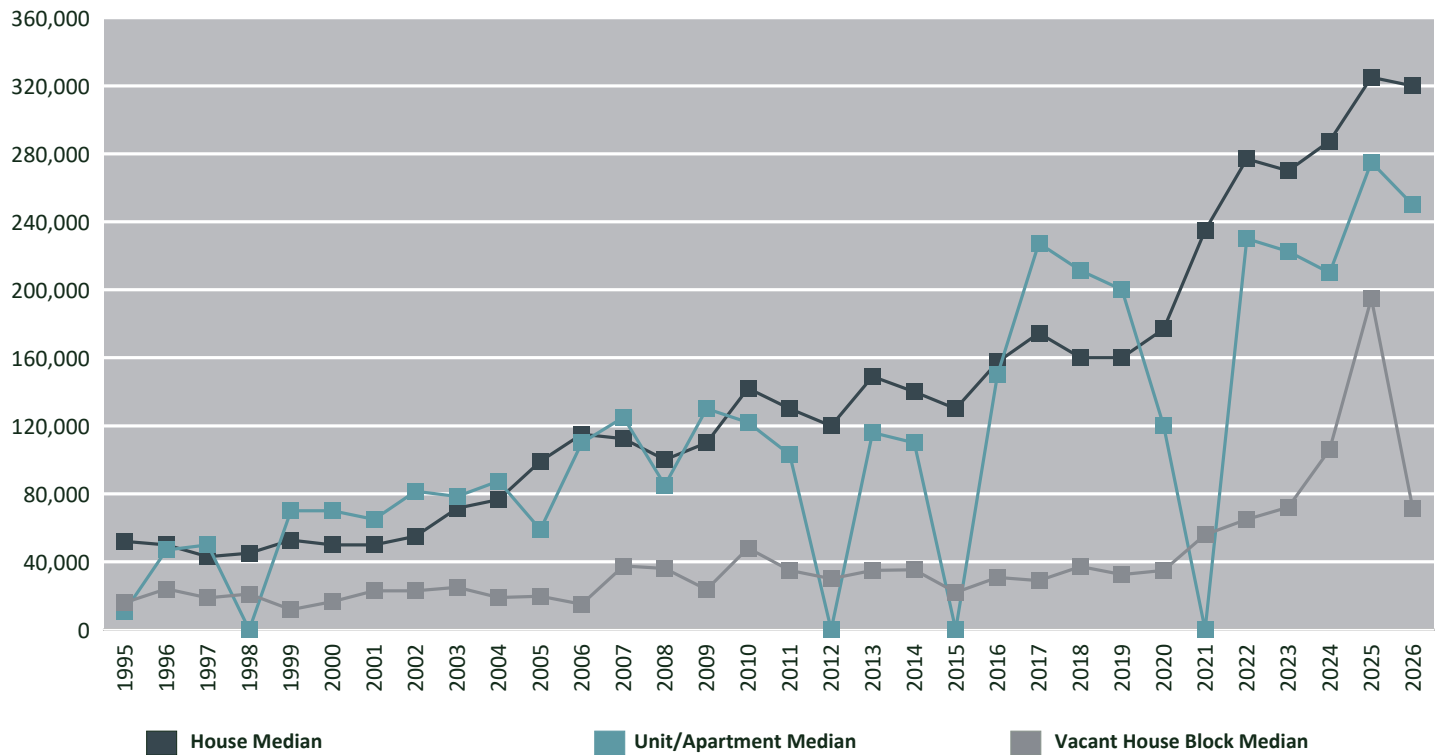
Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,017	64,000	72,168	109	66,500	68,154	168	27,000	31,968
1996	905	63,000	70,060	119	62,500	78,357	147	28,000	31,383
1997	1,020	60,000	69,499	140	54,000	62,525	203	29,000	33,034
1998	1,001	63,000	72,681	155	68,000	70,870	196	30,750	32,473
1999	987	65,000	73,506	162	48,000	58,378	276	32,000	34,188
2000	1,448	63,000	75,140	215	68,000	72,235	242	33,000	32,932
2001	1,635	68,000	81,773	280	60,000	73,484	334	36,250	40,418
2002	1,808	80,000	96,726	327	73,000	88,204	584	40,500	40,349
2003	1,715	111,500	126,517	247	95,000	110,378	694	53,000	52,562
2004	1,451	131,000	147,286	234	115,000	126,431	563	65,000	62,952
2005	1,451	145,000	158,101	233	137,000	163,915	481	75,000	74,442
2006	1,424	152,000	170,362	219	139,500	163,470	494	82,000	81,643
2007	1,712	160,000	181,911	259	143,000	162,481	524	88,000	91,149
2008	1,327	165,000	185,430	210	142,250	156,371	353	95,000	96,806
2009	1,582	176,250	197,513	275	155,000	181,753	517	102,950	100,799
2010	1,295	195,000	220,788	230	157,500	194,403	386	110,000	110,266
2011	1,127	209,000	229,854	175	178,000	196,003	237	127,000	127,745
2012	1,122	208,000	225,149	174	179,000	209,401	197	135,000	134,774
2013	1,153	210,000	231,076	176	165,750	188,962	271	129,500	131,187
2014	1,123	215,000	234,557	172	182,250	197,720	258	135,000	133,780
2015	1,210	214,000	233,503	208	181,500	189,561	211	135,350	139,348
2016	1,231	210,000	234,406	163	170,000	196,647	172	135,000	137,907
2017	1,380	225,000	245,026	164	161,500	174,194	159	135,000	136,709
2018	1,631	230,000	257,691	233	170,000	189,297	298	134,250	134,582
2019	1,398	254,750	272,576	171	192,500	211,515	324	139,000	141,010
2020	1,548	275,000	299,513	235	190,000	210,164	645	158,000	160,147
2021	1,865	355,000	373,207	254	236,500	248,907	710	185,000	192,395
2022	1,365	412,000	438,026	181	279,000	281,042	286	255,500	262,316
2023	1,258	415,000	448,930	176	280,000	296,946	174	260,000	263,677
2024	1,461	411,000	443,649	189	290,000	318,637	198	274,000	274,694
2025	2,102	455,000	475,692	251	305,000	317,453	372	269,000	278,591
2026	345	495,000	508,773	47	350,000	345,099	50	264,500	267,370

Statistics for 2026 are based on a small number of sales and are preliminary only.

Latrobe City									
Analysis of property sales for 2025									
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	1138268	784036	166.64	8257.50	186.68<	90.38<	13905.75	81.86
Diagnostic/X-ray	1	2390000	2390000	3195.19	748.00	ND	113.00<	748.00	3195.19
Fuel Outlet/Garage	1	850000	850000	386.36	2200.00	32.69<	34.87<	2200.00	386.36
Hotel	1	3175000	3175000	180.40	17600.00	227.27<	ND	17600.00	180.40
Licensed Restaurant	1	475000	475000	2305.83	206.00	73.08<	47.74<	206.00	2305.83
Medical/Surgery	2	1397500	1397500	1728.43	827.00	ND	ND	827.00	1689.84
Mixed Use Unspec	2	785000	785000	4358.97	156.00	7.14<	20.22<	156.00	4358.97
Motel	1	1100000	1100000	780.70	1409.00	147.65<	123.60<	1409.00	780.70
Multi-Lvl Offic Unsp	3	901333	889000	489.27	1817.00	166.17<	132.79<	1574.00	572.64
Office Premises Uns	9	827577	600000	2148.94	235.00	108.60<	118.23<	709.44	1166.52
Pub	1	1800000	1800000	5421.69	332.00	ND	ND	332.00	5421.69
Pub/Tavern/Club Unsp	1	4345000	4345000	2112.30	2057.00	ND	ND	2057.00	2112.30
Reception/Function	1	2640000	2640000	1965.75	1343.00	ND	146.67<	1343.00	1965.75
Restaurant	1	1000000	1000000	4184.10	239.00	ND	ND	239.00	4184.10
Retail Mult Occ Unsp	2	900000	900000	813.36	1168.00	171.43<	195.65<	1168.00	813.36
Retail Sgle Occ Unsp	46	801399	546250	2436.26	353.00	107.64<	91.04<	794.20	901.65
Retail Store/Showrm	2	1875000	1875000	1551.72	870.00	ND	ND	870.00	1551.72
Shop & Dwelling	1	630000	630000	837.77	752.00	96.92<	ND	752.00	837.77
Vehicle Sales Centre	1	1876000	1876000	181.34	10345.00	33.50<	30.91<	10345.00	181.34
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	2100000	2100000	1772.15	1185.00	150.00<	ND	1185.00	1772.15
Halls&Service Rooms	1	210000	210000	220.13	954.00	ND	ND	954.00	220.13
Place of Worship	1	660000	660000	535.71	1232.00	ND	ND	1232.00	535.71
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Manufact Mat	1	1800000	1800000	780.23	2307.00	ND	ND	2307.00	780.23
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	30	930288	651250	562.87	1177.00	135.68<	124.40<	4222.33	220.33
Garage/Motor Vehicle	1	3075000	3075000	1375.22	2236.00	ND	ND	2236.00	1375.22
Hard/Storage Yard	1	698500	698500	4.67	149600.00	ND	ND	149600.00	4.67
Ind Dev Site	8	1735831	657500	197.50	2968.00	74.61<	225.70<	51511.00	33.70
Office/Factory	1	1950000	1950000	407.95	4780.00	154.15<	ND	4780.00	407.95
Warehouse Store	1	2370000	2370000	634.54	3735.00	280.66<	564.29<	3735.00	634.54
Warehouse Unspec	11	1240909	820000	382.33	1177.00	124.24<	201.56<	8675.91	143.03
Warehouse/Office	8	746681	437500	1396.77	255.50	ND	ND	594.50	1255.98
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	350000	350000	5.33	65643.00	17.67<	5.87<	65643.00	5.33
Livestock – Beef	3	1958333	1900000	5.86	324250.00	15.20<	316.67<	351821.00	5.57
MixedFarm + infrast	8	2446875	1300000	2.04	429550.00	130.00<	81.00<	942200.00	2.60
MixedFarm no infrast	1	800000	800000	2.68	299000.00	124.03<	86.72<	299000.00	2.68
MixedFarm&GrazUnsp	2	2265500	2265500	3.30	920675.50	ND	161.82<	920675.50	2.46
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	2530000	2530000	64.64	39140.00	ND	ND	39140.00	64.64
Boarding House	3	730000	640000	497.51	603.00	86.49<	117.43<	677.00	1078.29
Cojoin Strata Unsp	2	301250	301250	NA	NA	85.83<	119.07<	NA	NA
Detached Home Unsp	2088	475011	455000	688.14	683.00	110.98<	110.98<	738.61	641.17
Detached Home(Comm)	1	350000	350000	843.37	415.00	ND	ND	415.00	843.37
Detached Home(exist)	9	673888	680000	225.00	3000.00	93.15<	101.49<	2883.11	233.74
House & Flat/Studio	1	445000	445000	714.29	623.00	ND	ND	623.00	714.29
Res/Rural Lstyle	141	853485	790000	77.11	20100.00	95.58<	99.75<	26712.28	31.95
ResLandWithImprovemt	3	296000	305000	486.44	627.00	65.95<	76.25<	636.67	464.92
Retire Village Unit	2	270000	270000	NA	NA	98.18<	ND	NA	NA
Semi-detached Unspec	4	392750	364500	1832.19	292.00	81.45<	59.27<	244.33	1881.31
Sep House&Curtilage	1	880000	880000	1760.00	500.00	ND	ND	500.00	1760.00
Single Strata Unsp	172	335856	320000	319.80	1429.00	100.00<	110.34<	1429.00	319.80
Strata Unit/Flat Uns	75	276946	275000	NA	NA	113.52<	110.00<	NA	NA
Vac Res A	371	274086	269000	464.23	657.00	99.63<	105.49<	688.67	394.11
Vac Res B	1	1950000	1950000	556.67	3503.00	513.16<	672.41<	3503.00	556.67
Vac Res Rural Lstyle	18	330722	332500	33.00	10000.00	84.18<	92.88<	12636.39	26.17
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Bowling Alley	1	2970000	2970000	662.06	4486.00	ND	ND	4486.00	662.06
IndoorSportCent Unsp	1	1500000	1500000	133.93	11200.00	ND	461.54<	11200.00	133.93
Municipality totals									
Commercial Total			81	Commercial Total Prices			\$81,765,642		
Extractive Industry Total			1	Extractive Industry Total Prices			\$1,800,000		
Community Services Total			3	Community Services Total Prices			\$2,970,000		
Industrial Total			61	Industrial Total Prices			\$69,512,255		
Primary Production Total			15	Primary Production Total Prices			\$31,131,000		
Residential Total			2,893	Residential Total Prices			\$1,316,354,258		
Sport/Hrtge/Cultural Total			2	Sport/Hrtge/Cultural Total Prices			\$4,470,000		
All Sales Total			3,056	All Sales Total			\$1,508,003,155		

Loddon Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	69	52,000	70,805	1	11,000^	11,000^	43	16,000	41,404
1996	67	50,000	64,785	1	47,000^	47,000^	44	24,000	56,425
1997	57	43,000	66,417	1	50,000^	50,000^	36	18,750	41,969
1998	63	45,000	61,101	0	0*	0*	29	21,000	36,704
1999	82	52,750	63,986	1	70,000^	70,000^	36	11,750	18,554
2000	88	50,000	61,187	3	70,000^	66,666^	28	16,500	21,872
2001	85	50,000	58,321	1	65,000^	65,000^	61	23,000	26,105
2002	98	55,000	63,405	4	81,500^	85,750^	65	23,000	28,535
2003	98	71,500	79,992	3	78,500^	85,500^	39	25,000	34,780
2004	86	76,500	89,683	1	87,500^	87,500^	52	19,000	25,804
2005	85	99,000	103,422	2	59,000^	59,000^	54	19,650	65,359
2006	72	115,000	130,322	3	110,000^	103,333^	37	15,000	29,705
2007	78	112,500	116,410	1	125,000^	125,000^	24	37,475	50,508
2008	77	100,000	111,464	3	85,000^	81,333^	39	36,000	45,153
2009	46	110,000	110,733	3	130,000^	133,333^	26	23,750	33,763
2010	60	142,000	155,275	4	122,000^	127,250^	32	48,000	54,046
2011	90	130,000	133,788	2	103,000^	103,000^	16	35,000	38,387
2012	67	120,000	142,325	0	0*	0*	29	30,000	35,569
2013	71	149,000	153,679	1	116,000^	116,000^	30	35,000	69,641
2014	71	140,000	142,633	1	110,000^	110,000^	28	35,375	46,203
2015	51	130,000	155,088	0	0*	0*	25	22,000	32,716
2016	80	157,500	166,444	1	150,000^	150,000^	18	30,800	49,997
2017	78	174,500	194,778	2	227,500^	227,500^	24	29,000	32,208
2018	83	160,000	165,597	2	211,250^	211,250^	30	37,250	59,040
2019	85	160,000	169,476	1	200,000^	200,000^	25	32,500	47,721
2020	93	177,000	188,919	1	120,000^	120,000^	38	35,000	59,929
2021	115	235,000	244,330	0	0*	0*	37	55,935	77,755
2022	73	277,000	292,036	2	230,000^	230,000^	27	65,000	122,861
2023	75	270,000	285,224	4	222,500^	582,500^	21	72,000	107,119
2024	72	287,500	320,180	1	210,000^	210,000^	31	106,000	126,531
2025	93	325,000	372,900	1	275,000^	275,000^	20	195,000	151,577
2026	14	320,000	333,571	1	250,000^	250,000^	4	71,250 ^	77,500 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

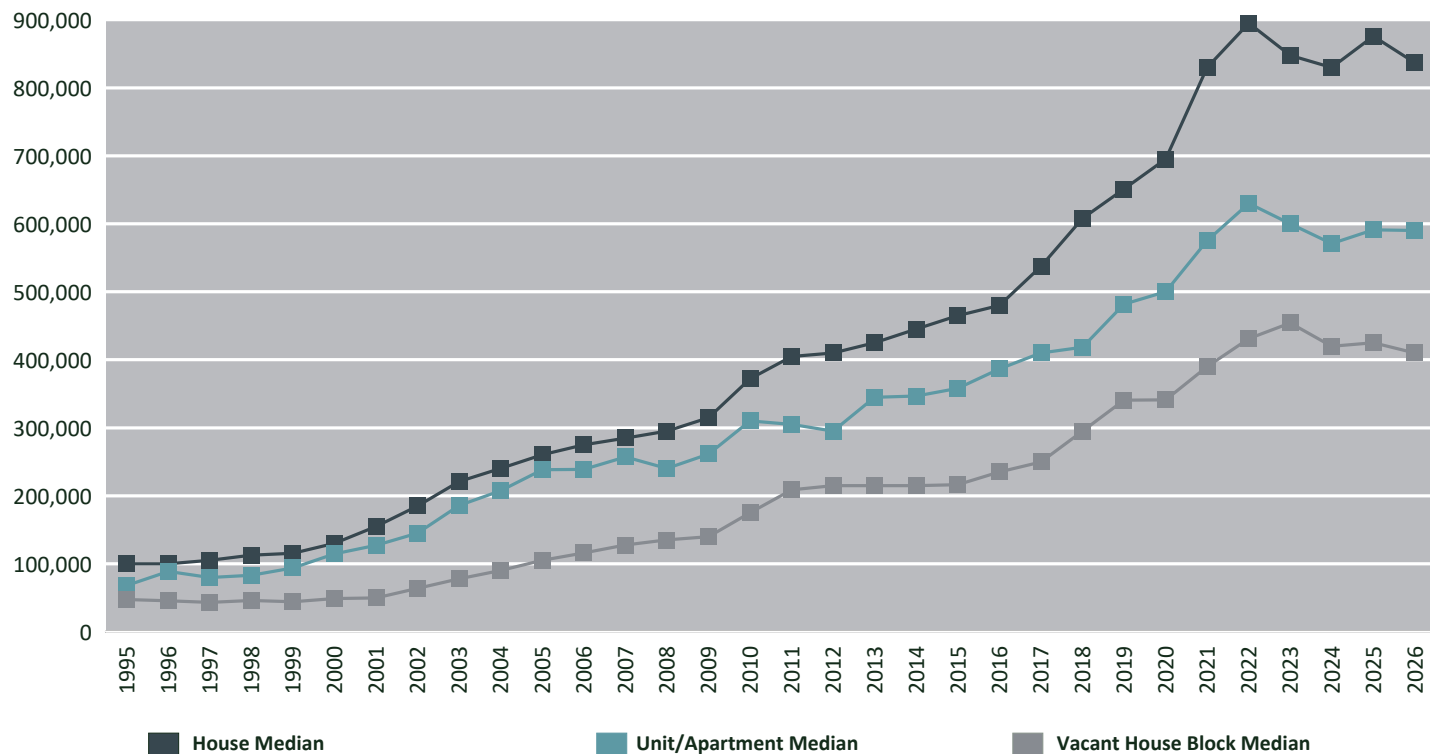
Loddon Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Office Premises Unsp	1	300000	300000	NA	NA	ND	ND	NA	NA
Retail Sgle Occ Unsp	2	76500	76500	361.51	215.00	127.50<	ND	215.00	355.81
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	185000	185000	4.63	40000.00	ND	ND	40000.00	4.63
Ind Dev Site	1	220000	220000	53.50	4112.00	ND	157.14<	4112.00	53.50
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	494685	420000	2.89	220047.50	56.06<	80.00<	382261.25	1.32
GenCrop >20ha Unspec	24	973823	690000	0.62	979141.00	51.56<	66.29<	1335261.32	0.71
Livestock – Dairy	1	1503565	1503565	2.28	660000.00	ND	ND	660000.00	2.28
Livestock – Sheep	3	2189531	613833	1.88	327134.00	58.46<	111.61<	2341193.67	0.94
MixedFarm + infrast	2	1066783	1066783	1.29	1370000.00	ND	ND	1370000.00	0.78
MixedFarm&GrazUnsp	16	756931	310000	0.85	312750.50	48.45<	72.34<	1015432.31	0.75
Native Bshland	1	100000	100000	4.95	20200.00	121.36<	22.24<	20200.00	4.95
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	21	506868	417000	287.29	955.50	143.79<	108.31<	979.78	536.40
Detached Home(exist)	72	333826	320000	258.47	1122.50	112.28<	133.33<	1487.49	224.42
Garage/Outbuild Res	1	303600	303600	6.93	43800.00	ND	141.21<	43800.00	6.93
Garage/Outbuild Rur	2	197500	197500	2.32	84750.00	116.18<	87.20<	84750.00	2.33
MisimpRuralLand Unsp	2	437500	437500	8.71	45165.00	364.58<	291.67<	45165.00	9.69
Res Land (WithBuild)	1	70000	70000	69.17	1012.00	ND	ND	1012.00	69.17
Res/Rural Lstyle	47	494531	520000	6.44	51981.00	105.58<	111.83<	137961.91	3.58
ResLandWithImprovemt	2	95000	95000	106.04	877.00	ND	ND	877.00	108.32
Single Strata Unsp	1	275000	275000	NA	NA	130.95<	119.57<	NA	NA
Vac Res A	14	145446	182500	44.51	1011.00	202.78<	309.85<	1025.27	131.98
Vac Res B	6	165883	215000	108.42	2056.00	252.94<	179.17<	2453.83	67.60
Vac Res Rural Lstyle	31	151064	120000	1.32	42297.00	83.62<	75.00<	56841.63	2.43
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	35000	35000	1.17	30000.00	ND	ND	30000.00	1.17
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$453,000	
Industrial Total			2	Industrial Total Prices				\$405,000	
Primary Production Total			56	Primary Production Total Prices				\$50,240,549	
Residential Total			200	Residential Total Prices				\$67,745,885	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$35,000	
All Sales Total			262	All Sales Total				\$118,879,434	

Macedon Ranges Shire

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	321	100,000	141,108	24	68,250	92,337	207	47,500	49,553
1996	386	100,000	114,470	28	88,500	97,678	155	45,500	49,360
1997	443	105,000	123,809	23	80,000	82,978	200	43,250	59,898
1998	448	112,500	133,683	31	83,000	130,016	192	46,000	52,928
1999	520	115,500	131,539	35	94,000	102,728	187	43,950	48,769
2000	543	130,000	147,931	42	114,500	137,065	165	49,000	51,408
2001	566	155,000	170,086	53	127,000	138,246	273	50,000	56,907
2002	593	185,000	205,611	52	145,000	154,500	404	64,000	61,022
2003	559	221,000	230,897	58	186,000	205,650	381	78,000	88,038
2004	515	240,000	251,615	52	207,500	216,160	207	90,000	100,298
2005	511	260,200	288,039	82	238,500	238,863	173	105,000	113,677
2006	509	275,000	299,161	69	239,000	221,712	189	116,000	126,556
2007	617	285,000	316,880	90	257,250	251,409	290	127,500	134,874
2008	507	295,000	321,159	72	240,000	241,005	276	135,000	144,092
2009	642	315,000	335,293	132	261,500	260,366	340	140,000	138,400
2010	530	372,000	402,642	89	310,000	313,208	342	175,000	164,778
2011	501	405,000	445,650	90	305,000	319,921	238	209,000	197,902
2012	445	410,000	441,787	87	295,000	309,850	221	215,000	206,511
2013	529	425,000	462,272	97	345,000	363,735	221	215,000	212,589
2014	540	445,000	470,485	100	346,500	359,369	206	215,000	205,960
2015	609	465,000	503,654	111	358,000	369,783	231	216,500	218,857
2016	552	480,000	523,654	120	386,500	390,991	315	235,000	235,764
2017	649	537,000	568,232	140	410,000	413,487	484	249,750	255,235
2018	573	608,000	665,384	98	418,500	432,827	189	295,000	310,243
2019	476	651,000	693,364	93	482,000	467,046	182	340,500	357,753
2020	544	695,000	747,367	80	500,000	511,781	423	341,000	337,180
2021	660	830,000	898,709	136	575,000	605,448	616	390,000	388,474
2022	501	895,000	985,616	71	630,000	623,204	237	431,000	461,842
2023	500	847,500	922,626	76	599,950	614,801	122	454,000	464,709
2024	529	830,000	908,535	96	571,000	586,286	127	420,000	510,122
2025	661	876,000	951,012	139	591,000	611,107	197	425,000	448,074
2026	87	837,000	890,118	19	590,000	644,815	20	410,250	445,275

Statistics for 2026 are based on a small number of sales and are preliminary only.

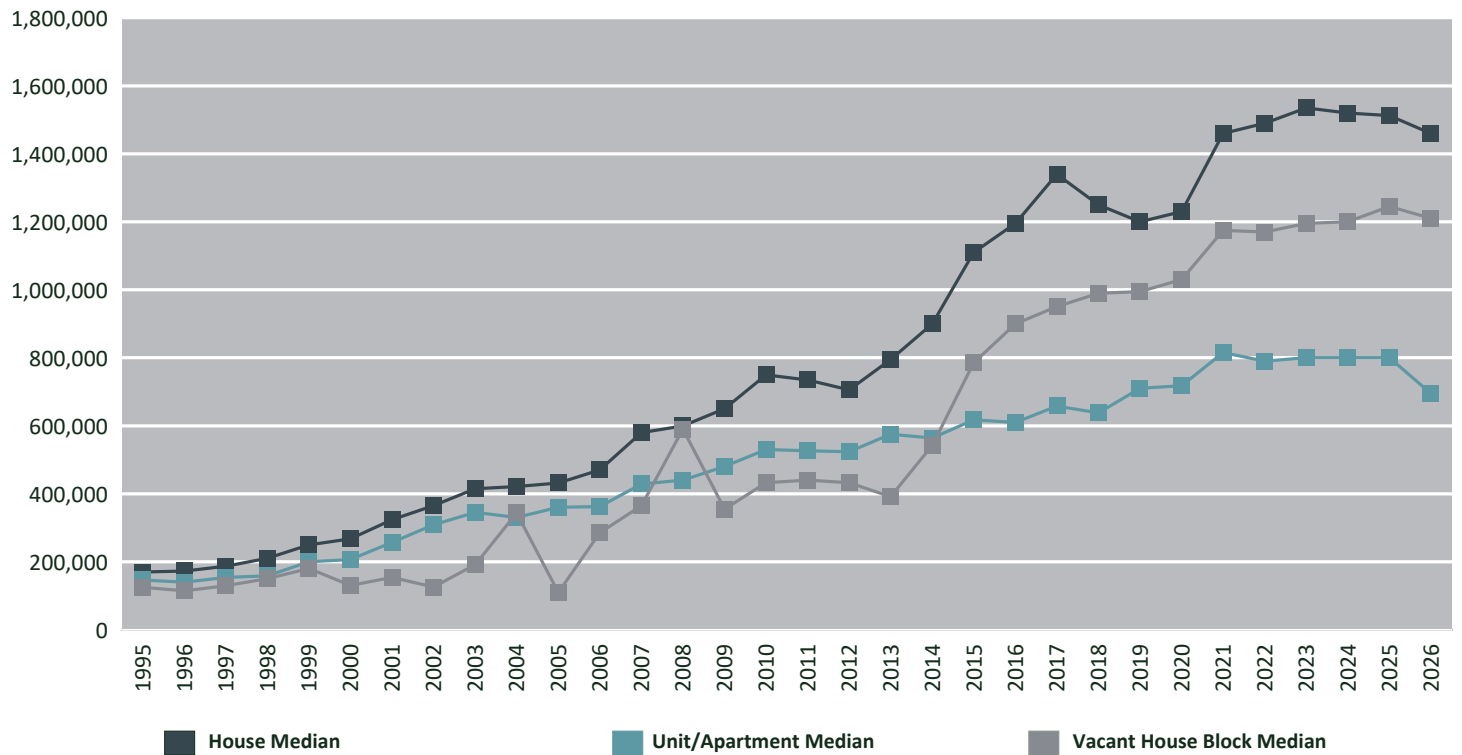
Macedon Ranges Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	553000	553000	3272.19	169.00	ND	ND	169.00	3272.19
Dev Site	2	3275000	3275000	504.49	6448.50	934.38<	85.99<	6448.50	507.87
Guest/BackPack Unsp	1	1550000	1550000	461.04	3362.00	ND	119.23<	3362.00	461.04
Health Clinic Unsp	1	1500500	1500500	NA	NA	ND	120.04<	NA	NA
Hotel	1	1700000	1700000	420.17	4046.00	ND	ND	4046.00	420.17
Licensed Restaurant	1	970000	970000	1160.29	836.00	ND	ND	836.00	1160.29
Mixed Use Unspec	2	825000	825000	3722.22	90.00	57.89<	65.48<	90.00	3722.22
Office Premises Uns	3	665000	800000	1700.37	544.00	172.04<	45.99<	510.67	1302.22
Pub/Tavern/Club Unsp	1	2625000	2625000	127.00	20669.00	ND	145.83<	20669.00	127.00
Reception/Function	1	3700000	3700000	76.60	48300.00	ND	ND	48300.00	76.60
Retail Sgle Occ Unsp	11	969909	704000	1468.95	467.00	73.91<	96.44<	1475.36	657.40
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	925000	925000	543.48	1702.00	ND	ND	1702.00	543.48
School Camps	1	7200000	7200000	11.04	651923.00	ND	ND	651923.00	11.04
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	10	824900	705000	2820.51	234.00	87.04<	81.27<	250.57	2872.86
Ind Dev Site	3	797795	451000	317.83	1419.00	27.70<	39.85<	1897.33	420.48
Warehouse Unspec	5	876000	750000	1633.99	612.00	56.82<	67.57<	727.80	1203.63
Warehouse/Office	4	786250	660000	328.16	2025.00	ND	83.54<	2740.00	286.95
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	3	1716666	1750000	7.35	340200.00	111.11<	144.18<	286881.67	5.98
GenCrop >20ha Unspec	1	1755000	1755000	1.61	1089500.00	140.40<	229.41<	1089500.00	1.61
Horse Unspecified	2	9375000	9375000	13.30	768546.50	156.25<	2083.33<	768546.50	12.20
Livestock – Beef	1	7010000	7010000	6.37	1101000.00	400.57<	475.25<	1101000.00	6.37
MixedFarm no infrast	4	1196750	1195000	2.45	545000.00	124.48<	97.55<	583399.75	2.05
MixedFarm&GrazUnsp	25	1705807	1600000	2.89	370000.00	86.49<	75.56<	749109.68	2.28
Native Bshland	1	1425000	1425000	1.47	972600.00	101.79<	ND	972600.00	1.47
Non-Native Animals	1	2000000	2000000	2.95	678346.00	ND	ND	678346.00	2.95
Vineyard	1	63000	63000	2.05	30763.00	ND	6.06<	30763.00	2.05
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	41900000	41900000	465.56	90000.00	ND	ND	90000.00	465.56
Cojoin Strata Unsp	2	705000	705000	NA	NA	94.00<	95.27<	NA	NA
Detached Home (Ind)	1	630000	630000	638.30	987.00	ND	ND	987.00	638.30
Detached Home Unsp	628	936363	863500	859.66	880.00	105.95<	97.02<	1130.66	826.21
Detached Home(exist)	32	1249921	1275000	145.64	8478.50	106.03<	127.50<	20583.66	60.72
MisimpRuralLand Unsp	4	736250	712500	28.29	23500.00	113.10<	203.57<	22732.25	32.39
Res Land (WithBuild)	1	972000	972000	281.82	3449.00	97.20<	56.84<	3449.00	281.82
Res/Rural Lstyle	210	1408876	1290000	50.25	20000.00	103.20<	88.97<	36195.45	38.92
Retire Village Unit	1	615000	615000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	1	585000	585000	3111.70	188.00	ND	100.43<	188.00	3111.70
Single Strata Unsp	90	595319	597499	781.00	1000.00	105.75<	98.35<	1000.00	781.00
Strata Unit/Flat Uns	46	637828	582500	NA	NA	97.08<	93.57<	NA	NA
Vac Res A	181	438192	420000	719.70	660.00	101.08<	96.89<	727.66	588.27
Vac Res B	14	556278	547500	186.20	2537.50	105.69<	119.02<	2768.14	200.96
Vac Res C	2	585000	585000	6.12	3226211.50	122.90<	136.36<	3226211.50	0.18
Vac Res Rural Lstyle	46	606478	616250	29.19	24724.00	117.27<	89.30<	38868.04	15.60
Municipality totals									
Commercial Total			25	Commercial Total Prices			\$33,462,500		
Community Services Total			2	Community Services Total Prices			\$8,125,000		
Industrial Total			22	Industrial Total Prices			\$18,167,385		
Primary Production Total			39	Primary Production Total Prices			\$83,585,198		
Residential Total			1,260	Residential Total Prices			\$1,172,042,698		
All Sales Total			1,348	All Sales Total			\$1,315,382,781		

Manningham City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,241	170,000	190,732	330	146,319	156,810	270	125,000	117,892
1996	1,351	173,000	192,722	352	140,000	160,511	286	115,000	112,932
1997	1,648	186,500	210,985	501	153,500	168,662	394	130,000	126,259
1998	1,582	210,000	234,617	538	158,750	176,908	283	150,000	158,981
1999	1,636	249,475	275,937	628	200,000	213,556	190	180,000	174,618
2000	1,603	267,500	297,305	582	206,937	228,803	52	130,500	130,749
2001	1,698	324,000	347,948	682	257,000	269,007	57	154,000	156,149
2002	1,549	365,000	395,195	792	309,000	315,577	36	125,450	140,380
2003	1,307	415,000	458,437	602	345,000	351,836	22	191,500	183,404
2004	1,267	421,000	459,806	491	330,000	340,927	31	343,800	306,551
2005	1,253	432,000	473,446	510	360,000	366,247	7	110,000 ^	121,666 ^
2006	1,333	470,000	517,617	583	362,500	388,575	12	285,000	308,725
2007	1,485	580,000	599,072	724	429,000	445,104	28	365,000	366,148
2008	1,082	600,000	639,531	561	440,000	474,974	16	590,000	570,909
2009	1,299	650,000	690,728	752	480,750	495,791	22	355,000	347,852
2010	1,176	750,000	803,833	598	530,250	553,993	54	432,500	516,011
2011	1,023	735,000	795,608	494	526,000	544,340	27	440,000	496,370
2012	1,005	706,000	756,127	641	523,250	548,213	24	432,500	446,905
2013	1,339	795,000	849,798	781	575,000	585,120	56	391,250	425,738
2014	1,501	900,000	984,243	1,212	564,000	579,689	38	542,500	579,181
2015	1,809	1,110,000	1,182,293	1,282	617,750	656,648	188	785,000	804,401
2016	1,409	1,195,000	1,252,824	1,071	610,000	666,507	55	900,000	967,430
2017	1,351	1,340,000	1,398,883	1,258	658,000	735,460	53	950,000	926,680
2018	1,067	1,250,000	1,312,123	791	638,200	696,355	48	990,000	979,470
2019	1,219	1,200,000	1,245,481	905	710,500	746,741	53	995,000	953,498
2020	943	1,230,000	1,290,971	753	718,000	741,383	53	1,030,000	1,073,277
2021	1,582	1,460,000	1,518,111	1,193	815,000	849,249	54	1,175,000	1,211,193
2022	1,183	1,490,000	1,566,515	982	790,000	839,094	21	1,170,000	1,220,761
2023	1,212	1,535,000	1,602,307	971	800,000	868,639	20	1,195,250	1,119,025
2024	1,326	1,519,500	1,611,237	909	800,000	852,101	25	1,200,000	1,094,760
2025	1,412	1,512,000	1,602,249	965	800,000	843,176	34	1,245,000	1,350,470
2026	118	1,460,000	1,510,223	138	695,000	763,165	4	1,210,000 ^	1,131,250 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

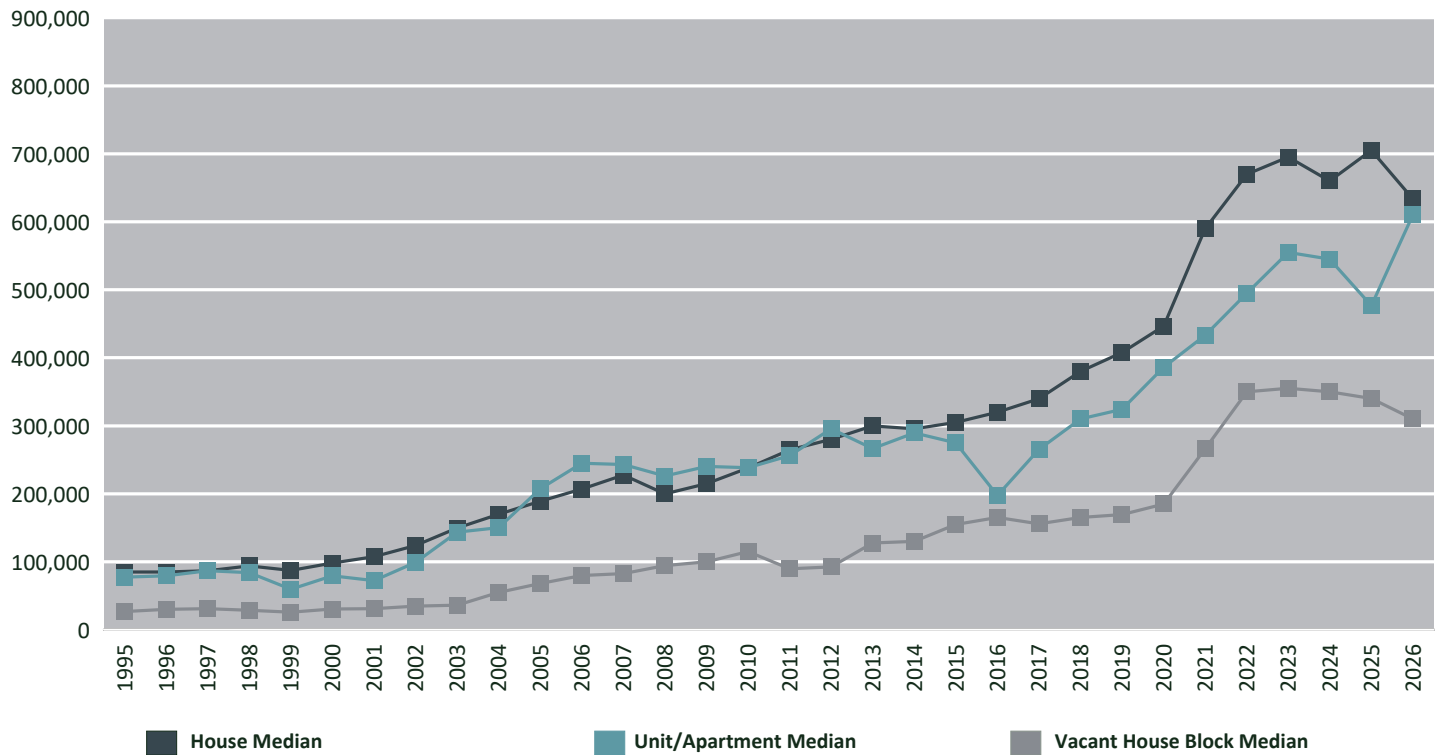
Manningham City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	1865000	1865000	1678.67	1111.00	ND	ND	1111.00	1678.67
Health Clinic Unsp	3	2459166	2447500	2505.18	1449.00	ND	97.90<	1253.67	1961.58
Health Surgery	3	1887333	1650000	1623.69	2094.00	114.46<	ND	1797.67	1049.88
Mixed Use Office	1	610000	610000	189.91	3212.00	ND	ND	3212.00	189.91
Office Premises Uns	4	1333750	801250	906.16	698.00	166.93<	91.57<	1013.33	735.20
Retail Mult Occ Unsp	4	1928500	1675000	7370.75	204.50	89.10<	60.91<	204.50	7398.53
Retail Sgle Occ Unsp	25	1454223	850000	3959.39	197.00	118.06<	72.03<	4443.74	331.49
Supermarket	1	16350000	16350000	4977.17	3285.00	ND	ND	3285.00	4977.17
Veterinary Clinic	1	1340000	1340000	1608.64	833.00	ND	ND	833.00	1608.64
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	8050000	8050000	1107.59	7268.00	ND	ND	7268.00	1107.59
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	9	1213166	1200000	NA	NA	80.65<	91.95<	NA	NA
Detached Home (New)	1	2950000	2950000	4357.46	677.00	167.61<	ND	677.00	4357.46
Detached Home Unsp	1354	1604967	1510000	1743.19	697.00	99.34<	101.48<	770.15	2083.19
Detached Home(exist)	1	1566000	1566000	1094.34	1431.00	ND	ND	1431.00	1094.34
Res Land (WithBuild)	16	5291718	1576250	1479.41	1000.00	102.99<	88.31<	1272.38	4158.93
Res/Rural Lstyle	132	2409250	2312500	589.90	4195.50	88.87<	100.54<	8455.69	284.93
Retire Village Unit	16	625406	700000	NA	NA	107.86<	112.90<	NA	NA
Semi-detached Unspec	56	1513096	1629000	4166.67	348.00	110.67<	104.26<	345.13	4415.41
Single Strata Unsp	614	913898	900000	NA	NA	99.45<	102.27<	NA	NA
Strata Unit/Flat Uns	315	697161	575000	116.35	3137.00	97.46<	100.00<	3137.00	116.35
Townhouse	11	1091000	1088000	NA	NA	97.62<	103.13<	NA	NA
Vac Res A	32	1213687	1245000	1908.86	730.50	111.16<	107.98<	786.53	1543.09
Vac Res B	2	3539000	3539000	1495.42	2255.50	245.76<	176.95<	2255.50	1569.05
Vac Res Rural Lstyle	9	2041666	1850000	473.07	4122.00	102.78<	91.58<	9153.56	223.05
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	24650000	24650000	2240.91	11000.00	ND	ND	11000.00	2240.91
Municipality totals									
Commercial Total			43	Commercial Total Prices			\$82,609,081		
Community Services Total			1	Community Services Total Prices			\$8,050,000		
Residential Total			2,568	Residential Total Prices			\$3,543,020,726		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$24,650,000		
All Sales Total			2,613	All Sales Total			\$3,658,329,807		

Mansfield Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	93	85,000	95,069	16	77,500	91,509	51	27,000	36,576
1996	96	85,000	88,218	10	79,250	81,580	51	30,000	55,047
1997	121	87,000	95,655	17	87,000	84,911	47	31,000	44,201
1998	100	94,000	105,075	17	84,000	84,676	38	28,850	36,659
1999	99	87,500	100,467	14	59,500	62,678	33	26,000	29,553
2000	111	98,000	108,500	20	79,500	73,387	37	30,500	36,118
2001	160	107,500	112,454	21	72,500	80,285	58	31,000	41,578
2002	153	124,000	128,369	21	99,000	117,023	118	34,800	38,008
2003	178	149,500	153,417	40	143,500	138,843	202	36,000	41,882
2004	153	170,000	178,139	36	150,000	154,259	110	55,000	52,756
2005	136	189,000	203,502	26	207,500	184,250	86	68,000	68,834
2006	113	207,000	220,908	31	245,000	221,632	62	80,000	76,993
2007	141	227,500	231,302	26	243,000	219,528	58	82,500	82,590
2008	83	200,000	217,800	38	226,250	210,473	46	94,250	88,085
2009	123	215,000	226,755	37	240,000	218,783	49	100,000	100,641
2010	165	238,000	248,467	30	238,500	252,460	65	115,000	111,344
2011	131	264,500	270,055	29	256,000	238,293	92	89,500	104,813
2012	147	280,000	275,276	25	295,750	274,450	48	92,500	113,281
2013	120	300,000	321,750	16	266,500	249,343	38	127,500	117,932
2014	130	295,500	303,662	31	289,500	268,431	43	130,000	119,732
2015	135	305,000	313,480	27	275,000	273,346	70	154,950	149,095
2016	145	320,000	331,226	26	197,500	244,634	70	164,975	149,001
2017	174	339,750	353,401	19	265,000	280,578	81	156,000	152,501
2018	151	380,000	391,384	28	310,000	317,926	106	165,000	162,474
2019	128	407,500	426,959	22	324,000	310,793	100	169,475	167,780
2020	176	446,500	465,311	30	386,000	405,360	120	185,000	200,300
2021	236	589,500	626,268	18	433,000	469,222	112	266,250	269,601
2022	145	670,000	712,562	19	495,000	479,184	58	350,000	329,043
2023	130	695,000	748,003	18	555,000	633,722	28	355,000	345,214
2024	107	660,000	724,707	14	545,000	528,071	25	350,000	327,640
2025	139	705,000	760,875	18	476,500	486,833	36	340,000	349,405
2026	26	633,750	671,500	3	610,000^	559,333^	12	310,000	286,687

Statistics for 2026 are based on a small number of sales and are preliminary only.

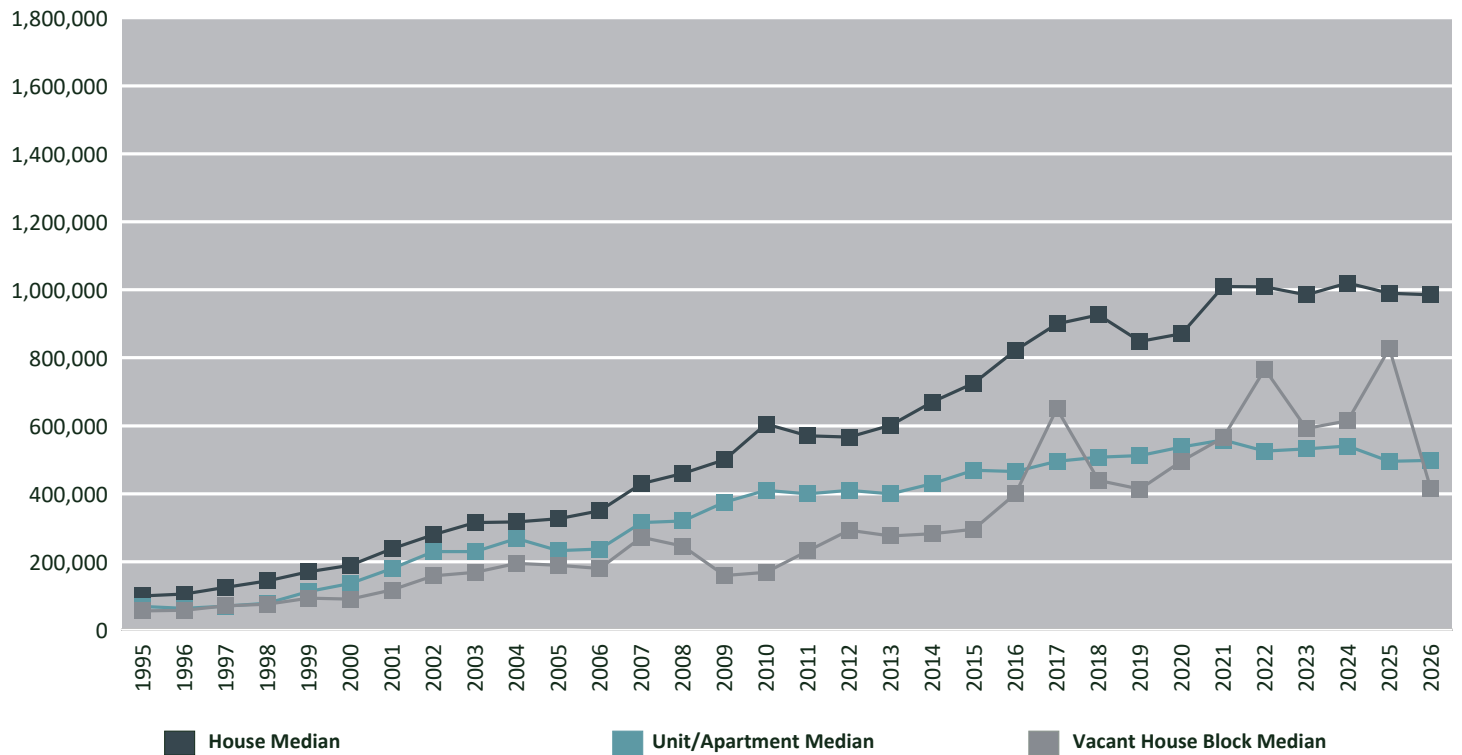
Mansfield Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ground Level Parking	1	200000	200000	510.20	392.00	ND	ND	392.00	510.20
Health Clinic Unsp	1	2200000	2200000	397.11	5540.00	ND	ND	5540.00	397.11
Holiday Units	1	450000	450000	28.72	15670.00	ND	ND	15670.00	28.72
Hotel	1	3800000	3800000	1534.73	2476.00	ND	429.38<	2476.00	1534.73
Licensed Restaurant	1	2000000	2000000	7874.02	254.00	ND	ND	254.00	7874.02
Retail Mult Occ Unsp	1	530000	530000	107.77	4918.00	ND	ND	4918.00	107.77
Retail Sgle Occ Unsp	3	483333	420000	2882.88	111.00	85.71<	82.68<	284.33	1699.88
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	600000	600000	601.81	997.00	61.54<	71.51<	997.00	601.81
Food ProcessingDairy	1	630000	630000	700.00	900.00	ND	ND	900.00	700.00
Warehouse Store	1	7500000	7500000	2902.48	2584.00	ND	ND	2584.00	2902.48
Warehouse Unspec	1	2200000	2200000	44.00	50000.00	ND	880.00<	50000.00	44.00
Workshop	1	500000	500000	495.05	1010.00	33.33<	ND	1010.00	495.05
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
TelecomTowers Unspec	1	1140000	1140000	701.11	1626.00	ND	ND	1626.00	701.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	614250	494115	2.26	214249.00	76.02<	47.87<	238267.50	2.58
Livestock – Beef	3	2626666	2800000	3.46	810000.00	149.09<	372.34<	1835300.00	1.43
Livestock – Sheep	1	550000	550000	1.54	356000.00	26.76<	14.96<	356000.00	1.54
MixedFarm&GrazUnsp	14	1434000	1180000	2.77	411900.00	94.78<	76.13<	489092.86	2.93
Softwood Plantation	1	585000	585000	1.44	405700.00	ND	ND	405700.00	1.44
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	4	386250	390000	NA	NA	83.87<	118.90<	NA	NA
Detached Home Unsp	17	797647	670000	893.85	716.00	114.53<	98.89<	929.73	847.55
Detached Home(Comm)	4	731500	685000	1268.52	540.00	91.58<	ND	671.50	1089.35
Detached Home(exist)	122	755751	716000	870.05	919.50	105.37<	107.67<	1164.26	649.12
Disability Housing	1	740000	740000	859.47	861.00	ND	ND	861.00	859.47
Res/Rural Lstyle	69	1137913	1000000	37.99	40800.00	91.32<	96.62<	51612.78	22.05
ResLandWithImprovemt	6	664333	625000	14.72	43570.00	89.29<	196.85<	43030.00	15.44
Single Strata Unsp	13	531384	585000	NA	NA	113.59<	106.36<	NA	NA
Site Improves Rur	1	450000	450000	15.85	28390.00	257.14<	ND	28390.00	15.85
Strata Unit/Flat Uns	1	310000	310000	NA	NA	44.13<	62.00<	NA	NA
Vac Res A	26	320714	320000	252.64	939.00	92.75<	101.59<	878.94	338.07
Vac Res B	9	381666	381000	176.68	2264.00	106.57<	89.33<	2525.67	151.12
Vac Res C	1	805000	805000	0.11	7290000.00	196.34<	243.94<	7290000.00	0.11
Vac Res Rural Lstyle	20	467000	493500	17.22	30305.50	112.16<	101.33<	35490.95	13.16
Municipality totals									
Commercial Total			9	Commercial Total Prices				\$10,630,000	
Industrial Total			5	Industrial Total Prices				\$11,430,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$1,140,000	
Primary Production Total			23	Primary Production Total Prices				\$31,548,000	
Residential Total			294	Residential Total Prices				\$223,061,246	
All Sales Total			332	All Sales Total				\$277,809,246	

Maribyrnong City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	969	100,000	107,101	248	69,000	85,921	75	55,350	55,967
1996	1,089	105,000	109,221	350	63,000	78,496	75	57,750	54,244
1997	1,440	125,000	134,259	506	69,500	91,685	241	70,500	75,612
1998	1,282	143,750	151,848	553	78,000	105,483	267	75,000	90,701
1999	1,331	171,000	187,547	668	112,250	145,207	390	93,200	102,478
2000	1,328	190,000	203,264	616	136,250	168,597	129	90,000	103,955
2001	1,653	238,000	248,869	888	180,000	203,773	123	117,000	136,057
2002	1,459	280,000	297,751	810	230,000	255,715	173	159,000	150,335
2003	1,259	315,000	326,141	652	230,000	244,715	167	169,000	191,487
2004	1,081	317,000	332,513	623	268,500	276,422	87	195,000	215,882
2005	1,181	327,000	350,548	661	232,750	254,409	222	190,000	201,860
2006	1,206	350,500	375,857	705	237,000	267,728	109	180,000	199,473
2007	1,570	430,000	451,956	1,149	315,000	323,193	90	272,500	265,286
2008	1,073	460,000	487,018	827	320,000	328,548	48	246,250	274,777
2009	1,184	500,000	529,186	1,359	375,000	386,912	157	160,000	207,136
2010	1,034	605,000	623,936	1,180	410,000	428,651	27	169,000	220,375
2011	970	570,200	606,041	878	400,000	419,132	14	232,250	257,850
2012	927	566,300	595,651	1,023	410,000	418,520	38	292,600	335,421
2013	1,105	601,000	631,911	1,073	400,000	412,550	90	275,786	278,587
2014	1,139	670,000	700,668	1,197	430,000	432,325	78	282,311	282,402
2015	1,041	725,000	761,229	1,514	469,170	468,399	42	295,898	300,939
2016	1,001	822,000	870,845	1,322	465,000	476,817	35	400,000	497,130
2017	1,020	900,000	955,571	1,768	495,000	506,927	23	650,000	654,595
2018	747	926,000	979,624	1,265	507,500	515,413	42	439,500	479,404
2019	855	848,000	907,381	1,028	512,500	530,616	101	413,500	445,128
2020	912	870,500	983,534	1,119	538,000	548,335	58	496,500	480,707
2021	1,205	1,010,000	1,085,021	1,378	558,000	578,730	25	565,000	610,840
2022	834	1,009,000	1,097,680	1,185	525,300	548,348	6	766,589 ^	891,696 ^
2023	744	985,000	1,057,004	1,147	532,000	542,483	16	592,500	547,843
2024	934	1,020,000	1,091,172	1,310	540,000	556,895	11	615,000	583,863
2025	1,056	990,000	1,068,782	1,401	495,000	536,312	16	827,500	975,618
2026	107	985,000	1,062,672	234	498,000	535,357	1	415,000 ^	415,000 ^

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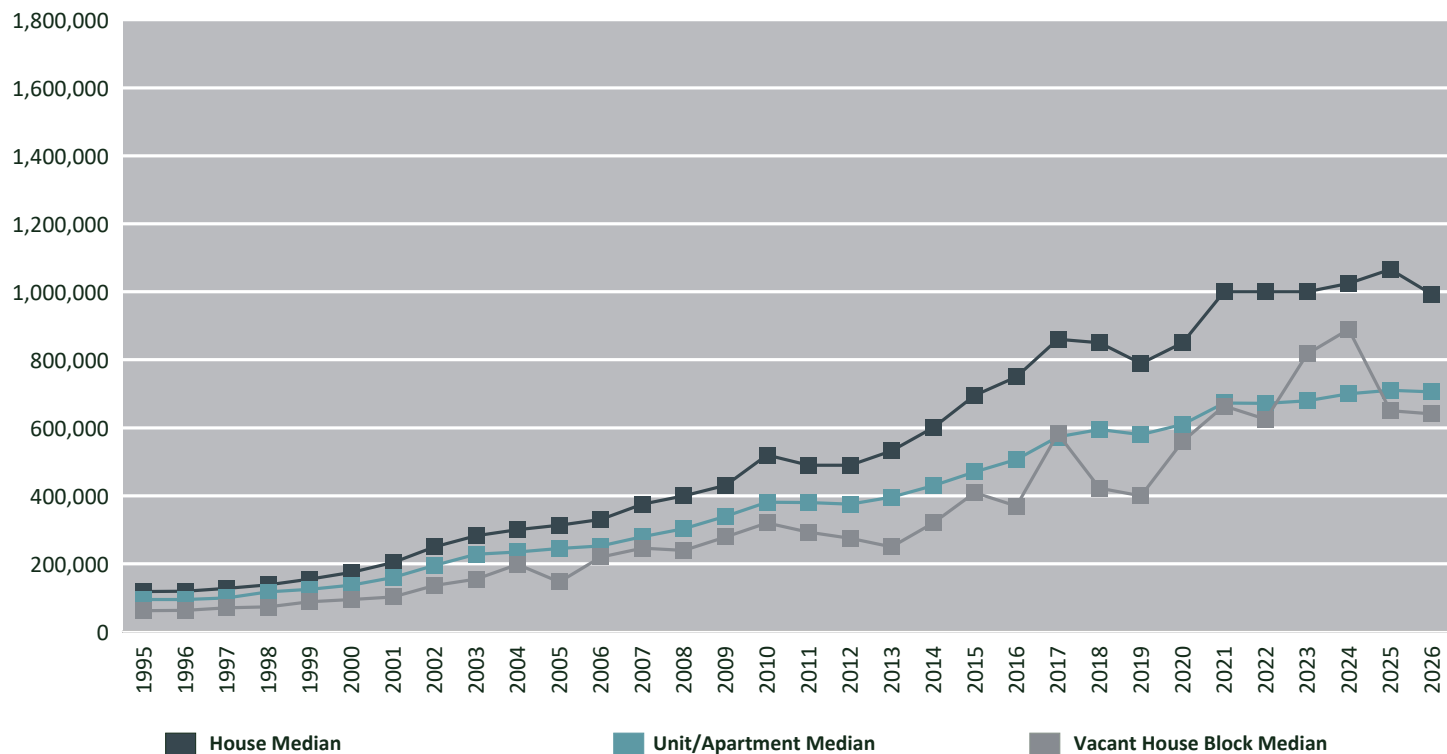
Maribyrnong City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
CarPark – UnderCover	1	16500	16500	4.40	3751.00	ND	ND	3751.00	4.40
Dental Clinic	1	1300000	1300000	3170.73	410.00	ND	ND	410.00	3170.73
Dev Site	3	2742666	2805000	1467.85	32876.50	74.01<	56.67<	32876.50	65.24
Health Clinic Unsp	1	650000	650000	305.59	2127.00	114.54<	ND	2127.00	305.59
Mixed Use Unspec	1	1395000	1395000	NA	NA	72.47<	65.42<	NA	NA
Office Premises Uns	10	1461766	914000	615.50	271.50	187.34<	125.64<	555.40	2631.92
Pub/Tavern/Club Unsp	2	1585000	1585000	4934.21	152.00	93.24<	ND	152.00	4934.21
Retail Mult Occ Unsp	9	1564027	979000	5063.29	237.00	99.39<	89.00<	313.44	4989.81
Retail Sgle Occ Unsp	26	1304278	967500	13532.11	218.00	96.75<	108.78<	394.91	3123.28
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	23	6882389	1562000	42116.63	926.00	284.00<	147.36<	4982.39	1381.34
Ind Dev Site	1	12080000	12080000	2652.61	4554.00	538.48<	376.07<	4554.00	2652.61
Warehouse Unspec	16	1409312	758500	3466.39	476.00	113.23<	123.02<	3915.07	373.07
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	837000	837000	NA	NA	90.49<	114.66<	NA	NA
Detached Home Unsp	876	1099797	1010000	2835.82	335.00	94.39<	96.65<	369.38	3005.48
Dorm Accom Unspec	1	129000	129000	NA	NA	ND	ND	NA	NA
Half Pair or Duplex	1	1365000	1365000	6148.65	222.00	97.50<	ND	222.00	6148.65
Individual Car Park	4	206750	50000	NA	NA	5000.00<	5000000.00<	NA	NA
Individual Flat	3	325000	125000	1762.83	696.50	13.26<	ND	696.50	610.19
OYO Sub Unit	32	537468	537500	NA	NA	108.59<	107.50<	NA	NA
Res Land (WithBuild)	23	1234734	1150000	1664.19	673.00	87.06<	104.55<	674.74	1829.94
Res/Rural Lstyle	4	453000	453500	49.51	9132.50	55.99<	ND	9132.50	49.60
Semi-detached Unspec	179	915346	877000	6148.65	148.00	101.98<	97.44<	152.82	6089.05
Single Strata Unsp	193	646459	635000	NA	NA	96.21<	93.52<	NA	NA
Strata Unit/Flat Uns	999	475621	430000	358.43	2218.00	94.51<	91.49<	2218.00	358.43
Townhouse	175	757644	693000	8941.61	137.00	98.93<	106.62<	137.00	8941.61
Vac Res A	16	975618	827500	2817.71	364.00	134.55<	107.95<	463.43	2068.42
Municipality totals									
Commercial Total			54	Commercial Total Prices				\$77,364,660	
Industrial Total			40	Industrial Total Prices				\$192,923,954	
Residential Total			2,508	Residential Total Prices				\$1,927,760,092	
All Sales Total			2,602	All Sales Total				\$2,198,048,706	

