

Victorian Property Sales Report

December 2021 Quarter

Land Use Victoria



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

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

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



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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.....	8
Map – metropolitan Melbourne houses – year-to-date change in median prices.....	9
Aggregate data.....	10
Suburb/township house price data.....	13
Suburb/township unit price data.....	33
Suburb/township vacant residential land price data	47

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 13.3 per cent from \$715,000 to \$810,000 in the December 2021 quarter, having decreased by 1.9 per cent in the previous quarter (Jun 2021 to September 2021). For the 12 months from December 2020 to December 2021, the median house price in Victoria increased 22.7 per cent, from \$660,000 to \$810,000.

The median price of units in Victoria increased by 5.9 per cent from \$590,000 in the September 2021 quarter to \$625,000 in the December 2021 quarter, having decreased by 2.5 per cent in the previous quarter. The median price of units in Victoria for the December 2021 quarter was lower than the median price of houses. For the 12 months from December 2020 to December 2021, the median unit price increased by 6.8 per cent from \$585,000 to \$625,000.

The metropolitan Melbourne median house price increased by 11.1 per cent to \$950,000 in the December 2021 quarter and the median unit price increased by 5 per cent to \$650,000. For the 12 months to December 2021, median sales prices in metropolitan Melbourne increased by 22.1 per cent for houses and 6.6 per cent for units.

In the December 2021 quarter, the median house price in country Victoria increased by 9.9 per cent to \$560,000 and units increased by 9.6 per cent to \$410,000. Over the 12 months to December 2021, median sale prices in country Victoria increased by 22.7 per cent for houses and by 15.4 per cent for units.

Of the 799 listed Victorian locations, 370 had median house price increases for the December 2021 quarter compared to 341 in the September 2021 quarter. Three localities recorded no change, 120 showed a decrease and 222 had insufficient sales.

The maximum number of house sales for the quarter was 360 in Pakenham and there were 65 locations with 100 or more sales in the December 2021 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending December 2021 indicates that the median house sale price increased by 13.3 per cent from \$715,000 to \$810,000. Metropolitan house prices increased by 11.1 per cent to \$950,000 and country Victoria house prices increased by 9.9 per cent to \$560,000.

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

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

The number of Victorian house sales so far recorded for the December 2021 quarter is 29,202. Using the above percentage, it is anticipated that the number of sales for the December 2021 quarter will be approximately 31,400. This is a 52.8 per cent increase from the number of sales in the September 2021 quarter and a 21.5 per cent increase on the same quarter the previous year (December 2020).

Metropolitan Melbourne

The median house price in metropolitan Melbourne increased from \$855,000 in the September 2021 quarter to \$950,000 in the December 2021 quarter.

This follows a 0.1 per cent decrease in the previous quarter. The number of metropolitan sales for the quarter is expected to culminate at 22,194, which is 64.9 per cent higher than the September 2021 quarter and 29.8 per cent higher than the December 2020 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that more suburbs showed an increase in median house price in the December 2021 quarter compared to the September 2021 quarter (221 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 212 suburbs for the September 2021 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 80 shifted from showing a median price increase for the September 2021 quarter to a median price decrease for the December 2021 quarter. For example, Brighton East increased by 9.1 per cent in the September 2021 quarter, while it decreased by 3.8 per cent in the December 2021 quarter. This compares to 71 metropolitan suburbs shifting from an increase in the June 2021 quarter to a decrease in the September 2021 quarter.

Conversely, 86 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the September 2021 quarter to a median price increase in the December 2021 quarter. This compares to 49 metropolitan suburbs shifting from a decrease in the June 2021 quarter to an increase in the September 2021 quarter.

Seven metropolitan suburbs with 10 or more sales showed decreases for both the September 2021 and December 2021 quarters. Significant examples include Armadale and Canterbury. This compares to 21 metropolitan suburbs in the June 2021 and September 21 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Black Rock, which had 28 sales and rose by 40.1 per cent (\$2,002,500 to \$2,805,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Elsternwick, which had 26 sales and rose by 37.5 per cent to \$2,412,500.

For the quarter, Toorak had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 39 house sales and its median house price decreased by 27.3 per cent, from \$7,150,000 to \$5,200,000. McCrae experienced the second highest median price decrease in metropolitan Melbourne. It had 29 sales and its median price decreased by 13.6 per cent from \$1,250,000 to \$1,080,000.

Melton South's median price of \$495,000 was the lowest for metropolitan suburbs in the December 2021 quarter. It had 83 sales and its median price increased by 8.8 per cent from the September 2021 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020-Dec 2021	% Change Sep 2021-Dec 2021
Ascot Vale	1215000	1353000	1351000	11.2	-0.1
Bentleigh	1587500	1850000	1797500	13.2	-2.8
Bentleigh East	1305000	1527300	1505000	15.3	-1.5
Brighton	3420500	3400000	3370000	-1.5	-0.9
Brunswick	1115000	1352500	1380000	23.8	2.0
Caulfield South	1765000	1807000	1985000	12.5	9.9
Elwood	2175000	2400000	2267500	4.3	-5.5
Footscray	920500	985500	1107500	20.3	12.4
Hawthorn	2005000	2650000	2971000	48.2	12.1
Kensington	1200000	1254000	1192500	-0.6	-4.9
Malvern	3230000	2925000	3505000	8.5	19.8
Northcote	1423500	1748500	1695000	19.1	-3.1
Preston	1080000	1342500	1318000	22.0	-1.8
Richmond	1405000	1510000	1510000	7.5	0.0
South Melbourne	1685000	1500000	1750000	3.9	16.7
South Yarra	2080000	2100000	2475000	19.0	17.9
Toorak	5000000	7150000	5200000	4.0	-27.3
Williamstown	1455000	1635500	1645000	13.1	0.6

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020–Dec 2021	% Change Sep 2021–Dec 2021
Balwyn	2358000	2840000	2750000	16.6	-3.2
Blackburn	1550000	1600000	1700000	9.7	6.3
Box Hill North	1183800	1342500	1390000	17.4	3.5
Box Hill South	1264000	1559000	1660500	31.4	6.5
Burwood East	677500	680000	740000	9.2	8.8
Camberwell	2057500	2650000	2650000	28.8	0.0
Glen Iris	2200000	2125000	2537500	15.3	19.4
Oakleigh South	1049000	1218900	1200000	14.4	-1.5
Surrey Hills	1930000	2320000	2525000	30.8	8.8

Western suburbs (10–20 km from Melbourne CBD)

Suburb	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020–Dec 2021	% Change Sep 2021–Dec 2021
Altona	900000	1205000	1262500	40.3	4.8
Braybrook	689000	772500	793000	15.1	2.7
Deer Park	592000	617500	650000	9.8	5.3
Keilor Downs	681300	820000	850000	24.8	3.7
Keilor East	870000	1000000	1060000	21.8	6.0
St Albans	600000	685000	712000	18.7	3.9
Sunshine North	702600	748000	770000	9.6	2.9
Sunshine West	690000	720000	760000	10.1	5.6

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

Suburb	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020–Dec 2021	% Change Sep 2021–Dec 2021
Burnside Heights	677500	680000	740000	9.2	8.8
Caroline Springs	628000	730800	750000	19.4	2.6
Hoppers Crossing	560000	600000	609000	8.7	1.5
Point Cook	694500	716500	770000	10.9	7.5
Sydenham	649000	720000	735000	13.3	2.1
Tarneit	570000	605000	625000	9.6	3.3
Taylors Hill	792500	850000	911000	15.0	7.2
Werribee	520000	575000	605000	16.3	5.2

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

Suburb	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020- Dec 2021	% Change Sep 2021- Dec 2021
Bayswater	751000	897500	895000	19.2	-0.3
Bayswater North	731000	894500	888000	21.5	-0.7
Boronia	721000	865000	881500	22.3	1.9
Ferntree Gully	760000	882000	930000	22.4	5.4
Heathmont	930000	1079500	1111000	19.5	2.9
Wantirna	920000	1077500	1100000	19.6	2.1
Wheelers Hill	1217500	1447500	1389000	14.1	-4.0

Country Victoria

Country Victoria's median house price showed an increase of 9.9 per cent to \$560,000 in the December 2021 quarter. Over the 12 months to December 2021, the median house price in country Victoria increased by 24.7 per cent from \$449,000 to \$560,000.

The number of country Victoria house sales for the December 2021 quarter is expected to be 9,206, which is 5.3 per cent more than the December 2020 quarter.

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

Bendigo median house prices increased by 12 per cent, having decreased by 2.3 per cent in the previous quarter. Mildura increased by 7.3 per cent for the December 2021 quarter, having increased by 7.7 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that ten of the 12 large towns had increases in median house prices in the December 2021 quarter compared to the September 2021 quarter which showed increases in nine towns. For the 12 months from the December 2020 to December 2021 quarter, there were increases in 11 of the 12 towns.

Bairnsdale increased by 14.3 per cent for the December 2021 quarter, having showed no change in the previous quarter. Wangaratta increased by 7.3 per cent and Sale increased by 8.9 per cent in the December 2021 quarter, having increased in the previous quarter by 8 per cent.

The sample of seaside towns shows that all nine towns had increases in their median house prices from the September 2021 to December 2021 quarters. Anglesea increased by 12.7 per cent, having increased by 11.4 per cent during the previous quarter. Cowes West's median house price increased by 13.6 per cent for the December 2021 quarter, having increased by 9.7 per cent in the previous quarter. Venus Bay's median house price increased by 8.4 per cent for the December 2021 quarter, having increased by 8.8 per cent in the previous quarter.

Regional cities

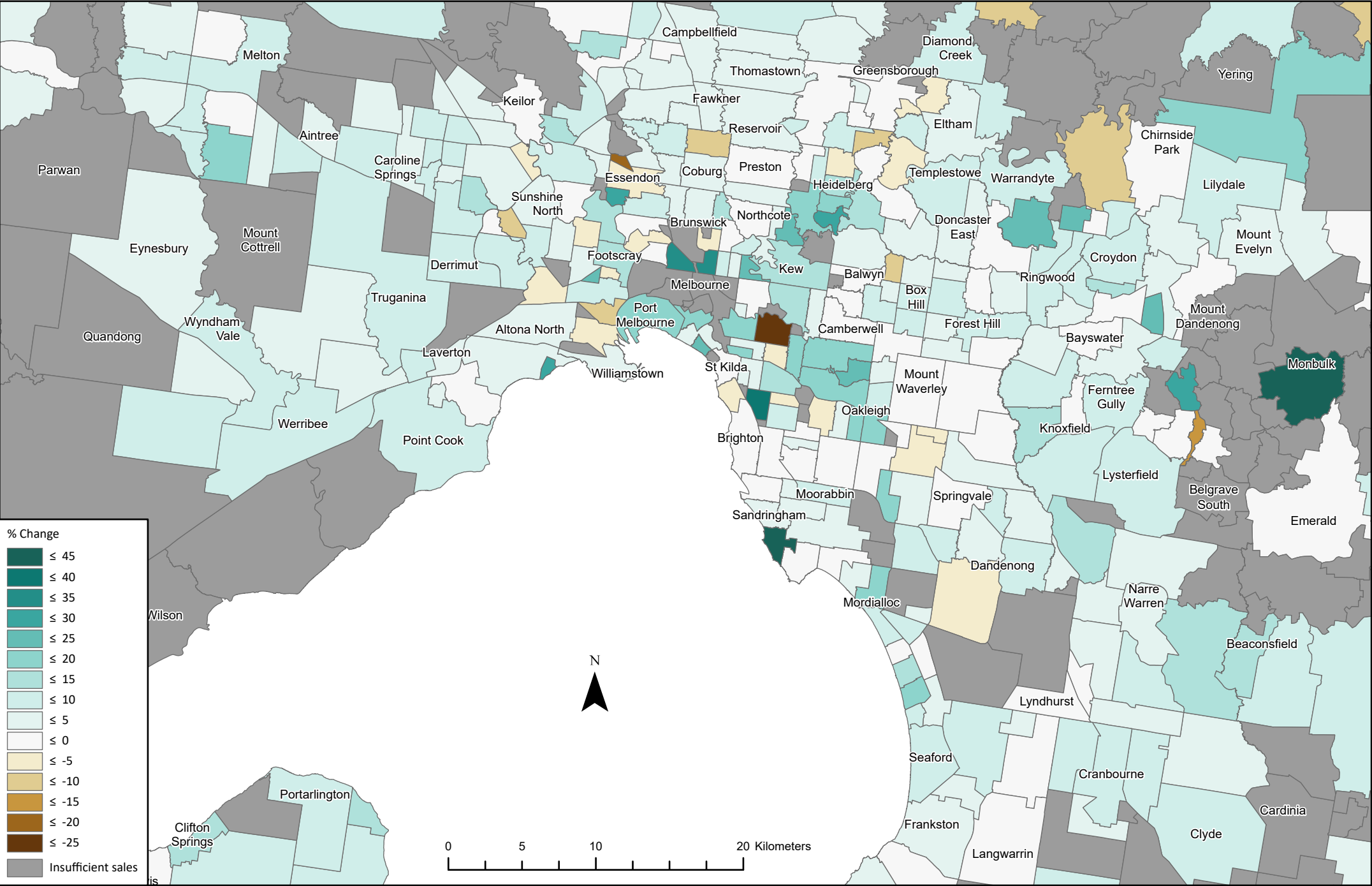
Suburbs in regional cities	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020-Dec 2021	% Change Sep 2021-Dec 2021
Ballarat Central	577500	692000	870000	50.6	25.7
Bendigo	557500	562500	630000	13.0	12.0
Geelong West	765000	895000	980000	28.1	9.5
Horsham	285000	347500	389000	36.5	11.9
Mildura	355000	382500	410300	15.6	7.3
Shepparton	325000	370000	400000	23.1	8.1
Warrnambool	437000	517500	608000	39.1	17.5
Wodonga	350000	415000	495500	41.6	19.4

Large towns

Suburbs in large towns	December quarter 2020 \$	September quarter 2021 \$	December quarter 2021 \$	% Change Dec 2020-Dec 2021	% Change Sep 2021-Dec 2021
Bairnsdale	315000	350000	400000	27.0	14.3
Castlemaine	585000	620000	739000	26.3	19.2
Colac	366000	420000	468500	28.0	11.5
Echuca	435800	415000	576000	32.2	38.8
Hamilton	289000	347500	372000	28.7	7.1
Moe	260000	320000	340000	30.8	6.3
Morwell	225000	275000	317500	41.1	15.5
Sale	361500	423800	461500	27.7	8.9
Swan Hill	362500	375000	359000	-1.0	-4.3
Traralgon	350000	415000	445800	27.4	7.4
Wangaratta	383500	427000	458000	19.4	7.3
Yarrawonga	476300	597500	586000	23.0	-1.9

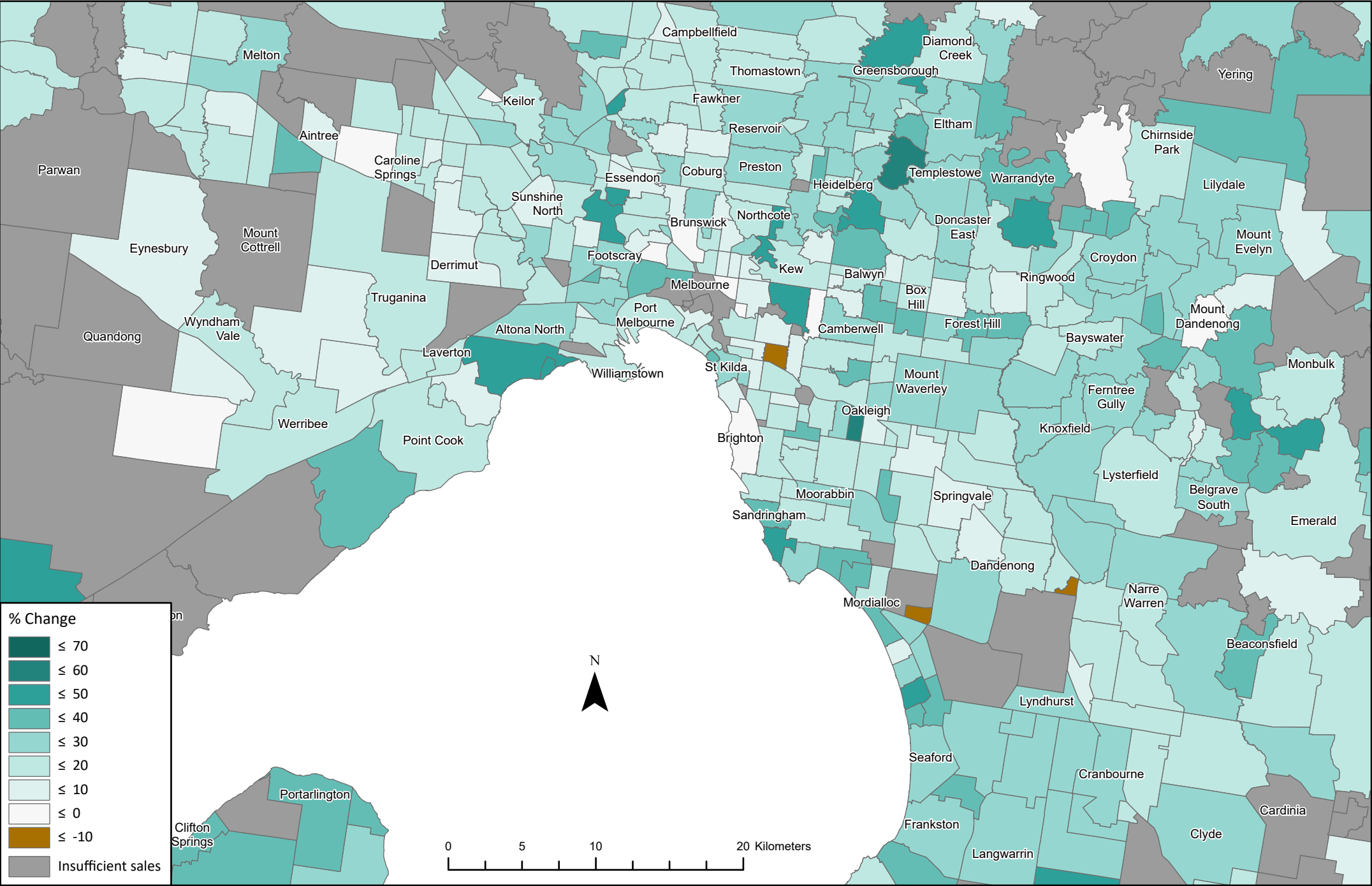
Metropolitan Melbourne houses - quarterly change in median prices

September quarter 2021 to December quarter 2021



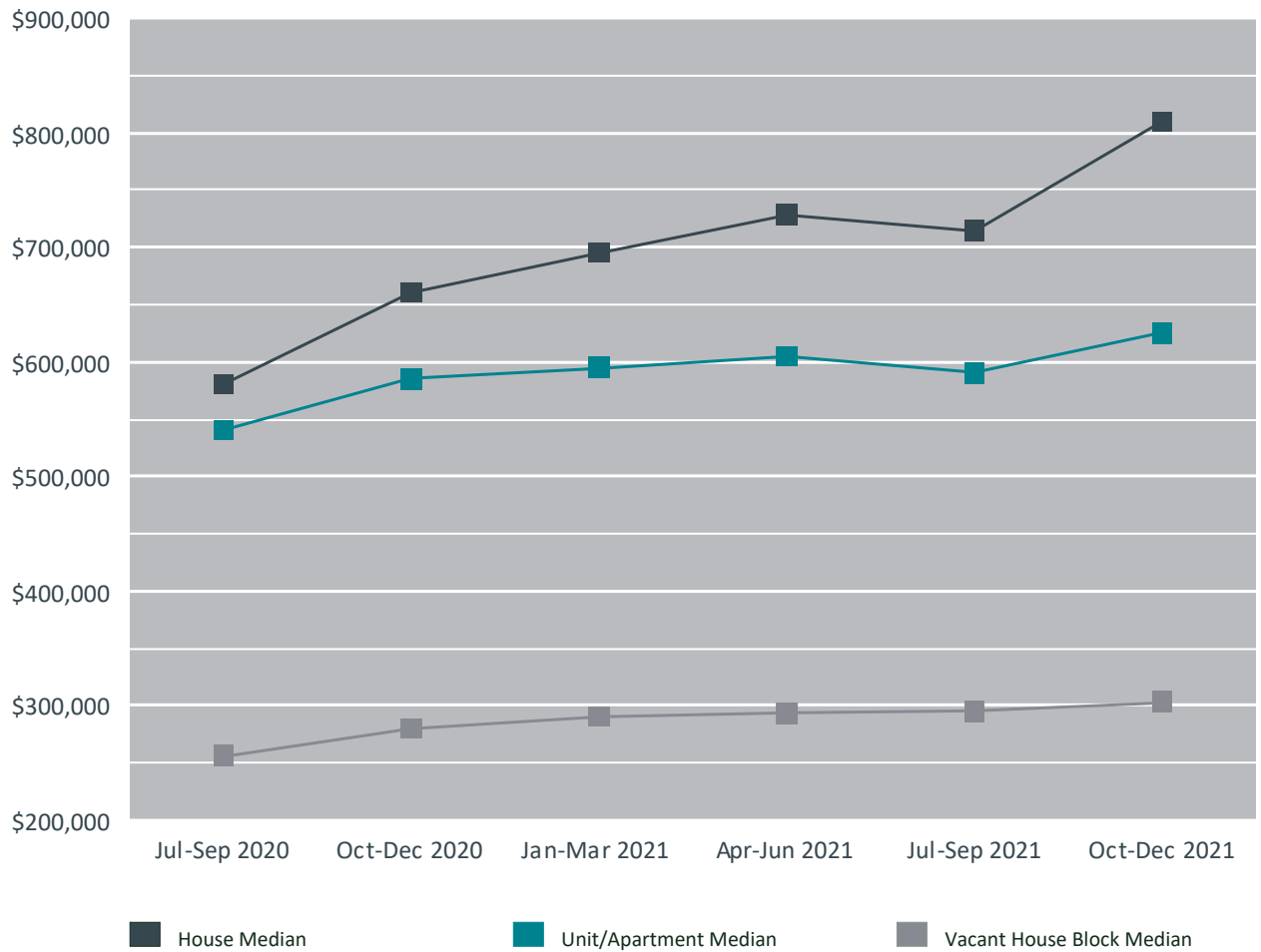
Metropolitan Melbourne houses - yearly change in median prices

December quarter 2020 to December quarter 2021



VICTORIA

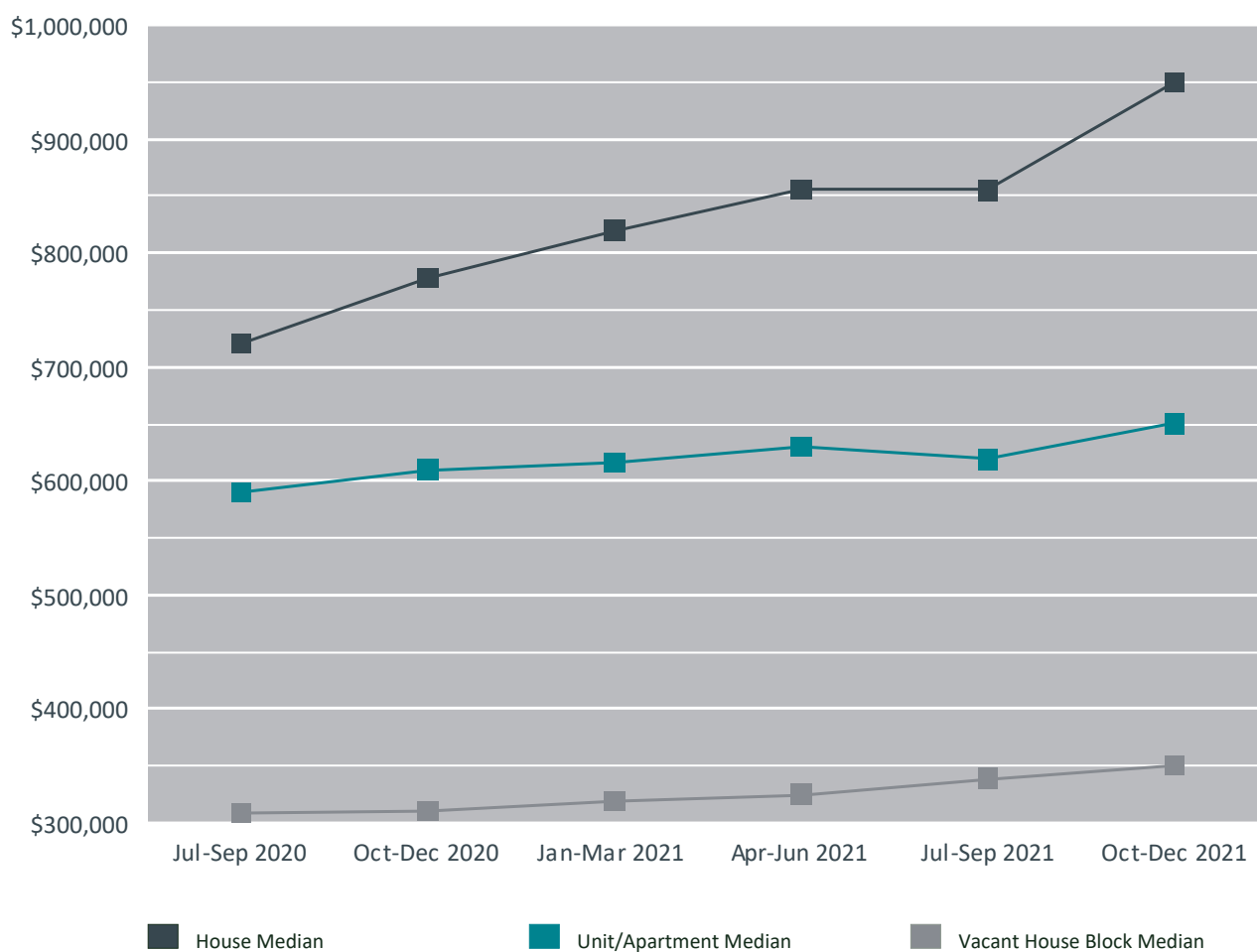
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Jul-Sep 2020	14,483	580,000	0.0	5,652	540,000	0.0	11,443	256,200	0.0
Oct-Dec 2020	25,836	660,000	13.8	10,689	585,000	8.3	12,617	280,000	9.3
Jan-Mar 2021	25,087	695,000	5.3	11,407	595,000	1.7	10,679	290,000	3.6
Apr-Jun 2021	26,750	728,900	4.9	12,825	605,000	1.7	7,305	293,000	1.0
Jul-Sep 2021	20,141	715,000	-1.9	9,027	590,000	-2.5	4,101	295,000	0.7
Oct-Dec 2021	29,202	810,000	13.3	13,483	625,000	5.9	3,034	303,000	2.7

