



Victorian Property Sales Report

December 2020 quarter

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Contents

Explanatory notes.....	i
Quarterly sales statistics – overall observations.....	1
Quarterly update – median house prices	2
Metropolitan Melbourne	2
Country Victoria.....	6
Map – metropolitan Melbourne houses – quarter change in median prices	9
Map – metropolitan Melbourne houses – year-to-date in median prices	10
Aggregate data.....	11
Suburb/township house price data.....	14
Suburb/township unit price data.....	33
Suburb/township vacant residential land price data	46

Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria increased by 13.2 per cent from \$578,800 to \$655,300 in the December 2020 quarter, having decreased by 6.7 per cent in the previous quarter (June 2020 to September 2020). For the 12 months from December 2019 to December 2020, the median house price in Victoria increased 2.1 per cent, from \$642,000 to \$655,300.

The median price of units in Victoria increased by 8.8 per cent from \$531,800 in the September 2020 quarter to \$578,800 in the December 2020 quarter, having decreased by 5 per cent in the previous quarter. The median price of units in Victoria for the December 2020 quarter was lower than the median price of houses. For the 12 months from December 2019 to December 2020, the median unit price increased by 1 per cent from \$573,300 to \$578,800.

The metropolitan Melbourne median house price increased by 8.1 per cent to \$778,000 in the December 2020 quarter and the median unit price increased by 2.2 per cent to \$601,000. For the 12 months to December 2020, median sales prices in metropolitan Melbourne increased by 1 per cent for houses and 0.2 per cent for units.

In the December 2020 quarter, the median house price in country Victoria increased by 8.5 per cent to \$445,000 and units increased by 11.1 per cent to \$350,000. Over the 12 months to December 2020, median sale prices in country Victoria increased by 12.1 per cent for houses and by 10.1 per cent for units.

Of the 767 listed Victorian locations, 416 had median house price increases for the December 2020 quarter compared to 250 in the September 2020 quarter. Eleven localities recorded no change, 133 showed a decrease and 206 had insufficient sales.

The maximum number of house sales for the quarter was 350 in Craigieburn and there were 39 locations with 100 or more sales in the December 2020 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending December 2020 indicates that the median house sale price increased by 13.2 per cent from \$578,800 to \$655,300. Metropolitan house prices increased by 8.1 per cent to \$778,000 and country Victoria house prices increased by 8.5 per cent to \$445,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to December 2020. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the December quarter of 2020 and 98 per cent for the September quarter of 2020 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the December 2020 quarter is 24,260. Using the above percentage, it is anticipated that the number of sales for the December 2020 quarter will be approximately 26,086. This is an 82 per cent increase from the number of sales in the September 2020 quarter and a 15.2 per cent increase on the same quarter the previous year (December 2019).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$720,000 in the September 2020 quarter to \$778,000 in the December 2020 quarter.

This follows a 1.7 per cent decrease in the previous quarter. The number of metropolitan sales for the quarter is expected to culminate at 16,984, which is 127.6 per cent higher than the September 2020 quarter and 9.4 per cent higher than the December 2019 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the December 2020 quarter compared to the September 2020 quarter (184 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 121 suburbs for the September 2020 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 38 shifted from showing a median price increase for the September 2020 quarter to a median price decrease for the December 2020 quarter. For example, Kew increased by 12 per cent in the September 2020 quarter, while it decreased by 9.5 per cent in the December 2020 quarter. This compares to 42 metropolitan suburbs shifting from an increase in the June 2020 quarter to a decrease in the September 2020 quarter.

Conversely, 90 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2020 quarter to a median price increase in the December 2020 quarter. This compares to 94 metropolitan suburbs shifting from a decrease in the June 2020 quarter to an increase in the September 2020 quarter.

Ten metropolitan suburbs with 10 or more sales showed decreases for both the September 2020 and December 2020 quarters. Significant examples include Carlton North and Bulleen. This compares to 53 metropolitan suburbs in the previous quarter.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Portsea, which had 20 sales and rose by 70.3 per cent (\$1,600,000 to \$2,725,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in McCrae, which had 26 sales and rose by 43 per cent to \$1,269,000.

For the quarter, Ivanhoe East had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 13 house sales and its median house price decreased by 38.9 per cent, from 3,125,000 to \$1,910,000. Hughesdale experienced the second highest median price decrease in metropolitan Melbourne. It had 11 sales and its median price decreased by 28.6 per cent from \$1,522,500 to \$1,040,000.

Melton's median price of \$395,300 was the lowest for metropolitan suburbs in the December 2020 quarter. It had 38 sales and its median price increased by 5.4 per cent from the September 2020 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019-Dec 2020	% change Sep 2020-Dec 2020
Ascot Vale	1030000	1332500	1231500	19.6	-7.6
Bentleigh	1411000	1500000	1550000	9.9	3.3
Bentleigh East	1250000	1150000	1302500	4.2	13.3
Brighton	2740000	3087500	3200000	16.8	3.6
Brunswick	1155000	969000	1107500	-4.1	14.3
Caulfield South	1722500	1735000	1757500	2.0	1.3
Elwood	1995000	2275000	2037500	2.1	-10.4
Footscray	912000	801100	915000	0.3	14.2
Hawthorn	2427500	2575000	1956000	-19.4	-24.0
Kensington	1180000	1133500	1200000	1.7	5.9
Malvern	2725000	2500000	3095000	13.6	23.8
Northcote	1465000	1348000	1411000	-3.7	4.7
Preston	1043500	989000	1052800	0.9	6.4
Richmond	1335000	1260000	1400000	4.9	11.1
South Melbourne	1720000	1650000	1685000	-2.0	2.1
South Yarra	1715500	2100000	2006000	16.9	-4.5
Toorak	5000000	6000000	4250000	-15.0	-29.2
Williamstown	1405000	1405000	1395000	-0.7	-0.7

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019–Dec 2020	% change Sep 2020–Dec 2020
Balwyn	2404000	2180000	2358000	-1.9	8.2
Blackburn	1380000	1387500	1529000	10.8	10.2
Box Hill North	1265000	1180000	1170000	-7.5	-0.8
Box Hill South	1283400	1060000	1255000	-2.6	17.9
Burwood East	1106000	930000	1130000	2.2	21.5
Camberwell	2295000	1995000	2055000	-10.5	3.0
Glen Iris	2094000	2142000	2200000	5.1	2.7
Oakleigh South	1112500	970000	1048000	-5.8	8.0
Surrey Hills	1960000	1950000	1900000	-3.1	-2.6

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019–Dec 2020	% change Sep 2020–Dec 2020
Altona	947000	820000	935000	-1.3	14.0
Braybrook	669000	642000	703800	5.2	9.6
Deer Park	605000	565000	590000	-2.5	4.4
Keilor Downs	696300	649000	681300	-2.2	5.0
Keilor East	815000	838000	842000	3.3	0.5
St Albans	630000	600000	600000	-4.8	0.0
Sunshine North	677500	650000	700000	3.3	7.7
Sunshine West	655000	600000	686000	4.7	14.3

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

Suburb	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019–Dec 2020	% change Sep 2020–Dec 2020
Burnside Heights	595000	662500	677500	13.9	2.3
Caroline Springs	652500	607500	628000	-3.8	3.4
Hoppers Crossing	525000	550000	560000	6.7	1.8
Point Cook	650000	640000	705000	8.5	10.2
Sydenham	599500	653500	649000	8.3	-0.7
Tarneit	555000	563800	575000	3.6	2.0
Taylors Hill	729000	802500	792500	8.7	-1.2
Werribee	510000	526500	539000	5.7	2.4

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

Suburb	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019- Dec 2020	% change Sep 2020- Dec 2020
Bayswater	800000	700000	751000	-6.1	7.3
Bayswater North	695600	788000	730500	5.0	-7.3
Boronia	730000	705000	730000	0.0	3.5
Ferntree Gully	765000	740000	761300	-0.5	2.9
Heathmont	915000	927500	930000	1.6	0.3
Wantirna	877500	885000	923000	5.2	4.3
Wheelers Hill	1138000	1206000	1210000	6.3	0.3

Country Victoria

Country Victoria's median house price showed an increase of 8.5 per cent to \$445,000 in the December 2020 quarter. Over the 12 months to December 2020, the median house price in country Victoria increased by 12.1 per cent from \$397,000 to \$445,000.

The number of country Victoria house sales for the December 2020 quarter is expected to be 9,102, which is 27.8 per cent more than the December 2019 quarter.

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

Bendigo median house prices increased by 10 per cent, having decreased by 1.2 per cent in the previous quarter. Mildura increased by 5.6 per cent for the December 2020 quarter, having decreased by 0.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that 10 of the 12 large towns had increases in median house prices in the December 2020 quarter compared to the September 2020 quarter which showed increases in nine towns. For the 12 months from the December 2019 to December 2020 quarter, there were increases in 12 towns.

Bairnsdale showed an increase of 10.9 per cent for the December 2020 quarter, having increased by 2.3 per cent in the previous quarter. Wangaratta increased by 10.3 per cent and Sale increased by 2.3 per cent in the December 2020 quarter, having increased in the previous quarter by 31 per cent.

The sample of seaside towns shows that seven of the nine towns selected had increases in their median house prices from the September 2020 to December 2020 quarters. Anglesea increased by 21.7 per cent, having increased by 19.9 per cent during the previous quarter. Cowes West's median house price increased by 8.3 per cent for the December 2020 quarter, having increased by 14.8 per cent in the previous quarter. Venus Bay's median house price increased by 26.7 per cent for the December 2020 quarter, having increased by 0.5 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019-Dec 2020	% change Sep 2020-Dec 2020
Ballarat Central	522500	530000	577500	10.5	9.0
Bendigo	413000	500000	550000	33.2	10.0
Geelong West	690000	720000	755000	9.4	4.9
Horsham	272500	260000	285000	4.6	9.6
Mildura	335100	332500	351300	4.8	5.6
Shepparton	274000	310000	320000	16.8	3.2
Warrnambool	387000	412500	428300	10.7	3.8
Wodonga	353500	345000	350000	-1.0	1.4

Large towns

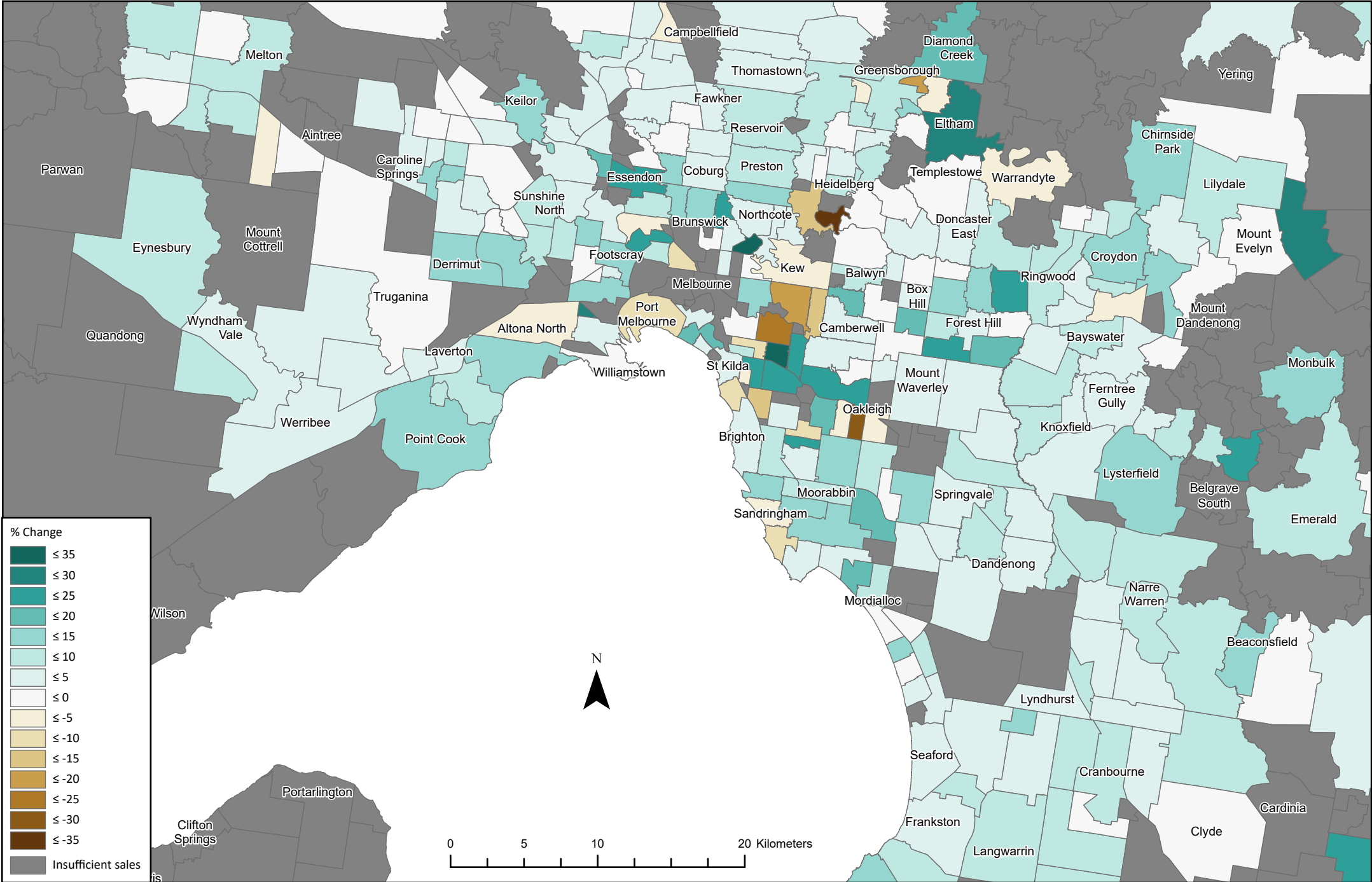
Suburbs in large towns	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019-Dec 2020	% change Sep 2020-Dec 2020
Bairnsdale	286000	284000	315000	10.1	10.9
Castlemaine	559000	508800	577500	3.3	13.5
Colac	315000	347000	366000	16.2	5.5
Echuca	370000	382500	432000	16.8	12.9
Hamilton	220000	253800	285000	29.5	12.3
Moe	241300	280000	260000	7.8	-7.1
Morwell	183000	213800	225000	23.0	5.3
Sale	329000	355000	363000	10.3	2.3
Swan Hill	292500	315000	360000	23.1	14.3
Traralgon	342500	347500	349500	2.0	0.6
Wangaratta	343000	340000	375000	9.3	10.3
Yarrawonga	389800	482500	457500	17.4	-5.2

Seaside towns

Suburbs in seaside towns	December quarter 2019 \$	September quarter 2020 \$	December quarter 2020 \$	% change Dec 2019- Dec 2020	% change Sep 2020- Dec 2020
Anglesea	1115000	1035000	1260000	13.0	21.7
Cowes West	475000	535300	579500	22.0	8.3
Inverloch	625000	615000	690000	10.4	12.2
Lakes Entrance	331500	390000	390000	17.6	0.0
Ocean Grove	752500	785000	830500	10.4	5.8
Portland	282000	280000	315000	11.7	12.5
St Leonards	572500	595000	588500	2.8	-1.1
Torquay	845000	850000	950000	12.4	11.8
Venus Bay	342500	361800	458300	33.8	26.7

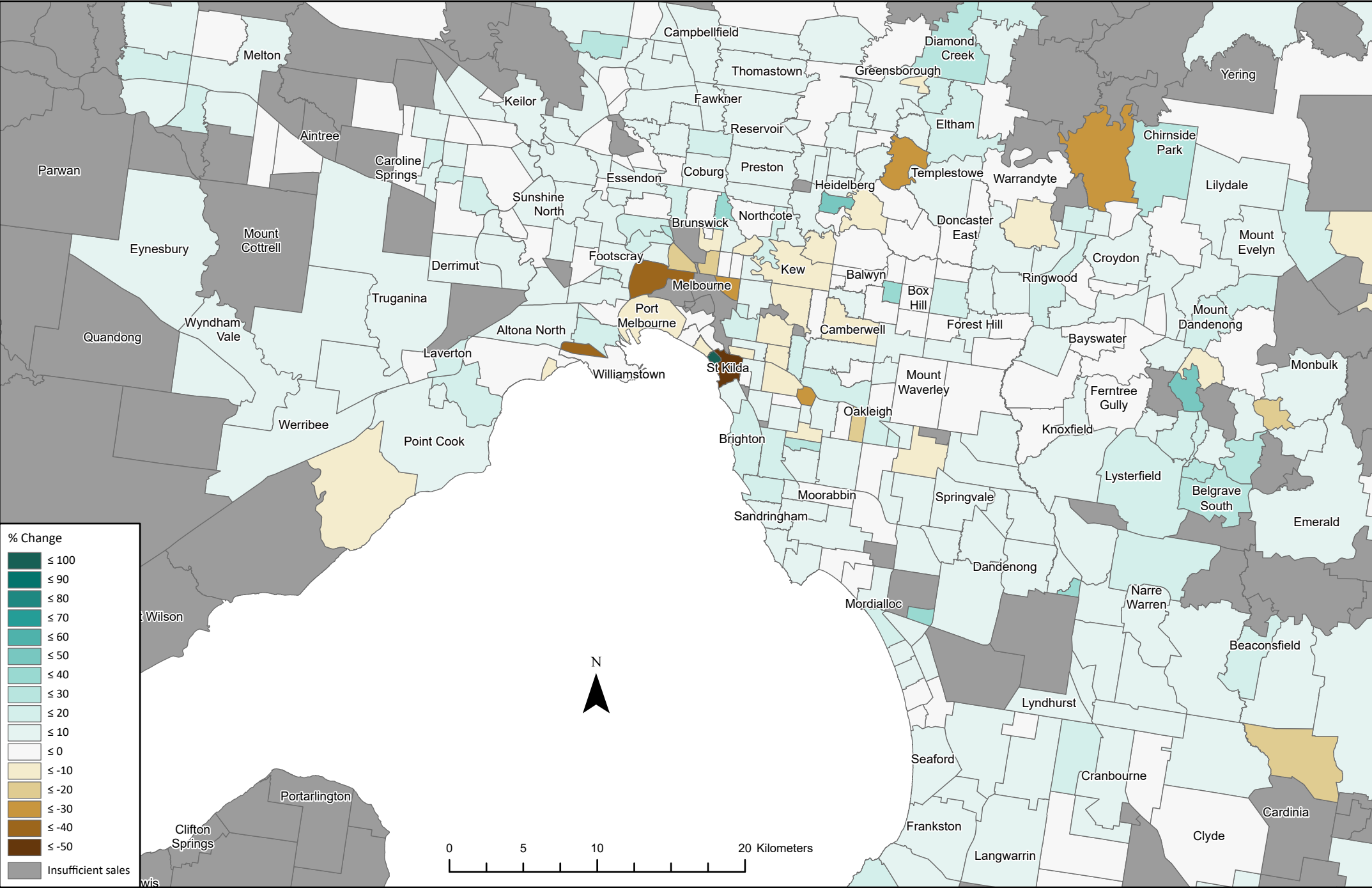
Metropolitan Melbourne houses - quarterly change in median prices

September quarter 2020 to December quarter 2020



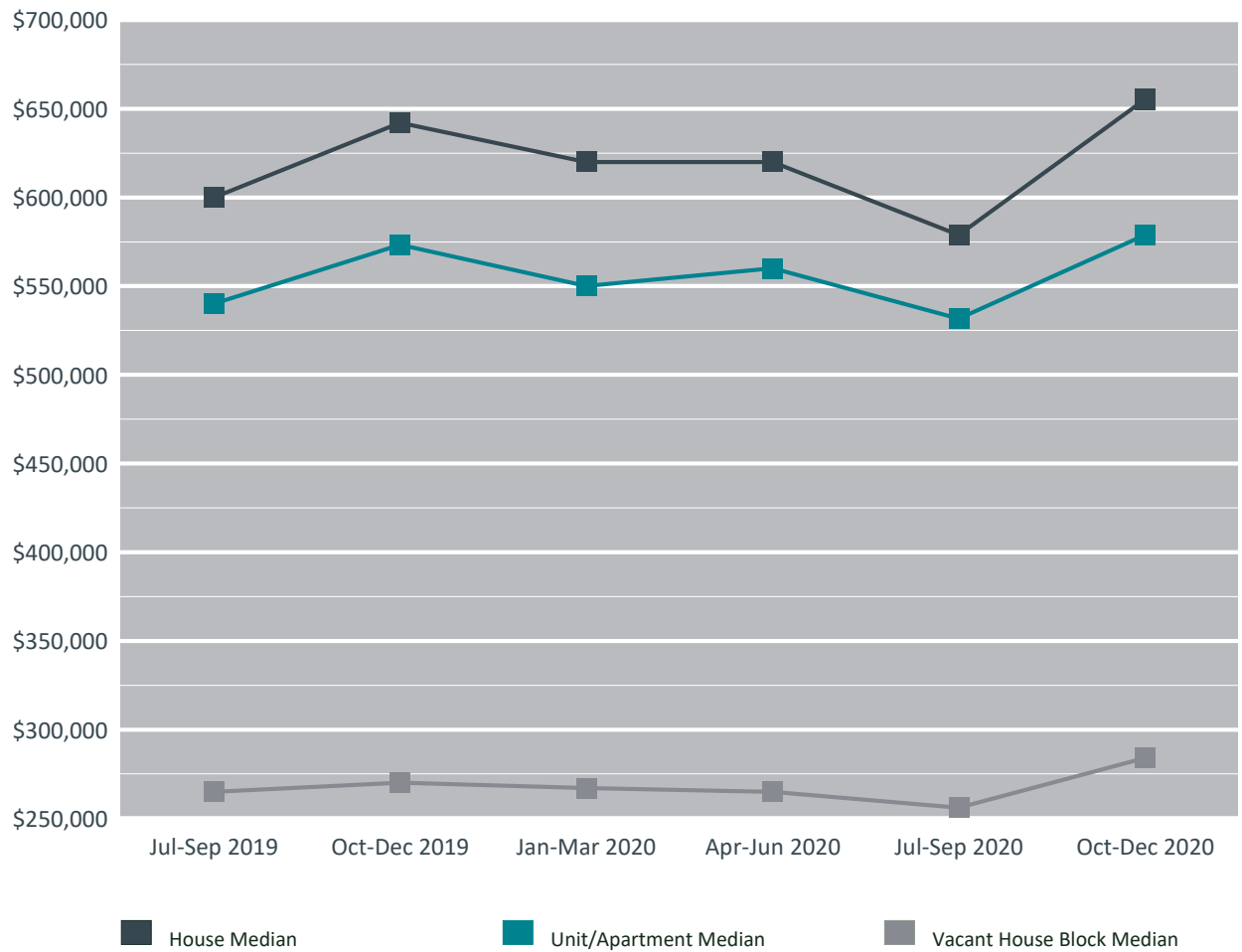
Metropolitan Melbourne houses - yearly change in median prices

