

Victorian Property Sales Report

March 2023 Quarter



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	37
Suburb/township vacant residential land price data	51



Explanatory notes

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

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

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

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

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

The State Revenue Office supplies the Valuer-General a copy of the completed NOA for each transaction under the provisions of the Land Tax Act 1958. The information is collated and loaded onto a

master property file. The table and charts presented in this report are derived from analysis of sales data.

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 3.9 per cent from \$770,000 to \$740,000 in the March 2023 quarter, having increased by 2.7 per cent in the previous quarter (September 2022 to December 2022). For the 12 months from March 2022 to March 2023, the median house price in Victoria decreased 5.7 per cent, from \$785,000 to \$740,000.

The median price of units in Victoria decreased by 3.4 per cent from \$590,000 to \$570,000 in the March 2023 quarter, having showed no change in the previous quarter. The median price of units in Victoria for the March 2023 quarter was lower than the median price of houses. For the 12 months from March 2022 to March 2023, the median unit price decreased by 6.6 per cent from \$610,000 to \$570,000.

The metropolitan Melbourne median house price decreased by 6.1 per cent to \$840,000 in the March 2023 quarter and the median unit price decreased by 3.3 per cent to \$588,000. For the 12 months to March 2023, median sales prices in metropolitan Melbourne decreased by 6.7 per cent for houses and 6.7 per cent for units.

In the March 2023 quarter, the median house price in country Victoria decreased by 1 per cent to \$570,000 and units increased by 1.2 per cent to \$415,000. Over the 12 months to March 2023, median sale prices in country Victoria decreased by 2.6 per cent for houses and units showed no change.

Of the 782 listed Victorian locations, 200 had median house price increases for the March 2023 quarter compared to 260 in the December 2022 quarter. Seven localities recorded no change, 213 showed a decrease and 331 had insufficient sales.

The maximum number of house sales for the quarter was 257 in Tarneit and there were 15 locations with 100 or more sales in the March 2023 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 PSM



Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2023 indicates that the median house sale price decreased by 3.9 per cent from \$770,000 to \$740,000. Metropolitan house prices decreased by 6.1 per cent to \$840,000 and country Victoria house prices decreased by 1 per cent to \$570,000.

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 March 2023. 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 March quarter of 2023 and 98 per cent for the December quarter of 2022 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 March 2023 quarter is 16,029. Assuming this is 93 per cent of sales, it is anticipated that the number of sales for the March 2023 quarter will be approximately 17,235. This is a 9.5 per cent decrease from the number of sales in the December 2022 quarter and a 22.5 per cent

decrease on the same quarter the previous year (March 2022).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$895,000 in the December 2022 quarter to \$840,000 in the March 2023 quarter. This follows a 3.7 per cent increase in the previous quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the March 2023 quarter compared to the December 2022 quarter (137 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 170 suburbs for the December 2022 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 67 shifted from showing a median price increase for the December 2022 quarter to a median price decrease for the March 2023 quarter. For example, Glen Iris increased by 4.1 per cent in the December 2022 quarter, while it decreased by 1.8 per cent in the March 2023 quarter. This compares to 84 metropolitan suburbs shifting from an increase in the September 2022 quarter to a decrease in the December 2022 quarter.

Conversely, 42 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2022 quarter to a median price increase in the March 2023 quarter. This compares to 47 metropolitan suburbs shifting from a decrease in the September 2022 quarter to an increase in the December 2022 quarter.

Seventy-three metropolitan suburbs with 10 or more sales showed decreases for both the December 2022 and March 2023 quarters. Significant examples include Reservoir and Malvern East. This compares to 34 metropolitan suburbs in the September 2022 and December 2022 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Rosebud South, which had 17 sales and rose by 35.5 per cent (\$852,500 to \$1,155,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Mount Martha, which had 22 sales and rose by 32.6 per cent to \$1,750,000.

For the quarter, Armadale had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 19 house sales and

its median house price decreased by 23.8 per cent, from \$2,735,500 to \$2,085,000.

Williamstown experienced the second highest median price decrease in metropolitan Melbourne. It had 27 sales and its median price decreased by 21.6 per cent from \$1,875,000 to \$1,470,000.

Melton's median price of \$460,000 was the lowest for metropolitan suburbs in the March 2023 quarter. It had 30 sales and its median price decreased by 2.1 per cent from the December 2022 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Ascot Vale	1,330,000	1,495,000	1,353,000	1.7	-9.5
Bentleigh	1,765,000	1,755,000	1,830,000	3.7	4.3
Bentleigh East	1,540,000	1,411,000	1,427,500	-7.3	1.2
Brighton	3,662,500	3,237,000	3,075,000	-16.0	-5.0
Brunswick	1,414,300	1,274,000	1,325,000	-6.3	4.0
Caulfield South	1,882,500	1,785,000	1,725,000	-8.4	-3.4
Elwood	2,395,000	2,375,000	2,300,000	-4.0	-3.2
Footscray	938,500	1,056,800	846,300	-9.8	-19.9
Hawthorn	2,650,000	2,765,000	2,710,500	2.3	-2.0
Kensington	1,219,000	1,150,000	1,000,000	-18.0	-13.0
Malvern	3,690,000	2,800,000	3,050,000	-17.3	8.9
Northcote	1,656,000	1,708,000	1,593,000	-3.8	-6.7
Preston	1,315,000	1,085,500	1,112,500	-15.4	2.5
Richmond	1,392,500	1,410,000	1,355,000	-2.7	-3.9
South Melbourne	1,925,000	2,035,000	2,245,000	16.6	10.3
South Yarra	1,927,500	2,050,800	2,432,500	26.2	18.6
Toorak	5,000,000	5,920,000	7,216,500	44.3	21.9
Williamstown	1,662,500	1,875,000	1,470,000	-11.6	-21.6

**Eastern suburbs (10–20 km from Melbourne CBD)**

Suburb	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022–Mar 2023	% Change Dec 2022–Mar 2023
Balwyn	2,887,800	2,758,000	2,820,000	-2.3	2.2
Blackburn	1,770,000	1,415,000	1,508,000	-14.8	6.6
Box Hill North	1,425,000	1,315,000	1,270,000	-10.9	-3.4
Box Hill South	1,500,000	1,437,500	1,402,500	-6.5	-2.4
Burwood East	1,293,000	1,200,000	1,254,000	-3.0	4.5
Camberwell	2,637,500	2,720,000	2,820,000	6.9	3.7
Glen Iris	2,602,000	2,410,000	2,367,500	-9.0	-1.8
Oakleigh South	1,210,000	1,034,800	1,090,000	-9.9	5.3
Surrey Hills	2,331,500	2,365,000	2,303,500	-1.2	-2.6

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022–Mar 2023	% Change Dec 2022–Mar 2023
Altona	1,170,000	1,050,000	1,147,500	-1.9	9.3
Braybrook	796,500	741,500	707,000	-11.2	-4.7
Deer Park	638,000	612,500	618,000	-3.1	0.9
Keilor Downs	817,500	730,000	790,000	-3.4	8.2
Keilor East	1,065,500	915,000	977,500	-8.3	6.8
St Albans	698,300	660,000	650,000	-6.9	-1.5
Sunshine North	792,000	750,000	721,300	-8.9	-3.8
Sunshine West	780,000	700,000	645,500	-17.2	-7.8

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

Suburb	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Burnside Heights	735,000	780,000	740,000	0.7	-5.1
Caroline Springs	735,000	747,800	700,000	-4.8	-6.4
Hoppers Crossing	630,000	600,000	623,500	-1.0	3.9
Point Cook	756,300	790,000	765,000	1.2	-3.2
Sydenham	675,000	693,800	700,000	3.7	0.9
Tarneit	654,000	640,500	660,000	0.9	3.0
Taylors Hill	872,500	933,500	875,000	0.3	-6.3
Werribee	627,000	600,000	597,500	-4.7	-0.4

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

Suburb	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Bayswater	940,000	830,000	861,000	-8.4	3.7
Bayswater North	955,000	850,000	870,000	-8.9	2.4
Boronia	850,000	795,000	823,000	-3.2	3.5
Ferntree Gully	902,800	886,000	901,000	-0.2	1.7
Heathmont	1,135,000	1,137,000	1,135,000	0.0	-0.2
Wantirna	1,105,000	1,120,000	1,024,000	-7.3	-8.6
Wheelers Hill	1,515,000	1,441,500	1,480,000	-2.3	2.7



Country Victoria

Country Victoria's median house price showed a decrease of 1 per cent to \$570,000 in the March 2023 quarter. Over the 12 months to March 2023, the median house price in country Victoria decreased by 2.6 per cent from \$585,000 to \$570,000.

The number of country Victoria house sales for the March 2023 quarter is expected to be 5,647, which is 21.1 per cent less than the March 2022 quarter.

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

Bendigo median house prices decreased by 23.1 per cent, having decreased by 2.3 per cent in the previous quarter. Mildura showed no change for the March 2023 quarter, having decreased by 1.2 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that five of the 12 large towns had increases in median house prices in the March 2023 quarter compared to the

December 2022 quarter which showed increases in eight of the 12 towns. For the 12 months from the March 2022 to March 2023 quarter, there were increases in eight of the 12 towns.

Bairnsdale decreased by 2.3 per cent for the March 2023 quarter, having decreased by 5.5 per cent in the previous quarter. Wangaratta decreased by 7.5 per cent and Sale decreased by 7.9 per cent in the March 2023 quarter, having decreased by 8.9 per cent in the previous quarter.

The sample of seaside towns shows that four out of the nine towns had increases in their median house prices from the December 2022 to March 2023 quarters. Anglesea decreased by 9.8 per cent, having decreased by 8.6 per cent during the previous quarter. Cowes West's median house price decreased by 7.6 per cent for the March 2023 quarter, having decreased by 9.4 per cent in the previous quarter. Venus Bay's had insufficient sales for the March 2023 quarter, as well as the previous quarter.

Regional cities

Suburbs in regional cities	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Ballarat Central	760,000	648,800	605,000	-20.4	-6.7
Bendigo	670,100	702,500	540,000	-19.4	-23.1
Geelong West	1,060,000	955,000	1,010,000	-4.7	5.8
Horsham	385,000	437,500	399,000	3.6	-8.8
Mildura	437,500	430,000	430,000	-1.7	0.0
Shepparton	407,500	427,300	450,000	10.4	5.3
Warrnambool	595,000	630,000	620,000	4.2	-1.6
Wodonga	499,000	514,000	520,000	4.2	1.2



Large towns

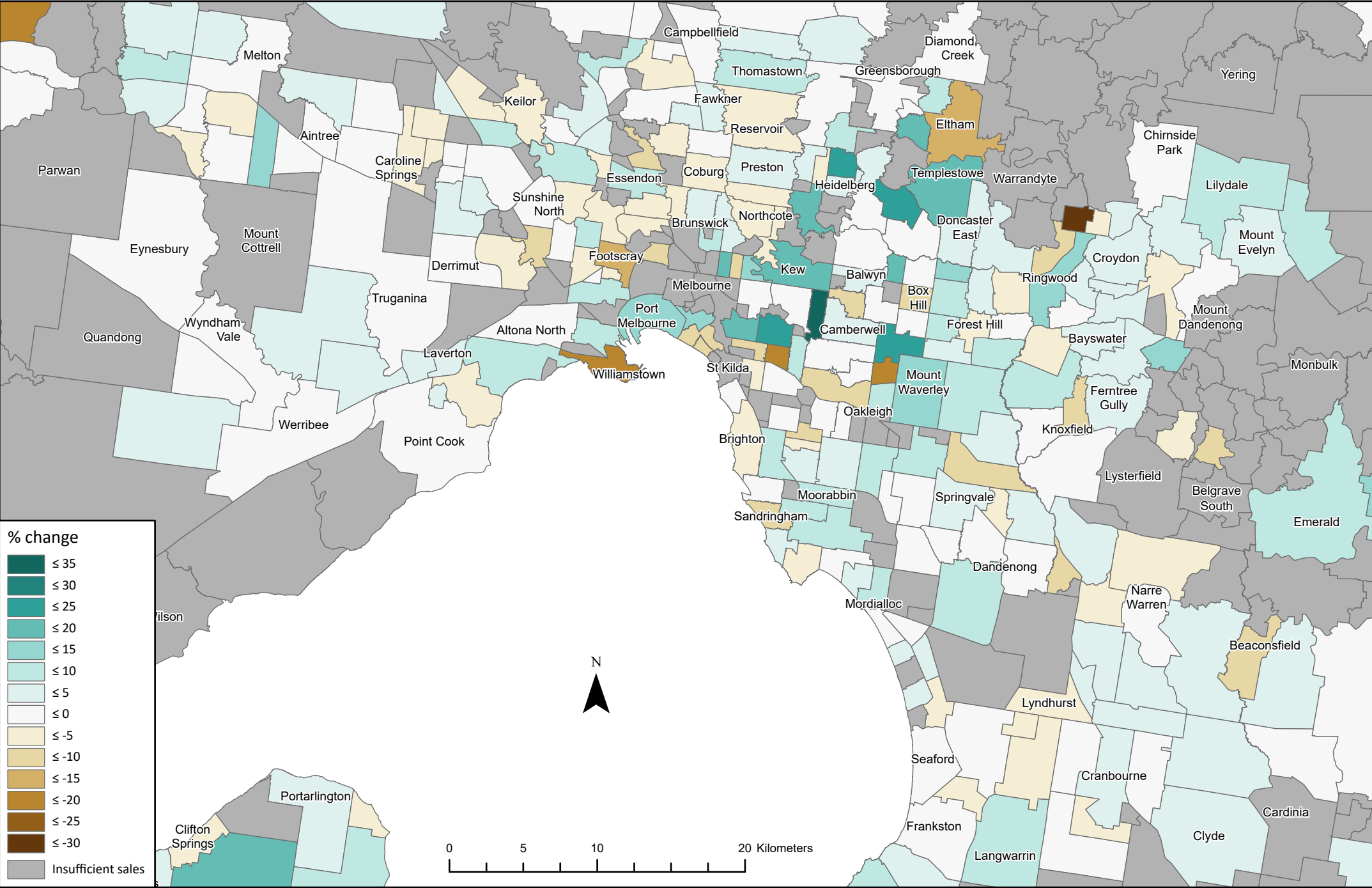
Suburbs in large towns	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Bairnsdale	425,000	455,000	444,400	4.6	-2.3
Castlemaine	735,000	734,800	765,000	4.1	4.1
Colac	500,000	500,000	485,000	-3.0	-3.0
Echuca	525,000	522,500	595,000	13.3	13.9
Hamilton	365,000	348,000	395,000	8.2	13.5
Moe	360,000	365,000	365,000	1.4	0.0
Morwell	315,000	335,000	320,000	1.6	-4.5
Sale	515,000	505,000	465,000	-9.7	-7.9
Swan Hill	364,500	393,000	448,000	22.9	14.0
Traralgon	475,000	480,000	485,000	2.1	1.0
Wangaratta	530,000	520,000	481,000	-9.2	-7.5
Yarrawonga	722,500	619,500	595,000	-17.6	-4.0