MELBOURNE METROPOLITAN AREA

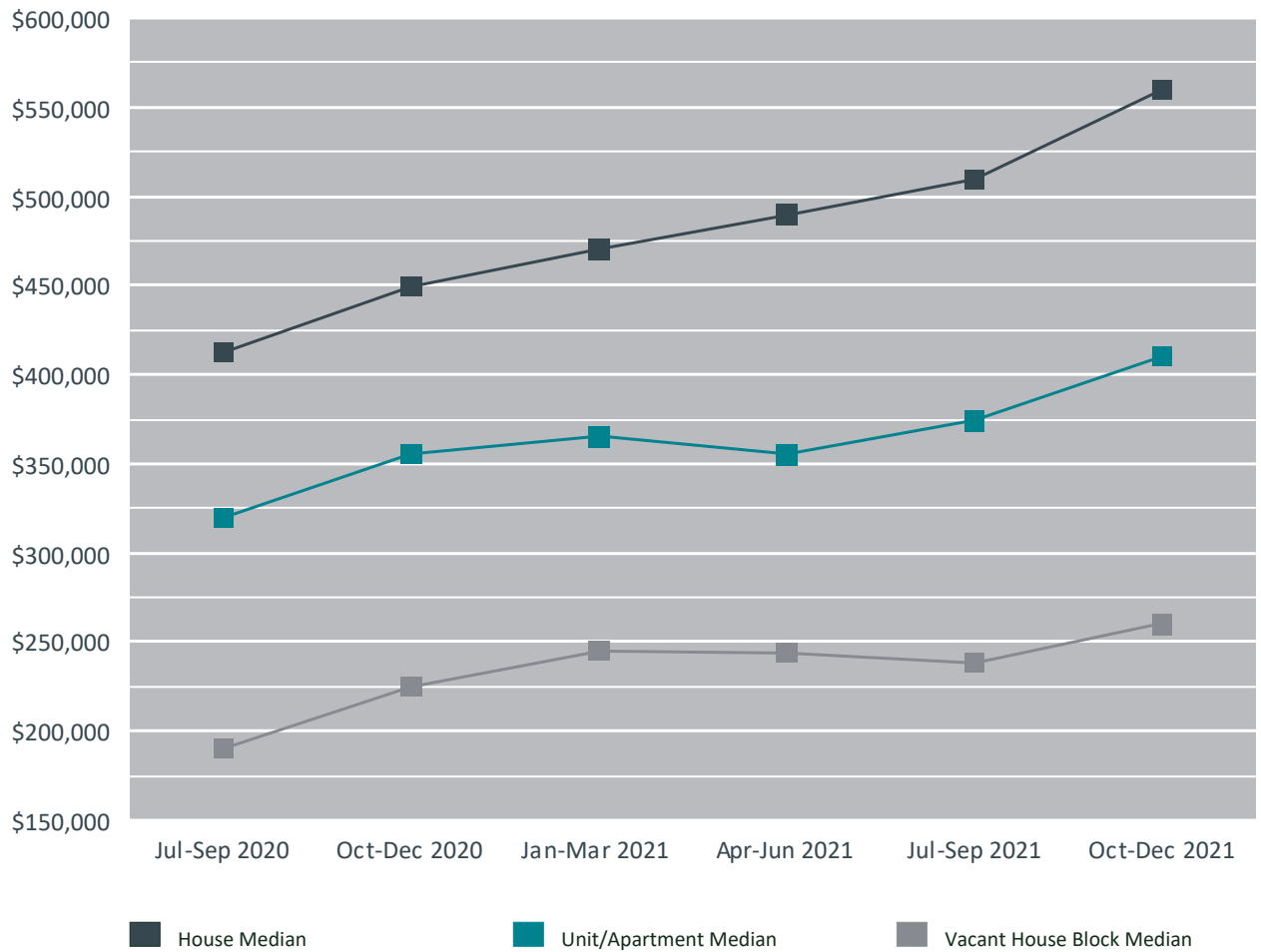
RESIDENTIAL PRICE STATISTICS



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 2020	7,659	720,000	0.0	4,549	590,000	0.0	5,721	309,000	0.0
Oct-Dec 2020	17,094	778,000	8.1	9,389	610,000	3.4	7,309	310,000	0.3
Jan-Mar 2021	16,685	820,000	5.4	10,101	616,000	1.0	6,041	319,000	2.9
Apr-Jun 2021	18,326	855,500	4.3	11,516	630,000	2.3	3,990	325,000	1.9
Jul-Sep 2021	13,191	855,000	-0.1	7,905	619,000	-1.7	2,137	339,000	4.3
Oct-Dec 2021	20,640	950,000	11.1	12,124	650,000	5.0	1,426	350,000	3.2

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 2020	6,824	412,500	0.0	1,103	320,000	0.0	5,722	190,000	0.0
Oct-Dec 2020	8,742	449,000	8.8	1,300	355,300	11.0	5,308	225,000	18.4
Jan-Mar 2021	8,402	470,000	4.7	1,306	365,000	2.7	4,638	245,000	8.9
Apr-Jun 2021	8,424	490,000	4.3	1,309	355,000	-2.7	3,315	244,000	-0.4
Jul-Sep 2021	6,950	509,500	4.0	1,122	374,000	5.4	1,964	238,000	-2.5
Oct-Dec 2021	8,562	560,000	9.9	1,359	410,000	9.6	1,608	260,000	9.2

MEDIAN HOUSE PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
ABBOTSFORD	1230000	1370000	1470000	1107500	1340000	25	71	8.9	21.0
ABERFELDIE	1620000	1788000	1830000	1790000^	2283000	18	57	40.9	27.5
AINTREE	687800	701500	695000	735000	742500	38	160	8.0	1.0
AIREYS INLET	1365000^	1601000	1360000^	1835000^	2030000^	7	32	48.7	10.6
AIRPORT WEST	830000	887500	955000	990000	1020000	35	140	22.9	3.0
ALBANVALE	577500	590000	615000	595000	620000	29	85	7.4	4.2
ALBERT PARK	2015000	2390000	2444000	2195000	2300000	55	154	14.1	4.8
ALBION	720000	760000^	867500	944500^	820000	19	37	13.9	-13.2
ALEXANDRA	455000	400000	416000	440000	545000	21	72	19.8	23.9
ALFREDTON	517800	585000	580000	656000	642500	78	275	24.1	-2.1
ALLANSFORD	425000^	402500^	348000^	530000^	540000^	7	14	27.1	1.9
ALPHINGTON	2035000	1850000	2300000	2095000^	2541500	24	56	24.9	21.3
ALTONA	900000	1115000	1075000	1205000	1262500	48	193	40.3	4.8
ALTONA EAST	920000	915500	950000	957500^	1133300	12	44	23.2	18.4
ALTONA MEADOWS	680000	680800	700000	752500	730000	33	121	7.4	-3.0
ALTONA NORTH	830000	861100	994500	976000	1012500	52	167	22.0	3.7
ANGLESEA	1375000	1200000	1355000	1510000	1702500	32	95	23.8	12.7
APOLLO BAY	775000	892500	935000	845000^	997500	13	46	28.7	18.0
ARARAT	243800	288000	260500	316000	350000	65	202	43.6	10.8
ARDEER	630000	681500	707500^	750000^	725000	16	42	15.1	-3.3
ARMADALE	2802500	2700000	2650000	2550000	2410000	45	116	-14.0	-5.5
ARMSTRONG CREEK	551000	605500	668800	685500	716500	74	327	30.0	4.5
ARTHURS SEAT	972500^	972500*	1525000^	1215000^	1600000^	3	9	64.5	31.7
ASCOT (GREATER BENDIGO)	472500	435300^	545000	550000	660000	11	38	39.7	20.0
ASCOT VALE	1215000	1210000	1310000	1353000	1351000	69	191	11.2	-0.1
ASHBURTON	1655000	1777500	2000000	1852500	2250000	55	130	36.0	21.5
ASHWOOD	1271000	1350100	1434300	1465000	1490000	22	73	17.2	1.7
ASPENDALE	1095000	1150000	1250000	1362000	1450000	25	102	32.4	6.5
ASPENDALE GARDENS	970000	1070000	1110800	1140000^	1200000	19	53	23.7	5.3
ATTWOOD	774800	1040000^	940000	920000	1050000	17	47	35.5	14.1
AVENEL	395000^	475000^	428000^	495000^	485500^	4	25	22.9	-1.9
AVOCA	313000^	268000^	345000^	360000^	396000^	5	23	26.5	10.0
AVONDALE HEIGHTS	870000	900000	937500	1012500	1000000	67	209	14.9	-1.2
AVONSLEIGH	627500^	751800^	688300^	890000^	858000^	6	15	36.7	-3.6
BACCHUS MARSH	518000	578500	596700	600000	580000	47	172	12.0	-3.3
BADGER CREEK	570000^	631100^	665000^	690000^	710000^	7	24	24.6	2.9
BAIRNSDALE	315000	325000	350000	350000	400000	67	256	27.0	14.3
BALACLAVA	1272000	1700000	1515000	1512500^	1546500	22	55	21.6	2.2
BALCOMBE	1385000	1479000	1673500	2070000	1935000	36	150	39.7	-6.5
BALLAN	500000	600000	590000	612500	614500	16	56	22.9	0.3
BALLARAT CENTRAL	577500	565000	710000	692000	870000	28	135	50.6	25.7

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
BALLARAT EAST	460000	437500	487500	501000	510000	41	178	10.9	1.8
BALLARAT NORTH	480000	547000	554900	550000	580000	25	92	20.8	5.5
BALNARRING	979500	1100000	1410000^	1370000^	1310500	12	41	33.8	-4.3
BALNARRING BEACH	1250000^	1312000^	2700000^	1535000^	3400000^	3	17	172.0	121.5
BALWYN	2358000	2636500	2717500	2840000	2750000	62	214	16.6	-3.2
BALWYN NORTH	1850000	2065000	2156000	2379000	2407000	110	372	30.1	1.2
BANDIANA	570000^	437500^	427500^	469000^	464100^	2	13	-18.6	-1.0
BANNOCKBURN	594000	620000	650000	710000	745000	23	80	25.4	4.9
BARANDUDA	436000	471400	472000	602500^	538000	11	42	23.4	-10.7
BARNAWARTHA	320000^	357000^	390000^	485000^	332500^	6	16	3.9	-31.4
BARWON HEADS	1400000	1395000	1857500	1525000	1780000	15	80	27.1	16.7
BAXTER	575000	590900^	669400^	730000	722000	13	45	25.6	-1.1
BAYSWATER	751000	850800	870000	897500	895000	44	170	19.2	-0.3
BAYSWATER NORTH	731000	830000	818000	894500	888000	29	93	21.5	-0.7
BEACONSFIELD	712000	862500	861500	860500	956500	34	113	34.3	11.2
BEACONSFIELD UPPER	890000^	910000^	827600^	1137500^	907700^	2	17	2.0	-20.2
BEAUFORT	362500	348000	340000^	517500^	395000	12	39	9.0	-23.7
BEAUMARIS	1710000	1866000	2050000	2230000	2212500	82	246	29.4	-0.8
BEECHWORTH	580000	555000	640600	654500	650000	19	73	12.1	-0.7
BELGRAVE	710000	730000	792500	822500	818000	24	87	15.2	-0.5
BELGRAVE HEIGHTS	800000^	740000^	1052000^	922500^	980000^	2	16	22.5	6.2
BELGRAVE SOUTH	891300^	770000^	1100000^	1143700^	1125000^	6	23	26.2	-1.6
BELL PARK	500000	565000	583000	655000	705000	19	80	41.0	7.6
BELL POST HILL	533000	555000	591000	665000	703500	26	88	32.0	5.8
BELLFIELD (BANYULE)	875000^	932800^	913000	1000000^	1080000	11	28	23.4	8.0
BELMONT	610000	745000	703500	713000	752500	88	318	23.4	5.5
BENALLA	322600	352500	385000	355000	435000	64	246	34.9	22.5
BENDIGO	557500	610000	575500	562500	630000	51	155	13.0	12.0
BENTLEIGH	1587500	1600000	1622500	1850000	1797500	60	208	13.2	-2.8
BENTLEIGH EAST	1305000	1368500	1450000	1527300	1505000	110	443	15.3	-1.5
BERWICK	706500	790000	824000	820000	907500	270	949	28.4	10.7
BEVERIDGE	540000	615000	615900	645000	690000	25	91	27.8	7.0
BIRCHIP	131300^	120000^	120000^	295000^	149000^	7	19	13.5	-49.5
BIRREGURRA	525000^	735000^	695000^	560500^	705000^	6	20	34.3	25.8
BITTERN	670000	690000	720000	807500	823700	11	48	22.9	2.0
BLACK HILL	530000	512500^	563000	510000^	635000^	7	38	19.8	24.5
BLACK ROCK	1875000	2450000	2480000	2002500	2805000	28	76	49.6	40.1
BLACKBURN	1550000	1600000	1638500	1600000	1700000	57	166	9.7	6.3
BLACKBURN NORTH	1107500	1226500	1276300	1337500	1356000	45	123	22.4	1.4
BLACKBURN SOUTH	1100000	1260000	1340000	1316000	1367500	44	159	24.3	3.9
BLACKWOOD	490000^	680000^	550000^	642000^	751300^	4	13	53.3	17.0

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BLAIRGOWRIE	1446000	1400000	1402000	1725000	1645000	55	193	13.8	-4.6
BLIND BIGHT	600000^	605000^	607000^	740000^	677500^	6	30	12.9	-8.4
BONBEACH	963800	930000	1170000	1150000	1350000	23	87	40.1	17.4
BONNIE BROOK	-	-	677000^	670000^	701000^	1	7	0.0	4.6
BONNIE DOON	430000^	470000^	565000^	565000*	850000^	5	13	97.7	NA
BONSHAW	470000^	505000	525000	550000^	582500^	6	38	23.9	5.9
BOOLARRA	262500^	308000^	360000^	389500^	389500^	6	22	48.4	0.0
BOORT	172500^	180000^	255000	190500^	365000^	1	19	111.6	91.6
BORONIA	721000	785000	825000	865000	881500	77	293	22.3	1.9
BOTANIC RIDGE	725000	780500	905000	895000	937500	43	166	29.3	4.7
BOX HILL	1481300	1578000	1718000	1510000	1640000	17	62	10.7	8.6
BOX HILL NORTH	1183800	1290000	1220000	1342500	1390000	47	144	17.4	3.5
BOX HILL SOUTH	1264000	1385000	1520000	1559000	1660500	44	125	31.4	6.5
BRAYBROOK	689000	727000	770000	772500	793000	33	133	15.1	2.7
BREAKWATER	407000^	485000^	514400^	580400^	585000^	7	26	43.7	0.8
BRIAGOLONG	292000^	405700^	365500^	335000^	420000^	4	19	43.8	25.4
BRIAR HILL	925800	940500	1000500	1130000^	1035500	14	43	11.9	-8.4
BRIDGEWATER ON LODDON	350000^	331000^	389000^	410000^	240000^	1	11	-31.4	-41.5
BRIGHT	758000	819000	920000	1021300	1187500	12	64	56.7	16.3
BRIGHTON	3420500	3520000	3606000	3400000	3370000	85	333	-1.5	-0.9
BRIGHTON EAST	2087500	2125000	2245000	2450000	2356300	64	273	12.9	-3.8
BROADFORD	465500	510000	477500	502500	610000	27	92	31.0	21.4
BROADMEADOWS	556800	568300	595000	590000	618000	30	146	11.0	4.7
BROOKFIELD	509000	503500	520000	550000	575000	72	232	13.0	4.5
BROOKLYN	750000^	836500^	880000	902500^	850000	10	37	13.3	-5.8
BROWN HILL	537500	560000	580000	595000	722500	13	70	34.4	21.4
BRUNSWICK	1115000	1300000	1321000	1352500	1380000	99	293	23.8	2.0
BRUNSWICK EAST	1307000	1400000	1452500	1280000	1435000	32	95	9.8	12.1
BRUNSWICK WEST	1250500	1415000	1385000	1260000	1322000	47	113	5.7	4.9
BRUTHEN	361000^	292500^	250000^	345000^	357000^	3	13	-1.1	3.5
BULLEEN	1052500	1307500	1306500	1340000	1530000	53	177	45.4	14.2
BUNDALONG	977500^	606000^	650000^	850000^	916500^	3	8	-6.2	7.8
BUNDOORA	751000	813000	840000	910000	905000	136	362	20.5	-0.5
BUNINYONG	548000	680000	600000	720000	665000	15	64	21.4	-7.6
BUNYIP	540000	565000	650000	723300^	720000	13	52	33.3	-0.4
BURNSIDE	663000	701000	658500	710000	752000	23	58	13.4	5.9
BURNSIDE HEIGHTS	677500	686000	685000	680000	740000	21	69	9.2	8.8
BURWOOD	1309000	1395000	1372000	1500000	1475000	60	179	12.7	-1.7
BURWOOD EAST	1106000	1191000	1301000	1274000	1305000	41	143	18.0	2.4
CAIRNLEA	810000	740500	850000	800000	900000	21	75	11.1	12.5
CALIFORNIA GULLY	330000	369500	397500	430000	452000	27	92	37.0	5.1

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CAMBERWELL	2057500	2405500	2512500	2650000	2650000	96	283	28.8	0.0
CAMPBELLFIELD	547500^	610000	590000	600000	618000	21	57	12.9	3.0
CAMPBELLS CREEK	642500	622500	500000^	615000	717500	16	43	11.7	16.7
CAMPERDOWN	315000	325000	365000	297500	494300	28	82	56.9	66.1
CANADIAN	495000	445000	487500	567500	545000	18	68	10.1	-4.0
CANTERBURY	3250000	2975000	3890000	3494000	3390000	29	100	4.3	-3.0
CAPE PATERSON	620000	668000	746100	815000	1110000	10	50	79.0	36.2
CAPE SCHANCK	1185000^	1330000^	1850000^	1181000^	1380000^	5	20	16.5	16.9
CAPEL SOUND	588000	687500	765000	808300	875000	35	130	48.8	8.3
CARISBROOK	444500^	289000^	367000^	361000^	370000^	3	20	-16.8	2.5
CARLTON	1490000^	1367500^	1670000^	1280000^	1705000	27	50	14.4	33.2
CARLTON NORTH	1455000	1605000	1696500	1830000	1655000	46	112	13.7	-9.6
CARNEGIE	1612500	1670000	1800000	1920100	1821000	45	112	12.9	-5.2
CAROLINE SPRINGS	628000	670000	720000	730800	750000	103	348	19.4	2.6
CARRUM	795000^	937500	952500	1001000^	1062500	14	53	33.6	6.1
CARRUM DOWNS	587000	649000	668300	676500	737500	64	330	25.6	9.0
CASTERTON	192000	183500	187000	195000	350000^	8	49	82.3	79.5
CASTLEMAINE	585000	658500	655000	620000	739000	37	129	26.3	19.2
CAULFIELD	1806000^	2065500	2124500	2081000^	1950000	14	43	8.0	-6.3
CAULFIELD NORTH	2335000	2550000	2460000	2412500	2700000	45	116	15.6	11.9
CAULFIELD SOUTH	1765000	1705000	2101000	1807000	1985000	40	124	12.5	9.9
CHADSTONE	1095000^	1105000	1211000	1251500	1350000	29	93	23.3	7.9
CHARLEMONT	496500	530000	617500	650000	682500	19	63	37.5	5.0
CHARLTON	150000	164000	189000^	202500	252500^	6	35	68.3	24.7
CHELSEA	983800	1117000	1311000	1122500^	1240000	23	70	26.0	10.5
CHELSEA HEIGHTS	820000	945000	950000	1002000	995000	32	74	21.3	-0.7
CHELTENHAM	1201000	1215000	1321000	1360000	1387500	66	197	15.5	2.0
CHELTENHAM EAST	1040000	1070000	1110000	1325000	1195500	22	67	15.0	-9.8
CHELTENHAM NORTH	906300	1141500	1165000	840000	1100000	13	60	21.4	31.0
CHEWTON	632500^	632000	540000^	585000^	832500^	4	20	31.6	42.3
CHILTERN	353800^	290000^	410000^	400000^	325000^	6	22	-8.1	-18.8
CHIRNSIDE PARK	805000	820000	880500	937000	930000	59	201	15.5	-0.7
CHURCHILL	247500	265000	292500	316500	347000	32	110	40.2	9.6
CLARINDA	850000	1004500	1020000	990000	1152500	17	58	35.6	16.4
CLAYTON	1066000^	1070000^	1220000	1265500	1141300	16	50	7.1	-9.8
CLAYTON NORTH	1235300^	1409400^	1320000^	1075000^	1300000^	8	21	5.2	20.9
CLAYTON SOUTH	906500	851600	990000	981500	1005000	15	65	10.9	2.4
CLIFTON HILL	1413000	1630000	1750000	1625000	1775500	32	82	25.7	9.3
CLIFTON SPRINGS	542000	575500	672000	647500	735000	56	201	35.6	13.5
CLUNES	422500	450000^	420000	337500^	477500^	5	30	13.0	41.5
CLYDE	570000	610000	612500	630300	687500	80	276	20.6	9.1