Maroondah City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,298	118,425	128,548	496	95,000	107,388	332	62,250	67,807
1996	1,391	119,000	130,676	669	95,000	103,798	344	63,000	65,485
1997	1,769	127,500	138,663	839	100,000	109,768	445	70,500	78,260
1998	1,638	138,000	151,282	810	117,000	127,649	371	72,950	78,408
1999	1,625	155,000	171,416	887	125,000	131,222	323	88,000	95,936
2000	1,715	175,000	191,638	1,062	137,500	145,675	233	95,000	97,767
2001	1,930	203,500	224,617	1,097	159,950	170,032	244	102,697	107,219
2002	1,766	249,950	269,084	1,013	195,000	205,219	128	135,750	142,436
2003	1,605	282,050	301,246	1,052	228,000	230,657	86	154,500	146,200
2004	1,443	300,000	321,985	897	235,000	243,128	81	198,000	200,951
2005	1,574	313,000	331,422	947	245,000	254,996	28	146,428	172,409
2006	1,370	330,000	352,190	940	252,050	261,594	67	220,000	222,332
2007	1,614	375,250	402,219	1,171	280,000	294,532	62	246,250	244,758
2008	1,335	400,000	427,430	945	303,000	322,893	80	239,000	258,870
2009	1,558	431,000	456,693	1,137	339,950	356,084	141	279,000	266,289
2010	1,400	520,000	539,165	916	381,000	402,095	100	320,000	300,286
2011	1,244	490,000	517,445	820	380,444	399,059	126	293,250	298,652
2012	1,274	490,000	517,217	913	375,000	394,805	117	275,000	284,438
2013	1,461	532,000	552,749	1,042	396,000	406,987	189	250,000	274,471
2014	1,526	600,500	624,010	1,161	430,000	445,199	117	320,000	338,215
2015	1,633	695,000	725,398	1,270	470,000	491,651	75	409,000	424,871
2016	1,446	750,000	791,574	1,172	506,500	537,658	38	369,500	436,839
2017	1,343	860,000	916,621	1,273	573,000	604,667	50	582,500	593,904
2018	1,220	850,000	899,798	838	595,000	606,422	48	422,500	476,638
2019	1,216	789,000	820,672	1,001	580,000	603,766	61	400,000	467,333
2020	1,006	850,000	886,469	806	610,000	625,901	67	560,000	581,497
2021	1,529	1,000,000	1,057,899	1,351	673,037	693,646	78	664,000	688,075
2022	1,225	1,000,000	1,081,909	998	672,250	695,384	38	625,237	647,516
2023	1,142	1,000,000	1,068,196	1,017	679,000	709,744	32	817,500	790,087
2024	1,230	1,025,000	1,099,108	1,123	699,900	713,339	24	889,000	1,116,840
2025	1,280	1,065,500	1,114,679	1,231	710,000	739,780	33	650,000	673,771
2026	131	992,500	1,079,631	171	705,500	728,885	4	641,000 ^	635,500 ^

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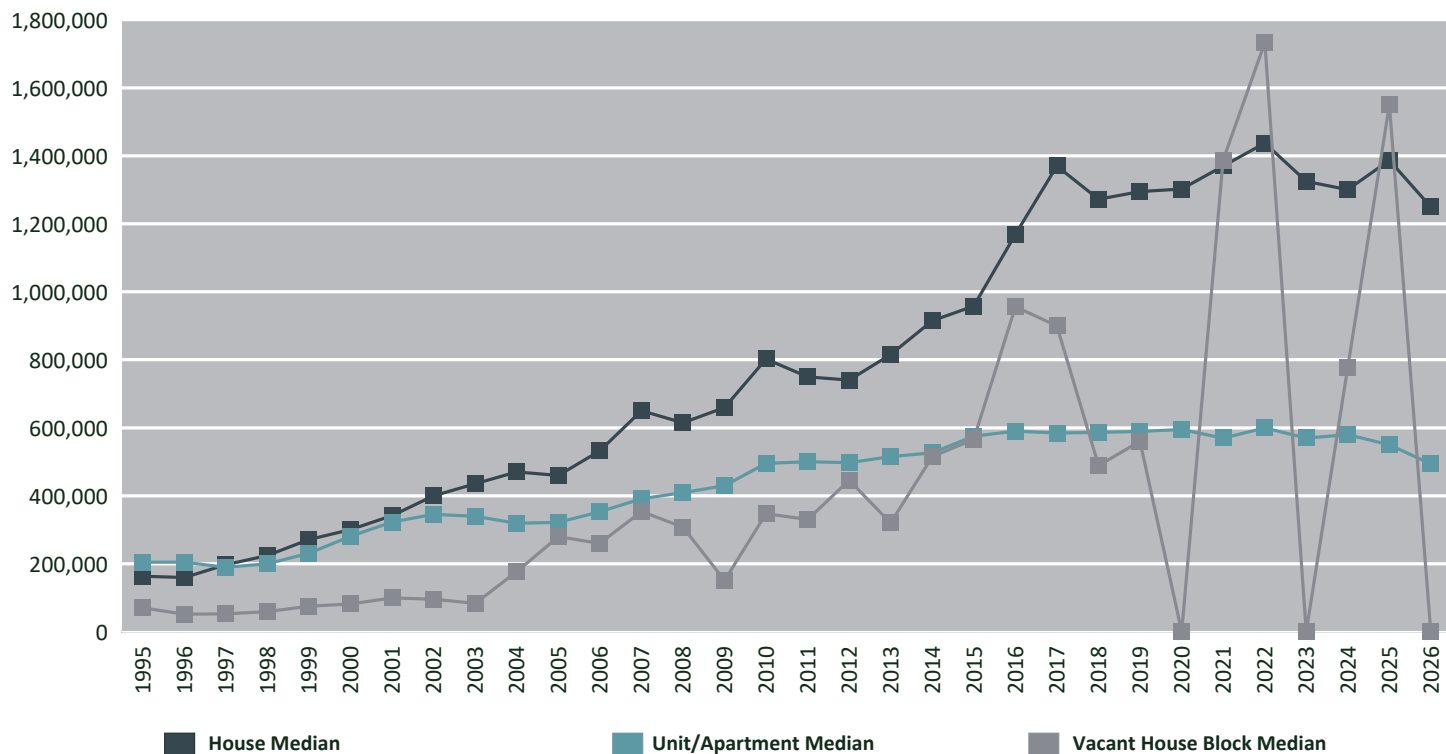
Maroondah City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bottle Shop/Licensed	1	982000	982000	2486.08	395.00	45.64<	ND	395.00	2486.08
Brothel	1	1430000	1430000	3470.87	412.00	ND	ND	412.00	3470.87
Dev Site	1	950000	950000	1136.36	836.00	70.63<	ND	836.00	1136.36
Fuel Outlet/Garage	1	6425000	6425000	1187.18	5412.00	ND	ND	5412.00	1187.18
Health Clinic Unsp	6	3062500	1750000	1235.29	1765.00	218.75<	152.51<	1951.67	1569.17
LowRise Office Build	1	377000	377000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	1	820000	820000	2455.09	334.00	87.70<	109.33<	334.00	2455.09
Multi-Lvl Offic Unsp	1	1850000	1850000	4601.99	402.00	321.35<	214.37<	402.00	4601.99
National Co Rest	1	8326400	8326400	2086.82	3990.00	ND	ND	3990.00	2086.82
Office Premises Uns	7	741428	665000	962.37	691.00	99.25<	119.71<	908.00	878.85
Retail Mult Occ Unsp	2	1399250	1399250	NA	NA	145.76<	116.53<	NA	NA
Retail Sgle Occ Unsp	31	1417185	831600	5215.05	279.00	99.31<	140.97<	415.54	2816.80
Vehicle Sales Centre	2	1375000	1375000	1013.42	1412.50	5.80<	229.17<	1412.50	973.45
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	42	1812111	764000	1432.64	462.50	60.35<	77.96<	4329.10	430.97
Warehouse Unspec	32	2179196	845000	3066.91	538.00	108.81<	88.81<	3484.38	664.24
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1274	1116094	1070000	1332.93	789.50	104.31<	107.00<	787.89	1412.47
Individual Flat	1	710000	710000	6120.69	116.00	ND	82.08<	116.00	6120.69
Res Land (WithBuild)	57	1179885	1090000	1125.00	880.00	107.39<	83.85<	957.40	1240.64
Res/Rural Lstyle	5	1864422	1711111	500.72	4194.00	60.57<	90.44<	4417.40	422.06
ResLandWithImprovemt	1	2250000	2250000	92.18	24410.00	ND	ND	24410.00	92.18
Retire Village Compl	1	500000	500000	NA	NA	ND	ND	NA	NA
Retire Village Unit	22	649909	697500	NA	NA	112.05<	126.82<	NA	NA
Semi-detached Unspec	6	814166	817500	4169.15	184.50	100.93<	90.36<	218.17	3731.86
Single Strata Unsp	914	769255	730000	3276.35	351.00	102.53<	104.29<	351.00	3276.35
Strata Unit/Flat Uns	295	655161	550000	NA	NA	96.49<	101.38<	NA	NA
Vac Res A	31	662724	650000	1543.51	609.00	73.12<	117.75<	698.71	948.50
Vac Res B	2	845000	845000	397.08	2145.50	ND	94.94<	2145.50	393.85
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	4450000	4450000	2249.75	1978.00	ND	ND	1978.00	2249.75
Municipality totals									
Commercial Total			56	Commercial Total Prices			\$94,206,650		
Industrial Total			74	Industrial Total Prices			\$145,842,984		
Residential Total			2,609	Residential Total Prices			\$2,439,729,996		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$4,450,000		
All Sales Total			2,740	All Sales Total			\$2,684,229,630		

Melbourne City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	429	163,000	228,711	1,370	204,250	232,900	38	70,250	81,781
1996	546	160,000	207,101	1,667	205,000	238,955	104	52,000	68,570
1997	685	197,000	250,474	2,396	190,000	229,886	170	53,000	69,560
1998	520	224,250	284,417	2,993	200,000	242,835	158	59,000	74,144
1999	553	271,000	341,436	4,763	230,750	281,449	131	75,000	109,498
2000	537	300,000	394,731	4,047	281,000	353,742	76	82,000	114,576
2001	631	341,500	430,541	6,022	322,750	374,627	58	100,000	135,802
2002	554	400,000	531,129	5,463	345,000	404,399	19	96,000	115,013
2003	508	435,000	573,695	3,859	340,000	391,128	1	84,000 ^	84,000 ^
2004	422	470,000	656,109	3,324	319,000	372,006	6	176,187 ^	185,812 ^
2005	477	460,000	646,406	3,721	321,875	390,734	4	280,000 ^	286,500 ^
2006	469	532,000	762,290	4,189	353,000	440,810	14	260,000	264,121
2007	572	650,000	931,237	6,092	391,000	516,261	5	354,000 ^	294,800 ^
2008	340	615,000	875,459	5,090	409,000	480,152	1	307,500 ^	307,500 ^
2009	383	660,000	904,350	5,797	430,000	497,490	2	150,760 ^	150,760 ^
2010	324	802,500	1,053,402	7,680	495,000	570,174	7	347,000 ^	676,785 ^
2011	380	750,000	1,051,846	6,416	500,000	568,089	5	330,000 ^	524,800 ^
2012	345	740,000	1,013,078	5,642	497,000	555,054	6	445,250 ^	585,333 ^
2013	423	815,000	1,111,837	7,713	515,500	590,389	9	320,000 ^	367,944 ^
2014	382	915,000	1,273,009	11,256	526,751	583,985	1	515,000 ^	515,000 ^
2015	400	958,000	1,302,544	10,377	575,000	652,560	2	565,500 ^	565,500 ^
2016	377	1,169,000	1,654,392	7,625	590,000	708,526	4	956,500 ^	846,750 ^
2017	335	1,370,000	1,884,841	7,341	584,200	699,408	7	900,000 ^	963,571 ^
2018	304	1,272,000	1,837,681	5,483	586,900	692,872	6	488,750 ^	784,879 ^
2019	273	1,295,000	1,661,676	4,578	589,000	739,038	1	560,000 ^	560,000 ^
2020	225	1,302,000	1,895,867	3,134	594,999	742,812	0	0 *	0 *
2021	394	1,370,000	1,788,719	4,330	570,000	742,445	4	1,387,500 ^	1,796,250 ^
2022	365	1,437,500	1,896,781	5,106	600,000	735,091	1	1,732,500 ^	1,732,500 ^
2023	306	1,325,000	1,886,504	5,333	570,000	712,020	0	0 *	0 *
2024	352	1,300,000	1,975,598	5,794	580,000	703,527	4	776,000 ^	2,988,000 ^
2025	398	1,386,500	1,786,944	6,091	550,000	669,833	6	1,550,000 ^	2,701,500 ^
2026	45	1,250,000	1,455,651	947	494,000	564,943	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

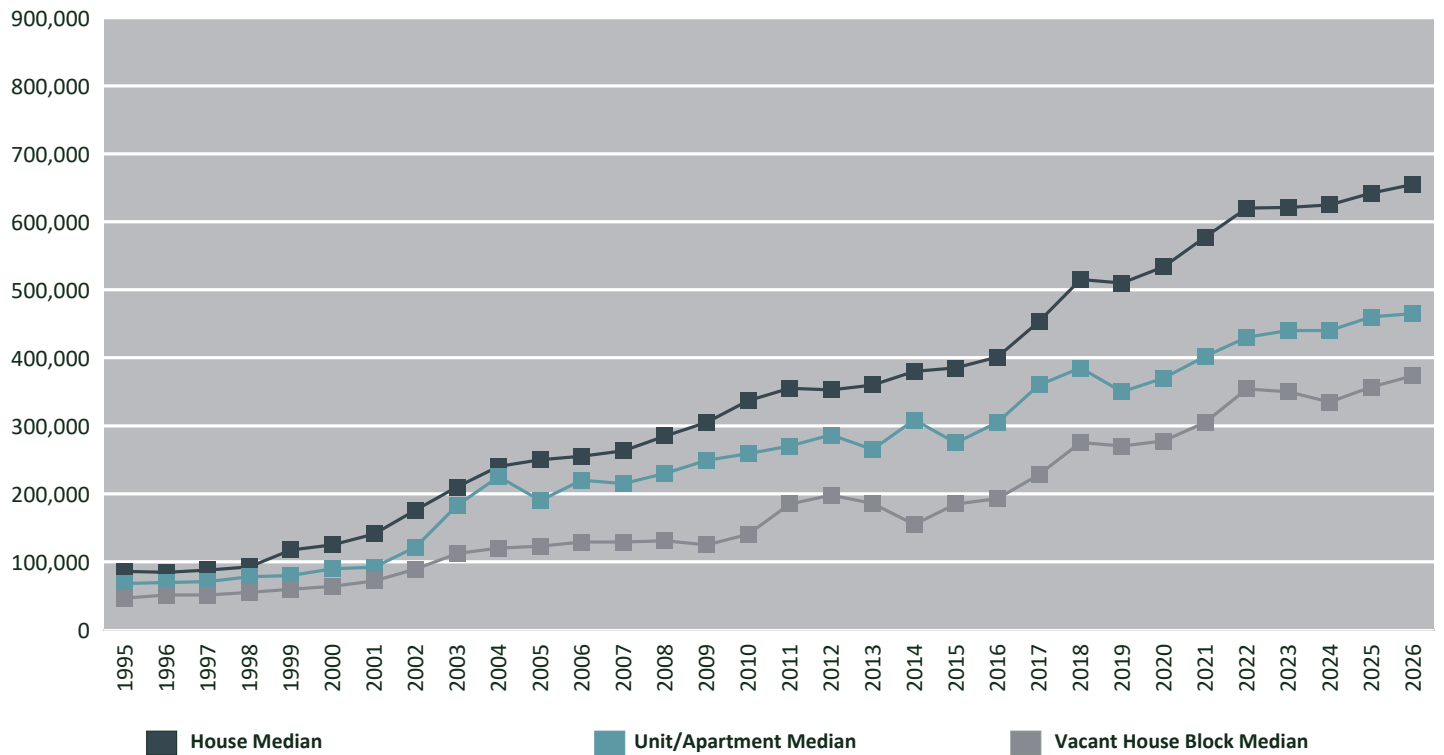
Melbourne City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	3	1645000	1265000	1868.56	1552.00	87.85<	81.27<	28500.33	57.72
CarPark – UnderCover	12	33619	31500	7.42	4244.00	43.75<	63.00<	4668.17	7.20
Convenience/FastFood	2	924944	924944	660.67	1400.00	ND	ND	1400.00	660.67
Dev Site	3	10156333	7920000	15588.24	170.00	63.02<	117.33<	170.00	15588.24
Ground Level Parking	3	5393333	100000	1981.82	2976.50	ND	200.00<	2976.50	2714.60
Health Clinic Unsp	2	1021250	1021250	86.34	12509.00	153.57<	75.23<	12509.00	86.34
Health Surgery	1	10065000	10065000	9955.49	1011.00	ND	ND	1011.00	9955.49
Hotel/Motel Unsp	3	111434333	139300000	87704.57	934.50	1200.86<	265.21<	934.50	74640.45
Indiv CarPark Unspe	22	49631	39750	17.80	2023.00	103.25<	107.43<	2396.06	16.14
Mixed Use Unspec	30	14798485	1097000	10.70	1246.00	1443.42<	18.71<	1614.86	11597.27
Multi-storey CarPark	11	6763583	100000	26.39	2001.00	138.89<	1.23<	2324.75	5939.89
Office Premises Uns	158	8463696	524000	211.73	921.00	105.86<	91.93<	1171.19	5260.10
Pub	1	33850000	33850000	41432.07	817.00	805.95<	ND	817.00	41432.07
Pub/Tavern/Club Unsp	4	5219475	1908250	13576.06	157.50	103.85<	86.74<	188.25	27726.29
Restaurant	1	1640000	1640000	593.13	2765.00	50.77<	ND	2765.00	593.13
Retail Mult Occ Unsp	4	18709250	7225000	10505.52	642.50	51.24<	407.33<	642.50	11245.14
Retail Sgle Occ Unsp	52	3340770	1477500	11463.17	314.00	118.20<	117.73<	1834.93	1464.13
Serv Apt/Unit Unsp	188	635280	275000	137.69	1040.00	95.16<	90.61<	1221.67	739.17
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	2048750	2048750	6638.07	318.00	110.74<	46.86<	318.00	6442.61
Garage/Motor Vehicle	1	3000000	3000000	4255.32	705.00	ND	ND	705.00	4255.32
Ind Dev Site	1	7590000	7590000	2475.54	3066.00	ND	ND	3066.00	2475.54
Warehouse Unspec	15	4096080	1475000	5124.27	407.00	47.05<	89.10<	2289.50	2121.07
Warehouse/Office	15	1803146	1550000	5169.26	475.50	81.58<	111.83<	1165.92	1642.43
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	4950	4950	NA	NA	0.62<	ND	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	7	965714	1050000	NA	NA	141.89<	51.72<	NA	NA
Detached Home Unsp	376	1798490	1397500	12300.61	163.00	105.08<	98.42<	218.89	8165.02
Individual Car Park	142	81219	50000	NA	NA	131.58<	185.19<	NA	NA
MisimpRuralLand Unsp	2	43000	43000	16.95	4129.00	122.86<	ND	4129.00	16.95
Res Investment Flat	1	3850000	3850000	11424.33	337.00	ND	ND	337.00	11424.33
Res/Rural Lstyle	1	5800000	5800000	871.39	6656.00	670.52<	368.86<	6656.00	871.39
ResLandWithImprovemt	45	15362	7350	1.41	2122.00	73.50<	67.77<	4013.71	4.50
Semi-detached Unspec	22	1589624	1207500	16408.16	147.00	115.00<	79.19<	239.24	6690.04
Single Strata Unit	65	439482	430000	NA	NA	89.58<	90.72<	NA	NA
Single Strata Unsp	4772	635173	530000	1017.96	1670.00	98.15<	92.17<	1670.00	1017.96
Storage Area Res	30	18025	10500	13.24	1246.00	91.30<	104.48<	1668.95	11.87
Storage Area Rural	1	18000	18000	NA	NA	88.45<	300.00<	NA	NA
Strata Unit/Flat Uns	1137	756544	625000	1699.27	3649.00	97.97<	93.70<	3649.00	650.86
Townhouse	109	1371901	1130000	NA	NA	97.41<	107.31<	NA	NA
Vac Res A	5	1569000	1550000	5367.12	381.00	199.74<	89.47<	494.50	3182.51
Vac Res B	1	8364000	8364000	2994.63	2793.00	ND	ND	2793.00	2994.63
Vac Res Rural Lstyle	1	1200000	1200000	180.29	6656.00	2.43<	ND	6656.00	180.29
Municipality totals									
Commercial Total			500			Commercial Total Prices			\$2,681,315,359
Industrial Total			34			Industrial Total Prices			\$103,175,911
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$4,950
Residential Total			6,717			Residential Total Prices			\$4,827,235,528
All Sales Total			7,252			All Sales Total			\$7,611,731,748

Melton City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	528	86,000	93,536	53	68,000	74,872	461	46,700	48,746
1996	574	84,625	96,853	50	69,250	72,686	430	51,000	55,573
1997	674	88,000	101,581	72	70,750	69,765	643	51,000	53,326
1998	753	92,500	102,330	63	78,000	93,503	984	55,000	57,781
1999	864	117,250	127,249	77	80,000	91,277	1,913	59,500	63,138
2000	1,043	125,000	145,595	82	89,500	106,893	1,610	64,000	64,661
2001	1,468	141,000	159,788	153	92,000	105,489	2,904	72,000	72,860
2002	1,478	176,000	189,616	176	121,500	144,545	2,757	89,000	91,653
2003	1,574	210,000	220,313	191	183,000	185,002	3,025	112,000	111,514
2004	1,481	240,000	243,832	255	225,000	201,051	2,062	120,000	122,591
2005	1,611	250,000	250,869	174	190,000	198,717	1,833	123,000	124,973
2006	1,410	255,000	256,310	165	220,000	221,030	1,889	129,000	131,335
2007	2,183	263,000	270,421	311	215,000	224,431	2,841	129,000	130,060
2008	2,165	285,000	293,233	364	230,000	231,203	2,165	131,000	136,485
2009	2,404	305,000	315,048	441	249,000	259,440	2,380	125,000	145,984
2010	2,174	336,750	353,620	377	259,000	288,300	2,462	140,250	163,293
2011	1,774	355,000	368,401	276	270,000	280,258	1,353	185,000	201,743
2012	1,683	353,000	369,029	304	286,500	290,663	1,033	198,000	200,727
2013	1,813	360,000	378,482	393	265,000	273,276	1,410	186,000	194,831
2014	1,939	380,000	393,485	396	308,500	316,556	1,596	155,000	186,308
2015	2,269	385,000	410,639	379	275,000	298,562	2,132	185,000	196,417
2016	2,445	401,000	433,630	383	305,000	351,901	3,844	193,000	200,998
2017	2,834	453,000	490,820	533	360,000	370,393	5,352	228,000	234,161
2018	2,443	515,000	546,417	293	385,000	401,863	3,865	275,200	278,572
2019	2,199	510,000	531,968	261	350,000	370,302	2,359	270,000	272,812
2020	2,274	533,690	560,287	213	370,000	397,703	5,274	277,500	279,507
2021	3,709	577,500	614,586	335	402,000	414,242	10,201	305,000	304,194
2022	3,420	620,250	663,221	277	430,000	438,063	3,718	354,250	363,983
2023	3,620	621,000	649,001	275	440,000	463,142	1,903	350,000	357,933
2024	4,464	625,000	659,433	329	440,000	453,502	2,380	335,000	357,638
2025	5,227	642,000	676,211	340	460,000	480,013	2,338	357,000	364,775
2026	777	655,000	679,584	53	465,000	490,339	294	373,591	380,694

Statistics for 2026 are based on a small number of sales and are preliminary only.

Melton City

Analysis of property sales for 2025

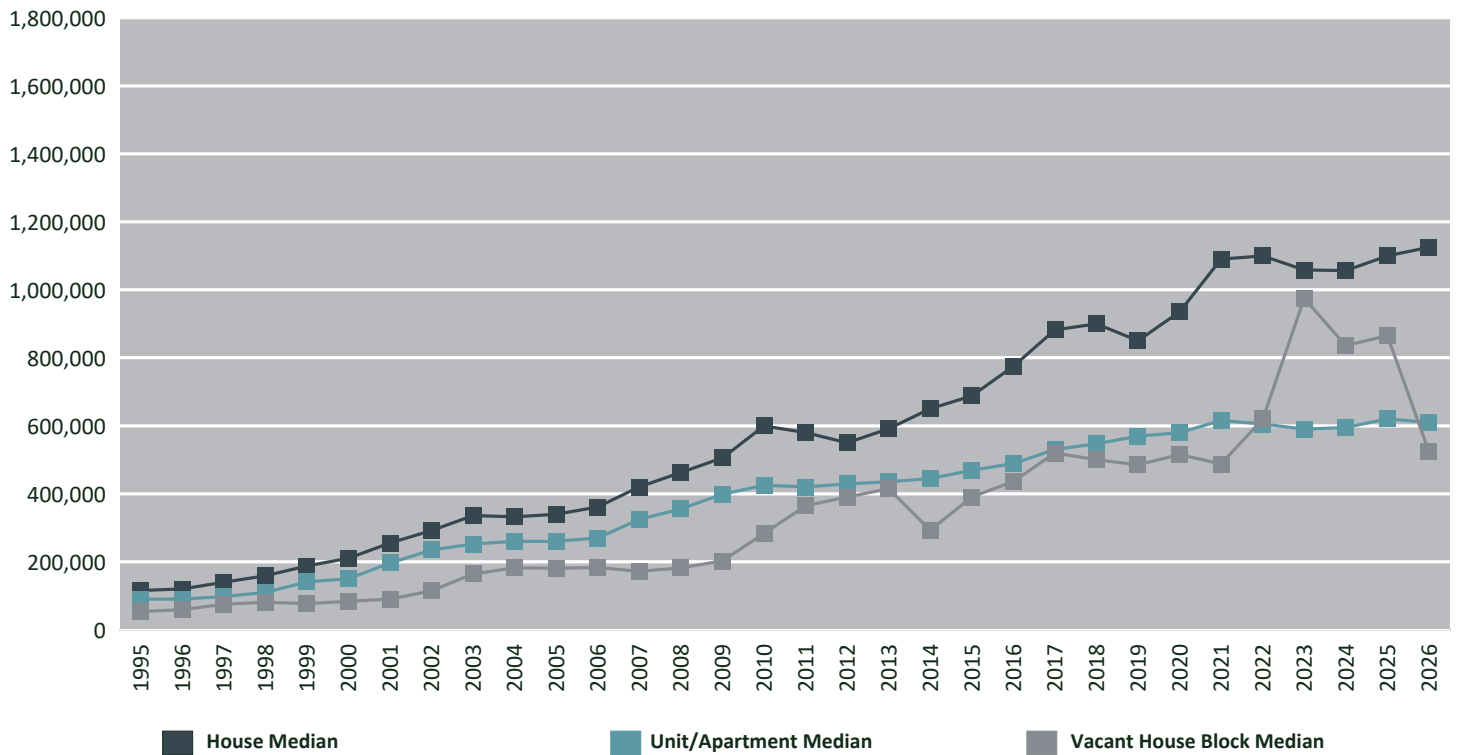
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	2675000	2675000	2451.88	1091.00	ND	298.88<	1091.00	2451.88
Dev Site	9	6403725	3055470	879.07	3347.50	142.34<	185.80<	10446.50	497.30
Health Clinic Unsp	1	7400000	7400000	6006.49	1232.00	421.65<	ND	1232.00	6006.49
Health Surgery	1	772000	772000	1326.46	582.00	ND	130.85<	582.00	1326.46
Mixed Use Unspec	3	1499500	1138500	1258.62	580.00	29.67<	96.05<	588.00	2550.17
National Co Rest	1	4025000	4025000	1388.89	2898.00	ND	ND	2898.00	1388.89
Office Premises Uns	1	1160250	1160250	3603.26	322.00	ND	ND	322.00	3603.26
Retail Mult Occ Unsp	1	2313500	2313500	NA	NA	ND	217.11<	NA	NA
Retail Sgle Occ Unsp	14	1047457	991700	2107.24	394.50	99.17<	118.94<	1833.00	571.44
Shopping Centre Unsp	1	437050000	437050000	1599.74	273200.00	ND	ND	273200.00	1599.74
Supermarket	1	7300000	7300000	1663.25	4389.00	ND	107.20<	4389.00	1663.25
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5780000	5780000	2657.47	2175.00	110.10<	ND	2175.00	2657.47
Gov School (Unsp)	1	8283000	8283000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	19	1135392	850000	1957.57	456.00	111.84<	73.91<	984.78	1200.07
Ind Dev Site	30	2839470	1435400	756.47	1507.00	109.87<	112.99<	3144.72	914.77
Warehouse	5	622500	608000	3730.06	163.00	104.83<	150.40<	1788.20	348.12
Warehouse Unspec	37	3334500	1705000	2403.69	648.00	132.68<	230.86<	3399.69	1000.06
Warehouse/Office	1	990000	990000	2438.42	406.00	ND	ND	406.00	2438.42
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Utilities Vac Land	1	4543000	4543000	24.61	184591.00	ND	ND	184591.00	24.61
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
MixedFarm + infrast	1	2299000	2299000	2.64	870000.00	69.67<	18.92<	870000.00	2.64
MixedFarm&GrazUnsp	4	7640000	2255000	53.44	321053.50	671.82<	63.97<	351151.75	21.76
Native Bshland	1	1600000	1600000	9.68	165368.00	ND	ND	165368.00	9.68
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1500000	1500000	2586.21	580.00	ND	ND	580.00	2586.21
Detached Home Unsp	5181	677219	643000	1612.50	400.00	102.88<	103.21<	438.89	1543.85
Detached Home(exist)	3	553333	560000	635.59	1416.00	36.13<	58.95<	1540.67	359.15
MisImpRuralLand Unsp	3	2761666	1950000	41.96	120000.00	18.89<	17.26<	102483.33	26.95
Res Land (WithBuild)	5	509900	587500	1244.08	523.00	99.58<	69.94<	497.25	1030.42
Res/Rural Lstyle	28	3772334	2130000	161.49	8299.50	104.41<	146.90<	36151.64	104.35
ResLandWithImprovemt	1	330000	330000	566.04	583.00	ND	ND	583.00	566.04
Retire Village Compl	1	4510000	4510000	420.08	10736.00	ND	ND	10736.00	420.08
Semi-detached Unspec	43	563286	553000	2743.15	198.50	97.89<	102.60<	296.19	1877.92
Single Strata Unsp	298	482114	465400	1444.14	367.00	105.77<	108.99<	367.00	1444.14
Strata Unit/Flat Uns	42	465107	458500	NA	NA	110.48<	103.03<	NA	NA
Vac Res A	2331	362565	357000	1025.71	350.00	106.57<	100.85<	349.41	1037.47
Vac Res B	7	1100714	700000	348.26	2010.00	28.85<	42.12<	2245.43	490.20
Vac Res Englobo Oth	6	8443674	7755000	908.73	2542.00	86.79<	43.16<	8219.33	684.60
Vac Res Rural Lstyle	17	3076617	1210000	110.00	10000.00	62.50<	48.84<	27071.29	113.65

Municipality totals

Commercial Total	34	Commercial Total Prices	\$539,492,182
Community Services Total	2	Community Services Total Prices	\$14,063,000
Industrial Total	92	Industrial Total Prices	\$234,235,558
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$4,543,000
Primary Production Total	6	Primary Production Total Prices	\$34,459,000
Residential Total	7,967	Residential Total Prices	\$4,776,371,150
All Sales Total	8,102	All Sales Total	\$5,603,163,890

Merri-Bek City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,731	116,000	123,228	658	90,000	99,073	143	54,000	63,972
1996	1,852	120,000	127,654	835	90,000	99,486	147	59,000	73,491
1997	2,257	140,000	151,008	1,071	98,000	108,142	149	75,000	86,155
1998	2,044	158,500	166,364	1,011	110,000	121,081	156	80,750	92,315
1999	2,102	187,500	200,266	1,250	141,000	159,482	195	77,000	92,139
2000	2,004	210,000	222,609	1,220	150,000	165,081	241	84,000	90,219
2001	2,250	255,000	263,771	1,499	196,500	215,138	247	90,000	108,938
2002	2,004	291,500	304,574	1,099	235,000	254,204	219	115,000	126,635
2003	2,060	336,000	345,003	1,153	252,000	267,289	138	164,500	172,302
2004	1,696	331,750	351,961	990	260,000	276,376	71	182,000	198,882
2005	1,895	340,000	354,289	1,123	260,000	273,428	43	181,500	170,396
2006	1,911	361,000	377,841	1,130	270,000	292,142	56	183,500	192,785
2007	2,168	420,000	449,293	1,902	325,000	338,259	78	171,750	170,942
2008	1,614	462,750	490,052	1,515	356,000	363,288	68	182,500	195,490
2009	1,873	506,000	536,213	2,014	399,000	403,385	54	202,500	248,646
2010	1,686	600,000	626,588	1,563	425,000	448,455	27	283,000	368,814
2011	1,516	580,000	609,892	1,609	420,000	441,644	45	365,500	402,425
2012	1,585	550,000	578,760	1,640	429,000	430,870	70	390,000	360,958
2013	1,790	591,250	624,921	2,094	435,375	443,895	105	415,000	379,119
2014	2,001	650,000	678,480	2,457	445,000	466,036	116	292,500	370,544
2015	1,984	687,500	733,972	2,790	469,000	484,329	63	390,000	397,961
2016	1,743	775,000	828,570	2,881	489,000	509,758	28	436,250	367,888
2017	1,700	882,000	951,139	2,686	530,000	547,355	31	520,000	510,990
2018	1,540	900,000	963,377	1,990	547,250	559,328	29	500,000	592,474
2019	1,453	850,000	915,749	2,048	569,500	583,346	12	485,000	514,305
2020	1,280	935,500	1,002,242	1,866	580,000	596,471	32	515,000	583,096
2021	1,932	1,090,000	1,150,269	2,915	615,770	648,116	28	487,500	915,281
2022	1,623	1,100,000	1,184,445	2,296	605,000	625,919	13	620,000	573,167
2023	1,512	1,058,000	1,124,606	2,316	590,000	616,901	13	975,000	932,076
2024	1,799	1,056,000	1,135,554	2,729	595,000	612,057	21	836,000	896,066
2025	2,039	1,100,000	1,165,469	2,794	620,000	635,499	14	865,000	904,285
2026	179	1,125,000	1,182,771	400	610,000	631,651	1	525,000 ^	525,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

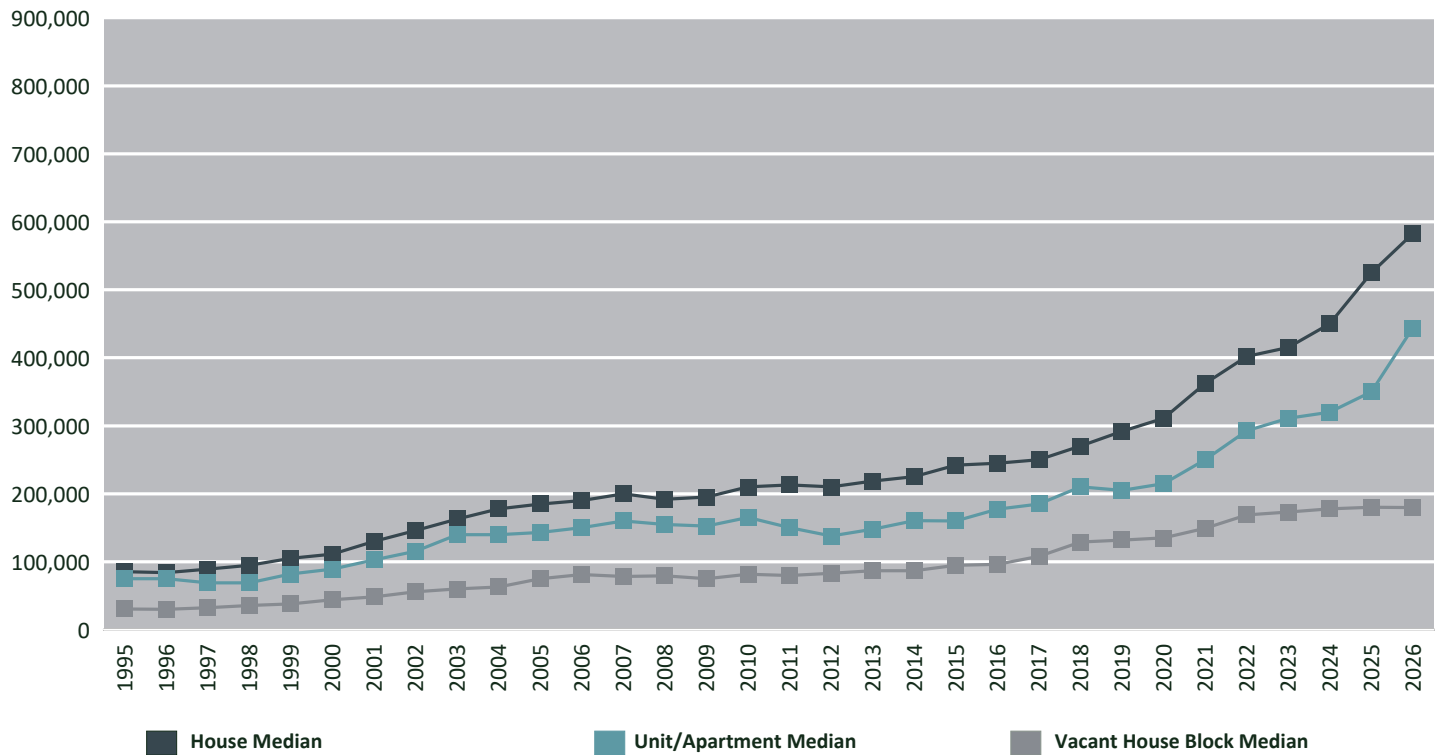
Merri-Bek City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	2640000	2640000	2183.62	1209.00	ND	ND	1209.00	2183.62
Club-Gaming-Stand	1	3574998	3574998	3618.42	988.00	ND	ND	988.00	3618.42
Crematorium/Funeral	1	1125000	1125000	2329.19	483.00	ND	ND	483.00	2329.19
Dev Site	1	2300000	2300000	3639.24	632.00	102.69<	24.89<	632.00	3639.24
Health Clinic Unsp	3	1423333	1800000	518.19	907.00	105.57<	144.00<	953.33	1493.01
Mixed Use Office	4	1323750	1370000	1039.64	1232.00	258.49<	548.00<	1232.00	1074.47
Mixed Use Shop	1	400000	400000	6250.00	64.00	ND	ND	64.00	6250.00
Mixed Use Studio	1	6000000	6000000	17699.12	339.00	ND	ND	339.00	17699.12
Mixed Use Unspec	5	940200	935000	6530.06	165.50	101.63<	72.34<	411.50	2214.76
Office Premises Uns	11	1184990	768900	623.10	1234.00	83.35<	83.69<	1109.44	936.90
Pub/Tavern/Club Unsp	2	2375000	2375000	1717.55	1495.00	197.92<	34.55<	1495.00	1588.63
Retail Mult Occ Unsp	19	1697561	1000000	6593.07	243.00	100.50<	92.76<	610.39	2865.54
Retail Sgle Occ Unsp	53	743362	561000	2996.59	529.00	71.01<	85.00<	989.44	770.42
Retail Store/Showrm	2	2260000	2260000	5364.67	425.50	68.48<	238.73<	425.50	5311.40
Shop	1	600000	600000	2620.09	229.00	ND	63.83<	229.00	2620.09
Shop & Dwelling	1	1230000	1230000	4730.77	260.00	189.23<	ND	260.00	4730.77
Strata/Subdiv Office	1	350000	350000	802.75	436.00	ND	ND	436.00	802.75
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	4300000	4300000	3082.44	1395.00	ND	ND	1395.00	3082.44
Day Care Centre	2	5990000	5990000	2745.73	2377.00	ND	ND	2377.00	2519.98
Place of Worship	1	1078000	1078000	3237.24	333.00	ND	ND	333.00	3237.24
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	46	1908852	1650000	3200.42	652.50	126.92<	137.50<	949.89	2009.55
Ind Dev Site	3	1428166	1501500	1956.91	812.50	254.82<	204.98<	812.50	1712.62
Ind Land Building S0	1	2600000	2600000	12621.36	206.00	ND	ND	206.00	12621.36
Office/Factory	1	1721500	1721500	2374.48	725.00	ND	ND	725.00	2374.48
Warehouse	1	650000	650000	5603.45	116.00	76.02<	148.06<	116.00	5603.45
Warehouse Store	5	125240	132000	59.65	2213.00	103.53<	125.71<	2213.00	56.59
Warehouse Unspec	37	1574547	1112625	3082.06	361.00	99.36<	114.70<	537.89	2986.10
Warehouse/Office	8	2030000	1550000	3010.34	609.00	90.91<	138.39<	2078.25	976.78
Warehouse/Showroom	1	1375000	1375000	4478.83	307.00	ND	ND	307.00	4478.83
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	5000	5000	113.64	44.00	4.55<	20.29<	44.00	113.64
Utilities Vac Land	1	11000	11000	20.37	540.00	ND	3.52<	540.00	20.37
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	2700000	2700000	2647.06	1020.00	46.55<	ND	1020.00	2647.06
Boarding House	2	3670000	3670000	4632.09	740.00	547.76<	150.56<	740.00	4959.46
Cojoin Strata Unsp	1	778000	778000	NA	NA	77.96<	129.67<	NA	NA
Detached Home Unsp	1982	1168664	1100000	2485.73	448.50	103.77<	100.00<	451.38	2589.05
Individual Car Park	3	123500	22500	NA	NA	ND	2250000.00<	NA	NA
OYO Sub Dwelling	18	377499	322750	NA	NA	94.93<	100.86<	NA	NA
OYO Sub Unit	782	501228	470000	580.90	686.00	102.17<	100.00<	686.00	580.90
OYO Unit	6	711500	520000	NA	NA	162.50<	96.30<	NA	NA
Res Land (WithBuild)	101	1171408	1165000	2490.38	520.00	98.73<	120.73<	506.72	2318.27
Res/Rural Lstyle	1	751000	751000	9.68	77552.00	84.76<	95.24<	77552.00	9.68
ResLandWithImprovemt	2	12200	12200	4.14	2947.00	ND	ND	2947.00	4.14
Retire Village Unit	18	453888	625000	NA	NA	242.72<	104.69<	NA	NA
Semi-detached	1	1285000	1285000	5399.16	238.00	ND	78.83<	238.00	5399.16
Semi-detached Unspec	56	1050267	995000	7373.27	217.00	103.11<	114.63<	295.82	3587.59
Single Strata Unit	3	864000	832000	NA	NA	107.70<	98.81<	NA	NA
Single Strata Unsp	839	683435	650000	16.04	29147.00	100.00<	100.00<	29147.00	16.04
Strata Unit/Flat Uns	363	687892	660000	NA	NA	111.02<	101.23<	NA	NA
Townhouse	457	744097	715000	NA	NA	104.76<	104.38<	NA	NA
Vac Res A	14	904285	865000	984.98	468.00	103.47<	139.52<	460.08	1860.35
Vac Res Rural Lstyle	1	2398000	2398000	455.11	5269.00	352.65<	ND	5269.00	455.11
Villa Unit	307	644496	636000	NA	NA	106.44<	106.00<	NA	NA
Municipality totals									
Commercial Total			108	Commercial Total Prices				\$126,442,754	
Community Services Total			4	Community Services Total Prices				\$17,358,000	
Industrial Total			103	Industrial Total Prices				\$173,562,658	
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices				\$16,000	
Residential Total			4,958	Residential Total Prices				\$4,296,533,805	
All Sales Total			5,175	All Sales Total				\$4,613,913,217	

Mildura Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	626	85,250	90,668	138	75,000	77,656	174	30,750	34,993
1996	686	84,250	90,204	122	75,000	81,308	158	30,000	40,826
1997	784	89,250	96,234	191	69,000	69,440	207	32,600	40,505
1998	719	95,000	103,314	153	69,000	75,830	255	35,750	47,599
1999	729	105,000	114,700	169	82,000	89,085	273	38,000	41,660
2000	836	111,000	118,737	201	89,000	94,891	245	44,000	47,166
2001	936	130,000	133,968	192	102,750	116,342	445	48,500	51,999
2002	901	146,000	157,055	202	115,500	119,571	338	56,000	57,710
2003	965	163,000	167,936	189	140,000	136,463	390	60,000	67,971
2004	995	178,000	186,297	216	140,000	142,194	354	63,000	66,696
2005	1,006	185,000	200,844	206	143,000	148,259	365	75,000	77,552
2006	869	190,000	202,941	193	150,000	152,378	329	81,000	86,279
2007	891	200,000	213,699	220	160,000	159,740	257	78,500	83,549
2008	792	192,000	205,995	200	155,000	163,694	167	79,530	81,310
2009	910	195,000	205,726	185	152,500	158,831	366	74,900	83,763
2010	766	210,000	217,254	129	165,000	177,433	188	81,500	96,732
2011	709	213,000	222,792	99	150,000	159,454	288	80,000	87,133
2012	730	210,000	217,645	157	137,757	154,178	198	83,000	88,055
2013	869	218,600	230,942	214	148,000	156,258	209	87,000	92,132
2014	930	225,000	239,515	208	160,625	174,326	181	87,000	92,448
2015	968	242,025	253,534	194	160,000	186,616	213	95,000	104,274
2016	992	245,000	256,520	176	177,500	188,055	230	96,000	111,394
2017	923	250,000	270,363	193	185,000	190,817	240	108,000	121,127
2018	938	270,000	283,951	150	210,250	219,088	244	129,000	129,781
2019	895	292,000	307,548	144	205,000	210,875	254	132,000	134,772
2020	935	311,000	327,536	140	215,000	230,177	426	135,000	137,964
2021	1,113	362,000	385,408	227	250,000	272,128	399	149,000	150,125
2022	1,003	402,000	421,407	175	292,750	315,100	212	169,000	184,094
2023	897	415,000	444,780	143	311,000	337,006	167	173,000	183,382
2024	1,049	450,000	477,834	193	320,000	335,012	199	178,000	176,397
2025	1,242	525,000	524,461	214	350,150	383,158	319	180,000	184,613
2026	213	582,500	573,865	32	443,875	441,968	70	179,500	182,654

Statistics for 2026 are based on a small number of sales and are preliminary only.

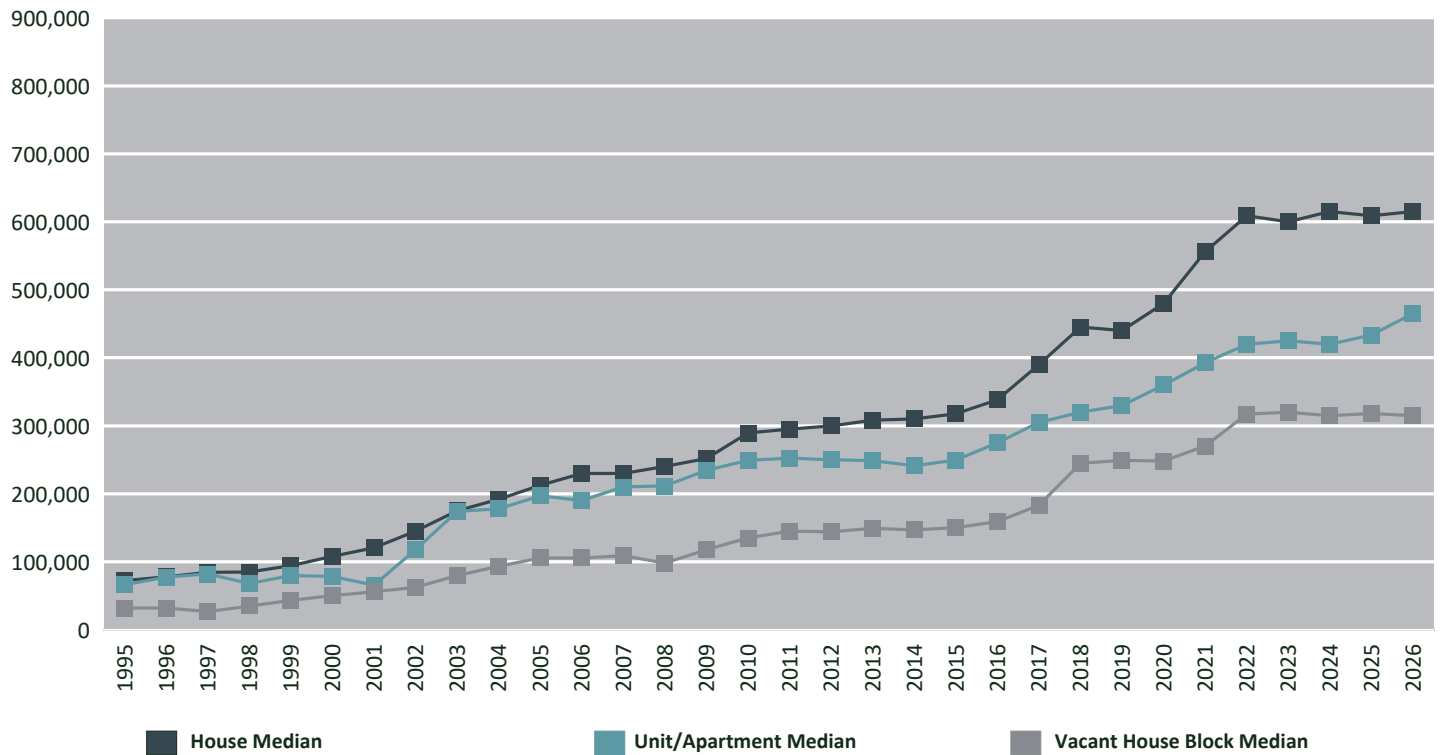
Mildura Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	2399994	2399994	31578.87	76.00	ND	ND	76.00	31578.87
Dev Site	5	559000	360000	379.31	725.00	75.52<	29.75<	1172.20	476.88
Fuel Outlet/Garage	1	850000	850000	1559.63	545.00	106.25<	ND	545.00	1559.63
Health Clinic Unsp	2	545000	545000	550.07	1010.00	77.41<	69.87<	1010.00	539.60
Hotel/Motel Unsp	4	3486250	3250000	132.74	3729.00	101.56<	505.84<	2652.00	879.21
Mixed Use Unspec	3	2238666	2100000	2566.18	670.50	481.38<	338.71<	670.50	2025.35
Office Premises Uns	5	983200	380000	800.00	475.00	46.12<	89.41<	345.60	2844.91
Pub/Tavern/Club Unsp	2	993750	993750	1125.75	1157.50	85.48<	64.42<	1157.50	858.53
Retail Mult Occ Unsp	4	485250	490500	337.84	592.00	168.99<	32.70<	592.00	337.84
Retail Sgle Occ Unsp	19	786789	555000	1348.06	223.50	123.33<	172.09<	654.39	1157.06
Retail Store/Showrm	1	2100000	2100000	869.93	2414.00	ND	ND	2414.00	869.93
Serv Apt/Unit Unsp	1	365000	365000	722.77	505.00	ND	40.73<	505.00	722.77
Shop & Dwelling	1	455000	455000	517.63	879.00	85.00<	ND	879.00	517.63
Shop Cnt SubRegional	1	130000000	130000000	1857.14	70000.00	ND	ND	70000.00	1857.14
Vehicle Sales Centre	2	3725000	3725000	819.72	4754.00	1095.59<	ND	4754.00	783.55
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	48500	48500	22.57	2149.00	ND	ND	2149.00	22.57
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	31000	31000	4.40	7045.00	ND	ND	7045.00	4.40
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Concrete Batch Plant	1	1320000	1320000	10.86	121500.00	ND	ND	121500.00	10.86
Factory Unsp	9	6623944	800000	728.32	845.50	145.45<	174.48<	5072.83	1114.33
Ind Dev Site	4	453125	206250	498.85	1600.00	83.33<	63.76<	6671.75	67.92
Warehouse Unspec	18	1838890	567500	1242.83	523.00	73.13<	73.70<	4718.67	450.97
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	1	530000	530000	2.48	213523.00	ND	ND	213523.00	2.48
GenCrop >20ha Unspec	20	1400991	1375000	0.34	2738059.00	162.22<	174.54<	3789582.45	0.37
Livestock – Sheep	1	1670000	1670000	0.27	6147200.00	ND	ND	6147200.00	0.27
MixedFarm no infrast	1	780000	780000	0.05	15721071.00	ND	ND	15721071.00	0.05
MixedFarm&GrazUnsp	1	305000	305000	0.10	3070500.00	44.20<	57.55<	3070500.00	0.10
Orchard Plantations	2	11325000	11325000	3.30	13499960.00	3020.00<	3235.71<	13499960.00	0.84
Plant/Tree Nursery	1	250000	250000	3.32	75405.00	ND	ND	75405.00	3.32
Vineyard	31	758661	500000	15.35	74900.00	107.53<	125.00<	163894.87	4.63
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1157	522235	525000	698.59	673.50	117.06<	131.25<	734.17	710.45
Detached Home(exist)	83	546257	525000	187.84	2023.00	108.25<	122.59<	2127.93	256.71
MisImpRuralLand Unsp	3	593333	630000	53.46	6640.00	484.50<	166.89<	32552.33	18.23
Res Land (WithBuild)	9	412055	450000	591.72	845.00	179.28<	87.29<	1586.78	259.68
Res/Rural Lstyle	100	772312	722500	95.96	8011.50	111.15<	135.05<	22679.48	34.05
ResLandWithImprovemt	2	661000	661000	468.07	8847.50	1888.57<	200.30<	8847.50	74.71
Semi-detached	1	950000	950000	2043.01	465.00	215.91<	ND	465.00	2043.01
Semi-detached Unspec	1	865000	865000	1184.93	730.00	130.08<	218.43<	730.00	1184.93
Short Term Hol Accom	3	564444	376667	477.40	789.00	ND	95.36<	793.33	711.48
Single Strata Unsp	157	351047	335000	582.97	1820.00	111.67<	117.54<	1820.00	582.97
Strata Unit/Flat Uns	57	471602	462000	NA	NA	124.03<	123.69<	NA	NA
Vac Res A	296	181270	175500	293.43	622.00	98.60<	103.85<	646.16	277.85
Vac Res B	22	226622	231500	165.78	2066.00	88.19<	98.51<	2245.32	100.93
Vac Res C	1	250000	250000	24.58	10170.00	104.17<	ND	10170.00	24.58
Vac Res Rural Lstyle	22	537275	230000	56.18	4346.00	77.97<	86.79<	21854.95	24.58
Municipality totals									
Commercial Total			52	Commercial Total Prices			\$191,959,494		
Community Services Total			1	Community Services Total Prices			\$48,500		
Extractive Industry Total			1	Extractive Industry Total Prices			\$31,000		
Industrial Total			32	Industrial Total Prices			\$95,848,026		
Primary Production Total			58	Primary Production Total Prices			\$77,723,339		
Residential Total			1,914	Residential Total Prices			\$889,823,816		
All Sales Total			2,058	All Sales Total			\$1,255,434,175		

Mitchell Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	284	72,500	79,645	16	66,000	77,343	122	32,000	39,456
1996	284	78,000	84,571	12	77,250	82,125	69	32,000	51,048
1997	302	84,500	94,882	29	82,000	81,913	93	27,000	40,510
1998	351	85,000	92,541	25	68,000	96,600	145	35,000	41,649
1999	387	94,250	102,040	30	80,000	86,183	236	43,000	48,732
2000	413	108,000	108,781	44	78,500	89,100	172	50,375	53,823
2001	476	120,500	124,898	99	65,806	87,054	376	55,750	59,160
2002	426	145,000	152,721	50	118,000	134,205	424	62,400	66,203
2003	434	175,000	179,460	66	174,000	165,484	454	80,000	84,794
2004	435	192,000	196,136	53	178,000	158,771	292	93,250	97,805
2005	400	212,500	213,474	47	197,000	200,648	166	105,501	105,774
2006	393	230,000	233,138	53	190,000	183,991	182	105,625	111,471
2007	503	230,000	236,962	55	210,000	199,450	216	109,000	110,938
2008	390	240,000	238,560	62	211,500	205,842	263	98,000	103,857
2009	449	252,000	252,793	74	234,500	206,189	663	118,000	117,855
2010	434	289,250	293,489	82	249,000	231,544	718	135,000	137,719
2011	422	295,000	297,729	70	252,500	245,703	467	145,000	145,374
2012	397	300,000	303,484	67	250,000	235,434	392	144,000	144,125
2013	435	308,000	311,318	66	248,500	237,924	337	149,000	148,530
2014	484	310,000	313,228	75	241,002	243,121	327	147,000	149,616
2015	528	317,500	324,232	74	249,500	254,083	445	150,000	154,586
2016	585	338,200	348,477	97	275,000	265,015	725	159,000	165,549
2017	725	390,000	398,645	115	305,000	280,508	1,058	183,000	197,952
2018	681	445,000	455,661	74	320,000	315,630	715	245,000	240,151
2019	557	440,000	461,570	71	330,000	324,633	386	249,000	254,872
2020	589	480,000	482,697	69	360,000	386,255	936	248,000	253,326
2021	869	555,850	575,554	128	392,500	399,822	2,636	270,000	278,488
2022	726	609,000	632,974	70	420,000	424,835	930	317,000	322,716
2023	767	600,000	605,427	93	425,000	415,341	377	320,000	335,469
2024	942	615,000	628,122	101	420,000	422,559	390	315,000	325,467
2025	1,195	609,100	620,804	128	433,500	412,230	520	318,000	356,696
2026	195	615,000	629,010	31	465,000	460,032	63	315,000	328,536

Statistics for 2026 are based on a small number of sales and are preliminary only.