Seaside towns

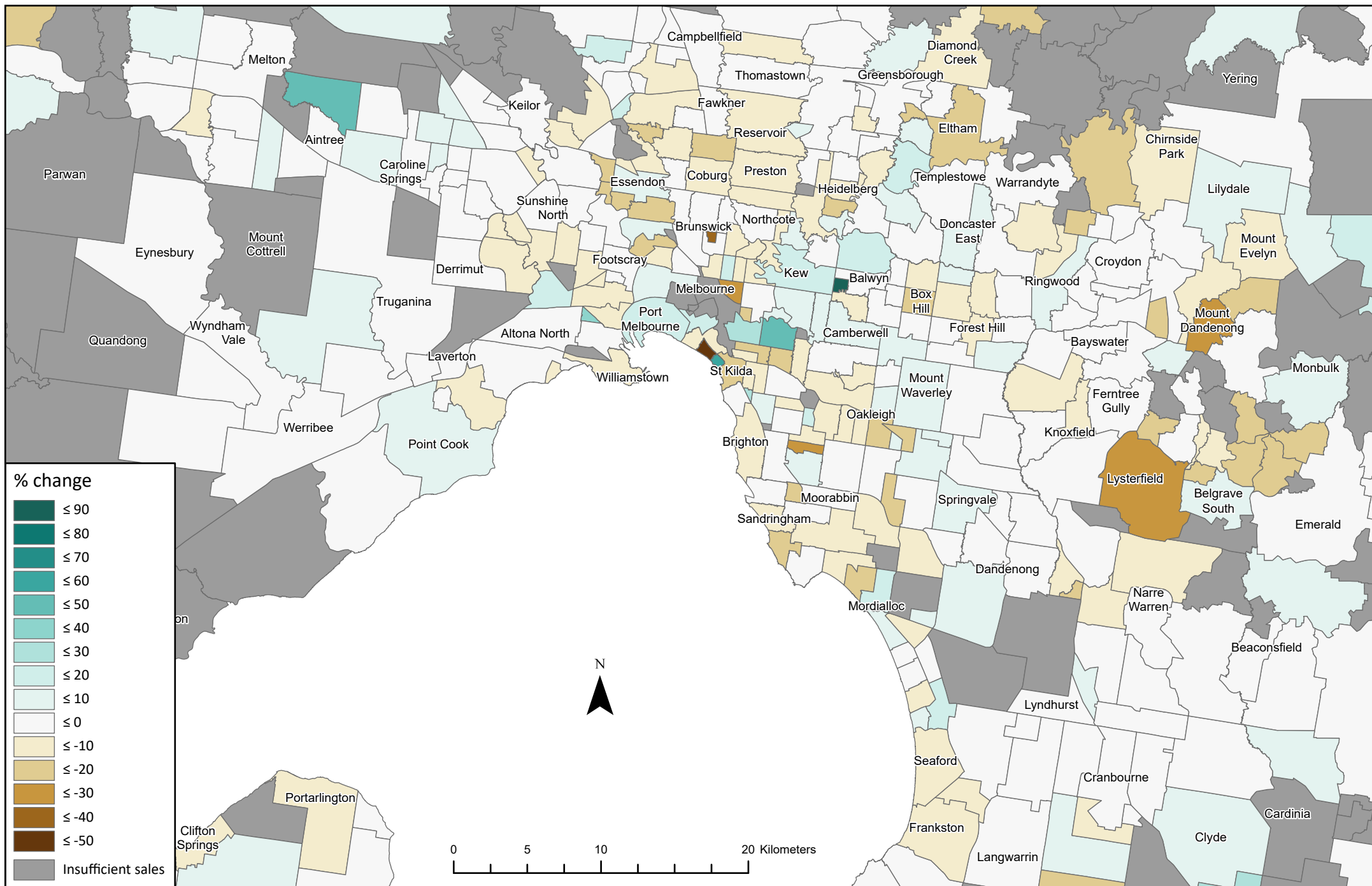
Suburbs in seaside towns	March quarter 2022 \$	December quarter 2022 \$	March quarter 2023 \$	% Change Mar 2022-Mar 2023	% Change Dec 2022-Mar 2023
Anglesea	1,700,000	1,885,000	1,700,000	0.0	-9.8
Cowes West	825,000	850,000	785,000	-4.8	-7.6
Inverloch	993,500	1,025,000	1,000,000	0.7	-2.4
Lakes Entrance	562,500	480,000	535,000	-4.9	11.5
Ocean Grove	1,180,000	1,112,500	1,025,500	-13.1	-7.8
Portland	419,300	440,000	435,000	3.8	-1.1
St Leonards	802,500	750,000	800,000	-0.3	6.7
Torquay	1,360,000	1,270,000	1,357,500	-0.2	6.9
Venus Bay	654,500	605,000	620,000	-5.3	n/a

Metropolitan Melbourne houses - quarterly change in median prices

December quarter 2022 to March quarter 2023

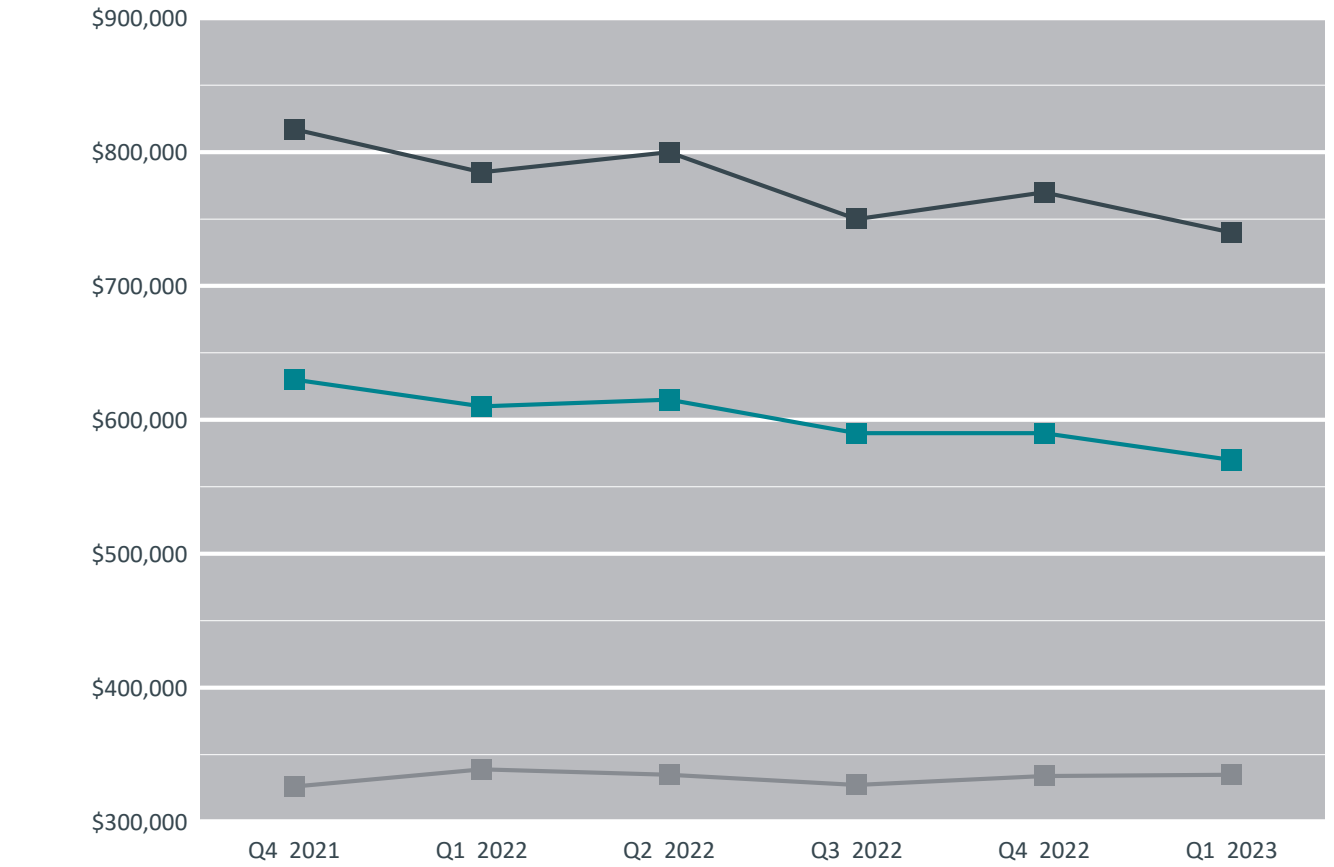


March quarter 2022 to March quarter 2023



VICTORIA

RESIDENTIAL PRICE STATISTICS



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

House Median

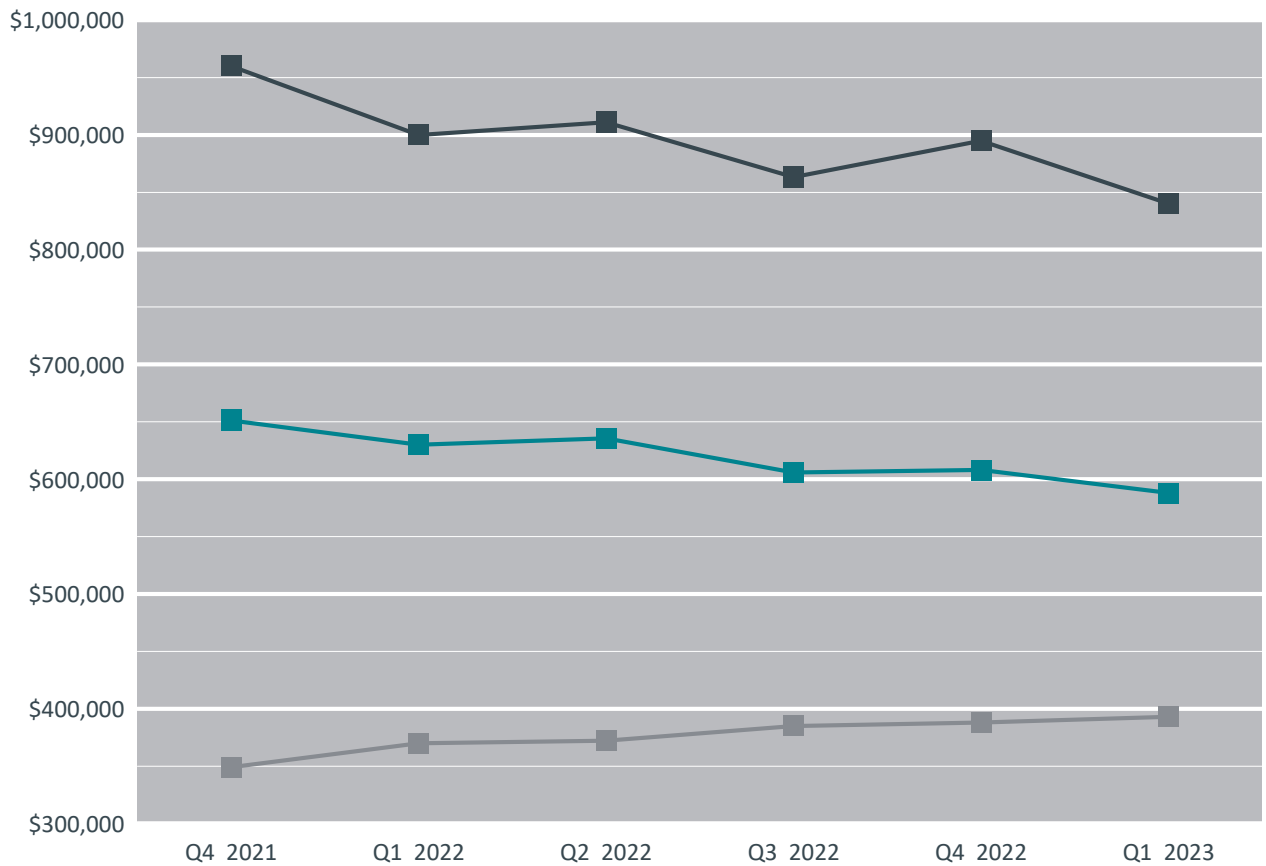
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2021	30,178	817,000	0.0	14,326	630,000	0.0	8,810	326,000	0.0
Jan-Mar 2022	22,244	785,000	-3.9	10,732	610,000	-3.2	4,790	338,900	4.0
Apr-Jun 2022	21,740	800,000	1.9	11,149	615,100	0.8	3,501	335,000	-1.2
Jul-Sep 2022	18,538	750,000	-6.3	9,234	590,000	-4.1	2,322	327,400	-2.3
Oct-Dec 2022	18,663	770,000	2.7	9,127	590,000	0.0	1,864	334,000	2.0
Jan-Mar 2023	16,029	740,000	-3.9	8,407	570,000	-3.4	1,698	335,000	0.3

MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

Q1 Jan-Mar

Q2 Apr-Jun

Q3 Jul-Sep

Q4 Oct-Dec

House Median

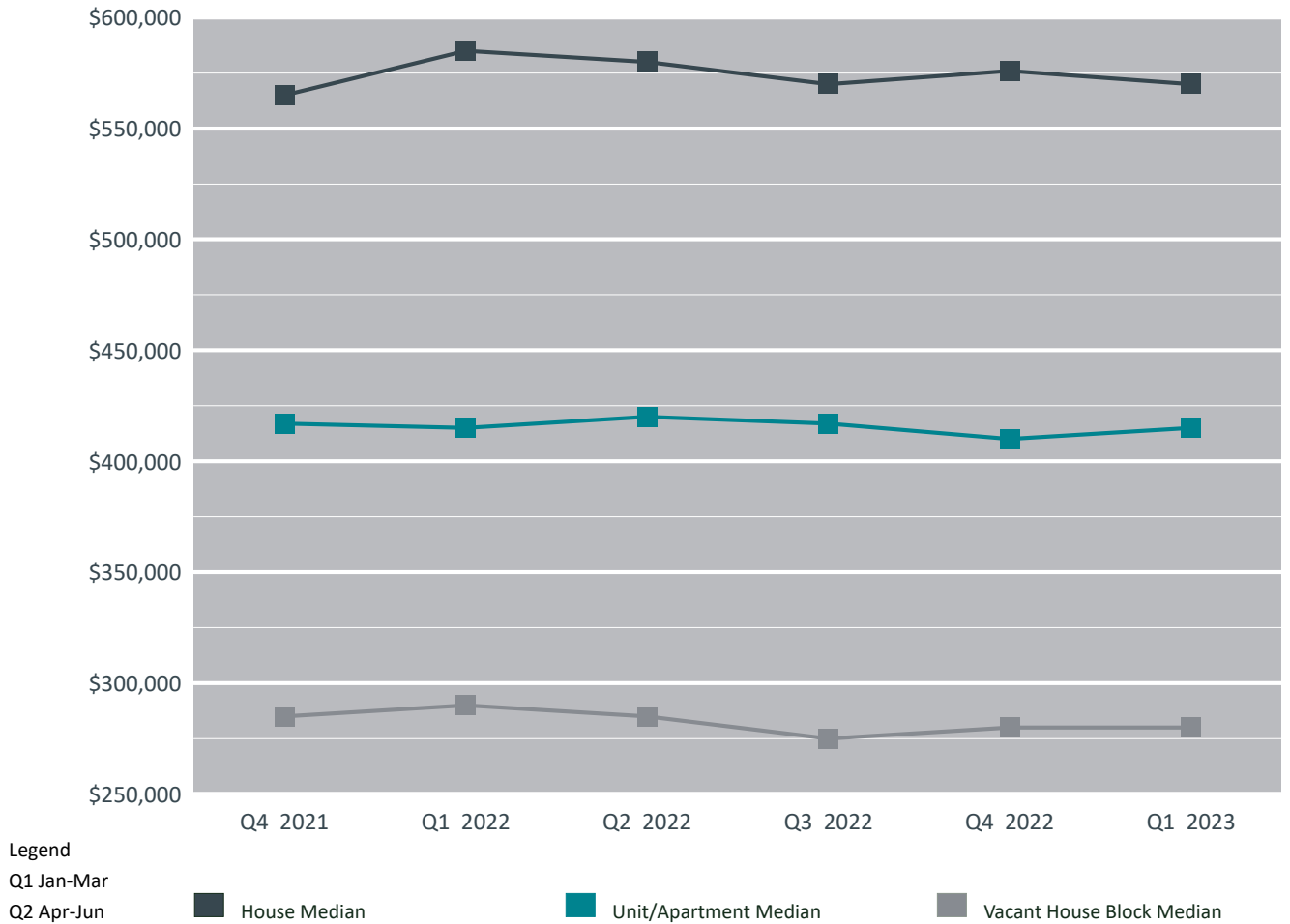
Unit/Apartment Median

Vacant House Block Median

Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2021	21,517	960,000	0.0	12,896	651,200	0.0	5,449	349,000	0.0
Jan-Mar 2022	15,086	900,000	-6.3	9,638	630,000	-3.2	2,683	370,000	6.0
Apr-Jun 2022	15,236	911,000	1.2	10,151	635,500	0.9	2,010	372,300	0.6
Jul-Sep 2022	12,680	863,300	-5.2	8,295	606,000	-4.6	1,230	385,000	3.4
Oct-Dec 2022	12,910	895,000	3.7	8,228	608,000	0.3	970	387,900	0.8
Jan-Mar 2023	10,777	840,000	-6.1	7,621	588,000	-3.3	877	393,000	1.3

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 (%)
Oct-Dec 2021	8,661	565,000	0.0	1,430	417,000	0.0	3,361	285,000	0.0
Jan-Mar 2022	7,158	585,000	3.5	1,094	415,000	-0.5	2,107	290,000	1.8
Apr-Jun 2022	6,504	580,000	-0.9	998	420,000	1.2	1,491	285,000	-1.7
Jul-Sep 2022	5,858	570,000	-1.7	939	417,000	-0.7	1,092	275,000	-3.5
Oct-Dec 2022	5,753	576,000	1.1	899	410,000	-1.7	894	280,000	1.8
Jan-Mar 2023	5,252	570,000	-1.0	786	415,000	1.2	821	280,000	0.0

MEDIAN HOUSE PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
ABBOTSFORD	1645000	1218000	1280000	1290000	1448500	10	10	-11.9	12.3
ABERFELDIE	1930000	2010000	2410000^	1540000	1395000^	5	5	-27.7	-9.4
AINTREE	807500	749300	737500	757500	735500	26	26	-8.9	-2.9
AIREYS INLET	1750000^	1375000^	1727500^	1762500^	1570000^	3	3	-10.3	-10.9
AIRPORT WEST	943000	950000	865000	873800	880000	25	25	-6.7	0.7
ALBANVALE	605000^	648900	582000	600000	590000	13	13	-2.5	-1.7
ALBERT PARK	2275000	2523000	2780000	2346300	2048500	20	20	-10.0	-12.7
ALBION	792500	1050000^	840000^	823500^	645000^	2	2	-18.6	-21.7
ALEXANDRA	547000	515000^	578500^	670000^	449000	15	15	-17.9	-33.0
ALFREDTON	697500	666000	640000	635000	640000	51	51	-8.2	0.8
ALLANSFORD	628800^	641000^	585000^	540000^	605000^	2	2	-3.8	12.0
ALPHINGTON	2168000^	2185000	2175000^	2227500	2185000^	7	7	0.8	-1.9
ALTONA	1170000	1285000	1217500	1050000	1147500	26	26	-1.9	9.3
ALTONA EAST	1125000	961000^	965000^	1112000^	985000^	3	3	-12.4	-11.4
ALTONA MEADOWS	760000	770600	700000	695000	630000	17	17	-17.1	-9.4
ALTONA NORTH	950000	972500	1005000	920000	885000	17	17	-6.8	-3.8
ANGLESEA	1700000	1640000	1722500	1885000	1700000	13	13	0.0	-9.8
APOLLO BAY	1047500^	1320000	1000000^	995000^	1125000^	8	8	7.4	13.1
ARARAT	310000	400000	408000	370000	307500	40	40	-0.8	-16.9
ARDEER	722500	698000^	645000^	710000^	644000^	8	8	-10.9	-9.3
ARMADALE	2905000	2350300	2950000	2735500	2085000	19	19	-28.2	-23.8
ARMSTRONG CREEK	732500	737000	730000	675000	672000	66	66	-8.3	-0.4
ASCOT (GREATER BENDIGO)	557600^	625000	652500^	570000^	575000	13	13	3.1	0.9
ASCOT VALE	1330000	1280000	1340000	1495000	1353000	33	33	1.7	-9.5
ASHBURTON	2130000	2050000	2025000	1835300	1768000	15	15	-17.0	-3.7
ASHWOOD	1425000	1520000	1656500	1645000	1315000	11	11	-7.7	-20.1
ASPENDALE	1298000	1820000	1435000	1390000	1337500	14	14	3.0	-3.8
ASPENDALE GARDENS	1289000	1190000	1107000	1120000	1067500	10	10	-17.2	-4.7
ATTWOOD	905000^	1070000	750000^	1195000	1000000^	9	9	10.5	-16.3
AVENEL	515000^	497500^	410000^	617000^	510000^	5	5	-1.0	-17.3
AVOCA	375000^	516000^	405000^	350000^	330000^	6	6	-12.0	-5.7
AVONDALE HEIGHTS	990000	1020000	975000	960000	900000	20	20	-9.1	-6.3
AVONSLEIGH	697500^	950000^	920000^	740000^	645000^	1	1	-7.5	-12.8

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
AXEDALE	630000^	461000^	515000^	537500^	537500*	0	0	NA	NA
BACCHUS MARSH	665000	640000	693200	665000	635000	34	34	-4.5	-4.5
BADGER CREEK	707500^	755000^	710000^	755000^	665000^	3	3	-6.0	-11.9
BAIRNSDALE	425000	465500	430000	455000	444400	45	45	4.6	-2.3
BALACLAVA	1810000	1494800	1425000	1536300	1625000^	6	6	-10.2	5.8
BALCOMBE	1875000	1800000	1770000	1955000	1867500	32	32	-0.4	-4.5
BALLAN	580000	790000	640000	685000^	641000	10	10	10.5	-6.4
BALLARAT CENTRAL	760000	650000	665000	648800	605000	22	22	-20.4	-6.7
BALLARAT EAST	541000	530000	540000	495000	505500	22	22	-6.6	2.1
BALLARAT NORTH	635000	607500	597000	645000	690000	16	16	8.7	7.0
BALNARRING	1282500^	1487500^	1370000^	1320000^	1250000^	7	7	-2.5	-5.3
BALWYN	2887800	2750000	3088000	2758000	2820000	43	43	-2.3	2.2
BALWYN NORTH	2078000	2333000	2118000	2335000	2302500	58	58	10.8	-1.4
BANDIANA	535000^	629000^	572500^	634500^	660000^	3	3	23.4	4.0
BANNOCKBURN	751500	710000	762500	722000	705000	15	15	-6.2	-2.4
BARANDUDA	726800	625000	650000	655000^	532000	12	12	-26.8	-18.8
BARNAWARTHA	437000^	469000^	542000^	542000*	468500^	1	1	7.2	NA
BARWON HEADS	1755000	2425000	1710000	1505000	1725000	11	11	-1.7	14.6
BAXTER	787500	698500^	687000^	655000^	782500^	3	3	-0.6	19.5
BAYSWATER	940000	920000	771300	830000	861000	20	20	-8.4	3.7
BAYSWATER NORTH	955000	855800	845200	850000	870000	25	25	-8.9	2.4
BEACONSFIELD	945500	1069000	888900	1007500	885000	19	19	-6.4	-12.2
BEACONSFIELD UPPER	1205000^	996000^	996000*	1320000^	1225000^	5	5	1.7	-7.2
BEAUFORT	380000^	420000^	456300	397500^	465000^	7	7	22.4	17.0
BEAUMARIS	2060000	2247000	2097500	2000000	1865000	19	19	-9.5	-6.8
BEECHWORTH	655000	788000	795000	665000^	718000^	9	9	9.6	8.0
BELGRAVE	847800	842500	913500	867500	760000	14	14	-10.4	-12.4
BELGRAVE HEIGHTS	1055300^	1055300*	890000^	1105500^	837500^	2	2	-20.6	-24.2
BELGRAVE SOUTH	1125000^	1160000^	790000^	880000^	1153500^	2	2	2.5	31.1
BELL PARK	643500	650000	640000	630500	587500	14	14	-8.7	-6.8
BELL POST HILL	665000	715000	681000	655000	592500	18	18	-10.9	-9.5
BELLBRIDGE	540000^	510000^	491500^	960000^	592500^	2	2	9.7	-38.3
BELLFIELD (BANYULE)	958000^	877500^	888000^	1120000^	1000000^	5	5	4.4	-10.7

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
BELMONT	795000	785000	700000	687500	671000	44	44	-15.6	-2.4
BENALLA	437500	429000	405000	475000	435000	41	41	-0.6	-8.4
BENDIGO	670100	660000	686500	702500	540000	10	10	-19.4	-23.1
BENTLEIGH	1765000	1786500	1662500	1755000	1830000	24	24	3.7	4.3
BENTLEIGH EAST	1540000	1525000	1400000	1411000	1427500	54	54	-7.3	1.2
BERWICK	906100	895000	885000	840000	860000	152	152	-5.1	2.4
BEVERIDGE	704500	675000	670000	632500	650000	21	21	-7.7	2.8
BIRCHIP	220000^	140000^	213500^	213500*	250000^	5	5	13.6	NA
BIRREGURRA	910000^	580000^	617500^	802500^	860000^	1	1	-5.5	7.2
BITTERN	835000	900000	830000	803000	892500^	8	8	6.9	11.1
BLACK HILL	655000	640000^	670000^	520000^	740000^	5	5	13.0	42.3
BLACK ROCK	2925000	2850000	2375000	2240000	2325000	16	16	-20.5	3.8
BLACKBURN	1770000	1538000	1455000	1415000	1508000	24	24	-14.8	6.6
BLACKBURN NORTH	1335000	1337500	1200000	1200000	1370000	14	14	2.6	14.2
BLACKBURN SOUTH	1455000	1310500	1213500	1218800	1329000	33	33	-8.7	9.0
BLAIRGOWRIE	1861500	1715000	1735000	1615000	1825000	20	20	-2.0	13.0
BLIND BIGHT	758500	745000^	635000^	638000^	762000^	5	5	0.5	19.4
BONBEACH	1260000	1255000	1100000	988800	1026500	14	14	-18.5	3.8
BONNIE BROOK	447600	642500^	667000	649900	659900	18	18	47.4	1.5
BONNIE DOON	685000^	570000^	620000^	690000^	712500^	4	4	4.0	3.3
BONSHAW	585000^	560000^	555000^	542500	577000^	6	6	-1.4	6.4
BOOLARRA	389500*	327000^	360000^	400000^	420000^	3	3	NA	5.0
BOORT	220000^	302500^	230000^	221200^	310000^	6	6	40.9	40.1
BORONIA	850000	890000	830000	795000	823000	42	42	-3.2	3.5
BOTANIC RIDGE	991000	946300	901800	912500	860000	35	35	-13.2	-5.8
BOX HILL	1923000^	1515000	1725900	1608500	1445500	12	12	-24.8	-10.1
BOX HILL NORTH	1425000	1301500	1275000	1315000	1270000	21	21	-10.9	-3.4
BOX HILL SOUTH	1500000	1438000	1387500	1437500	1402500	16	16	-6.5	-2.4
BRAYBROOK	796500	800000	814000	741500	707000	11	11	-11.2	-4.7
BREAKWATER	597500^	575100^	520000^	582500^	575000^	1	1	-3.8	-1.3
BRIAGOLONG	340000^	471000^	482500^	385000^	440000^	1	1	29.4	14.3
BRIAR HILL	1125000^	890000^	950000^	935000^	895000	10	10	-20.4	-4.3
BRIGHT	1188000	1250000	1070000^	1350000^	895600^	6	6	-24.6	-33.7

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
BRIGHTON	3662500	3650000	3250000	3237000	3075000	33	33	-16.0	-5.0
BRIGHTON EAST	2435000	2547500	2307500	2207500	2340000	31	31	-3.9	6.0
BROADFORD	588000	610000	565000	510000	520000	22	22	-11.6	2.0
BROADMEADOWS	605000	626500	610000	562500	530000	23	23	-12.4	-5.8
BROOKFIELD	590000	570000	570000	550000	570000	41	41	-3.4	3.6
BROOKLYN	805800^	850000^	740500^	660000^	945000^	2	2	17.3	43.2
BROWN HILL	617500	632500	595000	585000	707500	14	14	14.6	20.9
BRUNSWICK	1414300	1422500	1220000	1274000	1325000	51	51	-6.3	4.0
BRUNSWICK EAST	1430000	1512500	1030000	1275000	1292500	16	16	-9.6	1.4
BRUNSWICK WEST	1280000	1256000	1298000	1325000	1250000	15	15	-2.3	-5.7
BRUTHEN	389000^	467500^	500000^	432500^	520000^	5	5	33.7	20.2
BULLEEN	1420000	1370000	1340000	1400000	1345000	28	28	-5.3	-3.9
BUNDOORA	840000	870000	860000	827500	800500	44	44	-4.7	-3.3
BUNINYONG	790000	850000	805300	650000	815000^	9	9	3.2	25.4
BUNYIP	755000	705000^	722500	792500^	840000^	8	8	11.3	6.0
BURNLEY	1625000^	1355000^	1435000^	1432400^	1748000^	2	2	7.6	22.0
BURNSIDE	825000	812500	733300	715000	752500^	7	7	-8.8	5.2
BURNSIDE HEIGHTS	735000	796200	710000	780000	740000	13	13	0.7	-5.1
BURWOOD	1406000	1410500	1382000	1268000	1538000	13	13	9.4	21.3
BURWOOD EAST	1293000	1283000	1225000	1200000	1254000	26	26	-3.0	4.5
CAIRNLEA	950000	942500	965000	912500	933000	13	13	-1.8	2.2
CALIFORNIA GULLY	450000	481900	479000	460000	425000	15	15	-5.6	-7.6
CAMBERWELL	2637500	2632500	2465400	2720000	2820000	35	35	6.9	3.7
CAMPBELLFIELD	625500	600000	621500^	600000^	600000	12	12	-4.1	0.0
CAMPBELLS CREEK	695000^	727500^	737500^	695000^	724000^	8	8	4.2	4.2
CAMPERDOWN	440000	395000	450000	388500	391800	12	12	-11.0	0.8
CANADIAN	554000	605000	573000	585000^	521300	12	12	-5.9	-10.9
CANTERBURY	3490000	3447500	2948800	3497500	3000000	15	15	-14.0	-14.2
CAPE PATERSON	1026500	785000^	769500^	778000^	895000^	7	7	-12.8	15.0
CAPE SCHANCK	1230000^	1230000*	1755000^	1632500^	2225000^	3	3	80.9	36.3
CAPEL SOUND	855000	818000	785000	754000	759000	23	23	-11.2	0.7
CARDIGAN	1040000^	1155000^	1150000^	830000^	830000*	0	0	NA	NA
CARISBROOK	560000^	429000^	480000^	500000^	357500^	6	6	-36.2	-28.5