December quarter 2019 to December quarter 2020



VICTORIA

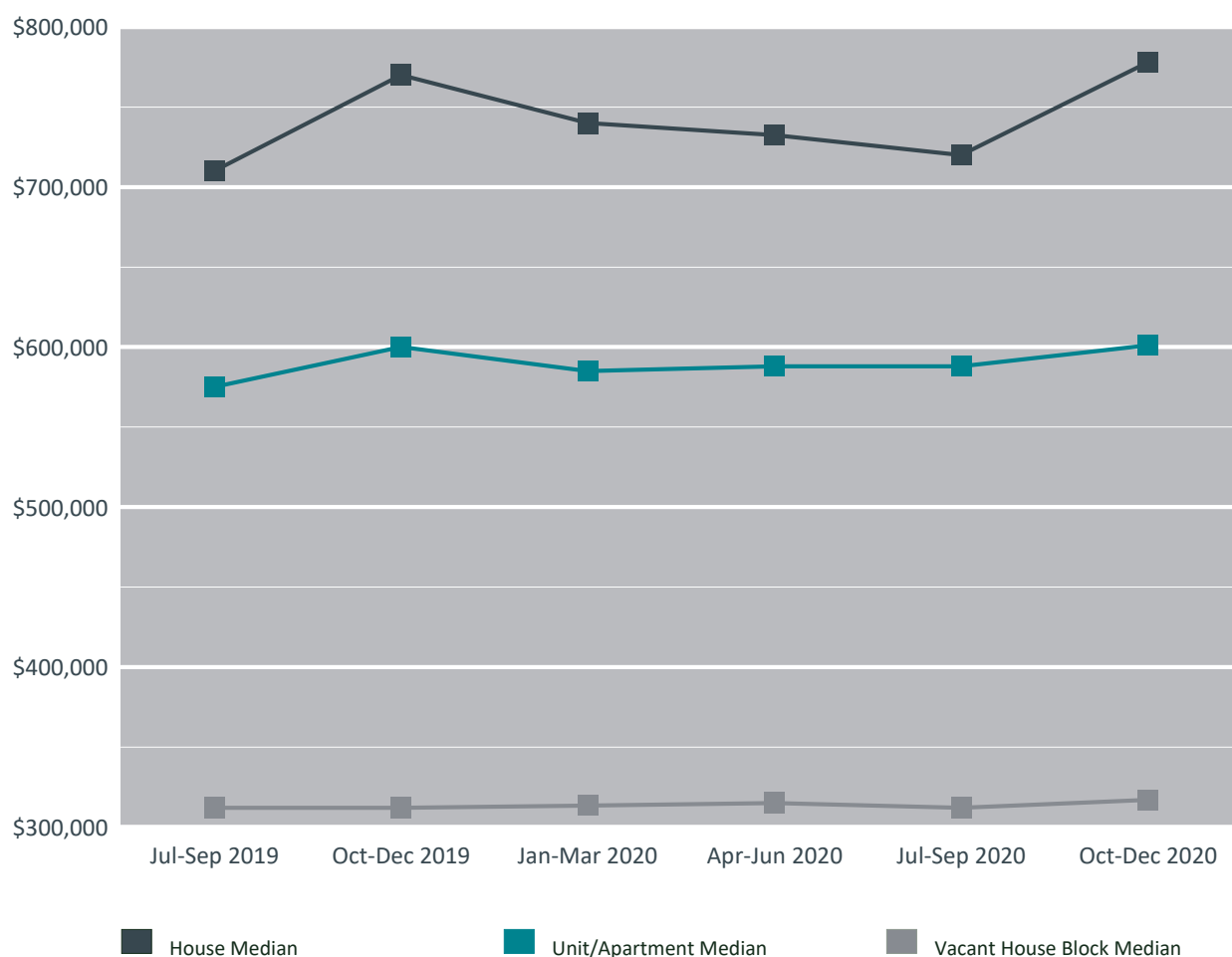
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2019	19,122	600,000	0.0	9,042	540,000	0.0	5,958	265,000	0.0
Oct-Dec 2019	22,644	642,000	7.0	10,316	573,300	6.2	6,386	270,000	1.9
Jan-Mar 2020	17,693	620,000	-3.4	8,136	550,000	-4.1	5,760	267,000	-1.1
Apr-Jun 2020	14,598	620,000	0.0	6,428	560,000	1.8	6,298	265,000	-0.7
Jul-Sep 2020	14,048	578,800	-6.7	5,272	531,800	-5.0	9,264	256,000	-3.4
Oct-Dec 2020	24,260	655,300	13.2	9,646	578,800	8.8	8,122	284,000	10.9

MELBOURNE METROPOLITAN AREA

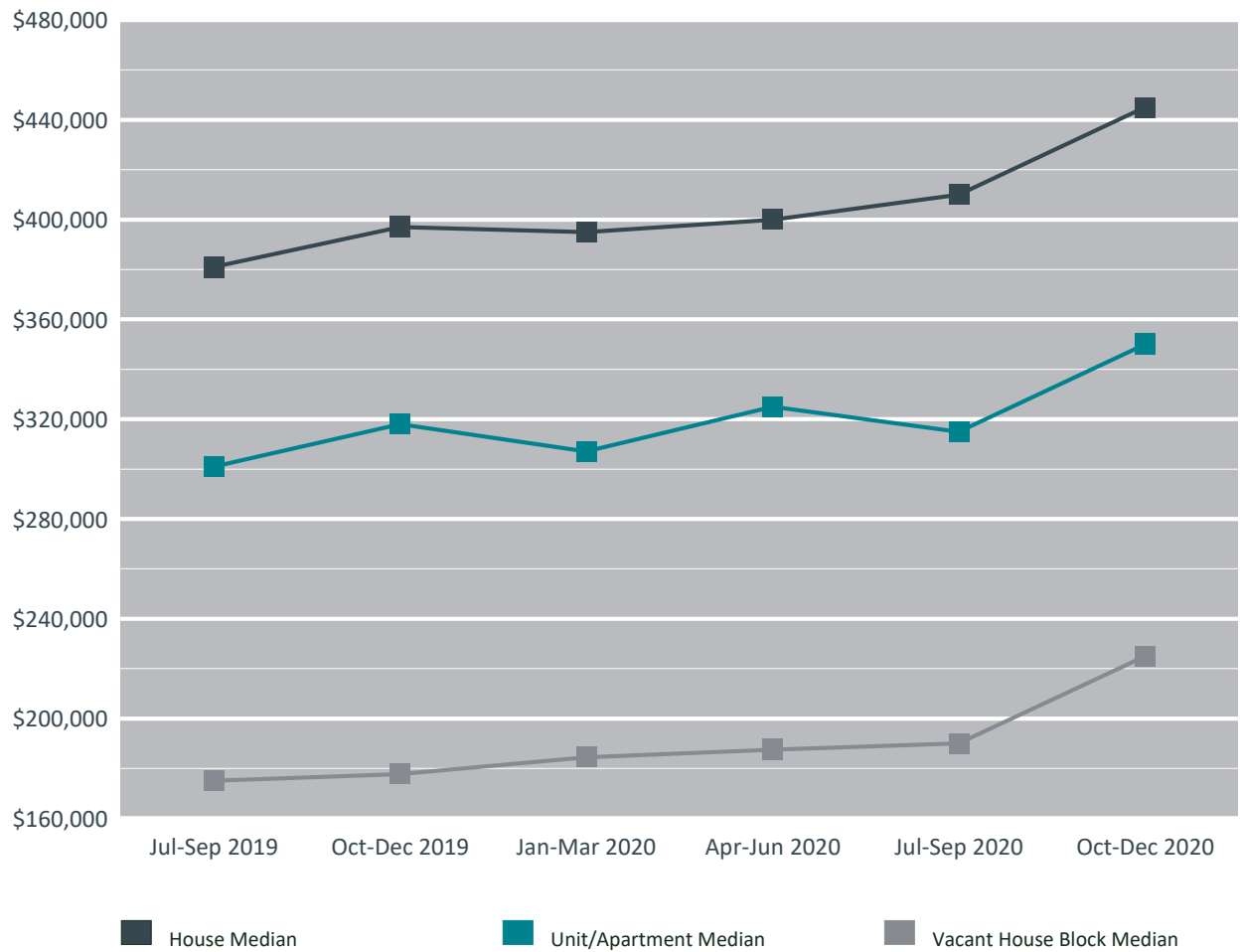
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2019	12,938	710,000	0.0	7,962	575,000	0.0	3,363	312,000	0.0
Oct-Dec 2019	15,524	770,000	8.5	9,143	600,000	4.3	3,754	312,000	0.0
Jan-Mar 2020	11,434	740,000	-3.9	7,118	585,000	-2.5	3,247	313,500	0.5
Apr-Jun 2020	9,682	732,500	-1.0	5,721	588,000	0.5	3,416	315,000	0.5
Jul-Sep 2020	7,314	720,000	-1.7	4,209	588,000	0.0	4,397	312,000	-1.0
Oct-Dec 2020	15,795	778,000	8.1	8,424	601,000	2.2	4,577	317,000	1.6

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2019	6,184	381,000	0.0	1,080	301,000	0.0	2,595	175,000	0.0
Oct-Dec 2019	7,120	397,000	4.2	1,173	318,000	5.6	2,632	177,800	1.6
Jan-Mar 2020	6,259	395,000	-0.5	1,018	307,000	-3.5	2,513	184,500	3.8
Apr-Jun 2020	4,916	400,000	1.3	707	325,000	5.9	2,882	187,500	1.6
Jul-Sep 2020	6,734	410,000	2.5	1,063	315,000	-3.1	4,867	190,000	1.3
Oct-Dec 2020	8,465	445,000	8.5	1,222	350,000	11.1	3,545	225,000	18.4

MEDIAN HOUSE PRICES

Oct-Dec 2019 to Oct-Dec 2020

Locality	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	No. of Sales Oct-Dec 2020	No. of Sales 2020	Change (%)	
								Oct-Dec 2019 to Oct-Dec 2020	Jul-Sep 2020 to Oct-Dec 2020
ABBOTSFORD	1155000	1230000	1080000^	1260000^	1230000	20	53	6.5	-2.4
ABERFELDIE	1650000	1732500^	1375000	1800000^	1780000^	9	35	7.9	-1.1
AINTREE	620100	675000	705000	730000	687800	52	116	10.9	-5.8
AIREYS INLET	1400000^	1050000^	1130000^	1300000^	1365000^	6	26	-2.5	5.0
AIRPORT WEST	851000	832500	798500	785000	820000	31	101	-3.6	4.5
ALBANVALE	517000	551500	505000^	505000	580000	21	55	12.2	14.9
ALBERT PARK	2220000	2040000	1800000	1738800^	2010000	29	88	-9.5	15.6
ALBION	737500^	765000^	571000^	755000^	720000	10	22	-2.4	-4.6
ALEXANDRA	325000	388500	395000	340000	455000	13	55	40.0	33.8
ALFREDTON	485100	500000	500000	505000	528000	71	234	8.8	4.6
ALPHINGTON	1717500	1435500^	1930000^	1865000^	1885000	12	31	9.8	1.1
ALTONA	947000	1010000	925000	820000	935000	35	112	-1.3	14.0
ALTONA EAST	855000^	802500	858500^	805000^	940000	17	37	9.9	16.8
ALTONA MEADOWS	612500	650000	600000	625000	680000	23	74	11.0	8.8
ALTONA NORTH	800500	832500	800000	907500	845000	30	119	5.6	-6.9
ANGLESEA	1115000	965000	863000	1035000	1260000	30	96	13.0	21.7
APOLLO BAY	557500	730000	590000^	640000^	770000	17	40	38.1	20.3
ARARAT	227500	234000	240000	278000	243800	46	174	7.1	-12.3
ARDEER	572000	600000^	575000^	630000^	625000	13	27	9.3	-0.8
ARMADALE	3100000	2435000	2625000	2054000	2714000	26	69	-12.5	32.1
ARMSTRONG CREEK	527500	531800	550000	570000	577500	76	239	9.5	1.3
ASCOT (GREATER BENDIGO)	415000	453800	450000	480000^	472500	18	46	13.9	-1.6
ASCOT VALE	1030000	1206000	1280000	1332500	1231500	46	142	19.6	-7.6
ASHBURTON	1722500	1527500	1528000	1666800	1660000	33	82	-3.6	-0.4
ASHWOOD	1219400	1156500	1240000	1210500^	1271000	18	47	4.2	5.0
ASPENDALE	963000	1215000	1031500	1115000	1095000	25	82	13.7	-1.8
ASPENDALE GARDENS	881500	925000	985000^	1002500^	970000	17	37	10.0	-3.2
ATTWOOD	632000^	680000^	813800^	714000^	774800	12	27	22.6	8.5
AVENEL	370000^	445000^	535000^	472500^	395000^	2	12	6.8	-16.4
AVOCA	230000^	265000^	225000^	235000^	313000^	6	21	36.1	33.2
AVONDALE HEIGHTS	856000	847500	800500	837500	870000	31	102	1.6	3.9
BACCHUS MARSH	505000	493000	525000	525500	506500	42	141	0.3	-3.6
BADGER CREEK	498000^	497500^	572500^	525000^	570000^	9	19	14.5	8.6
BAIRNSDALE	286000	293800	277500	284000	315000	81	234	10.1	10.9
BALACLAVA	1361000^	1436000^	1390000^	1414000^	1311000	10	32	-3.7	-7.3
BALCOMBE	1103000	1070000	1332500	1185000	1342000	47	122	21.7	13.2
BALLAN	451000	534500	470000^	472500	490000	17	51	8.6	3.7
BALLARAT CENTRAL	522500	590000	550000	530000	577500	36	119	10.5	9.0
BALLARAT EAST	383000	375500	370000	390000	460000	41	131	20.1	17.9
BALLARAT NORTH	478800	425000	421000	381500	480000	22	74	0.3	25.8
BALNARRING	800000^	970000^	782500^	1015000^	1000000	15	31	25.0	-1.5

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BALNARRING BEACH	1275000^	1175000^	1138500^	1350000^	1250000^	9	19	-2.0	-7.4
BALWYN	2404000	2267500	2140000	2180000	2358000	45	116	-1.9	8.2
BALWYN NORTH	1917400	2000100	1870000	1819400	1800000	77	233	-6.1	-1.1
BANDIANA	400300^	369000^	456300^	325000^	570000^	1	9	42.4	75.4
BANNOCKBURN	547500	567500	555000	550000	602000	22	91	10.0	9.5
BARANDUDA	407500	449000^	398500^	409500^	423000	16	33	3.8	3.3
BARNAWARTHA	357000^	432500^	327500^	345000^	320000^	7	14	-10.4	-7.2
BARWON HEADS	1087500	1495000	1005000	1125000	1383500	24	80	27.2	23.0
BAXTER	569000	541500^	577500^	566000^	575000	14	34	1.1	1.6
BAYSWATER	800000	755000	747000	700000	751000	27	88	-6.1	7.3
BAYSWATER NORTH	695600	759500	690000	788000	730500	38	89	5.0	-7.3
BEACONSFIELD	640000	710000	765000	672500	750000	37	102	17.2	11.5
BEAUFORT	238500	294500^	320000^	322500^	347500	14	31	45.7	7.8
BEAUMARIS	1637500	1690000	1800000	1690000	1700000	60	138	3.8	0.6
BEECHWORTH	504000	480000	439100	497500	580000	27	68	15.1	16.6
BELGRAVE	691000	664100	641000	650000	710000	29	66	2.7	9.2
BELGRAVE HEIGHTS	622500^	702500^	750000^	750000*	800000^	5	16	28.5	NA
BELGRAVE SOUTH	697500^	697500*	665000^	782500^	862500^	7	11	23.7	10.2
BELL PARK	480000	500800	500000	495000	492500	22	82	2.6	-0.5
BELL POST HILL	476000	560000	492500	497400	533000	22	82	12.0	7.2
BELLFIELD (BANYULE)	750000^	735000^	910000^	750000^	875000^	9	22	16.7	16.7
BELMONT	561000	575500	582500	615000	610000	76	258	8.7	-0.8
BENALLA	292000	298000	269500	310000	322600	82	216	10.5	4.0
BENDIGO	413000	430000	506000	500000	550000	36	123	33.2	10.0
BENTLEIGH	1411000	1510000	1469000	1500000	1550000	43	115	9.9	3.3
BENTLEIGH EAST	1250000	1260800	1155000	1150000	1302500	104	283	4.2	13.3
BERWICK	675000	715000	680000	674400	715000	239	619	5.9	6.0
BEVERIDGE	550000^	600000^	555000^	532000	540000	11	41	-1.8	1.5
BIRCHIP	130500^	102500^	140000^	120500^	135000^	5	19	3.4	12.0
BIRREGURRA	423000^	465000^	512000^	379000^	496000^	4	17	17.3	30.9
BITTERN	605000	615000	567500^	627500	670000	18	42	10.7	6.8
BLACK HILL	515000	420000^	405000^	400000^	520000	20	43	1.0	30.0
BLACK ROCK	1727500	1920000	2220000	2110000^	1840000	25	56	6.5	-12.8
BLACKBURN	1380000	1355500	1350000	1387500	1529000	38	123	10.8	10.2
BLACKBURN NORTH	1156000	1100000	1046500	1128000^	1092500	26	69	-5.5	-3.1
BLACKBURN SOUTH	1180000	1170000	1061800	1040000	1135000	25	77	-3.8	9.1
BLACKWOOD	405000^	405000*	542500^	435000^	490000^	1	12	21.0	12.6
BLAIRGOWRIE	950000	937500	957500	1045000	1476000	72	168	55.4	41.2
BLIND BIGHT	555000^	600000^	560000^	545000^	600000^	7	22	8.1	10.1
BONBEACH	908000	965000	900000	885000	889500	16	60	-2.0	0.5
BONNIE DOON	457500^	290000^	352500^	340000^	430000^	7	14	-6.0	26.5

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BONSHAW	348500^	430000^	415000^	474000^	465000^	6	14	33.4	-1.9
BOOLARRA	284300^	284300*	245000^	175000^	262500^	6	8	-7.7	50.0
BOORT	189500^	163800^	120000^	157500^	172500^	6	15	-9.0	9.5
BORONIA	730000	727500	697500	705000	730000	57	216	0.0	3.5
BOTANIC RIDGE	720600	726000	720000	762500	727500	44	125	1.0	-4.6
BOX HILL	1552500	1613000	1383000^	1429000^	1450000	13	41	-6.6	1.5
BOX HILL NORTH	1265000	1200000	1210000	1180000	1170000	32	86	-7.5	-0.8
BOX HILL SOUTH	1283400	1380000	1196400	1060000	1250000	24	68	-2.6	17.9
BRAYBROOK	669000	705000	671500	642000	703800	34	113	5.2	9.6
BREAKWATER	405000^	405000*	418300^	410000^	407000^	2	7	0.5	-0.7
BRIAGOLONG	300000^	300000*	262500^	310000^	292000^	4	13	-2.7	-5.8
BRIAR HILL	868000	900000^	845000^	821000^	925800	12	22	6.7	12.8
BRIGHT	575000	645000^	650000^	620000	769000	29	60	33.7	24.0
BRIGHTON	2740000	2920000	2890000	3087500	3200000	81	210	16.8	3.6
BRIGHTON EAST	1762500	1797500	1850000	1895000	2073500	72	170	17.6	9.4
BROADFORD	445000	412500	420000	503800	466000	21	73	4.7	-7.5
BROADMEADOWS	562700	566300	555000	550000	563500	17	67	0.2	2.5
BROOKFIELD	480000	512000	460000	530000	506000	44	144	5.4	-4.5
BROOKLYN	675000^	617500^	725000^	665000^	740000^	3	15	9.6	11.3
BROWN HILL	467500	486000	465000^	465500	537500	19	55	15.0	15.5
BRUNSWICK	1155000	1208000	1095000	969000	1107500	72	168	-4.1	14.3
BRUNSWICK EAST	992500	1252500	1283000	1115800^	1365000	29	66	37.5	22.3
BRUNSWICK WEST	1140000	1120000	1180000	1135000	1255300	22	77	10.1	10.6
BRUTHEN	276500^	215000^	215000*	348000^	361000^	6	10	30.6	3.7
BULLEEN	1210000	1250000	1210000	1100000	1057500	32	88	-12.6	-3.9
BUNDALONG	515000^	458500^	1275000^	700000^	755000^	7	16	46.6	7.9
BUNDOORA	770000	767000	698500	695000	750500	76	219	-2.5	8.0
BUNINYONG	445000	572500^	590000^	605000	548000	15	41	23.1	-9.4
BUNYIP	558000^	785000^	545000	535000^	535000	11	34	-4.1	0.0
BURNSIDE	616000	663000	714500^	607500	675300	10	43	9.6	11.2
BURNSIDE HEIGHTS	595000	618000	651000	662500	677500	26	69	13.9	2.3
BURWOOD	1200000	1302500	1007500	1331000^	1309000	38	83	9.1	-1.7
BURWOOD EAST	1106000	1088000	1000000	930000	1130000	25	94	2.2	21.5
CAIRNLEA	730000	810000	789500	800000^	805000	20	62	10.3	0.6
CALIFORNIA GULLY	290800	318000	300000	305000	333000	30	94	14.5	9.2
CAMBERWELL	2295000	2022800	2278900	1995000	2055000	55	150	-10.5	3.0
CAMPBELLFIELD	544000	530000^	515000^	575000^	547500^	4	24	0.6	-4.8
CAMPBELLS CREEK	530000	442000^	430000^	545000^	640000	13	32	20.8	17.4
CAMPERDOWN	295300	250000	258000	306500	315000	25	79	6.7	2.8
CANADIAN	357000	385100	427500	416000	510000	19	78	42.9	22.6
CANTERBURY	3100000	2630000	2700000	2670000^	3205000	29	78	3.4	20.0

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CAPE PATERSON	557500	658100	675000^	445000^	620000^	9	30	11.2	39.3
CAPE SCHANCK	1010000^	1018500^	1095500^	1312500^	1185000^	4	14	17.3	-9.7
CAPEL SOUND	500000	600000	565000	527500	588000	28	82	17.6	11.5
CARLTON	1750000	1522500^	1227500^	1315000^	1307500^	8	25	-25.3	-0.6
CARLTON NORTH	1816000	1347500^	1600000^	1520000	1455000	29	59	-19.9	-4.3
CARNEGIE	1507500	1371000	1366000	1356000	1612500	30	66	7.0	18.9
CAROLINE SPRINGS	652500	655000	680500	607500	628000	65	218	-3.8	3.4
CARRUM	750000	900000^	979000^	680500^	740000^	5	28	-1.3	8.7
CARRUM DOWNS	544600	575000	550000	580000	585000	103	301	7.4	0.9
CASTERTON	122500^	161500	120000^	117500	192000	16	48	56.7	63.4
CASTLEMAINE	559000	562500	479500	508800	577500	56	136	3.3	13.5
CAULFIELD	1811000	2125000^	1795000^	1705000^	1688500^	6	19	-6.8	-1.0
CAULFIELD EAST	1372500^	1748500^	900000^	920000^	952500^	2	10	-30.6	3.5
CAULFIELD NORTH	2625000	2557500	2062000	1880000	2350000	31	91	-10.5	25.0
CAULFIELD SOUTH	1722500	1725000	1727500	1735000	1757500	40	93	2.0	1.3
CHADSTONE	1135000	1182000	966500	1145000^	1071900^	8	35	-5.6	-6.4
CHARLEMONT	495300^	540000	533500^	535000^	496500	10	37	0.3	-7.2
CHARLTON	135000^	197500^	137500^	150000^	150000	11	30	11.1	0.0
CHELSEA	960000	872500	985000	1025000^	983800	14	58	2.5	-4.0
CHELSEA HEIGHTS	790400	845000	790000^	770000^	822000	23	53	4.0	6.8
CHELTENHAM	1172500	1170000	1146000	1067500	1202000	47	119	2.5	12.6
CHELTENHAM EAST	955500	1038000^	917500^	930000	1040000	17	45	8.8	11.8
CHELTENHAM NORTH	1036000^	950500	905000^	815000^	906300	12	39	-12.5	11.2
CHEWTON	532500^	576000^	520000^	403800^	632500^	6	13	18.8	56.7
CHILTERN	221500^	311100^	311100*	321000^	353800^	2	12	59.7	10.2
CHIRNSIDE PARK	675000	760000	770300	745000	840000	53	161	24.4	12.8
CHURCHILL	192300	197000	210000	235000	248500	22	94	29.3	5.7
CLARINDA	846600	852500	843800	890000^	850000	11	40	0.4	-4.5
CLAYTON	1183000	1116000	1045000	1005900^	1060000^	9	38	-10.4	5.4
CLAYTON NORTH	1644000^	1655000^	1444400^	895100^	1140000^	5	10	-30.7	27.4
CLAYTON SOUTH	880000	800000	830000^	830000^	913800	14	37	3.8	10.1
CLIFTON HILL	1553000	1538500	1345000	1040000^	1376000	21	52	-11.4	32.3
CLIFTON SPRINGS	489000	517000	505500	500000	542000	58	176	10.8	8.4
CLUNES	372500^	305000^	360000^	295000^	422500	16	34	13.4	43.2
CLYDE	586500	566500	590000	590500	570000	69	202	-2.8	-3.5
CLYDE NORTH	597500	600000	605000	600000	635500	146	403	6.4	5.9
COBBLEBANK	524000	500000	526000	495000^	536000	20	53	2.3	8.3
COBDEN	300000^	230000^	276500^	293000^	260000^	3	22	-13.3	-11.3
COBRAM	275000	300000	252000	239000	322500	42	119	17.3	34.9
COBURG	1070000	1132500	972500	1075000	1127500	92	225	5.4	4.9
COBURG EAST	934000	943500	945000	1157500^	1003500	18	60	7.4	-13.3