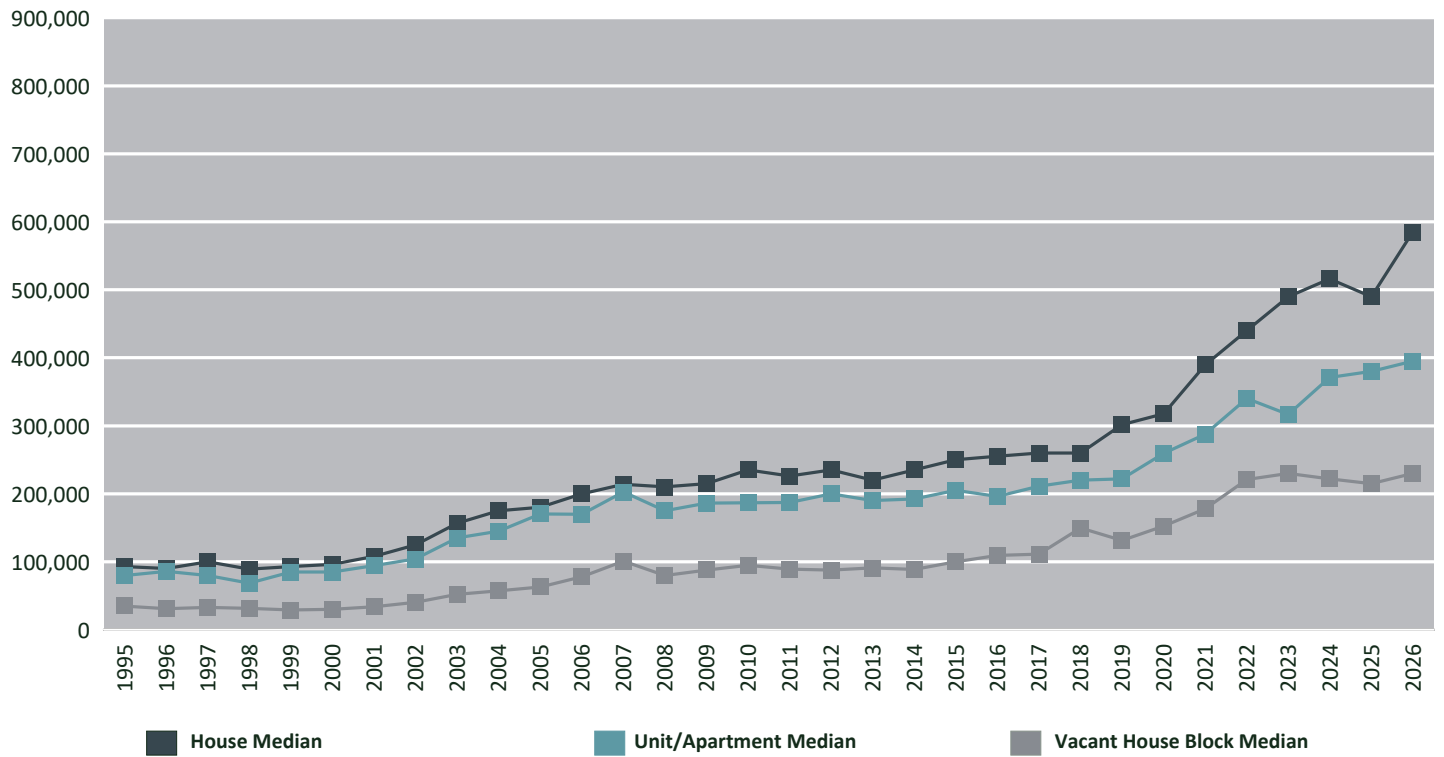
Mitchell Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
				(\$/SM)	(SM)			(SM)	(\$/SM)
Commercial									
Dev Site	6	1386666	1127500	199.82	2293.00	189.50<	300.00<	6458.75	164.51
Hotel/Motel Unsp	1	4418487	4418487	1600.90	2760.00	ND	ND	2760.00	1600.90
Medical/Surgery	1	1000000	1000000	494.32	2023.00	ND	ND	2023.00	494.32
Mixed Use Unspec	3	1226666	1250000	429.33	3720.00	44.01<	350.14<	3720.00	326.61
Motel	2	2550000	2550000	741.27	3649.00	ND	ND	3649.00	698.82
Office Premises Uns	3	551000	500000	1845.02	271.00	79.37<	58.82<	304.33	1810.51
Pub/Tavern/Club Unsp	1	725000	725000	327.17	2216.00	ND	ND	2216.00	327.17
Restaurant	1	950000	950000	2111.11	450.00	ND	ND	450.00	2111.11
Retail Mult Occ Unsp	2	1239500	1239500	518.26	849.00	65.24<	ND	849.00	518.26
Retail Sgle Occ Unsp	12	833458	719500	3750.00	400.00	106.77<	138.37<	590.09	1448.39
Shop	3	853000	846000	5602.65	151.00	ND	ND	150.67	5661.50
Tourist Park/Caravan	1	3800000	3800000	182.65	20805.00	ND	ND	20805.00	182.65
Vehicle Sales Centre	1	1800000	1800000	445.54	4040.00	ND	120.00<	4040.00	445.54
Veterinary Clinic	1	1530000	1530000	908.01	1685.00	ND	306.00<	1685.00	908.01
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	5400000	5400000	2700.00	2000.00	ND	ND	2000.00	2700.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	735000	735000	2519.24	334.00	128.38<	143.70<	334.00	2200.60
Factory Unsp	8	1368750	1020000	341.04	3215.50	107.81<	201.68<	3837.50	356.68
Ind Dev Site	5	2234700	725000	406.97	1552.50	91.77<	73.59<	8578.00	63.35
Warehouse Unspec	1	870000	870000	NA	NA	96.67<	ND	NA	NA
Warehouse/Factory	1	1018000	1018000	538.91	1889.00	ND	ND	1889.00	538.91
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	5	1179000	750000	6.89	326591.00	169.81<	78.95<	362759.20	3.25
GenCrop >20ha Unspec	1	750000	750000	3.71	202400.00	ND	81.70<	202400.00	3.71
Livestock – Beef	1	68200000	68200000	89.63	760881.00	1948.57<	13640.00<	760881.00	89.63
Livestock – Sheep	2	1320000	1320000	4.52	1124000.00	ND	234.96<	1124000.00	1.17
MixedFarm + infrast	18	1807664	1641980	4.27	401750.00	149.27<	122.54<	895131.94	2.02
MixedFarm no infrast	7	1399571	1780000	4.46	246867.00	251.77<	160.22<	832203.57	1.68
MixedFarm&GrazUnsp	20	997275	867500	2.24	454767.50	131.94<	71.11<	1578255.25	0.63
Native Bshland	2	1198172	1198172	2.19	801583.00	292.24<	129.53<	801583.00	1.49
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	573000	640000	632.41	1012.00	ND	ND	849.00	674.91
Detached Home (New)	2	594000	594000	1141.71	520.50	115.56<	104.21<	520.50	1141.21
Detached Home Unsp	1186	621420	610000	636.70	534.00	99.19<	100.08<	746.16	828.51
Detached Home(exist)	1	392000	392000	111.94	3502.00	34.84<	ND	3502.00	111.94
Granny Flat/Studio	1	1590000	1590000	436.45	3643.00	ND	ND	3643.00	436.45
Res/Rural Lstyle	147	1201030	1030000	156.05	10189.00	101.73<	85.12<	38306.27	31.35
Semi-detached Unspec	6	546166	487500	2003.33	227.00	99.49<	82.11<	247.83	2203.77
Single Strata Unit	6	464583	462500	NA	NA	111.45<	105.11<	NA	NA
Single Strata Unsp	111	400198	425000	NA	NA	103.28<	101.80<	NA	NA
Strata Unit/Flat Uns	9	504333	529000	NA	NA	112.55<	125.21<	NA	NA
Townhouse	2	508500	508500	NA	NA	105.94<	ND	NA	NA
Vac Res A	454	339028	309000	514.71	439.50	99.68<	98.10<	511.86	664.27
Vac Res B	37	345635	345000	97.77	3580.00	131.43<	113.11<	3562.57	97.02
Vac Res C	29	647400	669000	0.16	3660000.00	169.37<	204.59<	3652915.86	0.18
Vac Res Englobo Oth	1	880000	880000	114.46	7688.00	162.96<	5.84<	7688.00	114.46
Vac Res Rural Lstyle	67	570692	370000	36.49	7810.00	86.05<	96.10<	27386.46	20.84
Municipality totals									
Commercial Total			38	Commercial Total Prices			\$48,015,987		
Community Services Total			1	Community Services Total Prices			\$5,400,000		
Industrial Total			17	Industrial Total Prices			\$25,481,500		
Primary Production Total			56	Primary Production Total Prices			\$142,161,805		
Residential Total			2,062	Residential Total Prices			\$1,199,086,532		
All Sales Total			2,174	All Sales Total			\$1,420,145,824		

Moira Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	223	93,000	99,744	61	80,000	76,557	131	35,000	38,948
1996	231	90,000	104,846	69	86,000	81,760	107	31,000	37,584
1997	285	100,000	112,620	73	80,000	76,971	111	33,000	54,544
1998	279	89,000	107,341	89	68,500	65,253	100	31,500	41,502
1999	317	93,000	111,418	74	85,000	82,826	141	29,000	34,797
2000	372	96,000	107,169	83	85,000	95,745	93	30,000	38,888
2001	376	108,000	122,614	106	94,500	107,077	150	34,000	45,149
2002	488	125,000	137,110	150	104,000	111,830	244	40,250	42,567
2003	464	156,750	170,019	94	135,000	141,679	382	52,000	53,290
2004	403	175,000	196,825	124	145,000	144,497	302	57,500	59,465
2005	419	180,000	201,015	92	170,500	180,618	275	63,002	67,804
2006	400	200,000	227,356	103	170,000	180,138	191	78,000	82,794
2007	389	214,000	258,319	110	202,500	207,898	218	101,000	119,353
2008	295	210,000	241,074	68	175,000	207,473	171	80,000	93,173
2009	324	215,000	239,590	108	186,250	224,273	173	87,975	90,594
2010	311	235,000	262,926	72	186,750	208,741	156	95,000	100,735
2011	304	226,000	259,242	73	187,000	236,132	132	89,000	99,202
2012	326	235,000	253,255	67	200,000	205,676	112	87,832	98,569
2013	363	220,000	245,458	80	190,000	198,668	123	90,880	105,571
2014	360	235,000	259,464	86	192,250	226,711	144	88,500	95,857
2015	433	250,000	266,881	70	205,000	223,121	131	100,000	112,451
2016	471	255,000	295,284	80	196,000	208,221	132	109,121	127,937
2017	512	260,000	291,618	110	211,250	228,726	104	111,000	121,313
2018	499	260,000	315,283	105	220,000	235,642	174	149,500	164,273
2019	410	301,500	330,945	81	222,000	234,673	196	131,500	146,554
2020	462	317,500	383,185	92	259,500	277,903	276	152,500	177,948
2021	606	389,500	446,299	76	287,500	364,139	752	178,000	202,665
2022	486	440,000	531,948	67	340,000	356,365	225	221,000	299,358
2023	347	490,000	558,441	76	316,500	401,615	101	230,000	272,815
2024	377	516,000	570,219	74	371,000	473,621	128	222,000	288,359
2025	489	490,000	526,131	59	380,000	402,716	209	215,000	252,510
2026	83	585,000	601,046	17	395,000	508,558	25	230,000	255,728

Statistics for 2026 are based on a small number of sales and are preliminary only.

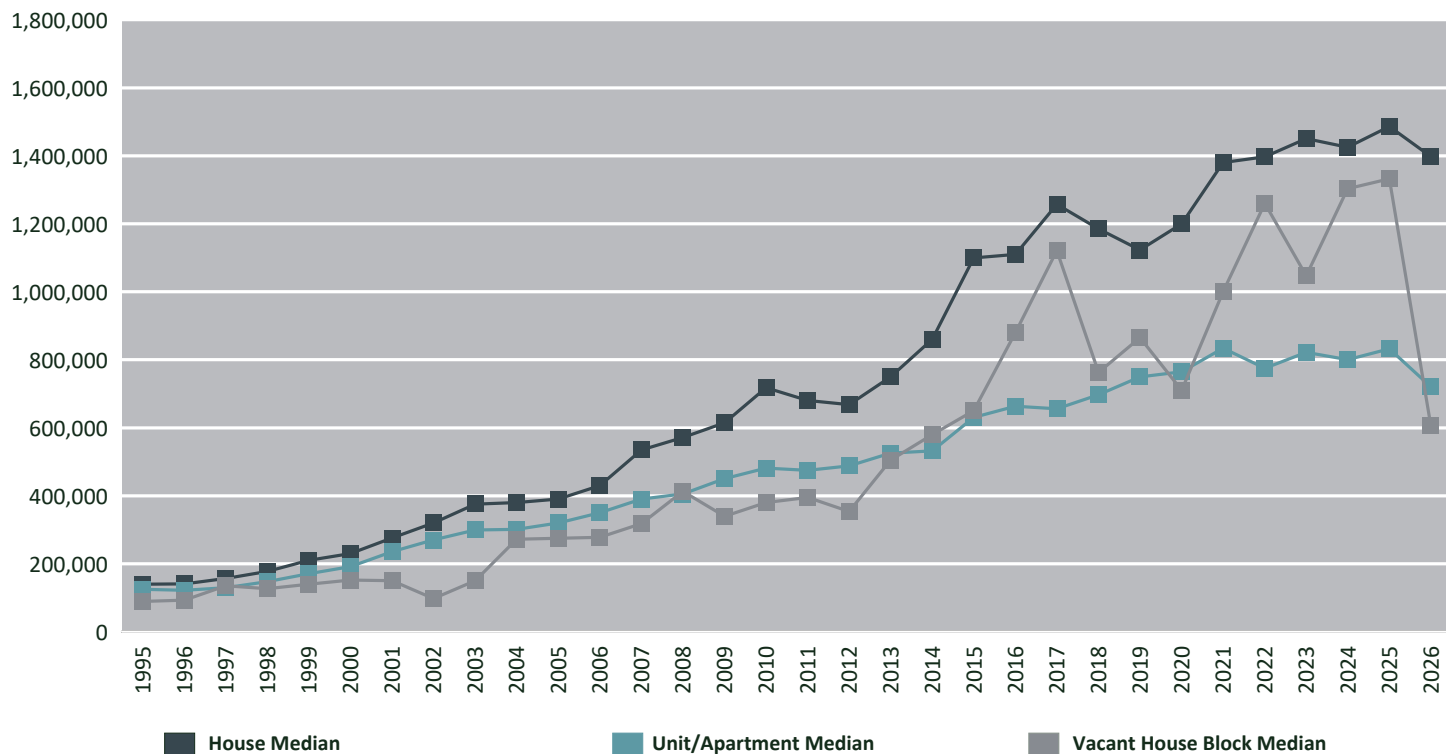
Moira Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	408000	408000	1342.11	304.00	ND	125.54<	304.00	1342.11
Café	2	820000	820000	2108.86	2135.00	31.54<	ND	2135.00	384.07
Dental Clinic	1	900000	900000	844.28	1066.00	ND	ND	1066.00	844.28
Dev Site	4	847250	683000	369.60	1816.00	213.44<	267.84<	2192.50	386.43
Fuel Outlet/Garage	1	8100000	8100000	NA	NA	ND	ND	NA	NA
Ground Level Parking	1	295000	295000	17.98	16410.00	ND	ND	16410.00	17.98
Medical/Surgery	1	380000	380000	1214.06	313.00	63.33<	ND	313.00	1214.06
Mixed Use Studio	1	525000	525000	659.55	796.00	ND	ND	796.00	659.55
Mixed Use Unspec	2	835000	835000	1192.75	1048.00	ND	ND	1048.00	1192.75
National Co Rest	1	1750000	1750000	3731.34	469.00	ND	ND	469.00	3731.34
National Co Ret Unsp	1	1100000	1100000	1100.00	1000.00	ND	ND	1000.00	1100.00
Office Premises Uns	1	515000	515000	1705.30	302.00	166.13<	42.33<	302.00	1705.30
Retail Sgle Occ Unsp	7	402285	255000	1851.64	205.50	60.00<	73.91<	191.50	1641.43
Serv Apt/Unit Unsp	1	305000	305000	835.62	365.00	ND	103.39<	365.00	835.62
Tourist Park/Caravan	1	1670000	1670000	26.13	63900.00	ND	101.21<	63900.00	26.13
Vehicle Sales Centre	1	650000	650000	159.04	4087.00	ND	23.64<	4087.00	159.04
Veterinary Clinic	2	825000	825000	497.69	1605.50	ND	ND	1605.50	513.86
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	4	515000	500000	820.54	609.50	133.29<	ND	529.00	973.53
Factory Unsp	6	1086666	922500	178.71	6908.50	65.89<	307.50<	11811.50	92.00
Garage/Motor Vehicle	1	1305000	1305000	352.70	3700.00	ND	ND	3700.00	352.70
Hard/Storage Yard	1	1500000	1500000	171.15	8764.00	ND	ND	8764.00	171.15
Ind Dev Site	5	1228600	528000	223.24	12647.50	96.00<	165.52<	62481.25	22.38
OpenStorageUnspec	1	800000	800000	237.95	3362.00	ND	ND	3362.00	237.95
Rendering Plant	1	539000	539000	169.12	3187.00	ND	ND	3187.00	169.12
Storage Depot	1	1138500	1138500	133.94	8500.00	ND	379.50<	8500.00	133.94
Warehouse Unspec	1	1300000	1300000	377.03	3448.00	148.57<	157.58<	3448.00	377.03
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	16	1202340	612500	1.08	552350.00	64.27<	97.34<	792747.38	1.52
GenCrop >20ha Unspec	32	2462395	808512	1.06	527195.00	76.93<	190.24<	988740.38	2.47
Kennel/Cattery	1	1200000	1200000	59.41	20200.00	ND	ND	20200.00	59.41
Livestock – Beef	8	812106	855000	1.82	398650.00	114.00<	144.30<	430425.00	1.89
Livestock – Dairy	14	1196019	907500	1.27	447677.50	112.84<	106.57<	716096.71	1.67
Livestock – Sheep	4	2364228	2144381	1.85	732600.00	107.42<	173.63<	871005.00	2.50
MixedFarm&GrazUnsp	15	747110	695000	1.48	648000.00	139.00<	123.01<	2660642.93	0.28
Orchard Plantations	10	1823580	1017583	5.54	180500.00	149.64<	121.28<	314616.22	6.09
Specialised Cropping	4	2097500	1725000	1.57	1098100.00	167.67<	232.30<	1334050.00	1.57
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (New)	1	955000	955000	1586.38	602.00	191.00<	ND	602.00	1586.38
Detached Home Unsp	66	540837	525000	185.89	737.00	79.55<	106.06<	104914.35	5.21
Detached Home(Comm)	4	382500	405000	412.84	981.00	73.50<	ND	929.50	411.51
Detached Home(exist)	421	523063	490000	1027.31	769.00	98.99<	113.95<	828.50	631.12
MisImpRuralLand Unsp	1	250000	250000	3.03	82556.00	ND	ND	82556.00	3.03
Res/Rural Lstyle	90	684109	669500	27.61	18183.50	116.43<	103.00<	32667.11	20.94
ResLandWithImprovemt	4	433750	400000	33.25	25000.00	142.86<	296.30<	23004.50	18.86
Semi-detached Unspec	1	418500	418500	570.16	734.00	66.96<	ND	734.00	570.16
Single Strata Unsp	48	390739	367500	NA	NA	100.68<	108.09<	NA	NA
Strata Unit/Flat Uns	10	451300	417500	NA	NA	88.36<	101.83<	NA	NA
Townhouse	1	491800	491800	NA	NA	126.43<	156.13<	NA	NA
Vac Res A	197	236840	215000	327.70	648.50	100.00<	107.77<	710.99	335.02
Vac Res B	9	504611	380000	39.21	2117.00	111.76<	128.81<	2457.67	205.32
Vac Res C	3	525166	677500	0.03	6120000.00	315.12<	263.11<	6423333.33	0.08
Vac Res Englobo Oth	2	330000	330000	1.14	2260051.00	2.55<	14.35<	2260051.00	0.15
Vac Res Rural Lstyle	19	538084	292500	8.83	20386.00	82.98<	97.50<	49065.74	10.97
Municipality totals									
Commercial Total			29	Commercial Total Prices				\$27,763,000	
Industrial Total			21	Industrial Total Prices				\$21,305,500	
Primary Production Total			104	Primary Production Total Prices				\$169,764,584	
Residential Total			877	Residential Total Prices				\$409,781,773	
All Sales Total			1,031	All Sales Total				\$628,614,857	

Monash City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,896	140,000	154,626	548	125,000	136,602	208	89,000	103,690
1996	2,125	141,100	154,598	702	122,250	132,971	234	93,250	103,689
1997	2,608	157,000	170,881	1,008	130,000	145,292	391	135,000	128,658
1998	2,434	177,750	192,587	796	147,875	168,721	420	127,000	137,222
1999	2,325	210,000	227,759	888	171,000	183,632	238	140,000	154,945
2000	2,251	230,000	245,177	940	191,450	206,042	120	152,000	187,949
2001	2,516	275,500	295,741	1,144	235,125	247,564	117	150,000	154,082
2002	2,489	320,000	344,941	947	270,000	287,492	24	97,500	128,488
2003	2,232	375,725	399,708	1,095	299,500	321,554	25	150,000	179,386
2004	1,951	380,250	413,472	940	301,500	326,434	59	272,500	274,917
2005	2,159	390,000	421,212	1,058	320,000	350,537	85	275,000	262,000
2006	2,228	430,000	462,096	1,030	350,000	374,438	68	277,500	281,282
2007	2,418	535,300	568,220	1,385	390,000	420,873	53	318,000	368,901
2008	1,680	571,350	602,232	966	405,000	424,180	20	412,500	386,892
2009	2,055	615,000	649,885	1,399	450,000	467,342	19	340,000	379,607
2010	1,855	718,000	764,948	1,258	481,100	490,111	25	380,000	422,022
2011	1,682	679,882	728,106	1,213	475,000	485,888	39	395,000	470,772
2012	1,717	668,000	717,957	1,092	488,250	506,572	40	354,000	490,119
2013	2,111	750,000	806,812	1,521	525,000	537,191	36	505,000	544,865
2014	2,327	860,000	965,641	1,777	532,000	572,810	33	580,000	655,632
2015	2,632	1,100,000	1,197,905	2,055	630,800	640,926	21	650,000	713,821
2016	2,035	1,110,000	1,201,867	1,442	663,750	685,524	19	880,000	844,870
2017	2,091	1,256,888	1,343,125	1,725	656,000	706,983	22	1,121,500	1,101,203
2018	1,672	1,185,012	1,287,075	1,476	697,449	730,888	25	763,000	1,046,400
2019	1,727	1,122,600	1,220,223	1,270	750,005	779,964	22	865,250	1,020,045
2020	1,346	1,200,000	1,280,854	1,189	765,000	786,252	31	710,000	978,243
2021	2,219	1,380,000	1,466,763	1,786	834,525	857,621	33	1,000,000	1,074,627
2022	1,868	1,397,000	1,493,594	1,578	775,000	806,597	14	1,260,000	1,327,042
2023	1,870	1,450,000	1,586,011	1,458	821,750	861,201	16	1,047,500	1,216,454
2024	1,967	1,425,000	1,563,421	1,421	800,000	844,517	14	1,303,400	1,383,807
2025	2,153	1,486,000	1,625,889	1,463	832,000	883,721	26	1,332,500	1,494,999
2026	142	1,397,500	1,550,312	195	721,000	761,300	3	607,000 ^	704,666 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

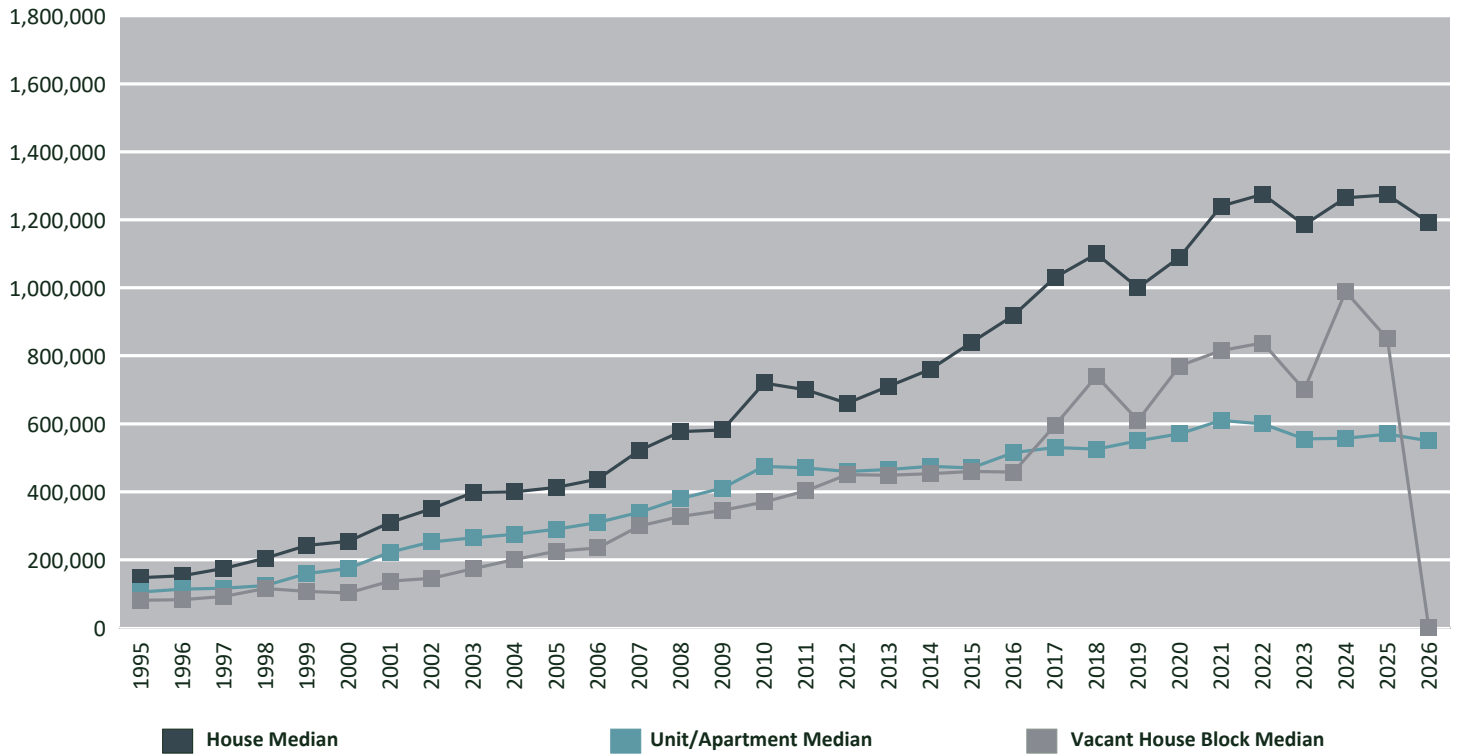
Monash City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ground Level Parking	1	1850000	1850000	NA	NA	3.31<	ND	NA	NA
Health Clinic Unsp	10	1540030	1397500	2329.78	1348.50	83.18<	82.81<	2504.20	614.98
Hotel/Motel Unsp	2	475000	475000	3806.21	1508.00	ND	ND	1508.00	314.99
LowRise Office Build	1	420000	420000	4000.00	105.00	33.60<	ND	105.00	4000.00
Mixed Use Shop	1	950000	950000	5053.19	188.00	ND	ND	188.00	5053.19
Mixed Use Unspec	10	755400	652500	6458.73	223.50	87.58<	54.37<	1033.50	728.59
Multi-Lvl Offic Unsp	17	1853602	379500	71.20	5330.00	92.00<	ND	11662.18	158.94
National Co Ret Unsp	1	5250000	5250000	2122.93	2473.00	262.50<	ND	2473.00	2122.93
Office Premises Uns	33	1103546	700000	2964.96	672.50	92.72<	77.73<	4496.83	242.89
Pub/Tavern/Club Unsp	1	640000	640000	10158.73	63.00	15.72<	ND	63.00	10158.73
Retail Sgle Occ Unsp	45	1859925	1020800	6522.53	206.00	78.64<	108.89<	1241.02	1358.34
Serv Apt/Unit Unsp	2	290500	290500	87.11	3327.50	88.03<	57.30<	3327.50	87.30
Shop & Dwelling	2	755000	755000	4004.35	188.50	ND	ND	188.50	4005.31
Shopping Centre Unsp	1	163000000	163000000	1594.57	102222.00	ND	ND	102222.00	1594.57
Supermarket	1	10800000	10800000	3744.80	2884.00	ND	189.47<	2884.00	3744.80
Veterinary Clinic	1	5320000	5320000	2439.25	2181.00	ND	545.08<	2181.00	2439.25
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	1300000	1300000	6103.29	213.00	ND	ND	213.00	6103.29
Day Care Centre	1	2425000	2425000	2417.75	1003.00	8.59<	ND	1003.00	2417.75
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	49	3118225	1705000	1586.91	700.00	68.00<	98.55<	2394.79	1315.90
Ind Land Building \$0	1	495000	495000	1010.20	490.00	ND	ND	490.00	1010.20
OpenStorageUnspec	1	225000	225000	NA	NA	ND	ND	NA	NA
Warehouse Unspec	76	1839099	1052064	2757.41	725.00	68.86<	108.38<	6613.09	335.26
Warehouse/Showroom	1	1375000	1375000	3281.62	419.00	101.85<	ND	419.00	3281.62
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	4235	4235	NA	NA	ND	17.50<	NA	NA
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	33300000	33300000	NA	NA	ND	141.40<	NA	NA
Boarding House	9	1611500	1255000	2193.25	652.00	86.30<	113.57<	550.89	2925.27
Cojoin Strata Unsp	35	907102	825000	NA	NA	110.00<	114.11<	NA	NA
Detached Home Unsp	2123	1632376	1490000	2567.61	673.00	104.41<	106.43<	647.14	2531.99
Individual Car Park	2	15000	15000	NA	NA	ND	300.00<	NA	NA
Individual Flat	1	530000	530000	NA	NA	85.31<	325.15<	NA	NA
OYO Sub Unit	2	1532500	1532500	NA	NA	138.56<	174.15<	NA	NA
Res Land (WithBuild)	26	2073421	1845000	1384.09	1013.00	108.53<	112.27<	1101.88	1881.70
Res/Rural Lstyle	5	2717000	580000	16.43	35298.00	101.27<	61.05<	25724.60	105.62
Retire Village Unit	13	636076	620000	NA	NA	118.10<	128.50<	NA	NA
Semi-detached Unspec	30	1166843	1065000	4692.64	279.50	83.69<	107.04<	473.79	2437.83
Single Strata Unsp	864	1029490	951000	3164.13	296.00	101.71<	112.68<	296.00	3184.12
Strata Unit/Flat Uns	549	656323	537500	87.52	19848.50	97.73<	87.50<	19848.50	30.04
Vac Res A	25	1365999	1265000	1977.40	708.00	97.31<	100.40<	685.91	1997.65
Vac Res B	1	4720000	4720000	1406.44	3356.00	149.84<	ND	3356.00	1406.44
Vac Res Rural Lstyle	1	1025000	1025000	28.73	35672.00	22.61<	ND	35672.00	28.73
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	9000000	9000000	881.49	10210.00	ND	ND	10210.00	881.49
OutdoorSportGrndUnsp	1	3850000	3850000	NA	NA	14.15<	ND	NA	NA
Municipality totals									
Commercial Total			129			Commercial Total Prices			\$365,850,254
Community Services Total			2			Community Services Total Prices			\$3,725,000
Industrial Total			128			Industrial Total Prices			\$294,659,633
Infrastruc&Utilities Total			1			Infrastruc&Utilities Total Prices			\$4,235
Residential Total			3,687			Residential Total Prices			\$4,949,176,390
Sport/Hrtge/Cultural Total			2			Sport/Hrtge/Cultural Total Prices			\$12,850,000
All Sales Total			3,949			All Sales Total			\$5,626,265,512

Moonee Valley City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,339	147,000	164,265	640	105,500	121,459	201	81,000	93,699
1996	1,410	153,000	171,353	654	114,000	117,304	145	82,500	90,526
1997	1,577	175,000	195,048	840	116,750	126,484	154	92,250	110,741
1998	1,446	204,250	225,249	765	123,500	136,519	84	115,250	151,187
1999	1,372	242,000	266,480	830	160,000	180,963	90	107,500	125,445
2000	1,436	254,000	284,349	812	175,000	193,367	40	102,500	101,614
2001	1,573	310,000	334,172	1,028	222,000	238,897	62	137,500	153,381
2002	1,445	350,000	389,214	926	252,300	275,714	40	145,500	143,927
2003	1,413	398,000	439,103	828	265,000	282,629	40	173,750	202,936
2004	1,259	400,000	455,810	712	275,000	290,563	48	200,500	213,781
2005	1,395	413,000	460,057	795	290,000	303,077	35	225,000	227,962
2006	1,393	437,500	483,606	858	310,050	321,005	59	235,000	244,050
2007	1,585	522,000	588,301	1,145	340,000	361,015	68	299,500	318,326
2008	1,147	577,500	636,454	1,037	380,000	385,495	44	327,500	305,295
2009	1,356	581,650	643,186	1,119	411,000	433,890	56	345,000	346,631
2010	1,344	720,000	803,002	1,210	475,000	486,424	78	370,000	381,348
2011	1,178	700,000	783,768	892	470,000	484,774	56	402,500	447,468
2012	1,172	660,750	742,388	872	459,500	465,983	62	450,000	474,387
2013	1,501	710,000	776,325	1,174	465,000	476,752	118	449,000	454,142
2014	1,600	760,000	841,421	1,315	475,000	495,945	83	453,400	481,489
2015	1,701	840,000	948,436	1,642	470,000	502,980	44	460,000	507,557
2016	1,581	919,000	1,047,681	1,449	515,000	540,167	50	457,500	478,428
2017	1,518	1,030,550	1,172,467	1,468	530,000	571,753	23	595,000	642,717
2018	1,213	1,100,000	1,255,680	1,137	525,000	581,844	20	740,000	874,249
2019	1,190	1,000,000	1,151,645	1,175	550,000	627,034	25	610,000	649,407
2020	1,136	1,090,000	1,212,861	966	570,500	610,061	38	770,000	813,863
2021	1,839	1,240,000	1,405,372	1,673	610,000	653,128	29	815,000	873,703
2022	1,419	1,275,000	1,439,009	1,292	599,999	670,907	20	837,500	1,010,219
2023	1,308	1,185,000	1,360,874	1,341	555,000	645,923	21	700,000	1,073,423
2024	1,459	1,265,000	1,425,789	1,455	557,500	618,864	18	988,750	1,168,916
2025	1,715	1,273,000	1,458,855	1,513	570,000	619,266	19	850,000	1,049,894
2026	154	1,192,500	1,310,635	219	550,000	600,344	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

Moonee Valley City

Analysis of property sales for 2025

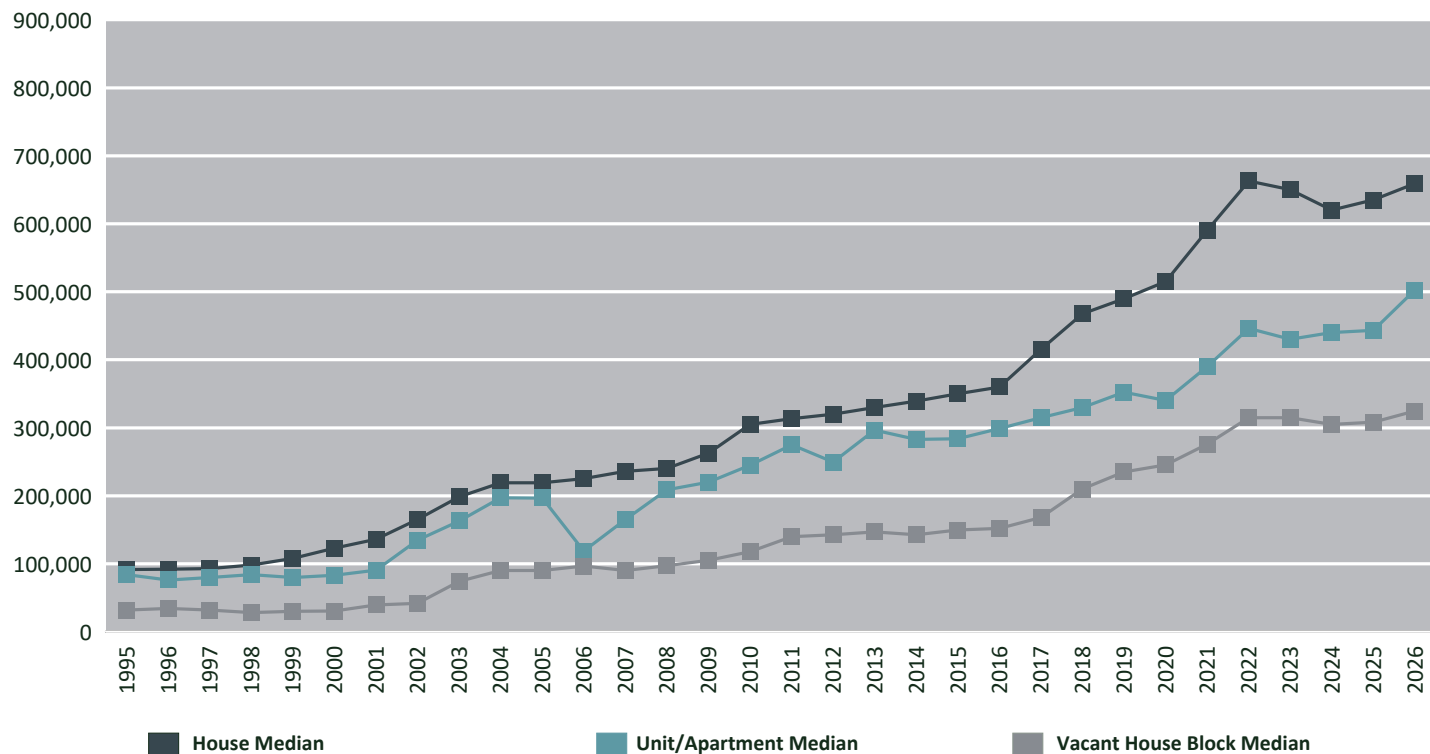
Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Apartment Hotel Comp	1	10850000	10850000	16666.67	651.00	ND	ND	651.00	16666.67
Fuel Outlet/Garage	1	11001000	11001000	7152.80	1538.00	1571.57<	1571.57<	1538.00	7152.80
Health Clinic Unsp	5	1510500	1610000	1961.33	543.00	94.71<	74.88<	506.20	2984.00
Mixed Use Unspec	6	1656443	1301750	161.46	7030.00	109.48<	85.64<	5386.25	226.21
Office Premises Uns	20	1076925	702500	1567.97	743.00	225.42<	78.06<	2980.33	387.61
Retail Mult Occ Unsp	8	1136337	1154350	4656.44	228.50	91.62<	77.64<	238.75	4759.53
Retail Sgle Occ Unsp	46	1152413	950000	4750.00	287.50	92.59<	75.40<	525.07	2187.53
Serv Apt/Unit Unsp	4	356000	357500	140.61	2898.00	89.38<	127.68<	2898.00	122.84
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	5330000	5330000	3146.78	1480.50	62.71<	ND	1480.50	3600.14
Place of Worship	1	3740000	3740000	2766.27	1352.00	69.02<	ND	1352.00	2766.27
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	14	1028192	1166250	1113.60	1174.00	66.98<	112.14<	3388.86	303.40
Warehouse Unspec	28	697592	750000	98.93	7030.00	92.59<	113.64<	5147.86	135.51
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	10000	10000	769.23	13.00	ND	ND	13.00	769.23
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	1693	1461782	1275000	3356.71	499.00	100.79<	99.61<	477.56	3067.91
Disability Housing	2	1355000	1355000	2432.31	630.00	ND	ND	630.00	2150.79
Individual Car Park	3	175500	15500	NA	NA	5.34<	1550000.00<	NA	NA
Individual Flat	1	650500	650500	2274.48	286.00	177.49<	87.61<	286.00	2274.48
Res/Rural Lstyle	2	1135000	1135000	273.82	4145.00	7566.67<	ND	4145.00	273.82
Retire Village Compl	1	13414532	13414532	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	22	1233590	1215000	7023.20	286.00	110.48<	141.28<	262.10	4817.34
Single Strata Unsp	1314	596334	550000	6888.89	90.00	102.80<	96.49<	251.67	2390.73
Strata Unit/Flat Uns	199	770685	700000	NA	NA	108.70<	103.59<	NA	NA
Vac Res A	19	1049894	850000	1522.94	574.00	85.97<	96.59<	570.67	1776.48

Municipality totals

Commercial Total	91	Commercial Total Prices	\$124,406,360
Community Services Total	3	Community Services Total Prices	\$14,400,000
Industrial Total	42	Industrial Total Prices	\$33,927,294
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$10,000
Residential Total	3,256	Residential Total Prices	\$3,478,406,087
All Sales Total	3,393	All Sales Total	\$3,651,149,741

Moorabool Shire

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	218	91,500	99,262	22	84,250	78,590	115	31,850	40,953
1996	200	92,000	96,304	12	76,250	77,691	96	34,500	36,712
1997	275	93,000	103,465	26	80,000	71,570	110	32,000	34,762
1998	286	98,000	106,353	27	84,000	94,638	139	28,000	35,946
1999	296	108,000	116,631	23	80,000	85,619	125	30,000	33,208
2000	333	123,000	133,530	32	83,250	99,726	107	30,500	34,862
2001	410	136,000	142,949	40	90,500	97,308	179	39,500	46,178
2002	350	165,000	174,442	40	134,750	131,637	230	41,987	51,786
2003	362	198,500	206,489	38	163,000	162,105	212	74,150	72,758
2004	304	219,000	222,069	43	197,000	187,802	214	90,000	90,359
2005	281	219,000	220,176	28	196,750	189,053	163	90,000	90,559
2006	281	225,000	236,923	72	118,500	156,638	134	96,700	112,460
2007	421	236,000	257,274	69	165,000	170,164	146	90,000	95,968
2008	338	240,000	248,818	65	209,000	212,069	205	97,000	101,159
2009	350	262,750	274,872	94	220,000	214,386	380	105,000	109,240
2010	411	305,000	309,158	65	245,000	241,575	522	118,000	121,750
2011	352	313,500	325,313	79	275,000	248,623	340	140,000	145,165
2012	309	320,000	331,559	76	249,500	247,304	212	142,900	147,702
2013	337	330,000	332,271	46	296,500	284,546	185	146,900	149,444
2014	395	339,000	348,438	49	283,000	287,153	278	142,750	141,344
2015	410	350,000	368,543	48	284,000	282,541	284	149,500	153,416
2016	428	360,000	376,659	73	299,000	287,383	371	152,000	162,904
2017	550	415,000	431,288	94	315,000	307,572	752	168,000	176,119
2018	474	467,500	484,212	77	330,000	329,908	431	210,000	216,732
2019	437	490,000	507,025	62	352,500	366,588	286	235,000	238,910
2020	432	515,000	530,278	73	340,000	347,319	491	245,500	258,740
2021	606	590,000	617,305	106	390,000	394,670	488	275,750	294,560
2022	458	663,000	703,066	80	446,250	441,560	213	315,000	321,566
2023	447	649,950	680,105	78	430,000	410,929	87	315,000	327,391
2024	519	620,000	656,053	85	440,000	428,073	130	305,000	323,015
2025	640	635,000	657,078	94	443,250	437,824	213	308,000	331,047
2026	90	659,000	695,995	12	502,500	482,250	22	324,500	332,636

Statistics for 2026 are based on a small number of sales and are preliminary only.

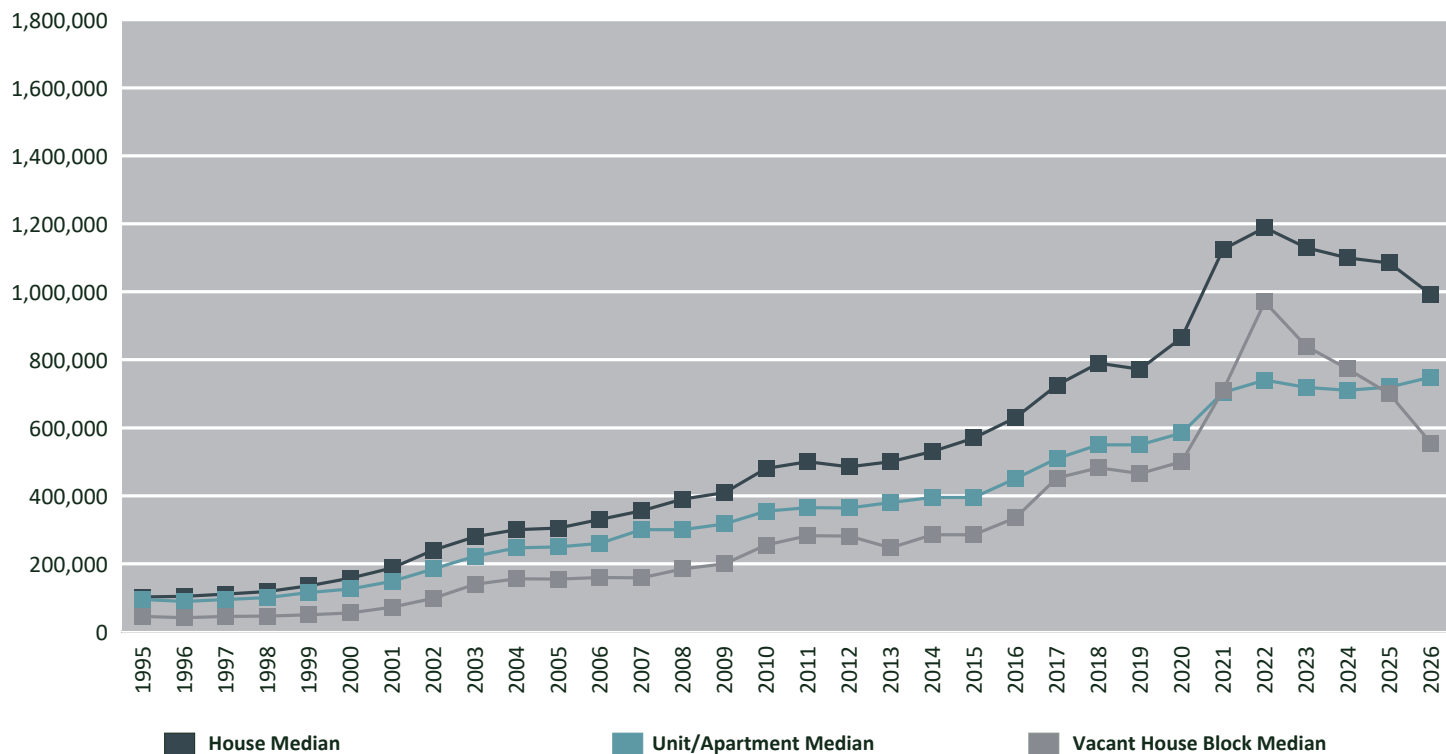
Moorabool Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	716666	705000	653.79	2484.00	117.50<	22.89<	2484.00	181.16
Health Surgery	1	3190000	3190000	NA	NA	ND	ND	NA	NA
Hotel	2	1360000	1360000	1047.22	2981.50	ND	ND	2981.50	456.15
Mixed Use Unspec	3	3310500	1475000	1831.54	2161.50	ND	ND	2161.50	1956.16
Office Premises Unsp	1	1250000	1250000	NA	NA	91.58<	146.28<	NA	NA
Retail Sgle Occ Unsp	3	743333	695000	1801.54	519.00	84.11<	138.31<	531.33	1399.00
Shop	1	500000	500000	1196.17	418.00	108.70<	58.14<	418.00	1196.17
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	3990000	3990000	3166.67	1260.00	ND	ND	1260.00	3166.67
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	1	2368000	2368000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	1116125	1025000	1148.66	893.50	101.99<	132.26<	1247.25	894.87
Factory Unit	3	507500	482500	2500.00	193.00	87.73<	146.21<	190.67	2661.71
Factory Unsp	6	1203741	1055400	582.52	2060.00	145.47<	120.62<	7661.60	168.18
Ind Dev Site	3	2066666	500000	103.73	1928.00	111.11<	103.09<	10972.33	188.35
Warehouse Unspec	1	873400	873400	NA	NA	ND	ND	NA	NA
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Sewerage/StormUnsp	1	21500	21500	1.38	15581.00	ND	ND	15581.00	1.38
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	7	2697619	896000	20.95	301190.00	112.00<	105.41<	664107.50	4.65
GenCrop >20ha Unspec	4	1481250	1275000	6.11	207911.00	129.84<	51.10<	303752.75	4.88
Horse Unspecified	1	3500000	3500000	10.68	327800.00	210.84<	ND	327800.00	10.68
Livestock – Beef	1	630498	630498	1.99	316900.00	84.07<	51.47<	316900.00	1.99
Livestock – Sheep	4	4975000	900000	2.07	458319.50	200.00<	ND	1520594.25	3.27
MixedFarm + infrast	3	2949999	2879999	4.81	598900.00	190.41<	122.03<	781900.00	3.77
MixedFarm no infrast	2	9000000	9000000	7.39	1344014.00	947.37<	600.00<	1344014.00	6.70
MixedFarm&GrazUnsp	13	1188230	1100000	4.98	220870.00	114.58<	88.00<	276168.38	4.30
Plant/Tree Nursery	2	500000	500000	14.78	30453.50	ND	50.00<	30453.50	16.42
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	619	655927	635000	1075.31	684.50	102.42<	96.21<	797.49	817.94
Detached Home(exist)	17	754130	770000	318.47	3140.00	103.36<	98.72<	2991.12	252.12
Garage/Outbuild Rur	1	620000	620000	15.31	40500.00	ND	ND	40500.00	15.31
MisimpRuralLand Unsp	3	574500	230000	60.16	21710.00	3.38<	53.93<	19731.00	29.12
Res/Rural Lstyle	152	1055851	967500	63.07	17140.00	96.75<	97.97<	37333.54	28.28
Retire Village Unit	8	112250	111000	NA	NA	104.23<	100.91<	NA	NA
Semi-detached Unspec	4	422750	386000	1706.04	381.00	96.62<	78.14<	414.00	1142.51
Single Strata Unsp	72	460972	443250	2500.00	160.00	100.74<	100.17<	160.00	2500.00
Strata Unit/Flat Unsp	9	501388	520000	NA	NA	123.08<	115.56<	NA	NA
Townhouse	5	511000	505000	NA	NA	100.45<	97.58<	NA	NA
Vac Res A	206	321682	307500	560.14	546.00	100.82<	97.62<	617.47	523.83
Vac Res B	7	606642	435000	208.93	2082.00	223.08<	76.72<	2602.14	233.13
Vac Res Rural Lstyle	15	466400	405000	13.20	17043.00	81.82<	81.00<	47247.60	9.87
Municipality totals									
Commercial Total			14	Commercial Total Prices			\$21,971,500		
Community Services Total			1	Community Services Total Prices			\$3,990,000		
Extractive Industry Total			1	Extractive Industry Total Prices			\$2,368,000		
Industrial Total			17	Industrial Total Prices			\$20,282,850		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$21,500		
Primary Production Total			37	Primary Production Total Prices			\$92,135,830		
Residential Total			1,118	Residential Total Prices			\$702,027,792		
All Sales Total			1,189	All Sales Total			\$842,797,472		

Mornington Peninsula Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	2,543	102,000	128,602	389	95,000	110,045	935	45,000	57,093
1996	2,669	104,000	127,885	383	89,000	101,944	958	41,250	52,070
1997	3,555	111,000	137,245	558	95,000	112,267	1,466	45,000	58,970
1998	3,665	118,000	145,138	483	101,000	124,281	1,407	45,950	62,375
1999	4,162	135,000	166,832	612	115,500	143,569	2,085	50,000	66,461
2000	4,109	157,500	204,153	607	126,000	154,783	1,750	55,625	64,131
2001	5,154	188,000	231,109	736	148,000	182,616	1,962	72,000	87,295
2002	4,727	240,000	292,768	733	185,000	216,089	1,109	99,000	109,115
2003	4,593	280,000	341,633	803	222,000	258,246	1,228	140,000	156,578
2004	3,823	300,000	373,644	624	247,250	300,582	637	155,500	174,998
2005	3,834	305,000	390,285	720	249,999	286,784	568	155,000	175,884
2006	4,103	330,000	415,720	722	260,000	317,524	751	160,000	187,824
2007	5,214	356,000	446,708	1,041	300,000	348,421	769	159,000	191,934
2008	3,416	390,000	495,963	805	300,000	342,514	341	185,000	222,401
2009	4,131	409,000	489,930	1,077	317,000	348,338	525	200,000	233,246
2010	3,938	480,000	584,970	1,089	355,000	405,181	463	255,000	299,363
2011	3,185	500,000	628,535	811	365,000	427,728	353	282,500	351,143
2012	3,286	485,000	566,997	840	364,000	409,280	318	281,250	303,110
2013	3,596	500,000	599,885	950	380,000	421,648	479	247,000	276,929
2014	4,054	530,000	626,700	1,060	395,000	426,951	427	285,000	343,343
2015	4,406	570,000	689,935	1,161	395,000	438,190	409	285,000	350,173
2016	4,194	629,250	776,392	1,162	450,000	509,160	410	335,000	400,449
2017	4,016	725,000	883,562	1,129	509,800	586,344	411	452,000	537,209
2018	3,263	790,000	975,653	825	550,000	612,646	280	482,500	576,945
2019	3,282	772,000	945,597	737	550,000	604,098	254	465,000	538,082
2020	3,375	865,000	1,096,549	797	585,000	654,498	397	500,000	649,567
2021	4,209	1,125,000	1,406,005	1,218	703,499	798,268	349	710,000	842,510
2022	2,960	1,188,500	1,465,327	835	740,000	855,800	151	970,000	1,082,597
2023	2,764	1,130,000	1,405,818	830	718,500	833,967	135	840,000	1,039,654
2024	2,861	1,100,000	1,370,468	835	710,000	807,936	170	773,527	902,178
2025	3,139	1,085,000	1,354,328	926	720,000	801,668	195	700,000	889,980
2026	396	992,500	1,223,767	116	749,000	817,542	28	555,000	734,571

Statistics for 2026 are based on a small number of sales and are preliminary only.