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CLYDE NORTH	627000	652000	670000	688500	717000	187	669	14.4	4.1
COBBLEBANK	535000	553000	565000	575000	570000	17	90	6.5	-0.9
COBDEN	265000^	300000^	346000	380000^	350000^	7	30	32.1	-7.9
COBRAM	325000	340000	370000	401000	380000	45	153	16.9	-5.2
COBURG	1127500	1115000	1220000	1340000	1350000	113	313	19.7	0.7
COBURG EAST	1012000	1071900	1080000	1192500	1102000	25	77	8.9	-7.6
COBURG NORTH	920000	960500	965000	1130000	1006000	32	89	9.3	-11.0
COCKATOO	612000	655000	720300	731000	786000	24	80	28.4	7.5
COHUNA	250000	247500	260000	267500	235000	12	65	-6.0	-12.1
COLAC	366000	390000	410000	420000	468500	51	190	28.0	11.5
COLDSTREAM	640000	670000^	765000^	740000^	853800	10	29	33.4	15.4
COLERAINE	154500^	149400^	160000^	210000^	195000^	5	24	26.2	-7.1
COLLINGWOOD	1155000^	1228000	1225000	1231000	1263000	21	60	9.4	2.6
CONNEWARRE	1680000^	1565000^	1662500^	1710000^	2057500^	2	21	22.5	20.3
COOLAROO	473800	470000	510000	500000^	515000	15	47	8.7	3.0
COONANS HILL	1185000^	1250000	1190000	1112500^	1287000^	9	46	8.6	15.7
COONGULLA	265000*	280000^	210000^	280000^	473300^	2	15	NA	69.0
CORINELLA	542500	590000	602300	690000^	743000	10	51	37.0	7.7
CORIO	395000	420000	430000	470000	510000	92	327	29.1	8.5
CORONET BAY	465000	438500	525000	545000	520000	19	52	11.8	-4.6
CORRYONG	230000	165000^	261000	240000^	300000^	9	37	30.4	25.0
COWES	618000	699500	695000	995000	960000	22	60	55.3	-3.5
COWES WEST	579500	640000	670000	735000	835000	47	206	44.1	13.6
CRAIGIEBURN	570000	590000	620000	622500	650000	327	1,297	14.0	4.4
CRANBOURNE	518000	585000	605000	610000	655000	113	432	26.4	7.4
CRANBOURNE EAST	607800	640000	637800	663000	704000	98	408	15.8	6.2
CRANBOURNE NORTH	590000	634800	630000	680000	683600	102	427	15.9	0.5
CRANBOURNE SOUTH	622500	642500^	710000^	665000^	780000^	9	23	25.3	17.3
CRANBOURNE WEST	550000	585000	609000	628400	665000	119	446	20.9	5.8
CREMORNE	1530000^	1889000	1600000	1397500	1398700	12	55	-8.6	0.1
CRESWICK	400000	431800	505000	470000	520000	21	65	30.0	10.6
CRIB POINT	605000	700000	795000	745000	857500	19	72	41.7	15.1
CROYDON	847500	860900	900000	940000	1022500	112	361	20.7	8.8
CROYDON HILLS	892800	1000000	1090500	1180000	1165000	30	87	30.5	-1.3
CROYDON NORTH	850000	975000	990000	1070000	1162500	40	115	36.8	8.6
CROYDON SOUTH	749500	862800	915000	870000^	965000	34	82	28.8	10.9
CURLEWIS	590000	577500	640000	710000	700000	23	126	18.6	-1.4
DALLAS	486300	527500	490000	545000	542700	34	105	11.6	-0.4
DALYSTON	452500^	485000	540000	645000^	619500	10	45	36.9	-4.0
DANDENONG	632500	690000	700000	674500	721000	59	206	14.0	6.9
DANDENONG NORTH	638800	705000	720000	725000	755000	97	298	18.2	4.1

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DARLEY	555000	570000	625000	646500	660000	48	194	18.9	2.1
DAYLESFORD	865000	790000	850000	787500	900000	27	103	4.0	14.3
DEANSIDE	651000^	790500^	474000	590000	620000	21	59	-4.8	5.1
DEEPDENE	2685000^	3480000^	3042500^	4194000^	2731500^	8	26	1.7	-34.9
DEER PARK	592000	620000	623000	617500	650000	83	266	9.8	5.3
DELACOMBE	413300	477500	475000	560000	585000	34	116	41.5	4.5
DELAHEY	573500	598000	672000	622500	676000	36	101	17.9	8.6
DENNINGTON	383500	440000	494500	543000	555000	15	56	44.7	2.2
Derrimut	695500	735000	708500	706500	747500	26	88	7.5	5.8
DERRINALLUM	340000^	317000^	275000^	261000^	280000^	1	10	-17.6	7.3
DIAMOND CREEK	896000	915000	1023000	997500	1053500	60	158	17.6	5.6
DIGGERS REST	565000	530000	605000	615000	650000	27	94	15.0	5.7
DIMBOOLA	169500^	195000^	205000	196500	196500	10	34	15.9	0.0
DINGLEY VILLAGE	960000	980000	1057300	1067500	1123000	42	132	17.0	5.2
DINNER PLAIN	600000^	630000^	705000^	855000^	950000^	7	27	58.3	11.1
DONALD	188800	140000	211000	189000	152000	10	42	-19.5	-19.6
DONCASTER	1302000	1386000	1460000	1480000	1538000	102	312	18.1	3.9
DONCASTER EAST	1276500	1435000	1489000	1500000	1560800	104	371	22.3	4.1
DONNYBROOK	592000	600000	591000	625000	635000	16	91	7.3	1.6
DONVALE	1230000	1219000	1320000	1430000	1410000	37	121	14.6	-1.4
DOREEN	660000	676500	700000	705600	740500	182	572	12.2	4.9
DOVETON	521000	541000	585000	595000	615000	65	242	18.0	3.4
DROMANA	798300	881000	975000	925000	1165500	50	162	46.0	26.0
DROUIN	505000	538500	562500	580000	613300	94	355	21.4	5.7
DRYSDALE	627500	647000	690000	760000	825000	28	91	31.5	8.6
DUNKELD	295000^	295000*	522500^	444000^	595300^	8	13	101.8	34.1
DUNOLLY	198500^	270000	244000^	265000^	260000^	5	23	31.0	-1.9
EAGLE POINT	385000	404500	450000^	397500^	419000^	9	35	8.8	5.4
EAGLEHAWK	367500	394000	438000	474000	470000	40	142	27.9	-0.8
EAGLEMONT	2540000	2175000	2677000	2365000^	2821900	18	53	11.1	19.3
EAST BAIRNSDALE	307000^	315000^	310000^	419000^	390000^	5	27	27.0	-6.9
EAST BENDIGO	377500	341000	590000	517500	430000^	3	37	13.9	-16.9
EAST GEELONG	800000	740000	836000	991000	945000	25	72	18.1	-4.6
EAST MELBOURNE	3087500^	3725000^	4950000^	1792500^	2900000^	5	16	-6.1	61.8
EAST WARBURTON	402500^	606500^	597500^	612500^	714000	10	19	77.4	16.6
EASTWOOD	460000	467500	475000	594000	610000	21	74	32.6	2.7
ECHUCA	435800	460000	441000	415000	576000	77	302	32.2	38.8
EDENHOPE	139000	206300	223400^	200500^	232500^	8	33	67.3	16.0
EDITHVALE	1100000	1270000	1211000	1205000	1200000	15	67	9.1	-0.4
EILDON	285000^	390000^	325000	335000	395000^	9	43	38.6	17.9
ELLIMINYT	481500	485000^	584500	515000^	490000	17	38	1.8	-4.9

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MEDIAN HOUSE PRICES

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								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
ELMORE	223500^	322500^	337000^	360000^	312500	10	20	39.8	-13.2
ELSTERNWICK	2022500	2150000	2107500	1755000	2412500	26	90	19.3	37.5
ELTHAM	1078000	1100200	1165000	1282600	1300000	91	233	20.6	1.4
ELTHAM NORTH	1070000	1134000	1160000	1425000	1350000	26	104	26.2	-5.3
ELWOOD	2175000	2100000	2055000	2400000	2267500	52	144	4.3	-5.5
EMERALD	770000	822500	845000	922000	911500	18	88	18.4	-1.1
ENDEAVOUR HILLS	690000	730000	735000	730500	830000	81	304	20.3	13.6
EPPING	577300	600000	640000	650000	700000	142	454	21.3	7.7
EPSOM	460000	470000	516000	562500	580000	21	96	26.1	3.1
ESKDALE	350000^	350000*	299000^	299000*	325000^	1	6	-7.1	NA
ESSENDON	1657500	1608000	1750000	1870000	1750000	82	256	5.6	-6.4
ESSENDON NORTH	1254000^	1190000^	1400000	1617500^	1275000	10	35	1.7	-21.2
ESSENDON WEST	1260000^	1245000^	1270000	1307500^	1475000^	7	30	17.1	12.8
EUMEMMERRING	680200^	666300^	675000^	646000^	605000^	7	27	-11.1	-6.3
EUREKA	561000^	379000^	491000^	449000^	420000^	4	21	-25.1	-6.5
EUROA	330000	390000	372000	379000	517500	20	79	56.8	36.5
EYNESBURY	625000	612500	715000	662500	685000	19	80	9.6	3.4
FAIRFIELD	1413000	1577500	1542000	1905500	2001000	20	59	41.6	5.0
FAIRHAVEN	1525000	1910000^	1685500	1805000^	2662500^	8	24	74.6	47.5
FAWKNER	720000	787500	820000	830000	840000	46	149	16.7	1.2
FERNTREE GULLY	760000	820000	830800	882000	930000	123	380	22.4	5.4
FERNY CREEK	1052500^	1200000^	847000^	931000^	1180000	11	31	12.1	26.7
FINGAL	1305000	1530000^	1837500^	1885000^	1887500^	6	26	44.6	0.1
FITZROY	1425000	1420000	1400000	1438000	1545000	40	108	8.4	7.4
FITZROY NORTH	1565000	1805000	1740000	1720000	1665000	60	140	6.4	-3.2
FIVEWAYS	535000*	635000^	1057500^	738300^	906000^	4	19	NA	22.7
FLEMINGTON	1215000	1050000	1225000	1332500	1251000	20	82	3.0	-6.1
FLINDERS	2052500	2062500^	3460000^	2700000^	2635000^	9	24	28.4	-2.4
FLORA HILL	422500	415000	460000	505000	552600	32	99	30.8	9.4
FLOWERDALE	412500^	355000^	435000^	500000^	600000^	3	12	45.5	20.0
FOOTSCRAY	920500	853500	950000	985500	1107500	58	183	20.3	12.4
FOREST HILL	980500	1068500	1180100	1230000	1336500	48	144	36.3	8.7
FOSTER	391800	407000	456000^	452500^	500000^	7	29	27.6	10.5
FRANKSTON	640000	680000	746800	769000	795000	211	716	24.2	3.4
FRANKSTON NORTH	468500	530000	575000	599500	610000	33	154	30.2	1.8
FRANKSTON SOUTH	898800	995000	1082500	1245000	1236000	101	381	37.5	-0.7
FRASER RISE	630000	642000	705000	668800	700000	45	167	11.1	4.7
FYANSFORD	795000^	770000^	845000^	832500^	862500^	6	24	8.5	3.6
GARDEN CITY	1925000^	2610000^	2095000^	1700000^	2038800^	8	18	5.9	19.9
GARFIELD	580000^	659000^	690000^	657500^	805000	14	37	38.8	22.4
GEE LONG	746300	832500	950000	1014500	950000	16	92	27.3	-6.4

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GEELONG WEST	765000	815000	825500	895000	980000	39	161	28.1	9.5
GEMBROOK	730000^	705000^	922500^	700000^	863500	10	22	18.3	23.4
GISBORNE	860000	867500	967000	900000	968500	36	139	12.6	7.6
GLADSTONE PARK	650000	701000	720000	730000	750000	46	148	15.4	2.7
GLEN HUNTLY	1533000^	1308000^	2100000^	2002500^	1805000^	2	12	17.7	-9.9
GLEN IRIS	2200000	2290000	2637500	2125000	2537500	124	306	15.3	19.4
GLEN WAVERLEY	1329500	1425000	1600000	1605000	1600000	154	524	20.3	-0.3
GLENGARRY	404000*	453500^	430000^	529000^	492000^	5	13	NA	-7.0
GLENROWAN	390300^	240000^	240000*	590300^	465000^	4	9	19.2	-21.2
GLENROY	777500	822500	825000	850000	877500	66	247	12.9	3.2
GOLDEN BEACH	270000	310000	311300^	375000^	345000^	4	31	27.8	-8.0
GOLDEN POINT (BALLARAT)	450000	434500	563000	467500	546000	25	67	21.3	16.8
GOLDEN SQUARE	408000	457000	440000	490000	524000	57	223	28.4	6.9
GORDON	585000^	707500^	519300^	755000^	788000^	5	18	34.7	4.4
GOUGHS BAY	387500^	480000^	589000^	499300^	595000^	7	24	53.5	19.2
GOWANBRAE	691000^	885000^	998800^	936000^	1025500^	6	26	48.4	9.6
GRANTVILLE	470000	502500^	547500^	495000	585000^	7	32	24.5	18.2
GREEN LAKE	335000^	354000^	350000^	360000^	460000^	5	17	37.3	27.8
GREENSBOROUGH	865000	907000	975500	1072000	1060000	111	313	22.5	-1.1
GREENVALE	722000	770000	810000	850000	846300	106	337	17.2	-0.4
GROVEDALE	570800	610000	620000	681500	695000	81	244	21.8	2.0
HADFIELD	780000	820000	900000	890000	905000	20	107	16.0	1.7
HALLAM	612500	665000	713500	695000	706500	32	124	15.3	1.7
HALLS GAP	421300^	358500^	455000^	375000^	510000^	5	14	21.1	36.0
HAMILTON	289000	318500	320000	347500	372000	78	291	28.7	7.1
HAMLYN HEIGHTS	600000	675600	698000	686000	760000	43	147	26.7	10.8
HAMPTON	2175000	2300000	2180000	2615000	2556500	60	203	17.5	-2.2
HAMPTON EAST	1310000	1418000	1600000	1482500	1550000	23	82	18.3	4.6
HAMPTON PARK	550000	595000	595000	627500	658000	112	395	19.6	4.9
HARCOURT	570000*	490000^	637500^	644000^	687500^	4	18	NA	6.8
HARKNESS	509000	521000	520000	545000	570000	77	282	12.0	4.6
HASTINGS	567500	590000	640000	650000	723100	36	150	27.4	11.3
HASTINGS WEST	465000^	480000	572500	560000^	647000	13	39	39.1	15.5
HAWTHORN	2005000	3455000	2545000	2650000	2971000	77	203	48.2	12.1
HAWTHORN EAST	2263500	2050000	2860000	2107500	2210000	50	166	-2.4	4.9
HEALESVILLE	635200	690000	757500	835000	750000	29	97	18.1	-10.2
HEATHCOTE	392500	375000	362500	390000	485000	13	65	23.6	24.4
HEATHERTON	992500	1040000	1155000	1135000^	1242500^	6	38	25.2	9.5
HEATHMONT	930000	1030000	1061000	1079500	1111000	53	142	19.5	2.9
HEIDELBERG	1320000	1318000	1382500	1425000	1572500	24	73	19.1	10.4
HEIDELBERG HEIGHTS	800000	960000	1000000	974500	1065000	27	102	33.1	9.3

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HEIDELBERG WEST	740000	730000	780500	885000	850000	30	84	14.9	-4.0
HEPBURN	540000^	607500^	667500^	782500^	757500^	4	17	40.3	-3.2
HEPBURN SPRINGS	730000^	710000^	785000^	767500^	897000^	5	20	22.9	16.9
HERNE HILL	625000	666000	700000	767500	801000	19	79	28.2	4.4
HEYFIELD	275000	320000	320000	294500	370000	16	62	34.5	25.6
HEYWOOD	215000^	236800	240000^	222500^	264500	12	37	23.0	18.9
HIGHETT	1390000	1496000	1622000	1572500	1600000	33	138	15.1	1.7
HIGHTON	772000	871500	875500	908500	900100	125	408	16.6	-0.9
HILLSIDE (MELTON)	695000	727500	720000	717500	770000	68	235	10.8	7.3
HOPETOUN	171000^	144500^	126000^	150000^	159000^	5	20	-7.0	6.0
HOPPERS CROSSING	560000	545000	580000	600000	609000	196	657	8.7	1.5
HORSHAM	285000	324500	325000	347500	389000	119	419	36.5	11.9
HUGHESDALE	1052500	1387700	1409000^	1367500^	1611000	27	48	53.1	17.8
HUNTINGDALE	1172000^	1402000^	1288000^	1244000^	1295300^	6	18	10.5	4.1
HUNTLY	435000	447500	480000	480000	542500	22	77	24.7	13.0
HURSTBRIDGE	840000^	860000	943000	1010000^	893000	14	47	6.3	-11.6
INDENTED HEAD	615000	682500	732000	750000	860000	11	53	39.8	14.7
INGLEWOOD	200000^	317500^	277500^	333800^	340000^	7	23	70.0	1.9
INVERLOCH	690000	842500	900000	855000	1020000	55	226	47.8	19.3
INVERMAY PARK	550000^	667500^	655000^	642500^	800000^	7	24	45.5	24.5
IRONBARK	495000^	523800^	472500	497500^	670000^	8	32	35.4	34.7
IRYMPLE	417800	417500	440000	415000	493700	20	60	18.2	19.0
IVANHOE	1640000	1830000	1670000	1781800	2100000	35	111	28.0	17.9
IVANHOE EAST	1910000	2237500^	2415000	2000000^	2502500	16	44	31.0	25.1
JACANA	549000	595000	640000	620000^	640000	17	48	16.6	3.2
JACKASS FLAT	420000	447500	440000	486000	532500	14	63	26.8	9.6
JAN JUC	1140000	1363100	1310000	1440000	1325000	15	67	16.2	-8.0
JEERALANG NORTH	248800	265000^	267500	289500^	316500^	4	27	27.2	9.3
JEPARIT	101500^	105000^	116300^	110000^	139500	10	24	37.5	26.8
JUNCTION VILLAGE	532500^	610000^	600700^	595500^	615000^	6	19	15.5	3.3
JUNORTOUN	717500^	655000^	650000^	697500^	842500^	8	30	17.4	20.8
KALIMNA	388000	385000	476300	509000	477500	16	53	23.1	-6.2
KALKALLO	556700	590000	620000	607500	645000	43	176	15.9	6.2
KALLISTA	690000^	799500^	900000^	838500^	1035000^	9	18	50.0	23.4
KALORAMA	765000^	827500^	780000^	848500^	802500^	6	24	4.9	-5.4
KANGAROO FLAT	405000	390000	465000	466000	507800	68	234	25.4	9.0
KANGAROO GROUND SOUTH	1025000^	1108000^	1177500^	1172500^	1275000	13	27	24.4	8.7
KANIVA	174000^	174000*	168000^	211500^	165000^	9	20	-5.2	-22.0
KATANDRA WEST	180000^	262500^	262500*	335000^	387500^	6	9	115.3	15.7
KEALBA	600000^	650000^	645000	722500^	665000	11	43	10.8	-8.0
KEILOR	895500	990000	1100000	1081000	1070300	38	96	19.5	-1.0

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KEILOR DOWNS	681300	754000	725000	820000	850000	33	101	24.8	3.7
KEILOR EAST	870000	922500	923500	1000000	1060000	99	274	21.8	6.0
KEILOR LODGE	757500^	838000^	820000^	895000^	710000^	3	10	-6.3	-20.7
KEILOR PARK	735000	775000^	793300	795000^	890000	15	46	21.1	11.9
KENNINGTON	429000	510000	480000	550000	590000	34	110	37.5	7.3
KENSINGTON	1200000	1017000	1180000	1254000	1192500	52	153	-0.6	-4.9
KERANG	231300	240000	238500	235000	240000	30	121	3.8	2.1
KEW	2300000	2967500	2800000	2300000	2580000	107	306	12.2	12.2
KEW EAST	1732500^	1970000^	2120000^	1650000^	1860000^	2	12	7.4	12.7
KEW NORTH	1770000	2041000	2021000	2100000^	2032500	26	75	14.8	-3.2
KEYSBOROUGH	798400	835000	854500	1050000	972000	115	390	21.7	-7.4
KIALLA	505000	512000	525000	630000	595000	32	136	17.8	-5.6
KILCUNDA	781000^	842500^	1210000^	840000^	1250000^	5	21	60.1	48.8
KILLARA (WODONGA)	502000	478000	521000	605000	630000	15	52	25.5	4.1
KILMORE	495000	517500	549000	510000	620000	43	162	25.3	21.6
KILSYTH	700000	695000	763000	838000	860000	46	164	22.9	2.6
KILSYTH SOUTH	880000^	895000^	920000^	953500^	1181000	12	32	34.2	23.9
KINGLAKE	600000^	665000^	585000^	600000^	715000^	6	23	19.2	19.2
KINGS PARK	562500	565400	605000	601000	632500	26	100	12.4	5.2
KINGSBURY	766300^	790000^	857500^	817500^	897500	18	42	17.1	9.8
KINGSVILLE	1030000	1175000	1220000	1190000	1435000	18	68	39.3	20.6
KNOXFIELD	842500	930000	967500	1050000	1020000	26	106	21.1	-2.9
KOO WEE RUP	600000	600000	590500	610000	635000	18	81	5.8	4.1
KOONDROOK	254000^	322500^	270000^	260000^	335500^	8	20	32.1	29.0
KOOYONG	3420000^	5625000^	3150000^	3150000*	3150000*	0	5	NA	NA
KOROIT	445000	505000	512500^	450000	600000	11	43	34.8	33.3
KORUMBURRA	407500	480000	399500	515000	550000	39	127	35.0	6.8
KURUNJANG	432500	441500	460000	516000	515000	66	222	19.1	-0.2
KYABRAM	285000	279000	300000	295000	360000	38	126	26.3	22.0
KYNETON	645500	755000	726300	725000	845000	33	119	30.9	16.6
LAKE BOGA	319500^	265000^	282500^	475000^	337500^	6	17	5.6	-28.9
LAKE BOLAC	184000^	184000*	280000^	280000*	276000^	2	5	50.0	NA
LAKE GARDENS	440000	635000^	757500^	675000	710000	17	44	61.4	5.2
LAKE TYERS BEACH	485000	479000^	440000^	512500^	625000^	9	29	28.9	22.0
LAKE WENDOUREE	1230000	1212500	1252000	1198800	1295000^	9	55	5.3	8.0
LAKES ENTRANCE	390000	376000	443800	435000	460000	41	187	17.9	5.7
LALOR	645000	675800	682500	723500	731300	90	303	13.4	1.1
LANCEFIELD	535000	586300	687500	717500	672500^	9	44	25.7	-6.3
LANG LANG	550000^	540000	660000	637500	691300	22	65	25.7	8.4
LANGWARRIN	688800	717500	818000	856500	850000	95	336	23.4	-0.8
LARA	507500	680000	630000	692500	720000	25	77	41.9	4.0

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LARA LAKE	586500	600000	670500	671500	702500	60	204	19.8	4.6
LAUNCHING PLACE	592500	694000^	665000^	718000^	716000	13	26	20.8	-0.3
LAVERTON	567500	577500	590000	620000	640000	31	117	12.8	3.2
LAVERTON SOUTH	656500	696500	708000	730000	775000	37	119	18.1	6.2
LEITCHVILLE	145000^	220000^	262000^	146000^	222500^	2	11	53.4	52.4
LENEVA	485000	486000^	540000	617500^	597500	10	40	23.2	-3.2
LEONGATHA	475000	505000	516000	495000	547500	26	140	15.3	10.6
LEOPOLD	542000	575000	650000	650500	715000	72	262	31.9	9.9
LILYDALE	757000	802500	828800	860000	916500	88	263	21.1	6.6
LINDENOW	292500^	306000^	306000*	465000^	450000^	1	11	53.8	-3.2
LISMORE	182500^	180000^	163000^	177500^	177500*	0	13	NA	NA
LOCH SPORT	261300	304500	320000	312300	345500	26	114	32.2	10.6
LONG GULLY	340000	347500	403000	399000	403000	24	111	18.5	1.0
LONGWARRY	425000	474000	505000	500000	549000	22	86	29.2	9.8
LORNE	1450000	1650000	1495000^	2252500^	1830000	11	37	26.2	-18.8
LOVELY BANKS	567500	636300^	675000^	715000^	673500^	6	26	18.7	-5.8
LOWER PLENTY	860000^	855300^	1220000	1445000^	1324000	10	32	54.0	-8.4
LUCAS	505000	565000	535000	670000	600000	25	102	18.8	-10.4
LUCKNOW	280800^	302500^	359000^	395000^	410000^	3	21	46.0	3.8
LYNBROOK	700000	765000	711000	760000	732000	19	82	4.6	-3.7
LYNDHURST	716000	808100	757000	880000	871500	52	158	21.7	-1.0
LYSTERFIELD	1047200	1115500	952000	1170000	1248000	22	94	19.2	6.7
LYSTERFIELD SOUTH	1430000^	1580000^	1007000^	1800000^	1745000^	7	13	22.0	-3.1
MACEDON	920000^	1045000	1185000^	1160000^	1000000^	5	26	8.7	-13.8
MACLEOD	981300	1160000	1078800	1175500	1237500	30	97	26.1	5.3
MADDINGLEY	527500	560000	544500	572500	595000	33	122	12.8	3.9
MAFFRA	322500	315000	322500	360000	382500	34	127	18.6	6.3
MAIDEN GULLY	646300	640000	712000	760000	755000	17	68	16.8	-0.7
MAIDSTONE	840000	795000	880000	907500	845000	35	109	0.6	-6.9
MALDON	578000	560000	640000	755000	624500	10	60	8.0	-17.3
MALLACOOTA	482500^	520000	365000^	350800	592000	13	46	22.7	68.8
MALMSBURY	462500^	722500^	625000^	505000^	790000	15	26	70.8	56.4
MALVERN	3230000	2645000	2850000	2925000	3505000	49	159	8.5	19.8
MALVERN EAST	1970500	2065000	2035000	1980000	2322500	90	280	17.9	17.3
MAMBOURIN	-	623000^	560000^	580000^	627500	10	20	0.0	8.2
MANIFOLD HEIGHTS	785000	923000	880000	950500^	964800	10	48	22.9	1.5
MANOR LAKES	600000	570000	595500	600000	626000	58	265	4.3	4.3
MANSFIELD	520000	590000	589000	610000	760000	26	117	46.2	24.6
MARENGO	750000^	1000000^	1230000^	980000^	1100000^	1	11	46.7	12.2
MARIBYRNONG	908000	1222500	980000	1165000	1285000	33	132	41.5	10.3
MARLO	405000^	370000^	482500^	352500^	565000^	1	13	39.5	60.3