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COBURG NORTH	825000	915000	862600	880000 [^]	920000	23	61	11.5	4.5
COCKATOO	660000	600000	509000	635000	612000	29	63	-7.3	-3.6
COHUNA	192500	193000	240000	225000	250000	16	58	29.9	11.1
COLAC	315000	352500	350000	347000	366000	61	181	16.2	5.5
COLDSTREAM	645000 [^]	656000 [^]	652000 [^]	647800 [^]	640000	12	30	-0.8	-1.2
COLERAINE	165000 [^]	120000 [^]	147500 [^]	125000	154500 [^]	4	24	-6.4	23.6
COLLINGWOOD	1173000	1172500	1600000	1048000 [^]	1155000 [^]	7	36	-1.5	10.2
COOLAROO	455000 [^]	480000 [^]	420300 [^]	500000 [^]	473800	12	25	4.1	-5.3
COONANS HILL	905000	985000 [^]	980000 [^]	1050000 [^]	1185000 [^]	9	24	30.9	12.9
COONGULLA	355800 [^]	310000 [^]	310000 [*]	265000 [^]	265000 [*]	0	3	NA	NA
CORINELLA	345000 [^]	540000 [^]	450000 [^]	630000 [^]	465500	10	31	34.9	-26.1
CORIO	374800	370000	380000	395000	395000	80	229	5.4	0.0
CORONET BAY	388800 [^]	380000	380000 [^]	364000 [^]	465000	11	36	19.6	27.7
COROROOKE	142000 [^]	142000 [*]	335000 [^]	335000 [*]	392500 [^]	1	7	176.4	NA
CORRYONG	241000 [^]	211500	190000 [^]	258500 [^]	230000	11	36	-4.6	-11.0
COWES	605000	542000 [^]	602300	580000	611500	20	52	1.1	5.4
COWES WEST	475000	488500	466300	535300	579500	62	172	22.0	8.3
CRAIGIEBURN	535000	560000	567000	560000	575000	350	905	7.5	2.7
CRANBOURNE	501800	518800	492500	500000	538000	92	267	7.2	7.6
CRANBOURNE EAST	600000	562600	565000	583000	600000	100	271	0.0	2.9
CRANBOURNE NORTH	570000	576000	596500	582500	590000	97	271	3.5	1.3
CRANBOURNE SOUTH	636800 [^]	637900 [^]	640000 [^]	580500 [^]	622500	10	18	-2.2	7.2
CRANBOURNE WEST	530000	540000	530500	542500	589500	80	292	11.2	8.7
CREMORNE	1299500	1472500 [^]	1051000 [^]	1028000 [^]	1435000 [^]	9	21	10.4	39.6
CRESWICK	365000	370000	380000	392500	400000	19	71	9.6	1.9
CRIB POINT	502800	577000	578800 [^]	580000	605000	12	45	20.3	4.3
CROYDON	780500	770000	745000	746000	845000	89	259	8.3	13.3
CROYDON HILLS	868000	955000 [^]	1004000	880000 [^]	892800	22	48	2.9	1.4
CROYDON NORTH	864000	902500	850000	802500	850000	28	72	-1.6	5.9
CROYDON SOUTH	750000	762500	828000 [^]	690000	749500	25	65	-0.1	8.6
CURLEWIS	570000	546000	485000	572500	590000	23	68	3.5	3.1
DALLAS	460000	480000	450000	466000 [^]	480000	19	56	4.3	3.0
DALYSTON	410000 [^]	350000 [^]	385000 [^]	445000 [^]	480000 [^]	7	20	17.1	7.9
DANDENONG	623500	630000	616000	607000	630000	52	154	1.0	3.8
DANDENONG NORTH	637500	651000	630000	630000	639000	69	162	0.2	1.4
DARLEY	555000	535000	485000	470000	557500	36	111	0.5	18.6
DAYLESFORD	600000	665000	642500	665000	825000	25	81	37.5	24.1
DEANSIDE	-	4300000 [^]	363300 [^]	473500 [^]	359000 [^]	5	10	0.0	-24.2
DEEPDENE	2880000 [^]	5475000 [^]	2915000 [^]	3150000 [^]	2620000 [^]	6	15	-9.0	-16.8
DEER PARK	605000	585000	560000	565000	590000	61	179	-2.5	4.4
DELACOMBE	395000	365000	392500	425000	425000	29	93	7.6	0.0

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DELAHEY	590000	602000	541500	580000	572000	23	68	-3.1	-1.4
DENNINGTON	405000^	427300^	390000	382500^	380000	15	40	-6.2	-0.7
DERRIMUT	680000	630000	645000	607000^	695500	22	55	2.3	14.6
DIAMOND CREEK	741800	766100	749000	770000	896000	47	127	20.8	16.4
DIGGERS REST	567500	532700	545000	586000	565000	32	75	-0.4	-3.6
DIMBOOLA	93000^	157000^	222500^	150000	169500^	9	32	82.3	13.0
DINGLEY VILLAGE	890000	940000	880000^	929000	960000	25	63	7.9	3.3
DINNER PLAIN	515000^	452500^	557500^	697500^	606300^	4	20	17.7	-13.1
DONALD	105000	164000^	125000	132000	188800	10	41	79.8	43.0
DONCASTER	1300000	1326300	1230000	1255000	1300000	57	160	0.0	3.6
DONCASTER EAST	1267500	1270400	1225000	1227500	1255000	73	234	-1.0	2.2
DONNYBROOK	540000^	622500	707500^	725000^	614000^	9	24	13.7	-15.3
DONVALE	1199000	1167500	1123500	1115000	1225000	30	76	2.2	9.9
DOREEN	611000	621000	597500	601000	660000	130	377	8.0	9.8
DOVETON	485000	490000	463000	486500	525500	42	118	8.4	8.0
DROMANA	655500	725000	800000	760000	798300	38	114	21.8	5.0
DROUIN	451300	467500	462500	451300	502500	84	254	11.4	11.4
DRYSDALE	636300	630000	517500	603800	627500	26	64	-1.4	3.9
DUNKELD	172500^	267500^	610000^	220000^	295000^	1	12	71.0	34.1
DUNNSTOWN	607500^	549900^	390000^	485000^	485000*	0	3	NA	NA
DUNOLLY	158800^	209000^	245000^	226000^	198500^	2	12	25.0	-12.2
EAGLE POINT	425000^	370800^	468000^	397500^	356000	11	29	-16.2	-10.4
EAGLEHAWK	336000	344800	325500	363000	364400	38	110	8.5	0.4
EAGLEMONT	1630000	1875000	2029000^	1790000^	2310000^	9	36	41.7	29.1
EAST BAIRNSDALE	313000^	335000^	314500^	316000^	307000^	7	22	-1.9	-2.8
EAST BENDIGO	409300	398500^	344000^	408300	377500	14	41	-7.8	-7.5
EAST GEELONG	710000	865000	760000^	815000	815000	18	53	14.8	0.0
EAST MELBOURNE	3837500^	2350000^	2100000^	2100000*	2600000^	9	15	-32.2	NA
EAST WARBURTON	469000^	532500^	593000^	593000*	320000^	3	8	-31.8	NA
EASTWOOD	410000	395000	395000	414000	460000	13	53	12.2	11.1
ECHUCA	370000	382000	427500	382500	432000	74	217	16.8	12.9
EDENHOPE	162800	162800*	177000^	160000	139000	12	25	-14.6	-13.1
EDITHVALE	1055000	1067500	956000	984300	1100000	19	65	4.3	11.8
EILDON	260000^	282500	283000^	290000^	285000^	9	29	9.6	-1.7
ELLIMINYT	469000^	380000	482500^	475000^	481500	12	39	2.7	1.4
ELMORE	210500^	245000^	377500^	273400^	206000^	4	17	-2.1	-24.6
ELSTERNWICK	1925000	2375000^	2062500^	2355000^	1985000	23	48	3.1	-15.7
ELTHAM	982500	915000	986000	855000	1085000	58	151	10.4	26.9
ELTHAM NORTH	930000	1000000	991000	1135000^	1070300	24	62	15.1	-5.7
ELWOOD	1995000	1730000	2040000	2275000	2037500	38	100	2.1	-10.4
EMERALD	700000	742500	700000	715000^	770000	23	65	10.0	7.7

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ENDEAVOUR HILLS	638300	658300	645000	646900	690000	83	228	8.1	6.7
EPPING	580000	579500	567500	555000	577000	98	299	-0.5	4.0
EPSOM	375000	410000	416800	430000	460000	33	93	22.7	7.0
ESSENDON	1552500	1577500	1455000	1307500	1613800	54	136	3.9	23.4
ESSENDON NORTH	1100000^	1090000^	1260000^	1047500^	1091500^	6	17	-0.8	4.2
ESSENDON WEST	1320000^	1378000^	1300000^	1240000^	1270000^	5	18	-3.8	2.4
EUMEMMERRING	520000^	556500^	525000^	540000^	705000^	2	17	35.6	30.6
EUREKA	371500^	315000^	475000^	320000^	561000^	6	12	51.0	75.3
EUROA	338000	360000	355000^	360000	330000	13	45	-2.4	-8.3
EYNESBURY	578000	547000	633800	570000^	625000	17	47	8.1	9.6
FAIRFIELD	1220000	1445000^	1300000^	1401000	1413000	14	40	15.8	0.9
FAIRHAVEN	1395000^	1420000^	2200000^	1220000^	1525000	10	18	9.3	25.0
FAWKNER	702000	722000	710000	687000	720000	41	123	2.6	4.8
FERNTREE GULLY	765000	758300	726300	740000	761300	80	238	-0.5	2.9
FERNY CREEK	725000^	920000^	815000^	750000^	1052500^	6	14	45.2	40.3
FINGAL	1860000^	991300^	1176000^	1500000^	1305000	13	30	-29.8	-13.0
FITZROY	1570000	1340000	1459000^	1440000^	1450000	37	70	-7.6	0.7
FITZROY NORTH	1450000	1672500	1625000	1450000^	1520000	41	100	4.8	4.8
FIVEWAYS	637000^	490000^	411000^	535000^	445000^	1	10	-30.1	-16.8
FLEMINGTON	1019500	1017000	915000^	1003500^	1215000	21	51	19.2	21.1
FLINDERS	1415000	1500000^	2472500^	2432500^	2052500	10	29	45.1	-15.6
FLORA HILL	385000	384500	397100	390000	395000	15	56	2.6	1.3
FLOWERDALE	405000^	420000^	398000^	317500^	412500^	4	13	1.9	29.9
FOOTSCRAY	912000	970000	810000	801100	915000	40	109	0.3	14.2
FOREST HILL	930000	1075000	978500	975000^	980000	37	76	5.4	0.5
FOSTER	330000	400000^	349000^	387500^	391800	16	34	18.7	1.1
FRANKSTON	600500	621000	618000	610000	640000	188	486	6.6	4.9
FRANKSTON NORTH	430800	455000	435000	428000	468500	34	101	8.8	9.5
FRANKSTON SOUTH	841500	820000	866500	840000	897500	113	249	6.7	6.8
FRASER RISE	640000	635000	605000	611800	629000	40	103	-1.7	2.8
FYANSFORD	787000^	750000^	1007500^	806000^	795000^	5	16	1.0	-1.4
GARDEN CITY	1300000^	2143800^	1315000^	1750000^	1925000^	3	10	48.1	10.0
GARFIELD	530000^	600000^	610000^	623300^	580000^	9	20	9.4	-6.9
GEELONG	658000	795000	1150000^	852800	906800	14	52	37.8	6.3
GEELONG WEST	690000	775000	720000	720000	755000	41	134	9.4	4.9
GEMBROOK	676000	630000^	600000^	730000^	730000^	7	19	8.0	0.0
GISBORNE	757500	782000	810000	840000	860000	43	136	13.5	2.4
GLADSTONE PARK	650000	650000	610000	632000	650000	29	84	0.0	2.8
GLEN HUNTLY	1440000^	1480000^	1149000^	1620500^	1516000^	5	13	5.3	-6.4
GLEN IRIS	2094000	2100000	2080000	2142000	2200000	81	187	5.1	2.7
GLEN WAVERLEY	1340500	1290000	1236000	1267500	1318000	100	299	-1.7	4.0

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GLENROWAN	372500^	372500*	330000^	345000^	390300^	6	14	4.8	13.1
GLENROY	747500	740000	715000	760000	775000	43	138	3.7	2.0
GOLDEN BEACH	220000^	300000^	250000^	262500	260000	12	33	18.2	-1.0
GOLDEN POINT (BALLARAT)	352500	385000	467500	395000	450000	21	56	27.7	13.9
GOLDEN SQUARE	342500	365000	342600	386500	409500	51	182	19.6	6.0
GORDON	630000^	649500^	649500*	559000^	585000^	3	9	-7.1	4.7
GOUGHS BAY	365000^	500000^	263000^	382000^	387500^	4	14	6.2	1.4
GOWANBRAE	750000^	764000^	647500^	790000^	690500^	8	22	-7.9	-12.6
GRANTVILLE	460000	452500	360000^	375000^	485000	12	36	5.4	29.3
GREEN LAKE	195000^	375000^	360000^	266000^	328500^	8	20	68.5	23.5
GREENSBOROUGH	825000	835000	864300	810000	865000	76	190	4.8	6.8
GREENVALE	720000	721000	705000	725000	722000	67	202	0.3	-0.4
GROVEDALE	530000	547000	530000	525000	569000	71	230	7.4	8.4
HADFIELD	750000	730000	730000	785500	770000	25	69	2.7	-2.0
HALLAM	577500	590000	605500^	585300	612500	22	74	6.1	4.7
HALLS GAP	320000^	397500^	350000^	345000^	421300^	2	17	31.6	22.1
HAMILTON	220000	237500	212500	253800	285000	79	250	29.5	12.3
HAMLYN HEIGHTS	550500	560000	577500	535000	600000	42	132	9.0	12.1
HAMPTON	1918000	1855000	1990000	1937500	2170000	48	126	13.1	12.0
HAMPTON EAST	1255000	1331500	1285000	1207500^	1320000	16	59	5.2	9.3
HAMPTON PARK	510000	525000	530000	541000	550000	86	252	7.8	1.7
HARCOURT	417500^	490000^	490000*	570000^	570000*	0	10	NA	NA
HARKNESS	480000	470000	480000	466500	502500	55	193	4.7	7.7
HASTINGS	512500	555000	555000	565000	567500	46	132	10.7	0.4
HASTINGS WEST	450000	561000	547600^	470000	465000^	8	36	3.3	-1.1
HAWTHORN	2427500	2705000	2450000	2575000	1956000	36	122	-19.4	-24.0
HAWTHORN EAST	2255000	2177500	2376500	2618000	2180000	39	83	-3.3	-16.7
HEALESVILLE	613000	570000	610000	591000	640000	21	71	4.4	8.3
HEATHCOTE	320000	370000	340000^	315000^	407500	18	40	27.3	29.4
HEATHERTON	1000000^	865000^	991000^	860000^	992500	14	35	-0.8	15.4
HEATHMONT	915000	890000	940000	927500	930000	25	71	1.6	0.3
HEIDELBERG	1305000	1325000	1092000^	1240000	1340000	13	41	2.7	8.1
HEIDELBERG HEIGHTS	770000	928000	705000	815000	780000	16	51	1.3	-4.3
HEIDELBERG WEST	662300	795000	681000	683000^	705000	21	53	6.5	3.2
HEPBURN	450000^	485000^	560000^	482500^	540000^	7	17	20.0	11.9
HEPBURN SPRINGS	570000^	558800^	565000^	570000^	730000^	7	23	28.1	28.1
HERNE HILL	532500	542500	583500	640500	625000	21	59	17.4	-2.4
HEYFIELD	183500	207500	197000^	240000	275000	15	49	49.9	14.6
HEYWOOD	162500^	210000	188000^	165000^	215000^	7	29	32.3	30.3
HIGHETT	1333800	1300000	1300000	1220000	1377500	42	114	3.3	12.9
HIGHTON	692500	730000	710000	742500	772000	99	298	11.5	4.0

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HILLSIDE (MELTON)	650000	671000	670000	657500	695000	56	146	6.9	5.7
HOPETOUN	152000^	160000^	168000^	105000^	171000^	6	25	12.5	62.9
HOPPERS CROSSING	525000	535000	550000	550000	560000	115	365	6.7	1.8
HORSHAM	272500	250000	242500	260000	285000	111	357	4.6	9.6
HUGHESDALE	1308500	1457500^	1402500^	1522500^	1040000	11	26	-20.5	-31.7
HUNTINGDALE	1016000^	1220300^	1040000^	875000^	1172000^	5	14	15.4	33.9
HUNTLY	367500	372500	371000^	395000	435000	12	48	18.4	10.1
HURSTBRIDGE	740500	740000^	772500^	720000^	840000^	9	21	13.4	16.7
INDENTED HEAD	615500	605000^	497500^	537500^	615000	12	33	-0.1	14.4
INGLEWOOD	185000^	275000^	195000^	212000^	177500^	4	21	-4.1	-16.3
INVERLOCH	625000	649500	630000	615000	690000	87	220	10.4	12.2
INVERMAY PARK	500000	515000^	440000^	485000	550000^	7	34	10.0	13.4
IRONBARK	280000	465500^	372900	395000^	495000^	7	24	76.8	25.3
IRYMPLE	393000	315000	290000	383300	417800	13	65	6.3	9.0
IVANHOE	1486300	1565000	1590000	1880000^	1575000	16	58	6.0	-16.2
IVANHOE EAST	2044000	2145000^	1800000^	3125000^	1910000	13	30	-6.6	-38.9
JACANA	517500^	587500^	615000^	555000^	549000	10	18	6.1	-1.1
JACKASS FLAT	338500	415000	415000*	360000^	420000	17	37	24.1	16.7
JAN JUC	870100	933000^	920000	897500	1132500	20	56	30.2	26.2
JEERALANG NORTH	242500^	236500^	337500^	175000^	252500	13	28	4.1	44.3
JEPARIT	79500^	90000^	150000^	115000^	101500^	4	15	27.6	-11.8
JUNORTOUN	537500^	590000^	614000^	570000^	717500^	8	20	33.5	25.9
KALIMNA	310000^	320000^	350000^	356000	388000	13	33	25.2	9.0
KALKALLO	564000	540000	555000	567000	560000	48	116	-0.7	-1.2
KALLISTA	630000^	563800^	725000^	707500^	690000^	3	10	9.5	-2.5
KALORAMA	695000^	609000^	657500^	796000^	765000^	7	16	10.1	-3.9
KANGAROO FLAT	350000	370000	360500	372500	405000	65	214	15.7	8.7
KANGAROO GROUND SOUTH	970000^	1080000^	845000^	1350000^	1025000^	7	18	5.7	-24.1
KANIVA	177000^	137500^	96000^	99000^	174000^	6	19	-1.7	75.8
KEALBA	598000^	600000^	595000^	580000^	600000^	9	31	0.3	3.4
KEILOR	875000	800000	913800^	792500^	895500	16	45	2.3	13.0
KEILOR DOWNS	696300	650500	680600	649000	681300	22	60	-2.2	5.0
KEILOR EAST	815000	837900	825000	838000	842000	47	158	3.3	0.5
KEILOR LODGE	790000^	760000^	743000^	743000*	757500^	6	8	-4.1	NA
KEILOR PARK	700000^	737500	688000^	731900^	735000	13	34	5.0	0.4
KENNINGTON	374500	411000	437500	437000	425000	31	92	13.5	-2.7
KENSINGTON	1180000	1170000	985000	1133500	1200000	31	86	1.7	5.9
KERANG	147000	160000	180000	195000	231300	22	68	57.3	18.6
KEW	2700000	2200000	2180000	2442500	2210000	69	184	-18.1	-9.5
KEW EAST	2000000^	1540500^	1785000^	1785000*	1732500^	2	9	-13.4	NA
KEW NORTH	1770000	2221500	1600000^	1800000^	1760000	14	44	-0.6	-2.2

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KEYSBOROUGH	747500	773500	720000	763000	801000	90	257	7.2	5.0
KIALLA	470000	420000	455000	495000	502000	41	123	6.8	1.4
KILCUNDA	567500^	662000^	662500^	580000^	770000^	5	13	35.7	32.8
KILLARA (WODONGA)	430000^	421000	427500^	470000	502000	10	44	16.7	6.8
KILMORE	435000	476300	457500	470000	495000	37	130	13.8	5.3
KILSYTH	682500	693300	658000	640000	709000	44	146	3.9	10.8
KILSYTH SOUTH	854000^	856500^	875000^	912000^	820000^	5	17	-4.0	-10.1
KINGLAKE	550000^	620000^	585000^	530000^	600000^	5	18	9.1	13.2
KINGS PARK	522500	550000	530000	525000^	562500	28	73	7.7	7.1
KINGSBURY	700800^	722000^	685000^	912500^	766300^	6	23	9.3	-16.0
KINGSVILLE	998000	923500	1007000^	1040000^	1030000	19	40	3.2	-1.0
KNOXFIELD	784500	812400	790000	801000^	830000	13	54	5.8	3.6
KOO WEE RUP	547500^	510000	486300	489500	600000	13	44	9.6	22.6
KOONDROOK	231300	215000^	170000^	335000^	254000^	3	18	9.8	-24.2
KOROIT	380000^	360000	365000^	425000^	448500	12	38	18.0	5.5
KORUMBURRA	316300	385000	390000	360000	392500	26	84	24.1	9.0
KURUNJANG	429000	425000	416000	443800	425000	51	146	-0.9	-4.2
KYABRAM	262500	267000	280000	320000	285000	41	120	8.6	-10.9
KYNETON	622500	617500	570000	620000	675000	36	111	8.4	8.9
LAKE BOLAC	162000^	205000^	208800^	208800*	170000^	5	8	4.9	NA
LAKE GARDENS	517500	638000	661300^	624000^	607500	10	28	17.4	-2.6
LAKE TYERS BEACH	357500^	351000^	308000^	355000^	485000	12	29	35.7	36.6
LAKE WENDOUREE	855000	1200000^	1200000^	770000	1315000	10	41	53.8	70.8
LAKES ENTRANCE	331500	330000	313500	390000	390000	45	144	17.6	0.0
LALOR	627000	625000	590000	629800	645000	62	180	2.9	2.4
LANCEFIELD	545000	510000^	537500	632000^	540000^	9	24	-0.9	-14.6
LANG LANG	507000^	530000^	530000^	560000^	550000^	9	30	8.5	-1.8
LANGWARRIN	631500	645000	632800	650000	687500	105	284	8.9	5.8
LARA	484500	552500	500000	550000	507500	14	67	4.7	-7.7
LARA LAKE	550500	560800	545000	580000	586000	43	151	6.4	1.0
LAUNCHING PLACE	566300	522500	600000^	535000^	592500	14	32	4.6	10.7
LAVERTON	508400	560000	533500	568000	570000	23	75	12.1	0.4
LAVERTON SOUTH	650000	652500	645000	630000	656500	28	68	1.0	4.2
LEITCHVILLE	110500^	84300^	123500^	141000^	145000^	1	11	31.2	2.8
LENEVA	420500	455000^	441000^	425000^	512500	10	22	21.9	20.6
LEONGATHA	360000	395000	380000	390000	475000	39	109	31.9	21.8
LEOPOLD	520000	535000	523800	517500	542000	82	259	4.2	4.7
LILYDALE	700000	725000	688500	699900	752500	54	170	7.5	7.5
LINTON	433800^	337500^	309300^	338000^	242000^	1	9	-44.2	-28.4
LOCH SPORT	242500	239500	221500	272000	261300	30	94	7.7	-4.0
LONG GULLY	303500	271000	290500	303800	340000	11	53	12.0	11.9