Mornington Peninsula Shire

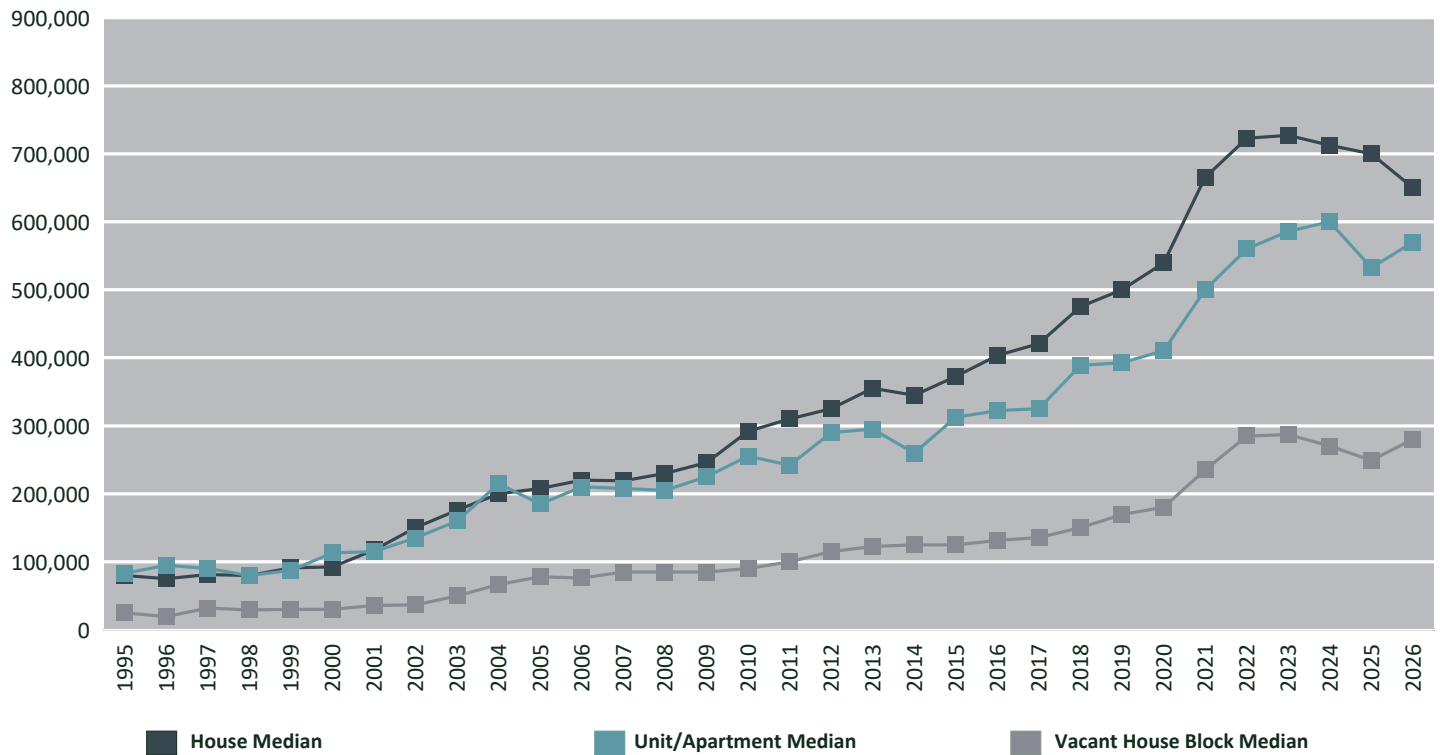
Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	4325000	4325000	11980.61	361.00	ND	192.22<	361.00	11980.61
Car Wash	1	3000000	3000000	1611.17	1862.00	ND	129.03<	1862.00	1611.17
Dev Site	2	327500	327500	925.72	498.00	57.96<	22.59<	498.00	657.63
Health Clinic Unsp	2	2310000	2310000	4288.32	801.50	169.17<	166.19<	801.50	2882.10
Health Surgery	3	1570000	1200000	4024.39	697.00	63.36<	35.19<	548.00	2864.96
Hotel-Gaming	1	24810000	24810000	4357.22	5694.00	ND	ND	5694.00	4357.22
Hotel/Motel Unsp	1	11000000	11000000	738.26	14900.00	ND	385.96<	14900.00	738.26
Mixed Use Office	1	1150000	1150000	1031.39	1115.00	ND	ND	1115.00	1031.39
Mixed Use Unspec	5	2427000	3150000	1584.16	404.00	261.41<	600.00<	404.00	1584.16
Office Premises Uns	4	560416	572500	341.84	1557.00	119.64<	65.13<	1330.00	421.37
Pub/Tavern/Club Unsp	2	3090000	3090000	236.21	3316261.50	129.83<	ND	3316261.50	0.93
Restaurant	1	1925000	1925000	1394.93	1380.00	ND	143.83<	1380.00	1394.93
Retail Mult Occ Unsp	5	1788800	1300000	5342.04	418.50	109.52<	63.88<	537.25	2391.34
Retail Sgle Occ Unsp	18	1160601	875000	3353.95	231.50	89.29<	55.78<	606.25	1821.39
Tourist Park/Caravan	3	3355000	1550000	371.14	20208.00	44.29<	12.61<	14762.67	227.26
Vehicle Rental Centr	2	2012000	2012000	2353.33	855.50	ND	ND	855.50	2351.84
Vehicle Sales Centre	1	9700000	9700000	12216.62	794.00	ND	1127.91<	794.00	12216.62
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	1308989	1308989	1121.67	1167.00	ND	ND	1167.00	1121.67
Community Health Cen	1	957000	957000	380.21	2517.00	ND	ND	2517.00	380.21
Gov School (Unsp)	1	33550000	33550000	18587.26	1805.00	ND	ND	1805.00	18587.26
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	77	781993	636363	3233.39	238.50	86.59<	94.84<	529.07	1570.92
Hard/Storage Yard	2	1628000	1628000	977.54	2467.50	88.00<	163.30<	2467.50	659.78
Ind Dev Site	7	1028500	1100000	295.70	1816.00	155.04<	64.71<	1415.29	726.71
Warehouse Store	12	331543	299500	3301.34	91.00	99.42<	86.44<	90.27	3739.70
Warehouse Unspec	49	1223187	588500	3432.46	209.50	90.54<	78.82<	795.39	1589.24
Warehouse/Office	2	905000	905000	2950.03	311.00	113.20<	113.13<	311.00	2909.97
Warehouse/Showroom	10	630030	568000	2220.08	259.00	74.30<	88.75<	686.78	932.10
Workshop	1	1600500	1600500	1912.19	837.00	102.60<	ND	837.00	1912.19
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Suburban&Rural Road	1	27500	27500	220.00	125.00	ND	ND	125.00	220.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	2100000	2100000	38.03	60906.00	ND	32.31<	60906.00	34.48
GenCrop >20ha Unspec	1	10000000	10000000	15.05	664300.00	145.60<	136.99<	664300.00	15.05
Horse Unspecified	2	5300000	5300000	23.47	232050.00	109.84<	134.18<	232050.00	22.84
Livestock – Beef	7	3237857	2900000	11.17	250700.00	25.78<	50.88<	205925.43	15.72
Livestock – Dairy	1	3775000	3775000	18.66	202336.00	ND	ND	202336.00	18.66
Livestock – Sheep	1	3300000	3300000	47.14	70000.00	ND	ND	70000.00	47.14
MarketGardenVeg <20h	2	1760000	1760000	21.99	80145.00	49.93<	47.57<	80145.00	21.96
MixedFarm&GrazUnsp	3	10083333	11000000	11.24	222500.00	ND	62.86<	360839.67	27.94
Poultry broiler	2	4320000	4320000	36.88	119500.00	123.43<	154.29<	119500.00	36.15
Vineyard	1	7500000	7500000	25.66	292300.00	95.66<	92.77<	292300.00	25.66
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	32350000	32350000	2734.57	11830.00	ND	ND	11830.00	2734.57
Cojoin Strata Unsp	144	944697	772500	NA	NA	91.96<	91.96<	NA	NA
Conjoined StrataUnit	1	665000	665000	NA	NA	100.76<	98.15<	NA	NA
Detached Home (Ind)	1	1500000	1500000	746.64	2009.00	ND	68.18<	2009.00	746.64
Detached Home Unsp	3110	1353966	1085000	1614.83	762.00	98.86<	91.10<	916.04	1475.58
Detached Home(Comm)	3	649333	670000	1253.14	557.00	51.54<	55.83<	547.67	1185.64
Detached Home(exist)	6	2009166	1542500	363.75	4000.00	77.13<	64.27<	3804.17	528.15
Half Pair or Duplex	1	1060000	1060000	NA	NA	ND	ND	NA	NA
House & Flat/Studio	2	861000	861000	1202.10	735.50	54.84<	77.57<	735.50	1170.63
Individual Berth	9	332000	210000	3620.69	58.00	87.68<	84.00<	57.86	6377.78
Individual Car Park	1	10000	10000	NA	NA	ND	1000.00<	NA	NA
Individual Flat	1	2700000	2700000	852.00	3169.00	ND	461.54<	3169.00	852.00
MisImpRuralLand Unsp	2	2237500	2237500	73.12	30220.00	111.87<	114.74<	30220.00	74.04
OYO Strata Flat	2	449500	449500	NA	NA	111.82<	ND	NA	NA
OYO Subdivided Flat	50	841542	747000	NA	NA	132.21<	93.38<	NA	NA
Res Land (WithBuild)	52	1344641	1108000	1094.28	891.00	113.64<	99.28<	1222.96	1110.15
Res/Rural Lstyle	219	3026590	2350000	216.75	10150.00	102.73<	94.95<	29465.55	102.72
ResLandWithImprovemt	10	1519100	1670000	2452.75	846.50	73.57<	93.56<	946.60	1604.80
Retire Village Compl	1	6600000	6600000	523.81	12600.00	31.86<	19.85<	12600.00	523.81
Retire Village Unit	24	498184	535000	NA	NA	113.83<	124.42<	NA	NA
Semi-detached	1	720000	720000	2352.94	306.00	ND	ND	306.00	2352.94
Semi-detached Unspec	20	1295175	1160000	5170.45	264.00	96.67<	122.11<	249.63	4930.11
Sep House&Curtilage	2	4877500	4877500	26.95	226880.50	116.83<	ND	226880.50	21.50
Shack/Hut/Donga	1	2750000	2750000	3182.87	864.00	ND	ND	864.00	3182.87
Single Strata Unsp	619	764312	710000	2954.55	264.00	101.43<	97.26<	237.00	2939.52
Strata Unit/Flat Uns	85	900488	775000	4832.21	149.00	98.41<	93.94<	149.00	4832.21
Vac Res A	184	811330	650000	678.73	884.00	86.67<	69.89<	910.58	889.70
Vac Res B	11	2205590	1230000	512.48	2244.00	92.83<	86.32<	2572.82	857.27
Vac Res Rural Lstyle	16	1870937	1112500	126.10	7730.50	66.42<	78.07<	15137.69	123.59
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	448000	448000	NA	NA	ND	ND	NA	NA

Municipality totals			
Commercial Total	53	Commercial Total Prices	\$130,375,500
Community Services Total	3	Community Services Total Prices	\$35,815,989
Industrial Total	160	Industrial Total Prices	\$144,294,515
Infrastruc&Utilities Total	1	Infrastruc&Utilities Total Prices	\$27,500
Primary Production Total	22	Primary Production Total Prices	\$104,450,000
Residential Total	4,579	Residential Total Prices	\$6,010,074,046
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$448,000
All Sales Total	4,819	All Sales Total	\$6,425,485,550

Mount Alexander Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	205	80,000	89,168	11	83,000	82,590	57	25,000	28,667
1996	237	75,000	88,172	13	95,000	97,969	52	19,375	25,723
1997	230	81,000	89,507	13	90,000	87,961	45	32,000	30,633
1998	238	80,000	89,572	10	80,000	77,100	38	29,250	34,288
1999	244	91,000	100,290	19	87,500	97,223	41	30,000	35,474
2000	282	92,250	102,880	26	113,000	110,403	74	30,000	39,065
2001	329	117,500	129,222	17	115,000	106,441	97	35,500	41,610
2002	332	150,000	161,923	37	135,000	132,483	124	36,750	41,249
2003	303	176,000	187,634	39	160,000	159,259	85	50,000	60,998
2004	236	200,000	211,796	23	215,000	207,478	57	66,500	65,336
2005	279	208,000	220,513	19	185,000	213,763	51	78,000	78,620
2006	236	220,000	237,254	27	210,000	211,676	44	76,251	75,625
2007	315	219,000	234,795	32	207,750	224,271	59	85,000	83,690
2008	231	230,000	243,756	33	205,000	200,530	41	85,000	86,159
2009	273	246,000	260,217	32	225,000	225,351	69	85,000	85,616
2010	287	292,000	313,416	35	255,000	241,800	90	90,000	98,292
2011	238	310,000	332,518	17	242,000	237,029	81	100,000	107,233
2012	230	325,000	348,331	25	290,000	269,310	59	115,000	112,217
2013	286	355,000	366,079	26	295,000	284,855	79	122,500	118,829
2014	270	345,000	378,267	17	260,000	267,852	78	125,000	127,279
2015	260	372,500	387,205	30	312,500	326,166	87	125,000	124,152
2016	302	403,475	427,890	24	322,500	307,875	80	131,500	135,662
2017	326	420,750	435,875	25	325,000	334,040	112	135,515	143,390
2018	275	475,000	497,856	33	389,000	395,972	173	150,000	156,683
2019	288	500,000	511,293	22	392,500	406,711	110	169,250	180,863
2020	304	539,500	569,423	24	410,500	456,039	161	180,000	193,492
2021	333	665,000	694,772	31	500,000	490,129	201	235,000	233,581
2022	251	723,000	767,177	21	560,000	585,848	80	285,000	281,281
2023	226	727,000	766,106	18	586,000	599,833	57	287,000	295,181
2024	230	712,500	763,656	25	600,000	604,540	44	270,000	326,397
2025	296	700,000	742,089	18	532,500	542,444	55	249,000	285,345
2026	42	650,000	657,988	5	570,000^	578,800^	11	280,000	314,363

Statistics for 2026 are based on a small number of sales and are preliminary only.

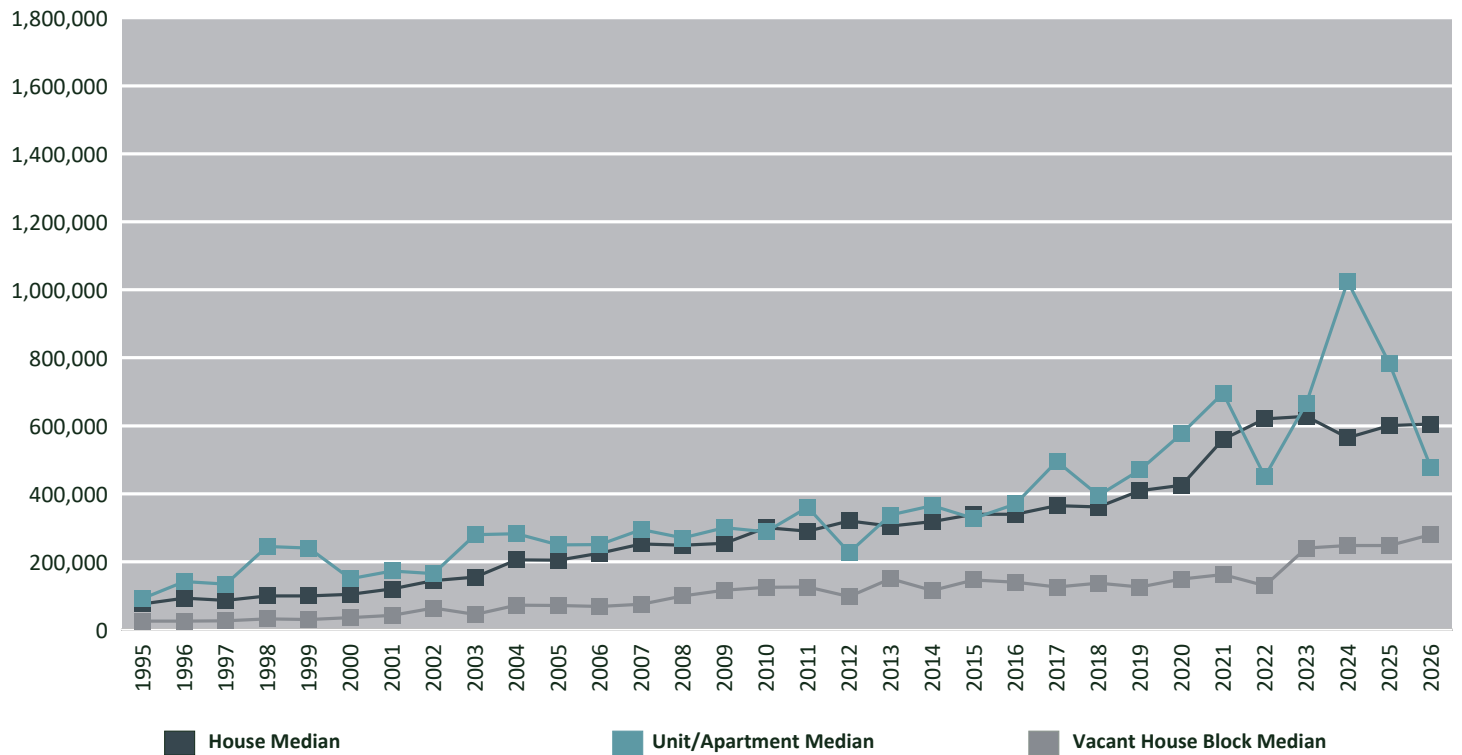
Mount Alexander Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1075000	1075000	1062.25	1012.00	ND	ND	1012.00	1062.25
Dev Site	1	300000	300000	NA	NA	ND	51.95<	NA	NA
Mixed Use Unspec	4	1605037	1375000	909.30	1511.00	112.24<	191.77<	5160.50	311.02
Retail Sgle Occ Unsp	5	736000	630000	2311.37	267.00	101.61<	96.92<	335.00	1869.40
Serviced Office	1	1840000	1840000	8888.89	207.00	ND	ND	207.00	8888.89
Shop	1	890000	890000	6054.42	147.00	ND	ND	147.00	6054.42
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	2400000	2400000	NA	NA	ND	389.61<	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	260000	260000	5.06	59712.50	19.26<	ND	59712.50	4.35
Garage/Motor Vehicle	1	585000	585000	706.52	828.00	ND	ND	828.00	706.52
Ind Dev Site	1	7000	7000	7.00	1000.00	ND	1.59<	1000.00	7.00
Workshop	1	525000	525000	1640.63	320.00	ND	ND	320.00	1640.63
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	1800000	1800000	184.45	9759.00	ND	ND	9759.00	184.45
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	10	833970	803750	3.34	303350.00	89.31<	61.83<	362137.30	2.30
GenCrop >20ha Unspec	4	662450	525000	1.43	512253.50	19.44<	ND	573724.50	1.15
MixedFarm&GrazUnsp	8	1346482	1272500	4.40	275000.00	89.30<	169.67<	336624.75	4.00
Orchard Plantations	2	1000000	1000000	8.33	120000.00	ND	125.00<	120000.00	8.33
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cabin/Accommodation	1	850000	850000	223.98	3795.00	ND	ND	3795.00	223.98
Detached Home Unsp	276	742393	700000	1059.03	1008.00	98.18<	97.90<	1146.59	642.05
Detached Home(Comm)	4	667500	675000	2061.78	330.50	136.36<	ND	355.00	1880.28
Detached Home(exist)	18	728500	770000	918.07	942.00	109.22<	106.21<	1255.61	580.20
Res Land (WithBuild)	2	692623	692623	83.19	24078.50	ND	187.20<	24078.50	28.77
Res/Rural Lstyle	122	829320	782500	39.44	20000.00	93.15<	88.42<	32132.95	25.81
Semi-detached Unspec	2	822500	822500	5427.09	175.00	127.52<	94.16<	175.00	4700.00
Single Strata Unsp	18	542444	532500	NA	NA	88.75<	96.99<	NA	NA
Vac Res A	47	292531	247000	314.47	795.00	95.00<	87.43<	889.08	326.71
Vac Res B	8	243125	272500	117.90	2794.50	117.20<	85.49<	2698.13	90.11
Vac Res Rural Lstyle	22	332681	310000	28.94	10943.00	82.12<	121.57<	24497.73	13.58
Municipality totals									
Commercial Total			13	Commercial Total Prices				\$14,205,150	
Community Services Total			1	Community Services Total Prices				\$2,400,000	
Industrial Total			5	Industrial Total Prices				\$1,637,000	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$1,800,000	
Primary Production Total			24	Primary Production Total Prices				\$23,761,357	
Residential Total			520	Residential Total Prices				\$358,517,867	
All Sales Total			564	All Sales Total				\$402,321,374	

Moyne Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	147	75,900	99,725	6	92,450^	89,066^	71	25,000	49,063
1996	157	93,000	108,727	3	142,000^	141,500^	47	25,000	39,771
1997	157	86,000	120,220	8	134,000^	150,250^	67	26,000	46,512
1998	128	100,000	108,459	3	245,000^	246,000^	69	32,000	42,393
1999	151	100,000	124,696	9	240,000^	246,777^	68	30,125	41,388
2000	171	104,000	125,482	20	150,500	182,272	64	35,500	54,760
2001	197	120,000	146,545	29	173,000	193,413	66	42,300	49,863
2002	209	145,000	184,264	25	165,000	197,414	92	64,000	59,751
2003	193	155,000	192,364	13	280,000	273,192	67	45,000	61,706
2004	148	205,500	228,377	14	282,500	456,650	62	72,500	77,398
2005	145	205,000	249,373	22	250,000	290,757	48	71,250	77,690
2006	153	225,000	252,932	25	251,000	349,952	70	68,250	75,043
2007	178	252,500	282,007	27	295,000	356,784	53	75,000	82,794
2008	139	249,000	278,070	15	270,000	386,400	44	99,950	101,822
2009	186	254,000	292,974	23	300,000	320,709	62	116,500	115,099
2010	163	300,000	349,742	12	288,500	288,625	75	125,000	117,373
2011	129	290,000	334,017	11	360,000	383,863	60	125,500	139,723
2012	142	320,000	360,887	7	227,000^	263,714^	62	97,500	103,517
2013	162	305,000	372,219	16	337,500	492,500	46	150,000	131,750
2014	205	318,000	343,885	23	365,000	372,532	42	115,475	137,901
2015	181	340,000	404,237	20	327,500	449,750	52	146,500	142,715
2016	206	340,000	417,718	23	370,000	491,000	51	140,000	167,111
2017	183	365,000	433,813	20	495,000	545,137	60	125,500	144,064
2018	190	361,000	454,915	23	395,000	503,065	70	137,500	160,785
2019	201	409,000	498,209	19	470,000	556,947	58	125,500	166,698
2020	199	425,000	489,579	13	577,500	731,576	99	149,000	186,852
2021	199	560,000	764,740	19	696,000	771,763	70	162,475	250,662
2022	149	620,000	741,754	14	450,000	1,173,500	37	130,000	171,802
2023	120	627,500	725,958	7	665,000^	611,000^	29	240,000	281,654
2024	155	565,000	662,696	9	1,025,000^	1,301,111^	22	247,450	287,950
2025	168	600,750	724,207	8	783,750^	1,130,187^	22	247,500	235,045
2026	26	604,999	724,961	4	478,250^	460,375^	4	280,000 ^	318,250 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

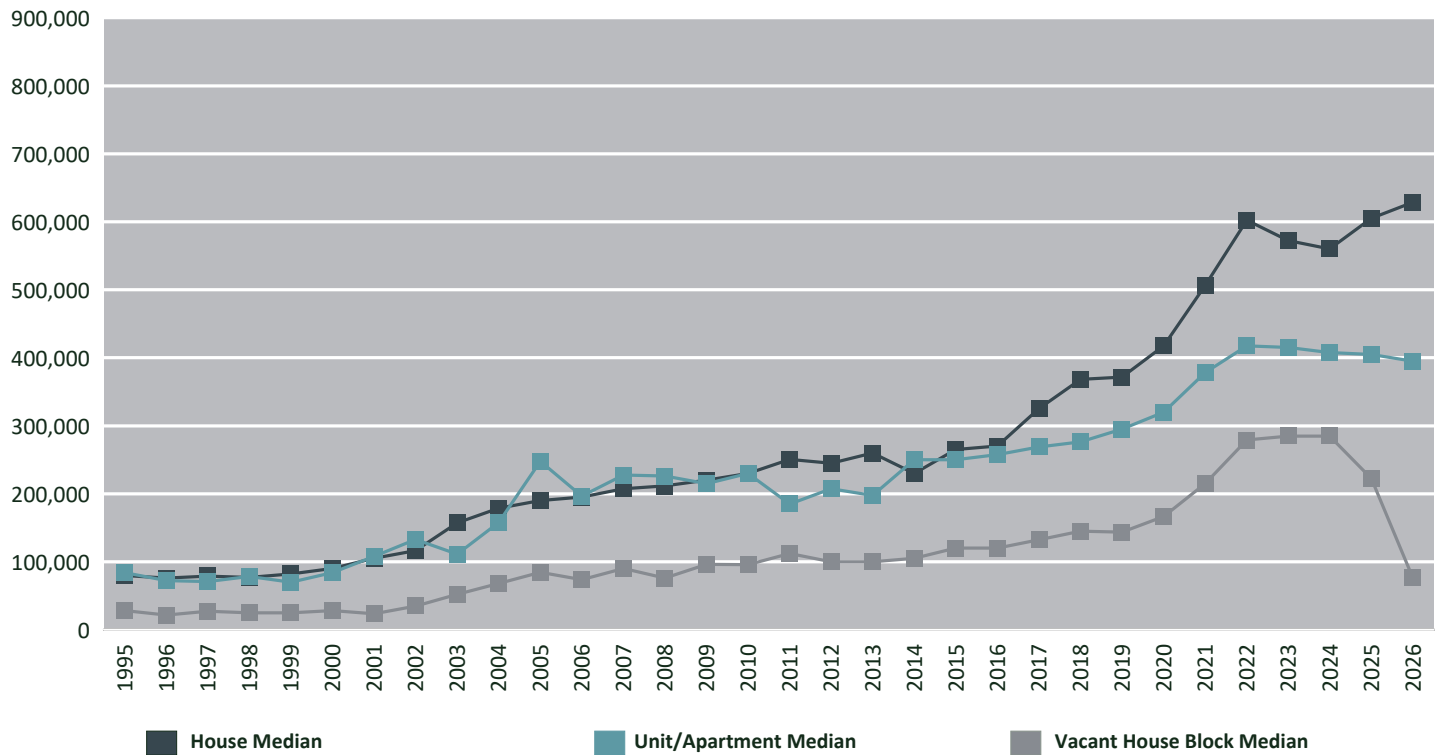
Moyne Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	1	490000	490000	1480.36	331.00	ND	ND	331.00	1480.36
Hotel/Motel Unsp	2	1607639	1607639	983.50	1634.50	ND	ND	1634.50	983.57
Office Premises Uns	1	1250000	1250000	1235.18	1012.00	ND	353.86<	1012.00	1235.18
Retail Sgle Occ Unsp	4	733750	740000	630.21	960.00	194.74<	198.66<	886.67	783.83
Serv Apt/Unit Unsp	1	1300000	1300000	6046.51	215.00	ND	ND	215.00	6046.51
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	250000	250000	202.76	1233.00	ND	545.02<	1233.00	202.76
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Gravel/Stone	2	1672931	1672931	14.04	116733.00	ND	ND	116733.00	14.33
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	440833	440833	724.84	730.00	ND	84.37<	730.00	603.88
Warehouse Unspec	3	539333	638000	531.67	1200.00	ND	797.50<	2279.67	236.58
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	1744040	1600000	0.86	933800.00	477.61<	163.45<	922930.56	1.89
GenCrop >20ha Unspec	3	3615528	3750000	1.89	1980000.00	77.36<	70.07<	2149500.00	1.68
Livestock – Beef	4	949422	505000	2.05	373040.50	45.91<	49.76<	746363.00	1.27
Livestock – Dairy	13	3254079	1899205	14.41	729387.00	89.50<	101.29<	846833.92	3.66
Livestock – Sheep	3	5588094	2417284	1.44	739655.00	805.76<	377.55<	739655.00	1.77
MixedFarm&GrazUnsp	47	1727452	1323852	2.22	495500.00	82.46<	105.91<	915929.45	1.89
Softwood Plantation	2	1092181	1092181	1.18	1073200.00	ND	ND	1073200.00	1.02
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	162	727709	608250	897.82	827.00	110.09<	98.90<	1021.07	705.26
Detached Home(exist)	6	629666	422500	478.60	2206.00	66.02<	65.00<	2485.17	253.37
Res/Rural Lstyle	88	920895	780000	81.76	9907.00	120.00<	100.65<	27306.17	31.13
ResLandWithImprovemt	1	330000	330000	125.33	2633.00	ND	292.68<	2633.00	125.33
Single Strata Unsp	6	1353583	906250	NA	NA	88.41<	201.39<	NA	NA
Strata Unit/Flat Uns	2	460000	460000	NA	NA	ND	ND	NA	NA
Vac Res A	12	266750	255000	346.22	755.50	102.00<	196.15<	884.50	270.32
Vac Res B	10	197000	165000	98.00	2201.00	94.29<	120.97<	2507.40	78.57
Vac Res Rural Lstyle	21	328547	335000	25.00	20000.00	122.94<	145.65<	21867.48	15.02
Municipality totals									
Commercial Total			9	Commercial Total Prices			\$9,190,278		
Community Services Total			1	Community Services Total Prices			\$250,000		
Extractive Industry Total			2	Extractive Industry Total Prices			\$3,345,862		
Industrial Total			5	Industrial Total Prices			\$2,499,667		
Primary Production Total			81	Primary Production Total Prices			\$172,782,583		
Residential Total			308	Residential Total Prices			\$224,147,692		
All Sales Total			406	All Sales Total			\$412,216,082		

Murrindindi Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	123	80,000	95,706	4	84,000^	74,375 ^	60	28,000	44,062
1996	133	76,000	87,154	4	72,500^	68,625 ^	45	21,500	45,060
1997	198	79,000	88,435	12	71,000	69,208	55	27,500	46,460
1998	181	77,000	81,692	10	78,500	76,000	55	25,000	33,498
1999	215	82,200	86,603	13	70,000	69,730	49	25,000	33,908
2000	245	90,000	102,809	13	84,250	94,942	68	28,000	37,238
2001	287	105,000	110,100	25	108,000	121,740	83	23,500	32,701
2002	246	116,500	123,390	15	133,000	135,366	109	35,000	40,245
2003	259	157,350	160,588	18	111,000	124,016	71	52,000	57,685
2004	199	179,000	184,089	10	157,500	166,150	52	68,250	71,062
2005	231	190,000	197,438	8	247,500^	218,750^	46	84,500	93,432
2006	210	195,000	208,551	12	196,500	201,375	52	73,625	87,466
2007	216	207,500	213,609	16	227,500	205,706	47	90,000	93,063
2008	166	211,500	222,628	16	226,250	214,232	45	76,000	85,241
2009	189	220,000	218,425	23	215,000	220,847	116	96,000	97,598
2010	152	230,000	240,186	15	230,000	232,266	110	95,750	102,726
2011	132	250,750	251,774	21	185,000	193,095	82	112,000	121,226
2012	133	245,000	260,815	14	207,500	209,964	104	100,000	105,188
2013	149	260,000	272,847	12	197,500	205,750	48	100,000	104,793
2014	178	230,000	233,798	16	250,000	241,218	51	105,000	117,130
2015	163	265,000	279,511	17	250,000	238,911	70	120,000	115,324
2016	208	270,000	288,471	14	257,500	265,607	75	120,000	128,713
2017	219	325,000	341,632	14	269,000	271,750	80	132,500	142,452
2018	200	368,500	374,381	16	276,250	282,093	67	145,000	140,545
2019	160	371,500	388,297	14	295,000	325,000	50	143,500	156,069
2020	182	417,500	426,651	11	320,000	349,954	96	166,500	184,767
2021	233	506,000	527,480	13	378,000	405,653	111	215,000	227,886
2022	142	602,500	615,483	10	417,500	415,000	53	278,934	271,263
2023	159	572,500	598,033	11	415,000	451,363	32	285,000	282,250
2024	166	560,000	719,469	16	407,500	407,437	23	285,000	282,369
2025	197	605,000	609,571	21	405,000	405,190	28	222,500	229,656
2026	35	628,500	626,014	3	395,000^	401,666^	6	76,500 ^	122,833 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

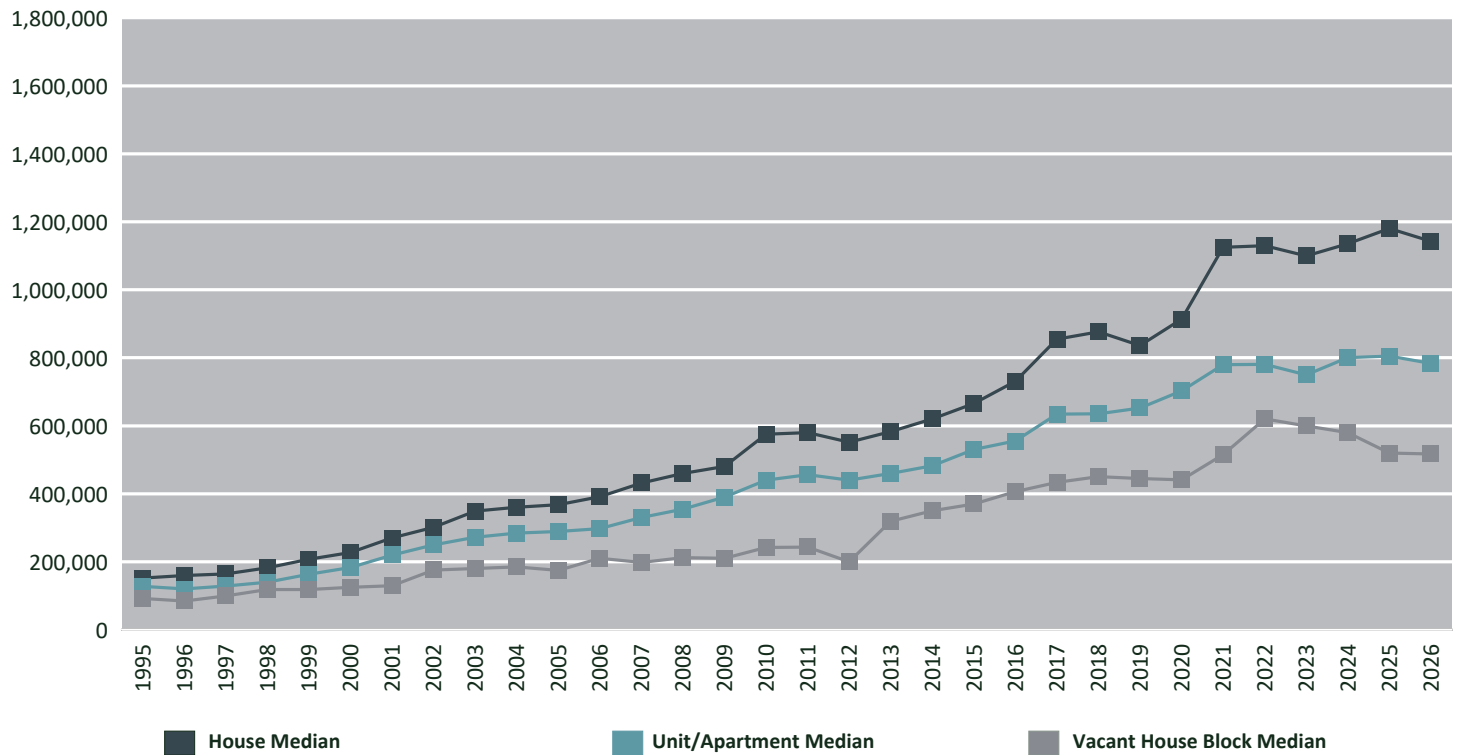
Murrindindi Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	1	340000	340000	37.70	9018.00	107.94<	ND	9018.00	37.70
Hotel	2	817500	817500	302.98	4952.50	94.51<	89.59<	4952.50	165.07
Hotel/Motel Unsp	1	1125000	1125000	21.72	51785.00	ND	ND	51785.00	21.72
Motel	1	1184000	1184000	1073.44	1103.00	133.79<	ND	1103.00	1073.44
Pub/Tavern/Club Unsp	1	2100000	2100000	796.96	2635.00	ND	131.25<	2635.00	796.96
Retail Mult Occ Unsp	1	660000	660000	1062.80	621.00	75.00<	ND	621.00	1062.80
Retail Sgle Occ Unsp	5	1006000	640000	236.51	2706.00	ND	186.86<	21310.00	54.59
Shop & Dwelling	2	780000	780000	776.77	6253.50	ND	ND	6253.50	124.73
Tourist Park/Caravan	2	2286300	2286300	39.02	50287.50	ND	134.49<	50287.50	45.46
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	6	780881	563750	105.60	4000.00	78.30<	82.30<	3649.40	151.27
Warehouse Unspec	2	1155500	1155500	393.98	1396.00	ND	291.79<	1396.00	393.98
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Cattle Feed Lot	1	2750000	2750000	NA	NA	ND	ND	NA	NA
DomsticLivestockGraz	14	1103428	925000	1.43	380869.00	146.83<	92.50<	718236.86	1.54
GenCrop >20ha Unspec	1	875000	875000	2.18	401400.00	175.00<	ND	401400.00	2.18
Livestock – Beef	5	1428000	850000	1.72	639820.00	81.53<	54.43<	605204.75	1.50
Livestock – Sheep	1	450000	450000	0.67	675486.00	ND	29.22<	675486.00	0.67
MixedFarm no infrast	1	715000	715000	1.42	505000.00	ND	ND	505000.00	1.42
MixedFarm&GrazUnsp	29	1258448	1100000	1.68	403600.00	91.67<	67.69<	559745.79	2.25
Native Bshland	1	73000	73000	0.04	1860000.00	10.14<	19.21<	1860000.00	0.04
Native Hardwood	1	380000	380000	14.55	26110.00	49.14<	36.63<	26110.00	14.55
Plant/Tree Nursery	1	102500	102500	78.13	1312.00	ND	12.81<	1312.00	78.13
Softwood Plantation	1	1200000	1200000	6.00	200000.00	ND	ND	200000.00	6.00
Vineyard	1	1760000	1760000	2.71	648700.00	ND	ND	648700.00	2.71
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	31	555370	505000	546.83	825.50	96.19<	82.79<	1087.58	498.45
Detached Home(exist)	166	619692	620000	642.50	1000.00	110.62<	103.33<	1328.23	466.56
Garage/Outbuild Rur	1	710000	710000	35.50	20000.00	ND	ND	20000.00	35.50
MisImpRuralLand Unsp	4	812500	842500	21.11	46385.00	106.31<	145.26<	56185.00	14.46
Res/Rural Lstyle	109	986055	982000	91.30	11500.00	105.03<	102.29<	28562.77	34.52
ResLandWithImprovemt	2	400000	400000	183.76	3409.00	103.90<	102.56<	3409.00	117.34
Single Strata Unsp	16	409312	402500	NA	NA	93.60<	98.17<	NA	NA
Site Improves Rur	1	750000	750000	42.37	17700.00	ND	ND	17700.00	42.37
Strata Unit/Flat Uns	5	392000	420000	NA	NA	131.25<	86.60<	NA	NA
Vac Res A	26	209438	220000	209.23	932.00	98.21<	91.67<	1049.00	196.89
Vac Res B	2	492500	492500	175.57	2773.50	160.42<	166.95<	2773.50	177.57
Vac Res Rural Lstyle	33	436651	365000	31.73	10400.00	99.32<	108.96<	30108.42	14.50
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Outdoor–CrossCountry	1	1168200	1168200	0.74	1573784.00	ND	ND	1573784.00	0.74
Municipality totals									
Commercial Total			16	Commercial Total Prices			\$18,206,600		
Industrial Total			8	Industrial Total Prices			\$6,996,288		
Primary Production Total			57	Primary Production Total Prices			\$67,388,500		
Residential Total			396	Residential Total Prices			\$262,424,418		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,168,200		
All Sales Total			478	All Sales Total			\$356,184,006		

Nillumbik Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	679	152,000	165,995	135	128,000	130,010	198	92,250	98,259
1996	634	160,000	170,895	167	120,000	123,533	199	85,000	83,424
1997	816	164,150	178,840	195	129,000	132,912	263	100,000	98,466
1998	706	182,000	196,004	155	140,000	148,595	235	118,000	116,162
1999	845	207,500	222,106	155	163,000	168,318	244	118,000	120,159
2000	826	226,750	243,301	137	183,000	195,264	97	125,000	134,723
2001	843	270,000	287,570	179	220,000	220,505	98	130,000	132,414
2002	789	301,275	328,109	133	250,000	262,883	134	176,000	171,563
2003	770	349,150	367,191	174	272,250	293,112	195	180,000	186,916
2004	751	360,000	382,827	111	284,000	294,022	118	185,000	215,937
2005	733	367,500	404,903	158	288,750	307,895	123	175,000	194,284
2006	748	391,550	419,725	154	297,500	323,245	106	210,000	218,554
2007	809	432,000	462,727	210	330,000	347,407	80	198,000	208,031
2008	621	460,000	488,885	178	355,000	366,891	50	212,500	230,331
2009	620	480,000	510,127	206	390,000	404,598	69	210,000	245,153
2010	684	575,000	605,899	164	440,000	471,113	54	241,750	283,454
2011	589	580,000	608,111	141	455,955	476,114	56	243,500	298,982
2012	578	552,000	583,024	119	440,000	489,206	87	200,000	239,653
2013	642	582,950	610,971	136	460,000	468,766	63	319,500	301,887
2014	698	620,000	637,746	179	482,000	490,169	95	350,000	330,599
2015	733	665,000	697,216	176	530,000	526,054	67	370,000	344,946
2016	641	731,000	751,518	179	555,000	561,195	76	406,000	413,327
2017	585	855,000	885,486	154	634,000	654,290	126	434,000	446,509
2018	464	876,800	940,167	191	635,000	659,156	64	450,000	466,210
2019	594	836,125	882,566	184	652,500	656,758	71	445,000	494,295
2020	472	913,500	968,779	128	702,500	719,207	120	441,000	465,625
2021	703	1,125,000	1,165,217	207	780,000	814,777	117	515,000	560,560
2022	583	1,130,000	1,179,291	144	781,000	786,564	31	620,000	610,677
2023	519	1,100,000	1,158,670	165	750,000	769,350	25	600,000	644,980
2024	556	1,135,500	1,194,303	165	800,000	844,087	31	580,000	596,516
2025	617	1,180,000	1,208,379	159	805,000	818,935	45	520,000	546,444
2026	79	1,143,000	1,199,487	30	783,116	838,744	5	517,500 ^	548,500 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

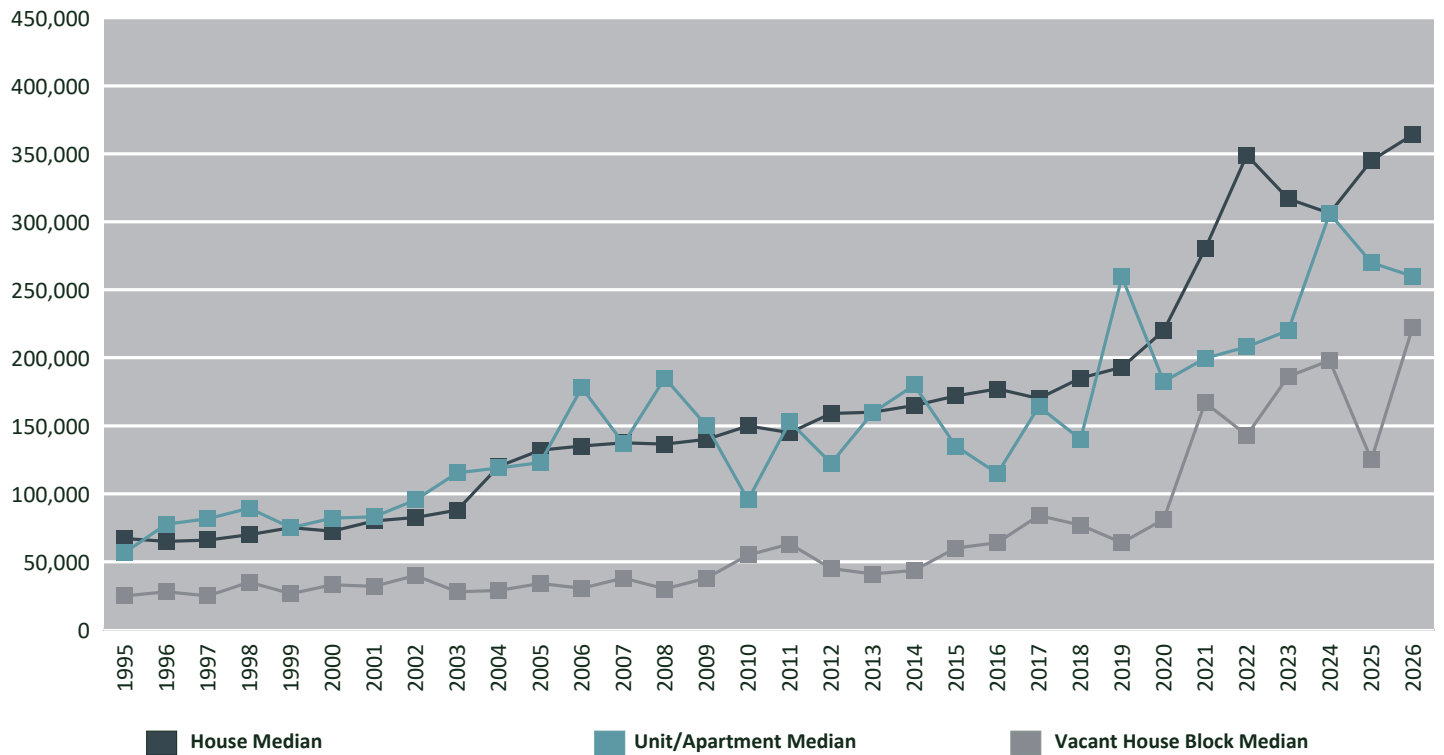
Nillumbik Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Fuel Outlet/Garage	1	5070000	5070000	2255.34	2248.00	ND	ND	2248.00	2255.34
Health Clinic Unsp	2	1425000	1425000	583.88	2239.50	107.51<	103.64<	2239.50	636.30
Mixed Use Unspec	1	780000	780000	462.36	1687.00	ND	ND	1687.00	462.36
Office Premises Uns	4	1042500	1050000	1712.85	582.00	202.21<	ND	512.25	2035.14
Retail Sgle Occ Unsp	9	859722	750000	6099.02	144.50	94.34<	93.75<	973.75	838.58
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	1	1584000	1584000	4487.25	353.00	ND	ND	353.00	4487.25
Factory Unsp	12	1102354	1125000	3814.22	349.50	97.83<	124.88<	785.50	1403.38
Warehouse Unspec	1	1855000	1855000	4113.08	451.00	ND	ND	451.00	4113.08
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	11000	11000	NA	NA	ND	ND	NA	NA
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1400000	1400000	16.91	82800.00	ND	151.27<	82800.00	16.91
MixedFarm&GrazUnsp	6	2256666	2195000	5.65	298267.50	121.94<	71.97<	308289.17	7.32
Vineyard	1	2196500	2196500	23.46	93610.00	77.95<	75.74<	93610.00	23.46
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	2	840000	840000	NA	NA	107.01<	120.00<	NA	NA
Detached Home Unsp	41	1147973	1130000	1134.66	796.50	98.69<	107.62<	1013.94	1115.96
Detached Home(exist)	576	1212679	1187500	1247.97	864.00	104.63<	104.53<	1030.27	1177.05
Res Land (WithBuild)	2	916944	916944	758.60	1233.50	107.88<	109.16<	1233.50	743.37
Res/Rural Lstyle	165	1873071	1800000	137.60	12100.00	104.74<	102.53<	31166.45	60.10
Single Strata Unit	1	710000	710000	NA	NA	80.68<	74.54<	NA	NA
Single Strata Unsp	118	817242	805500	NA	NA	102.16<	106.44<	NA	NA
Strata Unit/Flat Uns	36	825030	802500	2940.20	301.00	98.71<	97.87<	301.00	2940.20
Townhouse	2	842500	842500	NA	NA	100.30<	91.83<	NA	NA
Vac Res A	42	532619	516500	943.16	705.00	89.05<	83.21<	719.71	740.04
Vac Res B	3	740000	770000	309.11	2491.00	ND	175.00<	2652.67	278.96
Vac Res Englobo Oth	1	1525000	1525000	380.87	4004.00	89.76<	92.48<	4004.00	380.87
Vac Res Rural Lstyle	14	912328	1037500	24.42	41600.00	114.01<	166.67<	46214.64	19.74
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Equestrian Centre	1	10000000	10000000	29.41	340050.00	ND	ND	340050.00	29.41
Municipality totals									
Commercial Total			17	Commercial Total Prices				\$20,607,500	
Industrial Total			14	Industrial Total Prices				\$16,667,250	
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices				\$11,000	
Primary Production Total			8	Primary Production Total Prices				\$17,136,500	
Residential Total			1,003	Residential Total Prices				\$1,225,559,089	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$10,000,000	
All Sales Total			1,044	All Sales Total				\$1,289,981,339	

Northern Grampians Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	205	67,000	68,947	4	56,750^	83,375 ^	52	25,000	29,157
1996	171	65,000	72,002	2	77,750^	77,750 ^	39	28,000	35,133
1997	146	66,000	69,310	8	81,750^	80,212 ^	38	25,000	28,519
1998	180	70,000	78,851	4	89,500^	89,250 ^	36	35,000	36,574
1999	165	75,000	80,457	3	75,000^	78,000 ^	30	26,450	29,921
2000	211	72,500	79,324	5	82,000^	77,500 ^	39	33,000	36,816
2001	240	80,000	89,712	12	83,000	93,916	49	32,000	37,169
2002	253	82,500	99,220	10	95,500	101,350	61	40,000	39,835
2003	271	88,000	104,991	16	115,500	140,593	59	28,000	35,544
2004	279	120,000	134,911	11	119,000	182,159	55	29,000	35,981
2005	271	132,000	144,001	7	123,000^	118,142 ^	36	34,000	37,658
2006	188	135,000	149,942	17	178,000	200,117	23	30,500	41,598
2007	234	137,500	146,991	16	137,000	158,281	30	38,000	67,700
2008	210	136,500	144,156	9	185,000^	216,888 ^	23	30,000	40,815
2009	217	140,000	156,197	19	150,000	155,500	33	38,000	52,681
2010	179	150,000	167,276	16	95,500	129,156	29	55,000	64,468
2011	173	145,000	155,362	9	153,000^	158,722 ^	19	63,000	76,605
2012	164	159,000	176,028	12	122,500	142,958	13	45,000	43,500
2013	184	160,000	168,725	14	159,500	166,392	22	41,000	47,045
2014	179	165,000	176,272	9	180,000^	181,970 ^	20	43,750	55,089
2015	167	172,000	180,174	11	135,000	162,318	21	60,000	76,142
2016	174	177,000	195,703	3	115,000^	144,333 ^	20	64,000	68,535
2017	188	170,000	188,867	10	164,250	179,300	24	84,000	97,604
2018	206	185,000	199,727	9	140,000^	145,888 ^	25	77,000	79,010
2019	224	193,000	213,005	16	259,500	241,843	25	64,000	71,260
2020	212	220,000	237,189	24	182,500	220,373	40	81,250	85,512
2021	214	280,000	288,575	17	199,500	247,323	42	167,000	143,678
2022	198	349,000	363,455	10	208,000	215,150	25	143,000	179,780
2023	169	317,000	348,807	14	220,000	257,142	30	186,200	181,830
2024	192	306,250	328,755	6	306,000^	326,166 ^	9	198,000 ^	185,444 ^
2025	176	345,000	377,433	14	270,000	320,265	17	125,000	154,058
2026	34	364,000	368,176	5	260,000^	266,800 ^	2	222,500 ^	222,500 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

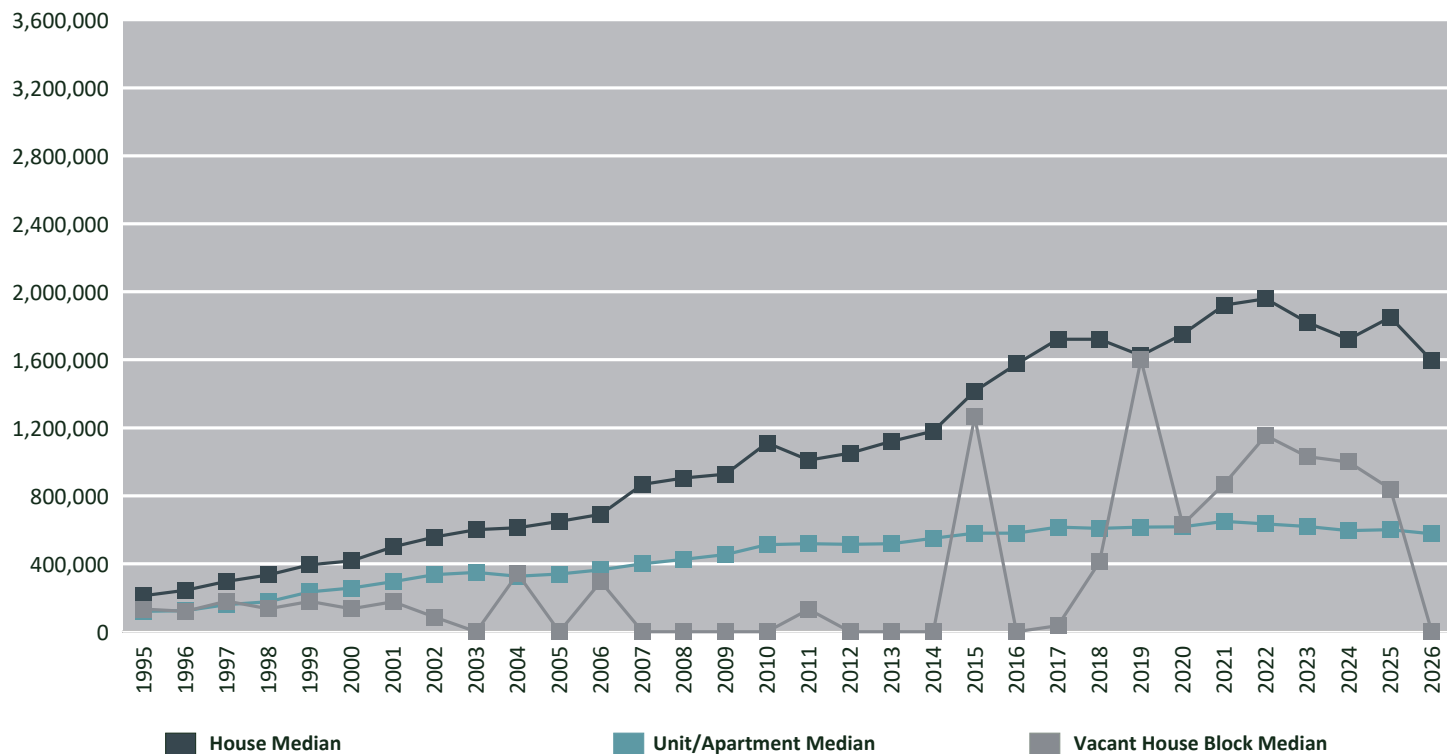
Northern Grampians Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	316666	200000	303.03	528.00	ND	86.02<	621.67	509.38
Health Clinic Unsp	1	270000	270000	245.45	1100.00	ND	ND	1100.00	245.45
Hotel/Motel Unsp	1	700000	700000	422.45	1657.00	107.69<	83.83<	1657.00	422.45
Office Premises Uns	2	145500	145500	385.15	369.00	53.89<	29.69<	369.00	394.31
Retail Mult Occ Unsp	2	300000	300000	604.74	1177.00	ND	ND	1177.00	254.89
Retail Sgle Occ Unsp	12	219750	200000	668.90	299.00	114.29<	70.48<	635.82	349.87
Shop & Dwelling	1	350000	350000	1666.67	210.00	ND	ND	210.00	1666.67
Tourist Park/Caravan	1	1600000	1600000	5.80	276011.00	103.23<	ND	276011.00	5.80
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	182000	182000	180.91	1006.00	ND	ND	1006.00	180.91
Place of Worship	2	380000	380000	401.66	1055.00	ND	316.67<	1055.00	360.19
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	99000	99000	39.27	2521.00	198.00<	100.00<	2521.00	39.27
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	3	16500	8250	0.33	25105.00	ND	ND	45700.33	0.36
Refuse Recycling	1	799000	799000	105.73	7557.00	ND	ND	7557.00	105.73
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	170000	170000	1.40	121226.00	15.57<	28.33<	121226.00	1.40
GenCrop >20ha Unspec	13	1889323	1580000	0.78	1261550.00	75.68<	297.15<	1369357.69	1.38
Livestock – Beef	1	1199953	1199953	0.93	1290000.00	ND	ND	1290000.00	0.93
Livestock – Sheep	1	465000	465000	25.25	18418.00	46.97<	ND	18418.00	25.25
MixedFarm&GrazUnsp	23	1310686	1323000	1.11	1190000.00	154.75<	155.65<	1379653.61	0.95
Native Bshland	2	314000	314000	2.01	271826.50	87.10<	ND	271826.50	1.16
Poultry broiler	1	1150000	1150000	2.69	428000.00	31.94<	ND	428000.00	2.69
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	176	377433	345000	467.99	892.00	113.11<	98.85<	991.33	379.14
Detached Home(Comm)	1	325000	325000	401.23	810.00	116.07<	ND	810.00	401.23
MisImpRuralLand Unsp	3	275000	250000	6.66	37533.00	192.31<	103.09<	78978.00	3.48
Res/Rural Lstyle	35	525708	510000	13.35	37458.00	91.69<	113.33<	51195.69	10.27
ResLandWithImprovemt	1	290000	290000	120.83	2400.00	ND	375.40<	2400.00	120.83
Short Term Hol Accom	4	551250	585000	890.29	656.50	130.00<	76.97<	587.50	938.30
Single Strata Unsp	12	321560	262500	NA	NA	92.11<	120.14<	NA	NA
Strata Unit/Flat Uns	2	312500	312500	NA	NA	100.16<	177.56<	NA	NA
Vac Res A	11	171636	150000	90.82	983.50	75.76<	104.90<	1000.70	150.69
Vac Res B	6	121833	120000	33.68	3189.50	63.16<	80.00<	2972.67	40.98
Vac Res Rural Lstyle	27	125207	100000	2.02	44500.00	69.44<	59.17<	60586.33	2.07
Municipality totals									
Commercial Total			23	Commercial Total Prices				\$7,398,000	
Community Services Total			3	Community Services Total Prices				\$942,000	
Industrial Total			1	Industrial Total Prices				\$99,000	
Infrastruc&Utilities Total			4	Infrastruc&Utilities Total Prices				\$848,500	
Primary Production Total			42	Primary Production Total Prices				\$58,319,955	
Residential Total			278	Residential Total Prices				\$98,956,399	
All Sales Total			351	All Sales Total				\$166,563,854	