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MEDIAN HOUSE PRICES

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MARONG	465000	462500	530000^	605000^	650500	10	33	39.9	7.5
MARSHALL	512000	538800	585000^	630000^	671300^	8	33	31.1	6.5
MARYBOROUGH	289500	306300	337500	333000	375000	59	229	29.5	12.6
MARYSVILLE	466300^	670000^	695000^	615000^	645000^	4	15	38.3	4.9
MCCRAE	1300000	1150000	1125000	1250000	1080000	29	102	-16.9	-13.6
MCKENZIE HILL	549000^	637000^	722500^	712500^	750000^	7	25	36.6	5.3
MCKINNON	1850000	1827500	1980000	1960500	2050000	18	75	10.8	4.6
MCLOUGHLINS BEACH	317000^	250000^	280000^	365000^	275000^	3	16	-13.2	-24.7
MEADOW HEIGHTS	500000	520000	557500	550000	579000	54	165	15.8	5.3
MELTON	396500	430000	445000	457500	496300	58	189	25.2	8.5
MELTON SOUTH	435000	439000	451000	455000	495000	83	283	13.8	8.8
MELTON WEST	490000	500000	488000	505500	532000	77	229	8.6	5.2
MENTONE	1062500	1352500	1365000	1431000	1410000	41	138	32.7	-1.5
MENZIES CREEK	915000^	750500^	960000^	990000^	1225000^	5	14	33.9	23.7
MERBEIN	246000	285000^	215300	195000	299300	10	44	21.6	53.5
MERINDA PARK	535000	565000	589000	640000	665000	14	54	24.3	3.9
MERNDA	587500	625000	651000	655000	700000	132	464	19.1	6.9
MERRIJIG (MANSFIELD)	667500^	900000^	637500^	940000^	908500^	6	15	36.1	-3.4
METUNG	355000^	467000	675000^	560000	565000	17	62	59.2	0.9
MICKLEHAM	575000	600000	620000	661000	660000	153	491	14.8	-0.2
MIDDLE PARK	2875000	3400000	2819000	2710000	3267500	20	67	13.7	20.6
MILDURA	355000	359000	355000	382500	410300	230	800	15.6	7.3
MILL PARK	691000	720000	725000	790000	801800	120	348	16.0	1.5
MILLGROVE	430500	475000	540000	490000^	618800	12	51	43.7	26.3
MINERS REST	475500	445000	525000	525000	600000	25	80	26.2	14.3
MINYIP	122500^	95000^	172500^	124500^	244500^	4	10	99.6	96.4
MIRBOO NORTH	402500	435500	525000^	512500^	493000^	7	37	22.5	-3.8
MITCHAM	1135000	1206500	1214000	1221000	1235000	60	186	8.8	1.1
MOE	260000	280000	301000	320000	340000	59	234	30.8	6.3
MONBULK	720000	740000	745000	598500^	852500	12	45	18.4	42.4
MONT ALBERT	2204400^	1924000	2261300	2730000^	2800000	20	47	27.0	2.6
MONT ALBERT NORTH	1437000	1429000	1600000	1763000	1530000	29	89	6.5	-13.2
MONTMORENCY	911000	930000	1178500	1161000	1260000	35	106	38.3	8.5
MONTROSE	741000	787800	825500	927000	890000	24	105	20.1	-4.0
MOONEE PONDS	1332500	1590000	1512000	1490000	1570000	61	182	17.8	5.4
MOORABBIN	1160000	1274500	1318000	1377500	1455000	35	93	25.4	5.6
MOOROOLBARK	730000	771100	823000	852500	891000	113	368	22.1	4.5
MOOROOPNA	310000	265000	317500	361500	370000	44	181	19.4	2.4
MORDIALLOC	1282500	1320000	1500000	1291800	1502500	26	83	17.2	16.3
MORNINGTON	955000	1005000	1112500	1045000	1145000	128	511	19.9	9.6
MORTLAKE	312000	277000	290500	350000^	365000^	9	42	17.0	4.3

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MORWELL	225000	235000	266500	275000	317500	100	461	41.1	15.5
MOUNT BEAUTY	355500	411000	435000^	535000^	565000^	5	28	58.9	5.6
MOUNT CLEAR	425000	505000	470000	550000	566000	13	66	33.2	2.9
MOUNT DANDENONG	927500^	842000^	785000^	930000^	915000^	5	24	-1.3	-1.6
MOUNT DUNEED	610000	625000	705000	769000	805000	28	142	32.0	4.7
MOUNT EGERTON	344000^	330000^	577800^	580000^	450000^	1	10	30.8	-22.4
MOUNT ELIZA	1450000	1631500	1650000	1700000	1740000	119	415	20.0	2.4
MOUNT EVELYN	708000	807500	778000	850000	866300	41	124	22.4	1.9
MOUNT HELEN	514000	600000	593000	655000	617500	14	45	20.1	-5.7
MOUNT MACEDON	1050000^	2200000^	1575000^	960000^	1701000^	8	20	62.0	77.2
MOUNT MARTHA	1545000	1675000	1935000	1985000	2100000	31	110	35.9	5.8
MOUNT PLEASANT	420000	420000	460000^	511300	525000	14	49	25.0	2.7
MOUNT WAVERLEY	1261500	1430000	1525000	1555500	1552500	145	469	23.1	-0.2
MULGRAVE	903000	955000	990000	1040000	1065000	95	298	17.9	2.4
MURRUMBEENA	1375000	1615000	1635000	1676500	1700000	31	89	23.6	1.4
MURTOA	129000^	128000^	133000	222300^	159500^	6	24	23.6	-28.2
MYRTLEFORD	385000	430000	501000	580000^	606000	20	55	57.4	4.5
NAGAMBIE	440500^	492500	540000	465000	650000	16	48	47.6	39.8
NARRE WARREN	623500	642000	692500	720000	740000	132	486	18.7	2.8
NARRE WARREN NORTH	1200000	1201000	1440000	1402500	1450000	17	59	20.8	3.4
NARRE WARREN SOUTH	685000	715000	740000	760000	815500	130	482	19.1	7.3
NATHALIA	262000	292500	280000	262500^	242500^	8	42	-7.4	-7.6
NEERIM SOUTH	455000^	505000^	647500^	470000^	570000^	3	21	25.3	21.3
NELSON	190000^	270000^	355000^	399000^	402500^	2	18	111.8	0.9
NERRINA	665000	602500^	595000^	530000^	642500^	8	16	-3.4	21.2
NEW GISBORNE	802000^	768500^	752500^	725000^	945000^	7	24	17.8	30.3
NEWBOROUGH	315000	350000	345000	365000	389000	38	143	23.5	6.6
NEWCOMB	525000	520000	568500	590000	665000	22	98	26.7	12.7
NEWHAVEN	656500^	825000^	669000^	669000*	1205300^	2	10	83.6	NA
NEWINGTON	820000^	797000^	897500	618800	725000	13	41	-11.6	17.2
NEWLANDS ARM	464000^	605000^	475000^	479000^	699500^	4	19	50.8	46.0
NEWPORT	1125000	1150000	1333500	1408800	1310000	69	208	16.4	-7.0
NEWSTEAD	672500^	525000^	539000^	515000^	648800^	4	13	-3.5	26.0
NEWTOWN (GREATER GEELONG)	970000	963500	1070000	1362500	1280000	59	207	32.0	-6.1
NHILL	135000	140000	200000	197500	153000	13	63	13.3	-22.5
NICHOLS POINT	550000^	540000^	540000*	381000^	525000^	5	13	-4.5	37.8
NIDDRIE	1150000	1152500	1125000	1295000	1301000	36	113	13.1	0.5
NOBLE PARK	725000	752000	760000	735000	770000	65	237	6.2	4.8
NOBLE PARK NORTH	672500	720000	740000	750000	790000	29	116	17.5	5.3
NORLANE	375800	420000	445000	473500	470000	70	247	25.1	-0.7
NORTH BENDIGO	410000	410100	470500	485000	477800	30	101	16.5	-1.5

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NORTH GEELONG	502500	635000	542500	650000	636000	12	63	26.6	-2.2
NORTH MELBOURNE	1194000	1315000	1440000	1045000	1397500	38	88	17.0	33.7
NORTH SHORE	615000^	580000^	660000^	601000^	730000^	6	15	18.7	21.5
NORTH WONTHAGGI	422000	449500	529500	635000	605000	25	97	43.4	-4.7
NORTHCOTE	1423500	1587000	1657800	1748500	1695000	96	256	19.1	-3.1
NOTTING HILL	981000^	980000^	1167500^	1282000^	1163000	10	20	18.6	-9.3
NUMURKAH	237300	315000	305000	302500	310000	32	122	30.7	2.5
NUNAWADING	1115000	1143000	1283000	1302500	1261500	31	115	13.1	-3.1
NYAH WEST	130000^	165000^	245000^	206800^	130000^	4	16	0.0	-37.1
OAK PARK	955000	965000	1025000	1161000	1235500	33	97	29.4	6.4
OAKLEIGH	1350500	1311000	1421000	1240000	1462500	16	59	8.3	17.9
OAKLEIGH EAST	1000000^	1122500^	1260000^	1184000^	1150000	17	32	15.0	-2.9
OAKLEIGH SOUTH	1049000	1159000	1100000	1218900	1200000	35	104	14.4	-1.5
OCEAN GROVE	840000	885000	905500	1000000	1150000	109	445	36.9	15.0
OFFICER	581000	623000	640000	650000	690000	125	544	18.8	6.2
OFFICER SOUTH	580000^	580000*	717500^	682500^	703000^	5	11	21.2	3.0
OLINDA	815000^	1000500^	1190000^	910000^	1125000^	7	18	38.0	23.6
OME0	295000^	270000^	260000^	339000^	570000^	2	12	93.2	68.1
ORBOST	241000	257500	230000	235000	249000	13	76	3.3	6.0
ORMOND	1515000	1810000	1825000	2080000	2072500	22	72	36.8	-0.4
OSBORNE	875000	925000	1055000	1300000	1250000	35	108	42.9	-3.8
OUYEN	140000	144000^	132500^	140500	265000^	6	32	89.3	88.6
PAKENHAM	543000	572000	585000	602000	635000	360	1,428	16.9	5.5
PARADISE BEACH	234500^	271000^	297500^	350000^	375900^	2	24	60.3	7.4
PARK ORCHARDS	1610000^	1750000	1752000^	1822500^	2260000	11	36	40.4	24.0
PARKDALE	1215000	1500000	1412500	1527500	1599000	52	155	31.6	4.7
PARKVILLE	2440000^	1546000^	2200000^	1705000^	2430000^	9	28	-0.4	42.5
PASCOE VALE	972500	1055000	1050000	995000	1062500	58	168	9.3	6.8
PASCOE VALE SOUTH	1075000	1240000	1205000	1315000	1351000	31	96	25.7	2.7
PATTERSON GARDENS	970000^	1145000^	1040900^	1400000^	1255000^	8	24	29.4	-10.4
PATTERSON LAKES	1128000	1290000	1012500	1430000	1500000	23	103	33.0	4.9
PAYNESVILLE	392500	420000	455000	450000	490000	51	173	24.8	8.9
PEARCEDALE	645000	720000	870000	875000^	934000	12	50	44.8	6.7
PENSHURST	227500*	190000^	180000^	172500^	172500*	0	14	NA	NA
PLENTY	1203800^	1670000^	1167500^	1380000^	1725000^	7	15	43.3	25.0
POINT COOK	694500	710000	729000	716500	770000	262	863	10.9	7.5
POINT LONSDALE	880000	1015000	1431200	1327500	1530000	20	111	73.9	15.3
POOWONG	412500^	487500^	420000^	670000^	670000*	0	10	NA	NA
POREPUNKAH	760000^	724000^	785000^	688000^	852500^	3	16	12.2	23.9
PORT ALBERT	275000^	359100^	397500^	450000^	560500^	4	15	103.8	24.6
PORT FAIRY	705000	892000	800000	1235000	1000000	21	78	41.8	-19.0

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PORT MELBOURNE	1592500	1773500	1770000	1651000	1905000	52	180	19.6	15.4
PORT WELSHPOOL	315000^	455000^	455000^	435000^	435000*	0	16	NA	NA
PORTARLINGTON	675000	765000	820000	875000	922500	24	129	36.7	5.4
PORTLAND	315000	330000	370000	360000	415000	54	249	31.7	15.3
PORTLAND NORTH	465000^	589000^	370000^	370000*	560000^	4	12	20.4	NA
PORTSEA	2850000	3660000	2675000	3765000	5107500	12	66	79.2	35.7
PRAHRAN	1688500	1750000	1900000	1767500	1855000	55	149	9.9	5.0
PRESTON	1080000	1155000	1200000	1342500	1318000	95	324	22.0	-1.8
PRINCES HILL	2080500^	1970000^	1748000^	2015000^	2550000^	9	31	22.6	26.6
QUARRY HILL	510000	482500	565000	502500^	557500	15	49	9.3	10.9
QUEENSCLIFF	1322500	1550000^	1350000^	1280000	1250000^	9	39	-5.5	-2.3
RAINBOW	90500^	120000^	112000^	89000^	130000^	5	16	43.6	46.1
RAWSON	229300^	310000^	300000^	340000^	380000^	5	17	65.8	11.8
RAYMOND ISLAND	383500^	422500^	560000^	560000^	655000^	6	23	70.8	17.0
RED CLIFFS	285000	286000	320300	297500	348900	22	87	22.4	17.3
REDAN	422500	455000	450000	431000	560000	24	80	32.5	29.9
RESEARCH	875000^	1067500^	1228000	1085000^	1150000	13	32	31.4	6.0
RESERVOIR	810000	891500	915000	970000	980000	158	582	21.0	1.0
RHYLL	797800^	786300^	780000^	790000^	940000^	7	26	17.8	19.0
RICHMOND	1405000	1380000	1461000	1510000	1510000	141	376	7.5	0.0
RIDDELLS CREEK	690000	740000	767500	955000^	957500	14	44	38.8	0.3
RINGWOOD	900000	958000	1005000	1018000	1080000	57	214	20.0	6.1
RINGWOOD EAST	850000	947500	1120000	1014000	1085500	46	115	27.7	7.1
RINGWOOD NORTH	1015500	1035000	1200000	1161000	1240000	53	166	22.1	6.8
RIPPLESIDE	752000^	757000^	1001000^	1237500^	1251500^	6	21	66.4	1.1
ROBINVALE	273500^	340000	305000	260000^	403000^	8	35	47.3	55.0
ROCHESTER	255000	294000	300000	440900	420000	19	83	64.7	-4.7
ROCKBANK	460000	545000	540000	571000	610000	31	84	32.6	6.8
ROMSEY	642500	755000	730000	832500	845000	29	106	31.5	1.5
ROSANNA	1160000	1283800	1325000	1520000	1416500	34	96	22.1	-6.8
ROSEBUD	627000	702500	783800	800000	827500	76	307	32.0	3.4
ROSEBUD SOUTH	624400	822500	947500	960000	1153000	32	126	84.7	20.1
ROSEDALE	247500	370000	350000^	377500	297500^	2	36	20.2	-21.2
ROWVILLE	867500	907000	953400	1065000	1122500	118	458	29.4	5.4
ROXBURGH PARK	580000	580000	625000	606500	640000	97	345	10.3	5.5
RUSHWORTH	239800	320000^	382500^	221800^	302000^	9	26	26.0	36.2
RUTHERGLEN	375000	360000^	400000	351000^	455000	17	52	21.3	29.6
RYE	902000	951900	1053500	1205000	1164000	116	430	29.0	-3.4
SAFETY BEACH	858000	945000	1060000	1360000	1300000	55	180	51.5	-4.4
SAILORS GULLY	310000^	336000^	379800^	467500^	472600^	3	20	52.5	1.1
SALE	361500	370000	392500	423800	461500	100	422	27.7	8.9

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SAN REMO	698000	790000	865000	677000 [^]	1075000 [^]	8	45	54.0	58.8
SANCTUARY LAKES	650000	692500	692000	717500	740000	172	569	13.8	3.1
SANDHURST	802500	935000	945000	930000	970000	31	132	20.9	4.3
SANDRINGHAM	1852500	2065000	2500000	2390000	2412500	34	117	30.2	0.9
SANDY POINT	612000 [^]	760800	650000 [^]	618000 [^]	780000 [^]	5	24	27.5	26.2
SASSAFRAS	755000 [^]	812500 [^]	815000 [^]	890000 [^]	968000 [^]	6	18	28.2	8.8
SAWMILL SETTLEMENT	550000 [^]	498500 [^]	542000 [^]	635000 [^]	515000 [^]	4	19	-6.4	-18.9
SCORESBY	816500	890000	960000	930000	1056000	21	81	29.3	13.5
SEA LAKE	184000 [^]	166000 [^]	112500 [^]	117500 [^]	115000 [^]	7	22	-37.5	-2.1
SEABROOK	681500	710000	700000	730500	750000	13	69	10.1	2.7
SEAFORD	728000	810000	850000	850000	903000	76	286	24.0	6.2
SEAHOLME	940000 [^]	1380000 [^]	1031000 [^]	1120000 [^]	1410000	13	31	50.0	25.9
SEASPRAY	260000 [^]	280000 [^]	299000 [^]	342500 [^]	377000 [^]	6	22	45.0	10.1
SEBASTOPOL	350000	374000	415000	428000	443500	64	238	26.7	3.6
SEDDON	1054500	1065000	1210000	1282500	1200000	23	91	13.8	-6.4
SELBY	722500	888900 [^]	790100 [^]	1067500 [^]	1000000 [^]	3	20	38.4	-6.3
SEVILLE	642500 [^]	725000 [^]	750000 [^]	820000 [^]	803300	12	35	25.0	-2.0
SEVILLE EAST	750000 [^]	650000 [^]	682700 [^]	720000 [^]	770000 [^]	5	15	2.7	6.9
SEYMOUR	340000	390000	390000	405000	410000	33	115	20.6	1.2
SHEPPARTON	325000	350000	350000	370000	400000	182	675	23.1	8.1
SHEPPARTON NORTH	366000	362500 [^]	458500 [^]	425000 [^]	527500 [^]	4	24	44.1	24.1
SHOREHAM	950000 [^]	1850000 [^]	1412500 [^]	1040000 [^]	1767500 [^]	7	11	86.1	70.0
SILVERLEAVES	860000 [^]	921800 [^]	821500 [^]	1782000 [^]	1120000 [^]	5	16	30.2	-37.1
SKENES CREEK	800000 [^]	895000 [^]	931500 [^]	860000 [^]	1060000 [^]	3	14	32.5	23.3
SKYE	615000	695000	750000	781000	755000	32	126	22.8	-3.3
SMITHS BEACH	580000 [^]	810800	713000 [^]	975000 [^]	978300 [^]	6	29	68.7	0.3
SMYTHES CREEK	441000 [^]	428800 [^]	550000 [^]	537500 [^]	550000 [^]	1	13	24.7	2.3
SMYTHESDALE	435000 [^]	375000 [^]	552000 [^]	540000 [^]	511000 [^]	6	12	17.5	-5.4
SOLDIERS HILL	596500	476000	450000	542500	710000	40	96	19.0	30.9
SOMERS	1452500	1800000	1550000	1497500	1700000	21	65	17.0	13.5
SOMERVILLE	669000	735000	770000	788000	815000	49	190	21.8	3.4
SORRENTO	1917500	2100000	1935000	2250000	2875500	40	155	50.0	27.8
SOUTH DUDLEY	322500 [^]	442500 [^]	475000 [^]	475000 [*]	397500 [^]	2	9	23.3	NA
SOUTH GEELONG	810000 [^]	960000 [^]	1185000 [^]	750000 [^]	1280000 [^]	2	20	58.0	70.7
SOUTH KINGSVILLE	1021000	1100000 [^]	1000000 [^]	1211300 [^]	1030000 [^]	7	29	0.9	-15.0
SOUTH MELBOURNE	1685000	1635000	1700000	1500000	1750000	38	124	3.9	16.7
SOUTH MORANG	636000	670000	731500	737000	755000	101	311	18.7	2.4
SOUTH YARRA	2080000	2142500	1888000	2100000	2475000	63	171	19.0	17.9
SPOTSWOOD	970000 [^]	1029000	1230000	1405000	1227500	16	49	26.5	-12.6
SPRING GULLY	482500	499800	490500	591300	632500	20	58	31.1	7.0
SPRINGVALE	820000	849000	850000	866600	852500	42	159	4.0	-1.6

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MEDIAN HOUSE PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
SPRINGVALE SOUTH	750000	777500	817000	777500^	830000	31	79	10.7	6.8
ST ALBANS	600000	640500	680000	685000	712000	119	431	18.7	3.9
ST ALBANS PARK	520000	548500	573000	581000	659500	16	73	26.8	13.5
ST ANDREWS BEACH	1275000^	1350000^	1735000	1806500^	1937500^	8	35	52.0	7.3
ST ARNAUD	185000	240000	180000	225000	227500	12	55	23.0	1.1
ST HELENA	900000	1097500^	959300	1202500^	1270000^	9	31	41.1	5.6
ST KILDA	1376000	1400300	1615000	1720000	1695000	26	84	23.2	-1.5
ST KILDA EAST	1670000	1845000	2050000	1710000^	1730000	27	66	3.6	1.2
ST KILDA WEST	3420000^	1825000^	2750000^	2750000*	4620000^	5	21	35.1	NA
ST LEONARDS	610000	651000	680000	713500	777300	50	177	27.4	8.9
STANHOPE	195000^	254500^	222500^	290000^	227500^	2	10	16.7	-21.6
STAWELL	259000	264000	245000	299000	339500	38	128	31.1	13.5
STRATFORD	330000	339000	359000	382500	425000	14	47	28.8	11.1
STRATHDALE	545000	619000	603000	642500	690000	39	122	26.6	7.4
STRATHFIELDSAYE	532500	571300	695000	620000	710000	32	129	33.3	14.5
STRATHMORE	1393800	1411000	1667500	1595000	1600000	42	162	14.8	0.3
STRATHMORE HEIGHTS	825000^	1210000^	1012500^	850000^	915000^	4	16	10.9	7.6
STRATHTULLOH	570000	595000	581000	539000	630000	21	62	10.5	16.9
STUDFIELD	836000	1051000	1000000	1034000^	1145000	12	42	37.0	10.7
SUNBURY	600000	630000	657500	620000	672000	205	700	12.0	8.4
SUNDERLAND BAY	795000^	610000^	679500^	801000^	741000^	4	17	-6.8	-7.5
SUNNYCLIFFS	187000^	330000^	317000^	369000^	240000^	3	17	28.3	-35.0
SUNSET STRIP	540000	535000^	590000^	694000^	610000^	1	22	13.0	-12.1
SUNSHINE	750000	843000	848000	870000	917500	52	141	22.3	5.5
SUNSHINE NORTH	702600	711200	720000	748000	770000	38	159	9.6	2.9
SUNSHINE WEST	690000	675000	765500	720000	760000	71	197	10.1	5.6
SURF BEACH	610000	690000^	676000^	615000^	1062000^	7	26	74.1	72.7
SURREY HILLS	1930000	2152500	2150000	2320000	2525000	49	172	30.8	8.8
SWAN HILL	362500	339500	345000	375000	359000	70	219	-1.0	-4.3
SYDENHAM	649000	592500	720000	720000	735000	23	70	13.3	2.1
SYNDAL	1441500^	1655000^	1620000	1813400	1808000	23	65	25.4	-0.3
TALLANGATTA	307500^	311000^	373000	447500^	374500^	6	27	21.8	-16.3
TALLYGAROPNA	370000^	287000^	387500^	387500*	325000^	1	7	-12.2	NA
TANGAMBALANGA	459000^	360000^	392500^	605000^	595000^	2	8	29.6	-1.7
TARNEIT	570000	578500	590000	605000	625000	358	1,276	9.6	3.3
TATURA	335000	352500	320000	366000	392500	14	81	17.2	7.2
TAWONGA	315400^	330000^	459000^	533000^	530000^	1	11	68.1	-0.6
TAWONGA SOUTH	432500^	517500	538000	527500^	600000^	3	28	38.7	13.7
TAYLORS HILL	792500	817000	782800	850000	911000	35	133	15.0	7.2
TAYLORS LAKES	795500	850000	862500	908600	937500	38	139	17.9	3.2
TECOMA	890000^	782000	940000^	1147500^	950000	14	37	6.7	-17.2