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%) Jan-Mar 2022 to Jan-Mar 2023	Change (%) Oct-Dec 2022 to Jan-Mar 2023
CARLTON	2010000	1500000	1620000	1103500	1620000 [^]	5	5	-19.4	46.8
CARLTON NORTH	1670000	1617500	1760000	1560000	1660000	18	18	-0.6	6.4
CARNEGIE	1712000	1590000	1700000	1610000	1540000	19	19	-10.0	-4.3
CAROLINE SPRINGS	735000	775000	730500	747800	700000	58	58	-4.8	-6.4
CARRUM	917800 [^]	1090000	870000	1037500	960000 [^]	3	3	4.6	-7.5
CARRUM DOWNS	727000	729000	704400	690000	685000	57	57	-5.8	-0.7
CASTERTON	230000 [^]	347000 [^]	275000	350000 [^]	327500 [^]	8	8	42.4	-6.4
CASTLEMAINE	735000	735000	700000	734800	765000	19	19	4.1	4.1
CAULFIELD	2160000 [^]	1850000 [^]	2100000	1940000	1928500 [^]	6	6	-10.7	-0.6
CAULFIELD NORTH	2710000	2752500	2400000	2675000	2545000	22	22	-6.1	-4.9
CAULFIELD SOUTH	1882500	2017500	1750000	1785000	1725000	15	15	-8.4	-3.4
CHADSTONE	1192500	1227500	1110000	1175000	1290000	15	15	8.2	9.8
CHARLEMONT	680000	687500	640000	615000	635000	24	24	-6.6	3.3
CHARLTON	265000 [^]	275000 [^]	325000 [^]	277500 [^]	320000 [^]	5	5	20.8	15.3
CHELSEA	1225000	1250000	1115000	1100000	1115000 [^]	7	7	-9.0	1.4
CHELSEA HEIGHTS	970000 [^]	1010000	959000	863000	900000	13	13	-7.2	4.3
CHELTENHAM	1507000	1415000	1199000	1250000	1355000	19	19	-10.1	8.4
CHELTENHAM EAST	1190000	1267500	1137500 [^]	1150000	1165000 [^]	7	7	-2.1	1.3
CHELTENHAM NORTH	1015000	1130000	1040000	1181000	1075000 [^]	5	5	5.9	-9.0
CHILTERN	413500 [^]	364000 [^]	360500 [^]	410000 [^]	469000 [^]	5	5	13.4	14.4
CHIRNSIDE PARK	962500	920000	898700	885000	855000	41	41	-11.2	-3.4
CHURCHILL	361000	347500	370000	365800	347500	26	26	-3.7	-5.0
CLARINDA	1207500	1062500	952500	962000 [^]	921000	12	12	-23.7	-4.3
CLAYTON	1135000	1070000	1195000	1150000	1230000	12	12	8.4	7.0
CLAYTON NORTH	1350000 [^]	1460000 [^]	1300000 [^]	1300000 [^]	1321000 [^]	4	4	-2.1	1.6
CLAYTON SOUTH	1002000	992500	975000	970000 [^]	955000	11	11	-4.7	-1.5
CLIFTON HILL	1700000	1861000	1774500	1500000	1525000 [^]	8	8	-10.3	1.7
CLIFTON SPRINGS	742500	707800	670000	710000	665000	42	42	-10.4	-6.3
CLUNES	515000	500000 [^]	452500 [^]	765000 [^]	502500 [^]	4	4	-2.4	-34.3
CLYDE	692000	662500	700000	680000	700500	48	48	1.2	3.0
CLYDE NORTH	750000	737500	745000	702500	720000	129	129	-4.0	2.5
COBBLEBANK	648000	630000	652500	635000	600000	18	18	-7.4	-5.5
COBDEN	386000 [^]	405000 [^]	308000 [^]	455000 [^]	360000 [^]	3	3	-6.7	-20.9

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
COBRAM	377500	410000	470000	400000	455000	24	24	20.5	13.8
COBURG	1280000	1200000	1185000	1189500	1100000	56	56	-14.1	-7.5
COBURG EAST	1140000	1055000	1075000	965000	1123500	22	22	-1.4	16.4
COBURG NORTH	1125000	1080000	899500	917500	900000	14	14	-20.0	-1.9
COCKATOO	827500	770000	766000	670000	767500	14	14	-7.3	14.6
COHUNA	285000	380000	310000^	255000	317000	15	15	11.2	24.3
COLAC	500000	500000	485000	500000	485000	47	47	-3.0	-3.0
COLDSTREAM	820000^	790500^	772000^	737500^	790000^	7	7	-3.7	7.1
COLERAINE	277500^	305000^	325000^	250000^	210000^	3	3	-24.3	-16.0
COLLINGWOOD	1324500	1325000	1549600^	1190000^	1062500	14	14	-19.8	-10.7
COOLAROO	542500	517500^	502500^	575000^	500000^	7	7	-7.8	-13.0
COONANS HILL	1333000	1270000^	1065000^	1135000	1225000^	2	2	-8.1	7.9
COONGULLA	310000^	365000^	430000^	495000^	495000*	0	0	NA	NA
CORINELLA	1215500^	750000^	757500^	590000^	699000^	5	5	-42.5	18.5
CORIO	522500	526000	507500	523300	475000	35	35	-9.1	-9.2
CORONET BAY	635000	685000^	609000^	697500^	580000	12	12	-8.7	-16.8
CORRYONG	305000	312500	315000^	339000^	460000^	5	5	50.8	35.7
COWES	1067500	962500^	837500^	770000^	870000^	8	8	-18.5	13.0
COWES WEST	825000	795000	770000	850000	785000	29	29	-4.8	-7.6
CRAIGIEBURN	672500	663000	652500	631500	645000	182	182	-4.1	2.1
CRANBOURNE	675000	672000	640000	631200	640000	65	65	-5.2	1.4
CRANBOURNE EAST	724000	730000	707500	711500	692500	66	66	-4.4	-2.7
CRANBOURNE NORTH	715000	745000	713000	700000	714000	67	67	-0.1	2.0
CRANBOURNE SOUTH	780000^	830000	820000^	845000^	820800	10	10	5.2	-2.9
CRANBOURNE WEST	666000	715000	669500	670000	642500	62	62	-3.5	-4.1
CREMORNE	1546500^	1295000^	1135000	1366000^	1132500^	6	6	-26.8	-17.1
CRESWICK	537000	557500	557500	520000	627500	10	10	16.9	20.7
CRIB POINT	860000	825000	842000^	685000	735000^	5	5	-14.5	7.3
CROYDON	980000	888000	867500	880000	913000	60	60	-6.8	3.8
CROYDON HILLS	1122300	1062500	1144500	1125000	1050000	15	15	-6.4	-6.7
CROYDON NORTH	1222000	1072500	885000	1090000	1107500	14	14	-9.4	1.6
CROYDON SOUTH	957000	905000	800000	851000	890000	11	11	-7.0	4.6
CURLEWIS	717500	720000	715000	680000	686300	14	14	-4.4	0.9

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
DALLAS	535000	529500	515000	491000	490000	15	15	-8.4	-0.2
DALYSTON	567300^	589000^	630000^	549000^	449500^	4	4	-20.8	-18.1
DANDENONG	725000	785000	747000	680000	680000	27	27	-6.2	0.0
DANDENONG NORTH	746000	800000	715000	693500	708000	45	45	-5.1	2.1
DANYO	170000^	78500^	195000^	210000^	86000^	3	3	-49.4	-59.0
DARLEY	725000	669500	750000	732500	579500	18	18	-20.1	-20.9
DAYLESFORD	915000	940000	910000	885000	955000	15	15	4.4	7.9
DEANSIDE	599000	600000	614500	665000	653500	24	24	9.1	-1.7
DEEPPENE	3476500^	3380000^	2970000^	2970000^	6588900^	3	3	89.5	121.8
DEER PARK	638000	630000	653000	612500	618000	43	43	-3.1	0.9
DELAcombe	550000	605000	586000	535000	512000	17	17	-6.9	-4.3
DELAHEY	663800	652000	600000	675300	680000^	9	9	2.4	0.7
DENNINGTON	620000	585000	613000^	617500	633500^	7	7	2.2	2.6
Derrimut	777500	745000	747500	770000	740000	11	11	-4.8	-3.9
DIAMOND CREEK	1087500	1011100	970000	948500	936000	24	24	-13.9	-1.3
DIGGERS REST	630000	677500	665000	650500	660000	25	25	4.8	1.5
DIMBOOLA	252500	265000^	230000^	247000^	180000^	3	3	-28.7	-27.1
DINGLEY VILLAGE	1288500	1130000	1060500	1044500	1040000	18	18	-19.3	-0.4
DINNER PLAIN	970000^	975000^	805000^	1226500^	1250000^	2	2	28.9	1.9
DONALD	220000	235000^	187000^	240000^	255000^	8	8	15.9	6.3
DONCASTER	1552500	1500000	1440000	1450000	1420000	51	51	-8.5	-2.1
DONCASTER EAST	1555000	1524300	1525000	1522000	1585000	59	59	1.9	4.1
DONNYBROOK	659500	677500	675000	660000	642500	56	56	-2.6	-2.7
DONVALE	1482500	1430000	1460000	1385000	1405000	21	21	-5.2	1.4
DOREEN	745000	773500	718000	715800	715800	104	104	-3.9	0.0
DOVETON	625000	650000	622500	607500	540000	35	35	-13.6	-11.1
DROMANA	1100000	942500	1165000	1115000	985000	39	39	-10.5	-11.7
DROUIN	625000	635000	620000	605000	625000	65	65	0.0	3.3
DRYSDALE	805000	801000	695000	742500	880000	17	17	9.3	18.5
DUNKELD	310500^	475000^	462500^	432500^	432500*	0	0	NA	NA
DUNOLLY	320000^	227500^	332500^	349000^	275000^	4	4	-14.1	-21.2
EAGLE POINT	449000^	697500^	520000^	579500^	530000^	7	7	18.0	-8.5
EAGLEHAWK	502500	500000	510000	530000	530000	19	19	5.5	0.0

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
EAGLEMONT	2517500	2060000	2800400^	2400000	2012500^	4	4	-20.1	-16.1
EAST BAIRNSDALE	357000	521000^	330000^	410000^	300000^	1	1	-16.0	-26.8
EAST BENDIGO	540000	600000	547500	615000^	585000	10	10	8.3	-4.9
EAST GEELONG	927500	862500	800000^	820000	805000	12	12	-13.2	-1.8
EAST MELBOURNE	4065000^	2650000^	4100000^	2235000^	2637500^	4	4	-35.1	18.0
EAST WARBURTON	520000^	700500^	610000^	625000^	700500^	4	4	34.7	12.1
EASTWOOD	591500	590000^	590000	620000	629000	11	11	6.3	1.5
ECHUCA	525000	558000	587500	522500	595000	45	45	13.3	13.9
EDENHOPE	168800^	242500^	245000^	230000^	345000^	3	3	104.4	50.0
EDITHVALE	1362500	1510000	1280000	1262500	1267000	14	14	-7.0	0.4
EILDON	446300	400000^	402500^	475000^	447500^	6	6	0.3	-5.8
ELLIMINYT	685000^	680000	652500	680000^	830000^	5	5	21.2	22.1
ELMORE	405000^	461000^	330000^	437500^	315000^	7	7	-22.2	-28.0
ELSTERNWICK	2337500	2217500	2500000	2197500	2476500^	6	6	5.9	12.7
ELTHAM	1320000	1345900	1225000	1215000	1030000	33	33	-22.0	-15.2
ELTHAM NORTH	1270000	1304000	1150000	1118000	1190000	22	22	-6.3	6.4
ELWOOD	2395000	3050000	2635000	2375000	2300000	20	20	-4.0	-3.2
EMERALD	960000	955000	1015000	852500	900000	13	13	-6.3	5.6
ENDEAVOUR HILLS	820000	852500	805000	760000	770000	53	53	-6.1	1.3
EPPING	700000	685000	655000	671000	650500	56	56	-7.1	-3.1
EPSOM	600000	595000	591500	600000	545000	15	15	-9.2	-9.2
ESSENDON	1880000	1995000	1700000	1760000	1900000	35	35	1.1	8.0
ESSENDON NORTH	1335000^	1630000	1305000^	1232800^	1150000^	3	3	-13.9	-6.7
ESSENDON WEST	1290000^	1502000^	1002500^	1212500^	1010000^	3	3	-21.7	-16.7
EUMEMMERRING	820000^	772500^	530000^	595000^	655000^	5	5	-20.1	10.1
EUROA	405000	528000	555000	450000	490000	19	19	21.0	8.9
EYNESBURY	710500	721300	665000^	695000	674000	10	10	-5.1	-3.0
FAIRFIELD	1765000	1840000	2550000	1662500	1562500	10	10	-11.5	-6.0
FAIRHAVEN	3461000^	3725000^	2787500^	2575000^	2490000^	2	2	-28.1	-3.3
FAWKNER	837500	792500	745800	760000	767500	28	28	-8.4	1.0
FERNTREE GULLY	902800	880000	810000	886000	901000	61	61	-0.2	1.7
FERNY CREEK	990000^	940000^	895000^	1173500^	950000^	3	3	-4.0	-19.0
FINGAL	1980000^	1900000^	2450000^	1965800^	2005000^	2	2	1.3	2.0