Port Phillip City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	966	212,750	255,326	1,875	120,000	154,557	48	133,250	139,037
1996	1,165	245,000	274,411	2,081	125,000	168,953	39	120,000	141,201
1997	1,202	297,500	331,326	3,238	160,000	210,221	24	180,000	213,406
1998	1,095	335,000	370,464	2,760	177,500	221,105	21	136,000	594,275
1999	1,096	395,000	441,354	3,571	235,000	274,725	16	178,000	171,015
2000	1,034	417,000	469,812	3,538	257,000	290,075	16	134,500	159,689
2001	1,127	500,000	583,392	3,570	295,750	348,606	14	176,000	208,857
2002	1,040	557,000	636,280	3,092	336,380	388,472	3	86,500 ^	85,666 ^
2003	956	600,500	715,837	2,867	349,000	431,971	0	0 *	0 *
2004	882	612,500	735,322	2,295	327,500	413,105	2	341,250 ^	341,250 ^
2005	942	650,000	756,347	2,642	340,000	413,329	0	0 *	0 *
2006	991	691,002	839,959	3,018	364,000	482,355	1	295,000 ^	295,000 ^
2007	1,015	867,500	1,089,436	3,848	400,000	510,437	0	0 *	0 *
2008	687	905,000	1,112,304	2,557	427,000	516,624	0	0 *	0 *
2009	737	927,500	1,092,553	2,918	455,000	550,259	0	0 *	0 *
2010	827	1,110,000	1,262,392	3,615	512,500	592,662	0	0 *	0 *
2011	737	1,010,000	1,237,744	2,871	518,500	595,840	1	132,500 ^	132,500 ^
2012	755	1,050,000	1,192,419	2,395	515,000	590,185	0	0 *	0 *
2013	838	1,120,000	1,307,330	2,871	518,000	606,589	0	0 *	0 *
2014	913	1,180,000	1,420,530	2,894	550,000	649,876	0	0 *	0 *
2015	833	1,415,000	1,651,295	3,517	580,000	683,820	1	1,265,000 ^	1,265,000 ^
2016	710	1,575,000	1,794,133	2,622	580,000	706,378	0	0 *	0 *
2017	765	1,720,000	1,942,966	2,753	615,000	822,677	4	36,300 ^	45,237 ^
2018	621	1,720,000	1,995,434	2,337	608,000	776,038	2	411,300 ^	411,300 ^
2019	649	1,625,000	1,986,244	2,060	615,000	819,022	1	1,600,000 ^	1,600,000 ^
2020	629	1,750,000	2,145,153	1,983	617,500	770,508	3	630,000 ^	643,333 ^
2021	987	1,921,000	2,292,009	2,928	650,000	823,301	2	869,361 ^	869,361 ^
2022	776	1,960,000	2,343,541	2,587	634,000	787,890	4	1,155,000 ^	1,187,812 ^
2023	645	1,820,000	2,160,092	2,463	620,000	771,099	8	1,030,000 ^	1,063,240 ^
2024	751	1,720,000	2,153,637	2,705	595,000	736,444	6	999,000 ^	1,179,333 ^
2025	796	1,850,000	2,268,629	2,998	600,000	731,322	6	840,000 ^	1,048,118 ^
2026	77	1,595,000	1,739,113	512	577,000	657,380	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

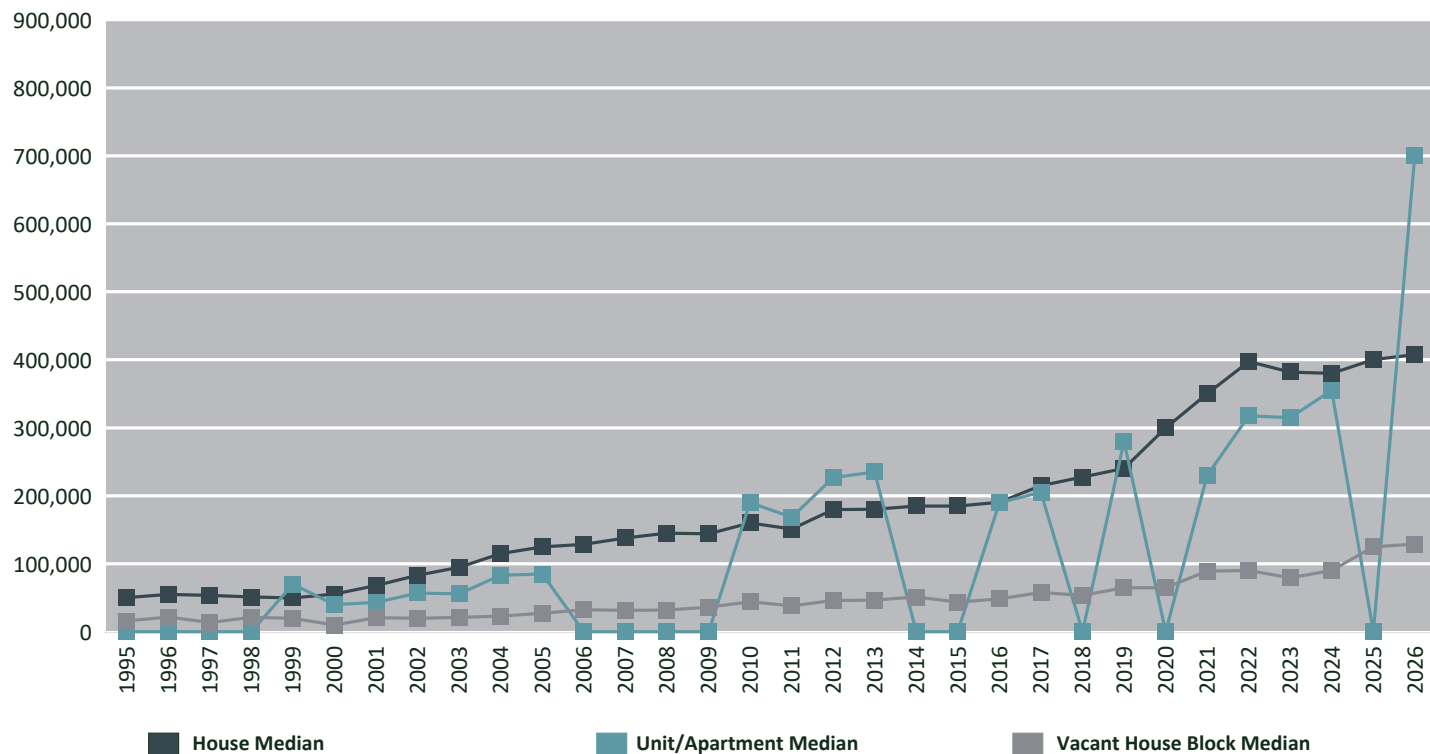
Port Phillip City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bank	1	6550000	6550000	19040.70	344.00	148.86<	22.20<	344.00	19040.70
Bottle Shop/Licensed	2	2095000	2095000	8750.00	160.00	ND	ND	160.00	8750.00
CarPark – UnderCover	24	33052	25000	11.49	2872.00	84.75<	73.53<	3371.83	7.85
Health Clinic Unsp	3	1268333	1000000	2708.64	683.00	17.54<	ND	683.00	2708.64
Health Surgery	1	1897500	1897500	2757.99	688.00	ND	ND	688.00	2757.99
Hotel/Motel Unsp	2	9350000	9350000	NA	NA	ND	ND	NA	NA
Indiv CarPark Unspe	1	12000	12000	NA	NA	240.00<	ND	NA	NA
Mixed Use Shop	1	3920000	3920000	NA	NA	ND	ND	NA	NA
Mixed Use Unspec	7	1784785	1650000	7373.27	217.00	91.67<	53.66<	6844.40	224.64
Multi-storey CarPark	2	159500	159500	NA	NA	797.50<	7.25<	NA	NA
Office & Dwelling	3	1369666	1308000	2361.01	554.00	95.65<	73.48<	410.00	3340.65
Office Cvt Dwelling	3	1287833	1358500	13318.63	102.00	157.97<	58.53<	134.33	9586.85
Office Premises Uns	25	4032076	1703400	13631.04	683.00	92.08<	78.41<	1153.95	2154.83
Pub	1	7500000	7500000	11415.53	657.00	272.73<	20.57<	657.00	11415.53
Pub/Tavern/Club Unsp	1	11250000	11250000	82720.59	136.00	ND	361.74<	136.00	82720.59
Restaurant	3	1768333	1850000	413.22	1694.00	46.25<	78.39<	2297.67	769.62
Retail Mult Occ Unsp	3	1586000	1868000	7295.08	122.00	56.61<	19.56<	122.00	7295.08
Retail Sgle Occ Unsp	9	1238333	1177000	10491.31	121.50	82.60<	52.58<	275.38	4877.44
Retail Store/Showrm	2	3065000	3065000	8068.44	374.00	84.09<	58.94<	374.00	8195.19
Serviced Apartments	8	395093	341875	136.14	3636.00	89.97<	70.49<	3710.40	106.75
Shop	12	3569000	892500	521.55	739.00	91.07<	61.51<	1202.80	3446.79
Shop & Dwelling	9	1826666	1875000	12472.39	163.00	127.99<	120.19<	173.22	10545.22
Strata/Subdiv Office	59	335426	155000	40.00	4375.00	90.91<	72.22<	5442.00	63.02
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory	4	2233256	2037500	5287.79	414.50	107.24<	123.11<	412.00	5420.52
Factory Unsp	1	2850000	2850000	6951.22	410.00	91.94<	16.55<	410.00	6951.22
Ind Dev Site	1	356975	356975	2190.03	163.00	ND	ND	163.00	2190.03
OpenStorageUnspec	1	32000	32000	NA	NA	ND	ND	NA	NA
Warehouse	1	2388000	2388000	7580.95	315.00	ND	35.78<	315.00	7580.95
Warehouse Store	2	2017500	2017500	7352.57	277.50	39.17<	40.27<	277.50	7270.27
Warehouse Unspec	3	2381933	2695000	8709.68	124.00	112.29<	ND	202.33	11772.32
Warehouse/Office	12	1711003	797500	7495.16	1034.00	60.16<	39.43<	1478.36	1229.77
Workshop	4	2966250	2975000	17384.85	178.00	157.12<	104.26<	203.00	14612.07
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	1	690848	690848	4970.13	139.00	2093.48<	ND	139.00	4970.13
Telecom Tower	1	27000000	27000000	11622.90	2323.00	ND	ND	2323.00	11622.90
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1100000	1100000	1270.21	866.00	38.60<	65.29<	866.00	1270.21
Cojoin Strata Unsp	2	995000	995000	NA	NA	147.41<	46.17<	NA	NA
Detached Home (New)	2	1820000	1820000	11687.91	155.50	ND	52.56<	155.50	11704.18
Detached Home Unsp	327	2505906	2000000	8466.10	295.00	105.26<	89.79<	370.00	6794.94
Half Pair or Duplex	2	2070000	2070000	13560.61	132.00	40.19<	76.67<	132.00	13560.61
Individual Car Park	25	213320	55000	NA	NA	137.50<	275.00<	NA	NA
Individual Flat	1	5400000	5400000	4182.80	1291.00	ND	343.95<	1291.00	4182.80
OYO Strata Flat	587	591503	570000	NA	NA	100.00<	99.30<	NA	NA
OYO Stratum Flat	15	523466	470000	NA	NA	85.45<	95.67<	NA	NA
OYO Sub Dwelling	9	1570777	1565000	NA	NA	96.90<	148.34<	NA	NA
OYO Sub Unit	161	1273319	1058000	NA	NA	88.35<	87.08<	NA	NA
OYO Subdivided Flat	1571	674713	585000	310.89	1678.50	101.74<	97.50<	1678.50	216.56
Res/Rural Lstyle	1	1000000	1000000	45.86	21804.00	174.52<	43.29<	21804.00	45.86
Retire Village Unit	1	800000	800000	NA	NA	ND	ND	NA	NA
Semi-detached Unspec	416	1904859	1720000	9675.14	177.00	106.83<	95.56<	202.36	9413.20
Single Strata Unit	18	1271388	1050000	NA	NA	94.09<	95.19<	NA	NA
Single Strata Unsp	51	931331	825000	1067.96	618.00	114.19<	126.92<	618.00	1067.96
Special Accommm Res	1	4250000	4250000	3229.48	1316.00	58.10<	ND	1316.00	3229.48
Storage Area Res	6	956583	20000	560.06	5960.00	109.29<	129.03<	7800.75	182.66
Strata Dwelling	7	1459000	1045000	NA	NA	102.35<	73.70<	NA	NA
Strata Unit/Flat Uns	575	821891	580000	277.47	1332.50	96.67<	82.62<	2301.25	281.78
Terrace House	50	3770917	2807500	15214.34	187.00	103.03<	101.81<	218.34	17270.85
Vac Res A	6	1048118	840000	3282.28	259.00	84.08<	72.73<	428.75	2976.68
Municipality totals									
Commercial Total			182	Commercial Total Prices			\$289,761,553		
Industrial Total			29	Industrial Total Prices			\$58,137,840		
Infrastruc&Utilities Total			2	Infrastruc&Utilities Total Prices			\$27,690,848		
Residential Total			3,835	Residential Total Prices			\$4,027,445,033		
All Sales Total			4,048	All Sales Total			\$4,403,035,274		

Pyrenees Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	58	50,500	68,522	0	0*	0*	32	15,875	36,172
1996	55	55,000	79,256	0	0*	0*	29	21,500	52,411
1997	51	53,500	101,999	0	0*	0*	25	13,500	33,564
1998	44	51,000	100,430	0	0*	0*	18	21,250	44,001
1999	51	50,000	57,181	1	70,000^	70,000^	29	20,000	23,598
2000	79	55,500	67,756	3	40,000^	45,000^	15	9,750	15,243
2001	87	68,000	75,835	2	43,000^	43,000^	28	20,500	24,948
2002	70	83,250	98,656	4	57,000^	74,750^	53	20,000	28,058
2003	58	95,000	107,406	3	56,000^	57,833^	36	21,250	30,418
2004	78	115,000	113,186	1	83,000^	83,000^	37	23,000	25,243
2005	63	125,000	136,330	1	85,000^	85,000^	29	27,500	32,362
2006	50	128,500	134,954	0	0*	0*	27	32,500	42,355
2007	59	137,875	145,807	0	0*	0*	26	31,500	38,953
2008	55	145,000	156,306	0	0*	0*	17	32,000	39,358
2009	59	144,000	145,466	0	0*	0*	19	36,000	46,920
2010	71	160,000	161,530	1	190,000^	190,000^	29	44,000	64,448
2011	66	151,000	173,568	2	168,675^	168,675^	20	38,250	47,372
2012	50	179,750	179,112	2	226,500^	226,500^	27	46,000	40,608
2013	72	180,000	173,609	1	235,000^	235,000^	18	46,500	39,973
2014	57	185,000	194,484	0	0*	0*	30	51,050	51,553
2015	55	185,000	191,492	0	0*	0*	18	43,500	44,822
2016	69	190,500	208,188	3	190,000^	176,666^	35	48,500	58,750
2017	83	215,000	213,142	1	205,000^	205,000^	20	58,000	56,375
2018	76	227,450	232,256	0	0*	0*	30	53,500	54,810
2019	74	240,000	248,363	1	280,000^	280,000^	23	65,000	79,847
2020	67	300,000	296,111	0	0*	0*	36	65,000	85,152
2021	78	350,000	363,948	2	230,000^	230,000^	63	89,000	93,712
2022	70	397,499	405,206	1	317,500^	317,500^	30	90,000	122,366
2023	63	382,000	394,071	1	315,000^	315,000^	13	79,500	88,307
2024	65	380,000	402,007	1	355,000^	355,000^	22	90,000	143,534
2025	102	400,000	409,105	0	0*	0*	29	125,000	154,396
2026	16	407,500	419,687	1	700,000^	700,000^	1	129,000 ^	129,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

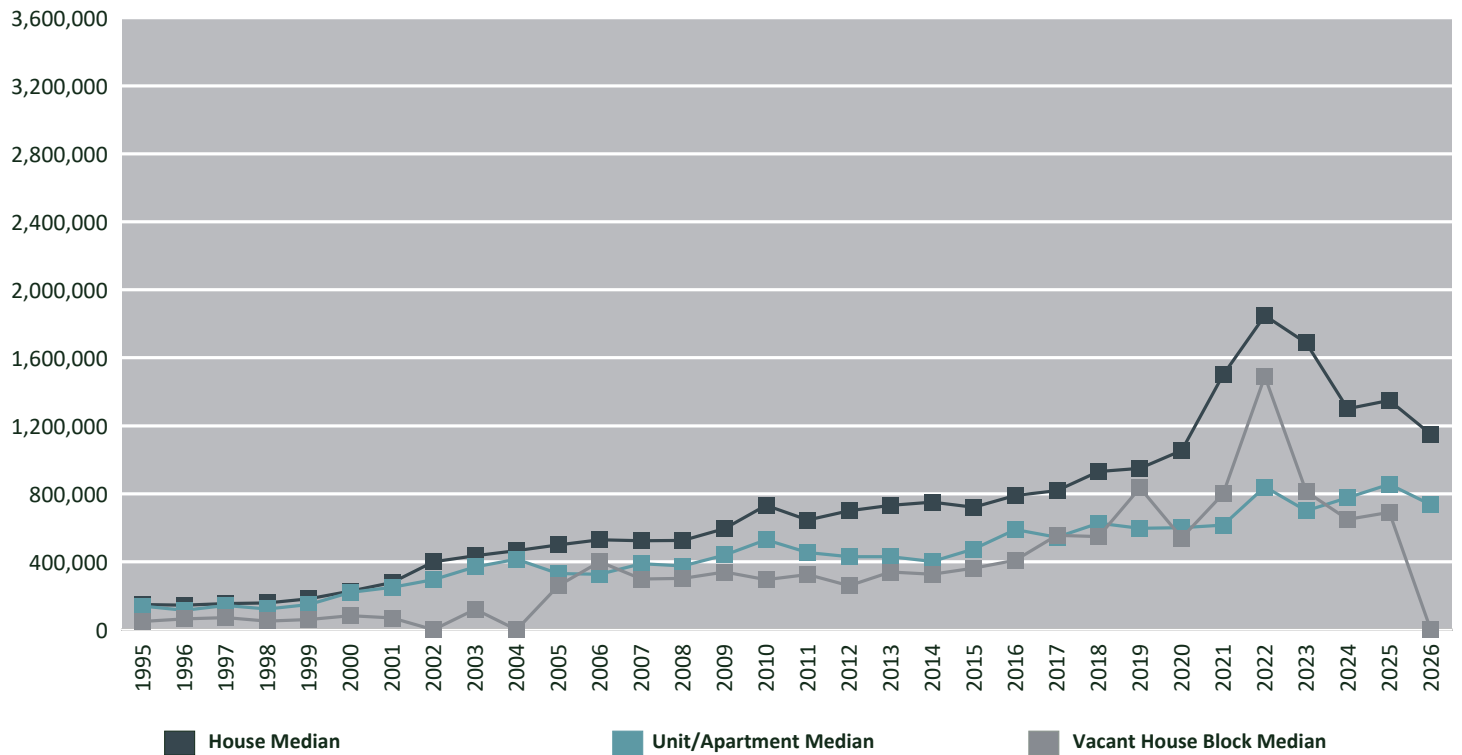
Pyrenees Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel/Motel Unsp	1	1000000	1000000	129.87	7700.00	ND	ND	7700.00	129.87
Mixed Use Unspec	1	500000	500000	523.56	955.00	ND	86.21<	955.00	523.56
Retail Mult Occ Unsp	2	346500	346500	1222.97	283.50	ND	ND	283.50	1222.22
Retail Sgle Occ Unsp	1	315000	315000	NA	NA	ND	76.36<	NA	NA
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	370000	370000	197.54	1873.00	124.16<	ND	1873.00	197.54
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	650000	650000	132.54	4904.00	ND	ND	4904.00	132.54
Factory Unsp	2	1150000	1150000	92.26	16765.00	958.33<	522.73<	16765.00	68.60
Ind Dev Site	2	187500	187500	36.22	19720.00	134.17<	200.53<	19720.00	9.51
Warehouse Unspec	1	740000	740000	344.67	2147.00	ND	320.35<	2147.00	344.67
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	470099	391776	1.98	336000.00	98.38<	37.04<	483125.44	0.97
GenCrop >20ha Unspec	6	2401572	1510520	1.13	966778.00	318.49<	60.42<	1107793.33	2.17
Livestock – Beef	1	610000	610000	4.17	146393.00	ND	120.29<	146393.00	4.17
Livestock – Sheep	10	1505482	888250	1.75	613200.00	124.16<	64.84<	970110.70	1.55
MarketGardenVeg <20h	1	625000	625000	0.51	1214150.00	ND	ND	1214150.00	0.51
MixedFarm&GrazUnsp	14	779244	812500	1.98	436800.00	112.85<	140.09<	747803.29	1.04
Native Bshland	2	226500	226500	18.62	126367.00	120.91<	ND	126367.00	1.79
Vineyard	4	616250	625000	1.21	762350.00	28.74<	93.14<	755100.00	0.82
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	98	402665	397500	343.27	1040.00	103.92<	100.00<	1373.18	294.27
Detached Home(exist)	4	566875	547500	240.76	2683.50	192.11<	129.82<	2658.25	213.25
MisimpRuralLand Unsp	9	270055	290000	2.55	80480.00	96.67<	89.23<	64744.67	4.17
Res/Rural Lstyle	80	578913	530000	19.45	24440.00	111.58<	96.80<	38966.55	14.86
Vac Res A	23	131391	125000	143.28	1012.00	138.89<	104.17<	997.00	113.87
Vac Res B	6	242583	171750	51.91	2947.50	131.11<	212.04<	3053.17	79.45
Vac Res Rural Lstyle	44	230295	195000	2.86	42495.00	111.43<	91.33<	51743.70	4.45
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$2,508,000	
Community Services Total			1	Community Services Total Prices				\$370,000	
Industrial Total			6	Industrial Total Prices				\$4,065,000	
Primary Production Total			47	Primary Production Total Prices				\$48,757,568	
Residential Total			264	Residential Total Prices				\$105,082,802	
All Sales Total			323	All Sales Total				\$160,783,370	

Borough of Queenscliffe

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		Vacant House Blocks		
		Median Price	Mean Price		Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	99	148,000	159,116	13	139,500	139,846	43	49,000	55,400
1996	106	144,000	160,408	16	115,000	123,093	8	64,750 ^	81,812 ^
1997	108	155,000	166,523	19	143,500	132,809	25	72,000	93,720
1998	111	158,000	176,049	19	123,000	125,789	16	51,500	68,578
1999	103	183,000	219,614	23	149,000	156,097	15	60,000	82,733
2000	105	227,000	284,780	17	220,000	228,044	13	82,000	96,423
2001	92	277,500	293,266	10	250,000	244,500	7	69,000 ^	75,428 ^
2002	89	400,000	463,453	23	295,000	320,280	0	0 *	0 *
2003	97	435,000	474,329	26	370,000	381,192	2	120,000 ^	120,000 ^
2004	71	465,000	496,816	20	415,000	567,550	0	0 *	0 *
2005	88	500,000	673,956	13	330,000	406,300	4	258,750 ^	235,625 ^
2006	101	530,000	644,465	34	327,500	408,046	7	400,000 ^	345,714 ^
2007	158	522,944	601,844	47	389,396	447,886	10	299,000	325,768
2008	82	525,000	616,829	20	375,000	381,675	4	302,500 ^	278,750 ^
2009	89	595,000	637,210	23	440,000	488,326	1	340,000 ^	340,000 ^
2010	87	732,000	826,607	21	530,000	587,047	5	295,000 ^	286,800 ^
2011	65	645,000	841,756	23	455,000	519,913	4	325,000 ^	313,750 ^
2012	84	700,000	787,023	11	430,000	426,568	3	259,000 ^	306,333 ^
2013	76	732,500	798,717	20	430,000	428,300	3	340,000 ^	371,666 ^
2014	94	750,000	917,565	20	401,000	437,895	8	326,500 ^	304,125 ^
2015	104	721,001	836,776	25	475,000	613,340	4	361,500 ^	435,750 ^
2016	90	790,000	902,422	25	590,000	582,960	5	410,000 ^	406,800 ^
2017	94	817,500	953,482	25	545,000	529,440	9	555,308 ^	701,145 ^
2018	71	930,000	1,088,622	20	627,500	734,775	6	547,500 ^	650,833 ^
2019	74	950,000	1,073,337	16	597,750	690,531	2	835,000 ^	835,000 ^
2020	86	1,055,000	1,296,416	20	600,000	602,100	9	540,000 ^	593,277 ^
2021	93	1,500,000	1,733,221	21	616,000	856,571	5	800,000 ^	801,200 ^
2022	54	1,847,500	2,088,384	16	840,000	845,812	3	1,490,000 ^	1,419,166 ^
2023	52	1,687,500	1,937,177	9	700,000^	759,444^	3	812,000 ^	1,440,666 ^
2024	54	1,300,000	1,696,546	8	777,500^	1,195,000^	3	650,000 ^	658,333 ^
2025	55	1,350,000	1,591,611	19	855,000	1,058,315	2	690,000 ^	690,000 ^
2026	7	1,150,000^	1,277,857^	3	735,000^	720,000^	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

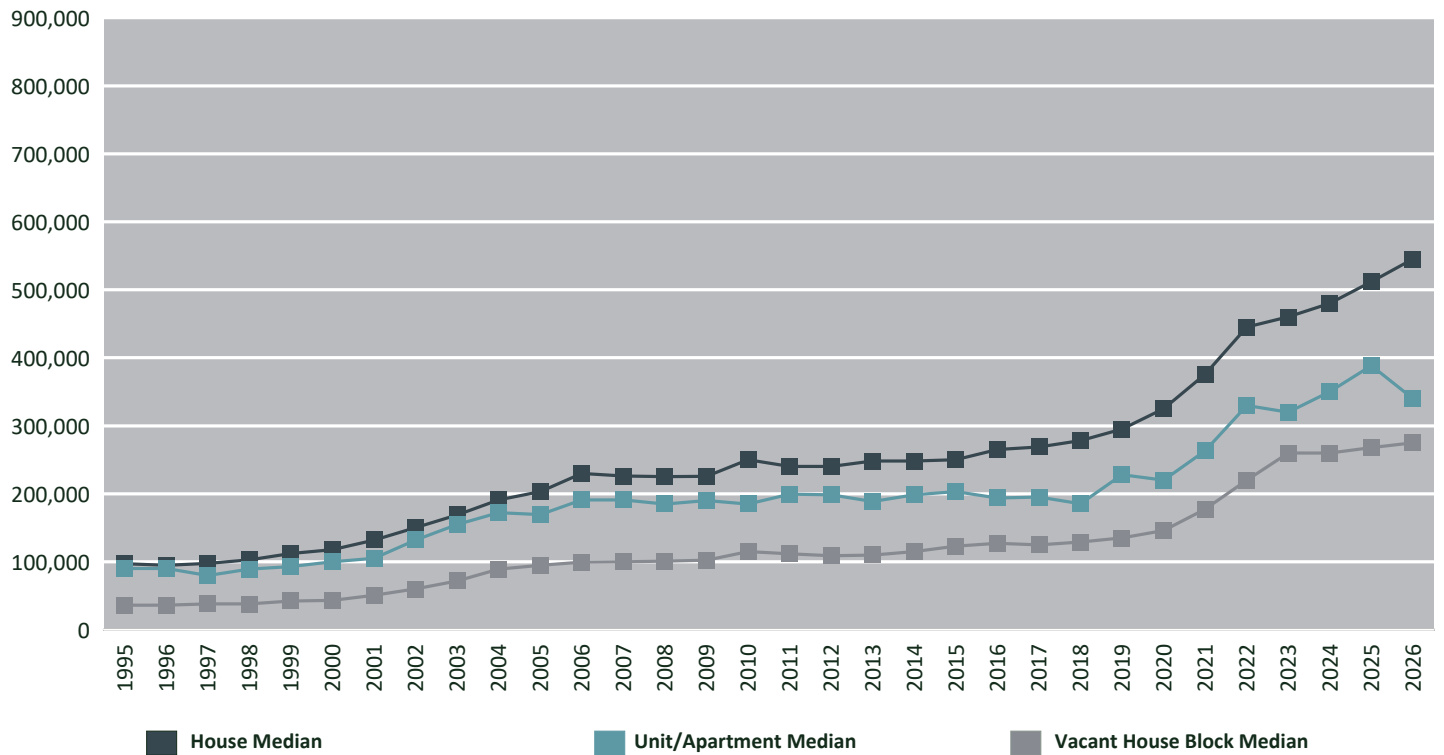
Borough of Queenscliffe

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Retail Sgle Occ Unsp	1	6500000	6500000	4613.20	1409.00	649.35<	638.82<	1409.00	4613.20
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	55	1591611	1350000	1540.83	649.00	103.85<	73.07<	665.47	2391.70
Single Strata Unsp	15	1032000	825000	189.63	1582.00	129.41<	98.21<	1582.00	189.63
Strata Unit/Flat Uns	4	1157000	876500	NA	NA	41.64<	106.89<	NA	NA
Vac Res A	2	690000	690000	1493.91	452.00	106.15<	46.31<	452.00	1526.55
Municipality totals									
Commercial Total			1			Commercial Total Prices			\$6,500,000
Residential Total			76			Residential Total Prices			\$109,026,633
All Sales Total			77			All Sales Total			\$115,526,633

Greater Shepparton City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	599	97,000	102,627	98	90,000	98,845	232	36,000	37,637
1996	603	95,000	103,311	96	90,000	88,867	215	36,000	41,343
1997	708	97,750	110,001	125	80,000	84,855	252	38,000	46,695
1998	810	103,000	108,394	110	89,000	93,695	238	37,920	41,086
1999	832	112,250	116,508	135	93,000	104,995	334	42,500	44,330
2000	825	118,000	123,568	173	100,000	114,085	224	43,000	45,786
2001	932	132,000	138,621	202	105,000	114,613	364	50,700	54,302
2002	966	150,000	160,201	174	132,000	139,993	411	60,000	62,095
2003	908	169,000	180,756	166	155,000	158,058	351	72,000	77,189
2004	919	191,000	207,973	188	172,000	174,846	366	89,000	92,051
2005	869	203,000	219,310	162	169,500	174,774	341	95,000	95,888
2006	852	230,000	242,457	154	191,000	201,948	378	99,500	100,373
2007	848	226,000	242,779	150	191,000	204,459	304	99,877	103,437
2008	703	225,002	244,387	127	185,000	209,807	228	101,000	102,394
2009	843	225,500	238,485	154	190,000	196,412	407	102,500	102,116
2010	673	250,000	263,744	123	185,000	206,816	335	115,000	113,812
2011	660	240,000	258,511	104	199,500	200,818	266	111,500	113,782
2012	639	240,000	253,385	95	198,500	214,925	257	109,000	116,257
2013	668	248,000	267,073	108	188,500	211,868	230	110,000	115,158
2014	705	248,000	267,783	116	198,375	195,340	321	115,000	123,694
2015	901	250,000	269,562	107	203,000	211,702	268	123,000	124,425
2016	816	265,000	279,886	107	194,000	236,350	286	127,000	132,546
2017	939	269,000	286,171	135	195,000	217,485	363	125,000	123,965
2018	947	278,000	300,265	136	185,500	224,266	438	129,000	129,887
2019	829	295,000	317,858	139	228,000	261,876	344	135,000	138,948
2020	979	325,000	339,135	112	220,000	243,685	633	146,000	151,691
2021	1,169	376,000	401,338	171	263,000	288,160	747	177,500	181,823
2022	960	445,000	483,477	156	330,000	350,397	415	220,000	234,948
2023	798	460,000	485,475	93	320,000	343,737	203	260,000	258,819
2024	1,005	480,000	511,744	105	350,000	390,131	235	260,000	274,987
2025	1,270	512,000	529,227	198	388,250	403,260	393	268,000	268,095
2026	187	545,000	565,119	31	340,000	361,112	66	275,000	274,363

Statistics for 2026 are based on a small number of sales and are preliminary only.

Greater Shepparton City

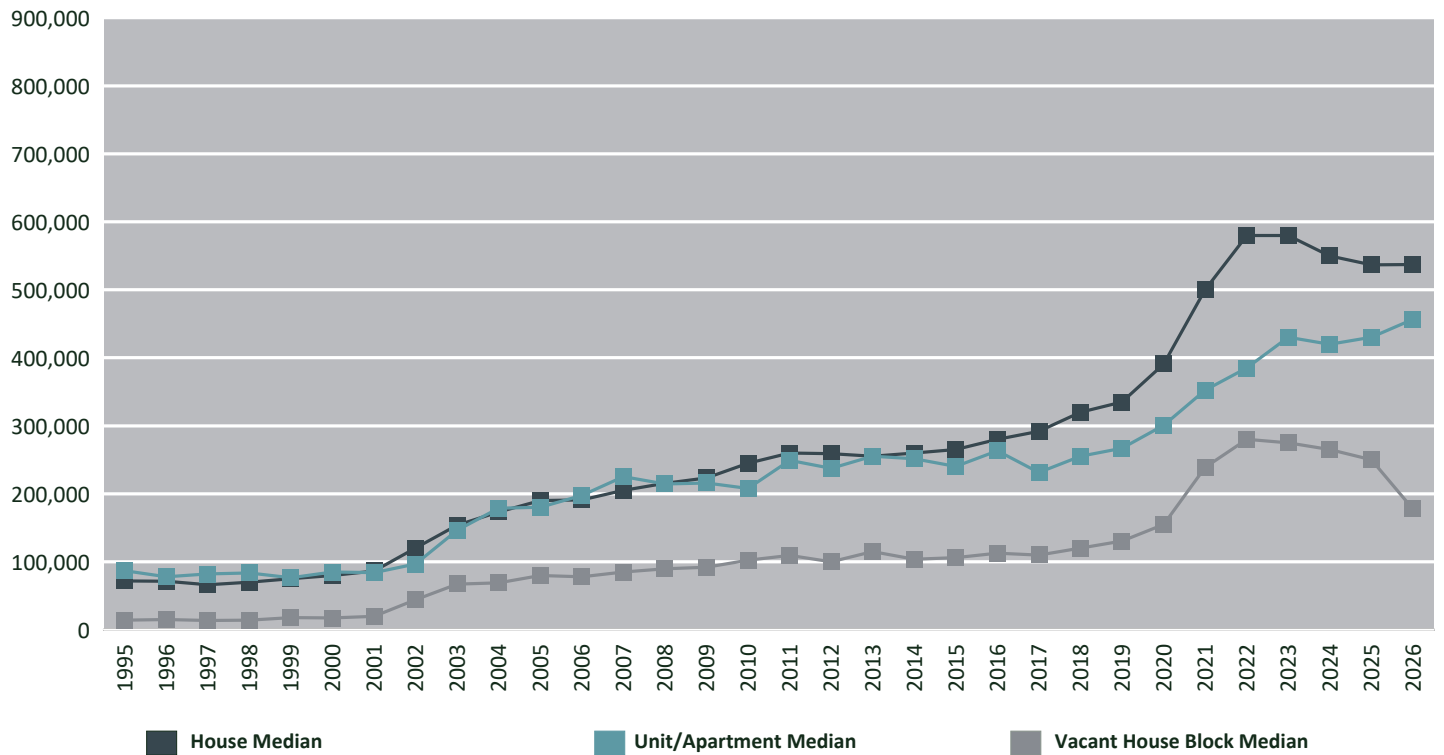
Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Crematorium/Funeral	1	1300000	1300000	584.53	2224.00	241.86<	ND	2224.00	584.53
Dev Site	5	1182000	715000	256.27	2790.00	158.89<	136.91<	3528.80	334.96
Fuel Outlet/Garage	1	1250000	1250000	661.38	1890.00	ND	125.00<	1890.00	661.38
Ground Level Parking	1	1100000	1100000	1193.06	922.00	ND	833.33<	922.00	1193.06
Health Clinic Unsp	4	3583250	2886500	3589.56	1045.50	ND	360.81<	1271.75	2817.57
Health Surgery	1	605000	605000	795.01	761.00	ND	ND	761.00	795.01
Hotel	2	677500	677500	147.84	4651.50	61.59<	143.84<	4651.50	145.65
LowRise Office Build	1	1500000	1500000	2529.51	593.00	514.58<	ND	593.00	2529.51
Mixed Use Unspec	2	1810000	1810000	NA	NA	182.83<	37.42<	NA	NA
Multi Use FuelOutlet	1	1500000	1500000	NA	NA	ND	ND	NA	NA
National Co Rest	2	2949472	2949472	2241.62	1457.50	ND	ND	1457.50	2023.65
National Co Ret Unsp	1	9320000	9320000	NA	NA	432.48<	ND	NA	NA
Office Premises Uns	9	2469444	1450000	1087.64	1012.00	84.60<	200.00<	1084.50	1188.72
Retail Mult Occ Unsp	5	5864000	500000	1164.66	388.50	26.49<	ND	7835.50	916.34
Retail Sgle Occ Unsp	32	996875	405000	1204.27	328.00	56.64<	97.96<	1767.52	588.98
Retail Store/Showrm	2	1295000	1295000	1614.72	809.00	ND	ND	809.00	1600.74
Serv Apt/Unit Unsp	1	455000	455000	NA	NA	ND	ND	NA	NA
Shop & Dwelling	1	280000	280000	277.23	1010.00	56.00<	75.68<	1010.00	277.23
Shopping Centre Unsp	2	39912500	39912500	6720.43	93.00	ND	90.11<	93.00	6720.43
Tourist Park/Caravan	1	2960000	2960000	728.53	4063.00	370.00<	ND	4063.00	728.53
Veterinary Clinic	1	930000	930000	666.19	1396.00	ND	94.42<	1396.00	666.19
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	2	4912500	4912500	1930.41	2554.00	ND	ND	2554.00	1923.45
Fire Station	1	1050000	1050000	642.20	1635.00	ND	ND	1635.00	642.20
Place of Worship	2	633750	633750	64.29	4472.00	384.09<	89.32<	4472.00	64.29
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
Quarry Sand	1	3512000	3512000	52.32	67121.00	ND	ND	67121.00	52.32
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Coolstore/Coldstore	1	1075000	1075000	108.35	9922.00	28.29<	ND	9922.00	108.35
Factory Unit	2	465750	465750	116.16	905905.00	ND	ND	905905.00	0.51
Factory Unsp	16	1441000	775000	843.02	1130.50	84.24<	156.12<	1459.75	987.16
Garage/Motor Vehicle	1	465000	465000	697.15	667.00	ND	ND	667.00	697.15
Ind Dev Site	9	592500	440000	193.73	2362.50	80.00<	70.42<	3166.88	201.60
Storage Depot	1	3596901	3596901	276.68	13000.00	ND	ND	13000.00	276.68
Warehouse Unspec	23	1931786	987500	547.26	2010.00	136.21<	70.04<	3895.27	462.37
Warehouse/Office	1	555000	555000	853.85	650.00	17.76<	ND	650.00	853.85
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
Crop – Fodder Crops	4	635500	651000	2.21	296750.00	63.51<	84.00<	308475.00	2.06
DomsticLivestockGraz	4	1081250	847500	1.56	513550.00	249.74<	98.55<	505875.00	2.14
GenCrop >20ha Unspec	16	2134453	1575875	3.08	726610.50	129.17<	202.04<	693092.75	3.08
Horse Unspecified	2	950000	950000	1.29	923102.00	41.30<	105.56<	923102.00	1.03
Livestock – Beef	2	892500	892500	2.13	486787.00	87.93<	94.95<	486787.00	1.83
Livestock – Dairy	8	2268000	1622000	1.90	961779.00	129.76<	200.87<	1101837.63	2.06
MixedFarm&GrazUnsp	28	1051992	765000	2.36	411258.50	78.26<	145.30<	718209.46	1.46
Native Bshland	1	430000	430000	0.67	639383.00	86.00<	11.85<	639383.00	0.67
Orchard Plantations	3	1483333	1700000	6.21	273900.00	136.00<	110.57<	511310.00	2.90
Piggery	1	925000	925000	6.46	143100.00	ND	ND	143100.00	6.46
Specialised Cropping	1	500000	500000	0.90	555600.00	41.84<	32.09<	555600.00	0.90
Vineyard	1	1317540	1317540	5.52	238700.00	ND	ND	238700.00	5.52
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1320000	1320000	2101.91	628.00	96.00<	ND	628.00	2101.91
Cojoin Strata Unsp	1	470000	470000	NA	NA	106.82<	112.57<	NA	NA
Detached Home (Ind)	5	296000	310000	459.94	674.00	91.18<	84.93<	769.00	384.92
Detached Home Unsp	108	537954	498000	609.95	654.50	110.67<	102.68<	782.68	676.22
Detached Home(Comm)	5	451400	450000	700.84	595.00	116.13<	86.12<	847.20	532.81
Detached Home(exist)	1162	528416	515000	497.20	714.00	106.19<	116.38<	786.55	671.81
Individual Flat	1	460000	460000	1498.37	307.00	ND	115.00<	307.00	1498.37
MisImpRuralLand Unsp	2	330000	330000	55.31	6243.50	92.96<	44.00<	6243.50	52.85
OYO Sub Unit	1	590000	590000	NA	NA	ND	ND	NA	NA
Res Land (WithBuild)	4	421250	417500	750.41	613.00	69.01<	177.66<	661.50	636.81
Res/Rural Lstyle	111	757236	722000	77.52	9997.00	103.14<	103.14<	25779.31	29.37
ResLandWithImprovemt	2	202500	202500	234.77	864.50	70.43<	117.39<	864.50	234.24
Single Strata Unsp	156	410199	389500	110.98	4280.00	109.72<	118.03<	4280.00	110.98
Special Accom Res	1	1166000	1166000	138.53	8417.00	ND	ND	8417.00	138.53
Strata Unit/Flat Uns	40	369862	315000	228.34	3394.00	110.53<	98.44<	3394.00	228.34
Vac Res A	358	262324	265000	342.89	802.00	101.92<	120.45<	797.76	326.77
Vac Res B	33	311954	298000	180.82	2085.00	101.02<	126.81<	2461.64	126.73
Vac Res C	2	577500	577500	0.10	6230000.00	218.75<	285.93<	6230000.00	0.09
Vac Res Rural Lstyle	31	347419	280000	32.60	8590.00	111.11<	71.79<	38236.58	9.09
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Gymnasium/Health	1	750000	750000	1225.49	612.00	144.23<	263.16<	612.00	1225.49

Municipality totals			
Commercial Total	76	Commercial Total Prices	\$218,176,945
Community Services Total	5	Community Services Total Prices	\$12,142,500
Extractive Industry Total	1	Extractive Industry Total Prices	\$3,512,000
Industrial Total	54	Industrial Total Prices	\$79,443,001
Primary Production Total	71	Primary Production Total Prices	\$99,925,571
Residential Total	2,024	Residential Total Prices	\$961,582,370
Sport/Hrtge/Cultural Total	1	Sport/Hrtge/Cultural Total Prices	\$750,000
All Sales Total	2,232	All Sales Total	\$1,375,532,387

South Gippsland Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	280	71,750	81,653	9	87,000^	88,555^	148	14,250	37,990
1996	315	71,500	81,267	22	78,000	80,990	140	15,000	28,138
1997	370	66,000	75,839	23	82,000	102,891	132	13,625	23,577
1998	385	70,000	81,429	23	83,500	101,673	139	14,000	25,488
1999	369	75,000	91,944	30	76,500	83,083	170	18,000	25,701
2000	487	80,000	88,168	27	85,000	100,009	244	17,250	27,332
2001	631	86,500	98,600	65	84,000	101,907	564	20,000	26,898
2002	604	120,000	131,057	48	96,500	104,188	438	44,250	44,797
2003	593	154,000	165,140	56	146,565	159,555	316	67,250	66,666
2004	448	173,333	185,958	33	179,000	167,573	167	69,000	73,135
2005	376	190,000	209,094	37	180,000	187,187	144	79,990	92,441
2006	370	191,000	210,182	42	197,500	210,039	132	78,000	84,756
2007	520	205,000	216,583	53	225,000	207,876	210	85,000	94,672
2008	406	215,500	224,471	48	214,500	206,510	224	89,687	97,141
2009	504	223,500	232,796	67	216,000	215,015	202	92,000	99,656
2010	486	245,000	259,843	57	208,000	208,147	282	102,500	109,932
2011	417	260,000	273,105	59	249,000	255,459	180	109,500	115,178
2012	371	259,000	266,229	42	237,500	275,227	119	100,000	110,942
2013	407	255,000	275,575	27	255,000	257,214	105	115,000	129,665
2014	395	260,000	277,406	42	251,250	238,800	95	103,500	111,300
2015	454	265,000	284,584	51	240,000	235,524	115	106,000	110,611
2016	499	280,000	292,910	39	263,000	255,820	134	112,500	130,913
2017	527	292,000	313,297	58	231,500	238,112	221	110,000	122,045
2018	568	320,000	336,623	73	255,000	265,465	297	120,000	127,747
2019	463	335,000	356,923	49	267,000	262,187	174	130,500	151,724
2020	546	391,000	416,755	42	300,500	312,800	296	155,000	168,194
2021	609	500,000	530,066	50	352,500	381,664	281	239,000	237,737
2022	412	580,000	606,855	37	385,000	406,824	99	280,000	285,807
2023	329	580,000	603,718	38	430,000	431,223	59	275,000	265,063
2024	366	550,000	568,440	47	420,000	434,776	69	265,000	283,376
2025	447	536,880	561,315	49	430,000	436,857	80	250,000	254,556
2026	75	537,000	564,573	2	456,250^	456,250^	15	178,000	202,866

Statistics for 2026 are based on a small number of sales and are preliminary only.

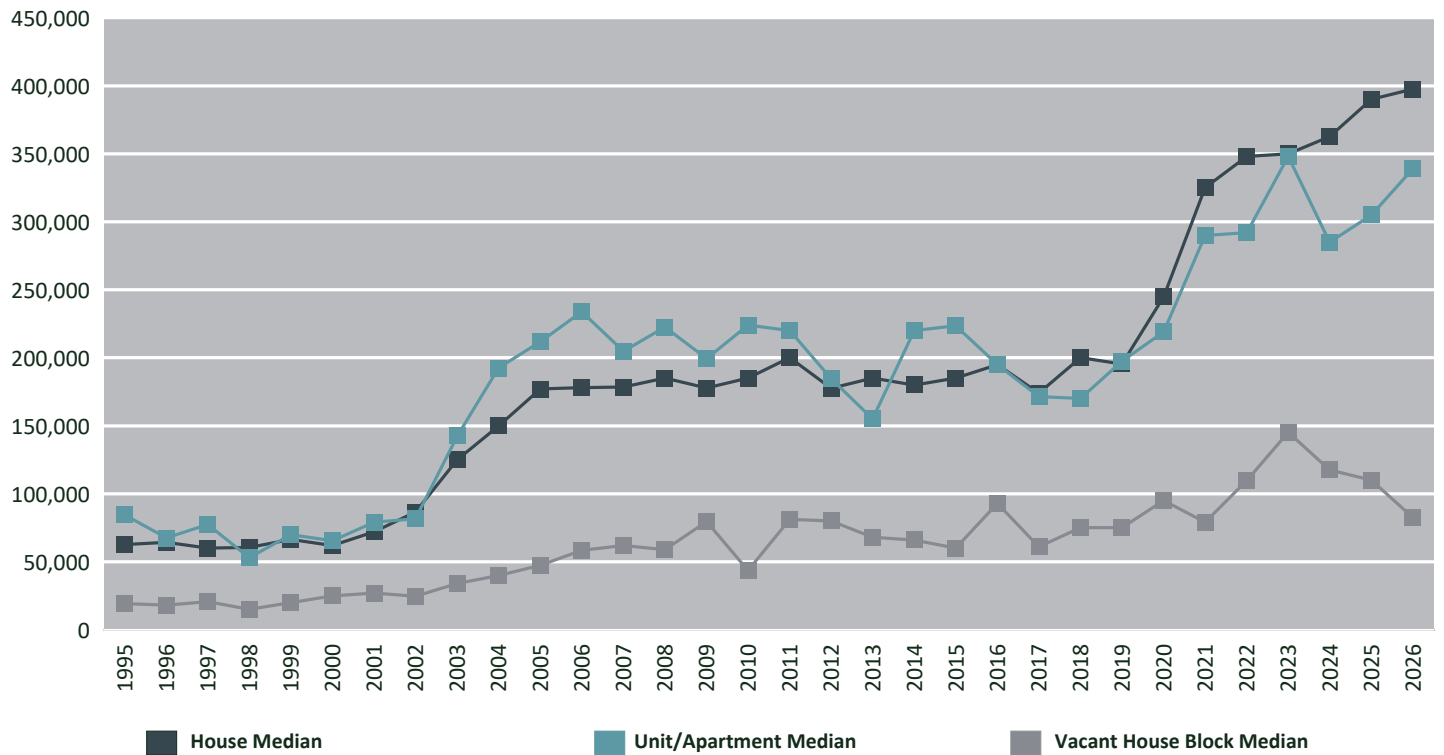
South Gippsland Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	1000000	1000000	243.78	4102.00	ND	ND	4102.00	243.78
Café	1	375000	375000	559.70	670.00	ND	ND	670.00	559.70
Dev Site	2	357250	357250	460.55	1975.00	172.17<	133.93<	1975.00	180.89
Hotel/Motel Unsp	2	1000000	1000000	1230.49	816.00	ND	166.67<	816.00	1225.49
Mixed Use Unspec	3	1912666	1388000	5016.83	616.00	ND	ND	616.00	4186.09
Office Premises Uns	1	440000	440000	153.15	2873.00	66.17<	ND	2873.00	153.15
Restaurant	1	900000	900000	410.58	2192.00	ND	ND	2192.00	410.58
Retail Mult Occ Unsp	2	695000	695000	1477.57	379.00	99.29<	78.31<	379.00	1477.57
Retail Sgle Occ Unsp	9	474466	390000	734.83	445.00	97.50<	99.36<	659.11	719.86
Supermarket	1	340000	340000	510.51	666.00	ND	35.86<	666.00	510.51
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	580000	580000	259.62	2234.00	124.40<	141.46<	2234.00	259.62
School Camps	1	3100000	3100000	3.75	826000.00	ND	ND	826000.00	3.75
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	445500	445500	337.50	1320.00	ND	68.54<	1320.00	337.50
Factory Unsp	6	1266166	712500	728.27	1338.00	145.41<	101.79<	7123.00	177.76
Ind Dev Site	1	100000	100000	54.32	1841.00	15.15<	ND	1841.00	54.32
Stock Sales Yards	1	20300000	20300000	98.44	206220.00	ND	ND	206220.00	98.44
Warehouse Unspec	2	559500	559500	493.50	1265.00	ND	62.17<	1265.00	442.29
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Post Offices	1	478500	478500	771.77	620.00	ND	ND	620.00	771.77
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	21	1072817	800000	3.21	346900.00	111.16<	123.08<	447451.38	2.40
Horse Unspecified	1	330000	330000	6.24	52847.00	ND	8.25<	52847.00	6.24
Livestock – Beef	9	1360469	1600000	2.47	413200.00	135.42<	120.34<	580614.78	2.34
Livestock – Dairy	9	2395130	2625000	3.66	404200.00	133.35<	152.85<	561404.11	4.27
Livestock – Sheep	1	812500	812500	0.74	1100000.00	ND	130.00<	1100000.00	0.74
MixedFarm + infrast	55	1863221	1490000	2.70	482300.00	93.13<	104.56<	610608.00	3.05
MixedFarm&GrazUnsp	5	1017800	1444000	3.59	401978.00	110.23<	81.70<	486255.80	2.09
Native Bshland	1	330000	330000	4.85	68100.00	253.85<	18.86<	68100.00	4.85
Poultry egg	1	2500000	2500000	51.48	48562.00	ND	ND	48562.00	51.48
Vineyard	1	2800000	2800000	5.79	483800.00	ND	127.27<	483800.00	5.79
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	439	559158	535000	738.03	752.00	97.27<	92.24<	883.74	631.56
Detached Home(exist)	8	679687	745000	170.00	3739.00	123.65<	126.27<	2995.63	226.89
MisImpRuralLand Unsp	3	193166	192500	80.49	4535.00	104.05<	ND	22537.00	8.57
OYO Sub Unit	3	487666	470000	NA	NA	86.24<	96.41<	NA	NA
Res/Rural Lstyle	158	934433	900000	50.06	15120.00	98.79<	93.26<	29341.88	31.85
ResLandWithImprovemt	1	70000	70000	3.09	22630.00	8.14<	ND	22630.00	3.09
Short Term Hol Accom	1	1525000	1525000	37.68	40470.00	ND	84.72<	40470.00	37.68
Single Strata Unsp	44	432795	430000	1950.41	245.00	103.61<	114.67<	245.00	1867.35
Strata Unit/Flat Uns	2	450000	450000	NA	NA	100.00<	ND	NA	NA
Vac Res A	71	240063	240000	169.15	739.00	92.31<	87.27<	770.95	304.87
Vac Res B	9	368888	420000	225.39	2174.00	106.33<	117.48<	2474.44	149.08
Vac Res Rural Lstyle	13	362538	320000	13.98	12160.00	76.19<	76.19<	27969.31	12.96
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$17,167,700		
Community Services Total			2	Community Services Total Prices			\$3,680,000		
Industrial Total			11	Industrial Total Prices			\$29,561,500		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$478,500		
Primary Production Total			104	Primary Production Total Prices			\$170,668,279		
Residential Total			752	Residential Total Prices			\$447,206,720		
All Sales Total			893	All Sales Total			\$668,762,699		

Southern Grampians Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	196	62,750	79,259	6	84,500^	132,675 ^	40	19,250	47,828
1996	170	64,250	78,619	5	67,500^	69,620 ^	29	18,000	40,489
1997	189	60,000	80,885	10	77,500	97,150	32	20,750	51,011
1998	191	60,500	72,651	5	53,000^	57,600 ^	33	15,000	36,328
1999	191	66,500	78,791	5	70,000^	70,600 ^	39	20,000	80,940
2000	258	62,000	78,499	14	65,500	77,476	46	25,000	29,641
2001	327	72,000	91,129	27	79,000	80,333	85	27,000	30,442
2002	302	86,500	104,120	10	81,750	116,550	92	24,596	28,757
2003	269	125,000	136,906	18	142,500	139,238	95	34,000	37,845
2004	263	150,000	160,409	20	192,500	190,025	66	40,000	43,906
2005	253	177,000	188,661	28	211,750	182,394	54	47,315	53,425
2006	242	178,000	201,448	10	233,950	213,790	40	58,500	55,530
2007	232	178,500	190,024	26	204,750	192,500	44	62,000	64,679
2008	176	185,000	201,780	28	222,500	217,066	24	59,000	61,729
2009	208	177,750	195,548	24	199,345	218,212	31	79,506	85,097
2010	164	185,000	206,210	11	224,000	217,363	20	43,750	58,020
2011	177	200,000	210,166	17	220,000	227,852	30	81,250	80,295
2012	176	177,500	190,366	16	184,500	187,469	21	80,000	72,754
2013	176	185,000	193,437	16	155,000	156,937	19	68,000	66,763
2014	183	180,000	199,885	9	220,000^	255,027 ^	19	66,000	69,418
2015	200	185,000	204,879	12	223,500	232,333	19	60,000	62,263
2016	209	195,000	221,947	14	195,000	193,714	14	93,000	91,267
2017	227	174,000	198,033	16	171,500	169,197	17	61,000	73,823
2018	301	200,000	220,724	13	170,000	153,345	32	75,000	85,159
2019	242	195,500	222,870	32	197,500	214,718	28	75,000	63,233
2020	309	245,000	262,349	19	219,000	213,763	60	95,000	100,503
2021	355	325,000	354,736	23	290,000	294,869	35	79,000	117,854
2022	253	348,000	389,283	15	292,000	283,933	33	109,900	137,293
2023	227	350,000	379,320	7	348,000^	448,857 ^	14	145,235	174,676
2024	206	362,500	374,950	17	285,000	297,552	22	117,500	143,170
2025	267	390,000	426,223	27	305,000	319,481	23	110,000	134,043
2026	44	397,500	436,804	5	339,000^	350,600 ^	4	82,497 ^	78,748 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