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TEMPLESTOWE	1350000	1555000	1565000	1580000	1700000	65	193	25.9	7.6
TEMPLESTOWE LOWER	1165800	1305000	1440000	1450000	1425000	69	209	22.2	-1.7
TERANG	235000	307500	305000	289000	331800	12	55	41.2	14.8
THE BASIN	716800	867500	819000	896000 [^]	982500	19	57	37.1	9.7
THE HONEYSUCKLES	370000 [^]	410000 [^]	395000 [^]	420000 [^]	572500 [^]	8	17	54.7	36.3
THE PATCH	776000 [^]	740000 [^]	927200 [^]	950000 [^]	915000 [^]	2	8	17.9	-3.7
THOMASTOWN	653000	690500	702500	715500	742000	75	241	13.6	3.7
THOMSON (GREATER GEELONG)	433500 [^]	458600 [^]	475000 [^]	620000 [^]	637000	11	33	46.9	2.7
THORNBURY	1350000	1382500	1590000	1517000	1527500	65	184	13.1	0.7
THORNHILL PARK	509800	570000	560000	585000	610000	34	106	19.7	4.3
TIMBOON	472500 [^]	420000 [^]	390000 [^]	430900 [^]	425000	10	29	-10.1	-1.4
TONGALA	372500 [^]	217500 [^]	295000	380000 [^]	315000 [^]	9	28	-15.4	-17.1
TOONGABBIE	382500 [^]	350000 [^]	507000 [^]	369500 [^]	537500 [^]	6	16	40.5	45.5
TOORA	310000 [^]	323500 [^]	410000 [^]	467500 [^]	460000 [^]	6	19	48.4	-1.6
TOORADIN	790000 [^]	676300 [^]	735000 [^]	1050000 [^]	947500 [^]	6	23	19.9	-9.8
TOORAK	5000000	6475000	5575000	7150000	5200000	39	157	4.0	-27.3
TOOTGAROOK	745000	765100	783700	965000	940000	37	136	26.2	-2.6
TORQUAY	940000	1010000	1187500	1220000	1325000	95	334	41.0	8.6
TRAFALGAR	430000	415000	450000	515000	545000	25	93	26.7	5.8
TRARALGON	350000	370000	399500	415000	445800	190	743	27.4	7.4
TRARALGON EAST	508000 [^]	705000 [^]	585000 [^]	610000 [^]	651200 [^]	5	25	28.2	6.7
TRAVANCORE	1550000 [^]	1920000 [^]	1500000 [^]	1790000 [^]	1910000 [^]	3	15	23.2	6.7
TRENTAM	650000 [^]	765000	802500	850000 [^]	1022000	11	43	57.2	20.2
TRUGANINA	565000	600000	612500	599900	640000	217	747	13.3	6.7
TULLAMARINE	640000	717500	750300	740000	780000	31	89	21.9	5.4
TUNGAMAH	230000 [^]	215000 [^]	255000 [^]	255000 [*]	322000 [^]	2	8	40.0	NA
TYABB	595000	710000 [^]	665000 [^]	775000 [^]	880000 [^]	9	28	47.9	13.5
UPPER FERNTREE GULLY	742500	790000	825500	946300 [^]	930000	23	64	25.3	-1.7
UPWEY	820000	810000	870000	946000	922500	42	113	12.5	-2.5
VENTNOR	662500	660000 [^]	721000	895000 [^]	814000 [^]	6	27	22.9	-9.1
VENUS BAY	458300	481000	542500	590000	639500	30	104	39.6	8.4
VERMONT	975000	1170000	1183500	1250500	1319300	38	124	35.3	5.5
VERMONT SOUTH	1210000	1319300	1440000	1463900	1453000	50	169	20.1	-0.7
VIEWBANK	1033500	1190000	1267000	1277500	1266500	24	90	22.5	-0.9
VIOLET TOWN	395000 [^]	290000 [^]	341000 [^]	400000 [^]	380000 [^]	7	22	-3.8	-5.0
WAHGUNYAH	323000 [^]	365000 [^]	432500 [^]	349800 [^]	349800 [*]	0	19	NA	NA
WALKERVILLE	382500 [^]	455000 [^]	436600 [^]	590000 [^]	420000 [^]	1	11	9.8	-28.8
WALLAN	532000	560000	560000	570000	600000	63	225	12.8	5.3
WALLAN EAST	524500	582500	569800	575000	617500	32	95	17.7	7.4
WANDANA HEIGHTS	844800	1000000 [^]	888500	837500	942500	14	45	11.6	12.5
WANDIN NORTH	740000	750000	711400 [^]	775500	810000	13	45	9.5	4.4

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WANGARATTA	383500	390000	425000	427000	458000	122	466	19.4	7.3
WANTIRNA	920000	1009500	1035000	1077500	1100000	63	188	19.6	2.1
WANTIRNA SOUTH	1010000	1207500	1157500	1222000	1305500	64	201	29.3	6.8
WARBURTON	640000	650100	658000	682300	700000	20	61	9.4	2.6
WARNEET	500000^	590000^	812500^	694900^	756000^	6	18	51.2	8.8
WARRACKNABEAL	140000	180000	177500	175000	205000	13	69	46.4	17.1
WARRAGUL	526000	540000	570000	587500	663000	129	484	26.0	12.9
WARRANTYTE	1032000	1185000	1200000	1285000	1350000	13	58	30.8	5.1
WARRANWOOD	965000	1100000	1052500	1122500^	1349500	20	55	39.8	20.2
WARRNAMBOOL	437000	450000	500000	517500	608000	160	576	39.1	17.5
WATERWAYS	1674000^	1527500	1355000^	1403000	1440000	13	44	-14.0	2.6
WATSONIA	830000	851500	900000	1100000	1060000	35	98	27.7	-3.6
WATSONIA NORTH	795000	862500	951300	1000000^	1005000	20	53	26.4	0.5
WATTLE GLEN	788800^	885000^	962500^	1040000^	1011000^	6	16	28.2	-2.8
WAURN PONDS	700000	718000	707500	765000	775000	25	61	10.7	1.3
WEDDERBURN	193000^	160000^	162500^	182500^	185000^	7	28	-4.1	1.4
WEIR VIEWS	508000	534500	496000	530500	570000	53	148	12.2	7.4
WELSHPOOL	345000^	412500^	412500*	345000^	422000^	4	11	22.3	22.3
WENDOUREE	397500	419800	446000	478000	482000	49	200	21.3	0.8
WENDOUREE WEST	300000	345500^	392500	362500	397500	18	44	32.5	9.7
WERRIBEE	520000	539000	560000	575000	605000	292	979	16.3	5.2
WERRIBEE SOUTH	650000^	797500^	720000^	830000^	875000^	9	32	34.6	5.4
WEST FOOTSCRAY	857500	950000	931000	1106300	1115000	44	131	30.0	0.8
WEST MELBOURNE	960000^	1310000^	1310000^	1125000^	1270000^	8	27	32.3	12.9
WEST WODONGA	375000	412500	420000	419800	441000	81	285	17.6	5.1
WESTALL	743300	793500	827500	910000	855000	13	68	15.0	-6.0
WESTGARTH	1755500	1700000	2185000	2300000	2270000	17	57	29.3	-1.3
WESTMEADOWS	620000	695000	770000	723000	713500	18	88	15.1	-1.3
WHEELERS HILL	1217500	1315000	1350000	1447500	1389000	81	262	14.1	-4.0
WHITE HILLS	403000	385500	450000	472500	580000	27	97	43.9	22.8
WHITTINGTON	395000	436000	518500	537000	560000	12	51	41.8	4.3
WHITTLESEA	630000	641000	660000	705000	717500	20	84	13.9	1.8
WILLIAMS LANDING	690000	711500	748000	742000	808500	49	179	17.2	9.0
WILLIAMSTOWN	1455000	1563000	1697500	1635500	1645000	70	222	13.1	0.6
WILLIAMSTOWN NORTH	846000^	1275000^	1105000^	1220000^	1220000*	0	14	NA	NA
WIMBLEDON HEIGHTS	481500^	505000^	657000^	592000^	671500^	4	21	39.5	13.4
WINCHELSEA	451300	503000	510000	571000	640000	16	54	41.8	12.1
WINDSOR	1365000	1857500	1412000	1410000	1635000	38	87	19.8	16.0
WINTER VALLEY	475000	492000	535000	575000	605500	30	85	27.5	5.3
WODONGA	350000	400000	448500	415000	495500	122	478	41.6	19.4
WOLLERT	585000	587800	635000	630000	683500	188	623	16.8	8.5

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WONGA PARK	1176000^	1359500^	1300000^	1251000^	1090000	10	29	-7.3	-12.9
WONTHAGGI	423000	485000	480000	584000	617500	34	137	46.0	5.7
WOODEND	857700	792500	845000	970000	940000	31	89	9.6	-3.1
WOOLAMAI WATERS	628500	682600	780000	701000	860000	25	90	36.8	22.7
WOORI YALLOCK	600000	600000	625000	700000^	670000	19	57	11.7	-4.3
WURRUK	293000^	270000^	537500^	380000^	295000^	3	10	0.7	-22.4
WY YUNG	365000	494500^	415000^	390000^	477000	13	26	30.7	22.3
WYCHEPROOF	150800^	205000^	131000^	167500^	207500^	2	17	37.6	23.9
WYNDHAM VALE	499000	512500	520000	533000	562000	167	479	12.6	5.4
YACKANDANDAH	490000^	712500^	730000^	490000^	654500^	6	17	33.6	33.6
YALLAMBIE	823500	937000	1056000^	1130000^	985500	20	49	19.7	-12.8
YALLOURN NORTH	247500	224000^	228800^	285000^	325000	14	34	31.3	14.0
YARRA GLEN	737500	745000	796000	862800^	912300	18	47	23.7	5.7
YARRA JUNCTION	629000	601300^	665000^	650000	747500	18	46	18.8	15.0
YARRAGON	468000	470000^	577500^	556500^	658500^	8	31	40.7	18.3
YARRAM	300000	343000	340000	352500	420000	10	69	40.0	19.1
YARRAVILLE	1062500	1151500	1100000	1200000	1285000	101	271	20.9	7.1
YARRAWONGA	476300	540000	529000	597500	586000	57	217	23.0	-1.9
YEA	496900^	580000^	540000	560000^	617500^	8	37	24.3	10.3
YINNAR	270000^	470000^	525000^	300000^	364000^	6	19	34.8	21.3

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ABBOTSFORD	601500	605000	557000	740000	635500	64	242	5.7	-14.1
ABERFELDIE	1000000 [^]	485000 [^]	647500	675000 [^]	735000 [^]	9	26	-26.5	8.9
AIRPORT WEST	637500	646300	616500	636000	602000	31	99	-5.6	-5.3
ALBERT PARK	875000 [^]	690000 [^]	691400 [^]	1355000 [^]	817500	12	31	-6.6	-39.7
ALBION	461000	450000	273000	322500	280500	22	72	-39.2	-13.0
ALFREDTON	395000 [^]	350000 [^]	227500 [^]	350000 [^]	404500	13	33	2.4	15.6
ALPHINGTON	680000	700500	788400	796800	687500	24	97	1.1	-13.7
ALTONA	627500	725000	700000	732500	708500	40	154	12.9	-3.3
ALTONA EAST	687000 [^]	765000 [^]	750000 [^]	810000 [^]	848000 [^]	7	22	23.4	4.7
ALTONA MEADOWS	514500 [^]	500000 [^]	473000 [^]	501500	531500 [^]	8	36	3.3	6.0
ALTONA NORTH	667300	695500	760000	680000	783000	22	84	17.3	15.1
ANGLESEA	667500 [^]	980000 [^]	1400000 [^]	739000 [^]	1249000 [^]	5	15	87.1	69.0
APOLLO BAY	505000	640000 [^]	550000 [^]	605000 [^]	880000 [^]	3	11	74.3	45.5
ARARAT	220000	208000	277000 [^]	280000 [^]	349500 [^]	8	29	58.9	24.8
ARDEER	600000 [^]	595000 [^]	525000	535000 [^]	652500 [^]	8	36	8.8	22.0
ARMADALE	685000	850000	776000	660000	705000	61	242	2.9	6.8
ASCOT VALE	623500	635000	554000	580000	650000	34	161	4.3	12.1
ASHBURTON	1281500	810000 [^]	1000000 [^]	1051300	1325000	12	37	3.4	26.0
ASHWOOD	1006600	960500	960000	1107500	967300	22	89	-3.9	-12.7
ASPENDALE	836300	770000	999000	849000	818800	14	54	-2.1	-3.6
AVONDALE HEIGHTS	632500 [^]	705000	705000 [^]	750000 [^]	701000	14	40	10.8	-6.5
BACCHUS MARSH	340000 [^]	402500 [^]	268500 [^]	422500 [^]	376600	18	32	10.8	-10.9
BAIRNSDALE	250000 [^]	283200 [^]	327500 [^]	475000 [^]	395000 [^]	3	20	58.0	-16.8
BALACLAVA	725800	645000	780500	498000	597000	38	131	-17.7	19.9
BALLAN	390000 [^]	385000 [^]	375000 [^]	399000	460000 [^]	4	27	17.9	15.3
BALLARAT CENTRAL	472500 [^]	498500	325000	401000 [^]	550000 [^]	9	40	16.4	37.2
BALLARAT EAST	331300 [^]	360000	356000	275000 [^]	437500	12	40	32.1	59.1
BALLARAT NORTH	280000	370000 [^]	337500 [^]	347500 [^]	410000 [^]	6	25	46.4	18.0
BALWYN	855000	807500	825000	920000	860000	46	137	0.6	-6.5
BALWYN NORTH	860000	1000000	1235000	1242500	1111500	25	104	29.2	-10.5
BARWON HEADS	960000 [^]	1387500 [^]	1387500 [*]	912500 [^]	1270000 [^]	3	13	32.3	39.2
BAYSWATER	616800	632000	600000	690500	650000	51	198	5.4	-5.9
BAYSWATER NORTH	593500	605500	660000	676500	624500	34	103	5.2	-7.7
BEACONSFIELD	490000 [^]	606400 [^]	640000 [^]	525500 [^]	675500 [^]	6	21	37.9	28.5

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BEAUMARIS	1087500	1235000	1120000	1630000	1015000	21	70	-6.7	-37.7
BELL PARK	420000	477500 [^]	481000 [^]	515000 [^]	530000	11	33	26.2	2.9
BELMONT	485000	505000	583000	565000	550000	33	130	13.4	-2.7
BENALLA	229000 [^]	189000 [^]	253000	157500 [^]	300000 [^]	4	27	31.0	90.5
BENDIGO	427500	515000 [^]	410600	422000 [^]	422500 [^]	6	36	-1.2	0.1
BENTLEIGH	750000	755000	928500	850000	967000	58	232	28.9	13.8
BENTLEIGH EAST	875000	998300	941500	1021000	1110000	91	290	26.9	8.7
BERWICK	600000	620000	613300	620000	670000	41	161	11.7	8.1
BITTERN	532000 [^]	565000	580000 [^]	500000 [^]	748800 [^]	2	18	40.7	49.8
BLACK HILL	327300 [^]	333800 [^]	365000 [^]	365000 [*]	414500 [^]	6	11	26.7	NA
BLACK ROCK	965500	1050000	1156500	1045000 [^]	1429500	24	64	48.1	36.8
BLACKBURN	815000	707500	855000	785000	920000	57	157	12.9	17.2
BLACKBURN NORTH	540000 [^]	816000 [^]	878000	941800 [^]	856500	11	41	58.6	-9.1
BLACKBURN SOUTH	559000	669000	584000	665000 [^]	919000	18	70	64.4	38.2
BONBEACH	703000	735000	760000	657800	742000	45	145	5.5	12.8
BORONIA	596000	614300	657500	642500	681500	82	285	14.3	6.1
BOX HILL	492500	546000	582500	539800	504400	114	377	2.4	-6.5
BOX HILL NORTH	875000	835000	880000	889000	853000	41	127	-2.5	-4.0
BOX HILL SOUTH	830000	891000	1000000	1040000	1171800	26	80	41.2	12.7
BRAYBROOK	565000	600000	600000	600000	630000	25	81	11.5	5.0
BRIAR HILL	865000 [^]	691000 [^]	800000	877500 [^]	825000 [^]	8	32	-4.6	-6.0
BRIGHT	465000	579000	466400 [^]	750000 [^]	570800	11	30	22.7	-23.9
BRIGHTON	1061000	1262500	1135000	1230000	1282500	74	294	20.9	4.3
BRIGHTON EAST	950000	1070000	1250000	1111000	1175000	32	96	23.7	5.8
BROADMEADOWS	447500	455000	420000	430000	461300	30	138	3.1	7.3
BROOKLYN	650000	605000	636500	620000	615000	11	52	-5.4	-0.8
BROWN HILL	315000 [^]	310000 [^]	339000 [^]	315000 [^]	410000 [^]	8	20	30.2	30.2
BRUNSWICK	560000	600000	595500	624000	568500	102	391	1.5	-8.9
BRUNSWICK EAST	550000	586500	581500	588800	645000	98	305	17.3	9.6
BRUNSWICK WEST	536700	547000	500000	525000	530500	80	295	-1.2	1.0
BULLEEN	751000	752500	655000	660000	840000	21	94	11.9	27.3
BUNDOORA	464500	420000	460000	500000	490000	59	202	5.5	-2.0
BUNYIP	450000 [^]	460000 [^]	465000 [^]	540000 [^]	503000 [^]	1	8	11.8	-6.9
BURNLEY	536000 [^]	536000 [*]	477500 [^]	540500 [^]	583500 [^]	5	17	8.9	8.0

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BURWOOD	950000	768500	930000	850000	875000	66	223	-7.9	2.9
BURWOOD EAST	452000	511000^	905500	844500	699000	16	48	54.6	-17.2
CAIRNLEA	494000^	425000^	410000^	330000^	445000^	4	13	-9.9	34.8
CALIFORNIA GULLY	297500^	415500^	301500^	297000^	317500^	6	15	6.7	6.9
CAMBERWELL	775000	890000	840500	890000	884000	72	204	14.1	-0.7
CAMPBELLFIELD	375000^	417000^	432500^	460000^	428800^	6	16	14.3	-6.8
CANADIAN	285000^	385000^	382000^	390000^	415000^	7	26	45.6	6.4
CANTERBURY	1100000	1180000	1610000	1504400^	900000	16	44	-18.2	-40.2
CAPE PATERSON	485000^	685000^	906900^	836000^	907500^	1	4	87.1	8.6
CAPEL SOUND	600000	559000	540000	642000	715000	21	65	19.2	11.4
CARLTON	380000	418500	558500	430000	451000	73	278	18.7	4.9
CARLTON NORTH	645000^	677000^	722500^	655000^	628800	20	44	-2.5	-4.0
CARNEGIE	659000	675000	599000	585000	620000	123	460	-5.9	6.0
CAROLINE SPRINGS	455000	476300	470000	445000	460000	23	81	1.1	3.4
CARRUM	740000	750000	772500	835000	764800	24	83	3.3	-8.4
CARRUM DOWNS	470000	510800	490500	546000	572500	54	191	21.8	4.9
CASTLEMAINE	450000^	492000^	502500^	420000^	535000^	6	28	18.9	27.4
CAULFIELD	710000	845000	842500	655000	830000	23	77	16.9	26.7
CAULFIELD EAST	586000^	681500^	520000^	313800^	516000^	8	17	-11.9	64.5
CAULFIELD NORTH	780000	717500	682000	715000	720000	82	271	-7.7	0.7
CAULFIELD SOUTH	1070000	895000	1232500	712500	1130000	57	140	5.6	58.6
CHADSTONE	647300	797500	860000	638900	873700	30	146	35.0	36.8
CHELSEA	638800	710000	681000	670900	650000	65	213	1.8	-3.1
CHELSEA HEIGHTS	687500^	756000^	702000^	805000^	700000^	3	15	1.8	-13.0
CHELtenham	612500	675000	695000	640000	695000	81	274	13.5	8.6
CHELtenham EAST	947000^	776300^	670000^	580000^	670000^	7	22	-29.3	15.5
CHELtenham NORTH	740000^	819000	630500	665000^	737300	12	43	-0.4	10.9
CHIRNSIDE PARK	630000	654000^	665000	677500	720800	14	54	14.4	6.4
CLARINDA	750000	650000^	736500^	736500*	784800	12	25	4.6	NA
CLAYTON	710000	696300	730000	602500	788900	71	274	11.1	30.9
CLAYTON NORTH	670000	815100	819300	837500	465000	15	55	-30.6	-44.5
CLAYTON SOUTH	723000^	490000	676500	716000^	740000^	7	41	2.4	3.4
CLIFTON HILL	960000	818000	900000	704000	645000	17	61	-32.8	-8.4
COBRAM	259000^	235000^	262500^	415000^	238500^	2	9	-7.9	-42.5

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COBURG	558000	497000	577500	607500	602500	86	288	8.0	-0.8
COBURG EAST	822500 [^]	676500	770000	715000	646000	14	48	-21.5	-9.7
COBURG NORTH	653000	675500 [^]	770000	695000	725000	14	43	11.0	4.3
COLAC	261000	372500 [^]	315000	350000 [^]	337800	14	39	29.4	-3.5
COLLINGWOOD	665000	606000	697000	650000	670000	57	239	0.8	3.1
CORIO	317500 [^]	356000 [^]	365000 [^]	382500 [^]	400300	14	33	26.1	4.6
COWES	460000	385000	394100	500000	477500	18	55	3.8	-4.5
COWES WEST	630000 [^]	467500	705000	710000	730000	11	49	15.9	2.8
CRAIGIEBURN	400000	420000	410000	429500	430000	68	214	7.5	0.1
CRANBOURNE	400000	405000	440000	440000	455000	37	119	13.8	3.4
CRANBOURNE EAST	475000 [^]	380000 [^]	447500 [^]	452500 [^]	485500 [^]	9	18	2.2	7.3
CRANBOURNE NORTH	395000 [^]	425000 [^]	445000 [^]	477500 [^]	458800	10	25	16.1	-3.9
CRANBOURNE WEST	431000 [^]	440000 [^]	460000 [^]	510000	477000	18	42	10.7	-6.5
CREMORNE	610500	564000	695000	562800 [^]	593000 [^]	9	50	-2.9	5.4
CRIB POINT	416000 [^]	440000 [^]	457500 [^]	518500 [^]	592000 [^]	9	30	42.3	14.2
CROYDON	616000	660000	660000	660000	700000	131	433	13.6	6.1
CROYDON NORTH	600000	712800	710000	661000	725000	19	80	20.8	9.7
CROYDON SOUTH	660000 [^]	723000 [^]	754000 [^]	897200 [^]	818500	13	29	24.0	-8.8
DALLAS	405500 [^]	430000 [^]	449000 [^]	480000 [^]	463000 [^]	8	17	14.2	-3.5
DANDENONG	370000	373500	405000	437500	415000	119	456	12.2	-5.1
DANDENONG NORTH	440800	482500	448800	520000	550000	32	109	24.8	5.8
DARLEY	315000 [^]	215000	335000 [^]	400000 [^]	420000 [^]	5	26	33.3	5.0
DAYLESFORD	445000 [^]	410000 [^]	650000 [^]	1300000 [^]	585200 [^]	6	14	31.5	-55.0
DEEPDENE	1550000 [^]	1205000 [^]	2100000 [^]	1890000 [^]	1790000 [^]	3	15	15.5	-5.3
DEER PARK	460000	490000	442500	482500	500000	10	41	8.7	3.6
DELACOMBE	370000 [^]	384500 [^]	368800 [^]	340000 [^]	470000 [^]	2	9	27.0	38.2
DIAMOND CREEK	742000	790000 [^]	731000 [^]	720000 [^]	719500	12	31	-3.0	-0.1
DINGLEY VILLAGE	671000	694500 [^]	752500 [^]	915000 [^]	802500	10	29	19.6	-12.3
DINNER PLAIN	385000 [*]	390000 [^]	494500 [^]	545000 [^]	572500 [^]	3	16	NA	5.0
DOCKLANDS	565000	550000	602500	560000	545000	125	432	-3.5	-2.7
DONCASTER	650000	682500	644500	661300	695000	129	379	6.9	5.1
DONCASTER EAST	660000	850000	820000	848000	901000	87	310	36.5	6.3
DONVALE	772500	682500	877500	904500	850000	23	77	10.0	-6.0
DOREEN	433800 [^]	495000 [^]	493000 [^]	535000	535000 [^]	9	31	23.3	0.0