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LONGWARRY	442500^	453000^	417500	430000	425000	15	44	-4.0	-1.2
LORNE	1400000	1625000	1020000^	1447500	1425000	18	53	1.8	-1.6
LOVELY BANKS	533100^	563000^	532500^	580000^	565000	11	26	6.0	-2.6
LOWER PLENTY	950000^	1311500^	912200^	785000^	617500^	6	21	-35.0	-21.3
LUCAS	465000	480000	440000	465000	510000	32	96	9.7	9.7
LUCKNOW	265000^	435000^	343000^	241000^	280800^	6	20	5.9	16.5
LYNBROOK	650000	615000	690000	640000	700000	30	76	7.7	9.4
LYNDHURST	707500	695000	700800	710000	712000	39	103	0.6	0.3
LYSTERFIELD	951400	1145300	945000^	985000	1100000	25	58	15.6	11.7
MACEDON	718000^	880000^	885000^	1000000^	850000^	4	17	18.4	-15.0
MACLEOD	920000	975000	950000	1016600	970000	25	76	5.4	-4.6
MADDINGLEY	440000	518000	517000	522500	527500	24	79	19.9	1.0
MAFFRA	274500	274300	303800	292500	325000	41	115	18.4	11.1
MAIDEN GULLY	505000	517500	560000	570000	650000	25	65	28.7	14.0
MAIDSTONE	839000	775000	750000	735000	840000	22	76	0.1	14.3
MALDON	532500	424500^	410000^	517300	578000	19	51	8.5	11.7
MALLACOOTA	305000^	400000^	355000^	315000^	425000^	7	25	39.3	34.9
MALVERN	2725000	2520000	2300000	2500000	3095000	28	74	13.6	23.8
MALVERN EAST	1787500	1700000	2090000	1625000	1990500	66	184	11.4	22.5
MANIFOLD HEIGHTS	752500	1134500^	960000^	892500^	785000	15	37	4.3	-12.0
MANOR LAKES	563500	555000	545000	561300	606500	64	168	7.6	8.1
MANSFIELD	440000	440000	460000	495000	520000	37	96	18.2	5.1
MARIBYRNONG	910000	927500	985000	900000	917000	33	89	0.8	1.9
MARLO	380000^	392000^	417500^	417500*	397500^	6	8	4.6	NA
MARONG	375000^	375000^	465000^	456000	465000	13	33	24.0	2.0
MARSHALL	480000	485000	499000^	510000	512000	11	45	6.7	0.4
MARYBOROUGH	241000	260000	265000	265000	289000	48	169	19.9	9.1
MARYSVILLE	350000^	350000*	415000^	486500^	455000^	7	10	30.0	-6.5
MCCRAE	815000	850000	960000	887500	1269000	26	76	55.7	43.0
MCKENZIE HILL	520000^	537500^	584000^	560000^	549000^	5	20	5.6	-2.0
MCKINNON	1525000	1750000^	1635000	1522500^	1838000	12	36	20.5	20.7
MCLOUGHLINS BEACH	227000^	145000^	246500^	129000^	259800^	6	15	14.4	101.4
MEADOW HEIGHTS	511000	482500	507500	484000	500000	29	108	-2.2	3.3
MELTON	385000	413800	390000	375000	395300	38	118	2.7	5.4
MELTON SOUTH	391000	401000	397500	421000	450000	65	170	15.1	6.9
MELTON WEST	420000	470000	456000	469000	490000	47	131	16.7	4.5
MENTONE	1145000	972500	1160000	1035000^	1083800	36	84	-5.3	4.7
MERBEIN	210000^	198300	168000	195000	247000	17	53	17.6	26.7
MERINDA PARK	508000^	545000^	482000	518800^	535000	14	37	5.3	3.1
MERNDA	560000	551000	560000	560000	595300	112	306	6.3	6.3
METUNG	390000	450000^	455000	465000	330000^	9	52	-15.4	-29.0

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MICKLEHAM	545000	551000	550000	595000	610000	81	261	11.9	2.5
MIDDLE PARK	3100000	3032500	1993000	2597500^	2667500	14	40	-14.0	2.7
MILDURA	335100	315000	335100	332500	351300	200	645	4.8	5.6
MILL PARK	684000	686000	700000	689000	690500	88	219	1.0	0.2
MILLGROVE	425000	430000	430000	406300^	430500	10	39	1.3	6.0
MINERS REST	420000	438000	420000	440000	476000	19	74	13.3	8.2
MINYIP	140000^	95000^	65300^	67500^	122500^	2	16	-12.5	81.5
MIRBOO NORTH	322500	312500^	325000^	381500^	390000^	9	33	20.9	2.2
MITCHAM	1040000	1092500	974500	902000	1121500	34	124	7.8	24.3
MITCHELL PARK	305000^	325000^	330000^	310000^	332500^	4	11	9.0	7.3
MOE	241300	235000	209000	280000	260000	57	195	7.8	-7.1
MOGGS CREEK	1500000*	1010000^	1350000^	1350000*	1350000*	0	7	NA	NA
MONBULK	663000	633500	620000	645000	720000	17	58	8.6	11.6
MONT ALBERT	1655000	2050000^	1478000^	2560000^	2208900^	9	25	33.5	-13.7
MONT ALBERT NORTH	1551000	1577500	1345000^	1357900^	1409500	20	43	-9.1	3.8
MONTMORENCY	870000	904300	922800	945000	902000	31	82	3.7	-4.6
MONTROSE	735000	720000	710000	757000^	737000	19	54	0.3	-2.6
MOONEE PONDS	1351000	1315000	1242500	1230000	1300000	43	116	-3.8	5.7
MOORABBIN	1177500	1177500	1040000	1059000	1148000	18	65	-2.5	8.4
MOOROOLBARK	733500	723000	687000	712500	732800	80	255	-0.1	2.8
MOOROOPNA	231800	265000	223800	266800	292500	42	139	26.2	9.7
MORDIALLOC	1022500	1100000	997500	988000^	1060000	17	55	3.7	7.3
MORNINGTON	872500	893000	860000	835000	903500	131	383	3.6	8.2
MORTLAKE	165000	185500	180000^	245000^	312000	13	37	89.1	27.3
MORWELL	183000	180000	185000	213800	225000	138	390	23.0	5.3
MOUNT BEAUTY	290000	293500^	317500^	309000^	355500	12	27	22.6	15.0
MOUNT CLEAR	407500	422500	400000	403800	425000	12	63	4.3	5.3
MOUNT DANDENONG	820000^	817000^	692500^	743500^	927500^	8	21	13.1	24.7
MOUNT DUNEED	583000	570000	580000^	575000	620000	38	95	6.3	7.8
MOUNT ELIZA	1227500	1280000	1200000	1262500	1405000	112	290	14.5	11.3
MOUNT EVELYN	666100	705000	720000	722500	708000	39	115	6.3	-2.0
MOUNT HELEN	509000^	450000	440000	460000	514000	22	66	1.0	11.7
MOUNT MACEDON	850000^	1035800^	1140000^	965000^	1050000^	7	20	23.5	8.8
MOUNT MARTHA	1510000	1400000	1335000	1242500	1567500	42	123	3.8	26.2
MOUNT PLEASANT	341500^	415000^	372500^	390000^	422500	16	36	23.7	8.3
MOUNT WAVERLEY	1329300	1313000	1310000	1255800	1260000	83	262	-5.2	0.3
MULGRAVE	854000	846300	815000	825000	902500	56	176	5.7	9.4
MURCHISON	253500^	275000^	308000^	231800^	340000^	4	14	34.1	46.7
MURRUMBEENA	1401300	1495000	1599000^	1483000^	1375000	25	52	-1.9	-7.3
MURTOA	125000^	145000	122500^	148500^	129000^	4	24	3.2	-13.1
MYRTLEFORD	332500	351300	370000	396500	385000	19	66	15.8	-2.9

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NAGAMBIE	430000	457500	423800^	490000^	440500^	8	31	2.4	-10.1
NARRE WARREN	620000	600000	595000	600000	633500	114	302	2.2	5.6
NARRE WARREN NORTH	1064500	1185000^	1050000^	1084000^	1190000	15	34	11.8	9.8
NARRE WARREN SOUTH	636800	647500	645000	671300	685000	117	312	7.6	2.0
NATHALIA	225000	240000^	270000^	242500	256000	14	35	13.8	5.6
NEERIM SOUTH	520000^	577500^	425000^	511500^	457500^	8	19	-12.0	-10.6
NERRINA	440000^	625000^	411000^	597500	735000	12	35	67.0	23.0
NEW GISBORNE	717500^	682500^	715000^	716500^	816000	10	27	13.7	13.9
NEWBOROUGH	247000	272500	308000	302000	315000	29	125	27.5	4.3
NEWCOMB	434000	468000	437500	471400	525000	20	73	21.0	11.4
NEWINGTON	516300^	605000^	575000^	908500^	820000^	9	24	58.8	-9.7
NEWLANDS ARM	430500^	422800^	720000^	541300^	464000^	6	20	7.8	-14.3
NEWPORT	1000000	1095000	1002000	1100000	1132000	44	134	13.2	2.9
NEWSTEAD	462500	419000^	419000*	480000^	672500^	2	10	45.4	40.1
NEWTOWN (GREATER GEELONG)	906000	1002500	880000	911000	994800	48	165	9.8	9.2
NHILL	109500	107500	206800^	189000	135000	13	51	23.3	-28.6
NICHOLS POINT	465500^	435000^	450000^	640000^	550000^	1	5	18.2	-14.1
NIDDRIE	1050000	876300	897500	975300	1140000	35	77	8.6	16.9
NOBLE PARK	655000	653000	625000	650000	708000	53	153	8.1	8.9
NOBLE PARK NORTH	660000	676000^	645000	637000^	672500	22	44	1.9	5.6
NORLANE	350000	366500	363500	374300	375800	48	124	7.4	0.4
NORTH BENDIGO	315000	360000	400000	377500	413800	20	73	31.3	9.6
NORTH GEELONG	548000^	682500	555000	525000	520000	15	57	-5.1	-1.0
NORTH MELBOURNE	1510000	1135000	1061100	1235500^	1104000	14	40	-26.9	-10.6
NORTH WONTHAGGI	357000	410000	366500^	435000	418000	30	71	17.1	-3.9
NORTHCOTE	1465000	1400000	1431000	1348000	1411000	69	182	-3.7	4.7
NUMURKAH	230000	232000	235000	249000	237300	26	72	3.2	-4.7
NUNAWADING	1044400	1170500	930000	951000	1085000	26	88	3.9	14.1
NYAH WEST	97000^	120000^	120000*	129000^	130000^	3	11	34.0	0.8
OAK PARK	926000	1005800	875000	887500	928000	19	58	0.2	4.6
OAKLEIGH	1135000	1200000	1065000	1490000^	1350500	12	43	19.0	-9.4
OAKLEIGH EAST	959000^	967000^	995000^	940500^	968900^	7	23	1.0	3.0
OAKLEIGH SOUTH	1112500	1015000	970100	970000	1048000	19	77	-5.8	8.0
OCEAN GROVE	752500	711300	740000	785000	830500	136	415	10.4	5.8
OFFICER	554000	587500	600000	590000	587500	116	306	6.0	-0.4
OFFICER SOUTH	707000^	864000^	394000^	610000^	550000^	2	9	-22.2	-9.8
OLINDA	815000^	710000^	590000^	1150000^	815000^	9	20	0.0	-29.1
OME0	242500^	238000^	238000*	230000^	357000^	2	10	47.2	55.2
ORBOST	180000	177500	217000	215000	241000	28	66	33.9	12.1
ORMOND	1755000	1490000	1595000^	1695000^	1515000	13	43	-13.7	-10.6
OSBORNE	830000	853000	850000	820800	875000	50	113	5.4	6.6

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OUYEN	75000^	143800^	70500^	100000	140000	19	42	86.7	40.0
PAKENHAM	504500	530000	495000	525000	544300	304	906	7.9	3.7
PARADISE BEACH	235000^	248000^	183000^	340000^	250000^	7	18	6.4	-26.5
PARK ORCHARDS	1835000^	1570000^	1500000^	1530000^	1610000^	7	15	-12.3	5.2
PARKDALE	1285000	1201000	1160000	1077500	1250000	29	105	-2.7	16.0
PASCOE VALE	872500	927500	940000	930000	927500	31	114	6.3	-0.3
PASCOE VALE SOUTH	1130000	957500	1055000^	950000^	1080500	24	48	-4.4	13.7
PATTERSON GARDENS	946000^	967500^	905000^	1040000^	970000^	9	23	2.5	-6.7
PATTERSON LAKES	1037500	1300000	890000	1008000^	1008900	18	50	-2.8	0.1
PAYNESVILLE	370000	404000	318500	429000	392500	48	128	6.1	-8.5
PEARCEDALE	700000	705000	580000^	597500^	645000	11	35	-7.9	7.9
PETERBOROUGH	825000^	650000^	650000*	430000^	700000^	2	11	-15.2	62.8
PIONEER BAY	295000^	312500^	375000^	390000^	390000^	3	15	32.2	0.0
PLENTY	1301000^	1110000^	1245000^	1520000^	1203800^	6	17	-7.5	-20.8
POINT COOK	650000	660000	655000	640000	705000	181	477	8.5	10.2
POINT LONSDALE	845000	995000	825000	865000	850000	31	83	0.6	-1.7
POREPUNKAH	467000^	467500^	595500^	699500^	724500^	2	14	55.1	3.6
PORT ALBERT	219000^	461000^	327500^	262500^	275000^	4	15	25.6	4.8
PORT FAIRY	650000	632500	615000	663000	705000	32	79	8.5	6.3
PORT MELBOURNE	1680000	1710000	1450000	1590000	1400000	39	115	-16.7	-11.9
PORT WELSHPOOL	300000^	330000^	283000^	340000^	315000^	4	17	5.0	-7.4
PORTARLINGTON	625000	650000	722000	747000	675000	37	92	8.0	-9.6
PORTLAND	282000	317500	267500	280000	315000	73	245	11.7	12.5
PORTLAND NORTH	332500^	541000^	541000*	541000*	465000^	5	9	39.8	NA
PORTSEA	1860000	2680000	2100000^	1600000	2725000	20	56	46.5	70.3
PRAHRAN	1575000	1588500	1575000	1872500	1602500	42	125	1.7	-14.4
PRESTON	1043500	1026000	995000	989000	1052800	70	208	0.9	6.4
PRINCES HILL	2212500^	1332000^	1743100^	1300000^	2080500^	4	21	-6.0	60.0
PYRAMID HILL	130000^	115000^	115000^	120000^	155000^	3	10	19.2	29.2
QUARRY HILL	390000	369000	377500^	442500^	495000	18	45	26.9	11.9
QUEENSCLIFF	1105000^	962500	905000^	850000	1415000	14	46	28.1	66.5
RAINBOW	67000^	77500^	60000^	73500^	90500^	4	17	35.1	23.1
RAYMOND ISLAND	365000^	650000^	565000^	431800	383500^	6	20	5.1	-11.2
RED CLIFFS	210200	210000	250000	270000	285000	15	65	35.6	5.6
RED HILL	-	-	860000^	765000^	1010000^	2	8	0.0	32.0
REDAN	369000	357500	367500	400000	422500	17	64	14.5	5.6
RESEARCH	1025000^	1400000^	927500^	1080000^	1014000^	6	20	-1.1	-6.1
RESERVOIR	795000	827000	790000	765000	829000	129	359	4.3	8.4
RHYLL	875000^	495000^	571500^	576800^	797800^	8	21	-8.8	38.3
RICHMOND	1335000	1249500	1341000	1260000	1400000	79	190	4.9	11.1
RIDDELLS CREEK	662500	685000^	650000^	650000^	703000	12	31	6.1	8.2

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RINGWOOD	813500	937500	896500	845000	900000	46	127	10.6	6.5
RINGWOOD EAST	885000	925000	860000	830000	850000	28	73	-4.0	2.4
RINGWOOD NORTH	928000	890500	961000	945600	1015500	30	94	9.4	7.4
ROBINVALE	220000^	196000^	265000	275000^	273500^	8	31	24.3	-0.5
ROCHESTER	255000	235000	220000	255000	255000	14	57	0.0	0.0
ROCKBANK	512000^	480000^	387500^	483000^	465000	15	30	-9.2	-3.7
ROMSEY	580300	627500	590000	611900	645000	29	84	11.2	5.4
ROSANNA	1126000	1105000	1200000^	1125000^	1160000	27	61	3.0	3.1
ROSEBUD	560000	582500	535000	590000	628500	78	263	12.2	6.5
ROSEBUD SOUTH	730000	865000	650000	802500	760000	31	76	4.1	-5.3
ROSEDALE	215000^	218000	260000^	305000^	247500	10	35	15.1	-18.9
ROWVILLE	860000	805000	822500	850000	875200	93	311	1.8	3.0
ROXBURGH PARK	570000	579000	550000	570000	580000	66	206	1.8	1.8
RUPANYUP	85000^	140000^	140000*	65000^	88000^	6	12	3.5	35.4
RUSHWORTH	258000^	185000^	200000^	235000^	239800	10	28	-7.1	2.0
RUTHERGLEN	275000^	330000^	350000^	340000	375000	13	36	36.4	10.3
RYE	690000	725000	722000	754500	902000	137	341	30.7	19.5
SAFETY BEACH	800000	970000	912400	840000	856500	40	124	7.1	2.0
SAILORS GULLY	257000^	211000^	260000^	346000^	305000^	3	13	18.7	-11.8
SALE	329000	345000	271000	355000	363000	95	287	10.3	2.3
SAN REMO	475000^	596300	500000^	564500	716500	14	43	50.8	26.9
SANCTUARY LAKES	638000	620000	672000	680000	650000	113	315	1.9	-4.4
SANDHURST	887500	790000	810000	720000	802500	24	77	-9.6	11.5
SANDRINGHAM	1710000	1790000	1776000	1987500	1849500	34	94	8.2	-6.9
SANDY POINT	445000^	550000^	550000*	485000	599000^	7	27	34.6	23.5
SASSAFRAS	860500^	768000^	809000^	2660000^	755000^	7	11	-12.3	-71.6
SAWMILL SETTLEMENT	404500^	305000^	318500^	302000^	550000^	5	13	36.0	82.1
SCORESBY	863100	790000	760500	747500^	816500	13	44	-5.4	9.2
SEA LAKE	97500^	121500^	80500^	108000^	184000^	1	18	88.7	70.4
SEABROOK	673000	655000	647500	625000^	681500	14	54	1.3	9.0
SEAFORD	685000	690000	677500	696000	720000	65	202	5.1	3.4
SEAHOLME	1100000^	960000^	895000^	955000^	937600^	8	22	-14.8	-1.8
SEASPRAY	345000^	443000^	330000^	235000^	260000^	9	19	-24.6	10.6
SEBASTOPOL	320000	344500	327500	341000	349000	52	169	9.1	2.3
SEDDON	960000	1100000	1100000	1062500	1070000	35	79	11.5	0.7
SELBY	597500^	705000^	743500^	585300^	722500	10	21	20.9	23.5
SEVILLE	717500^	622800^	595000^	625100^	642500^	6	22	-10.5	2.8
SEYMOUR	312500	310000	340000	322500	325000	17	86	4.0	0.8
SHEPPARTON	274000	280000	310000	310000	320000	177	542	16.8	3.2
SHEPPARTON NORTH	534500^	397000^	527500^	465000^	366000	12	23	-31.5	-21.3
SILVERLEAVES	575000^	620000^	575000^	770000^	860000^	5	17	49.6	11.7

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SKIPTON	205000^	212000^	168000^	265000^	223000^	2	9	8.8	-15.8
SKYE	610000	608500	613500	600000	615000	24	88	0.8	2.5
SMITHS BEACH	595000^	560000^	742000^	640000^	580000^	5	19	-2.5	-9.4
SMYTHESDALE	290000^	420000^	422500^	525000^	435000^	1	15	50.0	-17.1
SOLDIERS HILL	479000	554000	545000	515000	615800	20	70	28.5	19.6
SOMERS	1050000	880000	945000	1160000^	1452500	12	43	38.3	25.2
SOMERVILLE	600000	606000	637000	610000	669000	56	155	11.5	9.7
SORRENTO	1440000	1500000	1625800	1435000	1900000	63	136	31.9	32.4
SOUTH GEELONG	691500^	679000^	679000*	1065000^	810000^	3	6	17.1	-23.9
SOUTH KINGSVILLE	859000^	975000	1146000^	792000^	992000	13	28	15.5	25.3
SOUTH MELBOURNE	1720000	1550000	1337500	1650000	1685000	39	91	-2.0	2.1
SOUTH MORANG	661000	661000	609000	658800	636000	63	212	-3.8	-3.5
SOUTH YARRA	1715500	2068800	1655000	2100000	2006000	41	99	16.9	-4.5
SPOTSWOOD	1020000	1135000^	906000	902500^	997500^	6	25	-2.2	10.5
SPRING GULLY	382500	381000^	405000^	423000	482500	16	43	26.1	14.1
SPRINGVALE	762000	813600	755000	765000	802500	28	75	5.3	4.9
SPRINGVALE SOUTH	720000	712000	685000	730000	757500	12	49	5.2	3.8
ST ALBANS	630000	590000	590000	600000	600000	89	240	-4.8	0.0
ST ALBANS PARK	432500	447500	450000^	442000^	520000	15	51	20.2	17.6
ST ANDREWS BEACH	937500	992500^	1370000^	1076300^	1275000^	9	20	36.0	18.5
ST ARNAUD	195000^	155000	145000^	185500	185000	15	46	-5.1	-0.3
ST HELENA	1001000	990000^	905000^	1130000^	900000	11	27	-10.1	-20.4
ST KILDA	3017500	1292500^	1315000	1255000^	1304000	30	58	-56.8	3.9
ST KILDA EAST	1565000	1679500	1580000^	1352600^	1645000	14	40	5.1	21.6
ST KILDA WEST	1737000^	2450000^	2630000^	2650000^	3420000^	5	15	96.9	29.1
ST LEONARDS	572500	520000	562500	595000	588500	48	123	2.8	-1.1
STANHOPE	237500^	186000^	215000^	356500^	191000^	6	15	-19.6	-46.4
STAWELL	197000	220000	155000	225000	259000	39	140	31.5	15.1
STRATFORD	302500	318500	315000	335000	330000	10	53	9.1	-1.5
STRATHDALE	490000	521000	410000	497500	550000	31	99	12.2	10.6
STRATHFIELDSAYE	460000	542500	542500	510000	530000	30	90	15.2	3.9
STRATHMERTON	162500^	162500*	162500*	195000^	229500^	4	8	41.2	17.7
STRATHMORE	1500000	1218000	1287500	1400000	1375000	31	80	-8.3	-1.8
STRATHTULLOH	540000^	470000^	525000	527500^	580000^	9	42	7.4	10.0
STUDFIELD	920000	870000^	830000^	830000*	836000	11	17	-9.1	NA
SUNBURY	558000	575000	550000	550000	600000	182	543	7.5	9.1
SUNDERLAND BAY	412000^	510800^	390000^	472000^	795000^	7	17	93.0	68.4
SUNSET STRIP	475800^	510500^	410000^	489500^	540000	10	23	13.5	10.3
SUNSHINE	770000	819500	700000	701000^	750000	23	72	-2.6	7.0
SUNSHINE NORTH	677500	655000	647000	650000	700000	27	71	3.3	7.7
SUNSHINE WEST	655000	656300	647500	600000	686000	38	108	4.7	14.3