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
FITZROY	1542500	1957500	1410000	1460000	1717500	10	10	11.3	17.6
FITZROY NORTH	1872500	1602000	1450000	1575000	1600000	21	21	-14.6	1.6
FIVEWAYS	934200^	1064000^	720000^	640000^	390000^	3	3	-58.3	-39.1
FLEMINGTON	1425000	1330000^	1038500	1010000	1117500^	8	8	-21.6	10.6
FLINDERS	5020000^	2887500^	3625500^	3291500^	2800000^	1	1	-44.2	-14.9
FLORA HILL	537500	570000	552500	515000	515000	11	11	-4.2	0.0
FOOTSCRAY	938500	1012500	920000	1056800	846300	20	20	-9.8	-19.9
FOREST HILL	1245000	1140000	1086000	1195200	1100000	22	22	-11.6	-8.0
FOSTER	547500	580000^	607500^	620000^	590000^	9	9	7.8	-4.8
FRANKSTON	786500	790000	751000	710000	700000	100	100	-11.0	-1.4
FRANKSTON NORTH	622500	625000	601500	598000	560000	19	19	-10.0	-6.4
FRANKSTON SOUTH	1200000	1240000	1150000	1170000	1190000	56	56	-0.8	1.7
FRASER RISE	727000	730000	720500	700000	700000	49	49	-3.7	0.0
FYANSFORD	985000^	1280000^	1150000^	955000^	1062500^	6	6	7.9	11.3
GARDEN CITY	1956300	2200000^	1617500^	1725000^	1725000*	0	0	NA	NA
GARFIELD	795000^	789000^	766300^	873200^	890000^	8	8	11.9	1.9
GEELONG	850000	756300	975000	1020000	880000	13	13	3.5	-13.7
GEELONG WEST	1060000	932500	1030000	955000	1010000	22	22	-4.7	5.8
GEMBROOK	843500^	860000^	907500^	865000^	950000^	9	9	12.6	9.8
GISBORNE	1250000	1025000	1188000	950000	1012500	30	30	-19.0	6.6
GLADSTONE PARK	755000	740000	707000	700000	685000	18	18	-9.3	-2.1
GLEN HUNTLY	1302000^	1554000^	1553000^	1950000^	1513000^	2	2	16.2	-22.4
GLEN IRIS	2602000	2551500	2510000	2410000	2367500	50	50	-9.0	-1.8
GLEN WAVERLEY	1660000	1588000	1520000	1488500	1629000	74	74	-1.9	9.4
GLENGARRY	615000^	498800^	498800*	554500^	495000^	5	5	-19.5	-10.7
GLENROY	885000	900000	845000	775000	762500	36	36	-13.8	-1.6
GOLDEN BEACH	375000^	350000^	380000^	380000*	400000^	2	2	6.7	NA
GOLDEN POINT (BALLARAT)	560000	547500	564000	510000	575000	10	10	2.7	12.7
GOLDEN SQUARE	548000	570000	510000	517500	500000	33	33	-8.8	-3.4
GORDON	807500^	657500^	650000^	738000^	779000^	3	3	-3.5	5.6
GOUGHS BAY	757800^	690000^	690000*	1430000^	560000^	2	2	-26.1	-60.8
GOWANBRAE	1010000^	900000	772500^	885000^	1120000^	4	4	10.9	26.6
GRANTVILLE	597500	700300^	555000^	639500^	575000^	6	6	-3.8	-10.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
GREEN LAKE	510500^	430000^	345800^	494000^	425000^	6	6	-16.7	-14.0
GREENSBOROUGH	1000000	1020000	958800	978000	938500	42	42	-6.2	-4.0
GREENVALE	900000	932500	846600	853000	850000	59	59	-5.6	-0.4
GROVEDALE	720000	693000	687000	705000	630000	43	43	-12.5	-10.6
HADFIELD	920000	865000	868800	825000	850000	15	15	-7.6	3.0
HALLAM	747500	750000	710000	700000	660000	15	15	-11.7	-5.7
HALLS GAP	570000^	636900^	470000^	647500^	555000^	3	3	-2.6	-14.3
HAMILTON	365000	380000	354000	348000	395000	43	43	8.2	13.5
HAMLYN HEIGHTS	790500	770000	770000	700000	723000	21	21	-8.5	3.3
HAMPTON	2292500	2567500	2300000	2278000	2220000	25	25	-3.2	-2.5
HAMPTON EAST	1610000	1675500	1492000	1440000	1215000^	6	6	-24.5	-15.6
HAMPTON PARK	665000	677500	660000	642500	650000	49	49	-2.3	1.2
HARKNESS	595000	600000	587500	580000	600000	44	44	0.8	3.4
HASTINGS	722500	742500	750000	715000	742500	22	22	2.8	3.8
HASTINGS WEST	675000^	640000^	744000^	655000^	605000^	9	9	-10.4	-7.6
HAWTHORN	2650000	2275000	2460000	2765000	2710500	24	24	2.3	-2.0
HAWTHORN EAST	2830000	2925000	3050000	2200000	2906000	21	21	2.7	32.1
HEALESVILLE	820000	810000	792000	792000	755000	14	14	-7.9	-4.7
HEATHCOTE	500000^	478300	551300^	550000^	532500^	4	4	6.5	-3.2
HEATHERTON	1222600	1155000^	925000^	1098500	1070000^	6	6	-12.5	-2.6
HEATHMONT	1135000	1032500	964000	1137000	1135000	23	23	0.0	-0.2
HEIDELBERG	1500000	1200000	1510000^	1255000	1300500	10	10	-13.3	3.6
HEIDELBERG HEIGHTS	1052500	1060000	960000	1000000	912500	12	12	-13.3	-8.8
HEIDELBERG WEST	846500	860000	780000	750000	782000	16	16	-7.6	4.3
HEPBURN SPRINGS	852500^	980000^	900000^	862500^	690000^	3	3	-19.1	-20.0
HERNE HILL	765000	775000	725000	780000	760000^	9	9	-0.7	-2.6
HEYFIELD	417500^	345000^	385000	380000^	362000^	8	8	-13.3	-4.7
HEYWOOD	320000^	279600^	300000^	395000^	315000^	3	3	-1.6	-20.3
HIGHETT	1560000	1530000	1342500	1415000	1535000	18	18	-1.6	8.5
HIGHTON	991000	992500	956000	864500	800000	57	57	-19.3	-7.5
HILLSIDE (BRIMBANK)	627000^	661400^	577500^	717500^	565000^	1	1	-9.9	-21.3
HILLSIDE (MELTON)	795500	810000	785000	800000	759000	44	44	-4.6	-5.1
HOPETOUN	214500^	183000^	160000	194500^	220000^	5	5	2.6	13.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
HOPPERS CROSSING	630000	640000	601000	600000	623500	95	95	-1.0	3.9
HORSHAM	385000	380000	340000	437500	399000	73	73	3.6	-8.8
HUGHESDALE	1635000	1600000	1310000	1546000	1445000 [^]	6	6	-11.6	-6.5
HUNTINGDALE	1250000	1350000 [^]	1211000 [^]	1110500 [^]	1367000 [^]	5	5	9.4	23.1
HUNTLY	560000	600000	585000	556500	535000	11	11	-4.5	-3.9
HURSTBRIDGE	1165000 [^]	990000 [^]	923500 [^]	917500	856800 [^]	8	8	-26.5	-6.6
INDENTED HEAD	875000 [^]	1100000 [^]	860000 [^]	917500 [^]	863300	10	10	-1.3	-5.9
INGLEWOOD	425500 [^]	335000 [^]	460000 [^]	500000 [^]	500000 [*]	0	0	NA	NA
INVERLEIGH	970000 [^]	903000 [^]	665000 [^]	750800 [^]	950000 [^]	3	3	-2.1	26.5
INVERLOCH	993500	940000	985000	1025000	1000000	39	39	0.7	-2.4
INVERMAY PARK	762500 [^]	740000 [^]	640000 [^]	565000 [^]	665000 [^]	3	3	-12.8	17.7
IRONBARK	565000 [^]	535000 [^]	500000 [^]	415000 [^]	530000 [^]	6	6	-6.2	27.7
IRYMPLE	523000	420000	483500	460000	500000	11	11	-4.4	8.7
IVANHOE	2080000	2049000	1815000	1500000	1750000	15	15	-15.9	16.7
IVANHOE EAST	2542500	2875000 [^]	1990000	1821300 [^]	2715000 [^]	5	5	6.8	49.1
JACANA	635000	655000 [^]	657500 [^]	545000 [^]	607500 [^]	6	6	-4.3	11.5
JACKASS FLAT	570000 [^]	586300	515000	517500	509000 [^]	6	6	-10.7	-1.6
JAMIESON	700800 [^]	700000 [^]	620000 [^]	620000 [*]	540000 [^]	2	2	-22.9	NA
JAN JUC	1435000	1225000	1400000 [^]	1490000	1290000	11	11	-10.1	-13.4
JEERALANG NORTH	389800 [^]	425000	420000 [^]	360000 [^]	355000 [^]	9	9	-8.9	-1.4
JEPARIT	147500 [^]	255000 [^]	142500 [^]	168000 [^]	133700 [^]	1	1	-9.4	-20.4
JUNCTION VILLAGE	664000 [^]	640500 [^]	662000 [^]	620000 [^]	662500 [^]	6	6	-0.2	6.9
JUNORTOUN	910500 [^]	915000 [^]	850500 [^]	907000 [^]	886800 [^]	4	4	-2.6	-2.2
KALIMNA	590000 [^]	510000 [^]	433500 [^]	535000 [^]	483500 [^]	5	5	-18.1	-9.6
KALKALLO	634900	656000	650000	643500	650000	48	48	2.4	1.0
KALLISTA	1035000 [^]	1000000 [^]	840000 [^]	957500 [^]	788800 [^]	4	4	-23.8	-17.6
KALORAMA	1188000 [^]	842000 [^]	825300 [^]	1145000 [^]	885000 [^]	5	5	-25.5	-22.7
KANGAROO FLAT	538300	511300	575000	532500	495000	49	49	-8.0	-7.0
KANGAROO GROUND SOUTH	1149900 [^]	1050000 [^]	1000000 [^]	1161000 [^]	1010000 [^]	6	6	-12.2	-13.0
KANIVA	162500 [^]	199000 [^]	206000 [^]	212500 [^]	176500 [^]	4	4	8.6	-16.9
KATANDRA WEST	455000 [^]	497500 [^]	485000 [^]	485000 [*]	155000 [^]	1	1	-65.9	NA
KEALBA	755000 [^]	700000	685000	695000	667500 [^]	6	6	-11.6	-4.0
KEILOR	1026000	995000	1065000	1010000	950000	13	13	-7.4	-5.9

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
KEILOR DOWNS	817500	770000	727700	730000	790000	15	15	-3.4	8.2
KEILOR EAST	1065500	1075000	965000	915000	977500	36	36	-8.3	6.8
KEILOR LODGE	900000^	880000^	790000^	1042500^	855000^	2	2	-5.0	-18.0
KEILOR PARK	930000	895000^	885000^	813500	793000	12	12	-14.7	-2.5
KENNINGTON	592500	590000	645000	582500	607500	16	16	2.5	4.3
KENSINGTON	1219000	1240500	1215000	1150000	1000000	21	21	-18.0	-13.0
KERANG	260000	290000	270000	305000	235000	21	21	-9.6	-23.0
KEW	2922500	2800000	3325000	2811000	3250000	41	41	11.2	15.6
KEW EAST	2340000^	2225000^	2000000^	2030000^	2300000^	3	3	-1.7	13.3
KEW NORTH	2182500	2512500	2075000^	2065000	2480000	15	15	13.6	20.1
KEYSBOROUGH	920000	901500	900000	883500	961900	55	55	4.6	8.9
KIALLA	632500	625000	687500	625000	695000	24	24	9.9	11.2
KILLARA (WODONGA)	632000^	675000^	675000^	595000^	649500^	6	6	2.8	9.2
KILMORE	613500	635000	590000	577500	610000	36	36	-0.6	5.6
KILSYTH	855500	880000	810000	831200	780000	26	26	-8.8	-6.2
KILSYTH SOUTH	1185000^	965000^	1080000^	937500^	865200^	3	3	-27.0	-7.7
KINGLAKE	795000^	784000^	725000^	771000^	672500^	4	4	-15.4	-12.8
KINGS PARK	650000	640000	625500	605000	600000	11	11	-7.7	-0.8
KINGSBURY	770000^	828000	780000^	802000	785000^	7	7	1.9	-2.1
KINGSVILLE	1287500	1300000	1225000^	1092500^	1090000	11	11	-15.3	-0.2
KNOXFIELD	1042500	939000	925000	960000	862500	12	12	-17.3	-10.2
KOO WEE RUP	692500	790000	715000	632500	640000	10	10	-7.6	1.2
KOONDROOK	283500^	295000^	310000^	450000^	245400^	4	4	-13.4	-45.5
KOROIT	523000^	550000^	593000	628800^	470000^	5	5	-10.1	-25.2
KORUMBURRA	502500	540000	560700	475000	478000	22	22	-4.9	0.6
KURUNJANG	560000	575000	535000	520000	520800	43	43	-7.0	0.2
KYABRAM	397500	415000	380000	405000	455000	11	11	14.5	12.3
KYNETON	875000	912000	885000	975000	790000	23	23	-9.7	-19.0
LAKE BOGA	281500^	375000^	431800^	415000^	295000^	2	2	4.8	-28.9
LAKE GARDENS	800000^	838500^	695000^	675000^	835000^	5	5	4.4	23.7
LAKE TYERS BEACH	830000^	575000^	435000^	811000^	572500^	6	6	-31.0	-29.4
LAKE WENDOUREE	1040000	1162500	1445000^	1575000^	1105000	10	10	6.3	-29.8
LAKES ENTRANCE	562500	535000	530000	480000	535000	19	19	-4.9	11.5

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
LALOR	750000	721000	687000	655000	656000	45	45	-12.5	0.2
LANCEFIELD	705000	700000^	810000^	665000^	727500^	7	7	3.2	9.4
LANG LANG	747500^	678500	730000^	717500^	632000	13	13	-15.5	-11.9
LANGWARRIN	873000	890000	838200	795000	837500	60	60	-4.1	5.3
LARA	755500	721000	682500	695000	757500	12	12	0.3	9.0
LARA LAKE	705000	715000	715000	685000	720000	33	33	2.1	5.1
LAUNCHING PLACE	822500	775000^	737000	743500^	650000^	3	3	-21.0	-12.6
LAVERTON	602500	630000	602000	559000	580000	15	15	-3.7	3.8
LAVERTON SOUTH	807300	766300	745000	753300	730000	24	24	-9.6	-3.1
LENEVA	635000	601500^	650000	642500^	735000^	9	9	15.7	14.4
LEONGATHA	615000	587500	595000	556300	580000	23	23	-5.7	4.3
LEOPOLD	722500	701500	700000	708000	700000	45	45	-3.1	-1.1
LILYDALE	860000	900000	924600	860000	925000	43	43	7.6	7.6
LINDENOW	330000^	330000*	485000^	467000^	360000^	3	3	9.1	-22.9
LISMORE	280000^	320000^	135000^	265000^	260000^	2	2	-7.1	-1.9
LOCH SPORT	445000	450000	310000	359000^	362500	14	14	-18.5	1.0
LOCKINGTON	350000^	267000^	314000^	339000^	385000^	5	5	10.0	13.6
LONG GULLY	500000	515000	440000	444000	400000^	7	7	-20.0	-9.9
LONGWARRY	535000	575000	600000	567500	577500	16	16	7.9	1.8
LORNE	1805000^	2200000	2487500^	2412500^	1910000^	8	8	5.8	-20.8
LOVELY BANKS	805000^	827500^	760000^	715000^	650000^	2	2	-19.3	-9.1
LOWER PLENTY	1262500^	1335000^	1270000^	1610000^	1400000^	9	9	10.9	-13.0
LUCAS	672500	712500	742500	697500	617500	22	22	-8.2	-11.5
LUCKNOW	300000^	416500^	372000^	515000^	400000^	3	3	33.3	-22.3
LYNBROOK	795000	820000	808500	813300	816000	11	11	2.6	0.3
LYNDHURST	949000	955000	965000	960000	901000	14	14	-5.1	-6.1
LYSTERFIELD	1305000	1210800	1021300	1330000	913500^	6	6	-30.0	-31.3
LYSTERFIELD SOUTH	1745000*	1912000^	1950000^	1690000^	1690000*	0	0	NA	NA
MACEDON	1125000^	1000000^	1085000^	1299000^	1105000^	3	3	-1.8	-14.9
MACLEOD	1207500	1140000	1087500	1050000	1126300	10	10	-6.7	7.3
MADDINGLEY	617500	650300	650000	650000	635000	22	22	2.8	-2.3
MAFFRA	375000	392500	395000	355000	401000	14	14	6.9	13.0
MAIDEN GULLY	755000	790000	760000	735000	750000^	9	9	-0.7	2.0