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DOVETON	455000	443000	525000	469300	510000	27	97	12.1	8.7
DROMANA	710000 [^]	700000	705500 [^]	834200	760000	17	54	7.0	-8.9
DROUIN	352000	381500	380000	390000	420000	20	54	19.3	7.7
DRYSDALE	440000 [^]	447500 [^]	440000 [^]	410000 [^]	530000 [^]	7	24	20.5	29.3
EAGLEHAWK	287000 [^]	257500 [^]	328000 [^]	385000 [^]	388500 [^]	4	14	35.4	0.9
EAGLEMONT	800500 [^]	1147500 [^]	1325000 [^]	1310000 [^]	875000	11	24	9.3	-33.2
EAST BENDIGO	310000 [^]	336000 [^]	375000 [^]	415000 [^]	390000 [^]	3	15	25.8	-6.0
EAST GEELONG	410000 [*]	720000 [^]	660000 [^]	660000 [*]	633000 [^]	6	10	NA	NA
EAST MELBOURNE	755000	920000	652500	536000	767500	41	106	1.7	43.2
ECHUCA	305000	347500	335000	330000	327800	16	57	7.5	-0.7
EDITHVALE	720000	775000	850000	770000	885500	28	109	23.0	15.0
ELSTERNWICK	633000	723000	695000	670000	705000	53	173	11.4	5.2
ELTHAM	722500	800000	781000	847500	825000	38	126	14.2	-2.7
ELWOOD	649000	675000	701000	678000	745000	127	462	14.8	9.9
ENDEAVOUR HILLS	551000	549000	585300	667500	635000	15	59	15.2	-4.9
EPPING	412000	411000	468500	399000	475800	42	136	15.5	19.2
ESSENDON	617500	595000	570000	625000	620000	95	324	0.4	-0.8
ESSENDON NORTH	433000	474000	580000	580000	410000	26	71	-5.3	-29.3
EUMEMMERRING	442500 [^]	490000	450000	593500	527500 [^]	6	43	19.2	-11.1
FAIRFIELD	630000	578000	605000	677100	585000	30	102	-7.1	-13.6
FAWKNER	506000	543800	560500	575000	608000	37	105	20.2	5.7
FERNTREE GULLY	583500	612500	647500	647500	685000	44	186	17.4	5.8
FISHERMANS BEND	982500	1058300	949000	1014000	961500	31	102	-2.1	-5.2
FITZROY	810000	854000	710000	940000	817500	54	147	0.9	-13.0
FITZROY NORTH	719000	621000	700000	857500	775000	33	117	7.8	-9.6
FLEMINGTON	468000	461000	400000	456000	465000	27	79	-0.6	2.0
FLORA HILL	362500	402500 [^]	340000	360000	412500	10	46	13.8	14.6
FOOTSCRAY	498900	495000	495000	505000	500100	146	411	0.2	-1.0
FOREST HILL	813500	820000	818000	699000	800000	24	82	-1.7	14.4
FRANKSTON	470000	460000	532500	510000	600000	118	451	27.7	17.6
FRANKSTON NORTH	427500 [^]	420000 [^]	485000 [^]	597000 [^]	536000 [^]	6	14	25.4	-10.2
FRANKSTON SOUTH	680000	720000	731100	810000	800000	21	75	17.6	-1.2
GARDENVALE	790000 [*]	330000 [^]	805000 [^]	635500 [^]	1380000 [^]	3	13	NA	117.2
GARFIELD	420000 [^]	400000 [^]	455000 [^]	740000 [^]	460000 [^]	4	11	9.5	-37.8

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GEELONG	715000	575000	725000	575000	675500	26	102	-5.5	17.5
GEELONG WEST	612500	629000	620000 ^	540000	700000	17	51	14.3	29.6
GISBORNE	460000^	637500	535000 ^	630000^	702500^	6	36	52.7	11.5
GLEN HUNTLY	660000	520000	717500	502800	565000	57	148	-14.4	12.4
GLEN IRIS	780000	690000	711500	680000	708500	78	299	-9.2	4.2
GLEN WAVERLEY	782000	772300	880000	913000	857500	82	287	9.7	-6.1
GLENROY	585000	595000	585000	595000	622500	121	373	6.4	4.6
GOLDEN POINT (BALLARAT)	370000^	304500^	355000 ^	417500^	410000^	7	18	10.8	-1.8
GOLDEN SQUARE	298000	320000	317000	385000	393000	16	63	31.9	2.1
GOWANBRAE	540000^	652500^	673000 ^	735000^	817500^	2	8	51.4	11.2
GREENSBOROUGH	630000	690000	750000	686800	747500	38	134	18.7	8.8
GREENVALE	530000^	570000^	600000 ^	624500^	537000^	4	22	1.3	-14.0
GROVEDALE	451300	488800	549000	465300	535000	15	63	18.6	15.0
HADFIELD	595000	599000	638000	530000	585000	12	84	-1.7	10.4
HALLAM	500000^	480000	532500	530000	585000	13	58	17.0	10.4
HAMILTON	205000^	240000^	297500 ^	369500^	307000^	8	23	49.8	-16.9
HAMLIN HEIGHTS	523500	496000	550000	495000^	500000	16	46	-4.5	1.0
HAMPTON	872000	1005000	958500	921300	915000	49	166	4.9	-0.7
HAMPTON EAST	808800	718500	540000	1250000^	810000	14	41	0.2	-35.2
HAMPTON PARK	467500	470000	495000	511000	550000	25	82	17.6	7.6
HARKNESS	327500^	380000	375000	416300^	384000^	9	39	17.3	-7.7
HASTINGS	440000	502500	542500	523000	590000	25	97	34.1	12.8
HAWTHORN	610000	599000	593800	559500	610000	151	464	0.0	9.0
HAWTHORN EAST	635000	720000	637500	670000	665000	114	378	4.7	-0.7
HEALESVILLE	516000^	600500	590000 ^	616300^	600000	15	52	16.3	-2.6
HEATHERTON	300000^	475000^	405000 ^	464500^	405000^	2	12	35.0	-12.8
HEATHMONT	700000	700000	778000	750000	775000	25	79	10.7	3.3
HEIDELBERG	619500	650000	656000	655000	636000	41	136	2.7	-2.9
HEIDELBERG HEIGHTS	717500	707000	756000	597300	725000	30	94	1.0	21.4
HEIDELBERG WEST	668000	660000	660000	615500	625000	11	57	-6.4	1.5
HERNE HILL	408000^	371000	312500 ^	360000	455000^	9	34	11.5	26.4
HIGHETT	657500	757500	778000	790000	747500	76	247	13.7	-5.4
HIGHTON	487500	470000	515000	510000	590000	32	95	21.0	15.7
HILLSIDE (MELTON)	490000^	475500^	562500 ^	518000^	532500^	6	21	8.7	2.8

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HOPPERS CROSSING	400000 [^]	407500	413800	408000	450000	21	84	12.5	10.3
HORSHAM	290000	291500	290300	232500	260000	18	66	-10.3	11.8
HUGHESDALE	760000	705000	710000	576500	816000	19	80	7.4	41.5
HUNTINGDALE	690000 [^]	701200 [^]	701200 [*]	422500 [^]	345000 [^]	4	16	-50.0	-18.3
INVERLOCH	500000 [^]	491500 [^]	745000 [^]	690000 [^]	780000 [^]	9	28	56.0	13.0
IVANHOE	710500	687500	810000	797500	772500	78	236	8.7	-3.1
IVANHOE EAST	925000 [^]	726900	777500 [^]	675000 [^]	677000	13	31	-26.8	0.3
JACANA	430000 [^]	470000 [^]	464000 [^]	446500 [^]	495000 [^]	5	18	15.1	10.9
JOLIMONT	1025000 [^]	750000 [^]	1262500	1200000 [^]	1377500	15	41	34.4	14.8
JUNCTION VILLAGE	262000 [^]	345000 [^]	230000 [^]	259000 [^]	290000 [^]	1	11	10.7	12.0
KANGAROO FLAT	305000 [^]	327000	310000	392500 [^]	345000	13	48	13.1	-12.1
KEILOR	660000 [^]	505300 [^]	752500 [^]	830000 [^]	800000 [^]	5	12	21.2	-3.6
KEILOR DOWNS	500000 [^]	568000 [^]	565000 [^]	573700 [^]	635000 [^]	9	24	27.0	10.7
KEILOR EAST	685000 [^]	687500 [^]	810000	732000 [^]	725300	14	40	5.9	-0.9
KENNINGTON	365000	295000	357500	331500	470000	11	48	28.8	41.8
KENSINGTON	540000	535000	569500	509000	520000	29	111	-3.7	2.2
KEW	867500	925000	795000	916500	940000	85	279	8.4	2.6
KEW EAST	845000 [^]	945500 [^]	860000 [^]	860000 [*]	1237400 [^]	6	12	46.4	NA
KEW NORTH	835000	755000	1100000 [^]	1330000 [^]	900000	15	35	7.8	-32.3
KEYSBOROUGH	705800 [^]	680000	622500	675500 [^]	657400	20	54	-6.9	-2.7
KILMORE	341300 [^]	377500 [^]	397500	400000 [^]	400000	12	35	17.2	0.0
KILSYTH	657500	640000	636000	681000	715800	36	127	8.9	5.1
KINGSBURY	565000 [^]	550000 [^]	605000 [^]	600000	542500 [^]	6	31	-4.0	-9.6
KINGSVILLE	589000	565000	636000	581000	508000	18	67	-13.8	-12.6
KNOXFIELD	652500	791500	749700	788000	795500	20	85	21.9	1.0
KOO WEE RUP	354300	412500 [^]	442500 [^]	473500 [^]	400000 [^]	3	12	12.9	-15.5
KOOYONG	1460000 [^]	706100 [^]	755000 [^]	1350000 [^]	2405000 [^]	3	10	64.7	78.1
KORUMBURRA	306000 [^]	342500 [^]	323500 [^]	345000 [^]	500000 [^]	7	18	63.4	44.9
KURUNJANG	315000 [^]	363000 [^]	359000 [^]	426000 [^]	450000 [^]	6	23	42.9	5.6
KYABRAM	220000 [^]	185000 [^]	285000 [^]	280000 [^]	287500	12	30	30.7	2.7
KYNETON	388000 [^]	573000	595000 [^]	653800 [^]	545000	10	28	40.5	-16.6
LAKE WENDOUREE	570000 [^]	480000	505000 [^]	413000 [^]	413000 [*]	0	21	NA	NA
LAKES ENTRANCE	292500 [^]	278000 [^]	315000 [^]	309000	379000 [^]	7	34	29.6	22.7
LALOR	447500	535000	485000	546000	560500	24	80	25.3	2.7

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								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
LANGWARRIN	490000	520000	544800	570000	600000	37	141	22.4	5.3
LARA	410000 [^]	446000 [^]	495000 [^]	507500 [^]	495000 [^]	7	13	20.7	-2.5
LARA LAKE	360000 [^]	415000 [^]	407500 [^]	518000 [^]	450000 [^]	7	23	25.0	-13.1
LAVERTON	490000 [^]	561000	530000	520000	522500	16	58	6.6	0.5
LAVERTON SOUTH	450000 [^]	482000 [^]	485000	481000 [^]	547500	14	39	21.7	13.8
LEONGATHA	310000 [^]	280000 [^]	352500 [^]	332500 [^]	372500 [^]	6	16	20.2	12.0
LEOPOLD	440000 [^]	472500	465000 [^]	473500 [^]	500000	11	29	13.6	5.6
LILYDALE	530000	556500	587500	587000	607500	38	145	14.6	3.5
LONG GULLY	297500 [^]	255000 [^]	380000 [^]	360000 [^]	380000 [^]	7	18	27.7	5.6
LORNE	880000	940000	1380000 [^]	957500 [^]	1120000 [^]	8	29	27.3	17.0
LOVELY BANKS	342000 [^]	350600	308000 [^]	408000 [^]	295000 [^]	1	22	-13.7	-27.7
LOWER PLENTY	645000 [^]	600000	575500	761000 [^]	820000	13	53	27.1	7.8
LUCAS	377900 [^]	372900 [^]	372900 [*]	372900 [*]	372900 [*]	0	2	NA	NA
LYNBROOK	525000 [^]	525000 [*]	550000 [^]	540000 [^]	561500 [^]	4	10	7.0	4.0
LYNDHURST	465000 [^]	465000 [^]	470000 [^]	523800 [^]	517000 [^]	3	7	11.2	-1.3
MACLEOD	672500	786300	750000	740500	811500	26	87	20.7	9.6
MAFFRA	185000 [*]	229800 [^]	252800 [^]	335000 [^]	372500 [^]	2	11	NA	11.2
MAIDSTONE	630000	720000	630000	694500	580000	37	110	-7.9	-16.5
MALVERN	715000	796500	859000	657500	770000	51	160	7.7	17.1
MALVERN EAST	660000	750000	670000	893500	726300	70	243	10.0	-18.7
MANIFOLD HEIGHTS	446000 [^]	457500 [^]	1140000 [^]	450000 [^]	570000 [^]	6	21	27.8	26.7
MANSFIELD	405000 [^]	430000 [^]	375000 [^]	342500 [^]	412500 [^]	4	18	1.9	20.4
MARIBYRNONG	513500	538800	505000	523800	525000	60	252	2.2	0.2
MARYBOROUGH	251300 [^]	285000	322000 [^]	320000 [^]	325000 [^]	9	31	29.4	1.6
MCCRAE	635000	616000	860000 [^]	716000	872500 [^]	5	33	37.4	21.9
MCKINNON	899000	975000	885000	1029000	832500	28	92	-7.4	-19.1
MEADOW HEIGHTS	435000 [^]	420000 [^]	440000	415000 [^]	450000	17	43	3.4	8.4
MELBOURNE	574200	541900	519000	528000	499500	418	1,660	-13.0	-5.4
MELTON	326000	349000	335000	350000 [^]	359600	12	46	10.3	2.8
MELTON SOUTH	306000	320000	320000	332500	367100	15	59	20.0	10.4
MENTONE	675000	667500	703000	630000	755000	74	237	11.9	19.8
MERBEIN	-	-	190000 [^]	190000 [^]	190000 [*]	0	9	NA	NA
MERINDA PARK	454300 [^]	559000 [^]	452500 [^]	397500 [^]	520000 [^]	5	17	14.5	30.8
MERENDA	349000 [^]	428500	410000	435000	432500	14	50	23.9	-0.6

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METUNG	452500 [^]	206000 [^]	370000 [^]	225000 [^]	195000 [^]	2	16	-56.9	-13.3
MICKLEHAM	493000 [^]	522500 [^]	525000	546000	515000 [^]	9	36	4.5	-5.7
MIDDLE PARK	705000	469000 [^]	1425000 [^]	1235000 [^]	830000 [^]	9	28	17.7	-32.8
MILDURA	195000	242500	230000	252500	272000	60	197	39.5	7.7
MILL PARK	440000 [^]	480000	465000	497500	501000	17	70	13.9	0.7
MITCHAM	791700	782800	705000	870000	824800	44	143	4.2	-5.2
MOE	169300	150000	230000	225000	168500 [^]	6	49	-0.4	-25.1
MONT ALBERT	804000	770800	770000	720000	812900	21	66	1.1	12.9
MONT ALBERT NORTH	937500	1140500 [^]	1375500	1300000	1165000	16	52	24.3	-10.4
MONTMORENCY	851000	748000	772000	832500	884000	26	81	3.9	6.2
MOONEE PONDS	483600	567500	594000	570000	643000	55	209	33.0	12.8
MOORABBIN	558500	497500	716300	500000	907500	22	61	62.5	81.5
MOOROOLBARK	585000	628500	668000	692500	710500	32	122	21.5	2.6
MOORoopna	185000 [^]	207500 [^]	245000 [^]	260000 [^]	270000 [^]	5	26	45.9	3.8
MORDIALLOC	647500	755000	702000	760000	772500	38	137	19.3	1.6
MORNINGTON	750000	778000	780000	713300	820000	78	317	9.3	15.0
MORWELL	182000	163000	235000	229000	192500	22	74	5.8	-15.9
MOUNT CLEAR	349000 [^]	420000 [^]	350000 [^]	402000 [^]	365000 [^]	5	26	4.6	-9.2
MOUNT ELIZA	762000	710500	605000	655000	750500	14	49	-1.5	14.6
MOUNT EVELYN	370000 [*]	585500 [^]	635000 [^]	695000 [^]	757500 [^]	3	12	NA	9.0
MOUNT MARTHA	680000 [^]	860000 [^]	700000 [^]	405000 [^]	805000 [^]	8	29	18.4	98.8
MOUNT PLEASANT	395000 [^]	400000 [^]	403800 [^]	371500 [^]	357500 [^]	2	13	-9.5	-3.8
MOUNT WAVERLEY	1072500	1090000	1000300	1210000	1150000	84	263	7.2	-5.0
MULGRAVE	795000	731000	766100	850000	731300	22	69	-8.0	-14.0
MURRUMBEENA	595000	670000	540000	638800	591500	48	169	-0.6	-7.4
NARRE WARREN	450000	507200	504900	483800	515000	17	85	14.4	6.5
NEW GISBORNE	447500 [^]	447500 [*]	955000 [^]	595000 [^]	520000 [^]	5	9	16.2	-12.6
NEWBOROUGH	147000 [^]	340000 [^]	265000 [^]	285000 [^]	249900 [^]	7	24	70.0	-12.3
NEWCOMB	387500 [^]	425000 [^]	419500 [^]	475000	516000 [^]	8	33	33.2	8.6
NEWPORT	715000	832500	814000	800000	780000	33	115	9.1	-2.5
NEWTOWN (GREATER GEELONG)	545000	610000	695000	647000	670000	22	71	22.9	3.6
NIDDRIE	729000	712000	783500 [^]	666500	830000 [^]	9	50	13.9	24.5
NOBLE PARK	500000	500500	520000	540000	545000	130	399	9.0	0.9
NOBLE PARK NORTH	420000 [^]	507500 [^]	555300 [^]	565000 [^]	542000 [^]	7	18	29.0	-4.1

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NORLANE	332500	347500 [^]	380000	415000 [^]	391000 [^]	4	32	17.6	-5.8
NORTH BENDIGO	398800 [^]	336000 [^]	330500 [^]	385000 [^]	473000 [^]	8	24	18.6	22.9
NORTH GEELONG	390000 [^]	227500 [^]	227500 [^]	1320000 [^]	315000 [^]	5	12	-19.2	-76.1
NORTH MELBOURNE	585000	552500	572000	542000	605000	76	278	3.4	11.6
NORTHCOTE	675000	620800	672300	710000	656500	88	244	-2.7	-7.5
NOTTING HILL	360000 [^]	401400	420000	407100 [^]	415000 [^]	7	39	15.3	1.9
NUMURKAH	199800 [^]	168000	180000 [^]	230000 [^]	248000 [^]	5	25	24.2	7.8
NUNAWADING	715000	845500	755500	712500	765000	33	129	7.0	7.4
OAK PARK	697500	599900	657500	739000	695000	43	120	-0.4	-6.0
OAKLEIGH	624500	575400	607500	730700	634000	32	132	1.5	-13.2
OAKLEIGH EAST	862500	836500	875100	758000	781300	14	69	-9.4	3.1
OAKLEIGH SOUTH	800000	761600	810000	808500	831000	21	69	3.9	2.8
OCEAN GROVE	692500	782500	851000	787500	897500	18	67	29.6	14.0
OFFICER	520000 [^]	485500 [^]	570000 [^]	455000 [^]	495000 [^]	5	19	-4.8	8.8
ORMOND	660000	620000	609000	680000	785000	25	127	18.9	15.4
OSBORNE	646300	750000	740000	752500	785000	13	53	21.5	4.3
PAKENHAM	400000	416000	422500	430000	457500	46	197	14.4	6.4
PARKDALE	765000	675000	740000	830000	912500	58	164	19.3	9.9
PARKVILLE	707500	585000	497000	660000	495000	23	67	-30.0	-25.0
PASCOE VALE	660000	670000	653500	640000	685000	117	355	3.8	7.0
PASCOE VALE SOUTH	470000	495000 [^]	620000	780000 [^]	737500	17	43	56.9	-5.4
PATTERSON LAKES	595000	547500	707000	603000	661500	22	68	11.2	9.7
PAYNESVILLE	395000 [^]	320000 [^]	359500 [^]	365000 [^]	437500 [^]	2	18	10.8	19.9
POINT COOK	510000	460800	465000	465000	530000	31	87	3.9	14.0
POINT LONSDALE	582500 [^]	805000 [^]	780000 [^]	1652500 [^]	680000 [^]	4	15	16.7	-58.9
PORT FAIRY	875000 [^]	1042500 [^]	800000 [^]	745000 [^]	795000 [^]	4	16	-9.1	6.7
PORT MELBOURNE	725000	810000	859000	793500	800000	109	366	10.3	0.8
PORTARLINGTON	520000 [^]	695000	665000	670000 [^]	678800 [^]	6	37	30.5	1.3
PORTLAND	190000 [^]	201000	269000	402000 [^]	235000 [^]	7	44	23.7	-41.5
PRAHRAN	594200	575000	610000	610000	595300	114	320	0.2	-2.4
PRESTON	619000	660000	592000	620000	611000	120	461	-1.3	-1.5
QUARRY HILL	320000 [^]	400000 [^]	349000 [^]	320000 [^]	429500 [^]	5	14	34.2	34.2
QUEENSLIFF	715000 [^]	715000 [*]	753500 [^]	457500 [^]	1012500 [^]	6	10	41.6	121.3
REDAN	360000	327000 [^]	299000 [^]	355000 [^]	362000 [^]	8	30	0.6	2.0

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RESERVOIR	600000	630000	650000	630000	637500	199	670	6.3	1.2
RICHMOND	547500	650000	622500	630000	642500	146	513	17.4	2.0
RIDDELLS CREEK	530000 [^]	557500 [^]	475000 [^]	515000 [^]	631000 [^]	4	15	19.1	22.5
RINGWOOD	646500	585000	635000	625000	630000	103	367	-2.6	0.8
RINGWOOD EAST	588900	664000	682000	717500	753000	28	119	27.9	4.9
RINGWOOD NORTH	647500 [^]	748500 [^]	950000 [^]	945000 [^]	845000 [^]	7	24	30.5	-10.6
RIPPLESIDE	955000 [^]	955000 [*]	529500 [^]	790000 [^]	635800 [^]	5	9	-33.4	-19.5
RIPPONLEA	545000	600000 [^]	384500 [^]	390000 [^]	586500	10	26	7.6	50.4
ROBINVALE	270000 [^]	270000 [*]	100000 [^]	100000 [*]	100000 [*]	0	5	NA	NA
ROMSEY	430000 [^]	445000 [^]	494000 [^]	532500 [^]	508800 [^]	8	24	18.3	-4.5
ROSANNA	833000	675000	845000	910000	876000	32	88	5.2	-3.7
ROSEBUD	595000	609300	650000	745300	747800	26	104	25.7	0.3
ROSEBUD SOUTH	615000	814000	600000 [^]	615000 [^]	749000 [^]	6	26	21.8	21.8
ROWVILLE	675000	718000	667500	592500	612500	18	105	-9.3	3.4
ROXBURGH PARK	416300 [^]	535000 [^]	410000	432500 [^]	422000 [^]	9	28	1.4	-2.4
RYE	598500 [^]	762500 [^]	1060000 [^]	690000 [^]	908800 [^]	8	25	51.8	31.7
SAFETY BEACH	725000	730000	750000	805300	800000	29	116	10.3	-0.7
SALE	232500	250000	262500	262000	295000	19	103	26.9	12.6
SANCTUARY LAKES	512500 [^]	525000	532500	522500 [^]	608700 [^]	9	40	18.8	16.5
SANDRINGHAM	639000	710000	968500	930000	853800	66	180	33.6	-8.2
SCORESBY	610000 [^]	745000 [^]	625000 [^]	750000 [^]	938000 [^]	5	14	53.8	25.1
SEAFORD	535000	533500	627500	625000	650000	77	216	21.5	4.0
SEAHOLME	840000 [^]	915000 [^]	800000 [^]	800000 [*]	970000 [^]	1	7	15.5	NA
SEBASTOPOL	285000	292500	312000	341000	350400	14	91	22.9	2.7
SEDDON	513500	525000 [^]	575000 [^]	545000 [^]	540000 [^]	9	28	5.2	-0.9
SEYMOUR	355000 [^]	365000 [^]	340000 [^]	330000 [^]	329000 [^]	4	24	-7.3	-0.3
SHEPPARTON	219000	265000	249900	265000	285000	33	119	30.1	7.5
SKYE	520000 [^]	505000 [^]	535000	565000	631000 [^]	4	35	21.3	11.7
SOMERVILLE	540000	497500	500000	540000	550000	21	68	1.9	1.9
SORRENTO	1007500 [^]	770000 [^]	2137500 [^]	1540000 [^]	2500000 [^]	5	11	148.1	62.3
SOUTH GEELONG	551250 [*]	531000 [^]	475000 [^]	286700 [^]	454000 [^]	1	12	NA	58.4
SOUTH KINGSVILLE	573500 [^]	800000	740000	658800 [^]	820000 [^]	9	41	43.0	24.5
SOUTH MELBOURNE	590600	640000	704500	613800	666500	95	256	12.9	8.6
SOUTH MORANG	475000	420100	550000	442500	515000	26	80	8.4	16.4