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SURF BEACH	535500^	492000^	462500^	453800^	607500	14	31	13.4	33.9
SURREY HILLS	1960000	1902000	1650000	1950000	1900000	35	109	-3.1	-2.6
SWAN HILL	292500	315000	290000	315000	360000	51	164	23.1	14.3
SYDENHAM	599500	620500	635000	653500	649000	23	66	8.3	-0.7
SYNDAL	1579500	1519000	1740000	1600000	1503000^	7	43	-4.8	-6.1
TALLANGATTA	260000^	325000^	165000^	255000^	307500^	8	19	18.3	20.6
TALLYGAROPNA	269000^	173000^	285000^	285000*	370000^	1	3	37.5	NA
TARNEIT	555000	561500	575000	563800	575000	247	686	3.6	2.0
TATURA	272500	275000	301600	330000	325000	23	85	19.3	-1.5
TAWONGA SOUTH	382500^	375000^	380000^	491000	432500^	6	25	13.1	-11.9
TAYLORS HILL	729000	735000	705000	802500	792500	36	102	8.7	-1.2
TAYLORS LAKES	765000	770000	722500	800000^	795500	28	71	4.0	-0.6
TECOMA	797500^	727500^	667500^	723000^	890000^	8	22	11.6	23.1
TEMPLESTOWE	1312500	1417500	1400000	1345000	1340000	37	111	2.1	-0.4
TEMPLESTOWE LOWER	1200000	1250000	1144300	1160000	1155000	42	130	-3.8	-0.4
TERANG	172000	203500^	268000	282500	230000	17	47	33.7	-18.6
THE BASIN	695000	778000^	833000	731300	720000	15	47	3.6	-1.5
THE HONEYSUCKLES	350000^	285000^	465000^	322500^	370000^	1	11	5.7	14.7
THE PATCH	990000^	990000*	680000^	635000^	776000^	9	15	-21.6	22.2
THOMASTOWN	615000	632000	578500	628800	655000	45	126	6.5	4.2
THOMSON (GREATER GEELONG)	425000^	419000^	420000^	437800^	433500^	8	27	2.0	-1.0
THORNBURY	1250000	1230000	1120000	1200000	1350000	43	128	8.0	12.5
THORNHILL PARK	552500	435000^	595000	586000	530000	15	46	-4.1	-9.6
TIMBOON	260000^	405000^	340000^	412500^	472500^	2	14	81.7	14.5
TONGALA	247500^	212500^	210000^	225000^	355000^	7	23	43.4	57.8
TOONGABBIE	280300^	210000^	299000^	359000^	382500^	2	10	36.5	6.5
TOORA	310000^	222500^	230000^	277500^	310000^	5	13	0.0	11.7
TOORADIN	745000^	665000^	760000^	776300^	790000^	3	17	6.0	1.8
TOORAK	5000000	4500000	5925000	6000000	4250000	37	85	-15.0	-29.2
TOOTGAROOK	591000	676000	587500	607500	760000	40	99	28.6	25.1
TORQUAY	845000	815000	825000	850000	950000	131	321	12.4	11.8
TRAFALGAR	382500	410000	470000	435000	435000	15	68	13.7	0.0
TRARALGON	342500	319500	333800	347500	349500	186	601	2.0	0.6
TRARALGON EAST	430000^	454000^	500000^	540000^	508000^	9	21	18.1	-5.9
TRAVANCORE	1250000^	1250000*	2092500^	1055000^	1550000^	7	12	24.0	46.9
TRENTHAM	615000	592500	585000^	645000^	650000^	9	37	5.7	0.8
TRUGANINA	572500	587000	600000	580000	573000	135	395	0.1	-1.2
TULLAMARINE	619000	675000	597600^	615000^	630000	21	40	1.8	2.4
TUNGAMAH	155000^	115000^	115000*	178200^	230000^	5	8	48.4	29.1
TYABB	635000^	577000^	560000^	620000^	610000^	9	25	-3.9	-1.6
UPPER FERNTREE GULLY	708000	691500^	965000^	725000^	742500	16	34	4.9	2.4

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UPWEY	718000	750000	700500	774500	820000	25	74	14.2	5.9
VENTNOR	571000	535000	910000^	775000^	662500	16	38	16.0	-14.5
VENUS BAY	342500	350000	360000	361800	458300	28	113	33.8	26.7
VERMONT	1040000	1122500	1068000	975000	975000	25	85	-6.3	0.0
VERMONT SOUTH	1260000	1210000	1085000	1020000^	1205000	38	90	-4.4	18.1
VIEWBANK	998000	985000	915000	980000^	1033500	25	58	3.6	5.5
WAHGUNYAH	350000^	395000^	395000*	264000^	269000^	6	16	-23.1	1.9
WALLAN	490000	492500	510000	540000	525000	47	140	7.1	-2.8
WALLAN EAST	462000	470000	457000^	504300^	519000	13	60	12.3	2.9
WANDANA HEIGHTS	878000^	980000^	697500^	719500	844800	12	29	-3.8	17.4
WANDIN NORTH	630000^	721300^	715000^	587500^	740000	13	24	17.5	26.0
WANGARATTA	343000	330100	367300	340000	375000	111	379	9.3	10.3
WANTIRNA	877500	930000	850000	885000	923000	37	96	5.2	4.3
WANTIRNA SOUTH	1050000	1088000	969400	940000	1005000	34	117	-4.3	6.9
WARBURTON	490000	552500^	530000^	494000^	640000	21	38	30.6	29.6
WARNEET	606000^	625000^	566000^	600000^	500000^	5	18	-17.5	-16.7
WARRACKNABEAL	120000	142000^	136000	136000	140000	21	53	16.7	2.9
WARRAGUL	473000	485000	490000	476500	526000	125	386	11.2	10.4
WARRANTYTE	1050000	977500	1009000^	1075000^	992000	15	48	-5.5	-7.7
WARRANWOOD	893300	940000^	865000^	991000^	990000	15	40	10.8	-0.1
WARRNAMBOOL	387000	393800	397500	412500	428300	172	522	10.7	3.8
WATERWAYS	1270000^	1422400^	1282000^	1282000*	1658000^	7	20	30.6	NA
WATSONIA	791000	826000	761300	782500	830000	14	61	4.9	6.1
WATSONIA NORTH	764000	776800	800000^	870500^	795000	14	36	4.1	-8.7
WATTLE GLEN	755000^	765000^	822900^	876000^	788800^	6	19	4.5	-10.0
WAURN PONDS	650000	567500	717500^	675000	700000	21	54	7.7	3.7
WEDDERBURN	135300^	135300*	125000^	137500^	193000^	5	16	42.7	40.4
WEIR VIEWS	430000	472500	494000	498800	509000	30	81	18.4	2.1
WENDOUREE	350000	357500	350000	362500	395000	47	184	12.9	9.0
WENDOUREE WEST	282500^	300000^	258000^	300000^	300000	15	33	6.2	0.0
WERRIBEE	510000	515000	513000	526500	539000	219	599	5.7	2.4
WERRIBEE SOUTH	760000^	590000^	600000^	790000^	650000^	5	17	-14.5	-17.7
WEST FOOTSCRAY	868000	840000	751300	880800	865000	45	124	-0.3	-1.8
WEST MELBOURNE	1640500^	1350000^	1370000^	976000^	960000^	5	18	-41.5	-1.6
WEST WODONGA	340000	392500	372500	357000	375000	64	218	10.3	5.0
WESTALL	761300^	739000	737000^	772000^	751500	15	42	-1.3	-2.7
WESTGARTH	1472500	1441000^	1335000^	1600000^	1755500	16	32	19.2	9.7
WESTMEADOWS	622500	560000	570000	620000	641300	24	69	3.0	3.4
WHEELERS HILL	1138000	1140000	1122500	1206000	1210000	49	149	6.3	0.3
WHITE HILLS	337500	318500	425000	337000	401000	17	61	18.8	19.0
WHITTINGTON	385000	412000	361300^	420000^	395000	10	38	2.6	-6.0

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WHITTLESEA	601300	604500	573500	619000	630000	31	75	4.8	1.8
WILLIAMS LANDING	700000	687500	671300	670000	695000	24	86	-0.7	3.7
WILLIAMSTOWN	1405000	1510000	1324000	1405000	1395000	54	131	-0.7	-0.7
WILLIAMSTOWN NORTH	1520000^	1290000^	890000^	880000^	846000^	1	12	-44.3	-3.9
WIMBLEDON HEIGHTS	447500^	405000^	465000^	420000^	481500^	8	23	7.6	14.6
WINCHELSEA	435000	471300^	480000^	492500	451300	20	42	3.7	-8.4
WINDSOR	1670000	1465000	1180000	1275000^	1365000	18	53	-18.3	7.1
WINTER VALLEY	440000	485000^	457500	455000	475000	15	53	8.0	4.4
WODONGA	353500	360000	340000	345000	350000	127	404	-1.0	1.4
WOLLERT	573300	588000	576500	570000	596300	214	575	4.0	4.6
WONGA PARK	1685000^	1075000^	890000^	910000^	1176000^	5	19	-30.2	29.2
WONTHAGGI	401500	385000	367500	390000	419000	39	111	4.4	7.4
WOODEND	717500	661300	705000	796000	860000	33	86	19.9	8.0
WOOLAMAI WATERS	512500	575000	455000	565800	642000	25	69	25.3	13.5
WOORI YALLOCK	570000	552200	525000	570000	600000	13	53	5.3	5.3
WURRUK	245000*	180000^	235000^	260000^	293000^	4	13	NA	12.7
WY YUNG	311000^	315000^	380000^	387500^	365000	11	32	17.4	-5.8
WYCHEPROOF	100000^	132500^	115000^	101500^	150800^	2	14	50.8	48.5
WYNDHAM VALE	478800	471000	476200	485600	501000	93	279	4.6	3.2
YALLAMBIE	878000	857000^	830000^	813500^	823500	12	28	-6.2	1.2
YALLOURN NORTH	213000^	150000^	200500^	212500	245000	11	32	15.0	15.3
YARRA GLEN	703000	755500	640000^	723000^	725000	21	41	3.1	0.3
YARRA JUNCTION	580000	540000	602500	600000^	629000	10	41	8.4	4.8
YARRAGON	430000^	425000^	375000^	395000^	468000	11	30	8.8	18.5
YARRAM	249800	259000	247500	241000	300000	12	49	20.1	24.5
YARRAVILLE	986000	952500	1050000	970100	1082500	76	183	9.8	11.6
YARRAWONGA	389800	398000	452500	482500	457500	54	161	17.4	-5.2
YEA	420000	395000^	420000^	495000^	496900^	8	30	18.3	0.4
YINNAR	223000^	295000^	374000^	365000^	270000^	5	14	21.1	-26.0

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ABBOTSFORD	579000	560000	590000	640000	601500	41	134	3.9	-6.0
ABERFELDIE	672500 [^]	662800 [^]	405000 [^]	517500 [^]	1000000 [^]	3	10	48.7	93.2
AIRPORT WEST	645000	675000	640000	600000	625000	21	59	-3.1	4.2
ALBERT PARK	892500 [^]	1139000 [^]	940000 [^]	500000 [^]	875000 [^]	5	15	-2.0	75.0
ALBION	250000	469500	520000 [^]	380000 [^]	390000	18	44	56.0	2.6
ALEXANDRA	260000 [^]	300000 [^]	435000 [^]	300000 [^]	300000 [*]	0	5	NA	NA
ALFREDTON	312500	282000	380000 [^]	230000 [^]	395000 [^]	5	27	26.4	71.7
ALPHINGTON	574500	815000 [^]	695000 [^]	667500 [^]	675000	26	46	17.5	1.1
ALTONA	620000	635000	666300	640000	627500	38	97	1.2	-2.0
ALTONA EAST	740000 [^]	680500 [^]	475000 [^]	552500 [^]	681000 [^]	6	14	-8.0	23.3
ALTONA MEADOWS	502000 [^]	453000 [^]	445000 [^]	515000 [^]	514500 [^]	8	15	2.5	-0.1
ALTONA NORTH	650000	625000	625000	677500	612000	17	57	-5.8	-9.7
APOLLO BAY	416300 [^]	435800 [^]	470000 [^]	392500 [^]	500000	10	18	20.1	27.4
ARARAT	208500 [^]	184000 [^]	227800 [^]	205300 [^]	215000 [^]	9	21	3.1	4.8
ARDEER	555000 [^]	512500 [^]	482500 [^]	539000 [^]	600000 [^]	9	19	8.1	11.3
ARMADALE	691000	802800	545000	600000	685000	37	105	-0.9	14.2
ASCOT VALE	588200	645300	571000	516000	623500	34	109	6.0	20.8
ASHBURTON	1158000	1241500 [^]	929500 [^]	1282500 [^]	1281500	12	30	10.7	-0.1
ASHWOOD	923000	885500 [^]	836000	1072500 [^]	1006600	11	36	9.1	-6.1
ASPENDALE	755000	779000	790000 [^]	730000 [^]	820000	19	45	8.6	12.3
AVONDALE HEIGHTS	715500 [^]	685000 [^]	641300 [^]	693000 [^]	632500 [^]	6	12	-11.6	-8.7
BACCHUS MARSH	382000 [^]	331500 [^]	312500 [^]	385000 [^]	340000 [^]	6	28	-11.0	-11.7
BAIRNSDALE	250000 [^]	230000	280000 [^]	280000 [*]	250000 [^]	7	20	0.0	NA
BALACLAVA	651500	621300	550000	643500	616300	22	76	-5.4	-4.2
BALLAN	325000 [^]	325000 [^]	407000 [^]	375000 [^]	409300 [^]	2	16	25.9	9.1
BALLARAT CENTRAL	250000 [^]	455000 [^]	253300 [^]	291500 [^]	472500 [^]	6	23	89.0	62.1
BALLARAT EAST	319000 [^]	329400 [^]	370000 [^]	275000 [^]	331300 [^]	6	18	3.8	20.5
BALLARAT NORTH	342500 [^]	333000 [^]	245000 [^]	296000 [^]	280000	12	26	-18.2	-5.4
BALWYN	1200000	782500	725000	791400	820000	26	79	-31.7	3.6
BALWYN NORTH	990000	1222900	1069000	772500 [^]	860000	16	52	-13.1	11.3
BARWON HEADS	881000 [^]	1117500 [^]	668500 [^]	1100000 [^]	970000 [^]	7	22	10.1	-11.8
BAXTER	539000 [^]	540000 [^]	477400 [^]	440000 [^]	555000 [^]	2	9	3.0	26.1
BAYSWATER	611000	571800	595000	570200	621500	36	112	1.7	9.0
BAYSWATER NORTH	478000	535000	480000	551000	588500	24	66	23.1	6.8

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BEACONSFIELD	550000 [^]	516900 [^]	467500 [^]	520000 [^]	485000 [^]	8	21	-11.8	-6.7
BEAUMARIS	875000	1289000	1100000	799000 [^]	1050000	15	45	20.0	31.4
BEECHWORTH	595000 [^]	595000 [*]	375000 [^]	375000 [*]	310000 [^]	1	2	-47.9	NA
BELL PARK	418000	415000 [^]	400000 [^]	450000 [^]	429000 [^]	9	28	2.6	-4.7
BELLFIELD (BANYULE)	666500 [^]	637500 [^]	770000 [^]	757500 [^]	855000 [^]	2	20	28.3	12.9
BELMONT	460000	479000	483000	402500	473800	30	81	3.0	17.7
BENALLA	260000 [^]	186300	206000 [^]	202000 [^]	229000 [^]	7	31	-11.9	13.4
BENDIGO	340000 [^]	393800 [^]	381500 [^]	442500	427500	11	29	25.7	-3.4
BENTLEIGH	703000	630000	630500	625000	785000	51	180	11.7	25.6
BENTLEIGH EAST	810000	807000	875000	915000	856500	71	177	5.7	-6.4
BERWICK	517000	550100	560000	555000	600000	41	118	16.1	8.1
BITTERN	479000 [^]	520000 [^]	505000 [^]	490000 [^]	532000 [^]	7	17	11.1	8.6
BLACK HILL	350000 [^]	275000 [^]	362500 [^]	315500 [^]	327300 [^]	7	18	-6.5	3.7
BLACK ROCK	1000000	937500	720000 [^]	1130000 [^]	1010000	17	43	1.0	-10.6
BLACKBURN	757000	626500	678000	485000 [^]	837000	32	90	10.6	72.6
BLACKBURN NORTH	1020000 [^]	836500 [^]	740000 [^]	864000 [^]	540000 [^]	4	26	-47.1	-37.5
BLACKBURN SOUTH	770000 [^]	1035000 [^]	1000000 [^]	710000 [^]	595000	18	32	-22.7	-16.2
BONBEACH	575000	590000	615500	653800	676000	34	90	17.6	3.4
BORONIA	588500	587500	560300	535700	588500	71	221	0.0	9.9
BOX HILL	565500	501100	568500	458000	472500	43	152	-16.4	3.2
BOX HILL NORTH	860000	840000	732000	865000	869000	26	82	1.0	0.5
BOX HILL SOUTH	855000	880000	785000	645000 [^]	830000	21	51	-2.9	28.7
BRAYBROOK	600000	600000	560000	594800	565000	13	63	-5.8	-5.0
BRIAR HILL	677500	567000 [^]	820000 [^]	640000 [^]	742500 [^]	6	23	9.6	16.0
BRIGHT	500000 [^]	445000 [^]	419000 [^]	492500 [^]	465000	13	25	-7.0	-5.6
BRIGHTON	1023000	1077300	1125000	925000	1020000	57	169	-0.3	10.3
BRIGHTON EAST	1090000	1036000	1235000	880000 [^]	950000	20	57	-12.8	8.0
BROADMEADOWS	409000	395000	418500	411500	445000	23	74	8.8	8.1
BROOKFIELD	460000 [^]	460000 [*]	460000 [*]	460000 [*]	460000 [*]	0	0	NA	NA
BROOKLYN	605000	585500 [^]	620000 [^]	640000 [^]	652500	14	37	7.9	2.0
BROWN HILL	310000 [^]	312000 [^]	313500 [^]	334500 [^]	315000 [^]	8	17	1.6	-5.8
BRUNSWICK	611000	569000	545500	553000	555000	73	219	-9.2	0.4
BRUNSWICK EAST	541000	540000	477500	472000	550000	71	243	1.7	16.5
BRUNSWICK WEST	516000	550000	540000	530000	540000	75	229	4.7	1.9

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MEDIAN UNIT PRICES

Oct-Dec 2019 to Oct-Dec 2020

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								Oct-Dec 2019 to Oct-Dec 2020	Jul-Sep 2020 to Oct-Dec 2020
BULLEEN	696000	570000	770000	800000 [^]	750500	18	50	7.8	-6.2
BUNDOORA	407500	432500	458800	415000	415000	43	124	1.8	0.0
BURNLEY	380000 [^]	542000 [^]	542000 [*]	542000 [*]	536000 [^]	5	6	41.1	NA
BURWOOD	670000	750000	726000	850800	957700	38	122	42.9	12.6
BURWOOD EAST	650000	723500	868000 [^]	430000	452000	21	46	-30.5	5.1
CAIRNLEA	431200	431200 [*]	451500 [^]	395000 [^]	494000 [^]	4	7	14.6	25.1
CAMBERWELL	868000	827500	790000	840000	760000	38	117	-12.4	-9.5
CANADIAN	350000 [^]	330000 [^]	330000 [^]	290000 [^]	285000 [^]	6	25	-18.6	-1.7
CANTERBURY	1380000	855000 [^]	945000 [^]	735000 [^]	1005000	16	31	-27.2	36.7
CAPEL SOUND	452000	480000 [^]	610000 [^]	453000 [^]	516000	18	40	14.2	13.9
CARLTON	430000	295000	260000	282000	363000	59	198	-15.6	28.7
CARLTON NORTH	888000 [^]	926000 [^]	578500 [^]	610000 [^]	645000 [^]	7	22	-27.4	5.7
CARNEGIE	670000	621000	632800	634300	658000	91	270	-1.8	3.7
CAROLINE SPRINGS	480000	482000	477500	462000 [^]	461500	16	52	-3.9	-0.1
CARRUM	608000	642000	603500	582500 [^]	730000	32	65	20.1	25.3
CARRUM DOWNS	450000	495000	435500	435000	475000	46	130	5.6	9.2
CASTLEMAINE	371300 [^]	475000 [^]	378500 [^]	397500 [^]	450000 [^]	3	16	21.2	13.2
CAULFIELD	760000	786000	830000	850000	710000	12	45	-6.6	-16.5
CAULFIELD EAST	350000 [^]	470000 [^]	1300000 [^]	1185000 [^]	617000 [^]	5	11	76.3	-47.9
CAULFIELD NORTH	630000	686000	722500	672500	780000	43	148	23.8	16.0
CAULFIELD SOUTH	730000	785800	950000	987500	1015500	32	79	39.1	2.8
CHADSTONE	857800	800000	803500	800000	666500	39	121	-22.3	-16.7
CHELSEA	650500	645000	630000	627500	638800	56	153	-1.8	1.8
CHELSEA HEIGHTS	580000 [^]	648000 [^]	581000 [^]	595000 [^]	687500 [^]	2	14	18.5	15.5
CHELtenham	566300	695000	597000	531000	600500	48	150	6.0	13.1
CHELtenham EAST	620500	656500 [^]	644000 [^]	630000 [^]	823500 [^]	2	13	32.7	30.7
CHELtenham NORTH	657000 [^]	681000 [^]	630000 [^]	684000 [^]	740000 [^]	7	27	12.6	8.2
CHIRNSIDE PARK	615000 [^]	679000 [^]	610000 [^]	615000 [^]	630000	14	28	2.4	2.4
CLARINDA	762000 [^]	667300	685000	771300 [^]	750000 [^]	9	33	-1.6	-2.8
CLAYTON	603900	609800	559800	584300	683500	42	164	13.2	17.0
CLAYTON NORTH	641400	505800 [^]	606500 [^]	655000 [^]	710000	12	32	10.7	8.4
CLAYTON SOUTH	522000	667500 [^]	602500 [^]	470800 [^]	776000 [^]	4	15	48.7	64.8
CLIFTON HILL	600000	547500	717500	434500 [^]	960000	14	42	60.0	120.9
COBRAM	217500 [^]	212500 [^]	185000 [^]	200000 [^]	235300 [^]	4	18	8.2	17.6