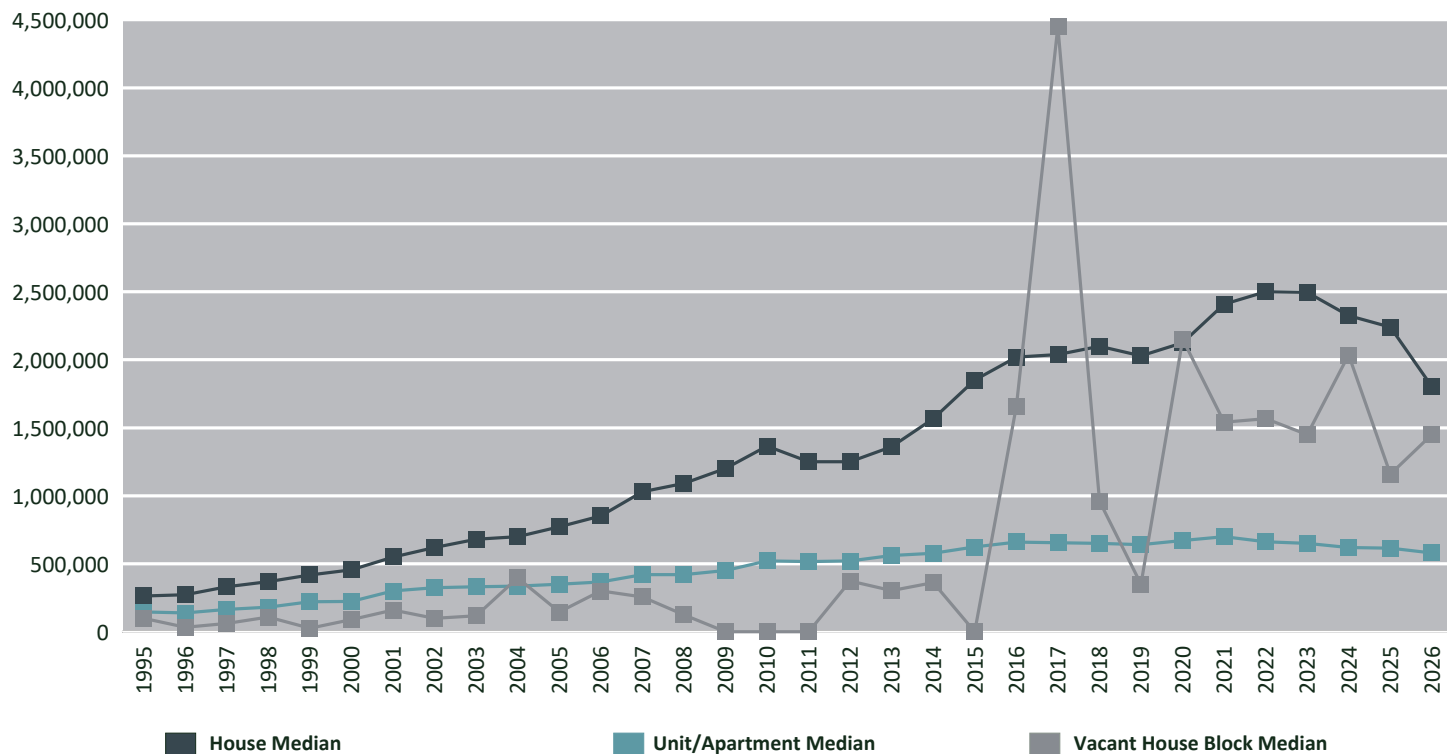
Southern Grampians Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	1	1000000	1000000	1430.62	699.00	ND	ND	699.00	1430.62
Dev Site	3	273333	285000	109.11	2612.00	633.33<	259.09<	2827.00	96.69
Health Clinic Unsp	3	458666	457000	466.46	641.00	ND	ND	825.33	555.74
Hotel	1	1600000	1600000	937.32	1707.00	ND	23.62<	1707.00	937.32
Hotel/Motel Unsp	2	2855000	2855000	294.20	9678.50	ND	ND	9678.50	294.98
Motel	1	800000	800000	499.69	1601.00	34.78<	94.12<	1601.00	499.69
Office Premises Uns	2	329250	329250	1572.92	217.50	137.19<	119.73<	217.50	1513.79
Plant/Tree Nursery	2	691000	691000	142.26	20736.00	ND	135.61<	20736.00	33.32
Retail Sgle Occ Unsp	1	154000	154000	968.55	159.00	26.32<	20.53<	159.00	968.55
Shop	6	232500	260000	775.76	360.00	108.33<	140.54<	622.67	373.39
Shop & Dwelling	1	420000	420000	172.56	2434.00	ND	210.00<	2434.00	172.56
Tourist Park/Caravan	1	2300000	2300000	207.58	11080.00	ND	ND	11080.00	207.58
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	3	183853	91560	12.80	6251.00	ND	ND	6197.00	29.67
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	506000	506000	275.00	1840.00	88.77<	33.18<	1840.00	275.00
Workshop	1	500000	500000	369.28	1354.00	ND	95.24<	1354.00	369.28
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	9	1389403	266667	5.07	495112.00	21.05<	17.77<	829070.63	1.85
GenCrop >20ha Unspec	1	2500000	2500000	1.31	1904668.00	56.88<	66.40<	1904668.00	1.31
Hardwood Plantation	2	860186	860186	0.94	960550.00	23.29<	45.27<	960550.00	0.90
Livestock – Beef	5	1102550	1275000	1.10	410600.00	114.04<	190.01<	507121.20	2.17
Livestock – Sheep	8	968874	999250	1.38	625100.00	60.78<	43.59<	640020.63	1.51
MixedFarm + infrast	12	1561219	1120375	1.86	490250.00	59.00<	81.78<	1010673.00	1.54
MixedFarm&GrazUnsp	9	877012	560000	0.58	697517.50	53.90<	49.83<	694860.13	1.11
Native Hardwood	1	165000	165000	0.63	260300.00	35.58<	ND	260300.00	0.63
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	259000	259000	NA	NA	ND	ND	NA	NA
Detached Home (Ind)	1	140000	140000	69.72	2008.00	31.11<	40.00<	2008.00	69.72
Detached Home Unsp	262	428201	392500	599.27	826.00	108.28<	112.46<	1003.00	427.03
Detached Home(Comm)	2	300000	300000	514.55	580.50	40.05<	260.87<	580.50	516.80
Detached Home(exist)	5	322600	210000	325.27	2438.00	56.38<	91.50<	2324.80	138.76
MisImpRuralLand Unsp	4	192750	158000	7.61	32714.00	175.56<	57.98<	47368.50	4.07
Res/Rural Lstyle	49	641744	640000	97.06	13600.00	108.94<	95.88<	28242.45	22.72
ResLandWithImprovemt	2	500500	500500	45.90	11976.00	372.12<	156.41<	11976.00	41.79
Retire Village Compl	1	316667	316667	19.47	16262.00	ND	ND	16262.00	19.47
Single Strata Unsp	15	331400	345000	NA	NA	102.37<	104.55<	NA	NA
Strata Unit/Flat Uns	11	308727	289000	NA	NA	108.44<	123.24<	NA	NA
Vac Res A	13	143307	125000	196.95	892.50	85.20<	98.04<	985.83	132.54
Vac Res B	9	131888	95000	22.24	2023.00	104.40<	95.10<	2189.67	60.23
Vac Res C	1	33000	33000	6.76	4879.00	ND	12.22<	4879.00	6.76
Vac Res Rural Lstyle	13	313615	300000	29.70	10100.00	157.89<	139.53<	32012.85	9.80
Municipality totals									
Commercial Total			24	Commercial Total Prices				\$17,615,500	
Community Services Total			3	Community Services Total Prices				\$551,560	
Industrial Total			2	Industrial Total Prices				\$1,006,000	
Primary Production Total			47	Primary Production Total Prices				\$56,781,495	
Residential Total			389	Residential Total Prices				\$163,861,974	
All Sales Total			465	All Sales Total				\$239,816,529	

Stonnington City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,346	264,050	361,502	1,323	144,750	188,175	19	99,000	83,782
1996	1,385	272,500	378,487	1,531	137,950	182,653	16	32,075	49,719
1997	1,736	330,000	450,871	2,091	165,000	211,606	8	60,302 ^	66,402 ^
1998	1,456	367,750	487,279	1,789	180,000	234,274	9	107,551 ^	177,116 ^
1999	1,472	418,000	578,241	1,865	220,000	275,946	7	26,000 ^	56,036 ^
2000	1,271	455,000	639,082	1,767	222,500	281,490	10	90,000	209,645
2001	1,461	550,000	737,412	2,347	300,000	372,263	18	159,750	206,145
2002	1,242	620,000	841,438	1,828	324,500	425,543	7	100,000 ^	97,214 ^
2003	1,293	681,000	942,577	1,841	330,000	427,554	2	118,425 ^	118,425 ^
2004	1,122	700,000	1,002,384	1,558	335,000	437,872	3	396,000 ^	308,666 ^
2005	1,192	771,250	1,073,844	1,749	350,000	464,804	6	145,000 ^	183,900 ^
2006	1,213	852,500	1,216,185	1,965	366,000	485,963	7	300,000 ^	235,857 ^
2007	1,329	1,031,000	1,504,692	2,462	421,000	574,397	5	256,300 ^	344,260 ^
2008	952	1,090,000	1,558,530	1,767	420,000	522,958	4	124,250 ^	182,775 ^
2009	1,074	1,200,000	1,605,437	2,418	450,000	559,494	0	0 *	0 *
2010	1,067	1,365,000	1,772,848	2,753	520,833	629,396	0	0 *	0 *
2011	989	1,250,500	1,688,578	2,011	516,000	643,164	0	0 *	0 *
2012	961	1,250,000	1,674,039	2,329	520,000	638,169	1	372,000 ^	372,000 ^
2013	1,137	1,360,000	1,841,734	2,701	560,000	677,660	1	302,500 ^	302,500 ^
2014	1,207	1,566,000	2,088,073	2,785	578,000	710,865	2	362,000 ^	362,000 ^
2015	1,193	1,850,000	2,469,109	3,077	623,250	799,545	0	0 *	0 *
2016	1,111	2,020,000	2,806,633	2,523	660,000	886,714	1	1,660,000 ^	1,660,000 ^
2017	1,060	2,039,000	2,846,609	2,457	655,000	902,927	1	4,450,000 ^	4,450,000 ^
2018	897	2,100,000	2,917,979	1,941	650,000	913,294	3	960,000 ^	1,610,666 ^
2019	825	2,030,000	2,722,599	1,697	640,000	914,034	1	350,453 ^	350,453 ^
2020	791	2,125,000	2,930,750	1,552	670,000	924,830	8	2,150,000 ^	3,013,833 ^
2021	1,235	2,410,000	3,484,808	2,501	700,000	1,011,704	13	1,540,000	2,926,709
2022	930	2,500,000	3,581,945	2,143	661,000	990,755	4	1,567,997 ^	1,708,998 ^
2023	880	2,495,000	3,788,343	2,257	650,000	966,120	11	1,450,000	1,696,772
2024	993	2,325,000	3,556,350	2,498	620,000	898,722	11	2,035,000	3,341,581
2025	942	2,239,000	3,192,164	2,710	615,000	896,938	15	1,160,000	2,651,133
2026	60	1,805,000	2,183,792	391	580,000	724,559	1	1,450,000 ^	1,450,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

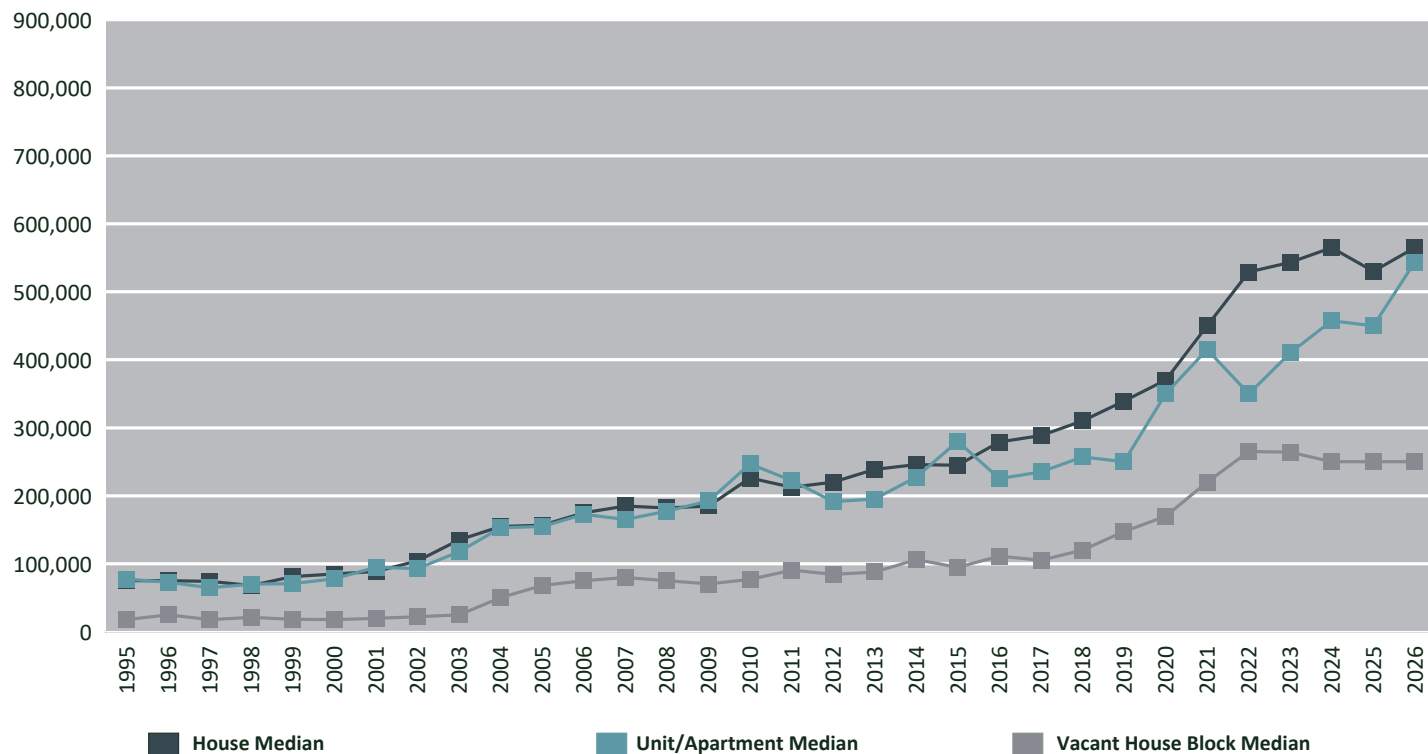
Stonnington City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Automatic Teller	1	3850	3850	3.17	1213.00	ND	ND	1213.00	3.17
Dev Site	1	70000	70000	49.33	1419.00	1.05<	1.44<	1419.00	49.33
Ground Level Parking	1	20000	20000	6.21	3220.00	20.20<	ND	3220.00	6.21
Guest/BackPack Unsp	1	2200000	2200000	7586.21	290.00	ND	ND	290.00	7586.21
Health Clinic Unsp	4	2953750	2885000	4511.55	650.00	582.83<	130.25<	569.75	5184.29
Indiv CarPark Unspe	3	3105000	4625000	9305.84	497.00	51388.89<	12847.22<	2191.67	1416.73
LowRise Office Build	1	2265000	2265000	6863.64	330.00	ND	37.67<	330.00	6863.64
Mixed Use Unspec	4	2430000	2510000	8477.37	243.00	64.03<	126.77<	243.00	8477.37
Multi-storey CarPark	1	1940000	1940000	NA	NA	5969.23<	ND	NA	NA
Office Premises Uns	38	1364191	805000	315.68	1001.00	95.78<	92.53<	1442.82	1021.29
Pub/Tavern/Club Unsp	2	10862500	10862500	8543.69	515.00	118.07<	ND	515.00	8543.69
Retail Mult Occ Unsp	7	3270428	3050000	5581.63	323.50	166.39<	101.67<	1379.50	1190.29
Retail Sgle Occ Unsp	85	2130110	1460000	3639.71	272.00	112.31<	89.30<	777.21	2801.46
Serv Apt/Unit Unsp	4	395597	412750	98.41	2642.00	168.47<	158.26<	2143.33	168.82
Vehicle Sales Centre	2	21700000	21700000	8349.37	2599.00	ND	144666.67<	2599.00	8349.37
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Community Health Cen	1	7150000	7150000	7780.20	919.00	ND	ND	919.00	7780.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	2161666	2100000	8043.28	259.50	49.32<	71.79<	259.50	8448.94
Warehouse Unspec	3	3526333	3025000	6547.62	462.00	ND	103.95<	717.00	4918.18
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	3301250	3301250	2993.38	955.00	80.03<	143.16<	955.00	3456.81
Cojoin Strata Unsp	49	2069908	1600000	NA	NA	119.40<	106.49<	NA	NA
Detached Home Unsp	847	3360166	2350000	6117.71	431.50	94.93<	88.68<	505.87	6685.85
Individual Car Park	11	25590	20000	NA	NA	444.44<	2000.00<	NA	NA
OYO Stratum Unit	1	520000	520000	NA	NA	34.67<	ND	NA	NA
Res Co Sh Unit Unsp	2	435000	435000	NA	NA	ND	ND	NA	NA
Res/Rural Lstyle	2	1014749	1014749	118.22	11217.50	25.14<	ND	11217.50	90.46
Retire Village Unit	2	1872500	1872500	NA	NA	170.23<	ND	NA	NA
Semi-detached Unspec	95	1694294	1560000	7021.27	257.50	104.00<	99.21<	298.55	5745.91
Single Strata Unsp	283	1608250	1370000	5367.65	680.00	100.70<	106.20<	680.00	5367.65
Strata Unit/Flat Uns	2373	787613	577000	NA	NA	98.63<	93.06<	NA	NA
Vac Res A	13	3034615	1501000	5027.71	760.00	73.76<	95.73<	676.58	4838.65
Vac Res B	2	158500	158500	59.04	2937.50	ND	ND	2937.50	53.96
Municipality totals									
Commercial Total			155	Commercial Total Prices				\$359,847,866	
Community Services Total			1	Community Services Total Prices				\$7,150,000	
Industrial Total			6	Industrial Total Prices				\$17,064,000	
Residential Total			3,682	Residential Total Prices				\$5,486,402,477	
All Sales Total			3,844	All Sales Total				\$5,870,464,343	

Strathbogie Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	91	75,000	89,316	6	77,500^	83,416^	33	18,000	36,196
1996	100	75,000	86,235	5	73,000^	70,100^	46	25,000	42,704
1997	105	74,100	85,171	11	65,000	79,045	38	18,000	32,756
1998	116	68,250	83,441	12	70,000	72,875	34	21,250	33,781
1999	109	81,000	96,260	17	71,000	71,705	39	18,500	26,130
2000	129	85,000	93,729	19	78,000	77,331	34	18,000	26,897
2001	138	88,500	96,302	19	95,000	103,921	43	20,000	24,434
2002	146	104,000	123,851	19	93,000	88,944	56	22,250	31,693
2003	135	135,000	137,306	14	118,000	118,142	66	25,000	29,433
2004	135	155,000	172,762	10	152,750	137,450	72	50,350	49,444
2005	138	156,500	170,719	11	155,000	155,636	29	68,000	85,293
2006	152	175,000	188,396	14	172,500	205,508	51	75,000	69,881
2007	138	185,000	198,837	22	165,000	187,847	38	80,000	79,804
2008	111	182,000	210,140	15	177,500	180,966	21	75,000	73,404
2009	154	185,000	209,111	22	192,500	192,272	44	70,250	71,170
2010	142	226,000	246,670	22	247,000	233,409	41	77,000	84,896
2011	118	212,500	227,008	12	222,500	243,000	42	90,500	101,033
2012	145	220,000	231,527	28	191,500	200,464	52	84,500	99,423
2013	158	238,750	258,202	17	195,000	206,558	37	88,000	93,292
2014	138	246,000	258,561	22	227,500	234,000	53	106,000	100,166
2015	131	245,000	292,293	19	280,000	274,526	49	95,000	96,469
2016	140	279,000	303,907	24	225,000	202,083	67	111,000	107,417
2017	170	288,750	301,611	21	235,000	221,761	67	105,000	114,862
2018	156	310,000	320,878	28	257,000	260,696	94	120,000	125,356
2019	156	339,000	366,700	25	250,000	297,860	65	147,500	153,738
2020	107	370,000	404,420	19	350,000	325,500	104	170,000	186,326
2021	192	450,000	481,786	9	415,000^	416,000^	124	220,000	228,747
2022	151	529,000	570,599	15	350,000	383,733	73	265,000	239,500
2023	130	543,000	554,137	13	410,000	468,653	42	264,000	255,095
2024	126	565,000	563,888	12	457,500	440,666	34	250,000	273,073
2025	171	530,000	553,887	17	450,000	507,941	48	250,000	300,260
2026	28	565,000	598,607	6	543,500^	537,416^	7	250,000 ^	247,571 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

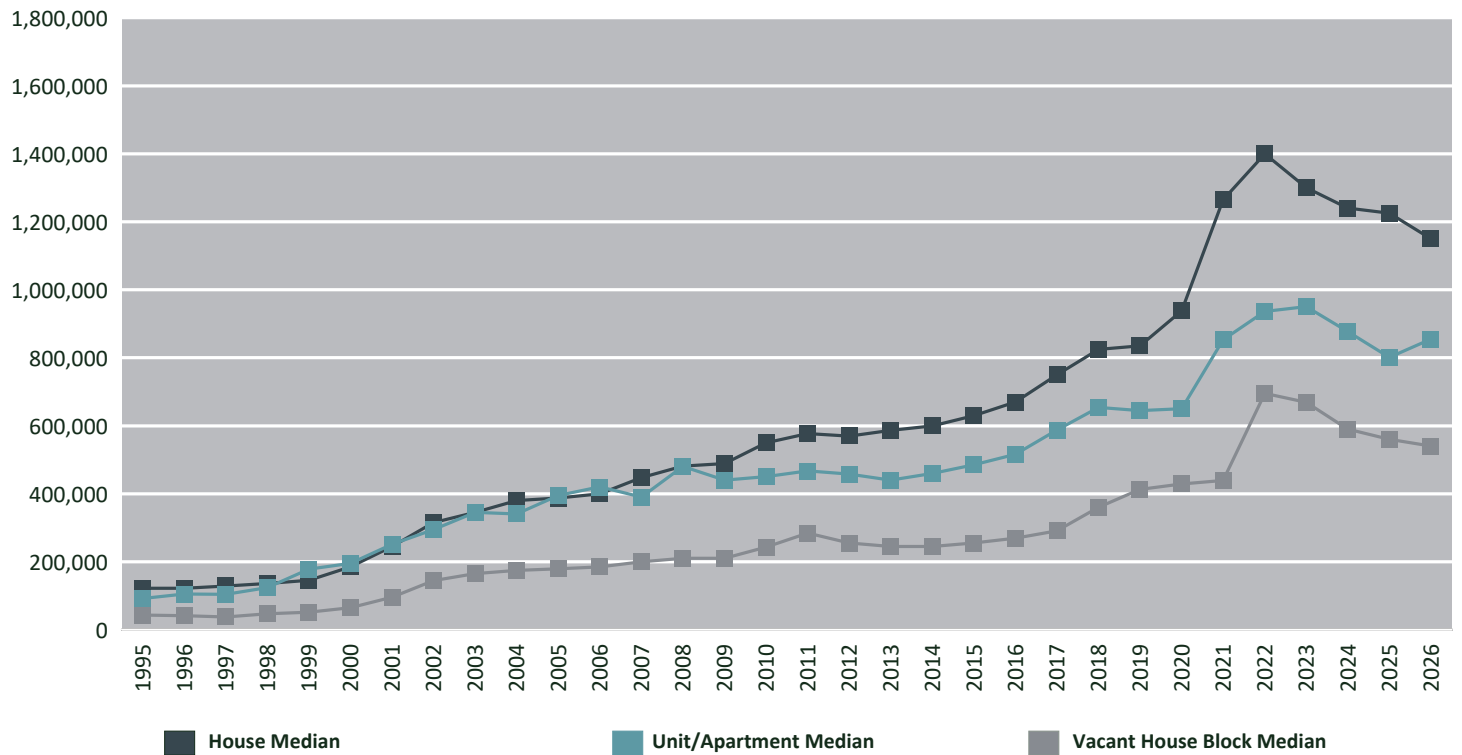
Strathbogie Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Mixed Use Unspec	1	320000	320000	249.61	1282.00	ND	51.61<	1282.00	249.61
Retail Sgle Occ Unsp	1	500000	500000	200.80	2490.00	116.28<	154.68<	2490.00	200.80
Veterinary Clinic	1	545000	545000	681.25	800.00	ND	ND	800.00	681.25
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Halls&Service Rooms	1	500000	500000	724.64	690.00	ND	ND	690.00	724.64
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	550000	550000	506.45	1086.00	104.76<	87.30<	1086.00	506.45
Ind Dev Site	1	1650000	1650000	149.65	11026.00	450.51<	ND	11026.00	149.65
Warehouse Unspec	1	310000	310000	191.48	1619.00	ND	ND	1619.00	191.48
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	19	1194169	837248	2.95	425201.00	80.89<	136.36<	631278.84	1.89
GenCrop >20ha Unspec	5	1136200	533186	1.47	325678.00	63.47<	77.55<	338170.00	3.36
Glasshouse Plant/Veg	1	1350000	1350000	45.00	30000.00	ND	ND	30000.00	45.00
Horse Unspecified	2	1095000	1095000	3.40	324050.00	108.15<	41.71<	324050.00	3.38
Kennel/Cattery	2	575000	575000	131.91	19999.50	ND	ND	19999.50	28.75
Livestock – Beef	6	4159516	852500	1.58	735818.50	136.40<	170.50<	692014.50	6.01
Livestock – Sheep	3	898666	800000	0.76	650000.00	100.00<	66.67<	917366.67	0.98
MixedFarm + infrast	1	2385500	2385500	5.96	400000.00	ND	ND	400000.00	5.96
MixedFarm&GrazUnsp	37	1470170	1060000	2.72	460000.00	106.00<	96.36<	1072837.08	1.37
Orchard Plantations	1	700000	700000	3.50	200000.00	ND	103.70<	200000.00	3.50
Piggery	3	1529333	1829083	30.26	67410.00	ND	ND	164127.67	9.32
Poultry – Open Range	1	18750000	18750000	9.04	2074423.00	256.01<	ND	2074423.00	9.04
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	400000	400000	NA	NA	95.24<	ND	NA	NA
Detached Home (Ind)	1	610000	610000	160.53	3800.00	ND	ND	3800.00	160.53
Detached Home Unsp	132	527449	508750	570.89	905.00	92.50<	107.56<	1023.86	515.16
Detached Home(exist)	39	643371	675000	685.71	875.00	104.65<	103.45<	1215.31	529.39
Garage/Outbuild Rur	1	540000	540000	13.50	40000.00	ND	ND	40000.00	13.50
MisImpRuralLand Unsp	5	333000	300000	3.75	60000.00	46.88<	74.53<	41620.60	8.00
Res Land (WithBuild)	1	330000	330000	33.00	10000.00	ND	ND	10000.00	33.00
Res/Rural Lstyle	62	721951	693000	45.86	20100.00	103.59<	127.16<	50171.05	14.39
ResLandWithImprovemt	2	597500	597500	154.25	5896.00	86.59<	ND	5896.00	101.34
Sep House&Curtilage	1	620000	620000	596.15	1040.00	ND	ND	1040.00	596.15
Single Strata Unsp	10	416000	415000	NA	NA	88.77<	118.57<	NA	NA
Strata Unit/Flat Uns	6	679166	565000	NA	NA	151.68<	166.18<	NA	NA
Vac Res A	41	294256	249000	256.70	878.50	100.10<	94.68<	933.54	323.94
Vac Res B	6	241333	267500	73.69	2022.00	82.31<	99.07<	2080.83	115.98
Vac Res C	1	900000	900000	0.24	3710000.00	155.84<	257.88<	3710000.00	0.24
Vac Res Rural Lstyle	11	344745	220000	7.98	19340.00	84.62<	81.48<	29995.20	10.33
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$1,365,000	
Community Services Total			1	Community Services Total Prices				\$500,000	
Industrial Total			3	Industrial Total Prices				\$2,510,000	
Primary Production Total			81	Primary Production Total Prices				\$141,533,116	
Residential Total			320	Residential Total Prices				\$171,275,483	
All Sales Total			408	All Sales Total				\$317,183,599	

Surf Coast Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	319	122,500	138,845	52	92,000	105,139	224	43,000	56,382
1996	334	122,500	137,122	53	105,000	122,865	176	41,400	53,989
1997	463	129,000	146,253	70	104,500	127,813	447	38,000	47,211
1998	556	135,750	156,994	113	124,000	148,092	344	46,750	59,597
1999	582	146,000	174,348	151	178,000	200,134	456	52,000	58,720
2000	581	185,000	212,640	153	195,500	236,926	304	65,000	69,043
2001	658	245,000	263,644	163	251,450	267,289	435	96,000	106,422
2002	631	315,000	362,589	119	295,000	321,571	237	145,000	141,941
2003	565	345,000	388,751	116	345,000	432,825	234	165,000	167,483
2004	555	380,000	421,019	156	340,500	403,053	244	175,000	184,866
2005	568	387,500	452,077	174	395,000	480,563	244	179,000	185,972
2006	534	400,000	463,710	175	420,000	473,636	244	185,000	196,769
2007	710	447,750	495,685	194	390,000	445,390	351	200,000	213,126
2008	482	481,000	538,948	169	480,000	522,185	250	210,000	225,825
2009	588	489,000	549,008	184	440,000	487,220	307	210,000	217,878
2010	629	550,000	627,603	168	450,000	489,382	358	243,000	260,510
2011	521	577,500	638,511	145	467,000	508,159	155	284,000	317,099
2012	471	570,000	641,705	110	457,500	506,473	138	255,000	285,640
2013	604	586,000	640,112	159	440,000	473,107	213	245,000	268,994
2014	618	599,499	666,301	147	460,000	487,167	292	245,000	271,152
2015	724	630,000	716,615	142	485,000	529,077	356	255,000	274,648
2016	687	670,000	723,422	131	516,500	556,698	480	269,000	313,414
2017	733	750,000	820,730	157	587,500	604,673	662	291,000	310,113
2018	538	825,000	905,328	155	654,000	686,914	378	360,000	378,074
2019	536	835,000	923,085	119	645,000	681,214	255	412,500	426,682
2020	650	938,000	1,097,573	149	650,000	738,265	421	429,000	453,743
2021	657	1,265,000	1,441,907	138	853,000	965,891	253	439,000	516,545
2022	489	1,400,000	1,561,437	103	936,000	1,026,228	66	695,000	709,598
2023	463	1,300,000	1,487,178	81	950,000	1,041,771	54	668,750	718,074
2024	552	1,240,000	1,406,977	80	877,500	1,033,836	81	590,000	602,497
2025	639	1,225,000	1,366,603	108	801,500	920,728	173	560,000	594,609
2026	99	1,150,000	1,256,702	25	855,000	888,240	17	540,000	598,222

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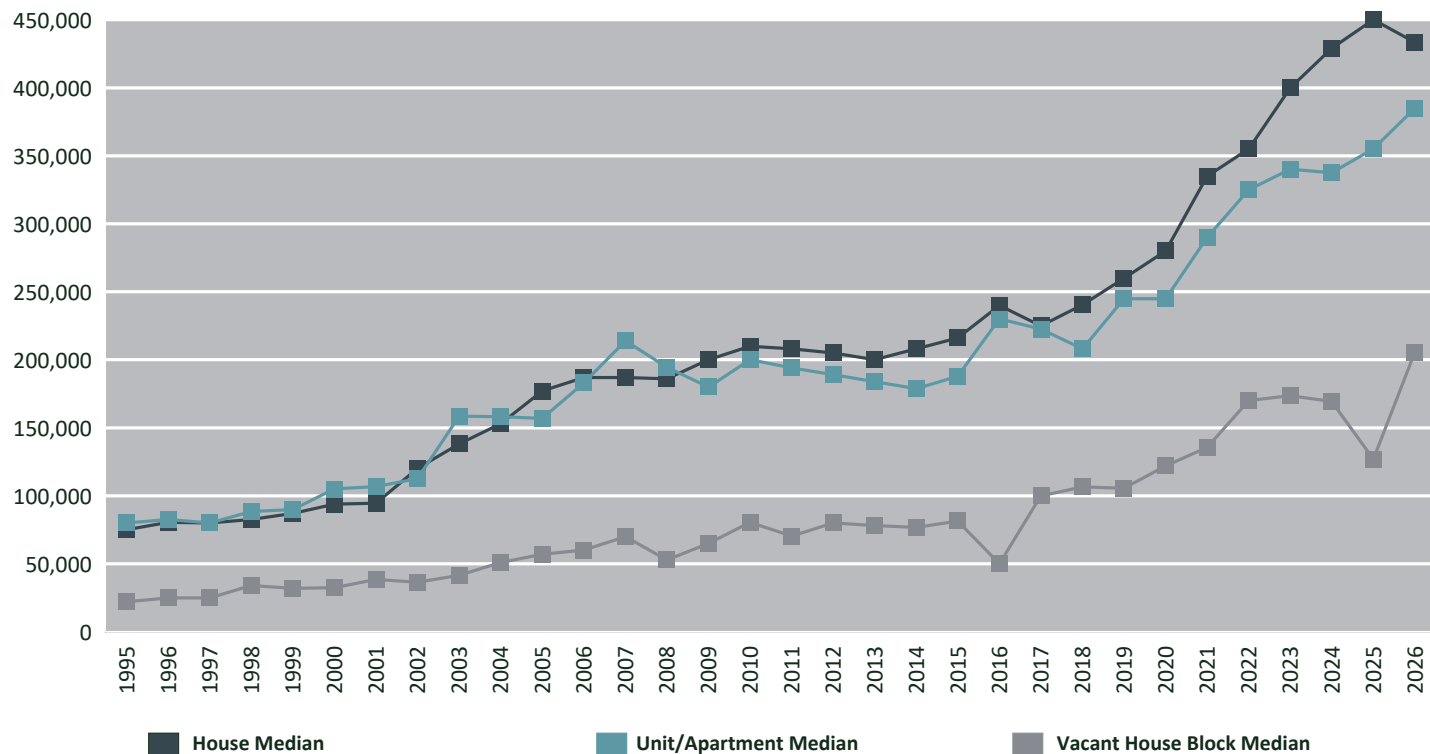
Surf Coast Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Health Clinic Unsp	2	2255000	2255000	2638.93	831.50	ND	ND	831.50	2711.97
Hotel/Motel Unsp	1	720000	720000	44.06	16341.00	ND	ND	16341.00	44.06
Mixed Use Unspec	1	600000	600000	9677.42	62.00	ND	27.86<	62.00	9677.42
Office Premises Unsp	2	1055000	1055000	5641.03	195.00	199.06<	60.29<	195.00	5641.03
Pub/Tavern/Club Unsp	1	925000	925000	129.12	7164.00	110.45<	84.09<	7164.00	129.12
Retail Mult Occ Unsp	2	1247494	1247494	NA	NA	106.03<	151.21<	NA	NA
Retail Sgle Occ Unsp	3	806666	720000	6748.64	531.00	77.92<	110.77<	531.00	1195.86
Serv Apt/Unit Unsp	1	640000	640000	8205.13	78.00	ND	168.87<	78.00	8205.13
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	453200	453200	175.52	2582.00	ND	ND	2582.00	175.52
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	2	1257500	1257500	1992.22	1153.50	177.24<	56.45<	1153.50	1090.16
Warehouse Unspec	18	979135	806125	4565.48	202.50	82.26<	80.15<	284.21	3299.87
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
GenCrop >20ha Unspec	2	1565460	1565460	3.06	518459.50	ND	52.18<	518459.50	3.02
Horse Unspecified	1	2600000	2600000	6.50	400000.00	ND	ND	400000.00	6.50
Livestock – Beef	1	1520000	1520000	10.10	150563.00	67.78<	84.12<	150563.00	10.10
Livestock – Sheep	1	1650000	1650000	4.50	366844.00	54.10<	ND	366844.00	4.50
MixedFarm + infrast	11	2145124	1780000	3.36	290000.00	75.74<	71.20<	453655.36	4.73
MixedFarm no infrast	1	1500000	1500000	3.97	377510.00	83.33<	90.06<	377510.00	3.97
MixedFarm&GrazUnsp	1	3010000	3010000	3.64	826900.00	207.59<	75.25<	826900.00	3.64
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Aged Care Complex	1	19000000	19000000	1187.50	16000.00	ND	ND	16000.00	1187.50
Detached Home Unsp	632	1359437	1225000	2487.56	603.00	98.79<	87.50<	695.79	1969.40
Detached Home(exist)	7	2013571	2275000	868.98	2992.00	152.17<	86.17<	2991.00	673.21
MisimpRuralLand Unsp	3	595000	500000	9.20	50000.00	46.95<	57.14<	54495.33	10.92
Res Land (WithBuild)	2	998250	998250	NA	NA	ND	79.86<	NA	NA
Res/Rural Lstyle	63	2094944	1750000	111.41	18400.00	102.94<	76.09<	30764.95	68.10
ResLandWithImprovemt	2	577500	577500	544.24	2921.00	ND	152.98<	2921.00	197.71
Single Strata Unsp	97	905388	792500	3812.94	286.00	91.35<	84.94<	286.00	3812.94
Strata Unit/Flat Uns	11	1056000	900000	NA	NA	98.90<	97.06<	NA	NA
Vac Res A	159	605854	617250	555.56	531.00	94.96<	92.82<	548.20	1365.67
Vac Res B	14	466892	430000	202.80	2034.00	99.31<	29.15<	2120.29	220.20
Vac Res Rural Lstyle	7	815000	790000	128.37	7946.00	112.06<	132.22<	16160.57	50.43
Municipality totals									
Commercial Total			13	Commercial Total Prices			\$14,419,989		
Community Services Total			1	Community Services Total Prices			\$453,200		
Industrial Total			20	Industrial Total Prices			\$20,139,431		
Primary Production Total			18	Primary Production Total Prices			\$37,007,290		
Residential Total			998	Residential Total Prices			\$1,237,188,622		
All Sales Total			1,050	All Sales Total			\$1,309,208,532		

Swan Hill Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	228	75,000	84,099	46	80,000	84,005	71	22,000	33,017
1996	248	80,500	85,514	21	82,500	86,842	65	25,000	61,032
1997	301	80,000	87,222	42	80,000	82,007	65	25,000	38,346
1998	269	82,500	86,049	32	88,500	84,934	69	34,000	50,509
1999	291	87,000	94,305	32	89,750	85,935	80	32,000	30,852
2000	298	93,750	101,836	51	105,000	104,769	60	32,500	35,766
2001	348	94,500	108,136	48	106,750	106,338	92	38,500	41,150
2002	326	120,000	126,103	48	112,500	119,908	82	36,500	40,897
2003	338	138,250	144,846	58	158,500	175,091	70	41,590	47,846
2004	295	153,000	156,696	37	158,000	181,648	75	51,000	52,515
2005	291	177,000	186,892	54	157,000	164,307	72	57,000	61,343
2006	281	187,000	199,814	51	183,000	179,605	74	60,000	72,876
2007	277	187,000	202,126	62	214,000	198,237	61	70,000	69,599
2008	208	186,000	203,157	38	194,500	207,995	62	52,750	52,256
2009	255	200,000	208,230	48	180,000	187,602	117	65,000	67,749
2010	217	210,000	223,105	45	200,000	208,534	59	80,500	79,897
2011	197	208,000	212,116	42	194,000	198,976	55	70,400	82,117
2012	224	205,000	219,558	38	189,000	180,223	46	79,985	80,897
2013	273	200,000	211,755	45	184,000	186,774	53	78,100	77,052
2014	247	208,000	215,585	52	178,750	193,298	58	76,750	77,805
2015	260	216,000	236,764	58	188,000	203,064	57	81,500	79,946
2016	270	240,000	242,331	33	230,000	218,151	38	50,000	73,351
2017	318	225,000	238,442	38	222,500	212,092	49	100,000	90,996
2018	294	240,500	266,424	46	208,000	216,239	50	106,500	110,007
2019	268	260,000	274,102	43	245,000	254,220	54	105,500	106,726
2020	249	280,000	300,494	27	245,000	254,759	89	122,000	116,268
2021	312	335,000	352,282	33	290,000	292,969	123	135,500	144,208
2022	266	355,000	392,441	40	325,000	362,762	59	170,000	197,691
2023	243	400,000	420,941	29	340,000	374,291	50	173,500	151,578
2024	283	429,000	466,395	28	337,500	383,144	46	169,250	149,962
2025	271	450,000	480,765	29	355,000	381,741	53	126,885	153,020
2026	44	433,500	453,170	7	385,000^	390,714^	6	205,500 ^	245,814 ^

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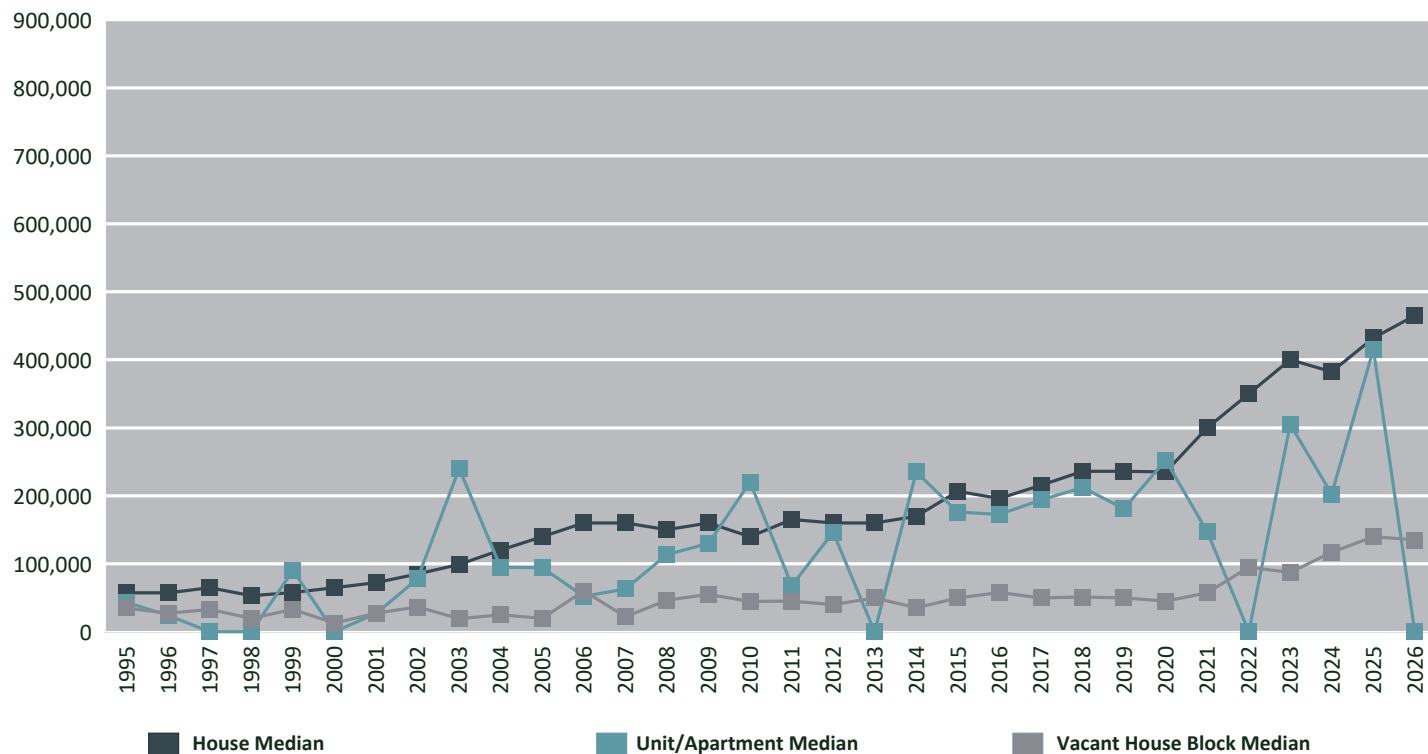
Swan Hill Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Guest/BackPack Unsp	1	450000	450000	431.03	1044.00	ND	ND	1044.00	431.03
Health Clinic Unsp	1	5280000	5280000	3557.95	1484.00	ND	ND	1484.00	3557.95
Hotel/Motel Unsp	1	665000	665000	326.78	2035.00	212.80<	133.00<	2035.00	326.78
Mixed Use Unspec	1	275000	275000	1190.48	231.00	44.35<	52.38<	231.00	1190.48
Office Premises Uns	6	713500	415000	2752.89	161.50	53.90<	ND	380.67	1874.34
Pub/Tavern/Club Unsp	1	700000	700000	230.79	3033.00	ND	ND	3033.00	230.79
Retail Sgle Occ Unsp	12	562664	482500	1290.32	558.00	107.22<	160.83<	773.82	614.49
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	380000	380000	12.67	30000.00	44.71<	ND	30000.00	12.67
Factory Unsp	3	801666	955000	585.17	1632.00	220.81<	73.46<	1959.33	409.15
Ind Dev Site	1	990000	990000	107.84	9180.00	ND	52.11<	9180.00	107.84
Warehouse Unspec	8	1177062	1038750	148.21	2800.00	166.20<	211.34<	24492.71	47.34
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	550000	550000	4.73	116208.00	505.05<	19.82<	116208.00	4.73
GenCrop >20ha Unspec	34	1901334	1387400	0.48	2587050.00	141.57<	162.27<	6127007.53	0.31
MarketGardenVeg <20h	4	365000	325000	1.57	200851.00	65.00<	40.63<	171875.50	2.12
MixedFarm&GrazUnsp	13	540384	400000	6.34	244385.00	52.46<	89.23<	313439.46	1.72
Orchard Plantations	5	695853	809267	3.16	99800.00	3.94<	151.62<	185200.00	3.76
Vineyard	5	713480	655000	4.51	60443.00	106.07<	92.09<	95718.40	7.45
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	1	259000	259000	NA	NA	ND	38.66<	NA	NA
Detached Home Unsp	270	480879	450000	1095.36	776.00	104.65<	126.76<	934.16	510.93
Detached Home(Comm)	2	148000	148000	461.94	476.00	ND	ND	476.00	310.92
Detached Home(exist)	1	450000	450000	166.67	2700.00	134.33<	26.01<	2700.00	166.67
Res/Rural Lstyle	42	676345	557500	46.74	14668.00	80.22<	103.24<	28344.81	23.86
ResLandWithImprovemt	1	368500	368500	229.60	1605.00	ND	ND	1605.00	229.60
Single Strata Unsp	23	383760	355000	NA	NA	109.22<	109.40<	NA	NA
Strata Unit/Flat Uns	5	397000	455000	NA	NA	108.46<	140.00<	NA	NA
Vac Res A	51	154814	126885	456.55	679.00	71.08<	82.13<	679.63	241.66
Vac Res B	2	107275	107275	41.90	2386.50	122.60<	35.52<	2386.50	44.95
Vac Res Rural Lstyle	5	911400	170000	4.33	35782.00	106.58<	39.08<	55420.40	16.45
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$18,402,973		
Industrial Total			13	Industrial Total Prices			\$13,191,500		
Primary Production Total			62	Primary Production Total Prices			\$80,727,027		
Residential Total			403	Residential Total Prices			\$183,096,139		
All Sales Total			501	All Sales Total			\$295,417,639		

Towong Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	62	57,500	69,192	1	43,200^	43,200 ^	15	35,000	42,446
1996	86	57,250	68,486	4	24,000^	28,000 ^	17	27,400	38,141
1997	67	65,000	86,858	0	0*	0*	25	33,000	37,368
1998	57	53,000	65,172	0	0*	0*	24	20,000	25,525
1999	54	58,000	74,016	1	90,000^	90,000 ^	7	33,000 ^	39,785 ^
2000	87	65,000	74,741	0	0*	0*	30	12,500	19,265
2001	99	72,500	90,652	1	27,000^	27,000 ^	19	27,275	27,040
2002	75	85,000	92,454	5	78,000^	85,350 ^	34	36,500	39,538
2003	96	99,000	114,534	5	240,000^	207,845 ^	52	19,500	28,958
2004	72	120,000	137,645	5	95,000^	81,600 ^	57	25,000	47,997
2005	91	140,000	154,090	4	94,500^	138,500 ^	15	20,000	37,093
2006	77	160,000	176,714	4	52,000^	62,250 ^	27	60,000	64,896
2007	70	160,000	169,920	4	63,000^	68,000 ^	36	22,250	35,746
2008	56	150,357	173,164	2	113,500^	113,500 ^	20	46,602	61,820
2009	57	160,000	177,421	3	130,000^	150,000 ^	12	54,800	59,458
2010	59	140,000	168,188	3	220,000^	236,666 ^	22	44,494	72,613
2011	67	165,200	202,361	5	68,000^	127,000 ^	20	45,000	56,400
2012	73	160,002	180,856	4	146,250^	147,375 ^	25	40,000	48,193
2013	77	160,000	183,740	0	0*	0*	15	50,000	72,183
2014	66	170,000	177,844	1	235,000^	235,000 ^	18	35,375	55,088
2015	72	206,250	217,194	4	176,000^	182,150 ^	9	50,000 ^	53,500 ^
2016	77	196,000	206,743	4	172,500^	170,750 ^	18	58,000	67,244
2017	64	215,500	228,531	3	194,000^	168,333 ^	9	50,000 ^	61,000 ^
2018	77	236,000	243,356	3	212,000^	170,000 ^	15	51,000	56,100
2019	64	236,000	231,328	4	181,000^	166,000 ^	16	50,000	68,875
2020	95	235,000	277,905	6	252,500^	235,666 ^	17	45,000	66,029
2021	92	300,000	323,805	8	147,500^	197,000 ^	20	57,250	73,058
2022	87	350,000	381,512	0	0*	0*	15	95,000	90,633
2023	61	400,000	406,040	7	305,000^	259,285 ^	5	87,500 ^	119,500 ^
2024	54	382,500	416,046	6	202,500^	222,333 ^	10	117,000	193,900
2025	66	432,000	470,179	3	415,000^	346,666 ^	7	140,000 ^	164,285 ^
2026	13	465,000	472,615	0	0*	0*	4	135,000 ^	140,000 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

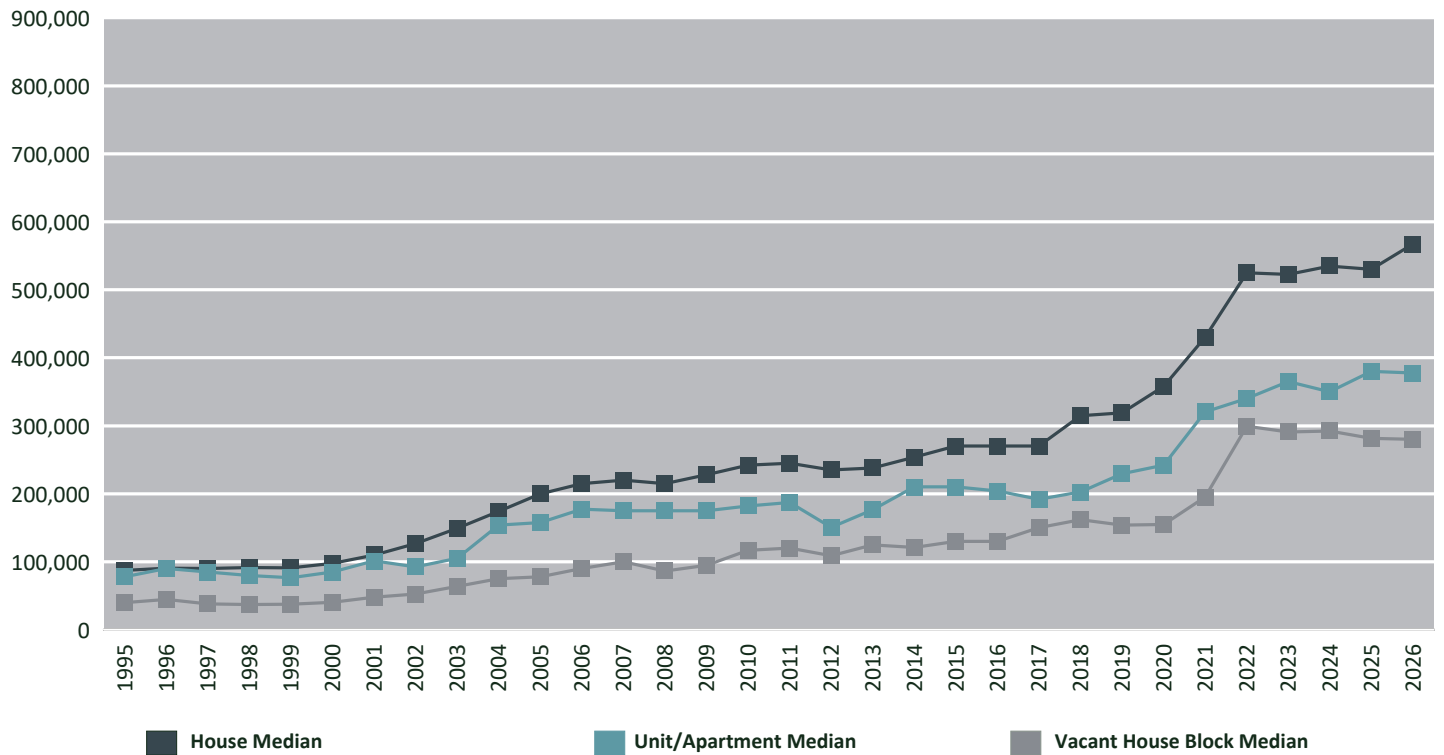
Towong Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel	2	1250000	1250000	310.55	3568.00	ND	240.38<	3568.00	350.34
Office Premises Unsp	2	290000	290000	1200.00	250.00	ND	72.50<	250.00	1160.00
Retail Sgle Occ Unsp	1	230000	230000	1345.03	171.00	92.00<	58.41<	171.00	1345.03
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Garage/Motor Vehicle	1	450000	450000	6.43	70000.00	ND	ND	70000.00	6.43
Ind Dev Site	1	130500	130500	32.59	4004.00	247.16<	ND	4004.00	32.59
Sawmill	1	165000	165000	0.47	351700.00	ND	ND	351700.00	0.47
Warehouse Unspec	1	81400	81400	136.12	598.00	85.68<	54.27<	598.00	136.12
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	26	979447	768515	2.21	544857.00	51.23<	118.23<	710918.69	1.38
Livestock – Beef	3	2010000	1750000	0.81	1210000.00	175.00<	128.68<	946600.00	2.12
Livestock – Dairy	1	2500000	2500000	3.31	754300.00	ND	ND	754300.00	3.31
MixedFarm&GrazUnsp	2	425000	425000	1.12	1139673.50	65.38<	54.49<	1139673.50	0.37
Softwood Plantation	3	2416666	2135000	0.89	2168513.00	ND	125.59<	2735637.67	0.88
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	7	554285	525000	475.66	1278.00	143.84<	152.17<	1289.50	447.85
Detached Home(Comm)	1	380000	380000	308.19	1233.00	ND	ND	1233.00	308.19
Detached Home(exist)	59	460200	420000	778.75	800.00	102.56<	118.31<	994.25	462.86
MisimpRuralLand Unsp	3	230000	270000	4.76	56700.00	77.14<	230.77<	39100.00	5.88
Res/Rural Lstyle	18	674388	615000	31.35	31400.00	94.62<	112.84<	58723.83	11.48
ResLandWithImprovemt	3	487000	440000	4.89	89900.00	276.73<	189.25<	81521.00	5.97
Single Strata Unsp	2	445000	445000	NA	NA	ND	ND	NA	NA
Strata Unit/Flat Uns	1	150000	150000	NA	NA	74.07<	ND	NA	NA
Vac Res A	4	140500	105000	82.35	850.00	123.53<	116.67<	711.00	115.80
Vac Res B	3	196000	280000	112.72	2484.00	169.70<	175.00<	2702.00	72.54
Vac Res Rural Lstyle	14	270888	190000	5.79	31841.00	70.37<	123.78<	35680.29	7.59
Municipality totals									
Commercial Total			5	Commercial Total Prices				\$3,310,000	
Industrial Total			4	Industrial Total Prices				\$826,900	
Primary Production Total			35	Primary Production Total Prices				\$42,095,641	
Residential Total			115	Residential Total Prices				\$51,684,280	
All Sales Total			159	All Sales Total				\$97,916,821	

Wangaratta Rural City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	299	87,500	95,588	23	78,000	98,961	65	40,000	42,536
1996	312	90,775	102,077	31	90,000	92,885	59	44,500	59,711
1997	339	90,000	95,664	41	85,000	86,983	46	38,250	53,519
1998	302	91,500	102,047	31	80,000	81,643	85	37,000	52,438
1999	300	91,000	100,524	26	76,500	86,007	64	37,625	42,869
2000	341	97,500	105,347	37	85,000	86,116	52	40,500	42,478
2001	414	110,000	114,627	56	101,250	103,362	88	47,750	52,106
2002	486	126,750	134,559	82	92,500	98,198	105	52,500	55,196
2003	433	149,000	158,820	49	105,000	122,663	119	64,000	71,321
2004	405	174,000	186,462	64	153,750	162,250	151	75,000	69,936
2005	386	200,000	212,431	70	157,750	172,460	89	78,000	81,098
2006	342	215,000	224,896	80	177,500	184,681	116	90,000	97,598
2007	401	220,000	237,219	77	174,950	177,639	95	100,000	102,760
2008	319	215,000	227,389	44	174,950	203,270	58	86,500	96,545
2009	363	228,000	237,660	77	175,000	179,171	119	95,000	101,604
2010	321	242,000	258,327	70	182,250	192,990	125	117,000	118,804
2011	287	245,000	251,667	56	187,237	202,511	98	120,000	128,263
2012	336	235,013	245,751	47	150,667	161,087	118	109,000	112,855
2013	392	238,000	254,614	58	176,500	193,251	130	125,000	121,300
2014	397	254,000	270,185	67	210,030	214,398	109	121,001	130,988
2015	412	270,000	282,939	60	210,000	206,524	108	130,000	133,983
2016	433	270,000	287,286	61	204,000	212,240	85	130,000	135,185
2017	403	270,000	285,167	51	192,000	222,212	105	150,000	153,039
2018	423	315,000	331,102	60	202,500	221,258	110	162,000	166,730
2019	424	319,000	336,463	55	229,500	246,947	128	153,750	160,168
2020	425	358,000	374,500	51	242,050	241,619	225	155,000	182,508
2021	507	430,000	464,419	70	320,500	357,847	185	195,000	220,588
2022	387	525,000	552,016	67	340,000	346,758	68	299,500	299,223
2023	360	522,500	567,110	44	365,000	402,522	65	291,000	319,915
2024	380	535,000	568,088	65	350,000	361,608	79	292,500	337,624
2025	444	530,000	563,794	57	380,000	391,079	98	281,500	291,977
2026	78	567,000	571,826	7	377,500^	401,642^	31	280,000	262,935

Statistics for 2026 are based on a small number of sales and are preliminary only.