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SOUTH YARRA	605000	635000	650000	631000	655000	213	786	8.3	3.8
SOUTHBANK	600000	559500	565000	550000	616300	195	748	2.7	12.1
SPOTSWOOD	692500 [^]	820000 [^]	740000	815000 [^]	991000 [^]	3	21	43.1	21.6
SPRING GULLY	372500 [^]	290000 [^]	285000 [^]	385000	380000 [^]	9	30	2.0	-1.3
SPRINGVALE	585000	590000	617000	637500	582000	43	165	-0.5	-8.7
SPRINGVALE SOUTH	500000	599000	585000	556000	627300	10	54	25.5	12.8
ST ALBANS	475000	470000	485000	486000	535000	55	208	12.6	10.1
ST ALBANS PARK	352500 [^]	340100 [^]	381800 [^]	590000 [^]	440000 [^]	7	17	24.8	-25.4
ST KILDA	588500	570000	575000	555000	545000	219	669	-7.4	-1.8
ST KILDA EAST	600000	605000	637800	586000	588000	110	318	-2.0	0.3
ST KILDA WEST	680000	580000	525000	561000	650000	25	83	-4.4	15.9
ST LEONARDS	537000 [^]	485000 [^]	535000 [^]	421300 [^]	467000 [^]	5	24	-13.0	10.9
STAWELL	145000 [^]	274500 [^]	177500 [^]	660000 [^]	282500 [^]	1	11	94.8	-57.2
STRATHDALE	348400 [^]	350000 [^]	440000	405000 [^]	403500 [^]	6	32	15.8	-0.4
STRATHMORE	660000 [^]	887500 [^]	765000	898500	750000 [^]	9	42	13.6	-16.5
STUDFIELD	634500 [^]	607500	750500 [^]	450000 [^]	736500 [^]	4	21	16.1	63.7
SUNBURY	426000	450000	450000	450000	500000	33	118	17.4	11.1
SUNSHINE	664500	575000	608600	635000	656000	13	60	-1.3	3.3
SUNSHINE NORTH	600000	610000	522500	565000 [^]	615000	10	43	2.5	8.8
SUNSHINE WEST	540000	552500	602500	500000	588000	25	91	8.9	17.6
SURREY HILLS	801800	992500	832000	922500	901000	49	128	12.4	-2.3
SWAN HILL	245000	279000 [^]	325000	285000 [^]	312000 [^]	7	28	27.3	9.5
SYDENHAM	439000	440000	428000	454300	485000	26	90	10.5	6.8
SYNDAL	935500 [^]	931000	895000	727500	985000	27	69	5.3	35.4
TARNEIT	418400	430000	434000	430000	422500	14	56	1.0	-1.7
TATURA	237500 [^]	269000 [^]	205000 [^]	265000 [^]	312000 [^]	5	21	31.4	17.7
TAYLORS HILL	475000 [^]	56100 [^]	490000 [^]	510000 [^]	520000 [^]	6	27	9.5	2.0
TAYLORS LAKES	453000 [^]	450000 [^]	515000 [^]	472000 [^]	505000 [^]	5	17	11.5	7.0
TEMPLESTOWE	765000	850000	902500	1064500	925300	24	83	20.9	-13.1
TEMPLESTOWE LOWER	873000	930300	950500	929000	935000	29	107	7.1	0.6
THOMASTOWN	460000	510000	495000	499500	540000	32	103	17.4	8.1
THORNBURY	600000	635000	668500	725000	675000	59	213	12.5	-6.9
TOORAK	972000	1285000	950000	1191200	1042500	97	315	7.3	-12.5
TORQUAY	650000	820000	600000 [^]	817500	868000	24	72	33.5	6.2

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TRAFALGAR	-	450000 [^]	379000 [^]	300000 [^]	335000 [^]	4	16	0.0	11.7
TRARALGON	219500	260000	298000	315000	305000	27	116	39.0	-3.2
TRAVANCORE	342000 [^]	364500	395000	379000 [^]	386300	24	76	12.9	1.9
TRUGANINA	427500	427000 [^]	418000	474100 [^]	442500	14	38	3.5	-6.7
TULLAMARINE	515000	585000	575000	550000	589500	24	81	14.5	7.2
TYABB	525000 [^]	601000 [^]	357500 [^]	597500 [^]	500000 [^]	1	13	-4.8	-16.3
VERMONT	700000	852500	907100	907000	916000	24	58	30.9	1.0
VERMONT SOUTH	828500 [^]	735000 [^]	742500	610000 [^]	772500	10	40	-6.8	26.6
VIEWBANK	685800 [^]	601000 [^]	685000	687500 [^]	720000 [^]	9	31	5.0	4.7
WALLAN	390000	390000 [^]	405000 [^]	380000 [^]	473500	10	30	21.4	24.6
WALLAN EAST	370000 [^]	357500 [^]	403500 [^]	417500 [^]	415000 [^]	2	8	12.2	-0.6
WANGARATTA	265000	320000	273000	312000	350000	25	70	32.1	12.2
WANTIRNA	740000	662500	670000	730000	785000 [^]	7	57	6.1	7.5
WANTIRNA SOUTH	679000 [^]	548000	550000	472500 [^]	788500	26	68	16.1	66.9
WARRAGUL	369000	341000	325000	350000	375000	21	66	1.6	7.1
WARRNAMBOOL	373500	340000	351100	385300	440000	39	137	17.8	14.2
WATSONIA	697500	655000	742000	841000 [^]	785000	13	49	12.5	-6.7
WENDOUREE	262500	329000	367600 [^]	350000 [^]	358500 [^]	8	36	36.6	2.4
WERRIBEE	377500	400000	400000	410000	403800	76	211	7.0	-1.5
WERRIBEE SOUTH	419700 [^]	434000 [^]	560000 [^]	490000 [^]	530000	11	29	26.3	8.2
WEST FOOTSCRAY	598000	577500	570000	490000	610000	61	173	2.0	24.5
WEST MELBOURNE	640000	580000	670000	575000	550800	60	176	-13.9	-4.2
WEST WODONGA	241000	291000	245000	267000 [^]	320000	16	54	32.8	19.9
WESTALL	575000	643500	628000	650000	595000	30	124	3.5	-8.5
WESTGARTH	562000	619500 [^]	725000	560000 [^]	750300	16	46	33.5	34.0
WESTMEADOWS	549000	565000	588000	577500	583500	18	69	6.3	1.0
WHEELERS HILL	820900 [^]	888800 [^]	804000 [^]	1602000 [^]	1280000 [^]	5	14	55.9	-20.1
WHITE HILLS	373500 [^]	270000 [^]	365000 [^]	375000 [^]	470000 [^]	4	11	25.8	25.3
WHITTINGTON	378000 [^]	330000 [^]	367700	375000	430300 [^]	8	36	13.8	14.7
WHITTLESEA	340000 [^]	407500 [^]	460000 [^]	500000 [^]	529000 [^]	5	16	55.6	5.8
WILLIAMS LANDING	455900 [^]	417000 [^]	516000 [^]	571000 [^]	420000 [^]	9	19	-7.9	-26.4
WILLIAMSTOWN	655000	745000	640000	800000	780000	51	163	19.1	-2.5
WILLIAMSTOWN NORTH	710000 [^]	700000 [^]	745000 [^]	908500 [^]	726000 [^]	8	19	2.3	-20.1
WINDSOR	589000	541300	480000	611000	641000	47	182	8.8	4.9

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MEDIAN UNIT PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
WODONGA	207000	239000	289500	297500	315000	25	104	52.2	5.9
WOLLERT	415000	470000 [^]	360000	475000 [^]	420000	13	42	1.2	-11.6
WONTHAGGI	350000	399500	437500 [^]	394000	492000	14	48	40.6	24.9
WOODEND	570000 [^]	685000 [^]	715000 [^]	642500 [^]	620000 [^]	5	20	8.8	-3.5
WYNDHAM VALE	410000 [^]	369500	441000 [^]	410000 [^]	439500	16	42	7.2	7.2
YARRA GLEN	610000 [^]	620000 [^]	545000 [^]	727500 [^]	667500 [^]	4	16	9.4	-8.2
YARRA JUNCTION	592300 [^]	538800 [^]	560000 [^]	591000 [^]	526000 [^]	1	13	-11.2	-11.0
YARRAM	235000 [^]	260000 [^]	180000 [^]	197500 [^]	282500 [^]	4	18	20.2	43.0
YARRAVILLE	680000	686500	605000	657500	685000	26	111	0.7	4.2
YARRAWONGA	285000	339000	389500	387500	302000	11	56	6.0	-22.1

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
AINTREE	365000	383000 [^]	387000 [^]	411000 [^]	520000 [^]	4	18	42.5	26.5
ALEXANDRA	141000	135000	157500 [^]	191100 [^]	275000 [^]	3	18	95.0	43.9
ALFREDTON	206000	227000	255000	277500	284900	20	176	38.3	2.7
ANGLESEA	620000 [^]	830000 [^]	830000 [*]	830000 [*]	370000 [^]	2	3	-40.3	NA
APOLLO BAY	260000	310000	302500 [^]	455000 [^]	560000 [^]	3	37	115.4	23.1
ARARAT	80000 [^]	80000 [^]	80000 [^]	147500 [^]	150000 [^]	3	14	87.5	1.7
ARMSTRONG CREEK	275000	284800	281000	284000	362300 [^]	8	563	31.7	27.6
AVENEL	182500	190000 [^]	186500 [^]	160000 [^]	240000 [^]	3	19	31.5	50.0
BACCHUS MARSH	285000	300000	308000 [^]	290000 [^]	330000 [^]	3	29	15.8	13.8
BAGSHOT	111500 [^]	101000	133000 [^]	134000 [^]	237700 [^]	3	27	113.3	77.4
BAIRNSDALE	129000	158800	149500	151000	178000 [^]	2	50	38.0	17.9
BALLAN	239500 [^]	212000 [^]	256000 [^]	282500 [^]	273500 [^]	6	18	14.2	-3.2
BALLARAT EAST	150000 [^]	219000	215000	152300 [^]	355000 [^]	2	28	136.7	133.1
BANNOCKBURN	314500 [^]	277500 [^]	262500 [^]	415000 [^]	415000 [*]	0	16	NA	NA
BARANDUDA	135000	135000	160000	162500	163000 [^]	6	132	20.7	0.3
BARWON HEADS	905000 [^]	1027500 [^]	3140000 [^]	1680000 [^]	1680000 [*]	0	7	NA	NA
BEACONSFIELD	333600	355600	382000 [^]	403100 [^]	403200 [^]	1	25	20.9	0.0
BEAUFORT	85000 [^]	91300 [^]	80000	75000 [^]	142500 [^]	4	45	67.6	90.0
BEECHWORTH	235000 [^]	230000 [^]	293500 [^]	260000 [^]	375000 [^]	1	10	59.6	44.2
BELL PARK	337000 [^]	324000 [^]	500000 [^]	356000 [^]	452800 [^]	2	9	34.3	27.2
BELMONT	304000 [^]	286000 [^]	380000 [^]	380000 [*]	310000 [^]	1	6	2.0	NA
BENALLA	139000	126500	135000	153000	165000	13	67	18.7	7.8
BERWICK	428000	428000	372000	385000	391000	23	318	-8.6	1.6
BEVERIDGE	251500	270000	265000	275000	315000	14	309	25.2	14.5
BIRREGURRA	285000 [^]	310500 [^]	325000 [^]	362500 [^]	395000 [^]	1	13	38.6	9.0
BLAIRGOWRIE	761000 [^]	775000 [^]	1285000 [^]	1500000 [^]	1415000 [^]	7	14	85.9	-5.7
BONNIE BROOK	299000	312500	342300	339000	344700	28	213	15.3	1.7
BONSHAW	207500	245000 [^]	240000 [^]	265000 [^]	255000 [^]	3	22	22.9	-3.8
BOTANIC RIDGE	415000	432300	453000	487000 [^]	500000 [^]	3	135	20.5	2.7
BRIGHT	379500 [^]	350000 [^]	300000 [^]	300000 [*]	300000 [*]	0	6	NA	NA
BROADFORD	242000 [^]	245000 [^]	220000 [^]	315000 [^]	237500 [^]	2	14	-1.9	-24.6
BROOKFIELD	307500 [^]	283000 [^]	346500 [^]	346500 [*]	385000 [^]	3	12	25.2	NA
BROWN HILL	243000	265000	270000	385000	247500 [^]	6	41	1.9	-35.7
BURNSIDE	451500	464000	470000	485000	480000	22	93	6.3	-1.0
CAIRNLEA	335000	340000 [^]	320000 [^]	330000 [^]	330000 [^]	4	15	-1.5	0.0

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
CALIFORNIA GULLY	121000 [^]	150000 [^]	200000 [^]	300000 [^]	300000 [*]	0	5	NA	NA
CAMPBELLS CREEK	180000	150000 [^]	240000 [^]	172500 [^]	197000 [^]	3	18	9.4	14.2
CAMPERDOWN	120000 [*]	120000 [*]	165000 [^]	250000 [^]	185000 [^]	4	6	NA	-26.0
CANADIAN	192900 [^]	215500 [^]	262300 [^]	250000 [^]	193000 [^]	4	15	0.1	-22.8
CAPE PATERSON	320000	347500	380000 [^]	410000 [^]	535800 [^]	6	63	67.4	30.7
CARDIGAN	345000 [^]	385000 [^]	405000 [^]	405000 [*]	565000 [^]	1	12	63.8	NA
CARISBROOK	73000 [^]	95000 [^]	90000 [^]	57800 [^]	57800 [*]	0	10	NA	NA
CARRUM DOWNS	217500 [^]	260100 [^]	242000 [^]	242000 [*]	235000 [^]	1	6	8.1	NA
CASTERTON	36000 [^]	60800 [^]	65000 [^]	45000 [^]	45000 [*]	0	9	NA	NA
CASTLEMAINE	300000 [^]	269500	370000 [^]	335000 [^]	330000 [^]	5	23	10.0	-1.5
CHARLEMONT	253000	274000	280000	285000 [^]	290500 [^]	8	165	14.8	1.9
CHEWTON	230000 [^]	230000 [*]	200000 [^]	192500 [^]	315000 [^]	1	10	37.0	63.6
CHIRNSIDE PARK	545000 [^]	589500 [^]	481300 [^]	360000 [^]	415000 [^]	1	13	-23.9	15.3
CHURCHILL	96800 [^]	110000 [^]	110000 [^]	320000 [^]	320000 [*]	0	5	NA	NA
CLIFTON SPRINGS	285000	277000	372000 [^]	407600 [^]	492500 [^]	8	45	72.8	20.8
CLUNES	135000 [^]	155000 [^]	185000 [^]	155000 [^]	240000 [^]	1	13	77.8	54.8
CLYDE	320000	340000	351500	285000	265000	34	264	-17.2	-7.0
CLYDE NORTH	316000	336000	295000	373900	332000	53	786	5.1	-11.2
COBBLEBANK	292500	255500	276000	192400 [^]	242600	10	62	-17.1	26.1
COBRAM	130500	146500 [^]	145000	187500 [^]	175000	13	51	34.1	-6.7
COHUNA	117500 [^]	86800	86800 [*]	83000 [^]	192500 [^]	2	19	63.8	131.9
CONNEWARRE	582500	300000 [^]	310000 [^]	957500 [^]	1102500 [^]	2	14	89.3	15.1
CORINELLA	279000	255000	286500 [^]	395000 [^]	425000 [^]	3	28	52.3	7.6
CORIO	284000 [^]	294000 [^]	275000	287500 [^]	355000 [^]	3	35	25.0	23.5
CORONET BAY	285000	260000	285000 [^]	372500 [^]	535000 [^]	5	53	87.7	43.6
CORRYONG	65000 [^]	43500 [^]	75500 [^]	75500 [*]	170000 [^]	1	4	161.5	NA
COWES WEST	262500	310000	345000 [^]	411500 [^]	522500 [^]	8	80	99.0	27.0
CRAIGIEBURN	359000	335000	304700	460000	466900	17	145	30.1	1.5
CRANBOURNE	344000	310000	346500 [^]	405000 [^]	328500 [^]	6	31	-4.5	-18.9
CRANBOURNE EAST	302400	340000	307000	292500	365000	39	97	20.7	24.8
CRANBOURNE NORTH	420000 [^]	300000 [^]	472500 [^]	472500 [*]	526000 [^]	2	5	25.2	NA
CRANBOURNE SOUTH	365000	312500	410000	269400	199800	28	181	-45.3	-25.8
CRANBOURNE WEST	208500	286000	223500	200600	192000	15	71	-7.9	-4.3
CRESSY	65000 [*]	65000 [*]	67500 [^]	67500 [*]	80000 [^]	1	6	NA	NA
CRESWICK	162000	219000 [^]	149500 [^]	230000 [^]	211800 [^]	2	17	30.7	-7.9

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
CRIB POINT	355000 [^]	370000 [^]	390000 [^]	357500 [^]	588800 [^]	2	14	65.8	64.7
CROYDON	620000 [^]	635000	657900 [^]	632500 [^]	465000 [^]	3	28	-25.0	-26.5
CURLEWIS	338000	337000	334500	400000 [^]	415000 [^]	4	92	22.8	3.8
DALYSTON	185500 [^]	199000 [^]	177500 [^]	275000 [^]	324500 [^]	6	20	74.9	18.0
DARLEY	260000	292500 [^]	282500	325000 [^]	380000 [^]	7	28	46.2	16.9
DAYLESFORD	340000	375000	369000	389000 [^]	450000 [^]	6	46	32.4	15.7
DEANSIDE	313900	305000	310000	291500	329900	72	603	5.1	13.2
DELACOMBE	180000 [^]	484000 [^]	484000 [*]	310000 [^]	310000 [^]	1	5	72.2	0.0
DENNINGTON	140000 [^]	140000	130000 [^]	140000 [^]	245000 [^]	2	21	75.0	75.0
DIAMOND CREEK	450000	465000	488500	579000 [^]	570000 [^]	3	47	26.7	-1.6
DIGGERS REST	267000	290000	260000	291000	199500	27	195	-25.3	-31.4
DINNER PLAIN	145000 [^]	145000 [^]	265000 [^]	215000	260000 [^]	5	36	79.3	20.9
DONALD	38000 [^]	31000 [^]	39500 [^]	39500 [*]	60000 [^]	6	9	57.9	NA
DONCASTER	1042500 [^]	1111000	1265000 [^]	1250000 [^]	1400000 [^]	7	26	34.3	12.0
DONNYBROOK	283000	296000	322300	295000	333500	20	462	17.8	13.1
DOREEN	335000	363000	342000	369100	430000 [^]	6	150	28.4	16.5
DROMANA	535000	655000 [^]	650000 [^]	750000 [^]	740500 [^]	4	25	38.4	-1.3
DROUIN	220000	265000	270000	275000	290000	18	253	31.8	5.5
DRYSDALE	240000	273000	283000 [^]	290000 [^]	290000 [*]	0	46	NA	NA
DUNKELD	145500 [^]	79000 [^]	140000 [^]	140000 [*]	130000 [^]	1	3	-10.7	NA
EAGLE POINT	140000	140000	210000 [^]	232500 [^]	220000 [^]	7	61	57.1	-5.4
EAGLEHAWK	125000	131900 [^]	170500 [^]	308800 [^]	160000 [^]	2	11	28.0	-48.2
EAST BAIRNSDALE	95000 [^]	95000 [*]	95000 [*]	95000 [*]	139000 [^]	1	1	46.3	NA
EAST BENDIGO	175000 [^]	162500 [^]	230000 [^]	230000 [*]	410000 [^]	1	6	134.3	NA
EASTWOOD	235000 [^]	114000 [^]	141900	145000 [^]	169800 [^]	2	23	-27.8	17.1
ECHUCA	215000	220000	240000	193500 [^]	322500 [^]	8	48	50.0	66.7
ELLASWOOD	-	-	160000 [^]	145000 [^]	145000 [*]	0	8	NA	NA
ELLIMINYT	189500 [^]	275000 [^]	197500 [^]	255000 [^]	330000 [^]	1	7	74.1	29.4
ELMORE	82500 [^]	77500 [^]	77500 [*]	110000 [^]	180000 [^]	1	4	118.2	63.6
EPPING	318300	321000 [^]	354500	260000 [^]	225500	10	30	-29.1	-13.3
EPSOM	142800 [^]	184000	222500 [^]	178800 [^]	244500 [^]	2	46	71.3	36.8
EUROA	180000 [^]	145000 [^]	160000 [^]	171300 [^]	225000 [^]	3	16	25.0	31.4
EYNESBURY	256000	291500	301000	337500 [^]	345000	11	90	34.8	2.2
FLORA HILL	225000 [^]	207500 [^]	312500 [^]	186500 [^]	252500 [^]	2	10	12.2	35.4
FOSTER	137000 [^]	135000 [^]	145000	160000 [^]	160000 [*]	0	27	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
FRANKSTON	690000 [^]	690000*	532500 [^]	540000 [^]	540000*	0	6	NA	NA
FRANKSTON SOUTH	587500 [^]	447500 [^]	800000 [^]	1120000 [^]	1120000*	0	10	NA	NA
FRASER RISE	319000	325000	325000	345000	347500	77	607	8.9	0.7
FYANSFORD	415000	392500	427500	430000	535000 [^]	4	56	28.9	24.4
GEELONG	358500 [^]	372800	363500 [^]	363500*	342300 [^]	2	15	-4.5	NA
GISBORNE	365500	405500	388000	421800	452500	16	127	23.8	7.3
GLENGARRY	185000*	195000 [^]	183000 [^]	243000 [^]	248000 [^]	5	22	NA	2.1
GLENLYON	325000 [^]	315000	340000 [^]	375000 [^]	450000 [^]	1	14	38.5	20.0
GOLDEN BEACH	50000	67000	92500	125000	135000	21	131	170.0	8.0
GOLDEN SQUARE	183500	180000	187500	312000 [^]	305000 [^]	7	43	66.2	-2.2
GORDON	250000 [^]	270000 [^]	295000 [^]	295000*	295000*	0	2	NA	NA
GRANTVILLE	215500 [^]	240000 [^]	311500 [^]	305500 [^]	350000 [^]	9	22	62.4	14.6
GREEN LAKE	134500 [^]	123800 [^]	123800*	165200 [^]	262000 [^]	6	11	94.8	58.6
GREENSBOROUGH	282000 [^]	1200000 [^]	430200	385000 [^]	478500 [^]	6	29	69.7	24.3
GREENVALE	381000	455000	471000	450000	442800	16	191	16.2	-1.6
GROVEDALE	347500	330000	325000 [^]	325000 [^]	147500 [^]	2	45	-57.6	-54.6
HALLS GAP	169500 [^]	169000 [^]	181300	230000 [^]	189000 [^]	1	24	11.5	-17.8
HAMILTON	97500	112500 [^]	117000 [^]	199000 [^]	220000 [^]	5	19	125.6	10.6
HAMPTON PARK	265000 [^]	320800	294800 [^]	294800*	369000 [^]	3	16	39.2	NA
HARCOURT	160000	188000 [^]	200000 [^]	197500 [^]	197500*	0	10	NA	NA
HARKNESS	239800	256000	265500	270000	305000 [^]	9	75	27.2	13.0
HASTINGS	358000 [^]	297500 [^]	350000 [^]	560000 [^]	560000*	0	10	NA	NA
HAVEN	128000*	128000*	128000*	128000*	210000	17	17	NA	NA
HEALESVILLE	360000	282500 [^]	440000 [^]	550000 [^]	155000 [^]	2	13	-56.9	-71.8
HEATHCOTE	175000	158000 [^]	185000 [^]	155000 [^]	170000 [^]	5	26	-2.9	9.7
HEPBURN	320000 [^]	260000 [^]	282500 [^]	280000 [^]	517000 [^]	1	11	61.6	84.6
HEPBURN SPRINGS	250000 [^]	250000*	335000 [^]	370000 [^]	170500 [^]	2	11	-31.8	-53.9
HIGHTON	339000	305000	352000	437800	532500	12	160	57.1	21.6
HORSHAM	128000	120000	112000	110000	203500	26	81	59.0	85.0
HUNTLY	175000	180000	165000	265000	220000 [^]	4	46	25.7	-17.0
HUON CREEK	330000	330000	320000 [^]	355000 [^]	355000*	0	24	NA	NA
INDENTED HEAD	269500	279500	668800 [^]	427500 [^]	470000 [^]	1	22	74.4	9.9
INVERLOCH	353000	395000	455000 [^]	425000	580000 [^]	5	47	64.3	36.5
INVERMAY PARK	325000 [^]	359000 [^]	359000*	359000*	359000*	0	1	NA	NA
IRYMPLE	145000 [^]	162000	165000	170000 [^]	160000 [^]	7	52	10.3	-5.9