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
MAIDSTONE	950000	883000	865000	840000	915000	14	14	-3.7	8.9
MALDON	724500^	685000^	760000^	850000^	801300	12	12	10.6	-5.7
MALLACOOTA	520000	550000^	515000^	545000^	1120000^	1	1	115.4	105.5
MALMSBURY	715000^	825000^	810000^	785000^	810000^	5	5	13.3	3.2
MALVERN	3690000	3320000	2985000	2800000	3050000	16	16	-17.3	8.9
MALVERN EAST	2410000	2210000	1850000	2364000	2110000	37	37	-12.4	-10.7
MAMBOURIN	639000	621000^	631500	622500^	625000	13	13	-2.2	0.4
MANIFOLD HEIGHTS	980000	1100000	1388000^	1236300^	850000^	5	5	-13.3	-31.2
MANOR LAKES	665000	640000	642500	623000	611000	42	42	-8.1	-1.9
MANSFIELD	752500	750000	645000	792500	735000	25	25	-2.3	-7.3
MARIBYRNONG	1170000	1011900	982500	1275000	1150000	11	11	-1.7	-9.8
MARLO	615000^	700000^	570000^	850000^	655000^	2	2	6.5	-22.9
MARONG	664000^	650000	685000	584500^	635000^	6	6	-4.4	8.6
MARSHALL	671200	685500^	650000^	667000^	623500^	2	2	-7.1	-6.5
MARYBOROUGH	407500	395000	357500	400000	415000	34	34	1.8	3.8
MARYSVILLE	980000^	635000^	940000^	770000^	780000^	2	2	-20.4	1.3
MCCRAE	1355000	1300000	1100000^	1472500	1540000	19	19	13.7	4.6
MCKENZIE HILL	817500^	755000^	722500^	925000^	930000^	3	3	13.8	0.5
MCKINNON	2454800	2000000	1536000^	1805000	1700000	13	13	-30.7	-5.8
MEADOW HEIGHTS	592500	590000	565000	547500	540000	24	24	-8.9	-1.4
MELTON	500000	503500	516000	470000	460000	30	30	-8.0	-2.1
MELTON SOUTH	537000	521000	512500	490000	480000	45	45	-10.6	-2.0
MELTON WEST	550000	580000	558000	515000	545000	40	40	-0.9	5.8
MENTONE	1560000	1500000	1449000	1440000	1400000	25	25	-10.3	-2.8
MENZIES CREEK	960000^	918000^	980000^	980000*	705000^	3	3	-26.6	NA
MERBEIN	295600	297500	345000	330000	315000	13	13	6.6	-4.5
MEREDITH	650000^	1250000^	625100^	470500^	600000^	5	5	-7.7	27.5
MERINDA PARK	685000	631000	657000^	590000^	629500^	8	8	-8.1	6.7
MERNDA	695000	702000	660000	672000	650000	67	67	-6.5	-3.3
MERRIJIG (MANSFIELD)	905000^	867500^	867500*	1037500^	1037500*	0	0	NA	NA
METUNG	720000	805000^	745000^	500000^	850000^	7	7	18.1	70.0
MICKLEHAM	668000	685000	670000	700000	697500	114	114	4.4	-0.4
MIDDLE PARK	4005000	2915000	2750000	2175000	1940000	11	11	-51.6	-10.8

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
MILDURA	437500	405000	425000	430000	430000	165	165	-1.7	0.0
MILL PARK	830000	810000	755000	749300	755000	58	58	-9.0	0.8
MILLGROVE	626000	600000	590000^	590000^	593800^	6	6	-5.2	0.6
MINERS REST	636800	600000	610000	585000	587500	12	12	-7.7	0.4
MINYIP	120000^	190000^	132500^	160000^	160000*	0	0	NA	NA
MIRBOO NORTH	606500^	577500^	550000^	450000^	595000^	4	4	-1.9	32.2
MITCHAM	1225000	1120000	1080900	1195000	1122500	36	36	-8.4	-6.1
MITCHELL PARK	480000^	915000^	485000^	473800^	475000^	3	3	-1.0	0.3
MOE	360000	365000	395000	365000	365000	53	53	1.4	0.0
MONBULK	790000	820000	860000^	746300	815000^	6	6	3.2	9.2
MONT ALBERT	2560000	2320000	2360000	1980000^	2350000^	9	9	-8.2	18.7
MONT ALBERT NORTH	1729000	1725000	1517500^	1490000	1720000	15	15	-0.5	15.4
MONTMORENCY	1175000	1225000	1080000	1050000	1227000	21	21	4.4	16.9
MONTROSE	950000	922500	832500	890000	846000	16	16	-10.9	-4.9
Moolap	981000*	1155800^	1155800*	1155800*	675000^	1	1	NA	NA
MOONEE PONDS	1870000	1465500	1435000	1537500	1440000	21	21	-23.0	-6.3
MOORABBIN	1440000	1365000	1382500	1290000	1358000	12	12	-5.7	5.3
MOOROOLBARK	877800	880000	843000	801000	802000	64	64	-8.6	0.1
MOOROOPNA	380000	368000	395000	390000	333300	20	20	-12.3	-14.5
MORDIALLOC	1216500	1395000	1192000	1375000	1460000	17	17	20.0	6.2
MORNINGTON	1250000	1130500	1080000	1100000	1070000	69	69	-14.4	-2.7
MORTLAKE	322500^	350000^	335000	290000	362500	12	12	12.4	25.0
MORWELL	315000	330000	350000	335000	320000	65	65	1.6	-4.5
MOUNT BEAUTY	571300	577500^	527500^	527500*	455000^	4	4	-20.4	NA
MOUNT CLEAR	590000	511000	504000	498500^	510000	17	17	-13.6	2.3
MOUNT COTTRELL	563450*	660000^	545000^	545000*	572000^	5	5	NA	NA
MOUNT DANDENONG	1125000^	1040000^	965000^	942500^	746300^	8	8	-33.7	-20.8
MOUNT DUNEED	860000	830000	750000	732500	743000	28	28	-13.6	1.4
MOUNT ELIZA	1900000	1720000	1652500	1675000	1766300	64	64	-7.0	5.4
MOUNT EVELYN	920000	910000	795000	795000	807500	34	34	-12.2	1.6
MOUNT HELEN	615000	687500	635000	680000^	580000	11	11	-5.7	-14.7
MOUNT MACEDON	1460100^	1197500^	1512500^	1423600^	1216000^	2	2	-16.7	-14.6
MOUNT MARTHA	2000000	2075000	1725000	1320000	1750000	22	22	-12.5	32.6

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
MOUNT PLEASANT	582500	522500	522500	475000	507600 [^]	8	8	-12.9	6.9
MOUNT WAVERLEY	1600000	1530000	1506000	1455500	1605300	64	64	0.3	10.3
MULGRAVE	987000	1000000	965000	1070500	948000	42	42	-4.0	-11.4
MURCHISON	410000 [^]	450000 [^]	472500 [^]	435000 [^]	410000 [^]	1	1	0.0	-5.7
MURRUMBEENA	1710000	1715000	1535000	1598500	1525000	14	14	-10.8	-4.6
MURTOA	249000 [^]	230000 [^]	340000 [^]	180000 [^]	258500 [^]	2	2	3.8	43.6
MYRTLEFORD	624500	580000	680000 [^]	584000	595000 [^]	9	9	-4.7	1.9
NAGAMBIE	700000	598000	665000	655000 [^]	725000 [^]	5	5	3.6	10.7
NAR NAR GOON	655000 [^]	800000 [^]	920000 [^]	825000 [^]	825000 [*]	0	0	NA	NA
NARRE WARREN	774000	750000	709000	720000	711500	60	60	-8.1	-1.2
NARRE WARREN NORTH	1677500	1650000	1585000 [^]	1655000	1505000	11	11	-10.3	-9.1
NARRE WARREN SOUTH	818000	815000	800000	770000	805000	79	79	-1.6	4.5
NATHALIA	340000 [^]	320000	340000	422500	412500 [^]	6	6	21.3	-2.4
NEERIM SOUTH	722500 [^]	550000 [^]	610000 [^]	610000 [*]	815000 [^]	3	3	12.8	NA
NERRINA	755000 [^]	793800 [^]	920000 [^]	873000 [^]	670000 [^]	4	4	-11.3	-23.3
NEW GISBORNE	920000 [^]	845000 [^]	862500 [^]	880000 [^]	895000	10	10	-2.7	1.7
NEWBOROUGH	430000	440500	450000	412000	395000	30	30	-8.1	-4.1
NEWCOMB	610000	612500	597500	585000	544000	19	19	-10.8	-7.0
NEWINGTON	660000	730300 [^]	770000 [^]	665000 [^]	950000 [^]	5	5	43.9	42.9
NEWLANDS ARM	600000 [^]	578000 [^]	632500 [^]	675000 [^]	632500 [^]	4	4	5.4	-6.3
NEWPORT	1350000	1280000	1255000	1270000	1336300	30	30	-1.0	5.2
NEWSTEAD	615000 [^]	780000 [^]	620000 [^]	525000 [^]	650000 [^]	1	1	5.7	23.8
NEWTOWN (GREATER GEELONG)	1285000	1327000	1255000	1175000	1315000	34	34	2.3	11.9
NHILL	200000	184500	220300	264000	235000	19	19	17.5	-11.0
NICHOLS POINT	636600 [^]	500000 [^]	500000 [*]	815000 [^]	640000 [^]	5	5	0.5	-21.5
NIDDRIE	1400000	1400000	1056500	1152500	1090000	12	12	-22.1	-5.4
NOBLE PARK	770000	770000	743000	720000	710000	41	41	-7.8	-1.4
NOBLE PARK NORTH	801100	805000	780000	810000 [^]	740500	14	14	-7.6	-8.6
NORLANE	505500	500000	470000	450000	460000	28	28	-9.0	2.2
NORTH BENDIGO	522500	515000	487500	511000	515000	17	17	-1.4	0.8
NORTH GEELONG	657000	835000	640000	705300	632000	16	16	-3.8	-10.4
NORTH MELBOURNE	1310000	1337500	1305000	1370000	1190000 [^]	8	8	-9.2	-13.1
NORTH SHORE	1875000 [^]	795000 [^]	795000 [*]	2012500 [^]	870000 [^]	3	3	-53.6	-56.8

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
NORTH WONTHAGGI	670000	637500	665000	675000	627800	18	18	-6.3	-7.0
NORTHCOTE	1656000	1650000	1600000	1708000	1593000	46	46	-3.8	-6.7
NOTTING HILL	1131000^	1060000^	955000^	1058000^	1200000^	1	1	6.1	13.4
NUMURKAH	387500	345000	350000	320000	340000	10	10	-12.3	6.3
NUNAWADING	1295000	1142000	1109000	1090000	1100000	23	23	-15.1	0.9
NYAH WEST	209000^	220000^	242500^	135000^	266500^	4	4	27.5	97.4
OAK PARK	1237500	1255000	985000	972500	929000^	7	7	-24.9	-4.5
OAKLEIGH	1535000	1433000	1307500	1318500	1188000^	6	6	-22.6	-9.9
OAKLEIGH EAST	1170000^	1155000	922500	1103000^	912500^	9	9	-22.0	-17.3
OAKLEIGH SOUTH	1210000	1220000	1114300	1034800	1090000	16	16	-9.9	5.3
OCEAN GROVE	1180000	1100000	1165000	1112500	1025500	64	64	-13.1	-7.8
OFFICER	720000	702500	680000	683800	702500	94	94	-2.4	2.7
OFFICER SOUTH	812500^	731500^	905000	882500^	850000	11	11	4.6	-3.7
OLINDA	910500^	1085000^	898500^	815000^	839000^	5	5	-7.9	2.9
ORBOST	295000	351000	350000	328800	350000	15	15	18.6	6.5
ORMOND	1950000	1737500	1810000	1907500	1635800	12	12	-16.1	-14.2
OSBORNE	1100000	1135000	1230000	1150000	1045000	26	26	-5.0	-9.1
OUYEN	145000	175000	165000^	245000^	220000^	5	5	51.7	-10.2
PAKENHAM	662000	665000	640000	640000	639000	219	219	-3.5	-0.2
PARADISE BEACH	430000^	430000*	430000^	275000^	320000^	1	1	-25.6	16.4
PARK ORCHARDS	1965000^	1903000^	2460600^	1735000^	1714500^	6	6	-12.7	-1.2
PARKDALE	1665500	1630000	1617500	1290000	1309000	16	16	-21.4	1.5
PARKVILLE	2233000^	1869000	2050000^	2120000	2097500^	2	2	-6.1	-1.1
PASCOE VALE	1110000	1157500	1117500	1017500	924000	24	24	-16.8	-9.2
PASCOE VALE SOUTH	1207500	1114500	1095000	1190000	1150000^	7	7	-4.8	-3.4
PATTERSON GARDENS	1300000^	1326500	1265000^	1287500^	1032500^	4	4	-20.6	-19.8
PATTERSON LAKES	1385000	1494500	1800000	1700000	1600000	17	17	15.5	-5.9
PAYNESVILLE	555000	598300	565000	535000	523500	28	28	-5.7	-2.1
PEARCEDALE	985000^	740000^	850000^	777500^	747500^	4	4	-24.1	-3.9
PENSHURST	320000^	335000^	170000^	230000^	257500^	2	2	-19.5	12.0
PETERBOROUGH	650000^	751000^	766000^	680000^	570000^	1	1	-12.3	-16.2
PIONEER BAY	540000^	482500^	460000^	540000^	526300^	2	2	-2.5	-2.5
PLENTY	1490000^	1823500^	1446500^	1575000^	1620000^	2	2	8.7	2.9