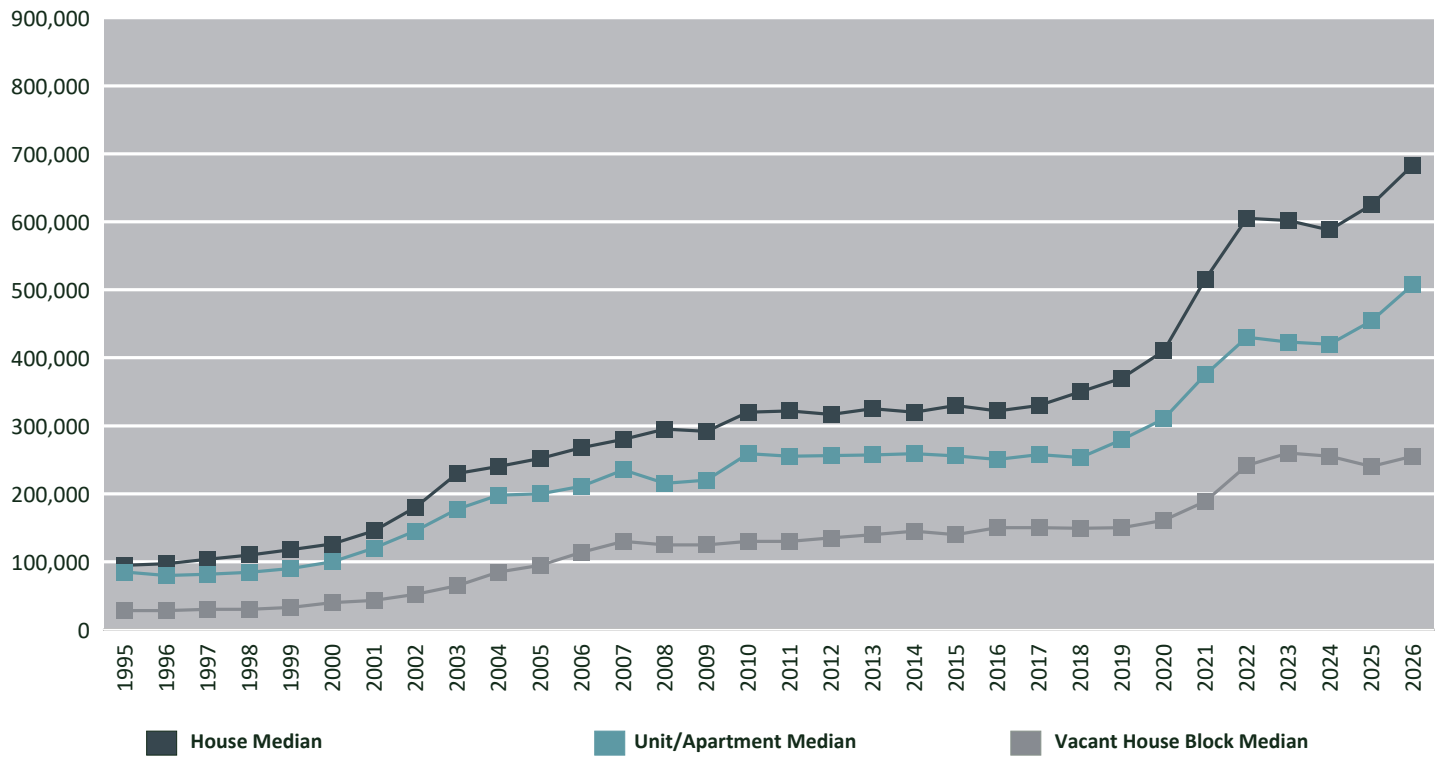
Wangaratta Rural City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	5	1882100	1400000	114.81	45861.00	140.00<	182.47<	41645.50	54.02
Fuel Outlet/Garage	1	4550000	4550000	NA	NA	978.49<	ND	NA	NA
Health Clinic Unsp	2	1451000	1451000	1800.15	1361.00	188.44<	263.82<	1361.00	1800.15
Mixed Use Unspec	4	925375	495750	1235.02	200.50	30.29<	ND	1690.00	547.56
Office Premises Uns	3	583666	561000	2217.39	253.00	72.83<	62.33<	218.33	2673.28
Pub/Tavern/Club Unsp	2	1237500	1237500	1201.85	2377.00	165.44<	125.00<	2377.00	520.61
Retail Mult Occ Unsp	2	590500	590500	2361.22	251.50	ND	56.92<	251.50	2347.91
Retail Sgle Occ Unsp	13	634307	400000	664.65	331.00	91.43<	91.95<	952.09	711.35
Retail Store/Showrm	1	490000	490000	444.24	1103.00	28.74<	ND	1103.00	444.24
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	3290000	3290000	1079.04	3049.00	ND	ND	3049.00	1079.04
Halls&Service Rooms	1	235000	235000	149.78	1569.00	ND	ND	1569.00	149.78
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bulk Grain (Stuct)	1	550000	550000	36.67	15000.00	ND	ND	15000.00	36.67
Factory Unsp	7	1041214	1200000	471.25	3064.50	133.33<	253.16<	3436.83	321.93
Garage/Motor Vehicle	1	450000	450000	625.87	719.00	ND	ND	719.00	625.87
Ind Dev Site	4	621500	647000	203.22	2923.00	63.59<	117.64<	3427.00	173.72
Storage Depot	1	1375000	1375000	411.55	3341.00	ND	ND	3341.00	411.55
Warehouse Unspec	13	1780192	1292500	439.02	2444.00	174.66<	117.50<	7834.33	230.95
Warehouse/Factory	2	727500	727500	643.93	1186.00	ND	ND	1186.00	613.41
Warehouse/Showroom	1	925000	925000	856.48	1080.00	ND	ND	1080.00	856.48
Workshop	1	1290000	1290000	500.97	2575.00	ND	ND	2575.00	500.97
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	13	778224	560000	5.01	259540.00	72.73<	59.26<	351425.54	2.21
GenCrop >20ha Unspec	1	1400000	1400000	4.38	319640.00	ND	129.43<	319640.00	4.38
Livestock – Beef	4	1103750	1072500	1.76	342100.00	73.97<	67.31<	373356.25	2.96
Livestock – Sheep	2	197500	197500	1.16	206210.50	ND	20.79<	206210.50	0.96
MixedFarm&GrazUnsp	22	1449090	1097500	1.67	531450.50	90.05<	71.27<	755184.55	1.92
Vineyard	3	1400000	1350000	3.49	357900.00	600.00<	88.52<	473112.33	2.96
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	8	439250	420000	512.50	800.00	102.31<	ND	930.75	471.93
Detached Home Unsp	389	539052	520000	600.00	700.00	101.96<	100.97<	811.72	664.99
Detached Home(Comm)	1	310000	310000	620.00	500.00	ND	ND	500.00	620.00
Detached Home(exist)	54	742435	705000	1071.41	679.50	97.24<	96.91<	837.96	886.00
Half Pair or Duplex	1	542000	542000	1788.78	303.00	ND	ND	303.00	1788.78
Individual Flat	1	719750	719750	870.31	827.00	ND	ND	827.00	870.31
MisImpRuralLand Unsp	2	660000	660000	68.31	13272.00	378.77<	134.69<	13272.00	49.73
Nursing Home	1	9300000	9300000	430.56	21600.00	ND	ND	21600.00	430.56
OYO Sub Unit	1	350000	350000	NA	NA	ND	ND	NA	NA
OYO Unit	1	425000	425000	NA	NA	80.19<	108.97<	NA	NA
Res/Rural Lstyle	88	894693	849500	39.11	19950.00	103.91<	104.88<	35184.09	25.43
ResLandWithImprovemt	1	280000	280000	444.44	630.00	121.74<	ND	630.00	444.44
Retire Village Unit	3	254666	270000	NA	NA	103.85<	120.00<	NA	NA
Single Strata Unit	1	270000	270000	NA	NA	75.00<	ND	NA	NA
Single Strata Unsp	46	377555	377500	NA	NA	110.98<	111.03<	NA	NA
Strata Unit/Flat Uns	5	623000	420000	NA	NA	90.42<	103.07<	NA	NA
Vac Res A	91	273920	275000	409.02	665.00	94.44<	95.16<	672.90	391.89
Vac Res B	7	526714	385000	439.86	3251.00	101.32<	102.67<	2956.43	178.16
Vac Res Englobo Oth	1	539000	539000	88.71	6076.00	ND	ND	6076.00	88.71
Vac Res Rural Lstyle	9	1452583	335000	50.99	15690.00	72.83<	83.65<	47731.78	30.43
Municipality totals									
Commercial Total			33	Commercial Total Prices				\$34,707,000	
Community Services Total			2	Community Services Total Prices				\$3,525,000	
Industrial Total			31	Industrial Total Prices				\$38,962,000	
Primary Production Total			45	Primary Production Total Prices				\$52,406,920	
Residential Total			711	Residential Total Prices				\$409,019,249	
All Sales Total			822	All Sales Total				\$538,620,169	

Warrnambool City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	388	95,000	106,074	99	85,000	85,441	140	28,000	32,772
1996	435	97,000	108,810	75	80,000	79,758	109	28,000	30,270
1997	491	103,500	113,790	116	81,500	87,578	125	29,900	35,387
1998	460	110,000	116,578	109	84,500	86,953	186	30,000	35,765
1999	519	118,000	124,103	125	90,000	98,217	172	32,875	38,177
2000	561	126,000	138,479	134	100,000	109,887	163	40,000	42,519
2001	610	145,500	158,982	203	120,000	119,901	252	43,000	46,168
2002	534	180,000	199,383	218	145,250	153,563	273	52,000	55,224
2003	533	229,990	236,677	180	177,450	187,441	271	65,000	68,838
2004	462	240,000	255,488	163	198,000	205,648	199	85,000	87,855
2005	603	252,000	271,703	166	200,000	220,557	191	95,000	97,137
2006	575	268,000	286,451	139	211,000	219,774	168	114,000	110,786
2007	559	280,000	301,858	176	235,000	280,147	186	130,000	132,898
2008	471	295,000	319,669	130	215,500	226,355	110	125,000	128,537
2009	576	292,000	310,730	166	220,000	224,664	254	125,000	132,140
2010	492	320,000	347,894	149	259,000	262,691	224	130,000	141,116
2011	430	322,000	340,596	128	255,000	276,091	186	130,000	134,869
2012	458	316,500	334,409	120	256,250	260,336	135	135,000	142,443
2013	448	325,000	341,442	125	257,000	294,410	143	139,900	143,767
2014	467	320,000	347,416	127	259,000	280,489	171	145,000	146,284
2015	561	330,000	349,805	138	255,750	265,896	152	140,000	142,623
2016	549	322,000	349,209	117	250,500	265,746	133	150,000	153,678
2017	594	330,000	354,386	154	257,500	276,352	147	150,000	159,375
2018	618	350,000	370,157	138	253,500	275,516	143	149,000	164,304
2019	543	370,000	398,534	172	279,500	305,158	233	150,000	194,665
2020	585	410,000	448,208	133	310,000	332,261	502	161,000	173,795
2021	656	515,000	561,913	139	375,000	396,741	491	188,500	199,783
2022	595	605,000	636,257	109	430,000	497,743	156	241,875	276,993
2023	499	602,000	654,911	104	423,156	475,829	95	260,000	317,707
2024	528	588,000	631,745	116	420,000	468,263	141	255,000	271,961
2025	637	625,000	653,023	125	454,000	463,102	228	240,000	251,907
2026	102	683,500	682,215	12	507,750	493,125	55	255,000	255,672

Statistics for 2026 are based on a small number of sales and are preliminary only.

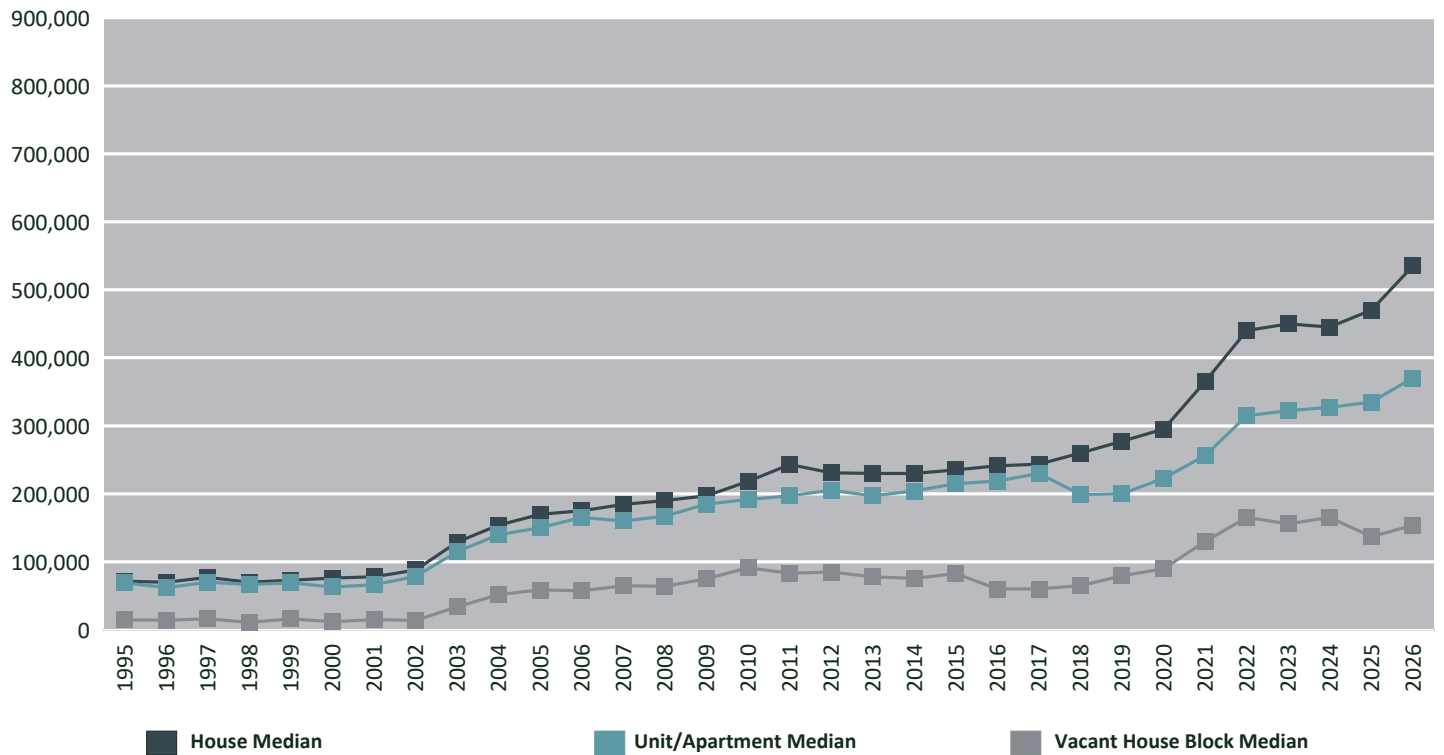
Warrnambool City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bottle Shop/Licensed	1	11043821	11043821	NA	NA	ND	ND	NA	NA
Crematorium/Funeral	1	1850000	1850000	307.21	6022.00	ND	ND	6022.00	307.21
Dev Site	2	547500	547500	221.13	2734.00	19.31<	ND	2734.00	200.26
Health Clinic Unsp	1	550000	550000	745.26	738.00	38.46<	ND	738.00	745.26
Health Surgery	1	713000	713000	1043.92	683.00	80.56<	ND	683.00	1043.92
Hotel/Motel Unsp	1	1645000	1645000	NA	NA	66.94<	65.34<	NA	NA
Mixed Use Unspec	2	930000	930000	6734.13	365.00	92.08<	143.08<	365.00	2547.95
Office Premises Uns	2	1248000	1248000	2119.42	628.00	59.43<	128.26<	628.00	1987.26
Pub/Tavern/Club Unsp	1	1100000	1100000	5555.56	198.00	ND	20.75<	198.00	5555.56
Retail Sgle Occ Unsp	6	907333	602500	5000.00	104.00	79.28<	62.77<	238.60	2626.99
Serv Apt/Unit Unsp	1	370000	370000	150.59	2457.00	ND	24.30<	2457.00	150.59
Shopping Centre Unsp	1	17885084	17885084	3352.41	5335.00	ND	ND	5335.00	3352.41
Vehicle Sales Centre	2	2067500	2067500	436.72	4781.50	ND	ND	4781.50	432.40
Veterinary Clinic	1	1140000	1140000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	3	1158333	1200000	606.98	1977.00	129.03<	139.92<	1908.67	606.88
Ind Dev Site	14	333544	272250	247.50	1000.00	79.84<	86.43<	1815.86	183.68
Warehouse Unspec	4	862500	575000	965.15	697.00	87.45<	193.60<	1161.00	742.89
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	1560000	1560000	8.69	179600.00	20.56<	103.80<	179600.00	8.69
GenCrop >20ha Unspec	1	2319958	2319958	5.78	401398.00	ND	ND	401398.00	5.78
Livestock – Dairy	2	1602850	1602850	1.13	1419617.00	ND	ND	1419617.00	1.13
MixedFarm&GrazUnsp	1	400000	400000	0.76	523368.00	ND	27.00<	523368.00	0.76
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home (Ind)	1	600000	600000	833.33	720.00	372.70<	ND	720.00	833.33
Detached Home Unsp	633	653002	625000	1018.52	648.00	106.76<	103.78<	706.41	924.68
Detached Home(exist)	2	707500	707500	457.61	1579.00	94.08<	97.92<	1579.00	448.07
Res/Rural Lstyle	32	1334860	1067500	105.09	9764.50	96.61<	110.05<	26616.66	50.15
ResLandWithImprovemt	1	1375000	1375000	6642.51	207.00	ND	ND	207.00	6642.51
Semi-detached Unspec	2	605000	605000	3180.56	190.00	100.83<	108.04<	190.00	3184.21
Short Term Hol Accom	1	740000	740000	3627.45	204.00	18.05<	92.15<	204.00	3627.45
Single Strata Unsp	93	459395	454000	NA	NA	106.82<	104.13<	NA	NA
Strata Unit/Flat Uns	32	473878	454475	NA	NA	110.85<	118.05<	NA	NA
Vac Res A	223	246478	240000	307.17	586.00	94.12<	101.05<	614.75	396.17
Vac Res B	5	494000	485000	234.98	2064.00	87.39<	82.55<	2133.40	231.56
Vac Res Rural Lstyle	5	353390	376950	35.51	10700.00	75.39<	42.59<	11036.60	32.02
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	1480000	1480000	406.93	3637.00	ND	122.82<	3637.00	406.93
Municipality totals									
Commercial Total			23	Commercial Total Prices			\$51,326,905		
Industrial Total			21	Industrial Total Prices			\$11,594,616		
Primary Production Total			5	Primary Production Total Prices			\$7,485,658		
Residential Total			1,030	Residential Total Prices			\$578,495,920		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$1,480,000		
All Sales Total			1,080	All Sales Total			\$650,383,099		

Wellington Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	610	71,500	81,626	71	69,000	69,896	242	14,500	22,917
1996	567	70,000	83,100	70	62,000	62,483	212	14,000	28,836
1997	653	77,000	89,283	75	70,000	72,225	227	16,000	32,540
1998	536	70,000	80,533	55	66,500	67,517	198	11,000	21,129
1999	494	73,000	82,198	55	69,000	70,805	164	16,000	23,505
2000	717	76,000	85,511	77	63,000	69,857	225	12,000	21,560
2001	902	78,000	90,081	101	66,000	70,424	362	15,000	23,510
2002	1,081	88,000	102,171	152	78,250	81,326	835	13,500	21,598
2003	895	129,000	136,446	123	115,000	120,408	489	34,000	39,813
2004	797	154,000	163,734	121	140,000	144,708	324	51,500	54,189
2005	806	170,000	181,590	96	150,000	152,131	323	58,500	63,585
2006	712	175,000	190,816	106	165,000	162,712	318	57,500	72,444
2007	834	184,500	198,925	136	160,000	173,476	358	65,000	70,017
2008	690	190,000	214,557	112	167,000	173,203	215	64,000	71,515
2009	743	197,000	211,370	142	184,750	181,303	242	75,000	84,847
2010	617	218,000	234,528	126	191,250	190,547	311	91,000	92,589
2011	449	243,000	252,608	94	197,000	204,374	177	83,000	88,378
2012	496	231,000	241,719	73	205,000	210,144	137	85,000	89,419
2013	644	230,000	243,311	102	197,250	205,217	174	78,000	82,051
2014	614	230,000	245,063	87	204,000	209,518	242	75,750	79,204
2015	705	235,000	250,119	106	215,000	223,273	217	82,500	88,223
2016	732	241,350	263,278	88	218,750	218,736	236	60,000	75,437
2017	715	243,500	258,334	55	230,000	246,236	302	60,000	72,762
2018	824	260,000	278,426	79	199,000	208,646	338	64,750	78,283
2019	752	277,250	291,194	86	200,000	210,817	338	79,250	92,882
2020	881	295,000	311,100	94	222,750	231,555	476	89,500	99,123
2021	1,101	365,000	381,762	140	256,225	268,667	696	130,000	132,269
2022	751	440,000	451,217	109	315,000	336,959	273	165,000	173,351
2023	618	450,000	465,221	74	322,500	312,599	149	156,000	172,765
2024	655	445,000	463,163	95	327,000	331,742	136	165,000	176,398
2025	856	470,000	481,387	111	335,000	345,556	161	137,000	155,533
2026	197	535,000	535,860	19	370,000	373,157	48	153,250	152,066

Statistics for 2026 are based on a small number of sales and are preliminary only.

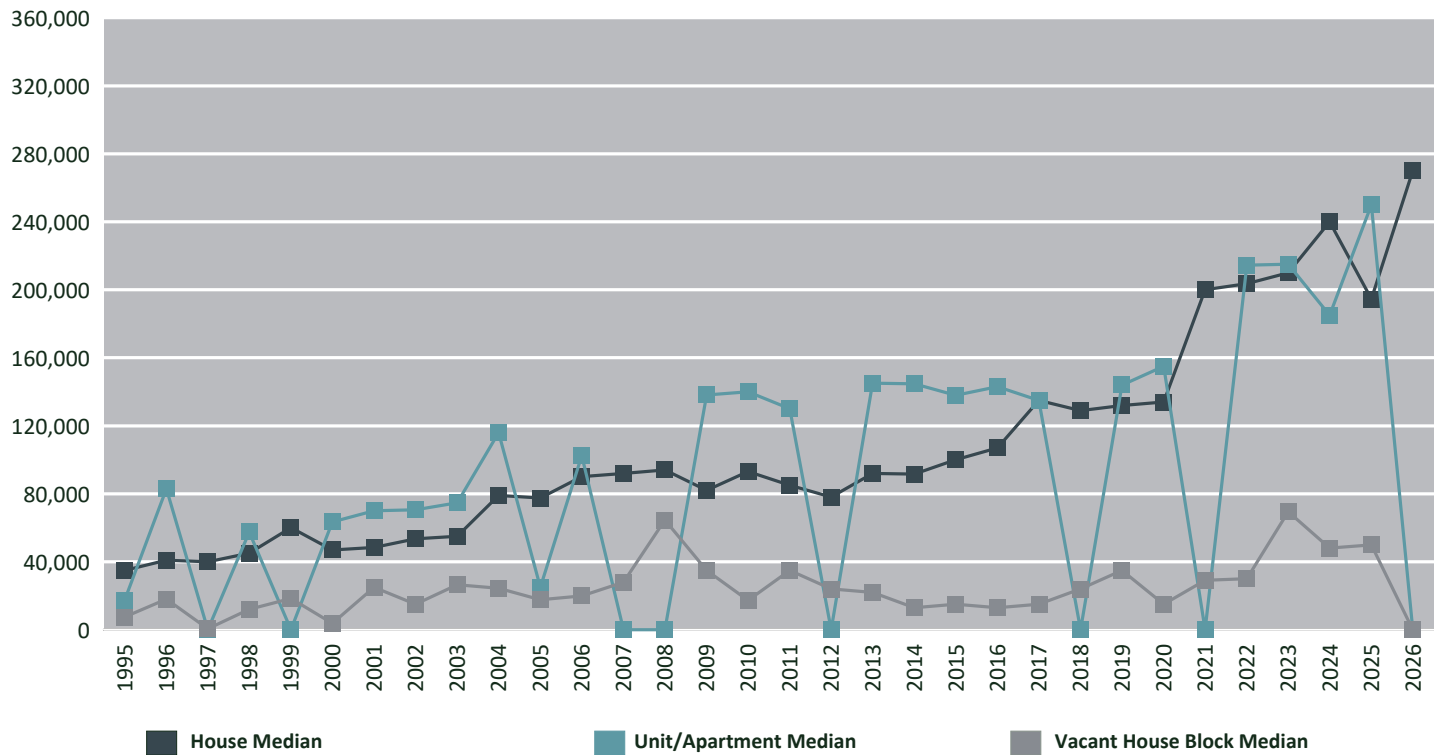
Wellington Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Car Wash	1	900000	900000	849.06	1060.00	ND	225.00<	1060.00	849.06
Fuel Outlet/Garage	2	628000	628000	364.96	1644.00	29.90<	ND	1644.00	364.96
Guest/BackPack Unsp	1	520000	520000	52.00	10000.00	ND	ND	10000.00	52.00
Health Clinic Unsp	1	600000	600000	2013.42	298.00	ND	ND	298.00	2013.42
Health Surgery	1	199000	199000	2518.99	79.00	54.27<	ND	79.00	2518.99
Hotel/Motel Unsp	3	5701666	3500000	1347.65	7732.00	102.94<	359.90<	16854.67	338.28
LowRise Office Build	1	425000	425000	3455.28	123.00	ND	ND	123.00	3455.28
Mixed Use Unspec	4	930000	700000	778.59	411.00	128.44<	97.64<	485.33	1181.32
National Co Ret Unsp	1	1030000	1030000	730.50	1410.00	ND	ND	1410.00	730.50
Office Premises Uns	8	595625	452500	3017.24	290.00	95.26<	100.56<	276.86	2278.12
Pub/Tavern/Club Unsp	1	530000	530000	101.92	5200.00	29.61<	88.33<	5200.00	101.92
Restaurant	1	500000	500000	1096.49	456.00	ND	ND	456.00	1096.49
Retail Mult Occ Unsp	1	750000	750000	NA	NA	159.57<	153.06<	NA	NA
Retail Sgle Occ Unsp	21	600999	525000	920.26	398.00	150.00<	150.00<	707.40	809.65
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Early Childhood Cent	1	4200000	4200000	2050.78	2048.00	ND	ND	2048.00	2050.78
Place of Worship	1	190000	190000	119.20	1594.00	ND	ND	1594.00	119.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	1	325000	325000	2480.92	131.00	ND	ND	131.00	2480.92
Factory Unsp	3	1047600	1265000	126.50	10000.00	176.92<	609.64<	18051.00	58.04
Garage/Motor Vehicle	1	240000	240000	159.15	1508.00	ND	48.07<	1508.00	159.15
Warehouse Unspec	10	377000	375000	356.11	1241.00	45.45<	71.43<	4640.17	92.31
Warehouse/Office	1	1000000	1000000	885.74	1129.00	79.05<	ND	1129.00	885.74
Warehouse/Showroom	1	385000	385000	267.18	1441.00	ND	ND	1441.00	267.18
Workshop	1	240000	240000	118.11	2032.00	197.79<	ND	2032.00	118.11
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	6	1859000	1655000	2.59	401300.00	243.38<	271.31<	362196.40	5.30
GenCrop >20ha Unspec	4	3650000	3670125	1.22	1229200.00	183.51<	ND	1409239.00	2.00
Livestock – Beef	11	1398252	770000	0.88	526740.00	128.33<	136.12<	624029.82	2.24
Livestock – Dairy	18	1252396	1206450	5.15	408088.00	150.81<	219.35<	813761.00	1.48
Livestock – Sheep	1	1200000	1200000	3.26	368520.00	ND	311.69<	368520.00	3.26
MarketGardenVeg <20h	1	4500000	4500000	NA	NA	ND	ND	NA	NA
MixedFarm + infrast	62	1292230	1100000	1.70	466565.50	109.76<	103.97<	607446.23	2.13
MixedFarm no infrast	3	520000	450000	1.02	443000.00	51.14<	120.00<	579145.67	0.90
MixedFarm&GrazUnsp	11	1036909	775000	2.07	400600.00	111.91<	109.93<	1181946.91	0.88
Native Bshland	2	360000	360000	0.82	691939.00	1006.99<	67.29<	691939.00	0.52
Poultry – Open Range	3	14958333	2459540	4.71	521647.00	ND	ND	1457531.33	10.26
Softwood Plantation	1	850000	850000	0.77	1102873.00	132.81<	226.67<	1102873.00	0.77
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	2	485000	485000	541.30	983.50	ND	ND	983.50	493.14
Detached Home Unsp	849	479897	469500	612.43	755.00	105.51<	106.70<	836.80	572.87
Detached Home(exist)	6	705833	730000	365.24	2729.50	95.42<	91.82<	2627.50	268.63
MisImpRuralLand Unsp	9	344444	320000	21.12	23200.00	96.24<	123.08<	87420.89	3.94
Res/Rural Lstyle	179	723303	700000	43.10	17171.00	94.59<	100.00<	38308.32	18.88
ResLandWithImprovemt	6	277500	217500	190.40	604.00	155.36<	82.08<	74402.67	3.73
Semi-detached Unspec	1	400000	400000	869.57	460.00	71.11<	ND	460.00	869.57
Single Strata Unsp	89	353756	345000	NA	NA	104.55<	105.83<	NA	NA
Strata Unit/Flat Uns	22	312386	258750	4.99	37090.00	137.63<	122.05<	37090.00	4.99
Vac Res A	146	150078	135000	125.00	720.00	90.00<	84.38<	760.90	190.30
Vac Res B	13	189961	182000	75.36	2415.00	110.30<	80.89<	2456.15	77.34
Vac Res C	2	330000	330000	1.04	4345000.00	151.72<	183.33<	4345000.00	0.08
Vac Res Englobo Oth	1	210000	210000	23.10	9090.00	68.85<	ND	9090.00	23.10
Vac Res Rural Lstyle	35	312328	290000	40.53	12214.00	98.31<	102.47<	20698.17	15.09
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	594100	594100	566.35	1049.00	ND	ND	1049.00	566.35
OutdoorSportGrndUnsp	1	130000	130000	20.56	6323.00	ND	ND	6323.00	20.56
Municipality totals									
Commercial Total			47	Commercial Total Prices				\$44,920,989	
Community Services Total			2	Community Services Total Prices				\$4,390,000	
Industrial Total			18	Industrial Total Prices				\$9,102,800	
Primary Production Total			123	Primary Production Total Prices				\$208,907,222	
Residential Total			1,360	Residential Total Prices				\$621,813,174	
Sport/Hrtge/Cultural Total			2	Sport/Hrtge/Cultural Total Prices				\$724,100	
All Sales Total			1,552	All Sales Total				\$889,858,285	

West Wimmera Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	50	35,000	46,256	1	17,500^	17,500^	10	7,475	16,367
1996	56	41,000	53,365	1	83,000^	83,000^	20	18,000	30,070
1997	46	40,000	45,380	0	0*	0*	18	525	6,983
1998	39	45,000	57,677	2	57,500^	57,500^	13	12,000	17,925
1999	57	60,000	75,595	0	0*	0*	14	18,500	22,654
2000	37	47,000	62,078	3	63,500^	63,833^	14	3,800	10,896
2001	36	48,500	56,602	1	70,000^	70,000^	28	25,000	28,504
2002	52	53,500	60,201	4	70,500^	76,555^	26	15,000	16,631
2003	43	55,000	74,235	2	74,750^	74,750^	30	26,500	28,885
2004	37	79,000	83,775	2	116,030^	116,030^	33	24,500	26,545
2005	48	77,500	96,760	1	25,000^	25,000^	18	17,750	27,666
2006	44	90,000	109,590	1	102,500^	102,500^	12	20,000	25,916
2007	48	92,000	109,500	0	0*	0*	9	28,000 ^	35,000 ^
2008	24	94,000	114,756	0	0*	0*	10	64,500	60,897
2009	46	82,000	102,695	2	138,100^	138,100^	13	35,000	41,048
2010	39	93,000	104,882	3	140,000^	152,333^	12	17,250	39,750
2011	35	85,000	97,557	2	130,000^	130,000^	9	35,000 ^	65,033 ^
2012	45	78,000	97,644	0	0*	0*	5	24,000 ^	38,140 ^
2013	47	92,000	110,255	4	145,000^	143,500^	11	22,000	39,886
2014	50	91,500	106,173	2	144,625^	144,625^	7	13,000 ^	21,928 ^
2015	46	100,000	118,423	3	138,000^	140,333^	11	15,000	14,954
2016	51	107,000	119,328	3	143,000^	141,000^	7	13,000 ^	38,678 ^
2017	45	135,000	133,906	1	135,000^	135,000^	7	15,000 ^	13,142 ^
2018	50	129,000	140,547	0	0*	0*	6	24,000 ^	25,416 ^
2019	49	132,000	139,588	1	144,000^	144,000^	7	35,000 ^	29,785 ^
2020	59	134,000	139,658	1	155,000^	155,000^	11	15,000	19,336
2021	67	200,000	190,702	0	0*	0*	11	29,205	42,618
2022	56	203,500	207,491	2	214,500^	214,500^	10	30,000	47,450
2023	42	210,000	216,428	1	215,000^	215,000^	4	69,500 ^	66,000 ^
2024	41	240,000	245,063	4	185,000^	188,600^	5	48,000 ^	59,400 ^
2025	56	194,500	231,571	3	250,000^	253,333^	5	50,000 ^	63,000 ^
2026	9	270,000^	273,727^	0	0*	0*	0	0*	0*

Statistics for 2026 are based on a small number of sales and are preliminary only.

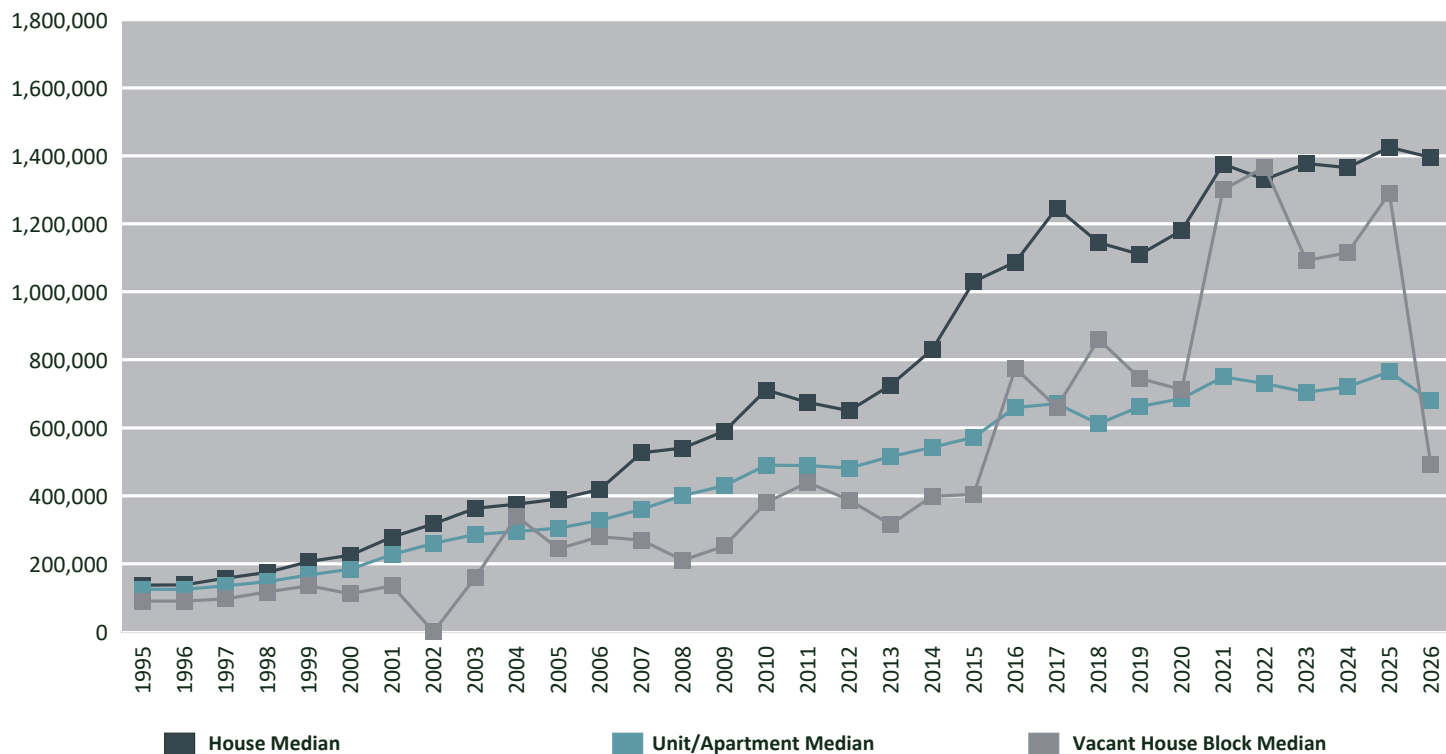
West Wimmera Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Retail Sgle Occ Unsp	3	96666	90000	546.08	293.00	163.64<	90.00<	289.00	334.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Place of Worship	1	15000	15000	14.07	1066.00	ND	ND	1066.00	14.07
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Ind Dev Site	1	460000	460000	12.10	38002.00	140.46<	519.77<	38002.00	12.10
Warehouse Unspec	1	155000	155000	31.00	5000.00	44.57<	ND	5000.00	31.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	2628163	2628163	1.32	1869248.00	187.73<	1929.47<	1869248.00	1.41
GenCrop >20ha Unspec	6	1588342	1426250	1.90	971881.00	86.43<	61.70<	987086.00	1.61
Livestock – Sheep	1	441000	441000	0.35	1254500.00	28.21<	7.77<	1254500.00	0.35
MixedFarm&GrazUnsp	23	1523982	1196920	1.08	1290000.00	149.38<	99.01<	2249681.17	0.68
Native Bshland	1	145000	145000	0.56	260400.00	170.59<	ND	260400.00	0.56
Softwood Plantation	1	665000	665000	0.52	1290000.00	ND	141.49<	1290000.00	0.52
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	56	231571	194500	142.97	1010.50	81.04<	95.58<	1216.71	190.33
MisimpRuralLand Unsp	1	112000	112000	1.40	80000.00	154.48<	97.39<	80000.00	1.40
Res/Rural Lstyle	17	588239	420000	9.75	21531.00	103.07<	127.27<	48203.71	12.20
ResLandWithImprovemt	1	45000	45000	22.50	2000.00	50.00<	118.42<	2000.00	22.50
Retire Village Unit	1	330000	330000	NA	NA	ND	ND	NA	NA
Single Strata Unsp	1	180000	180000	NA	NA	93.65<	ND	NA	NA
Strata Unit/Flat Uns	1	250000	250000	NA	NA	135.14<	116.55<	NA	NA
Vac Res A	2	75000	75000	50.91	1335.50	119.05<	220.59<	1335.50	56.16
Vac Res B	3	55000	50000	24.65	2028.00	104.17<	192.31<	2362.67	23.28
Vac Res Rural Lstyle	12	80875	58250	3.32	21091.00	138.69<	104.53<	33953.17	2.38
Municipality totals									
Commercial Total			3	Commercial Total Prices				\$290,000	
Community Services Total			1	Community Services Total Prices				\$15,000	
Industrial Total			2	Industrial Total Prices				\$615,000	
Primary Production Total			34	Primary Production Total Prices				\$51,088,971	
Residential Total			95	Residential Total Prices				\$25,170,578	
All Sales Total			135	All Sales Total				\$77,179,549	

Whitehorse City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,896	137,250	154,490	779	125,000	136,461	371	90,000	228,425
1996	1,963	138,100	154,262	854	125,000	139,895	256	90,000	96,735
1997	2,606	157,700	174,356	1,245	135,000	145,078	332	97,000	110,481
1998	2,173	175,000	192,653	1,119	147,000	157,363	138	117,000	131,542
1999	2,295	206,750	225,877	1,140	167,125	180,730	94	135,500	149,934
2000	2,105	225,000	246,410	1,124	184,250	197,150	48	112,000	121,355
2001	2,432	278,875	300,680	1,364	227,000	246,809	63	135,000	154,283
2002	2,281	317,000	349,775	1,062	260,000	274,946	0	0 *	0 *
2003	2,166	363,250	393,322	1,094	286,500	306,947	7	160,000 ^	188,571 ^
2004	1,874	375,000	408,575	928	295,000	314,958	33	340,000	299,962
2005	1,939	390,000	434,400	1,076	305,000	318,976	25	244,000	257,976
2006	2,030	419,000	466,487	1,098	327,400	348,357	31	280,000	308,611
2007	2,185	526,000	585,473	1,547	360,000	379,512	44	269,000	276,863
2008	1,570	540,000	597,663	877	401,000	422,950	21	210,000	279,678
2009	2,031	590,000	651,016	1,365	430,000	437,863	46	252,500	300,846
2010	1,761	710,828	774,532	1,166	490,000	517,741	25	380,000	443,700
2011	1,681	675,000	752,876	1,154	489,000	503,309	30	439,000	675,373
2012	1,592	650,000	715,686	1,248	481,500	496,419	26	387,500	484,675
2013	2,044	725,000	793,226	1,620	515,000	525,250	23	315,000	447,734
2014	2,200	830,000	914,091	1,944	542,250	576,429	26	399,000	475,837
2015	2,354	1,030,000	1,146,246	2,425	572,500	609,786	28	404,000	501,380
2016	1,909	1,087,200	1,178,051	1,829	660,000	678,604	26	775,000	805,943
2017	1,888	1,246,500	1,345,890	1,988	671,200	723,884	9	661,000 ^	829,111 ^
2018	1,544	1,145,000	1,256,927	1,481	612,000	658,843	17	860,000	827,796
2019	1,610	1,110,000	1,198,061	1,666	662,750	693,815	27	745,000	754,943
2020	1,307	1,180,000	1,266,950	1,289	685,500	715,986	26	712,500	806,082
2021	2,063	1,375,000	1,468,840	2,127	750,000	794,771	29	1,300,000	1,338,052
2022	1,660	1,330,000	1,449,586	1,736	730,000	794,603	14	1,366,500	1,208,956
2023	1,611	1,377,000	1,485,961	1,862	705,000	768,239	20	1,092,500	1,258,050
2024	1,709	1,365,000	1,491,109	1,899	721,000	780,008	26	1,115,000	1,318,643
2025	1,787	1,425,000	1,535,096	1,943	765,000	794,998	21	1,290,000	1,293,471
2026	126	1,395,500	1,547,285	221	680,000	748,777	2	491,250 ^	491,250 ^

Statistics for 2026 are based on a small number of sales and are preliminary only.

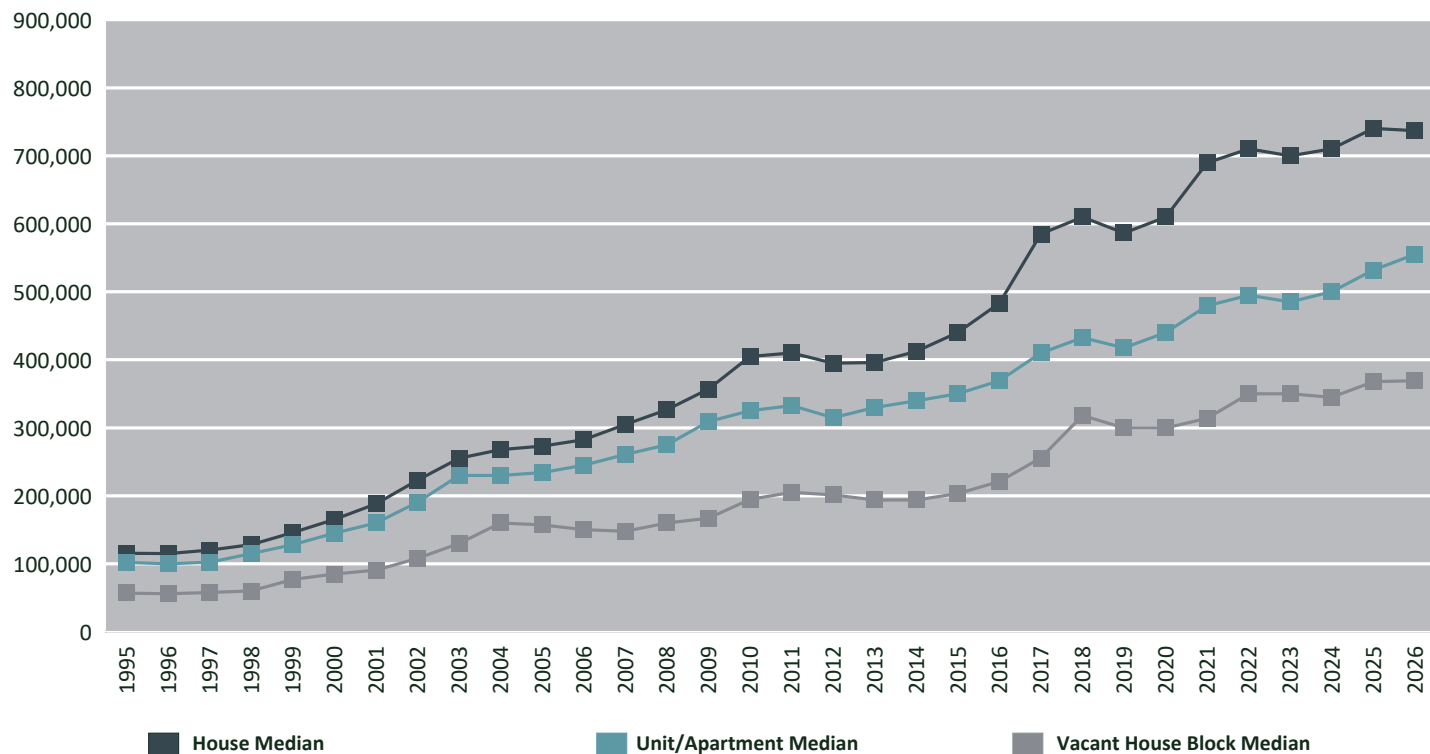
Whitehorse City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Café	2	1160750	1160750	6240.59	186.00	183.52<	242.58<	186.00	6240.59
Dental Clinic	1	1576000	1576000	2287.37	689.00	ND	ND	689.00	2287.37
Dev Site	3	814000	907500	5174.73	186.00	13.90<	17.55<	186.00	5174.73
Display Yard	1	2500000	2500000	2116.85	1181.00	155.40<	50.00<	1181.00	2116.85
Fuel Outlet/Garage	1	6300000	6300000	2558.90	2462.00	ND	ND	2462.00	2558.90
Health Clinic Unsp	1	36600000	36600000	NA	NA	2259.26<	2323.81<	NA	NA
Hotel/Motel Unsp	1	1960000	1960000	NA	NA	36.30<	ND	NA	NA
LowRise Office Build	3	29224000	24500000	15575.33	1573.00	103.84<	178.18<	2392.33	12215.69
Medical/Surgery	2	1512500	1512500	2077.51	715.50	ND	86.43<	715.50	2113.91
Mixed Use Unspec	7	1630741	1200000	1943.61	678.50	136.36<	98.43<	1710.67	927.04
National Co Rest	1	5830000	5830000	2774.87	2101.00	ND	ND	2101.00	2774.87
Office Premises Uns	26	1072017	757500	58.44	4278.00	85.11<	150.05<	3088.25	368.80
Retail Mult Occ Unsp	3	1585000	1750000	5468.75	320.00	109.38<	63.35<	320.00	5468.75
Retail Sgle Occ Unsp	18	1566460	1092500	2346.37	969.50	115.00<	92.50<	1565.13	957.04
Retail Store/Showrm	1	1550000	1550000	3297.87	470.00	51.67<	18.74<	470.00	3297.87
Serviced Apartments	2	337500	337500	94.72	3563.00	117.39<	81.33<	3563.00	94.72
Serviced Office	1	540000	540000	NA	NA	ND	ND	NA	NA
Shop	21	904009	880000	4861.88	181.00	103.53<	120.38<	159.05	5683.89
Shopping Centre Unsp	1	210000000	210000000	NA	NA	ND	ND	NA	NA
Strata/Subdiv Office	8	737917	742919	591.40	1860.00	109.28<	58.27<	2872.29	248.47
Vehicle Sales Centre	1	2250000	2250000	3223.50	698.00	ND	94.74<	698.00	3223.50
Veterinary Clinic	1	2025000	2025000	2785.42	727.00	96.43<	ND	727.00	2785.42
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	2	2697500	2697500	3019.85	1058.00	ND	95.09<	1058.00	3019.85
Halls&Service Rooms	1	2871000	2871000	1436.22	1999.00	ND	ND	1999.00	1436.22
Technical&Further Ed	1	14850000	14850000	38273.20	388.00	ND	ND	388.00	38273.20
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	1265121	1265121	4556.32	276.50	188.54<	88.47<	276.50	4575.48
Factory Unsp	11	1474620	1441155	2322.58	775.00	71.36<	140.27<	1918.22	856.41
Garage/Motor Vehicle	1	780000	780000	2096.77	372.00	49.87<	44.83<	372.00	2096.77
Ind Dev Site	1	2800000	2800000	1634.56	1713.00	7368.42<	ND	1713.00	1634.56
Office/Factory	6	1418966	1255000	3857.14	332.50	102.03<	57.62<	4365.33	325.05
OpenStorageUnspec	1	14300000	14300000	2156.21	6632.00	ND	6671.11<	6632.00	2156.21
Warehouse	3	937500	1017500	90.81	7874.00	108.62<	114.20<	5304.00	176.75
Warehouse Store	1	214500	214500	NA	NA	85.80<	178.75<	NA	NA
Warehouse Unspec	17	1216018	1200000	3545.34	375.00	65.62<	100.07<	990.64	1385.75
Warehouse/Office	5	1366600	1270000	107.95	12672.50	109.29<	127.88<	11829.75	117.56
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	3	1495000	1510000	2849.06	530.00	88.93<	97.15<	555.33	2692.08
Cojoin Strata Unsp	1	960000	960000	NA	NA	192.00<	82.40<	NA	NA
Conjoined StrataUnit	7	649000	650000	NA	NA	101.33<	98.86<	NA	NA
Detached Home Unsp	1770	1535207	1425000	2170.65	627.00	104.40<	106.74<	638.54	2403.04
Half Pair or Duplex	5	1694000	1700000	4034.62	443.50	123.29<	160.38<	556.75	3345.31
Individual Car Park	11	9181	2000	NA	NA	2.00<	200000.00<	NA	NA
OYO Cluster Unit	11	993016	865000	NA	NA	95.05<	102.37<	NA	NA
OYO Strata Flat	69	422943	399900	NA	NA	124.97<	98.50<	NA	NA
OYO Sub Dwelling	103	1106289	1080000	NA	NA	102.86<	110.49<	NA	NA
OYO Sub Unit	3	942666	953000	NA	NA	93.43<	114.13<	NA	NA
OYO Subdivided Flat	509	519373	495000	NA	NA	97.06<	104.21<	NA	NA
OYO Unit	228	1107693	1050000	1421.14	634.00	100.19<	101.35<	634.00	1421.14
Res Investment Flat	1	2500000	2500000	4266.21	586.00	ND	ND	586.00	4266.21
Res Land (WithBuild)	36	1674533	1565000	1595.25	911.00	103.50<	95.31<	969.47	1727.26
Res/Rural Lstyle	4	730500	463500	62.74	4925.00	12.04<	14.24<	5652.50	129.23
Retire Village Compl	1	8550000	8550000	1866.00	4582.00	ND	ND	4582.00	1866.00
Retire Village Unit	12	625833	570000	NA	NA	97.44<	120.63<	NA	NA
Semi-detached Unspec	12	1452543	1446760	5414.47	257.00	121.02<	143.54<	582.56	2422.38
Single Strata Unsp	704	926006	865000	2800.59	341.00	102.98<	103.10<	404.33	2833.47
Strata Unit/Flat Uns	286	688729	680000	1251.66	751.00	111.48<	107.12<	751.00	1251.66
Townhouse	5	850977	883000	NA	NA	113.75<	103.88<	NA	NA
Vac Res A	21	1293471	1290000	2086.32	721.00	117.27<	94.40<	742.06	1812.01
Villa Unit	4	558125	471250	NA	NA	ND	49.61<	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
IndoorSportCent Unsp	1	3150000	3150000	8701.66	362.00	ND	ND	362.00	8701.66
Municipality totals									
Commercial Total			106	Commercial Total Prices				\$464,392,982	
Community Services Total			4	Community Services Total Prices				\$23,116,000	
Industrial Total			48	Industrial Total Prices				\$75,677,179	
Residential Total			3,806	Residential Total Prices				\$4,391,404,632	
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices				\$3,150,000	
All Sales Total			3,965	All Sales Total				\$4,957,740,793	

Whittlesea City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,135	115,500	120,681	220	102,000	97,901	582	57,000	60,118
1996	1,128	115,000	122,159	259	100,000	117,164	693	56,000	55,830
1997	1,496	120,000	124,005	329	102,500	109,933	942	58,000	62,997
1998	1,526	128,000	135,664	342	115,000	116,467	1,011	59,900	64,935
1999	1,729	146,000	154,360	353	128,000	138,319	1,231	76,900	80,093
2000	1,690	165,000	179,455	330	145,000	151,273	887	85,000	88,083
2001	1,902	188,000	200,363	444	160,000	168,262	1,605	90,500	97,256
2002	1,874	222,975	235,249	384	190,500	198,522	1,388	108,000	111,980
2003	1,963	255,000	271,292	347	230,000	228,244	1,365	130,000	137,639
2004	1,733	268,000	281,000	308	230,000	227,462	942	160,000	160,125
2005	1,860	273,000	291,162	317	234,000	234,943	1,218	157,250	158,242
2006	1,828	282,492	302,164	352	245,000	254,504	1,504	150,000	151,725
2007	2,237	305,000	320,749	565	261,000	278,981	2,563	148,000	152,292
2008	2,282	326,725	335,524	456	275,000	278,273	2,433	160,000	166,226
2009	2,805	357,000	366,015	630	309,000	320,679	3,974	167,000	174,274
2010	2,439	405,000	419,164	587	325,000	332,763	3,838	194,500	202,114
2011	2,175	410,000	423,443	614	332,750	345,810	2,339	205,000	211,729
2012	2,118	395,000	414,828	557	315,000	324,527	1,765	201,500	205,788
2013	2,533	396,000	418,933	620	330,000	341,649	1,997	194,000	203,250
2014	2,660	412,500	437,754	773	339,500	342,401	2,545	194,000	213,177
2015	3,168	440,000	467,984	794	349,900	353,380	2,446	203,000	211,770
2016	3,115	483,000	507,492	863	369,000	375,274	2,988	221,000	229,700
2017	3,380	585,000	598,200	778	410,000	411,481	3,313	255,500	267,936
2018	2,783	610,000	629,448	583	432,500	434,152	1,732	318,000	322,497
2019	2,700	586,500	606,640	422	417,500	428,180	1,225	300,000	311,014
2020	2,654	610,000	627,353	450	440,000	447,566	2,659	300,000	305,487
2021	3,947	689,800	716,458	784	479,500	490,062	4,633	313,760	320,087
2022	3,365	710,000	752,606	587	495,000	522,882	1,900	350,000	359,486
2023	3,405	700,000	733,244	622	485,000	492,300	1,064	350,000	380,847
2024	4,054	710,000	744,804	795	500,000	507,745	1,275	345,000	359,858
2025	4,754	740,000	770,002	845	532,000	541,082	1,306	368,000	373,838
2026	587	737,094	753,472	103	555,000	551,369	148	369,000	368,500

Statistics for 2026 are based on a small number of sales and are preliminary only.