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

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								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
JACKASS FLAT	129000	135000	220000 [^]	170000 [^]	273000 [^]	2	40	111.7	60.6
JEERALANG NORTH	80000 [^]	119000	104500 [^]	115000 [^]	115000 [*]	0	17	NA	NA
JUNCTION VILLAGE	338500	354500	314500	289500	467000	10	81	38.0	61.3
JUNORTOUN	206300 [^]	230000	223500 [^]	352500 [^]	191000 [^]	4	30	-7.4	-45.8
KALIMNA	128500 [^]	187500 [^]	164000 [^]	160000 [^]	165000 [^]	3	11	28.4	3.1
KALKALLO	298000	305000	326000	342500	380000	12	256	27.5	10.9
KANGAROO FLAT	171500	130000	157500 [^]	208800 [^]	175000 [^]	7	30	2.1	-16.2
KEILOR EAST	775000 [^]	845000 [^]	815000 [^]	807000 [^]	888000 [^]	3	12	14.6	10.0
KENNINGTON	206300 [^]	192500 [^]	260000 [^]	385000 [^]	235000 [^]	1	14	13.9	-39.0
KERANG	37500 [^]	98800 [^]	58800 [^]	60000 [^]	125000 [^]	1	10	233.3	108.3
KEYSBOROUGH	635000	659100	733000 [^]	725000 [^]	780000 [^]	3	33	22.8	7.6
KIALLA	148000	148000	158900	190000	247600	17	172	67.3	30.3
KILCUNDA	322000 [^]	320000 [^]	413800 [^]	450000 [^]	300000 [^]	6	14	-6.8	-33.3
KILLARA (WODONGA)	147000 [^]	180000 [^]	136000 [^]	136000 [*]	136000 [*]	0	5	NA	NA
KILMORE	247500	220000	275100	283100	280000	37	146	13.1	-1.1
KILSYTH	318500 [^]	383800 [^]	587000	595000 [^]	550000 [^]	5	33	72.7	-7.6
KOO WEE RUP	300000 [^]	275000 [^]	300000	300000 [^]	230000 [^]	3	19	-23.4	-23.4
KOONDROOK	78500 [*]	84000 [^]	158800 [^]	84000 [^]	85000 [^]	7	17	NA	1.2
KOROIT	107500 [^]	170000 [^]	170000 [*]	320000 [^]	320000 [*]	0	2	NA	NA
KORUMBURRA	216000 [^]	210000	219500 [^]	215000	130000 [^]	2	42	-39.8	-39.5
KURUNJANG	252000	265000	275000	285000	295000 [^]	3	62	17.1	3.5
KYABRAM	120800 [^]	147500 [^]	140000 [^]	135000 [^]	195000 [^]	3	9	61.5	44.4
KYNETON	370000	279000	309000	545000 [^]	384500 [^]	4	62	3.9	-29.4
LAKE BOGA	68500 [^]	69000 [^]	375000 [^]	56000 [^]	56000 [*]	0	9	NA	NA
LAKE BUNGA	187500 [^]	250000 [^]	255000 [^]	285000 [^]	309500 [^]	4	18	65.1	8.6
LAKE TYERS BEACH	182500 [^]	192500 [^]	150000 [^]	217800 [^]	217800 [*]	0	12	NA	NA
LAKES ENTRANCE	132000	119000 [^]	188500	191800 [^]	182500	10	37	38.3	-4.8
LALOR	480000 [^]	542000 [^]	510000 [^]	510000 [*]	801000 [^]	1	5	66.9	NA
LANCEFIELD	250000	225000	230000	270000 [^]	332000 [^]	7	36	32.8	23.0
LANG LANG	280000	295000	309000	336000 [^]	365000 [^]	3	86	30.4	8.6
LANGWARRIN	430000 [^]	350000 [^]	283000 [^]	283000 [*]	340000 [^]	1	9	-20.9	NA
LARA	266900	269900	260000	262500	339900	20	64	27.4	29.5
LARA LAKE	295000	350000	345000 [^]	340000	340000 [^]	5	36	15.3	0.0
LENEVA	153500	171500	180000 [^]	155000 [^]	198500 [^]	6	47	29.3	28.1
LEONGATHA	196500	165000 [^]	210300 [^]	300000 [^]	350000 [^]	4	18	78.1	16.7

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MEDIAN VACANT RESIDENTIAL LAND PRICES

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								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
LEOPOLD	255000	279000	255000 [^]	400000 [^]	290000 [^]	9	50	13.7	-27.5
LILYDALE	525000	576000	580000 [^]	575000	668500	10	38	27.3	16.3
LISMORE	41400 [^]	38500 [^]	37500 [^]	45000 [^]	45000 [*]	0	6	NA	NA
LOCH SPORT	60000	76000	109000	149500	135000	14	119	125.0	-9.7
LONG GULLY	138500 [^]	138500 [*]	120000 [^]	150000 [^]	150000 [*]	0	7	NA	NA
LONGWARRY	211600	151700 [^]	230000 [^]	274200 [^]	235500 [^]	2	11	11.3	-14.1
LOVELY BANKS	281000	284500	275000 [^]	275000 [*]	380000 [^]	1	34	35.2	NA
LUCAS	215000	230000	250000	295000	310000	33	142	44.2	5.1
LUCKNOW	125000	128000	124000	147500 [^]	150000 [^]	2	30	20.0	1.7
LYNDHURST	472000	499900	540000	479900	756000 [^]	9	52	60.2	57.5
MADDINGLEY	233500	265000 [^]	281000 [^]	326500 [^]	326500 [*]	0	18	NA	NA
MAFFRA	97300 [^]	120000 [^]	170000 [^]	169000 [^]	150000 [^]	1	8	54.2	-11.2
MAIDEN GULLY	235000	263000 [^]	277200 [^]	231000 [^]	382500 [^]	6	19	62.8	65.6
MALDON	150000 [^]	160000 [^]	241000 [^]	241000 [*]	241000 [*]	0	6	NA	NA
MALLACOOTA	150000	130000	157500 [^]	180000	195000 [^]	7	35	30.0	8.3
MALMSBURY	252500 [^]	250000 [^]	250000 [^]	336000 [^]	462500 [^]	4	11	83.2	37.6
MAMBOURIN	295000	305000	299500	302000	288000	51	429	-2.4	-4.6
MANOR LAKES	333000	340200	352500	392500	328000	26	130	-1.5	-16.4
MANSFIELD	212500	225000	220000 [^]	405000 [^]	305000 [^]	3	33	43.5	-24.7
MARONG	187500 [^]	211500 [^]	237000 [^]	312500 [^]	260000	17	22	38.7	-16.8
MARYBOROUGH	95000	93500 [^]	92000	100000	117500 [^]	9	60	23.7	17.5
MARYSVILLE	285000 [^]	205000 [^]	186000 [^]	228800 [^]	296000 [^]	6	17	3.9	29.4
MCCRAE	500000 [^]	750000 [^]	750000 [*]	708600 [^]	708600 [*]	0	10	NA	NA
MCKENZIE HILL	205000 [^]	235000 [^]	189800 [^]	205000 [^]	217500 [^]	2	10	6.1	6.1
MELTON SOUTH	223000	221000	220000	200300	226500	10	151	1.6	13.1
MERBEIN	90000 [^]	90000 [^]	85000 [^]	85000	80000 [^]	7	38	-11.1	-5.9
MERENDA	335000	348000	319500	370500	400000 [^]	7	117	19.4	8.0
METUNG	129000	155000	212500	259000 [^]	185000 [^]	7	80	43.4	-28.6
MICKLEHAM	295000	318000	334000	325000	359900	27	312	22.0	10.7
MILDURA	135000	160000	185000	136000	171500	18	113	27.0	26.1
MINERS REST	233000	242000	327500 [^]	327500 [*]	220000 [^]	3	16	-5.6	NA
MINYIP	67000 [*]	67000 [*]	24000 [^]	38500 [^]	38500 [*]	0	7	NA	NA
MOE	162000	163000	159000	220000 [^]	210000 [^]	3	51	29.6	-4.5
MOOROOLBARK	414400	395000 [^]	409200	457000 [^]	415000 [^]	2	29	0.1	-9.2
MOOROOPNA	125000	130000	128000	199000 [^]	185000	10	67	48.0	-7.0

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MORDIALLOC	675000*	675000*	516000^	478400^	478400*	0	11	NA	NA
MORNINGTON	890000^	370000^	700000^	1983800^	800000^	3	11	-10.1	-59.7
MORWELL	139000	145000	145000	175000^	181500	10	51	30.6	3.7
MOUNT CLEAR	170500^	202500^	240000^	240000*	340000^	1	13	99.4	NA
MOUNT COTTRELL	279500	283500	225000	311000	230000^	1	46	-17.7	-26.0
MOUNT DUNED	285000	295500	307400	307400	369900	10	323	29.8	20.3
MOUNT ELIZA	720000^	1000000^	920000^	1200000^	1010500^	6	18	40.3	-15.8
MOUNT HELEN	216000^	225200^	219500^	279000^	230000^	3	14	6.5	-17.6
MOUNT MARTHA	883000^	837500^	1585000^	1625000^	1218000^	3	14	37.9	-25.0
MOUNT PLEASANT	150000^	168500^	188500^	171500^	298000^	2	8	98.7	73.8
MULGRAVE	392000^	730000^	315000^	713000^	820000^	5	11	109.2	15.0
MYRTLEFORD	191000	219500^	193500^	300000^	300000*	0	11	NA	NA
NAGAMBIE	186500	210000	215000	246000^	258000^	7	45	38.3	4.9
NARRAWONG	77000*	77000*	95000^	110000^	110000*	0	4	NA	NA
NARRE WARREN	371000^	480000^	600000^	690000^	581500^	4	16	56.7	-15.7
NARRE WARREN NORTH	720000^	520000^	505000^	520000^	995000^	2	8	38.2	91.3
NARRE WARREN SOUTH	410000^	475500^	493000^	493000*	493000*	0	11	NA	NA
NATHALIA	110000^	103500^	116000^	143800^	149000^	4	18	35.5	3.7
NEERIM SOUTH	227000^	225000^	240000^	251500^	235000^	3	15	3.5	-6.6
NELSON	90000*	95800^	90000^	100000^	125000^	2	13	NA	25.0
NEW GISBORNE	342500	400000^	460000^	287000	287000*	0	24	NA	NA
NEWBOROUGH	203800	178500	178800^	197500	158000^	3	42	-22.5	-20.0
NEWHAVEN	317500^	350000	350000*	350000*	350000*	0	15	NA	NA
NEWLANDS ARM	155000^	179000^	212500^	130000^	115000^	3	14	-25.8	-11.5
NICHOLSON	136000^	160000^	218500^	202000^	250000^	1	22	83.8	23.8
NORTH BENDIGO	205000^	140000^	152500^	315000^	277500^	2	8	35.4	-11.9
NORTH GEELONG	-	379000^	379000*	379000*	379000*	0	5	NA	NA
NORTH WONTHAGGI	209500	225000	260000	310000^	349000^	3	83	66.6	12.6
NUMURKAH	100000^	134000^	87500^	85000^	85000^	5	11	-15.0	0.0
OCEAN GROVE	375000	385000	408000	520000	469000	48	244	25.1	-9.8
OFFICER	349000	357000	361500	343500	446000	23	241	27.8	29.8
OFFICER SOUTH	345000	350000	377000	408000^	408000*	0	62	NA	NA
ORBOST	51000^	66000^	66000*	95000^	125000^	3	10	145.1	31.6
OXLEY	170000*	170000*	276000^	250000^	250000*	0	4	NA	NA
PAKENHAM	313000	314000	320000	341000	381500	26	319	21.9	11.9

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PARADISE BEACH	65500	67000	95000 [^]	130000	100000 [^]	9	52	52.7	-23.1
PAYNESVILLE	142500	145000	210000	175500 [^]	620000 [^]	3	35	335.1	253.3
PETERBOROUGH	191000*	196000 [^]	196000*	325000 [^]	300000 [^]	1	10	NA	-7.7
PLENTY	670000 [^]	705000 [^]	705000 [^]	887500 [^]	887500*	0	18	NA	NA
POINT COOK	550000	507500	575000	607500	372500 [^]	8	73	-32.3	-38.7
POINT LONSDALE	476500	462000	800000	985000 [^]	921000 [^]	5	68	93.3	-6.5
POREPUNKAH	286500 [^]	320000 [^]	150000 [^]	150000 [^]	380000 [^]	5	9	32.6	153.3
PORT ALBERT	95000 [^]	148000 [^]	50000 [^]	52500 [^]	197500 [^]	6	17	107.9	276.2
PORT FAIRY	365000 [^]	410000 [^]	485000 [^]	420000 [^]	565000 [^]	4	17	54.8	34.5
PORT WELSHPOOL	152000 [^]	137500 [^]	220000 [^]	220000*	130000 [^]	1	6	-14.5	NA
PORTARLINGTON	352500 [^]	380000	450000	400000 [^]	585000 [^]	2	30	66.0	46.3
PORTLAND	85000	92500	130000	157500 [^]	165000 [^]	9	47	94.1	4.8
PORTLAND NORTH	280000 [^]	115000 [^]	125000 [^]	182500 [^]	165000 [^]	1	11	-41.1	-9.6
PORTSEA	1220000 [^]	2050000 [^]	2050000*	1350000 [^]	2550000 [^]	2	7	109.0	88.9
RAINBOW	22000 [^]	22000*	22000*	27000 [^]	29000 [^]	4	11	31.8	7.4
RED CLIFFS	90000 [^]	99500 [^]	97500 [^]	86000 [^]	81000 [^]	2	15	-10.0	-5.8
RIDDELLS CREEK	415000 [^]	385000 [^]	422500	422500 [^]	422500*	0	18	NA	NA
RINGWOOD	688000 [^]	849000 [^]	663800 [^]	1000000 [^]	820000 [^]	1	8	19.2	-18.0
ROCKBANK	254000	283500	311500	316000	299000	30	351	17.7	-5.4
ROMSEY	355000	355000 [^]	390000 [^]	475000 [^]	455000 [^]	3	15	28.2	-4.2
ROSEBUD	377500 [^]	386500 [^]	493000 [^]	420000 [^]	420000*	0	15	NA	NA
ROSEBUD SOUTH	740000 [^]	500000 [^]	653000 [^]	653000*	653000*	0	6	NA	NA
ROXBURGH PARK	365000 [^]	447500 [^]	450000 [^]	432000 [^]	230000 [^]	3	14	-37.0	-46.8
RUTHERGLEN	165000 [^]	165000*	72600 [^]	132500 [^]	132500*	0	6	NA	NA
RYE	475500	580000	700100	780000 [^]	735000 [^]	7	42	54.6	-5.8
SAFETY BEACH	520000	560000 [^]	598300 [^]	665000 [^]	520000 [^]	8	23	0.0	-21.8
SALE	172000	149500	189300	187000	207500 [^]	6	80	20.6	11.0
SAN REMO	307400	295500	346000	445000	515000 [^]	9	96	67.5	15.7
SANCTUARY LAKES	487600	535000	450000	510000	560000 [^]	8	56	14.8	9.8
SEAFORD	642500*	350000 [^]	310800 [^]	250900 [^]	275000 [^]	1	10	NA	9.6
SEBASTOPOL	310000 [^]	131000 [^]	131000	131000 [^]	131000*	0	26	NA	NA
SEYMOUR	182500	175000	180000	175000	189000	15	81	3.6	8.0
SHEPPARTON	152000	134500	120000	116600 [^]	208000 [^]	8	51	36.8	78.4
SHEPPARTON NORTH	188000	197800	205000 [^]	278000 [^]	335000 [^]	4	37	78.2	20.5
SMYTHES CREEK	175000	195000	231000	260000	250000	25	120	42.9	-3.8

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SMYTHESDALE	137500 [^]	137500 [*]	137500 [*]	245000 [^]	230000 [^]	3	4	67.3	-6.1
SOMERS	909000 [^]	1150000 [^]	1150000 [*]	1150000 [*]	1150000 [*]	0	1	NA	NA
SOMERVILLE	479000	500000 [^]	380000 [^]	717500 [^]	717500 [*]	0	11	NA	NA
SOUTH MORANG	399000	333800	480000	450000 [^]	490000 [^]	5	45	22.8	8.9
SPRING GULLY	170000 [^]	168500 [^]	255000 [^]	242500 [^]	450000 [^]	1	6	164.7	85.6
ST ARNAUD	45000 [^]	68000 [^]	92500 [^]	130000 [^]	80000 [^]	1	6	77.8	-38.5
ST LEONARDS	236500	251000	307500	380000	435000	18	170	84.0	14.5
STRATFORD	103300	104000	123000	126500	112800 [^]	4	52	9.2	-10.9
STRATHDALE	195000 [^]	275000	229500 [^]	367500 [^]	400000 [^]	2	21	105.1	8.8
STRATHFIELDSAYE	191800	189000	150000	224800 [^]	377600 [^]	8	68	96.9	68.0
STRATHTULLOH	280000	270000	290000	300000	320000	12	267	14.3	6.7
SUNBURY	277000	306500	333400	355000	250000	37	290	-9.7	-29.6
SUNSHINE NORTH	470000 [^]	570000 [^]	534500	525000 [^]	505000 [^]	6	30	7.4	-3.8
SWAN HILL	148000	164000	175000	188000 [^]	190000 [^]	7	34	28.4	1.1
SWAN REACH	122500 [^]	127500 [^]	180000 [^]	146900 [^]	190000 [^]	2	7	55.1	29.3
TANGAMBALANGA	142500	140000 [^]	140000 [*]	140000 [*]	190000	17	20	33.3	NA
TANKERTON	-	-	-	-	35000 [^]	5	5	0.0	0.0
TARNEIT	305000	320000	328500	344500	340000	107	1,140	11.5	-1.3
TATURA	178500 [^]	185000 [^]	187000	175000 [^]	235000 [^]	2	27	31.7	34.3
TAWONGA SOUTH	235000 [^]	165000 [^]	327500 [^]	327500 [*]	327500 [*]	0	3	NA	NA
TAYLORS LAKES	447000 [^]	437000 [^]	296300 [^]	315900 [^]	322900 [^]	7	29	-27.8	2.2
TERANG	83000 [^]	83000 [*]	83000 [*]	123500 [^]	100000 [^]	3	4	20.5	-19.0
THE HONEYSUCKLES	122000 [^]	93000 [^]	140000 [^]	155000 [^]	193500 [^]	2	15	58.6	24.8
THORNHILL PARK	242500	270000	292500	238300	240000	29	342	-1.0	0.7
TIMBOON	121500 [^]	185000 [^]	150000 [^]	180000 [^]	180000 [*]	0	13	NA	NA
TONGALA	67000 [^]	145000 [^]	145000 [*]	82000 [^]	82000 [*]	0	2	NA	NA
TOOTGAROOK	492000 [^]	560000 [^]	590000 [^]	590000 [*]	590000 [*]	0	2	NA	NA
TORQUAY	445000	439000	531000	503600	740000	17	158	66.3	46.9
TRAFALGAR	229000 [^]	195000 [^]	237500 [^]	195000 [^]	195000 [^]	2	9	-14.8	0.0
TRARALGON	187000	191800	209000	210000	255000	15	135	36.4	21.4
TRENTHAM	390000	420000 [^]	460000 [^]	525000 [^]	496000 [^]	2	22	27.2	-5.5
TRUGANINA	327700	319500	330000	319000	302500	56	776	-7.7	-5.2
TYABB	422500	455000	485000 [^]	485000 [*]	485000 [*]	0	24	NA	NA
TYERS	235000	232500 [^]	350000 [^]	350000 [*]	350000 [*]	0	5	NA	NA
VENUS BAY	140000	247000	293000 [^]	275000	320000	13	57	128.6	16.4

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WAHGUNYAH	152500 [^]	162500 [^]	162500 *	162500 *	162500 *	0	2	NA	NA
WALDARA	241800 [^]	292500 [^]	307000 [^]	307000 *	399000 [^]	1	12	65.0	NA
WALKERVILLE	159500 [^]	162400 [^]	215000 [^]	192500 [^]	319500 [^]	2	7	100.3	66.0
WALLAN	257000	280000	295000	328000	300000	15	155	16.7	-8.5
WALLAN EAST	252000	255000	250000	259000	255000	14	188	1.2	-1.5
WALWA	20000*	28000 [^]	52500 [^]	28000 [^]	28000 *	0	8	NA	NA
WANDANA HEIGHTS	387400	425000	429900	455000 [^]	470000 [^]	3	51	21.3	3.3
WANGARATTA	150000	159500	237500 [^]	185000 [^]	287500 [^]	4	31	91.7	55.4
WARBURTON	222500 [^]	270000 [^]	299000 [^]	262000 [^]	260000 [^]	5	11	16.9	-0.8
WARRACKNABEAL	26750*	35000 [^]	57000 [^]	14000 [^]	84300 [^]	2	8	NA	501.8
WARRAGUL	250000	256300	270000	312000	341000	52	240	36.4	9.3
WARRANWOOD	600000 [^]	656100 [^]	656100 *	690500 [^]	983500 [^]	2	7	63.9	42.4
WARRNAMBOOL	171000	207500	220000	215000	220000	26	105	28.7	2.3
WAUBRA	50000*	50000*	50000 *	115000 [^]	115000 *	0	2	NA	NA
WEIR VIEWS	250000	259500	247000	294000	357500	18	346	43.0	21.6
WELSHPOOL	100000 [^]	115000 [^]	110000 [^]	120000 [^]	129000 [^]	1	10	29.0	7.5
WERRIBEE	298000	309800	327000	312000	351500	22	361	18.0	12.7
WERRIBEE SOUTH	355000 [^]	460000 [^]	475000	660000 [^]	890000 [^]	6	31	150.7	34.8
WEST BENDIGO	155000 [^]	155000 *	287000 [^]	287000 *	287000 *	0	1	NA	NA
WEST WODONGA	160000	185000 [^]	177500 [^]	195000 [^]	180000 [^]	3	26	12.5	-7.7
WHITE HILLS	155000	188000	200000 [^]	200000 *	282500 [^]	4	20	82.3	NA
WHITTLESEA	280000 [^]	341300 [^]	280000 [^]	340000 [^]	410000 [^]	4	12	46.4	20.6
WILLIAMS LANDING	355000 [^]	565000 [^]	565000 *	557500 [^]	480000 [^]	3	10	35.2	-13.9
WINCHELSEA	231300	265000 [^]	325000 [^]	222000 [^]	205000 [^]	3	19	-11.4	-7.7
WINTER VALLEY	193500	190000	229500	255000	278000	74	393	43.7	9.0
WISELEIGH	-	-	-	124000 [^]	124000 *	0	5	NA	NA
WODONGA	157500	195000	200000	195000	212500	42	87	34.9	9.0
WOLLERT	325000	330000	348000	376500	380000	49	377	16.9	0.9
WONTHAGGI	210000	195000	240000 [^]	305000 [^]	215000 [^]	5	46	2.4	-29.5
WOODEND	395000 [^]	480000 [^]	425000 [^]	420000 [^]	660000 [^]	1	13	67.1	57.1
WY YUNG	132500*	158300 [^]	158300 *	158300 *	158300 *	0	2	NA	NA
WYE RIVER	392500 [^]	435000 [^]	507500 [^]	552000 [^]	562500 [^]	2	11	43.3	1.9
WYNDHAM VALE	275000	279500	275000	297500	280000	53	480	1.8	-5.9
YARRA JUNCTION	275000 [^]	275500 [^]	370000 [^]	330000 [^]	330000 *	0	8	NA	NA
YARRAGON	194000	218000 [^]	220000 [^]	365000 [^]	305000 [^]	4	15	57.2	-16.4

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Oct-Dec 2020 to Oct-Dec 2021

Locality	Oct-Dec 2020	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	No. of Sales Oct-Dec 2021	No. of Sales 2021	Change (%)	
								Oct-Dec 2020 to Oct-Dec 2021	Jul-Sep 2021 to Oct-Dec 2021
YARRAVILLE	496500 [^]	530500 [^]	645000 [^]	741800 [^]	715000 [^]	1	8	44.0	-3.6
YARRAWONGA	160000	193000	185000	220000	211000	18	153	31.9	-4.1
YEA	186500	217300 [^]	215000 [^]	287500 [^]	285000 [^]	2	12	52.9	-0.9
YINNAR	104500 [^]	120000 [^]	120000 [^]	146500 [^]	150000 [^]	4	17	43.5	2.4

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

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

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