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
POINT COOK	756300	788000	780000	790000	765000	137	137	1.2	-3.2
POINT LONSDALE	1400000	1545000	1570000	1525000	1847500	16	16	32.0	21.1
POREPUNKAH	1100000^	977500^	1100000^	942500^	940000^	3	3	-14.5	-0.3
PORT FAIRY	1150000	1205000^	1151000^	900000	1300000	11	11	13.0	44.4
PORT MELBOURNE	1567500	1820000	1705000	1575000	1767500	22	22	12.8	12.2
PORTARLINGTON	1150000	1060000	920000	910000	940000	25	25	-18.3	3.3
PORTLAND	419300	465000	460000	440000	435000	37	37	3.8	-1.1
PORTLAND NORTH	295000^	670000^	365000^	577500^	750000^	3	3	154.2	29.9
PORTSEA	4550000	3250000^	2480000^	4200000^	3380000^	7	7	-25.7	-19.5
PRAHRAN	2097500	1950000	1666000	1742500	1540000	15	15	-26.6	-11.6
PRESTON	1315000	1178000	1055000	1085500	1112500	38	38	-15.4	2.5
PRINCES HILL	2582500^	2060000^	1782500^	2435000^	1430000^	4	4	-44.6	-41.3
QUARRY HILL	567500	525000	535000^	810000	545000^	5	5	-4.0	-32.7
QUEENSCLIFF	1847500	1575000^	1525000^	1550000^	1967500	10	10	6.5	26.9
RAINBOW	142500^	106000^	84300^	214500^	152500^	6	6	7.0	-28.9
RAWSON	290000^	325000^	420000^	245000^	295000^	3	3	1.7	20.4
RAYMOND ISLAND	434500^	602500^	567500^	460000^	626000^	2	2	44.1	36.1
RED CLIFFS	317500	337000	310000	330000	334000	22	22	5.2	1.2
RED HILL	2031000^	1785000^	1735000^	1930000^	1505000^	1	1	-25.9	-22.0
RED HILL SOUTH	1750000*	1615000^	2000000^	1750000^	1715000^	4	4	NA	-2.0
REDAN	502500	525000	535000	515000	460000	14	14	-8.5	-10.7
RESEARCH	1367500^	1375000^	1600000^	1459000^	1265000^	1	1	-7.5	-13.3
RESERVOIR	1005000	951000	866000	910000	850000	87	87	-15.4	-6.6
RHYLL	897000^	1025000^	850000^	898800^	737500^	6	6	-17.8	-17.9
RICHMOND	1392500	1443000	1281000	1410000	1355000	49	49	-2.7	-3.9
RIDDELLS CREEK	995000^	931500^	790000	840000^	720000^	3	3	-27.6	-14.3
RINGWOOD	1025000	1135000	1010000	945000	1050000	31	31	2.4	11.1
RINGWOOD EAST	1050000	970000	950000	975000	1000000	19	19	-4.8	2.6
RINGWOOD NORTH	1215000	1190000	1245000	1174000	1042500	30	30	-14.2	-11.2
RIPPLESIDE	1172500^	1225000^	918800^	1190000^	957500^	6	6	-18.3	-19.5
RIPPONLEA	1427500^	1661500^	1627800^	1662500^	1747500^	2	2	22.4	5.1
ROBINVALE	402500^	310000	276300	315000	330000^	3	3	-18.0	4.8
ROCHESTER	390000	468500	425000	290000^	250000^	7	7	-35.9	-13.8

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
ROCKBANK	637500	645000	608000	622500	605000	23	23	-5.1	-2.8
ROMSEY	795000	860000	798500	809000	752500	22	22	-5.3	-7.0
ROSANNA	1315000	1234500	1155000	1032500	1270000	21	21	-3.4	23.0
ROSEBUD	851100	852500	775000	748800	770000	59	59	-9.5	2.8
ROSEBUD SOUTH	1225000	1160000	1067500	852500	1155000	17	17	-5.7	35.5
ROSEDALE	419500	530000^	440000	350000^	375000^	9	9	-10.6	7.1
ROWVILLE	1102000	1140000	1030000	1050000	1010000	73	73	-8.3	-3.8
ROXBURGH PARK	650000	680000	652000	636000	668000	52	52	2.8	5.0
RUSHWORTH	375000	385000^	275000^	340000^	305000^	4	4	-18.7	-10.3
RUTHERGLEN	475000	523500^	460000^	500000	587500^	8	8	23.7	17.5
RYE	1280000	1166300	1060000	1096000	1098500	58	58	-14.2	0.2
SAFETY BEACH	1370000	1175000	1162500	1150000	1295000	36	36	-5.5	12.6
SAILORS GULLY	525000^	472000^	630000^	607500^	454000^	8	8	-13.5	-25.3
SALE	515000	460000	460000	505000	465000	49	49	-9.7	-7.9
SAN REMO	919000	1200000^	1187500	1080000^	1040000^	5	5	13.2	-3.7
SANCTUARY LAKES	750000	767500	780000	735000	740000	89	89	-1.3	0.7
SANDHURST	1060000	921000	990000	1030000	965500	25	25	-8.9	-6.3
SANDRINGHAM	2482500	2295000	2537000	2323500	2021000	19	19	-18.6	-13.0
SANDY POINT	842500^	871500^	750000^	820000^	805000^	1	1	-4.5	-1.8
SASSAFRAS	1037500^	1178500^	920000^	920000*	920000*	0	0	NA	NA
SCORESBY	949000	1080000	957500	940000	910000	11	11	-4.1	-3.2
SEA LAKE	185000^	133500^	174500^	197500^	159500^	4	4	-13.8	-19.2
SEABROOK	780000	777500	733500	725000	750000	15	15	-3.8	3.4
SEAFORD	940000	881300	864000	830000	825000	37	37	-12.2	-0.6
SEAHOLME	1220000^	1235000^	951000^	1012500^	1030000^	3	3	-15.6	1.7
SEASPRAY	409500^	390000^	350000^	535000^	580000^	3	3	41.6	8.4
SEBASTOPOL	470000	495000	485000	477000	467500	32	32	-0.5	-2.0
SEDDON	1090000	1150000	940000	1200000	1090000	20	20	0.0	-9.2
SELBY	1000000^	787500^	715000^	768800^	715000^	4	4	-28.5	-7.0
SEVILLE	810000^	841500^	749500^	786000^	900000^	9	9	11.1	14.5
SEVILLE EAST	825000^	700000^	610000^	700000^	827500^	4	4	0.3	18.2
SEYMOUR	490000	460000	422500	450000	475000	18	18	-3.1	5.6
SHEPPARTON	407500	440000	450000	427300	450000	105	105	10.4	5.3

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
SHEPPARTON NORTH	570500^	465000^	735000^	633000^	1100000^	1	1	92.8	73.8
SHOREHAM	1535000^	2700000^	2700000*	1827500^	1700000^	5	5	10.7	-7.0
SILVERLEAVES	2194900^	980000^	620000^	1037600^	1150000^	1	1	-47.6	10.8
SKIPTON	345000^	427500^	420000^	300000^	320000^	3	3	-7.2	6.7
SKYE	805000	742000	780000	766000	725000	19	19	-9.9	-5.4
SMITHS BEACH	978200^	1265000^	1105000^	1155000^	1075000^	2	2	9.9	-6.9
SMYTHES CREEK	590000^	611000^	570000^	620000^	620000*	0	0	NA	NA
SMYTHESDALE	450000^	783000^	595000^	550000^	530000^	3	3	17.8	-3.6
SOLDIERS HILL	655000	685000	815000	711000	640000	13	13	-2.3	-10.0
SOMERS	1900000^	1727500^	3625000^	1418500	1550000	15	15	-18.4	9.3
SOMERVILLE	950000	800000	812500	789000	757500	34	34	-20.3	-4.0
SORRENTO	2400000	2625000	2055000	2190500	2250000	27	27	-6.3	2.7
SOUTH GEELONG	1310000^	986000^	806000^	1172500^	750000^	5	5	-42.7	-36.0
SOUTH KINGSVILLE	1007500^	960000^	880000^	1157500^	1365000^	2	2	35.5	17.9
SOUTH MELBOURNE	1925000	1792500	1610000	2035000	2245000	12	12	16.6	10.3
SOUTH MORANG	760000	774300	765000	748300	715000	67	67	-5.9	-4.5
SOUTH YARRA	1927500	1975000	1943500	2050800	2432500	22	22	26.2	18.6
SPOTSWOOD	1380000^	1243800	1260000^	1180000^	1165000^	2	2	-15.6	-1.3
SPRING GULLY	700000^	540000^	567500	610000	580000^	9	9	-17.1	-4.9
SPRINGVALE	881500	902500	875000	880000	890000	27	27	1.0	1.1
SPRINGVALE SOUTH	805000	822000	822500	825000	804500	14	14	-0.1	-2.5
ST ALBANS	698300	690000	678000	660000	650000	57	57	-6.9	-1.5
ST ALBANS PARK	651000	625000	644500	682500	588800	20	20	-9.6	-13.7
ST ANDREWS BEACH	1620000^	1400000^	1510000^	1550000^	1550000^	6	6	-4.3	0.0
ST ARNAUD	285000	319500	270000	325000	272500	10	10	-4.4	-16.2
ST HELENA	1170000^	1255000^	1205000^	1180000^	1134000^	4	4	-3.1	-3.9
ST KILDA	1570000	1785000	1610000	1900000	1166000^	8	8	-25.7	-38.6
ST KILDA EAST	1470000	1990000	1855000	1446000^	1321300	12	12	-10.1	-8.6
ST KILDA WEST	2400000^	2347500^	2875000^	2315000^	3800000^	5	5	58.3	64.1
ST LEONARDS	802500	860500	787000	750000	800000	20	20	-0.3	6.7
STANHOPE	310000^	366500^	168000^	217000^	397000^	1	1	28.1	82.9
STAWELL	329000	355000	341500	380000	341000	30	30	3.6	-10.3
STRATFORD	455800	469000	485000	525000	493000	13	13	8.2	-6.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
STRATHDALE	690000	700000	647500	640000	685000	21	21	-0.7	7.0
STRATHFIELDSAYE	777500	730000	710000	667500	685000	18	18	-11.9	2.6
STRATHMERTON	344000^	370000^	320000^	323000^	320000^	2	2	-7.0	-0.9
STRATHMORE	1627500	1575000	1630500	1605000	1384000	18	18	-15.0	-13.8
STRATHTULLOH	621000	612000	650000	614300	591000	15	15	-4.8	-3.8
STUDFIELD	1100000^	930000^	910000^	972500^	924700^	4	4	-15.9	-4.9
SUNBURY	684500	670000	660000	665000	650000	136	136	-5.0	-2.3
SUNDERLAND BAY	685000^	920000^	620000^	655000^	642500^	6	6	-6.2	-1.9
SUNNYCLIFFS	315000^	307500^	286500^	256500^	382500^	7	7	21.4	49.1
SUNSET STRIP	802500^	500000^	865000^	650000^	625000^	3	3	-22.1	-3.8
SUNSHINE	875000	865000	820000	861000	745500	11	11	-14.8	-13.4
SUNSHINE NORTH	792000	760000	710000	750000	721300	20	20	-8.9	-3.8
SUNSHINE WEST	780000	761000	742500	700000	645500	36	36	-17.2	-7.8
SURF BEACH	810000^	914000^	1280000^	890000^	859500	10	10	6.1	-3.4
SURREY HILLS	2331500	2060000	2210000	2365000	2303500	32	32	-1.2	-2.6
SWAN HILL	364500	444500	440000	393000	448000	37	37	22.9	14.0
SYDENHAM	675000	705000	732000	693800	700000	14	14	3.7	0.9
SYNDAL	1870000^	1640000^	2060000	2195000	1727500^	8	8	-7.6	-21.3
TALLANGATTA	432000^	452000^	410000^	447500^	401300^	4	4	-7.1	-10.3
TARNEIT	654000	652500	659900	640500	660000	257	257	0.9	3.0
TATURA	438000	446000	480000	455000	460000^	8	8	5.0	1.1
TAWONGA SOUTH	663900^	575000^	802500^	646500^	650000^	5	5	-2.1	0.5
TAYLORS HILL	872500	908500	905000	933500	875000	25	25	0.3	-6.3
TAYLORS LAKES	965000	952500	922500	937000	875000	30	30	-9.3	-6.6
TECOMA	928800^	892000^	833000^	810000^	805000^	8	8	-13.3	-0.6
TEMPLESTOWE	1735000	1700000	1600000	1470000	1709000	28	28	-1.5	16.3
TEMPLESTOWE LOWER	1550000	1372000	1400000	1270000	1570000	28	28	1.3	23.6
TERANG	343000	390000	332500	385000^	385000^	7	7	12.2	0.0
THE BASIN	836200	920000	810000	825000	916000	10	10	9.5	11.0
THE HONEYSUCKLES	502500^	502500*	502500*	485000^	592500^	2	2	17.9	22.2
THOMASTOWN	723500	725000	729500	655000	695000	40	40	-3.9	6.1
THOMSON (GREATER GEELONG)	607000^	602500^	535000^	557500^	562000^	8	8	-7.4	0.8
THORNBURY	1520000	1490000	1442500	1450000	1347500	28	28	-11.3	-7.1

^ means there were fewer than 10 sales for the quarter

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

NA means insufficient data was available to create the percentage change

MEDIAN HOUSE PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
THORNHILL PARK	591000	625000	600000	575000	642000	20	20	8.6	11.7
TIMBOON	465000^	476000^	423000^	440000^	558000^	6	6	20.0	26.8
TONGALA	423000	335000^	412500^	349500^	435000^	4	4	2.8	24.5
TOONGABBIE	612500^	487500^	377500^	525000^	519500^	4	4	-15.2	-1.0
TOORA	532500^	415000^	415000*	430000^	465000^	6	6	-12.7	8.1
TOORADIN	684500^	755000^	910000^	1031000^	841000^	6	6	22.9	-18.4
TOORAK	5000000	8005000	5325000	5920000	7216500	10	10	44.3	21.9
TOOTGAROOK	1000000	1030000	895000	817000	847500	20	20	-15.3	3.7
TORQUAY	1360000	1400000	1340000	1270000	1357500	58	58	-0.2	6.9
TRAFALGAR	568500	581000	650000	567500	533500	22	22	-6.2	-6.0
TRARALGON	475000	492500	484500	480000	485000	115	115	2.1	1.0
TRARALGON EAST	592500^	702800^	715900^	733500^	820000^	2	2	38.4	11.8
TRENTHAM	955500	1102500	1180000^	1197500	760000^	4	4	-20.5	-36.5
TRUGANINA	655000	655000	659800	655000	628000	140	140	-4.1	-4.1
TULLAMARINE	813500	785000	740000	705000	730000	15	15	-10.3	3.5
TYABB	825000^	740000^	782500^	762000^	735000^	7	7	-10.9	-3.5
UPPER FERNTREE GULLY	985000	915000^	870000	824000^	745000^	9	9	-24.4	-9.6
UPWEY	872500	910000	970000	865000	821000	18	18	-5.9	-5.1
VENTNOR	850000	863000^	913300^	830000^	865000^	2	2	1.8	4.2
VENUS BAY	654500	699000	730000	605000^	620000^	6	6	-5.3	2.5
VERMONT	1225000	1225000	1188000	1245400	1200000	19	19	-2.0	-3.6
VERMONT SOUTH	1420000	1495000	1340800	1357500	1451000	23	23	2.2	6.9
VIEWBANK	1270000	1262500	1161000	1080000	1083000	17	17	-14.7	0.3
VIOLET TOWN	317500^	385000^	450000^	387500^	530000^	3	3	66.9	36.8
WAHGUNYAH	349500^	505000^	545000^	562500^	610000^	5	5	74.5	8.4
WALKERVILLE	575000^	575000*	542000^	542000*	863300^	3	3	50.1	NA
WALLAN	627500	612500	640000	635000	610000	35	35	-2.8	-3.9
WALLAN EAST	611000	640000	610000	600000	563500	14	14	-7.8	-6.1
WANDANA HEIGHTS	1075000^	1163500^	1204000^	1100000	822500^	6	6	-23.5	-25.2
WANDIN NORTH	835000^	835000^	870000^	800000^	850000	11	11	1.8	6.3
WANGARATTA	530000	550000	525000	520000	481000	68	68	-9.2	-7.5
WANTIRNA	1105000	1033500	1108000	1120000	1024000	28	28	-7.3	-8.6
WANTIRNA SOUTH	1375000	1288000	1105000	1126300	1225000	26	26	-10.9	8.8