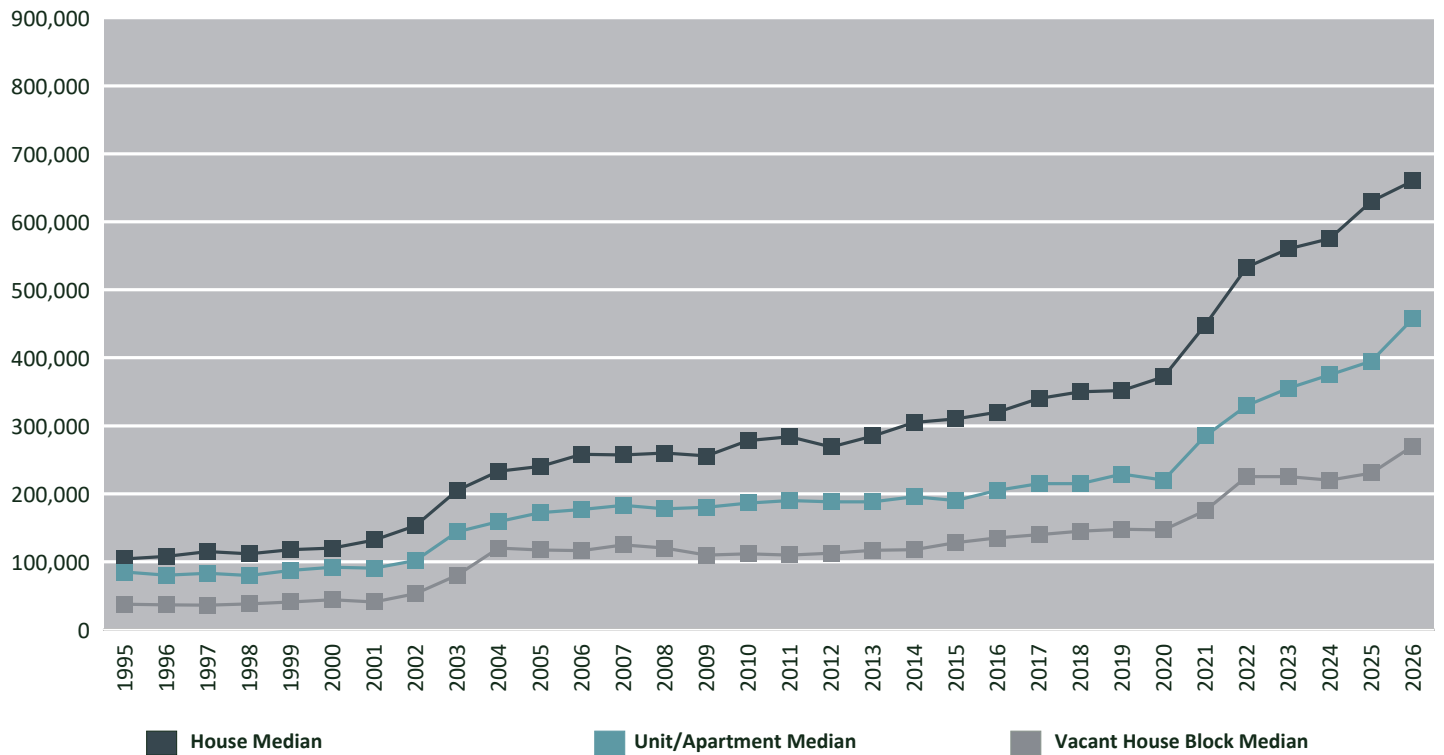
Whittlesea City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Advertising Sign Uns	1	1100	1100	0.13	8402.00	ND	ND	8402.00	0.13
Brothel	1	900000	900000	628.93	1431.00	ND	ND	1431.00	628.93
Convenience/FastFood	2	4562500	4562500	2609.30	1750.00	ND	ND	1750.00	2607.14
Dental Clinic	2	1764219	1764219	3724.93	2542.50	184.64<	ND	2542.50	693.89
Dev Site	10	8411698	2885712	4388.02	2567.50	77.16<	158.03<	11331.00	742.36
Health Clinic Unsp	2	1739000	1739000	2178.10	746.00	266.82<	216.02<	746.00	2331.10
LowRise Office Build	1	730000	730000	174.68	4179.00	ND	75.41<	4179.00	174.68
Medical/Surgery	1	2145000	2145000	3274.81	655.00	178.75<	ND	655.00	3274.81
Mixed Use Unspec	3	2176666	2150000	2928.89	1426.00	368.78<	305.40<	1426.00	1535.76
Office Premises Uns	9	1231166	825000	3822.70	282.00	139.12<	48.53<	3663.44	336.07
Retail Mult Occ Unsp	1	13000000	13000000	3231.43	5600.00	ND	1031.75<	5600.00	2321.43
Retail Sgle Occ Unsp	7	1196857	737000	3658.62	1187.00	67.00<	56.30<	4916.50	221.60
Serv Apt/Unit Unsp	3	515000	515000	242.92	2120.00	99.76<	ND	2120.00	242.92
Shop	18	770487	660000	3412.95	201.00	91.03<	100.00<	7219.75	104.35
Shop & Dwelling	2	715000	715000	3543.71	201.00	79.22<	86.14<	201.00	3557.21
Shopping Centre Unsp	2	29590000	29590000	NA	NA	148.04<	4304.00<	NA	NA
Strata/Subdiv Office	15	544466	533500	56.30	8401.50	118.65<	146.16<	19926.36	24.39
Timber Yard/Supplies	2	51250000	51250000	1375.92	37395.00	2171.61<	ND	37395.00	1370.50
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Child Centre Unsp	1	766008	766008	153.20	5000.00	ND	ND	5000.00	153.20
Day Care Centre	2	6952500	6952500	1599.38	4347.00	ND	160.94<	4347.00	1599.38
Place of Worship	1	1400000	1400000	773.05	1811.00	60.88<	ND	1811.00	773.05
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	16	1153517	970750	3437.50	288.00	120.89<	125.00<	517.62	2219.69
Ind Dev Site	21	2473456	2486000	1080.73	2341.00	145.24<	108.86<	2490.38	993.20
OpenStorageUnspec	1	165000	165000	12.23	13490.00	16.75<	ND	13490.00	12.23
Warehouse	8	525197	478500	4306.43	119.50	65.41<	65.50<	356.50	1473.20
Warehouse Store	2	9450000	9450000	2986.73	4689.50	2231.40<	ND	4689.50	2015.14
Warehouse Unspec	19	2319163	946000	3436.04	230.50	117.96<	121.30<	1088.89	2189.49
Warehouse/Factory	94	2364959	1162500	1454.99	653.00	97.28<	119.23<	1529.94	1424.16
Warehouse/Office	39	927700	670000	2989.42	189.00	78.00<	111.67<	2422.00	391.10
Warehouse/Showroom	1	1375000	1375000	4080.12	337.00	4.40<	106.84<	337.00	4080.12
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
BusMaintenanceDepot	1	33540000	33540000	645.00	52000.00	ND	411.54<	52000.00	645.00
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	113174868	113174868	122.72	922200.00	2230.05<	3143.75<	922200.00	122.72
MixedFarm&GrazUnsp	2	2887500	2887500	7.41	348500.00	50.66<	122.87<	348500.00	8.29
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	25	539770	532000	NA	NA	101.33<	104.31<	NA	NA
Conjoined StrataUnit	63	608796	600000	NA	NA	110.70<	106.24<	NA	NA
Detached Home (New)	70	743471	713000	2164.29	350.00	104.85<	90.25<	362.01	2053.71
Detached Home Unsp	4619	771994	742000	1777.78	414.00	104.51<	104.51<	443.20	1742.03
Detached Home(exist)	3	1063333	1015000	326.51	2833.00	151.49<	ND	2698.00	394.12
Half Pair or Duplex	1	707000	707000	NA	NA	94.27<	ND	NA	NA
OYO Strata Flat	120	394885	401500	NA	NA	103.98<	110.00<	NA	NA
OYO Sub Dwelling	1	540000	540000	NA	NA	115.14<	ND	NA	NA
OYO Subdivided Flat	7	351000	355000	NA	NA	116.39<	2.10<	NA	NA
Res Land (WithBuild)	1	525000	525000	992.44	529.00	57.49<	70.00<	529.00	992.44
Res/Rural Lstyle	49	2159877	1470000	74.84	14297.00	111.36<	90.18<	47331.88	45.63
Retire Village Unit	4	352000	352500	NA	NA	99.30<	102.17<	NA	NA
Semi-detached	2	814250	814250	2605.41	316.00	177.01<	ND	316.00	2576.74
Semi-detached Unspec	60	631404	624000	3559.13	148.00	108.71<	111.69<	158.33	3987.82
Sep House&Curtilage	1	17050000	17050000	NA	NA	448.68<	ND	NA	NA
Single Strata Unit	332	530588	520000	NA	NA	104.47<	108.79<	NA	NA
Single Strata Unsp	129	612086	607000	2308.32	265.50	107.05<	108.88<	265.50	2293.79
Special Accommm Res	1	791000	791000	1495.27	529.00	ND	ND	529.00	1495.27
Strata Unit/Flat Uns	81	628746	648000	NA	NA	111.68<	129.60<	NA	NA
Townhouse	82	571030	550000	NA	NA	105.77<	103.77<	NA	NA
Vac Res A	1301	365250	365900	1259.08	347.00	106.06<	104.54<	331.88	1098.35
Vac Res B	5	2608192	2983860	1447.92	2621.00	205.50<	176.84<	2660.20	980.45
Vac Res Englobo Oth	2	10923000	10923000	291.02	50537.00	642.53<	124.13<	50537.00	216.14
Vac Res Rural Lstyle	27	1376226	730000	105.89	9780.00	30.42<	90.12<	26393.44	52.14
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
Indoor Sport Complex	1	20000000	20000000	NA	NA	ND	ND	NA	NA
Vac Site – Sporting	1	580000	580000	1250.00	464.00	ND	86.81<	464.00	1250.00
Municipality totals									
Commercial Total			82	Commercial Total Prices			\$329,703,797		
Community Services Total			4	Community Services Total Prices			\$16,071,008		
Industrial Total			201	Industrial Total Prices			\$397,590,999		
Infrastruc&Utilities Total			1	Infrastruc&Utilities Total Prices			\$33,540,000		
Primary Production Total			3	Primary Production Total Prices			\$118,949,868		
Residential Total			6,986	Residential Total Prices			\$4,789,240,664		
Sport/Hrtge/Cultural Total			2	Sport/Hrtge/Cultural Total Prices			\$20,580,000		
All Sales Total			7,279	All Sales Total			\$5,705,676,336		

Wodonga City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	420	104,250	108,251	86	85,000	86,322	223	37,500	42,281
1996	416	108,000	113,102	110	80,500	89,794	154	36,750	42,292
1997	529	115,000	118,465	113	83,000	101,902	241	36,375	37,539
1998	504	111,788	120,065	98	80,000	77,363	210	38,000	41,375
1999	584	118,000	120,954	104	87,350	93,632	226	41,000	44,819
2000	649	120,000	125,345	115	92,000	102,697	151	44,000	47,440
2001	697	132,000	139,784	192	90,750	99,178	348	41,000	49,942
2002	736	153,000	165,081	213	102,000	107,743	402	53,000	55,910
2003	745	205,000	216,418	155	144,000	141,384	375	80,300	88,531
2004	653	233,000	245,093	133	159,000	170,182	97	120,000	117,631
2005	668	240,000	259,095	145	172,000	182,952	169	117,500	121,023
2006	643	258,000	273,366	137	177,000	188,142	176	116,500	120,991
2007	680	257,000	283,519	160	182,875	196,415	181	125,000	129,041
2008	540	260,000	276,297	122	178,000	184,527	157	120,000	125,654
2009	618	255,500	276,317	143	180,000	189,405	430	109,625	111,451
2010	481	278,000	292,652	121	186,500	209,531	272	111,825	118,156
2011	519	284,000	295,742	96	189,875	194,353	264	110,000	117,066
2012	543	269,000	285,280	115	188,000	193,376	245	112,500	117,101
2013	653	285,000	299,602	121	188,000	199,192	295	117,000	124,396
2014	681	305,000	312,846	128	195,500	207,558	373	118,000	120,835
2015	686	310,000	319,355	146	190,000	197,905	331	128,000	133,925
2016	636	320,000	330,405	126	205,000	221,986	358	135,000	144,902
2017	736	340,000	349,267	103	215,000	225,150	419	140,000	146,334
2018	714	350,000	360,243	122	215,000	221,177	327	145,000	157,933
2019	643	352,000	371,251	118	229,000	239,795	321	148,000	161,369
2020	741	372,000	397,137	125	220,000	230,308	606	147,000	166,625
2021	916	448,000	477,667	163	285,000	293,237	425	175,000	197,598
2022	723	533,190	564,944	123	330,000	326,482	220	225,000	228,415
2023	631	560,000	580,570	128	355,000	372,723	270	225,000	252,935
2024	771	575,000	586,072	144	374,750	396,351	334	220,000	227,368
2025	903	630,000	646,499	159	395,000	400,885	362	230,500	237,754
2026	151	660,000	689,478	20	457,500	460,050	27	270,000	266,751

Statistics for 2026 are based on a small number of sales and are preliminary only.

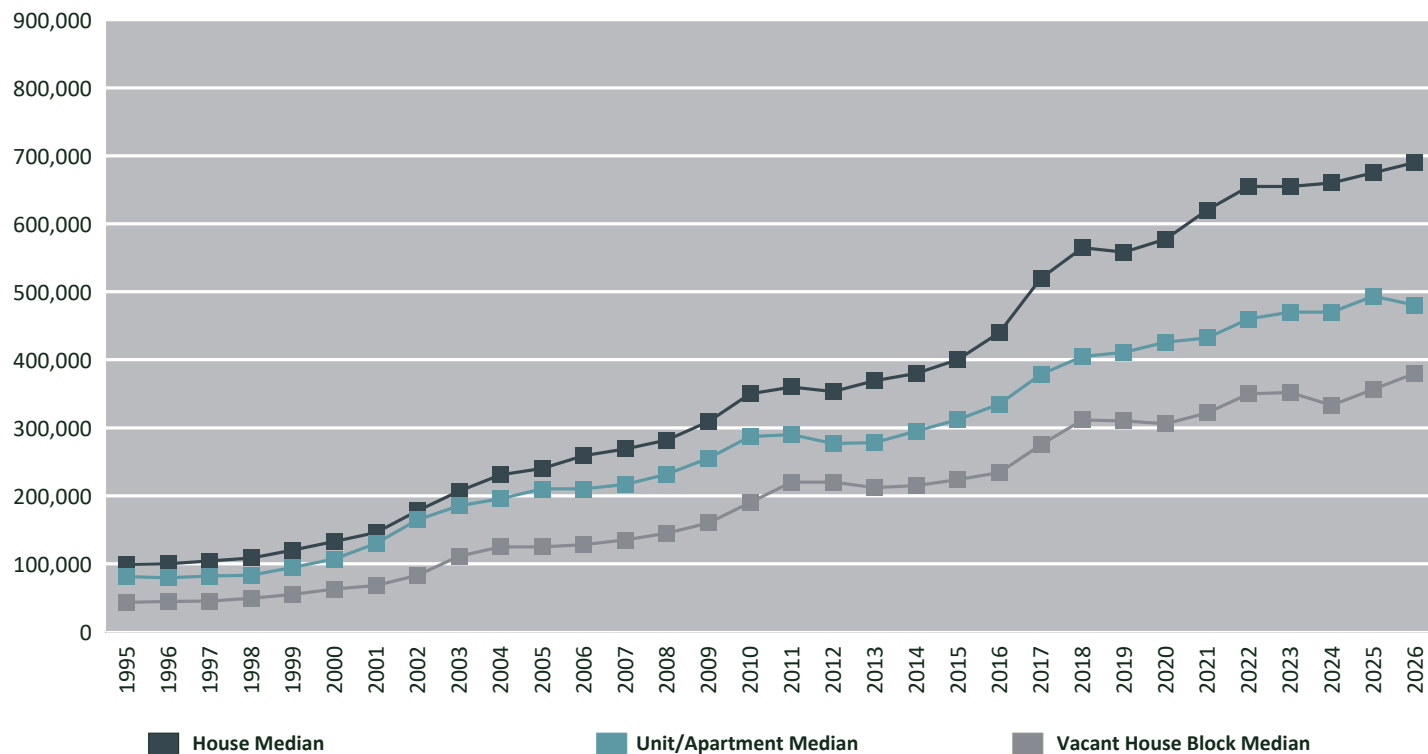
Wodonga City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	4	1420000	1520000	401.03	4332.00	60.08<	47.20<	8105.00	175.20
Health Surgery	1	1070000	1070000	1263.28	847.00	ND	ND	847.00	1263.28
LowRise Office Build	1	1280000	1280000	1706.67	750.00	ND	ND	750.00	1706.67
Mixed Use Unspec	3	2255000	1200000	546.95	2194.00	132.23<	208.70<	3805.33	592.59
Multi Use FuelOutlet	1	21270000	21270000	909.67	23382.00	ND	ND	23382.00	909.67
National Co Rest	1	3335000	3335000	1093.80	3049.00	ND	ND	3049.00	1093.80
Office Premises Uns	8	1328625	847000	809.74	883.00	126.42<	103.36<	1008.86	924.53
Retail Sgle Occ Unsp	5	1038000	655000	1559.97	678.00	198.48<	50.75<	2209.25	568.63
Retail Store/Showrm	1	2735000	2735000	547.11	4999.00	ND	ND	4999.00	547.11
Extractive Industry				(\$/SM)	(SM)			(SM)	(\$/SM)
ExtInd Manufact Mat	1	14710000	14710000	213.13	69020.00	ND	ND	69020.00	213.13
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	13	1300307	800000	910.82	1054.00	80.00<	111.11<	5711.46	227.67
Ind Dev Site	4	1397000	621500	175.01	4550.50	102.62<	28.25<	27869.75	50.13
Warehouse	1	960000	960000	533.33	1800.00	ND	ND	1800.00	533.33
Warehouse Unspec	2	607500	607500	1102.36	1078.00	26.94<	64.85<	1078.00	563.54
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	4	5341250	1607500	14.63	590950.00	98.92<	13.40<	690375.00	7.74
Livestock – Beef	1	1700000	1700000	3.92	434200.00	ND	89.47<	434200.00	3.92
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Cojoin Strata Unsp	13	346923	330000	NA	NA	101.54<	150.00<	NA	NA
Detached Home (Ind)	1	535000	535000	622.82	859.00	ND	ND	859.00	622.82
Detached Home Unsp	768	632360	619000	703.38	681.00	110.73<	117.90<	740.82	852.71
Detached Home(Comm)	4	786250	712500	853.18	838.00	123.11<	ND	900.25	873.37
Detached Home(exist)	127	735724	699000	1077.04	636.00	107.54<	110.95<	643.38	1143.53
Res Land (WithBuild)	2	299750	299750	489.63	614.50	ND	60.35<	614.50	487.79
Res/Rural Lstyle	25	1193600	1200000	48.02	18326.00	105.73<	98.77<	24292.36	49.13
Retire Village Compl	3	146666	150000	4083.33	35.50	105.63<	ND	35.50	4084.51
Retire Village Unit	1	150000	150000	NA	NA	ND	167.60<	NA	NA
Semi-detached	1	520000	520000	1762.71	295.00	ND	ND	295.00	1762.71
Semi-detached Unspec	7	597000	550000	2561.58	203.00	107.84<	124.29<	224.29	2661.78
Single Strata Unsp	112	418691	408000	NA	NA	107.37<	120.00<	NA	NA
Strata Unit/Flat Uns	33	369312	350000	NA	NA	98.59<	134.62<	NA	NA
Vac Res A	347	226806	230000	439.97	604.50	104.55<	103.37<	614.93	369.05
Vac Res B	14	510357	480000	209.78	2036.50	102.13<	106.08<	2335.93	218.48
Vac Res C	1	220000	220000	0.03	7230000.00	102.33<	ND	7230000.00	0.03
Vac Res Rural Lstyle	8	1974187	760000	23.04	33300.00	55.27<	108.88<	43842.63	45.03
Municipality totals									
Commercial Total			25	Commercial Total Prices			\$57,954,000		
Extractive Industry Total			1	Extractive Industry Total Prices			\$14,710,000		
Industrial Total			20	Industrial Total Prices			\$24,667,000		
Primary Production Total			5	Primary Production Total Prices			\$23,065,000		
Residential Total			1,467	Residential Total Prices			\$783,949,683		
All Sales Total			1,518	All Sales Total			\$904,345,683		

Wyndham City

Residential price statistics 1995 to 2026



Year	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,048	99,000	106,063	116	81,000	89,038	638	43,000	49,778
1996	991	100,000	109,181	112	79,400	85,858	537	44,450	53,017
1997	1,278	104,000	110,764	166	82,000	89,906	852	45,000	54,574
1998	1,240	108,550	118,244	141	83,000	91,294	928	49,500	62,073
1999	1,380	120,000	133,542	197	95,000	122,005	1,541	55,000	64,444
2000	1,511	133,000	147,881	191	107,000	122,315	1,429	62,750	70,038
2001	1,965	146,000	164,973	299	130,000	153,016	3,157	68,000	74,559
2002	2,093	178,000	199,394	416	164,500	171,464	3,784	83,000	93,477
2003	2,325	207,000	233,615	422	185,500	195,222	4,330	111,050	119,456
2004	2,170	231,000	253,005	292	195,500	212,739	2,228	125,000	132,391
2005	2,291	240,000	260,623	310	210,000	234,435	2,469	125,000	131,671
2006	2,142	259,000	276,161	432	210,000	218,141	2,995	128,000	136,324
2007	3,001	269,000	294,272	555	217,000	236,236	4,676	135,000	143,858
2008	2,735	282,000	308,761	565	232,000	241,768	4,115	145,000	155,949
2009	3,299	309,000	329,327	870	255,000	257,580	6,299	160,000	168,442
2010	3,496	350,000	384,000	685	287,000	307,381	4,954	190,000	205,526
2011	3,014	360,000	393,903	495	290,000	291,541	2,391	220,000	229,302
2012	2,805	353,500	380,339	439	277,000	283,673	1,672	220,000	226,751
2013	3,000	369,000	390,914	519	278,000	290,164	2,448	212,250	225,258
2014	3,458	380,000	406,483	592	295,000	320,041	3,309	215,000	225,903
2015	4,447	400,000	430,457	725	312,000	330,371	5,118	224,000	234,005
2016	4,612	440,000	469,668	932	335,000	350,527	6,322	234,000	246,716
2017	5,106	520,000	545,648	1,000	378,500	379,634	7,877	275,000	280,141
2018	3,960	565,000	587,115	590	405,000	413,422	4,374	311,500	317,722
2019	3,712	558,450	579,316	442	410,750	421,821	2,509	310,000	316,970
2020	3,518	577,250	599,099	399	426,008	447,702	4,230	305,950	306,929
2021	6,117	620,000	653,892	698	432,000	445,292	7,357	322,000	325,935
2022	5,306	655,000	703,376	654	460,000	473,562	3,919	350,000	352,850
2023	5,197	655,000	695,417	605	470,000	482,881	1,848	352,000	363,248
2024	6,291	660,000	698,661	665	470,000	479,601	2,581	333,000	340,228
2025	7,283	675,000	716,934	701	493,500	505,029	2,558	356,700	362,808
2026	1,081	690,000	726,949	118	480,500	492,402	221	380,000	398,197

Statistics for 2026 are based on a small number of sales and are preliminary only.

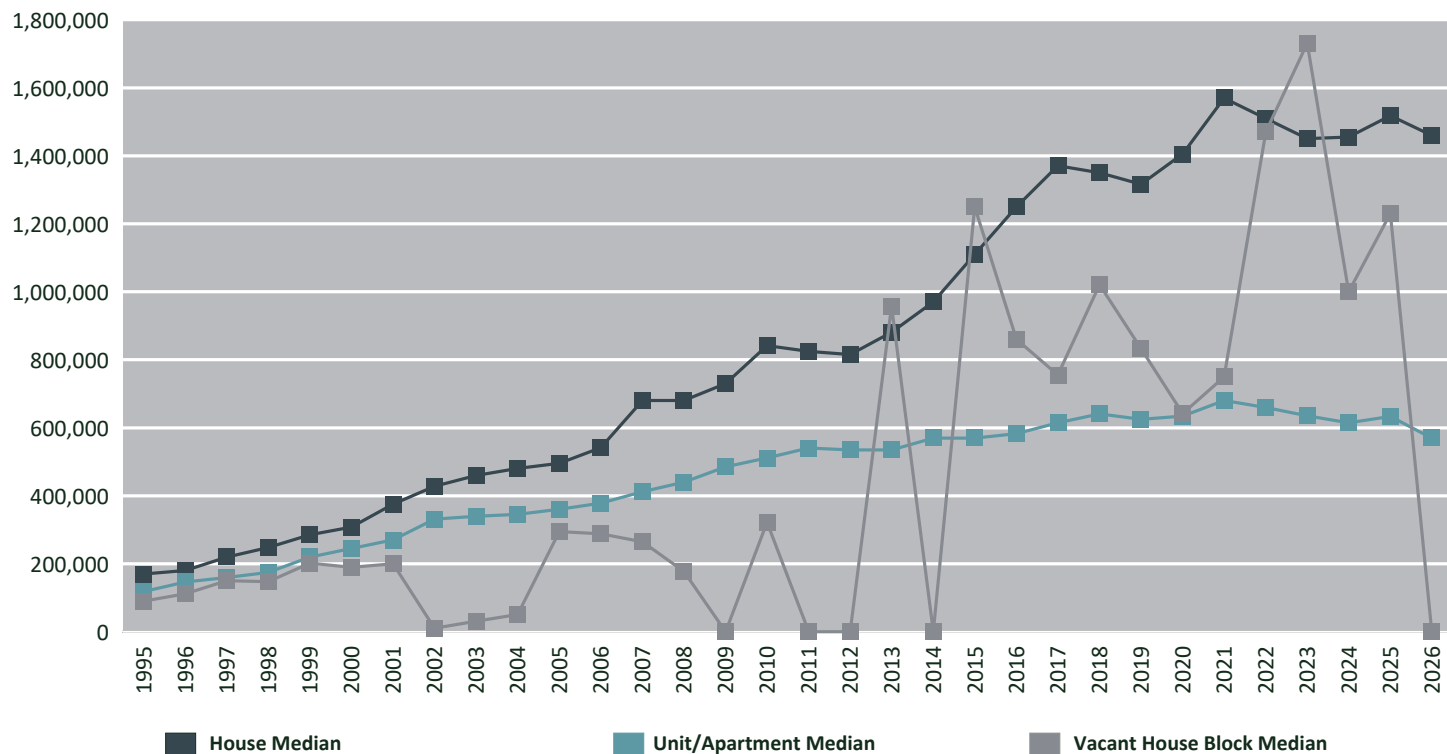
Wyndham City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	7	2816228	2816000	942.16	3356.00	134.74<	139.76<	6907.50	474.86
Health Clinic Unsp	6	1477462	1373888	1829.34	738.50	100.28<	52.84<	830.00	1526.20
Health Surgery	2	2705000	2705000	3109.58	967.50	104.00<	ND	967.50	2795.87
Medical/Surgery	1	1900000	1900000	2256.53	842.00	86.36<	245.16<	842.00	2256.53
Mixed Use Office	2	1465000	1465000	2478.31	807.00	ND	ND	807.00	2478.31
Mixed Use Unspec	19	2286003	583000	180.86	2184.00	89.26<	135.03<	3036.32	752.89
Office Premises Uns	16	772598	575200	209.13	3132.00	118.79<	74.70<	4765.38	162.13
Pub/Tavern/Club Unsp	3	2550000	1370000	5710.00	1472.50	ND	ND	1472.50	2400.68
Restaurant	1	2550000	2550000	2852.35	894.00	187.50<	ND	894.00	2852.35
Retail Mult Occ Unsp	1	350000	350000	160.26	2184.00	ND	60.45<	2184.00	160.26
Retail Sgle Occ Unsp	23	1848257	1070000	1852.27	484.00	104.39<	106.35<	2814.42	545.50
Strata/Subdiv Office	1	525000	525000	240.38	2184.00	ND	ND	2184.00	240.38
Vehicle Sales Centre	1	1254000	1254000	1345.49	932.00	10.45<	ND	932.00	1345.49
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	7051410	7051410	3801.30	1855.00	103.70<	131.65<	1855.00	3801.30
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	65	1783243	1109222	2774.48	674.00	80.56<	116.29<	1756.97	963.97
Food ProcessingUnsp	1	70620000	70620000	564.26	125154.00	1384.71<	ND	125154.00	564.26
Ind Dev Site	25	6023444	2522960	1200.00	2500.00	118.28<	112.23<	7356.12	818.83
OpenStorageUnspec	1	489500	489500	6196.20	79.00	10.03<	156.89<	79.00	6196.20
Tannery/Skins Depot	2	7790000	7790000	809.13	9726.50	ND	147.26<	9726.50	800.90
Warehouse Unspec	71	2543084	840000	2768.12	690.00	53.22<	84.67<	5563.10	465.70
Warehouse/Office	6	1512666	835500	2775.79	545.00	112.91<	ND	1044.67	1447.99
Warehouse/Showroom	3	950000	750000	5067.57	148.00	89.47<	136.36<	19131.33	49.66
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Boarding House	1	1400000	1400000	1658.77	844.00	ND	212.60<	844.00	1658.77
Detached Home Unsp	7230	717658	677000	1605.39	408.00	102.58<	102.94<	437.89	1639.27
Detached Home(Comm)	3	880000	760000	1715.58	443.00	52.41<	100.00<	531.33	1656.21
Detached Home(exist)	4	1261750	1077500	579.70	2893.00	126.76<	81.02<	2821.50	447.19
Res Land (WithBuild)	113	613881	590000	1016.26	615.00	114.12<	55.27<	657.15	934.16
Res/Rural Lstyle	18	1906944	1842500	674.50	4773.00	80.81<	77.42<	23051.94	82.72
Semi-detached	1	596000	596000	2328.13	256.00	93.13<	ND	256.00	2328.13
Semi-detached Unspec	48	564968	562500	2873.81	189.50	101.35<	101.24<	308.02	1834.19
Single Strata Unsp	636	500882	490000	2411.76	255.00	106.06<	108.89<	239.60	2099.33
Storage Area Res	2	230000	230000	5489.80	42.00	80.70<	ND	42.00	5476.19
Strata Unit/Flat Uns	57	545018	565000	2106.30	254.00	113.00<	114.06<	254.00	2106.30
Townhouse	8	549812	502500	NA	NA	102.03<	111.67<	NA	NA
Vac Res A	2553	359216	356700	1035.57	350.00	107.12<	101.91<	343.72	1036.53
Vac Res B	5	2196827	2200000	320.00	2384.00	95.65<	ND	2417.40	908.76
Vac Res Englobo Oth	2	1512080	1512080	893.39	4455.00	11.20<	26.18<	4455.00	339.41
Vac Res Rural Lstyle	15	5255467	4800000	627.00	9587.00	103.90<	198.35<	15581.07	337.30
Municipality totals									
Commercial Total			83			Commercial Total Prices			\$149,452,926
Community Services Total			1			Community Services Total Prices			\$7,051,410
Industrial Total			174			Industrial Total Prices			\$545,671,479
Residential Total			10,696			Residential Total Prices			\$6,693,575,215
All Sales Total			10,954			All Sales Total			\$7,395,751,030

Yarra City

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		Units/Apartments			Vacant House Blocks		
		Median Price	Mean Price	No. of Sales	Median Price	Mean Price	No. of Sales	Median Price	Mean Price
1995	1,157	170,000	190,894	557	118,000	137,602	58	90,000	115,245
1996	1,238	180,000	201,726	760	146,250	183,217	39	112,000	121,814
1997	1,512	220,000	243,007	1,087	160,000	179,033	51	150,000	156,656
1998	1,273	247,500	271,487	1,043	175,000	196,344	57	147,000	138,073
1999	1,213	285,000	306,094	1,258	220,000	232,524	61	202,000	241,687
2000	1,274	307,750	340,631	1,129	245,000	259,979	14	190,000	166,250
2001	1,361	375,000	402,639	1,224	270,000	285,062	20	200,000	233,912
2002	1,135	427,500	466,256	1,099	331,000	346,939	3	10,725 ^	23,611 ^
2003	1,106	459,450	507,712	1,030	340,000	363,015	4	31,250 ^	82,250 ^
2004	1,075	480,000	525,313	956	345,625	377,359	1	51,000 ^	51,000 ^
2005	1,127	495,000	544,166	967	360,000	384,887	3	295,000 ^	213,268 ^
2006	1,064	541,500	595,578	1,012	378,000	405,928	9	287,763 ^	286,001 ^
2007	1,102	680,000	775,674	1,332	411,500	450,622	10	265,000	258,075
2008	845	680,000	766,831	1,071	440,188	475,821	6	177,500 ^	201,833 ^
2009	936	730,000	813,320	1,713	485,000	525,818	0	0 *	0 *
2010	920	841,750	959,074	1,782	511,000	555,098	2	322,000 ^	322,000 ^
2011	864	824,500	932,986	1,456	540,000	595,504	0	0 *	0 *
2012	870	815,500	962,681	1,429	535,000	573,844	0	0 *	0 *
2013	881	881,000	1,003,015	2,126	535,000	588,340	2	957,500 ^	957,500 ^
2014	916	970,000	1,114,504	2,218	570,000	604,649	0	0 *	0 *
2015	845	1,110,000	1,226,794	2,172	570,000	623,265	3	1,250,000 ^	1,025,333 ^
2016	825	1,250,000	1,398,673	2,004	582,250	655,558	8	860,750 ^	759,033 ^
2017	811	1,371,000	1,544,979	2,164	615,000	710,160	3	755,000 ^	1,551,666 ^
2018	708	1,350,000	1,515,565	1,691	641,000	707,313	3	1,021,200 ^	922,300 ^
2019	697	1,316,335	1,431,366	1,262	625,000	758,972	2	833,500 ^	833,500 ^
2020	653	1,405,000	1,571,619	1,133	634,000	721,666	2	642,250 ^	642,250 ^
2021	1,102	1,570,000	1,795,801	1,740	680,000	818,430	3	750,000 ^	757,500 ^
2022	875	1,510,000	1,722,841	1,362	660,000	800,916	4	1,470,000 ^	1,337,125 ^
2023	812	1,450,500	1,658,363	1,552	635,000	788,589	4	1,730,500 ^	1,395,500 ^
2024	927	1,455,000	1,653,371	1,799	615,000	736,970	7	1,000,000 ^	1,241,428 ^
2025	903	1,518,000	1,723,074	1,788	633,100	743,922	6	1,230,000 ^	1,119,000 ^
2026	124	1,460,000	1,600,684	285	570,000	647,761	0	0 *	0 *

Statistics for 2026 are based on a small number of sales and are preliminary only.

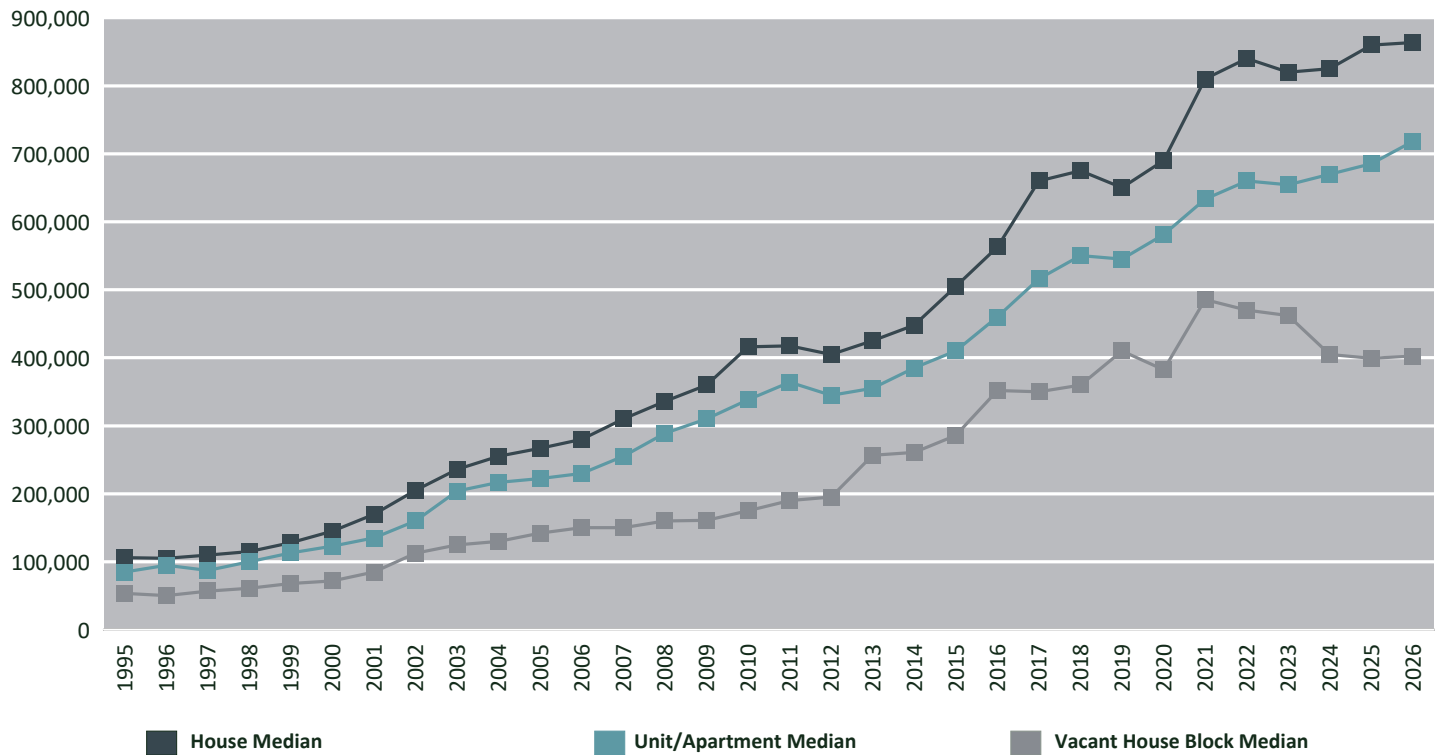
Yarra City

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Dev Site	3	19360000	3795000	2531.69	1499.00	144.35<	397.59<	2816.33	6874.19
Fuel Outlet/Garage	1	1050000	1050000	1255.98	836.00	ND	ND	836.00	1255.98
Ground Level Parking	1	2750000	2750000	1388.19	1981.00	196.08<	ND	1981.00	1388.19
Guest/BackPack Unsp	1	2761000	2761000	3726.05	741.00	ND	ND	741.00	3726.05
Health Surgery	1	3975000	3975000	NA	NA	ND	ND	NA	NA
Hotel/Motel Unsp	2	21300000	21300000	47808.76	251.00	1065.00<	ND	251.00	47808.76
Indiv CarPark Unspe	2	728750	728750	NA	NA	ND	1325.00<	NA	NA
Mixed Use Office	1	1280000	1280000	144.80	8840.00	ND	ND	8840.00	144.80
Mixed Use Unspec	8	2656486	1400000	1190.48	504.00	88.08<	140.00<	721.20	3342.18
Office Premises Uns	67	1959510	1279997	6135.91	541.50	78.53<	82.58<	1288.76	1589.19
Pub	3	5666666	4500000	11421.32	394.00	70.31<	87.29<	376.33	15057.57
Pub/Tavern/Club Unsp	1	2750000	2750000	11853.45	232.00	25.70<	152.52<	232.00	11853.45
Restaurant	7	1776214	1881000	4323.14	229.00	78.70<	96.07<	427.29	4156.97
Retail Mult Occ Unsp	19	1406526	1595000	11861.45	166.00	124.12<	106.56<	190.12	7386.76
Retail Sgle Occ Unsp	40	2155195	1222500	5697.21	251.00	82.88<	54.94<	884.63	1973.32
Serv Apt/Unit Unsp	6	373333	355000	75.01	2133.00	101.43<	45.51<	3599.67	105.57
Supermarket	1	1350000	1350000	5510.20	245.00	2.93<	40.75<	245.00	5510.20
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	11120185	11120185	6784.74	1639.00	202.50<	ND	1639.00	6784.74
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	13	2292068	1900000	6810.04	279.00	67.68<	56.66<	722.46	3172.58
Ind Dev Site	1	14520000	14520000	7318.55	1984.00	2975.41<	537.78<	1984.00	7318.55
Office/Factory	10	5010500	2225000	5597.49	376.50	89.99<	40.45<	525.90	9527.48
Warehouse Unspec	11	1744590	1400000	7582.97	328.00	61.34<	32.47<	606.80	2931.86
Infrastruc&Utilities				(\$/SM)	(SM)			(SM)	(\$/SM)
Closed Roads	2	182875	182875	11354.84	31.00	191.09<	503.79<	31.00	11354.84
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	4000000	4000000	1777.78	2250.00	ND	ND	2250.00	1777.78
Boarding House	1	3080000	3080000	8235.29	374.00	ND	146.67<	374.00	8235.29
Cojoin Strata Unsp	11	1355454	1360000	NA	NA	141.67<	153.76<	NA	NA
Detached Home Unsp	317	1918939	1627000	6018.43	217.00	99.51<	105.72<	307.72	6247.67
Detached Home(Comm)	2	1218250	1218250	5711.33	214.50	ND	97.23<	214.50	5679.49
Individual Car Park	17	179529	35000	NA	NA	100.00<	3500000.00<	NA	NA
OYO Sub Unit	1367	632302	561000	233.86	4392.00	100.18<	96.72<	4392.00	130.69
Res Investment Flat	1	325000	325000	2152.32	151.00	ND	ND	151.00	2152.32
Res Land (WithBuild)	1	6600000	6600000	2126.97	3103.00	452.05<	285.71<	3103.00	2126.97
Res/Rural Lstyle	1	1725000	1725000	212.65	8112.00	106.48<	84.15<	8112.00	212.65
ResLandWithImprovemt	11	83772	5500	1.17	4715.00	100.00<	93.22<	7089.88	5.69
Semi-detached Unspec	586	1617120	1450000	12179.49	156.00	103.57<	101.40<	181.04	8946.45
Single Strata Unsp	12	1278666	1267500	17166.67	30.00	89.77<	221.59<	30.00	17166.67
Storage Area Res	7	5500	5500	1.10	5000.00	100.00<	1.30<	6005.86	0.92
Strata Unit/Flat Uns	178	957669	825000	111.25	7299.00	115.47<	100.12<	7299.00	111.25
Townhouse	218	1211544	1153000	NA	NA	101.14<	104.34<	NA	NA
Vac Res A	6	1119000	1230000	5043.93	247.50	123.00<	83.67<	267.25	6094.48
Villa Unit	1	615000	615000	NA	NA	97.23<	ND	NA	NA
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
National Museum	1	3050000	3050000	10627.18	287.00	ND	ND	287.00	10627.18
Municipality totals									
Commercial Total			164			Commercial Total Prices			\$415,197,920
Community Services Total			1			Community Services Total Prices			\$11,120,185
Industrial Total			35			Industrial Total Prices			\$113,612,386
Infrastruc&Utilities Total			2			Infrastruc&Utilities Total Prices			\$365,750
Residential Total			2,738			Residential Total Prices			\$2,914,636,537
Sport/Hrtge/Cultural Total			1			Sport/Hrtge/Cultural Total Prices			\$3,050,000
All Sales Total			2,941			All Sales Total			\$3,457,982,778

Yarra Ranges Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	1,829	106,000	114,158	148	85,000	100,329	434	53,500	54,737
1996	2,019	105,000	113,168	163	95,000	107,423	492	50,250	53,514
1997	2,403	110,000	117,758	192	87,250	99,993	699	57,000	59,618
1998	2,269	115,050	124,423	221	100,000	111,759	688	61,000	62,075
1999	2,455	128,000	140,402	281	113,000	114,107	811	68,000	72,441
2000	2,634	145,000	155,366	286	123,000	137,936	493	72,000	71,789
2001	3,099	170,000	183,483	353	135,000	143,301	707	85,000	85,239
2002	2,906	205,000	216,774	299	160,000	174,584	468	112,500	105,577
2003	2,736	236,000	250,750	289	204,000	210,220	413	125,000	124,962
2004	2,536	255,000	271,919	319	217,000	233,457	226	129,988	135,568
2005	2,517	267,000	283,838	362	222,250	228,691	239	142,000	148,994
2006	2,357	280,000	298,675	348	230,000	233,681	290	150,000	164,940
2007	2,763	310,000	328,158	504	255,000	259,472	330	150,000	164,577
2008	2,215	336,000	350,940	404	289,000	288,475	233	160,000	166,580
2009	2,403	360,000	370,103	529	310,000	308,784	281	161,000	175,357
2010	2,307	416,000	432,849	446	338,475	333,223	221	175,000	192,170
2011	2,084	417,750	429,658	348	364,000	357,931	221	190,000	198,690
2012	2,066	405,000	417,622	343	345,000	341,103	201	195,000	208,129
2013	2,207	425,000	442,296	382	355,000	346,729	329	256,500	235,742
2014	2,435	448,000	464,562	494	385,000	379,532	370	261,000	262,018
2015	2,532	505,000	520,397	525	410,000	411,664	313	285,500	282,121
2016	2,283	563,000	574,788	464	460,000	454,923	273	352,000	316,581
2017	2,342	660,005	667,758	458	516,250	516,145	221	350,000	329,951
2018	2,064	675,000	695,690	358	550,125	540,060	159	360,000	366,794
2019	1,974	650,000	665,250	368	545,000	531,128	205	410,000	393,856
2020	1,812	690,000	715,110	456	581,000	570,669	294	382,500	393,757
2021	2,365	810,000	848,363	641	633,500	622,579	270	485,500	471,019
2022	1,880	840,000	885,059	499	660,000	656,902	119	470,000	466,953
2023	1,832	820,000	854,609	444	654,500	648,710	135	462,000	469,356
2024	1,934	825,000	883,138	570	670,000	674,760	113	405,000	465,477
2025	2,085	860,000	906,776	640	685,500	687,367	88	399,000	477,379
2026	274	863,500	912,600	95	718,000	697,563	24	402,500	412,250

Statistics for 2026 are based on a small number of sales and are preliminary only.

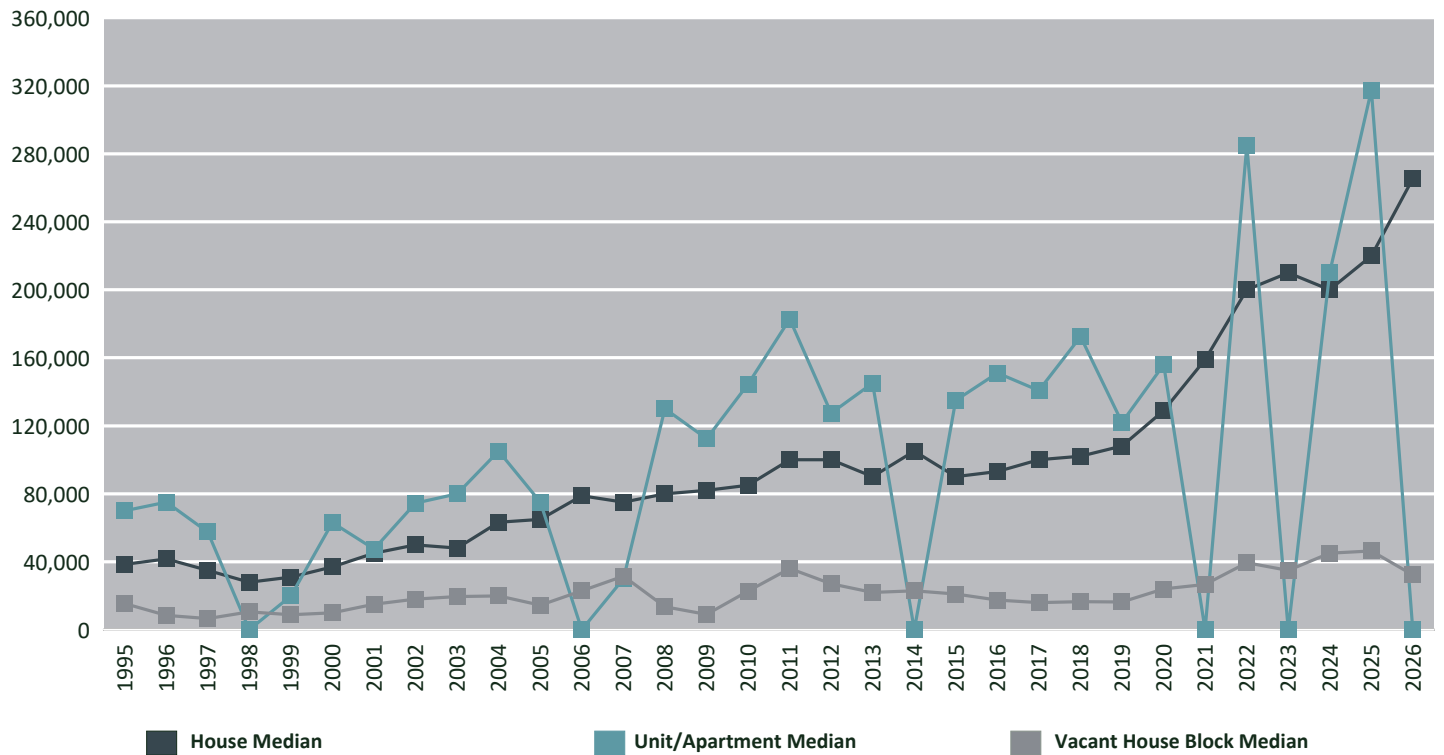
Yarra Ranges Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Bed and Breakfast	1	945000	945000	1098.84	860.00	ND	108.00<	860.00	1098.84
Café	1	885000	885000	1651.12	536.00	ND	ND	536.00	1651.12
Fuel Outlet/Garage	1	3735000	3735000	1885.41	1981.00	ND	ND	1981.00	1885.41
Health Clinic Unsp	5	2273000	950000	1626.93	1426.00	ND	101.55<	1474.80	1541.23
Hotel/Motel Unsp	3	3121250	2800000	292.07	6745.00	150.00<	76.36<	15555.00	200.66
Mixed Use Office	2	731000	731000	1258.43	638.50	36.55<	76.95<	638.50	1144.87
Mixed Use Unspec	1	710000	710000	1482.25	479.00	59.17<	ND	479.00	1482.25
Office Premises Uns	3	1320092	1331000	3647.18	560.00	264.88<	133.10<	560.00	3202.03
Pub/Tavern/Club Unsp	2	4474999	4474999	1614.79	3321.50	149.45<	284.13<	3321.50	1347.28
Restaurant	1	805000	805000	592.35	1359.00	ND	ND	1359.00	592.35
Retail Mult Occ Unsp	5	979000	975000	2843.51	330.00	79.16<	36.56<	330.00	2651.52
Retail Sgle Occ Unsp	38	659807	522500	3416.08	180.00	98.58<	111.11<	285.14	2275.47
Serv Apt/Unit Unsp	16	267875	40000	3.87	13426.00	ND	100.00<	11557.36	25.99
Tourist Park/Caravan	3	4701103	1300000	300.00	40000.00	32.91<	ND	40000.00	300.00
Community Services				(\$/SM)	(SM)			(SM)	(\$/SM)
Day Care Centre	1	4400000	4400000	2544.82	1729.00	141.94<	162.96<	1729.00	2544.82
NonGov School Unsp	1	3020000	3020000	2984.19	1012.00	ND	ND	1012.00	2984.19
Religious Study Cent	1	4400000	4400000	NA	NA	ND	ND	NA	NA
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unit	2	772300	772300	4105.88	227.50	130.35<	154.31<	227.50	3394.73
Factory Unsp	21	1211738	790000	2204.14	338.00	108.97<	126.20<	746.16	1525.64
Ind Dev Site	1	1067000	1067000	726.34	1469.00	114.73<	ND	1469.00	726.34
Warehouse Unspec	6	910916	765000	3317.99	230.50	111.72<	110.15<	862.83	1055.73
Warehouse/Factory	1	650000	650000	3651.69	178.00	ND	ND	178.00	3651.69
Warehouse/Office	4	636250	650000	4260.10	156.00	92.72<	295.45<	164.50	3867.78
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	2	2312500	2312500	3.54	795020.00	328.01<	146.83<	795020.00	2.91
MarketGardenVeg <20h	1	2350000	2350000	23.38	100533.00	101.51<	126.01<	100533.00	23.38
MixedFarm&GrazUnsp	15	2518346	2300000	4.49	356130.00	104.55<	109.52<	414548.87	6.07
Orchard Plantations	2	1480000	1480000	18.07	92666.50	61.16<	ND	92666.50	15.97
Plant/Tree Nursery	2	1257500	1257500	161.67	21224.00	37.82<	85.49<	21224.00	59.25
Vineyard	5	2285000	1400000	20.16	161200.00	42.84<	41.00<	202973.20	11.26
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Age Care/Nursing Uns	1	1250000	1250000	446.43	2800.00	16.29<	ND	2800.00	446.43
Cojoin Strata Unsp	4	577000	577500	NA	NA	95.45<	112.14<	NA	NA
Detached Home Unsp	2054	910813	861750	982.24	929.00	104.30<	102.35<	1155.37	786.46
Detached Home(Comm)	1	760000	760000	800.00	950.00	ND	ND	950.00	800.00
Individual Flat	8	772712	750000	1307.94	957.00	117.37<	81.08<	1145.29	725.30
MisImpRuralLand Unsp	4	1180000	1355000	51.09	44320.00	160.36<	108.40<	68247.25	17.29
Res Land (WithBuild)	28	874557	864750	978.34	1068.00	93.74<	96.08<	1676.64	521.61
Res/Rural Lstyle	341	1451331	1350000	76.84	15226.00	98.18<	103.05<	29497.72	49.20
ResLandWithImprovemt	3	461000	480000	607.49	935.00	100.52<	120.00<	2702.33	170.59
Retire Village Unit	23	596826	610000	NA	NA	97.99<	119.32<	NA	NA
Semi-detached Unspec	31	639274	616000	4217.37	175.50	95.14<	90.57<	322.88	2028.33
Sep House&Curtilage	1	10290000	10290000	8.03	1281373.00	563.84<	779.55<	1281373.00	8.03
Short Term Hol Accom	3	1123333	755000	1438.10	525.00	ND	ND	8342.33	134.65
Single Strata Unsp	520	684994	690000	NA	NA	103.76<	102.83<	NA	NA
Strata Unit/Flat Uns	93	727777	690000	NA	NA	93.56<	97.18<	NA	NA
Vac Res A	80	488342	402500	694.83	906.00	98.17<	85.64<	915.24	528.67
Vac Res B	8	367750	361000	115.42	2702.50	106.96<	104.64<	2689.63	136.73
Vac Res Rural Lstyle	31	609483	504000	17.61	17039.00	93.33<	63.40<	33484.29	18.20
Municipality totals									
Commercial Total			82	Commercial Total Prices				\$90,538,008	
Community Services Total			3	Community Services Total Prices				\$11,820,000	
Industrial Total			35	Industrial Total Prices				\$36,718,600	
Primary Production Total			27	Primary Production Total Prices				\$61,650,200	
Residential Total			3,234	Residential Total Prices				\$2,938,793,792	
All Sales Total			3,381	All Sales Total				\$3,139,520,600	

Yarriambiack Shire

Residential price statistics 1995 to 2026



Year	No. of Sales	Houses		No. of Sales	Units/Apartments		No. of Sales	Vacant House Blocks	
		Median Price	Mean Price		Median Price	Mean Price		Median Price	Mean Price
1995	100	38,500	46,114	1	70,000^	70,000^	22	15,325	22,621
1996	108	41,750	61,275	3	75,000^	55,833^	17	8,500	19,599
1997	102	35,000	45,305	2	57,500^	57,500^	20	6,500	12,801
1998	105	28,000	39,291	0	0*	0*	27	10,500	22,881
1999	111	31,000	45,012	1	20,000^	20,000^	18	8,750	13,079
2000	102	37,000	51,321	3	63,000^	54,333^	33	10,000	14,145
2001	117	45,000	50,041	2	47,500^	47,500^	91	15,000	17,596
2002	147	50,000	56,796	4	74,500^	70,500^	64	18,000	21,364
2003	137	48,000	54,732	3	80,000^	77,666^	38	19,625	23,240
2004	145	63,200	70,660	1	105,000^	105,000^	64	19,950	24,730
2005	140	65,000	76,509	4	75,000^	87,750^	38	14,500	25,313
2006	142	78,750	84,824	0	0*	0*	39	23,000	29,894
2007	144	75,000	86,503	1	30,000^	30,000^	33	31,500	37,719
2008	133	80,000	91,628	3	130,000^	124,666^	37	13,500	24,010
2009	121	82,000	89,533	4	112,500^	113,562^	40	9,101	23,068
2010	110	85,000	99,038	4	144,500^	153,750^	38	22,750	39,718
2011	114	100,000	109,389	4	182,750^	187,500^	29	36,000	52,408
2012	132	100,000	105,117	2	127,500^	127,500^	35	27,000	31,267
2013	130	90,000	105,512	1	145,000^	145,000^	17	22,000	28,576
2014	126	105,000	112,778	0	0*	0*	18	23,000	31,302
2015	129	90,000	104,928	1	135,000^	135,000^	17	21,000	32,617
2016	135	93,000	106,858	3	151,000^	179,833^	19	17,500	24,033
2017	133	100,000	109,313	2	140,750^	140,750^	22	16,000	25,977
2018	159	102,000	116,636	2	172,500^	172,500^	27	16,500	19,445
2019	125	108,000	120,007	4	122,000^	131,000^	29	16,300	27,320
2020	149	129,000	139,153	1	156,000^	156,000^	27	24,000	24,738
2021	157	159,000	167,303	0	0*	0*	36	26,750	39,830
2022	150	200,000	216,030	1	285,000^	285,000^	48	39,500	43,338
2023	99	210,000	212,571	0	0*	0*	28	35,000	39,408
2024	137	200,000	219,613	3	210,000^	209,166^	32	45,000	54,265
2025	131	220,000	232,767	2	317,500^	317,500^	28	46,450	48,474
2026	26	265,250	299,915	0	0*	0*	4	32,250^	40,875^

Statistics for 2026 are based on a small number of sales and are preliminary only.

Yarriambiack Shire

Analysis of property sales for 2025

Land Use	No of Sales	Mean Sales Price (\$)	Median Sales Price (\$)	Median Price per Unit Area	Median Block size	Price-Indices (base is 100)		Mean Block size	Mean Price per Unit Area
						2024	2020		
Commercial				(\$/SM)	(SM)			(SM)	(\$/SM)
Hotel/Motel Unsp	2	562500	562500	218.38	2831.50	225.00<	204.55<	2831.50	198.66
Mixed Use Unspec	1	375000	375000	916.87	409.00	ND	187.50<	409.00	916.87
Office Premises Uns	1	95000	95000	397.49	239.00	ND	126.67<	239.00	397.49
Retail Mult Occ Unsp	1	140000	140000	280.00	500.00	ND	ND	500.00	280.00
Industrial				(\$/SM)	(SM)			(SM)	(\$/SM)
Factory Unsp	1	346500	346500	10.11	34285.00	266.54<	407.65<	34285.00	10.11
Warehouse Unspec	1	145000	145000	71.64	2024.00	73.23<	145.00<	2024.00	71.64
Primary Production				(\$/SM)	(SM)			(SM)	(\$/SM)
DomsticLivestockGraz	1	2076527	2076527	0.72	2886848.00	ND	159.12<	2886848.00	0.72
GenCrop >20ha Unspec	17	1688159	1342500	0.91	1320000.00	74.40<	82.24<	2143898.71	0.79
Livestock – Sheep	2	1454115	1454115	1.46	996451.50	132.78<	323.14<	996451.50	1.46
MixedFarm&GrazUnsp	24	1769069	1701725	0.55	1411000.00	88.63<	134.79<	2230738.75	0.79
Residential				(\$/SM)	(SM)			(SM)	(\$/SM)
Detached Home Unsp	131	232767	220000	239.24	1003.50	110.28<	110.00<	1118.65	207.48
MisimpRuralLand Unsp	1	385000	385000	15.34	25100.00	ND	672.49<	25100.00	15.34
Res/Rural Lstyle	12	468241	342605	26.84	7285.00	79.68<	134.35<	29793.08	15.72
ResLandWithImprovemt	4	72625	70750	64.17	1040.50	141.50<	108.85<	1724.00	42.13
Single Strata Unsp	1	235000	235000	NA	NA	111.90<	82.46<	NA	NA
Strata Unit/Flat Uns	1	400000	400000	NA	NA	ND	ND	NA	NA
Vac Res A	20	47369	44500	42.75	1011.50	98.89<	115.58<	1045.95	45.29
Vac Res B	8	51237	48950	18.76	2124.00	128.82<	122.37<	2347.38	21.83
Vac Res Rural Lstyle	3	82333	55000	33.46	4483.00	66.05<	140.86<	14471.67	5.69
Sport/Hrtge/Cultural				(\$/SM)	(SM)			(SM)	(\$/SM)
OutdoorSportGrndUnsp	1	220000	220000	0.88	250000.00	ND	ND	250000.00	0.88
Municipality totals									
Commercial Total			5	Commercial Total Prices			\$1,735,000		
Industrial Total			2	Industrial Total Prices			\$491,500		
Primary Production Total			44	Primary Production Total Prices			\$76,141,130		
Residential Total			181	Residential Total Prices			\$39,026,197		
Sport/Hrtge/Cultural Total			1	Sport/Hrtge/Cultural Total Prices			\$220,000		
All Sales Total			233	All Sales Total			\$117,613,827		



VICTORIA
State
Government

Department
of Transport
and Planning