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COBURG	618800	575900	500000	564000	515200	28	107	-16.7	-8.6
COBURG EAST	640500	528500	629000 ^	580000^	790000^	7	37	23.3	36.2
COBURG NORTH	630000	610300^	620000 ^	641000^	653000	12	33	3.7	1.9
COLAC	320000^	312000^	337000 ^	320000^	277500^	8	21	-13.3	-13.3
COLLINGWOOD	620000	613000	695000	667000	675000	47	145	8.9	1.2
CONNEWARRE	420000^	670000^	670000 *	900000^	300000	12	15	-28.6	-66.7
CORIO	292500^	333000^	319000 ^	292000^	317500^	6	16	8.5	8.7
COWES	517500^	340000^	277500 ^	301000	460000	11	37	-11.1	52.8
COWES WEST	400000^	413500^	312500 ^	429500^	630000^	5	25	57.5	46.7
CRAIGIEBURN	379900	370000	360000	400000	405000	39	116	6.6	1.3
CRANBOURNE	370500	372500	395000	397000^	400000	13	50	8.0	0.8
CRANBOURNE NORTH	415000^	405000^	368300 ^	430000^	395000^	3	8	-4.8	-8.1
CRANBOURNE WEST	385000^	455000^	418800 ^	455000^	431000^	6	19	11.9	-5.3
CREMORNE	607900	456000	506500	497000^	671000	16	51	10.4	35.0
CRIB POINT	389000^	452000^	387500 ^	389000^	416000^	4	12	6.9	6.9
CROYDON	600000	600500	601000	572000	614300	70	254	2.4	7.4
CROYDON NORTH	648500	611000^	630000	695000^	600000	13	38	-7.5	-13.7
CROYDON SOUTH	643500^	725000^	584500 ^	628000^	660000^	5	16	2.6	5.1
DALLAS	434500^	380000^	395500 ^	365000^	421000^	5	17	-3.1	15.3
DANDENONG	353500	422500	366000	382500	380000	81	267	7.5	-0.7
DANDENONG NORTH	445000	485000	430000 ^	512500^	440800	18	49	-1.0	-14.0
DARLEY	425000^	327500^	327500 *	340000^	315000^	8	21	-25.9	-7.4
DEEPDENE	980500^	2268000^	1398000 ^	660000^	1300000^	1	8	32.6	97.0
DEER PARK	484500	471000^	450000	497500^	460000^	9	32	-5.1	-7.5
DELACOMBE	315000^	350000^	350000 *	392000^	368500^	6	11	17.0	-6.0
DIAMOND CREEK	697000	617000^	650000 ^	585000^	720000	10	22	3.3	23.1
DINGLEY VILLAGE	629500^	610500^	570000 ^	657000^	671000	10	29	6.6	2.1
DINNER PLAIN	280000^	360000^	270000 ^	385000^	262500^	4	14	-6.3	-31.8
DOCKLANDS	610000	580000	590000	555000	550000	68	314	-9.8	-0.9
DONCASTER	657500	560000	602500	612000	672500	58	218	2.3	9.9
DONCASTER EAST	890000	757500	685000	623500	660000	107	233	-25.8	5.9
DONVALE	806000	730000^	734600	750000^	785000	13	37	-2.6	4.7
DOREEN	402500^	425000^	363800 ^	540000^	432500^	5	11	7.5	-19.9
DOVETON	386000^	386500^	390000 ^	412500	452500	14	41	17.2	9.7

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DROMANA	502500	600000	607500	587500 [^]	710000 [^]	9	37	41.3	20.9
DROUIN	333700	342800	347000 [^]	322000	335000	13	49	0.4	4.0
DRYSDALE	403000 [^]	372500 [^]	355800 [^]	411500 [^]	442800 [^]	8	27	9.9	7.6
EAGLEHAWK	256000 [^]	258000 [^]	216000 [^]	280000 [^]	287000 [^]	1	12	12.1	2.5
EAGLEMONT	545500	525000 [^]	853000 [^]	853000 [*]	800500 [^]	5	10	46.7	NA
EAST BAIRNSDALE	140000 [^]	140000 [*]	140000 [*]	140000 [*]	140000 [*]	0	0	NA	NA
EAST BENDIGO	376800 [^]	312500 [^]	396500 [^]	315000 [^]	310000 [^]	1	11	-17.7	-1.6
EAST GEELONG	464000 [^]	395000 [^]	472000 [^]	410000 [^]	410000 [*]	0	7	NA	NA
EAST MELBOURNE	592500	820000	560000	757500	845000	18	59	42.6	11.6
ECHUCA	281300	312000	291300 [^]	282500 [^]	291300	14	37	3.6	3.1
EDITHVALE	755000	723500	710000	728500	720000	27	79	-4.6	-1.2
ELSTERNWICK	600000	743800	690500	723100	633000	43	116	5.5	-12.5
ELTHAM	687500	791500	691800	650000	722500	30	82	5.1	11.2
ELWOOD	708000	688000	645000	635000	646500	96	274	-8.7	1.8
ENDEAVOUR HILLS	565000 [^]	595000	602500	595000	551000	14	67	-2.5	-7.4
EPPING	413000	386500	410000	379300	412000	17	59	-0.2	8.6
ESSENDON	577500	637500	585000	507500	610000	71	208	5.6	20.2
ESSENDON NORTH	425000	430000	545000	595000 [^]	433000	12	51	1.9	-27.2
EUMEMMERRING	450000 [^]	393000 [^]	420000 [^]	477200 [^]	441300 [^]	8	24	-1.9	-7.5
EUROA	215000 [^]	162500 [^]	220000 [^]	220000 [*]	287500 [^]	4	10	33.7	NA
FAIRFIELD	540100	627000	566500	554500 [^]	655000	24	57	21.3	18.1
FAWKNER	503500	522000	505000	530000	502500	19	58	-0.2	-5.2
FERNTREE GULLY	580000	608000	600000	559000	575300	44	112	-0.8	2.9
FISHERMANS BEND	1085000	911300	1117500	1037500 [^]	732500	10	40	-32.5	-29.4
FITZROY	765500	617500	755000	762500	810000	39	101	5.8	6.2
FITZROY NORTH	700000	615500 [^]	735000	614000	687000	18	53	-1.9	11.9
FLEMINGTON	602500	395000	465000	345000 [^]	500000	19	51	-17.0	44.9
FLORA HILL	246500 [^]	260000 [^]	356000 [^]	363000 [^]	365000	14	35	48.1	0.6
FOOTSCRAY	466400	481500	415000	447500	472000	67	228	1.2	5.5
FOREST HILL	752000	772000	798500	725000 [^]	772000 [^]	9	42	2.7	6.5
FOSTER	163000 [^]	292500 [^]	292500 [*]	254500 [^]	325000 [^]	1	7	99.4	27.7
FRANKSTON	449000	417800	418000	445200	470000	122	319	4.7	5.6
FRANKSTON SOUTH	647500	730000	729000	685300	680000	27	66	5.0	-0.8
GARDENVALE	643000 [^]	865000 [^]	865000 [*]	790000 [^]	790000 [*]	0	4	NA	NA

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GARFIELD	362000 [^]	362000*	362000*	362000*	420000 [^]	5	5	16.0	NA
GEE LONG	452700	605000	552500	699400	715000	29	103	57.9	2.2
GEE LONG WEST	447500	330000 [^]	455000 [^]	373000 [^]	625800	12	36	39.8	67.8
GISBORNE	490000 [^]	550000 [^]	610000 [^]	597000 [^]	530000 [^]	7	24	8.2	-11.2
GLEN HUNTLY	601300	633000	545500	532500	660000	24	117	9.8	23.9
GLEN IRIS	749000	672000	741800	785000	790000	59	190	5.5	0.6
GLEN WAVERLEY	826300	790000	737500	810500	781000	62	201	-5.5	-3.6
GLENROY	535000	600200	550000	575000	576000	65	210	7.7	0.2
GOLDEN POINT (BALLARAT)	345000 [^]	297500 [^]	330000 [^]	262500 [^]	370000 [^]	7	20	7.2	41.0
GOLDEN SQUARE	259500	267500	305000	277500 [^]	298000	12	38	14.8	7.4
GOWANBRAE	635000 [^]	601000 [^]	632500 [^]	563000 [^]	580000 [^]	2	10	-8.7	3.0
GREENSBOROUGH	680000	603800	667500	635000	630000	21	76	-7.4	-0.8
GROVEDALE	419800	442800	380000 [^]	385000 [^]	441500	14	42	5.2	14.7
HADFIELD	520000	610000	530000	545000	602500	24	68	15.9	10.6
HALLAM	441500	502500	431000 [^]	480500 [^]	500000 [^]	9	34	13.3	4.1
HAMILTON	300000 [^]	183300 [^]	219000 [^]	242000 [^]	176300 [^]	6	19	-41.3	-27.2
HAMLIN HEIGHTS	492500	421000 [^]	480000 [^]	487000	530000	15	37	7.6	8.8
HAMPTON	895000	952500	732500	1075000	850000	27	93	-5.0	-20.9
HAMPTON EAST	725000	872500	650000	704800	834500	19	56	15.1	18.4
HAMPTON PARK	420000	430000 [^]	421300	420000 [^]	467500	30	64	11.3	11.3
HARKNESS	340000 [^]	339500 [^]	370000 [^]	335000 [^]	327500 [^]	6	16	-3.7	-2.2
HASTINGS	385000	405000	410000	407000 [^]	440500	21	56	14.4	8.2
HAWTHORN	584000	575000	622500	575000	595000	77	249	1.9	3.5
HAWTHORN EAST	697500	677100	795000	633400	635000	67	185	-9.0	0.3
HEALESVILLE	494000	551300 [^]	490000 [^]	450000 [^]	516000 [^]	6	21	4.5	14.7
HEATHCOTE	300000 [^]	376000 [^]	500000 [^]	217500 [^]	261300 [^]	6	10	-12.9	20.1
HEATHMONT	703300	645000 [^]	680000 [^]	605000 [^]	700000	15	38	-0.5	15.7
HEIDELBERG	710000	653000	629400	619000	619300	32	104	-12.8	0.0
HEIDELBERG HEIGHTS	650000	740500	720000	655000	726000	27	79	11.7	10.8
HEIDELBERG WEST	605000	593000	591000	599000	646000	15	59	6.8	7.8
HERNE HILL	405600 [^]	419000 [^]	498300 [^]	255500	408000 [^]	5	23	0.6	59.7
HIGHETT	678800	620000	650000	650000	665000	44	155	-2.0	2.3
HIGHTON	433000	450000	359000	431500	471500	24	84	8.9	9.3
HILLISIDE (MELTON)	477500 [^]	455000 [^]	490000 [^]	535000 [^]	491000 [^]	6	18	2.8	-8.2

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HOPPERS CROSSING	427500	420000	428000 ^	425000^	377500^	6	32	-11.7	-11.2
HORSHAM	220000	208500^	235500	229000	293000	14	47	33.2	27.9
HUGHESDALE	600000	626800	598500	712500	828000	11	44	38.0	16.2
HUNTINGDALE	642000*	725000^	680000 ^	675000^	690000^	4	16	NA	2.2
INVERLOCH	515000^	460000^	520000 ^	455000^	500000^	9	31	-2.9	9.9
IVANHOE	721300	649200	720000	695000	710500	33	97	-1.5	2.2
IVANHOE EAST	580000^	766000^	1560000 ^	675000^	925000^	5	12	59.5	37.0
JACANA	363800^	350000^	427000 ^	366000^	430000^	8	11	18.2	17.5
JOLIMONT	853300	1285500	1450000 ^	600300^	1237500^	8	25	45.0	106.2
JUNCTION VILLAGE	302500^	265000^	280000 ^	280000^	262000^	5	13	-13.4	-6.4
KANGAROO FLAT	286000^	268500	280200 ^	305000^	305000^	9	35	6.6	0.0
KEILOR DOWNS	483300^	519900^	401000 ^	470000^	500000^	5	13	3.5	6.4
KEILOR EAST	699500	615000^	720000 ^	680000^	685000^	8	24	-2.1	0.7
KENNINGTON	262500	325000^	455000 ^	300300^	365000	15	36	39.0	21.6
KENSINGTON	509500	510000	552500	427500^	540000	25	84	6.0	26.3
KEW	827500	935000	810000	780000	841500	40	146	1.7	7.9
KEW NORTH	838400	1170000^	695000 ^	711300^	835000	11	28	-0.4	17.4
KEYSBOROUGH	627500	670000	630000 ^	615400^	705800^	2	23	12.5	14.7
KILMORE	345000^	319000^	319000 *	317500^	341300^	2	9	-1.1	7.5
KILSYTH	573600	612000	609000	600000	630000	37	111	9.8	5.0
KINGSBURY	605000^	507000^	545000 ^	591000^	565000^	5	19	-6.6	-4.4
KINGSVILLE	484500	517500^	527000 ^	829800^	589000	12	27	21.6	-29.0
KNOXFIELD	680000	755500	629000 ^	668000^	640000	13	38	-5.9	-4.2
KOO WEE RUP	416000^	420000^	365000 ^	380000^	348500^	9	20	-16.2	-8.3
KOOYONG	820000^	820000*	820000 *	1200000^	1460000^	5	8	78.0	21.7
KORUMBURRA	325000^	328000^	268500 ^	330000^	306000^	3	15	-5.8	-7.3
KURUNJANG	356000^	347300^	370000 ^	370000*	315000^	1	4	-11.5	NA
KYABRAM	266300^	220000^	200000 ^	249000^	245000^	6	22	-8.0	-1.6
KYNETON	352000^	464000^	400000 ^	452500^	388000^	5	10	10.2	-14.3
LAKE WENDOUREE	478500	459300^	422500 ^	384500^	570000^	4	18	19.1	48.2
LAKES ENTRANCE	500000^	330000^	347000 ^	357000^	292500^	8	16	-41.5	-18.1
LALOR	480000	500000	489200	450000^	447500	18	49	-6.8	-0.6
LANGWARRIN	463000	459500	480000	453900	490000	47	128	5.8	8.0
LARA	377500^	290000^	290000 *	380000^	410000^	5	11	8.6	7.9

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LAVERTON	520000	557500 [^]	515000 [^]	435600 [^]	480000 [^]	7	26	-7.7	10.2
LAVERTON SOUTH	495000 [^]	486500 [^]	471000 [^]	460000 [^]	450000 [^]	9	24	-9.1	-2.2
LEONGATHA	210000 [*]	352000 [^]	290000 [^]	320000 [^]	310000 [^]	7	15	NA	-3.1
LEOPOLD	407500	404600 [^]	395000 [^]	406800 [^]	430000 [^]	7	20	5.5	5.7
LILYDALE	515000	528000	507500	515000	530000	37	108	2.9	2.9
LONG GULLY	305000 [^]	230000 [^]	260800 [^]	300000 [^]	297500 [^]	8	18	-2.5	-0.8
LORNE	897500	697500 [^]	1105000 [^]	695000	887500	18	48	-1.1	27.7
LOVELY BANKS	270000 [^]	365000 [^]	239000 [^]	326000 [^]	335000 [^]	5	13	24.1	2.8
LOWER PLENTY	579500	625000 [^]	680000 [^]	996500 [^]	645000 [^]	9	28	11.3	-35.3
LYNDHURST	455000 [^]	570000 [^]	581500 [^]	507500 [^]	465000 [^]	5	11	2.2	-8.4
MACLEOD	694000	699000	697500	658500	675000	25	79	-2.7	2.5
MAFFRA	415000 [^]	305000 [^]	305000 [^]	185000 [^]	189000 [^]	1	10	-54.5	2.2
MAIDSTONE	600000	647000	567500	680000	575000	24	75	-4.2	-15.4
MALVERN	925000	725000	695000	745000	810000	32	71	-12.4	8.7
MALVERN EAST	653000	685500	610000	640000	660000	52	142	1.1	3.1
MANIFOLD HEIGHTS	433800 [^]	444500 [^]	485500 [^]	341500 [^]	446000 [^]	6	18	2.8	30.6
MANSFIELD	305000 [^]	390500 [^]	372000 [^]	385000	405000 [^]	7	27	32.8	5.2
MARIBYRNONG	520000	510000	517500	431300	520000	42	144	0.0	20.6
MARYBOROUGH	208000 [^]	236300 [^]	187500 [^]	247500 [^]	235000 [^]	5	23	13.0	-5.1
MCCRAE	907500 [^]	561000 [^]	600000 [^]	538000 [^]	624500 [^]	8	19	-31.2	16.1
MCKINNON	986500	723600	1037500 [^]	745000 [^]	995000	19	45	0.9	33.6
MEADOW HEIGHTS	400000 [^]	401000 [^]	412000 [^]	410000 [^]	435000 [^]	9	29	8.8	6.1
MELBOURNE	543500	520000	540000	581000	550000	275	1,063	1.2	-5.3
MELTON	311500	322500	320000 [^]	315000 [^]	326000	11	35	4.7	3.5
MELTON SOUTH	308500	310000 [^]	301300	296000 [^]	297500	14	38	-3.6	0.5
MENTONE	634000	610000	672000	597500	675000	47	130	6.5	13.0
MERNDA	380000 [^]	407000	455000 [^]	438100 [^]	348000 [^]	3	24	-8.4	-20.6
MIDDLE PARK	738500 [^]	1187500 [^]	835000 [^]	880000 [^]	722500	12	23	-2.2	-17.9
MILDURA	198000	205000	206300	246000	202500	32	134	2.3	-17.7
MILL PARK	483000	450000	429300	450000 [^]	440000 [^]	9	39	-8.9	-2.2
MITCHAM	717500	701000	694000	808000	791600	44	122	10.3	-2.0
MOE	220000 [^]	135000 [^]	125000 [^]	128000	169300	14	45	-23.1	32.2
MONT ALBERT	804000	766800	700000 [^]	736000 [^]	767000	16	35	-4.6	4.2
MONT ALBERT NORTH	999000	1140000 [^]	867500 [^]	1105000 [^]	995000	11	31	-0.4	-10.0

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MONTMORENCY	720000	789500 [^]	712500	738000	851000	26	62	18.2	15.3
MOONEE PONDS	521500	596800	528000	475800	476900	44	172	-8.6	0.2
MOORABBIN	738000 [^]	561300	727500 [^]	832000 [^]	558500	16	36	-24.3	-32.9
MOOROOLBARK	580000	584000	570000	635000	593300	24	83	2.3	-6.6
MOOROOPNA	175800 [^]	187500 [^]	134000 [^]	237500 [^]	175500 [^]	6	23	-0.1	-26.1
MORDIALLOC	624300	616000	596300	575300	627500	42	98	0.5	9.1
MORNINGTON	680000	632500	552000	732500	740000	60	173	8.8	1.0
MORWELL	175300	162300	166500	190000	183500	20	58	4.7	-3.4
MOUNT CLEAR	290000 [^]	386000 [^]	302500 [^]	371000 [^]	349000 [^]	6	17	20.3	-5.9
MOUNT ELIZA	730000 [^]	517500 [^]	525000 [^]	520000 [^]	762000	13	31	4.4	46.5
MOUNT EVELYN	582500 [*]	577500 [^]	633000 [^]	370000 [^]	370000 [*]	0	9	NA	NA
MOUNT MARTHA	680000 [^]	685000	375000 [^]	422500 [^]	680000 [^]	5	27	0.0	60.9
MOUNT PLEASANT	293000 [^]	283000 [^]	290000 [^]	285000 [^]	395000 [^]	1	17	34.8	38.6
MOUNT WAVERLEY	987500	980000	1007500	890000	1060000	57	151	7.3	19.1
MULGRAVE	791000	835500 [^]	755000 [^]	755000	762000	14	40	-3.7	0.9
MURRUMBEENA	617500	580000	660000	523000	610000	28	102	-1.2	16.6
MYRTLEFORD	327500 [^]	284500 [^]	284500 [*]	250000 [^]	305300 [^]	2	5	-6.8	22.1
NARRE WARREN	435000	480000	465000 [^]	440000 [^]	445000	24	51	2.3	1.1
NEWBOROUGH	190000 [^]	261500 [^]	202500 [^]	265000 [^]	147000 [^]	5	21	-22.6	-44.5
NEWCOMB	400000 [^]	385000 [^]	340000 [^]	415000	387500 [^]	8	36	-3.1	-6.6
NEWPORT	725000	705000	782500 [^]	681500 [^]	715000	21	50	-1.4	4.9
NEWTOWN (GREATER GEELONG)	407000	347500	537500	465000 [^]	540000	15	44	32.7	16.1
NIDDRIE	690000	595000 [^]	680300 [^]	725000 [^]	729000	13	27	5.7	0.6
NOBLE PARK	467500	475000	440000	445000	495000	77	209	5.9	11.2
NORLANE	292900 [^]	315000	294500 [^]	352500	332500	14	39	13.5	-5.7
NORTH BENDIGO	310000 [^]	275000 [^]	225000 [^]	265000 [^]	398800 [^]	4	24	28.6	50.5
NORTH MELBOURNE	538500	576000	545000	570000	590000	45	166	9.6	3.5
NORTHCOTE	561500	676300	534800	745000	614000	56	137	9.3	-17.6
NOTTING HILL	431900	320000	410000 [^]	355000 [^]	360000 [^]	7	26	-16.6	1.4
NUMURKAH	177500 [^]	171500 [^]	171500 [*]	156500 [^]	199500 [^]	3	17	12.4	27.5
NUNAWADING	766000	854000	711000	671000	725000	28	78	-5.4	8.0
OAK PARK	668800	613900	625700	665000 [^]	699800	26	64	4.6	5.2
OAKLEIGH	639000	555000	587500	585000	600000	30	118	-6.1	2.6
OAKLEIGH EAST	851000	667500	760000 [^]	825000 [^]	875000	27	51	2.8	6.1

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OAKLEIGH SOUTH	765000	891300	800000 ^	700500	794000	14	48	3.8	13.3
OCEAN GROVE	695000	635000	615500	600000	680000	31	87	-2.2	13.3
OFFICER	397500 ^	439000 ^	439000 *	429500 ^	520000 ^	8	16	30.8	21.1
ORMOND	636500	686000	629800	726000	660000	23	84	3.7	-9.1
OSBORNE	664000 ^	562800	600000 ^	620000 ^	625000	15	37	-5.9	0.8
PAKENHAM	373800	405000	413300	388500	400000	30	107	7.0	3.0
PARKDALE	746000	858800	751000	477800	765000	29	84	2.5	60.1
PARKVILLE	458000	518000	507500	647500 ^	672500	22	62	46.8	3.9
PASCOE VALE	619000	610000	615000	650000	653000	62	175	5.5	0.5
PASCOE VALE SOUTH	665000 ^	687500	505000 ^	500000 ^	475000	18	43	-28.6	-5.0
PATTERSON LAKES	618800	610000	575000 ^	660000 ^	590500	12	38	-4.6	-10.5
PAYNESVILLE	272500	287000 ^	285000 ^	358500 ^	395000 ^	7	17	45.0	10.2
POINT COOK	499000	460000	447500	457000 ^	510000	10	48	2.2	11.6
PORT FAIRY	560000 ^	543800 ^	577500 ^	577500 *	875000 ^	5	12	56.3	NA
PORT MELBOURNE	745000	797500	780000	677500	702000	73	218	-5.8	3.6
PORTARLINGTON	490000	550000 ^	455000 ^	617500 ^	592500 ^	6	23	20.9	-4.0
PORTLAND	203500	200000	182500 ^	190000 ^	167500 ^	2	25	-17.7	-11.8
PRAHRAN	627500	465000	570000	482500	585000	71	211	-6.8	21.2
PRESTON	529000	507800	490000	545300	610000	100	263	15.3	11.9
QUARRY HILL	300000 ^	287500 ^	287500 *	332500 ^	332500 *	0	4	NA	NA
QUEENSCLIFF	652500 *	435000 ^	586500 ^	680000 ^	715000 ^	5	11	NA	5.1
REDAN	260000 ^	184000 ^	295000 ^	285000 ^	317500	10	19	22.1	11.4
RESEARCH	515000 ^	515000 *	515000 *	515000 *	887000 ^	1	1	72.2	NA
RESERVOIR	595000	578000	566800	565000	582000	135	381	-2.2	3.0
RICHMOND	604000	609300	555000	545300	547500	108	336	-9.4	0.4
RIDDELLS CREEK	490000 ^	492500 ^	495000 ^	540000 ^	530000 ^	5	14	8.2	-1.9
RINGWOOD	532500	565000	546500	595000	645000	67	202	21.1	8.4
RINGWOOD EAST	635800	645000	650000	618000 ^	588900	22	81	-7.4	-4.7
RINGWOOD NORTH	900000	825000 ^	820000 ^	865000 ^	647500 ^	2	13	-28.1	-25.1
RIPPLESIDE	470000 ^	600000 ^	600000 *	765000 ^	955000 ^	2	9	103.2	24.8
RIPPONLEA	1346000 ^	414000 ^	586000 ^	547500 ^	545000	10	25	-59.5	-0.5
ROMSEY	425000 ^	420000 ^	555000 ^	440000 ^	430000 ^	7	20	1.2	-2.3
ROSANNA	730000	650000	715000 ^	678500 ^	833000	24	46	14.1	22.8
ROSEBUD	560000	575000	558500	523500	596300	34	85	6.5	13.9

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ROSEBUD SOUTH	575000 [^]	506000 [^]	620000 [^]	585000 [^]	615000 [^]	5	11	7.0	5.1
ROWVILLE	620000	640500	570000	545000 [^]	676000	30	67	9.0	24.0
ROXBURGH PARK	462500 [^]	388000 [^]	400000 [^]	360000 [^]	446300 [^]	6	15	-3.5	24.0
RYE	770000 [^]	630000 [^]	635000 [^]	461000 [^]	598500 [^]	2	10	-22.3	29.8
SAFETY BEACH	697500	658000	650000	710000	720000	26	80	3.2	1.4
SALE	253300	259000	267000	218800	235000	21	60	-7.2	7.4
SANCTUARY LAKES	558000	485300 [^]	490000 [^]	600000 [^]	512500 [^]	8	24	-8.2	-14.6
SANDRINGHAM	795000	600000	810000	697500	633000	53	127	-20.4	-9.2
SCORESBY	550000 [^]	555000 [^]	727500 [^]	570000 [^]	610000 [^]	2	8	10.9	7.0
SEAFORD	540100	558000	625000	497500	535000	53	134	-0.9	7.5
SEBASTOPOL	240000	277500	262500	274000	285000	19	75	18.8	4.0
SEDDON	482000 [^]	465000 [^]	465000 [*]	600000 [^]	507000	11	23	5.2	-15.5
SEYMOUR	185000 [^]	251000 [^]	239000 [^]	220000 [^]	345000 [^]	4	11	86.5	56.8
SHEPPARTON	262000	262500	326000 [^]	229000	217000	26	73	-17.2	-5.2
SKYE	432000 [^]	510000 [^]	480000 [^]	513000 [^]	520000 [^]	5	11	20.4	1.4
SOMERVILLE	448500 [^]	462000	490000 [^]	537500 [^]	540000	11	35	20.4	0.5
SOUTH GEELONG	245000 [*]	600000 [^]	610000 [^]	551300 [^]	551300 [*]	0	8	NA	NA
SOUTH KINGSVILLE	640000 [^]	712500	695500 [^]	627500 [^]	573500 [^]	2	21	-10.4	-8.6
SOUTH MELBOURNE	610000	566000	673800	585000	612500	44	140	0.4	4.7
SOUTH MORANG	432500	457500	520000 [^]	472500 [^]	475000	17	47	9.8	0.5
SOUTH YARRA	680000	620600	640000	692500	595000	165	487	-12.5	-14.1
SOUTHBANK	610900	585000	555000	570000	587500	142	534	-3.8	3.1
SPOTSWOOD	650000 [^]	697500 [^]	725000 [^]	500000 [^]	745000 [^]	3	8	14.6	49.0
SPRING GULLY	251500	302500	300000 [^]	320000 [^]	372500 [^]	3	22	48.1	16.4
SPRINGVALE	567500	600000	468000	612500	555000	19	64	-2.2	-9.4
SPRINGVALE SOUTH	467500	466200 [^]	440300 [^]	410000 [^]	500000	13	30	7.0	22.0
ST ALBANS	465000	477000	457000	440000	470000	37	111	1.1	6.8
ST ALBANS PARK	396000 [^]	227500 [^]	352500 [^]	352500 [*]	352500 [^]	4	12	-11.0	NA
ST KILDA	580000	584000	493500	555000	588500	162	472	1.5	6.0
ST KILDA EAST	616000	635000	605300	589000	571300	60	167	-7.3	-3.0
ST KILDA WEST	707500	641500 [^]	615000	600000	680000	18	48	-3.9	13.3
ST LEONARDS	481000 [^]	375000 [^]	360000 [^]	457500 [^]	537000 [^]	7	17	11.6	17.4
STAWELL	221300 [^]	125000 [^]	210500 [^]	181300 [^]	145000 [^]	9	16	-34.5	-20.0
STRATHDALE	120000 [^]	286000 [^]	277500 [^]	226300 [^]	357800 [^]	5	14	198.2	58.1

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STRATHMORE	850000 [^]	762500 [^]	815000	752000 [^]	630000 [^]	5	25	-25.9	-16.2
STUDFIELD	705500 [^]	663500 [^]	606000 [^]	885000 [^]	643000 [^]	5	13	-8.9	-27.3
SUNBURY	425000	455000	420000	447500	435000	29	83	2.4	-2.8
SUNSHINE	390000	310000	535000 [^]	290000 [^]	658800	12	32	68.9	127.2
SUNSHINE NORTH	580000 [^]	475000 [^]	460000 [^]	532500 [^]	577500	12	23	-0.4	8.4
SUNSHINE WEST	537500	485000	540000 [^]	405000 [^]	532500	14	36	-0.9	31.5
SURREY HILLS	898900	857500	767500	970200 [^]	801800	34	83	-10.8	-17.4
SWAN HILL	264000 [^]	204500 [^]	254500 [^]	245000 [^]	245000	11	24	-7.2	0.0
SYDENHAM	405000	427500	419000	427500	439000	18	60	8.4	2.7
SYNDAL	1000700	1212500 [^]	950000 [^]	1100000 [^]	935500 [^]	8	27	-6.5	-15.0
TARNEIT	378500	400000	417500 [^]	475000	421000	11	42	11.2	-11.4
TATURA	220000 [^]	227500 [^]	227500 [*]	194000 [^]	237500 [^]	1	7	8.0	22.4
TAYLORS HILL	442500 [^]	534000 [^]	511500 [^]	516300 [^]	475000 [^]	1	17	7.3	-8.0
TEMPLESTOWE	790000	790000	735000 [^]	735000	807500	12	47	2.2	9.9
TEMPLESTOWE LOWER	810000	930000	750000	720000 [^]	857000	28	62	5.8	19.0
THOMASTOWN	464000	457800	501000	485000 [^]	447500	14	46	-3.6	-7.7
THORNBURY	683000	585000	600000	680000	619500	46	122	-9.3	-8.9
TOORAK	917500	925000	1575000	940000	940000	51	167	2.5	0.0
TORQUAY	645000	659500	597500	630500	650000	25	65	0.8	3.1
TRAFALGAR	310000 [^]	310000 [*]	393000 [^]	393000 [*]	393000 [*]	0	6	NA	NA
TRARALGON	206000	217000	218800	222500	219500	26	116	6.6	-1.3
TRAVANCORE	347500	350000	340300 [^]	337300 [^]	342000 [^]	9	36	-1.6	1.4
TRUGANINA	409500	413500	368000 [^]	408500 [^]	427500	12	30	4.4	4.7
TULLAMARINE	468000	482500	541500	447500 [^]	515000	19	49	10.0	15.1
TYABB	474300 [^]	490000 [^]	500000 [^]	435000 [^]	525000 [^]	2	11	10.7	20.7
VERMONT	790500	890000 [^]	859000	610000 [^]	700000	18	39	-11.4	14.8
VERMONT SOUTH	880000 [^]	1000500 [^]	1097000 [^]	1097000 [*]	840000 [^]	5	14	-4.5	NA
VIEWBANK	650000 [^]	568000 [^]	682100 [^]	687000 [^]	685800 [^]	2	7	5.5	-0.2
WALLAN	385000 [^]	380000 [^]	320000 [^]	370000 [^]	400000 [^]	8	17	3.9	8.1
WALLAN EAST	362000 [^]	363500 [^]	365000 [^]	369000 [^]	370000 [^]	5	19	2.2	0.3
WANGARATTA	235000	252000	255000 [^]	228800	265000	15	49	12.8	15.8
WANTIRNA	635000 [^]	760000 [^]	628800 [^]	608000 [^]	678000	16	27	6.8	11.5
WANTIRNA SOUTH	593500 [^]	420000	386400 [^]	588500 [^]	668000 [^]	6	29	12.6	13.5
WARRAGUL	352500	327000	192000	335000	369000	13	57	4.7	10.1

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WARRNAMBOOL	315000	274500	267000	310000	372000	31	137	18.1	20.0
WATSONIA	690000 [^]	750000 [^]	605000 [^]	687000 [^]	697500	12	29	1.1	1.5
WENDOUREE	277500 [^]	274100 [^]	249000 [^]	220900	245000	18	44	-11.7	10.9
WERRIBEE	395000	373500	380700	420000	375000	30	111	-5.1	-10.7
WERRIBEE SOUTH	500000 [^]	550000 [^]	625000 [^]	600000 [^]	419700 [^]	3	20	-16.1	-30.1
WEST FOOTSCRAY	515000	625000	512500	600000	565000	33	109	9.7	-5.8
WEST MELBOURNE	667500	555000	683500	736300	632500	46	147	-5.2	-14.1
WEST WODONGA	242500	214000	228500	220000	241000 [^]	9	46	-0.6	9.5
WESTALL	614000	440000	600000	605000 [^]	535000	34	76	-12.9	-11.6
WESTGARTH	542500	612500 [^]	498000 [^]	351000 [^]	570000	13	28	5.1	62.4
WESTMEADOWS	470000	515000 [^]	535000 [^]	487500	548500	17	39	16.7	12.5
WHITE HILLS	165000 [^]	309800 [^]	309800 [*]	330000 [^]	400000 [^]	7	10	142.4	21.2
WHITTINGTON	304000 [^]	350000 [^]	307000 [^]	350000 [^]	378000 [^]	5	16	24.3	8.0
WHITTLESEA	310000 [^]	420000 [^]	420000 [*]	412500 [^]	340000 [^]	7	20	9.7	-17.6
WILLIAMS LANDING	475700 [^]	460000 [^]	407000 [^]	405000 [^]	455900 [^]	6	11	-4.1	12.6
WILLIAMSTOWN	580000	721000	686000	647000	630000	15	72	8.6	-2.6
WILLIAMSTOWN NORTH	737500 [^]	570000 [^]	700000 [^]	558500 [^]	710000 [^]	3	13	-3.7	27.1
WINDSOR	564500	555000	637500	570000	592500	36	97	5.0	3.9
WODONGA	208500 [^]	260000	249000	205000	193100	22	74	-7.4	-5.8
WOLLERT	380000 [^]	405000	434300	429000	402500	14	52	5.9	-6.2
WONTHAGGI	315000	398000 [^]	340000 [^]	333800 [^]	350000	13	30	11.1	4.9
WOODEND	525000 [^]	309000 [^]	309000 [*]	700000 [^]	570000 [^]	3	11	8.6	-18.6
WYNDHAM VALE	367500 [^]	426000 [^]	390000 [^]	435000 [^]	410000 [^]	3	11	11.6	-5.7
YARRA JUNCTION	420000 [*]	370000 [^]	525000 [^]	480000 [^]	592300 [^]	1	8	NA	23.4
YARRAM	192500 [^]	190000 [^]	190000 [*]	294000 [^]	235000 [^]	1	7	22.1	-20.1
YARRAVILLE	619500	600000	600000 [^]	640000	670000	33	74	8.2	4.7
YARRAWONGA	275000	263000	381500	235000	285000	13	51	3.6	21.3

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2019 to Oct-Dec 2020

Locality	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020	No. of Sales Oct-Dec 2020	No. of Sales 2020	Change (%)	
								Oct-Dec 2019 to Oct-Dec 2020	Jul-Sep 2020 to Oct-Dec 2020
AINTREE	301400	366000	297000	360000	365000	19	89	21.1	1.4
ALEXANDRA	180000	135000 [^]	141300 [^]	162500 [^]	162500 [*]	0	16	NA	NA
ALFREDTON	176000	189900	195000	205000	205000	61	333	16.5	0.0
ANGLESEA	612500 [^]	675000 [^]	753000 [^]	575000 [^]	620000 [^]	3	13	1.2	7.8
APOLLO BAY	250000 [^]	240000 [^]	250000 [^]	275000	315000	13	33	26.0	14.5
ARARAT	91000 [^]	65000 [^]	92000 [^]	75000	85000 [^]	9	35	-6.6	13.3
ARMSTRONG CREEK	267000	270000	272000	268000	254000	109	428	-4.9	-5.2
ASCOT (GREATER BENDIGO)	165000	138000 [^]	142500 [^]	172000 [^]	175000 [^]	1	7	6.1	1.7
ASCOT VALE	252600 [^]	442500 [^]	2200000 [^]	765000 [^]	765000 [*]	0	3	NA	NA
AVENEL	45000 [^]	45000 [*]	147500 [^]	225000 [^]	200000 [^]	7	12	344.4	-11.1
AXEDALE	154000 [^]	155000 [^]	155000 [^]	217500 [^]	217500 [*]	0	4	NA	NA
BACCHUS MARSH	240000	240000 [^]	232500	257500	285000	18	93	18.8	10.7
BAGSHOT	116000 [^]	119000	114000	129700 [^]	118000 [^]	1	28	1.7	-9.1
BAIRNSDALE	119000 [^]	125000 [^]	125000 [^]	124900	129000	10	36	8.4	3.2
BALLAN	185000 [^]	222500	239000 [^]	251000	275800 [^]	4	33	49.1	9.9
BANNOCKBURN	279500 [^]	245000 [^]	242000 [^]	275000	314500 [^]	2	21	12.5	14.4
BARANDUDA	145000	144800	140000	140000	135000	37	134	-6.9	-3.6
BEACONSFIELD	350800 [^]	366000 [^]	327200	302400	341000	23	65	-2.8	12.8
BEECHWORTH	195000 [^]	197000 [^]	202500 [^]	222500	235000 [^]	5	28	20.5	5.6
BELLBRAE	602500 [^]	620000 [^]	752000 [^]	752000 [*]	805000 [^]	2	11	33.6	NA
BELMONT	230000 [^]	486500 [^]	370000 [^]	371800 [^]	282000 [^]	8	18	22.6	-24.1
BENALLA	140000	143800 [^]	136000	142500	160000 [^]	8	45	14.3	12.3
BERWICK	446000	427500	424000	424500	453500	74	285	1.7	6.8
BEVERIDGE	299000	252000	270000	275000	265000	70	177	-11.4	-3.6
BIRREGURRA	220800 [^]	239000 [^]	287500 [^]	280000 [^]	285000 [^]	8	18	29.1	1.8
BLAIRGOWRIE	470000 [^]	702500 [^]	710000 [^]	875000 [^]	555000 [^]	5	17	18.1	-36.6
BONNIE BROOK	311000	311000	314500	315000	295000	37	150	-5.1	-6.3
BONSHAW	161000	163500	180000 [^]	195000	210000	21	81	30.4	7.7
BORONIA	374000 [^]	374000 [*]	374000 [*]	572500 [^]	515000 [^]	3	4	37.7	-10.0
BOTANIC RIDGE	345000	390500	387000	370000	411000 [^]	6	131	19.1	11.1
BRIDGEWATER ON LODDON	150000 [*]	130000 [^]	130000 [*]	180000 [^]	165000 [^]	1	7	NA	-8.3
BRIGHT	292500 [^]	397500 [^]	449000 [^]	336500	320000 [^]	4	17	9.4	-4.9
BROADFORD	195000 [^]	200000 [^]	220000 [^]	245000 [^]	253500 [^]	6	22	30.0	3.5
BROOKFIELD	266000 [^]	286000 [^]	268500 [^]	273500 [^]	307500 [^]	4	10	15.6	12.4
BROWN HILL	194000	220800	198800	217000	255000 [^]	8	57	31.4	17.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

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								Oct-Dec 2019 to Oct-Dec 2020	Jul-Sep 2020 to Oct-Dec 2020
BUNINYONG	248500 [^]	292500 [^]	322500 [^]	350000 [^]	355500 [^]	2	6	43.1	1.6
BUNYIP	310000 [^]	335000 [^]	336500 [^]	345000 [^]	536500 [^]	8	24	73.1	55.5
BURNSIDE	457500	499500 [^]	413800	424500	449500 [^]	9	46	-1.7	5.9
CALIFORNIA GULLY	-	69700 [^]	165000 [^]	118500 [^]	122000 [^]	7	15	0.0	3.0
CAMPBELLS CREEK	203000 [^]	145000 [^]	159000 [^]	182500 [^]	187500 [^]	6	16	-7.6	2.7
CAMPERDOWN	98000 [^]	98000 [*]	54000 [^]	118500 [^]	118500 [*]	0	8	NA	NA
CANADIAN	165000	137500	176400	162900	140000 [^]	1	44	-15.2	-14.1
CAPE PATERSON	205000 [^]	350000 [^]	230000 [^]	250000	340000	14	47	65.9	36.0
CARDIGAN	325000 [^]	340000 [^]	340000 [^]	335000 [^]	367500 [^]	2	18	13.1	9.7
CARRUM DOWNS	500000 [^]	411000 [^]	300000 [^]	387500 [^]	640000 [^]	4	12	28.0	65.2
CASTLEMAINE	235000 [^]	215000 [^]	220000 [^]	222500 [^]	312500	10	25	33.0	40.4
CHARLEMONT	225000	245000	256500	250000	256000	74	287	13.8	2.4
CHEWTON	258000 [^]	175000 [^]	154300 [^]	158000 [^]	245000 [^]	5	20	-5.0	55.1
CHIRNSIDE PARK	326300 [^]	553000 [^]	354500 [^]	375000 [^]	750000 [^]	1	12	129.9	100.0
CHURCHILL	-	110000 [^]	105000	97000 [^]	96800 [^]	2	25	0.0	-0.3
CLIFTON SPRINGS	280000 [^]	298000 [^]	303000 [^]	280000	285000	21	64	1.8	1.8
CLUNES	100000 [^]	80000 [^]	190000 [^]	165000 [^]	150000 [^]	1	9	50.0	-9.1
CLYDE	308800	314000	318000	325000	327500	185	672	6.1	0.8
CLYDE NORTH	313800	315500	323000	325000	352500	229	983	12.3	8.5
COBBLEBANK	214300	235000	259500	221000	296000	18	54	38.1	33.9
COBRAM	115000 [^]	126500 [^]	128500	84500	150000 [^]	9	39	30.4	77.5
COHUNA	160000 [^]	75100 [^]	160000 [^]	85000	117500 [^]	5	23	-26.6	38.2
COLAC	167500 [^]	155000 [^]	170000 [^]	165000 [^]	35000 [^]	7	19	-79.1	-78.8
CONNEWARRE	660000 [*]	600000 [^]	545000 [^]	580000 [^]	600000	14	30	NA	3.4
CORINELLA	195000	195000	201800 [^]	210000	280000	15	45	43.6	33.3
CORIO	236300 [^]	225000 [^]	221500 [^]	250000 [^]	180000 [^]	3	13	-23.8	-28.0
CORONET BAY	285000 [^]	250000 [^]	275000	275000	285000	26	66	0.0	3.6
CORRYONG	35000 [^]	46000 [^]	46000 [*]	65000 [^]	65000 [^]	5	9	85.7	0.0
COWES WEST	242500	239900	254900	258700	263800	36	96	8.8	2.0
CRAIGIEBURN	271500	299000	330000	345000	365000	74	417	34.4	5.8
CRANBOURNE	335500	313000	339000	378000	208000 [^]	1	79	-38.0	-45.0
CRANBOURNE EAST	295000	299000	301000	290000	290600	55	237	-1.5	0.2
CRANBOURNE NORTH	360000 [^]	355000 [^]	400000 [^]	380000 [^]	422500 [^]	4	27	17.4	11.2
CRANBOURNE SOUTH	335000	345000	361300	348500	374000	89	257	11.6	7.3
CRANBOURNE WEST	158700	154800	188500	181700	206400	23	103	30.1	13.6

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								Oct-Dec 2019 to Oct-Dec 2020	Jul-Sep 2020 to Oct-Dec 2020
CRESWICK	150000 [^]	120000 [^]	186500 [^]	155000	162000	10	35	8.0	4.5
CROYDON	417100 [^]	380000 [^]	350000 [^]	403000 [^]	755000 [^]	1	9	81.0	87.3
CURLEWIS	268000	300000	302500	301500	338000	42	111	26.1	12.1
DALYSTON	145000 [^]	160000	165000	185000	189000 [^]	3	49	30.3	2.2
DARLEY	360000 [^]	270000	245000	310000	260000	22	59	-27.8	-16.1
DAYLESFORD	346500 [^]	286500 [^]	299000 [^]	270000 [^]	382500	10	24	10.4	41.7
DEANSIDE	288000	318000	317000	303000	333000	111	307	15.6	9.9
DELACOMBE	160000	169500 [^]	182000 [^]	185000 [^]	187500 [^]	6	30	17.2	1.4
DENNINGTON	132500 [^]	132000	112500	100000 [^]	142500 [^]	2	29	7.5	42.5
DIAMOND CREEK	430000	445000	427500	389000	450000	33	93	4.7	15.7
DIGGERS REST	285500	282000	259000	278500	264500	32	176	-7.4	-5.0
DINNER PLAIN	149800 [^]	130000 [^]	104400 [^]	112000 [^]	145000 [^]	3	13	-3.2	29.5
DONCASTER	1030000	1012500 [^]	1135000 [^]	1300000 [^]	985000 [^]	7	17	-4.4	-24.2
DONNYBROOK	281000	295000	285000	279000	300000	152	469	6.8	7.5
DOREEN	325000	320000	320000	317500	335000	70	217	3.1	5.5
DROMANA	440000 [^]	505000 [^]	600000 [^]	580000 [^]	522500	12	26	18.8	-9.9
DROUIN	210000	215000	217500	225000	212500	92	308	1.2	-5.6
DRYSDALE	300000 [^]	332500 [^]	245000 [^]	297500	350000 [^]	7	25	16.7	17.6
DUNKELD	86000 [*]	86000 [*]	86000 [*]	77500 [^]	145500 [^]	2	8	NA	87.7
EAGLE POINT	144500 [^]	106300 [^]	117500	140000	164000	13	80	13.5	17.1
EAGLEHAWK	115000 [^]	77500 [^]	119700 [^]	135000 [^]	130000 [^]	7	25	13.0	-3.7
EAST BAIRNSDALE	-	74000 [^]	73500 [^]	75000 [^]	95000 [^]	4	17	0.0	26.7
EAST BENDIGO	195000 [^]	195000 [*]	365000 [^]	150000 [^]	225000 [^]	2	11	15.4	50.0
EASTWOOD	148500 [^]	157000	160000 [^]	110000	207500 [^]	4	27	39.7	88.6
ECHUCA	150100	152000	154500	154000	159000	23	146	5.9	3.2
ELLIMINYT	157500 [^]	162500 [^]	169000 [^]	192500 [^]	230000 [^]	8	19	46.0	19.5
ELMORE	72500 [^]	75000 [^]	71300 [^]	82500 [^]	82500 [^]	5	15	13.8	0.0
ELPHINSTONE	125000 [*]	125000 [*]	125000 [*]	125000 [^]	125000 [*]	0	1	NA	NA
EPPING	221000	211800	300500	341100	318300	14	63	44.0	-6.7
EPSOM	165000 [^]	144000	148500	154000	156000 [^]	3	72	-5.5	1.3
EUROA	80000 [^]	150000 [^]	95000 [^]	100000 [^]	180000 [^]	1	11	125.0	80.0
EYNESBURY	259000 [^]	286500	258000	265000	286000	10	50	10.4	7.9
FLORA HILL	155000 [^]	185000 [^]	185000 [^]	185000 [^]	225000 [^]	4	25	45.2	21.6
FOSTER	144000 [^]	137000 [^]	122500 [^]	123800	137000 [^]	5	30	-4.9	10.7
FRANKSTON	497500 [^]	497500 [*]	530000 [^]	505000 [^]	569300 [^]	2	11	14.4	12.7

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FRASER RISE	320300	324900	324900	310000	306000	149	458	-4.4	-1.3
FYANSFORD	400000^	332500^	432500	420000	415000	13	44	3.8	-1.2
GISBORNE	420000^	440000^	385000^	395000	440000	11	33	4.8	11.4
GLENLYON	205000*	205000*	180000^	200000^	295000^	1	5	NA	47.5
GOLDEN BEACH	55000	43000	68500^	59500	52000	31	62	-5.5	-12.6
GOLDEN SQUARE	176500	170000	165000	160000	205000	22	89	16.1	28.2
GORDON	260000^	250000^	234500^	238000^	250000^	5	9	-3.8	5.0
GRANTVILLE	325000^	200000^	202000^	200000^	220000^	3	21	-32.3	10.0
GREEN LAKE	124500^	138000^	138000*	111000^	134500^	2	9	8.0	21.2
GREENVALE	372000	399000	397300	397000	398000	88	352	7.0	0.3
GROVEDALE	320000^	325000^	307500	305000^	350000	13	37	9.4	14.8
HALLS GAP	95000^	112500^	140000^	116000^	169500^	4	17	78.4	46.1
HAMILTON	82000^	147500^	125000	82000	100000	13	44	22.0	22.0
HAMPTON PARK	257000	259000^	262000^	292300^	265000^	6	22	3.1	-9.3
HARCOURT	190000^	143800^	184000^	210000^	160000	12	17	-15.8	-23.8
HARKNESS	257500	266000	245000	240000	240000	27	87	-6.8	0.0
HASTINGS	275000^	320000^	330000^	311000^	234800^	2	15	-14.6	-24.5
HEALESVILLE	330000^	340000^	347500^	410000^	360000	10	19	9.1	-12.2
HEATHCOTE	101300^	120000^	120000*	120000^	123000^	7	11	21.5	2.5
HIGHTON	291500	315000	312500	350000	338000	49	155	16.0	-3.4
HORSHAM	125000	113800	118000	118000	128500	32	100	2.8	8.9
HUNTLY	135000	135000	140000	139000	160000^	7	95	18.5	15.1
HUON CREEK	293000^	285000^	285000*	295000^	330000	17	22	12.6	11.9
INVERLOCH	352500	312500	310000	282500	360000	19	78	2.1	27.4
INVERMAY PARK	255000^	255000^	282500^	255000^	325000^	2	18	27.5	27.5
IRYMPLE	124500	129000	139000	148000	140000^	8	58	12.4	-5.4
JACKASS FLAT	138000	141000	140500	138000	129500^	3	92	-6.2	-6.2
JUNORTOUN	235000^	194500	192500	194000	250000^	2	71	6.4	28.9
KALIMNA	90000*	110000^	115000^	97500^	128500^	2	14	NA	31.8
KALKALLO	288000	274500	279500	292000	304500	158	455	5.7	4.3
KANGAROO FLAT	139300	170000	139500	177000	150000	25	91	7.7	-15.3
KEILOR EAST	610000^	610000^	610000*	707500^	775000^	3	12	27.0	9.5
KEILOR PARK	629000^	597000^	597000*	597000*	597000*	0	1	NA	NA
KERANG	68000^	65000^	31000^	60000^	45000^	3	16	-33.8	-25.0
KEYSBOROUGH	570000	610300^	639300^	584800^	619700^	8	27	8.7	6.0

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KIALLA	136000	140800	150000	150000	150700	29	239	10.8	0.5
KILCUNDA	295000 [^]	395000 [^]	295000 [^]	305000 [^]	326000 [^]	8	21	10.5	6.9
KILLARA (WODONGA)	146000 [^]	142300 [^]	153000	158000	147000 [^]	6	44	0.7	-7.0
KILMORE	240000 [^]	252000	235000	242500	240000	46	128	0.0	-1.0
KINGLAKE	244000 [^]	215000 [^]	221500 [^]	237500 [^]	262500 [^]	2	15	7.6	10.5
KOO WEE RUP	295000 [^]	320000 [^]	320000 [^]	330000 [^]	312500 [^]	2	17	5.9	-5.3
KOONDROOK	64000 [*]	79000 [^]	155000 [^]	78500 [^]	78500 [*]	0	15	NA	NA
KOROIT	127500 [^]	149000 [^]	132500	132000	107500 [^]	1	26	-15.7	-18.6
KORONG VALE	21000 [*]	20000 [^]	18800 [^]	20000 [^]	37500 [^]	1	13	NA	87.5
KORUMBURRA	200000 [^]	195000 [^]	150000 [^]	201000	216000 [^]	8	29	8.0	7.5
KURUNJANG	235000 [^]	241000 [^]	256000 [^]	255000	256000	12	37	8.9	0.4
KYABRAM	125500	125000 [^]	120000 [^]	125000	120800 [^]	2	26	-3.8	-3.4
KYNETON	311500 [^]	299000 [^]	288000	322000 [^]	372500	14	45	19.6	15.7
LAKE BUNGA	136000 [^]	136000 [*]	100000 [^]	115000 [^]	187500 [^]	2	10	37.9	63.0
LAKES ENTRANCE	118000 [^]	98000 [^]	95500 [^]	118000	135000	22	47	14.4	14.4
LALOR	523000	572500 [^]	489000 [^]	550000 [^]	512500 [^]	6	19	-2.0	-6.8
LANCEFIELD	205000	200000 [^]	210000 [^]	215000	215000	19	52	4.9	0.0
LANG LANG	262500	265000	265000	269500	279000	34	92	6.3	3.5
LANGWARRIN	406300	405000 [^]	410000 [^]	395000 [^]	430000 [^]	3	19	5.8	8.9
LARA	415000 [^]	327500	310000 [^]	378000 [^]	380000 [^]	5	26	-8.4	0.5
LARA LAKE	278000	264000	260000	273000	292000	25	94	5.0	7.0
LAVERTON SOUTH	470000 [^]	490000 [^]	540000 [^]	590000 [^]	510000 [^]	2	14	8.5	-13.6
LENEVA	147500	147000	148500	150000	153500	40	127	4.1	2.3
LEONGATHA	143000 [^]	195000 [^]	200000	215000	190000	10	60	32.9	-11.6
LEOPOLD	223500 [^]	300000 [^]	355000 [^]	267000 [^]	260000	14	23	16.3	-2.6
LETHBRIDGE	292000 [^]	292000 [*]	285000 [^]	310000 [^]	310000 [*]	0	6	NA	NA
LILYDALE	470000	470000	490000	492000	515000	14	56	9.6	4.7
LISMORE	50000 [^]	36000 [^]	57500 [^]	35000 [^]	41400 [^]	1	14	-17.2	18.3
LOCH SPORT	51000	52500	59000	50000	60000	42	100	17.6	20.0
LONGWARRY	250000 [^]	195000	185000 [^]	226500	200000	22	62	-20.0	-11.7
LOVELY BANKS	277500 [^]	280500	277500	299000 [^]	342500 [^]	1	33	23.4	14.5
LUCAS	190000	210000	200000	205000	230000	25	191	21.1	12.2
LUCKNOW	115000	105000	115000	119000	125000 [^]	7	58	8.7	5.0
LYNDHURST	432000	432900	472000	443000	478300 [^]	4	84	10.7	8.0
MADDINGLEY	245000	261500	255000	223800 [^]	248500 [^]	8	43	1.4	11.1

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MAFFRA	132300 [^]	132300*	125000 [^]	126300 [^]	89500 [^]	3	10	-32.4	-29.1
MAIDEN GULLY	183500	185000	184800	189500	246000	10	69	34.1	29.8
MAIDSTONE	414500 [^]	414500*	414500 [^]	414500*	280000 [^]	3	4	-32.4	NA
MALDON	140000 [^]	127800 [^]	127800*	136300	150000 [^]	3	15	7.1	10.1
MALLACOOTA	168000 [^]	252500 [^]	127500 [^]	132500 [^]	145000	12	24	-13.7	9.4
MALMSBURY	250000 [^]	190000 [^]	267500 [^]	265000 [^]	255000 [^]	5	13	2.0	-3.8
MAMBOURIN	316800	295000	291800	295000	295000	58	159	-6.9	0.0
MANOR LAKES	307500	228200	270000	307500	333000	43	183	8.3	8.3
MANSFIELD	170000	180000	182500	185000	210000	24	97	23.5	13.5
MARONG	140000	143000	147500	151500 [^]	187500 [^]	4	52	33.9	23.8
MARYBOROUGH	98500 [^]	75000 [^]	107000 [^]	98000	95000	12	41	-3.6	-3.1
MCCRAE	492500 [^]	420000 [^]	785000 [^]	450000 [^]	580000 [^]	5	12	17.8	28.9
MCKENZIE HILL	158000 [^]	195000 [^]	195000 [^]	210000	205000 [^]	3	31	29.7	-2.4
MELTON SOUTH	235000	230000	222000	222000	223000	61	164	-5.1	0.5
MERENDA	310000	326800	325000	320000	335000	45	133	8.1	4.7
METUNG	117500	90000 [^]	102500	99000	128000	27	69	8.9	29.3
MICKLEHAM	285000	272000	295000	291000	325000	254	926	14.0	11.7
MILDURA	140000	132000	138500	129000	150000	22	146	7.1	16.3
MINERS REST	160000	165000	179000 [^]	170000 [^]	234800	28	60	46.7	38.1
MOE	135000	126300	145000 [^]	170000 [^]	162500	18	44	20.4	-4.4
MOOROOLBARK	330000 [^]	326000 [^]	363100 [^]	367100 [^]	540000 [^]	2	20	63.6	47.1
MOOROOPNA	110000 [^]	110500 [^]	109500	118000	129000	22	67	17.3	9.3
MORNINGTON	697500 [^]	465000 [^]	805000 [^]	878500 [^]	890000 [^]	6	20	27.6	1.3
MORWELL	137500 [^]	55800 [^]	132000 [^]	120000	87500 [^]	6	31	-36.4	-27.1
MOUNT CLEAR	163000 [^]	158000	160000 [^]	165000 [^]	170500 [^]	2	26	4.6	3.3
MOUNT COTTRELL	275000 [^]	292000 [^]	275000 [^]	292000 [^]	282500	16	26	2.7	-3.3
MOUNT DUNEED	275000	270000	295000	287000	279500	86	372	1.6	-2.6
MOUNT ELIZA	757500 [^]	790000 [^]	812500 [^]	950000 [^]	720000 [^]	4	16	-5.0	-24.2
MOUNT HELEN	150000 [^]	199500 [^]	182500 [^]	137500 [^]	228800 [^]	4	10	52.5	66.4
MOUNT MARTHA	700000 [^]	850000 [^]	925000 [^]	1300000 [^]	740000 [^]	5	16	5.7	-43.1
MOUNT PLEASANT	126700 [^]	135800 [^]	135800*	150000 [^]	150000 [^]	5	14	18.3	0.0
MYRTLEFORD	140500 [^]	130500 [^]	154000	155000	191000	10	36	35.9	23.2
NAGAMBIE	157000	183000	168500 [^]	187500	197500	12	45	25.8	5.3
NARRAWONG	77500 [^]	109800 [^]	109800*	77000 [^]	77000*	0	8	NA	NA
NARRE WARREN	360000 [^]	360000*	395000 [^]	340000 [^]	371000 [^]	3	12	3.1	9.1

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NARRE WARREN SOUTH	340000 [^]	424000 [^]	400000 [^]	425000 [^]	410000 [^]	2	24	20.6	-3.5
NATHALIA	96000 [*]	125000 [^]	109500 [^]	155000 [^]	110000 [^]	3	11	NA	-29.0
NEERIM SOUTH	195000 [^]	193000 [^]	195000 [^]	219000 [^]	227000 [^]	1	17	16.4	3.7
NERRINA	149000 [*]	214500 [^]	255000 [^]	189500 [^]	266300 [^]	4	18	NA	40.5
NEW GISBORNE	275000 [^]	682500 [^]	710000 [^]	590000 [^]	265000 [^]	5	10	-3.6	-55.1
NEWBOROUGH	121300 [^]	182000 [^]	169000	152000	203800 [^]	6	50	68.0	34.0
NEWSTEAD	145000 [^]	155000 [^]	92000 [^]	155000 [^]	75000 [^]	1	9	-48.3	-51.6
NEWTOWN (GREATER GEELONG)	590000 [*]	925000 [^]	605000 [^]	560000 [^]	705000 [^]	5	15	NA	25.9
NICHOLSON	135000 [^]	135000 [^]	132000 [^]	135000	136000 [^]	4	26	0.7	0.7
NORTH BENDIGO	145000 [^]	124000 [^]	115000 [^]	150000	185000 [^]	2	19	27.6	23.3
NORTH WONTHAGGI	173000	178000	199500	212500	212000	34	91	22.5	-0.2
NUMURKAH	108800 [^]	150000 [^]	110000 [^]	86500 [^]	83000 [^]	5	14	-23.7	-4.0
OCEAN GROVE	359000	340000	345500	370000	385000	77	237	7.2	4.1
OFFICER	340000	337500	328000	340000	350000	67	343	2.9	2.9
OFFICER SOUTH	357500	360000	360000	352500	219000	20	124	-38.7	-37.9
ORBOST	60000 [^]	60000 [*]	50000 [^]	102500 [^]	52000 [^]	5	8	-13.3	-49.3
OXLEY	220000 [^]	220000 [*]	205800 [^]	170000 [^]	170000 [*]	0	8	NA	NA
PAKENHAM	260000	327000	300000	320500	328500	64	212	26.3	2.5
PARADISE BEACH	63300 [^]	37500 [^]	56000 [^]	73800 [^]	65500	10	21	3.6	-11.2
PAYNESVILLE	135000 [^]	140000 [^]	122500	225000	274500	10	51	103.3	22.0
PETERBOROUGH	185000 [^]	195000 [^]	200000 [^]	191000 [^]	191000 [*]	0	8	NA	NA
POINT COOK	415000	401000	387000	430000	547500	28	149	31.9	27.3
POINT LONSDALE	418500	479500	428000 [^]	394500	499500	24	64	19.4	26.6
PORT ALBERT	110000 [^]	60000 [^]	87500 [^]	90000 [^]	95000 [^]	7	17	-13.6	5.6
PORT FAIRY	220000 [^]	350000 [^]	350000 [*]	320000 [^]	365000 [^]	5	21	65.9	14.1
PORT WELSHPOOL	-	98000 [^]	98000 [*]	150000 [^]	152000 [^]	8	13	0.0	1.3
PORTARLINGTON	346300 [^]	272500 [^]	280300 [^]	325000	352500 [^]	8	34	1.8	8.5
PORTLAND	59000	60000	52800	70000	85000	24	96	44.1	21.4
PORTLAND NORTH	102500 [^]	78500 [^]	62000 [^]	90000	300000 [^]	1	17	192.7	233.3
RED CLIFFS	72000 [^]	75000	77500	90000	90000 [^]	2	45	25.0	0.0
RIDDELLS CREEK	439000 [^]	393000 [^]	410000 [^]	352500 [^]	415000 [^]	6	19	-5.5	17.7
ROCKBANK	272800	234500	239000	253500	257000	90	289	-5.8	1.4
ROMSEY	300000 [^]	360000 [^]	300000	325000	330000 [^]	5	36	10.0	1.5
ROSEBUD	440000 [^]	319600 [^]	320000 [^]	285000 [^]	385000 [^]	6	19	-12.5	35.1
ROXBURGH PARK	347500 [^]	512500 [^]	310000 [^]	360000 [^]	365000 [^]	7	22	5.0	1.4

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RUTHERGLEN	140000*	160000	160000^	133500^	170000^	6	25	NA	27.3
RYE	455000	392500^	390000^	420000	451000	17	50	-0.9	7.4
SAFETY BEACH	381300^	627500^	477500^	1048500^	540000^	7	15	41.6	-48.5
SALE	140800	140000	143000	150000	172000	15	91	22.2	14.7
SAN REMO	307500	289000	270000	303500	299000	47	128	-2.8	-1.5
SANCTUARY LAKES	485000	455000	422500	460000	487600	26	84	0.5	6.0
SANDY POINT	200000^	215000^	215000^	200000^	200000*	0	5	NA	NA
SEBASTOPOL	150000^	160000^	160000*	210000^	278500^	4	10	85.7	32.6
SEVILLE	415000^	457500^	340000^	410000^	490000^	1	11	18.1	19.5
SEYMOUR	165000^	161000^	130000^	172000^	180000^	9	28	9.1	4.7
SHEPPARTON	126000	93000	130000	143000	155000	27	125	23.0	8.4
SHEPPARTON NORTH	169000	176000^	177900^	195000	188000	22	83	11.2	-3.6
SMYTHES CREEK	150000	169000	175000	175000	166500	34	144	11.0	-4.9
SMYTHESDALE	95000^	95000*	125000^	135000^	142500^	6	14	50.0	5.6
SOMERS	925000^	925000*	825000^	650000^	909000^	5	7	-1.7	39.8
SOMERVILLE	430000	490000^	475000^	467500	479000	18	56	11.4	2.5
SORRENTO	776000^	2582800^	720000^	1155000^	900000^	5	13	16.0	-22.1
SOUTH GEELONG	268500^	268500*	268500*	268500*	268500*	0	0	NA	NA
SOUTH MORANG	408900	215100^	380800^	331000^	399000	31	55	-2.4	20.5
SPRING GULLY	178500^	196500^	196000^	188500	180000^	4	36	0.8	-4.5
ST ARNAUD	53000^	42000^	33000^	36000^	45000^	2	12	-15.1	25.0
ST LEONARDS	218000	230000	220000	230000	230000	100	186	5.5	0.0
STRATFORD	83000^	83500	89500	95000	102000	18	83	22.9	7.4
STRATHDALE	230000^	233500	210000	207000	195000^	9	44	-15.2	-5.8
STRATHFIELDSAYE	165500	180300	177500	176000	217000	11	106	31.1	23.3
STRATHTULLOH	271000	265500	270000	275000	285000	101	263	5.2	3.6
SUNBURY	299000	301500	308000	297000	355000	29	136	18.7	19.5
SUNSHINE NORTH	440000^	506500^	490000^	569000^	450000^	3	12	2.3	-20.9
SWAN HILL	111500^	136000	115000	127500	147500	10	65	32.3	15.7
TANGAMBALANGA	137000^	136000	137000	136000	142500	22	72	4.0	4.8
TARNEIT	296500	312000	308000	312000	307000	415	1,152	3.5	-1.6
TATURA	149700	164000^	165000^	165700	178500^	4	28	19.2	7.7
TAWONGA SOUTH	180000^	204500^	267500^	217500^	235000^	5	12	30.6	8.0
TAYLORS LAKES	553000^	518500^	560000^	560000*	560000*	0	3	NA	NA
TERANG	88000^	88000*	35000^	65000^	83000^	5	7	-5.7	27.7

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THE HONEYSUCKLES	92000 [^]	101000 [^]	87000 [^]	62000 [^]	122000 [^]	4	9	32.6	96.8
THORNHILL PARK	271000	257000	263800	242500	255000	197	494	-5.9	5.2
TONGALA	102000 [^]	105000 [^]	101000 [^]	100000 [^]	103500 [^]	2	12	1.5	3.5
TOOTGAROOK	395000 [^]	611000 [^]	611000 [*]	360000 [^]	492000 [^]	5	7	24.6	36.7
TORQUAY	418000	422000	448800	428500	456000	93	249	9.1	6.4
TRAFALGAR	220000 [^]	225000 [^]	215000 [^]	215000	235000 [^]	6	39	6.8	9.3
TRARALGON	159500	159500	160000	169500	185000	59	260	16.0	9.1
TRENTHAM	235000 [^]	335000 [^]	290000 [^]	360000	390000 [^]	7	19	66.0	8.3
TRUGANINA	343900	334900	321800	322500	333000	359	967	-3.2	3.3
VENUS BAY	121500	107500	123500	97500	140000	35	100	15.2	43.6
WAHGUNYAH	90500 [^]	90500 [*]	117000 [^]	145000 [^]	160000 [^]	3	9	76.8	10.3
WALDARA	210000 [^]	210000 [^]	231300 [^]	270000 [^]	241800 [^]	6	18	15.1	-10.4
WALKERVILLE	145000 [^]	160000 [^]	160000 [*]	136000 [^]	159500 [^]	2	8	10.0	17.3
WALLAN	244500	251000	221000	239000	260000	89	296	6.3	8.8
WALLAN EAST	247000	217500	251000	255000	252500	42	115	2.2	-1.0
WANDANA HEIGHTS	300000	400000	287400	299000 [^]	357000	10	46	19.0	19.4
WANDIN NORTH	360000 [^]	360000 [*]	245000 [^]	301000 [^]	265000 [^]	3	12	-26.4	-12.0
WANGARATTA	155000	162500	145800	147300	150000	24	136	-3.2	1.9
WARBURTON	250000 [^]	170000 [^]	165000 [^]	157500 [^]	222500 [^]	2	10	-11.0	41.3
WARRACKNABEAL	33000 [^]	36300 [^]	52000 [^]	26800 [^]	26800 [*]	0	10	NA	NA
WARRAGUL	215500	229500	230000	225000	252300	80	286	17.1	12.1
WARRANWOOD	765000 [^]	485000 [^]	480000 [^]	645000 [^]	906000 [^]	1	10	18.4	40.5
WARRNAMBOOL	150000	145000	161500	162000	200000	24	247	33.3	23.5
WAUBRA	-	-	-	50000 [^]	50000 [*]	0	5	NA	NA
WEIR VIEWS	209000	232000	236000	243000	250000	121	344	19.6	2.9
WERRIBEE	299000	300000	289900	290500	300000	114	388	0.3	3.3
WERRIBEE SOUTH	425000 [^]	425000 [*]	325000 [^]	380000 [^]	422500 [^]	7	15	-0.6	11.2
WEST BENDIGO	148950 [*]	151500 [^]	152500 [^]	150000	155000 [^]	3	20	NA	3.4
WEST WODONGA	180000	140500	140000	142000	160000	43	134	-11.1	12.7
WHITE HILLS	215000 [^]	158800 [^]	208500 [^]	212500	150000	11	44	-30.2	-29.4
WHITTLESEA	391500 [^]	395000 [^]	560000 [^]	287500 [^]	280000 [^]	4	16	-28.5	-2.6
WILLIAMS LANDING	313600	300000 [^]	469300 [^]	440000	432500 [^]	6	35	37.9	-1.7
WINCHELSEA	279000 [^]	209500 [^]	250000 [^]	239000 [^]	210000 [^]	2	18	-24.7	-12.1
WINTER VALLEY	157500	167000	185000	175000	196500	48	168	24.8	12.3
WODONGA	152000 [^]	161000	152000	152000	157500	19	106	3.6	3.6

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WOLLERT	306500	316500	316000	324000	345000	147	622	12.6	6.5
WONTHAGGI	149000 [^]	194000 [^]	176500	189000	230000	15	49	54.4	21.7
WOODEND	385000 [^]	377000 [^]	355000	375000	395000 [^]	5	31	2.6	5.3
WOOLAMAI WATERS	350000 [^]	350000 [*]	295000 [^]	370300 [^]	415100 [^]	1	5	18.6	12.1
WY YUNG	168500 [*]	139000 [^]	142000	132500 [^]	132500 [*]	0	17	NA	NA
WYNDHAM VALE	287000	282500	273000	275000	275000	115	348	-4.2	0.0
YARRA JUNCTION	242500 [^]	260000	270000 [^]	270000 [^]	275000 [^]	7	32	13.4	1.9
YARRAGON	205000 [^]	208500 [^]	200500 [^]	198000	194000	25	65	-5.4	-2.0
YARRAWONGA	155000	183500	160000	228000	267000	20	86	72.3	17.1
YEA	497500 [*]	242500 [^]	200000 [^]	195700	188900	13	25	NA	-3.5
YINNAR	100000 [^]	100000 [^]	93000	94000 [^]	122500 [^]	2	26	22.5	30.3

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