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
WARBURTON	762500	761500	733300^	703500	740000^	9	9	-3.0	5.2
WARNEET	800000^	800000*	687500^	729500^	663000^	2	2	-17.1	-9.1
WARRACKNABEAL	230000	192500	210000	232500	212000	19	19	-7.8	-8.8
WARRAGUL	665000	680000	630000	645000	630000	92	92	-5.3	-2.3
WARRANTYTE	1470000	1440000	1252000	1215000	1445000^	6	6	-1.7	18.9
WARRANWOOD	1424000	1345000	1342500	1560000^	1070000	13	13	-24.9	-31.4
WARRNAMBOOL	595000	620000	578500	630000	620000	96	96	4.2	-1.6
WATERWAYS	1651000^	1600000	1650000^	1140000^	1690000^	5	5	2.4	48.2
WATSONIA	950000	906900	910000^	810000	779800^	8	8	-17.9	-3.7
WATSONIA NORTH	1000000^	920000	931500^	853100	916000^	6	6	-8.4	7.4
WATTLE GLEN	950000^	950000^	985000^	938500^	938500*	0	0	NA	NA
WAURN PONDS	817500	771000	777000	825000	805000^	3	3	-1.5	-2.4
WEDDERBURN	325000^	320000^	288500^	465000^	290000^	4	4	-10.8	-37.6
WEIR VIEWS	592000	562500	575000	610000	576000	32	32	-2.7	-5.6
WENDOUREE	500000	520000	485000	480000	470000	33	33	-6.0	-2.1
WENDOUREE WEST	410000^	438000^	352500^	363500^	365000^	5	5	-11.0	0.4
WERRIBEE	627000	615400	610000	600000	597500	184	184	-4.7	-0.4
WERRIBEE SOUTH	890000^	845000^	790000^	965000^	856000^	5	5	-3.8	-11.3
WEST FOOTSCRAY	1100000	950000	895500	947500	892500	24	24	-18.9	-5.8
WEST MELBOURNE	1232500^	2262500^	1450000^	1365000^	1270000^	1	1	3.0	-7.0
WEST WODONGA	472000	530000	495000	522500	549500	40	40	16.4	5.2
WESTALL	905000	888000	900000^	875000	865000	12	12	-4.4	-1.1
WESTGARTH	1912500	2225000	1652500^	1777500	1950000^	5	5	2.0	9.7
WESTMEADOWS	748500	731000	674000	665000	700000	16	16	-6.5	5.3
WHEELERS HILL	1515000	1480000	1350000	1441500	1480000	45	45	-2.3	2.7
WHITE HILLS	540200	510000	465000	503800	465000	12	12	-13.9	-7.7
WHITTINGTON	528100	550000	532500	510000	492500	10	10	-6.7	-3.4
WHITTLESEA	802500	745000	663100	705000	730000	16	16	-9.0	3.5
WILLIAMS LANDING	825000	765000	820000	780000	810000	29	29	-1.8	3.8
WILLIAMSTOWN	1662500	1530000	1695000	1875000	1470000	27	27	-11.6	-21.6
WILLIAMSTOWN NORTH	1610000^	1257500^	888000^	1197500^	1197500*	0	0	NA	NA
WIMBLEDON HEIGHTS	685000^	617500^	710000^	710000*	620000^	4	4	-9.5	NA
WINCHELSEA	662500^	650000^	645000^	625000	590000^	7	7	-10.9	-5.6

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
WINDSOR	1815000	1650000	1690000	1465000	1523800 [^]	6	6	-16.0	4.0
WINTER VALLEY	591000	610000	640000	630000	580000	11	11	-1.9	-7.9
WODONGA	499000	519000	554500	514000	520000	79	79	4.2	1.2
WOLLERT	710000	720000	685000	730000	702500	98	98	-1.1	-3.8
WONGA PARK	1433900 [^]	1195000 [^]	1680500	1640000 [^]	1092500 [^]	6	6	-23.8	-33.4
WONTHAGGI	585000	622000	650000	555000	580000	21	21	-0.9	4.5
WOODEND	960000	860000	765000	855000	857500	16	16	-10.7	0.3
WOOLAMAI WATERS	848500	948500	975000	800000	827500	14	14	-2.5	3.4
WOORI YALLOCK	660000	688500	687500	610000	616300	12	12	-6.6	1.0
WY YUNG	395000 [^]	529300 [^]	562500 [^]	459500 [^]	437500 [^]	1	1	10.8	-4.8
WYCHEPROOF	185000 [^]	292500 [^]	150000 [^]	202500 [^]	218000 [^]	3	3	17.8	7.7
WYNDHAM VALE	583000	590000	580000	570000	545000	89	89	-6.5	-4.4
YACKANDANDAH	780000 [^]	571500 [^]	670000 [^]	633000 [^]	635000 [^]	4	4	-18.6	0.3
YALLAMBIE	1005000 [^]	1082500	1028800	888800	975300 [^]	4	4	-3.0	9.7
YALLOURN NORTH	305000	315000 [^]	345000 [^]	355000 [^]	320000 [^]	5	5	4.9	-9.9
YARRA GLEN	770000 [^]	842500 [^]	810000 [^]	780000	782500 [^]	9	9	1.6	0.3
YARRA JUNCTION	787500	735000 [^]	633000 [^]	647500 [^]	709500	10	10	-9.9	9.6
YARRAGON	612500 [^]	600000 [^]	635000 [^]	550000 [^]	695000 [^]	7	7	13.5	26.4
YARRAM	452500	465000	482500 [^]	414300	387500 [^]	8	8	-14.4	-6.5
YARRAVILLE	1355000	1267500	1230000	1035500	1105000	34	34	-18.5	6.7
YARRAWONGA	722500	645000	643000	619500	595000	35	35	-17.6	-4.0
YEA	610000 [^]	630000 [^]	615000 [^]	660000 [^]	485000 [^]	6	6	-20.5	-26.5
YINNAR	562500 [^]	580000 [^]	548500 [^]	510000 [^]	565000 [^]	4	4	0.4	10.8

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%) Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
ABBOTSFORD	560000	552500	565000	545000	465000	54	54	-17.0	-14.7
ABERFELDIE	1102500^	1200000^	450000 ^	885000^	1021000^	3	3	-7.4	15.4
AIRPORT WEST	656000	662000	670000	635000	665000	20	20	1.4	4.7
ALBERT PARK	835000^	1527500^	360000 ^	1880000^	725000^	3	3	-13.2	-61.4
ALBION	250000	409000	251000	575000	235000	11	11	-6.0	-59.1
ALFREDTON	382500^	430000 ^	273800 ^	337500^	535000^	5	5	39.9	58.5
ALPHINGTON	808900	715500	736000	640000	710000	19	19	-12.2	10.9
ALTONA	730000	727500	740000	692500	795000	25	25	8.9	14.8
ALTONA EAST	375000^	784000^	595000 ^	735000^	739900^	5	5	97.3	0.7
ALTONA MEADOWS	521000^	485000^	497500 ^	472500^	510000	11	11	-2.1	7.9
ALTONA NORTH	745000	735000	725000	660000	711800	14	14	-4.5	7.8
ANGLESEA	1249000*	1910000^	1212500 ^	1200000^	1200000*	0	0	NA	NA
ARARAT	280500^	285000^	187000 ^	250000^	282500^	4	4	0.7	13.0
ARDEER	552000^	525000^	588800 ^	612500^	570000^	4	4	3.3	-6.9
ARMADALE	595000	700000	738000	727000	630000	40	40	5.9	-13.3
ASCOT VALE	555000	582500	507000	552500	580000	19	19	4.5	5.0
ASHBURTON	1235000^	1182500^	962500 ^	1200000^	1057500^	4	4	-14.4	-11.9
ASHWOOD	955000	1142500	882500	785000	1037000	14	14	8.6	32.1
ASPENDALE	1017500	770000^	905000	914000^	720600	11	11	-29.2	-21.2
AVONDALE HEIGHTS	671500	752500^	651000 ^	651000*	670000^	3	3	-0.2	NA
BACCHUS MARSH	507500	465000^	385400	461000^	480000^	7	7	-5.4	4.1
BALACLAVA	640000	610000	531000	720000	580000	21	21	-9.4	-19.4
BALLAN	430000^	475000^	475000 *	427000^	475000^	1	1	10.5	11.2
BALLARAT CENTRAL	425000^	400000^	402500 ^	188000	415000^	2	2	-2.4	120.7
BALLARAT EAST	470000^	430300^	385000 ^	325000^	457500^	4	4	-2.7	40.8
BALLARAT NORTH	448000^	427500^	431000 ^	407500^	352500^	5	5	-21.3	-13.5
BALWYN	886500	1050000	864500	1214000	745000	26	26	-16.0	-38.6
BALWYN NORTH	1166000	850000	780000	1250000	1080000	10	10	-7.4	-13.6
BARWON HEADS	1335000^	1030000^	1660000 ^	1812500^	1190000^	5	5	-10.9	-34.3
BAYSWATER	685000	699000	656000	544500	636900	36	36	-7.0	17.0
BAYSWATER NORTH	669000	592000	630000	510000	550000	11	11	-17.8	7.8
BEACONSFIELD	507500^	618500^	630000 ^	520000^	510000^	5	5	0.5	-1.9
BEAUMARIS	1330000	1235000	1155000	1375000	955000	17	17	-28.2	-30.5
BELL PARK	530000*	548500^	465000 ^	595000^	312500^	2	2	NA	-47.5

^ 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%) Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
BELLFIELD (BANYULE)	1230000 [^]	715000 [^]	691000 [^]	778500 [^]	872000 [^]	6	6	-29.1	12.0
BELMONT	557500	545000	555000	580000	510000	26	26	-8.5	-12.1
BENALLA	340000 [^]	280000 [^]	284500 [^]	327000	350000 [^]	5	5	2.9	7.0
BENDIGO	400000 [^]	500500	465000	482500 [^]	467500 [^]	4	4	16.9	-3.1
BENTLEIGH	705000	677500	872000	773000	638000	37	37	-9.5	-17.5
BENTLEIGH EAST	1026000	982500	949500	920000	955000	47	47	-6.9	3.8
BERWICK	630000	610000	667000	662500	646000	26	26	2.5	-2.5
BLACK HILL	500000 [^]	425000 [^]	425500 [^]	410000 [^]	515000 [^]	1	1	3.0	25.6
BLACK ROCK	1300000	1475000	999000	1250000	1400000 [^]	9	9	7.7	12.0
BLACKBURN	822400	703000	730000	689000	602000	41	41	-26.8	-12.6
BLACKBURN NORTH	870000 [^]	917500 [^]	950500 [^]	1202000 [^]	800000 [^]	5	5	-8.0	-33.4
BLACKBURN SOUTH	900000	913500	822000	902500	788000 [^]	9	9	-12.4	-12.7
BONBEACH	670000	710000	640000	579000	702500	21	21	4.9	21.3
BORONIA	674000	690000	615000	613000	651000	49	49	-3.4	6.2
BOX HILL	495000	536300	550000	545700	567500	100	100	14.6	4.0
BOX HILL NORTH	888000	820500	950000	746500	850000	31	31	-4.3	13.9
BOX HILL SOUTH	900000	830000	714000	828000	1133500	12	12	25.9	36.9
BRAYBROOK	625000	573000	547500	530000	590000 [^]	9	9	-5.6	11.3
BREAKWATER	413000 [*]	530000 [^]	520000 [^]	505500 [^]	505500 [*]	0	0	NA	NA
BRIAR HILL	765000 [^]	830000 [^]	782000 [^]	680000 [^]	1070000 [^]	2	2	39.9	57.4
BRIGHT	560000 [^]	750000 [^]	895000 [^]	850000 [^]	850000 [*]	0	0	NA	NA
BRIGHTON	1508900	1700000	1283500	1365000	1287000	46	46	-14.7	-5.7
BRIGHTON EAST	1260000	1235000	1125000	1200000	1290000	13	13	2.4	7.5
BROADMEADOWS	475500	480000	437500	400000	460000	19	19	-3.3	15.0
BROOKLYN	670000 [^]	640000 [^]	615000 [^]	590000	622500	11	11	-7.1	5.5
BROWN HILL	380000 [^]	433800 [^]	447500 [^]	420000 [^]	415000 [^]	5	5	9.2	-1.2
BRUNSWICK	622500	582500	555800	510000	520000	83	83	-16.5	2.0
BRUNSWICK EAST	636500	582500	550000	490000	517500	54	54	-18.7	5.6
BRUNSWICK WEST	482500	489000	460000	500000	400000	47	47	-17.1	-20.0
BULLEEN	856000	780000	832500	845000	881000 [^]	8	8	2.9	4.3
BUNDOORA	550000	465000	483500	470000	430000	37	37	-21.8	-8.5
BURNLEY	490000 [^]	490000 [*]	480000 [^]	480000 [*]	477000 [^]	5	5	-2.7	NA
BURWOOD	826500	920000	747500	790500	870000	29	29	5.3	10.1
BURWOOD EAST	634000	651000	595000	664000	625000	21	21	-1.4	-5.9

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
CAIRNLEA	243000 [^]	425500 [^]	307500 [^]	427600 [^]	430000	11	11	77.0	0.6
CALIFORNIA GULLY	345000 [^]	347500 [^]	445000 [^]	260000 [^]	260000 [*]	0	0	NA	NA
CAMBERWELL	917000	950000	866100	945000	900000	37	37	-1.9	-4.8
CAMPBELLFIELD	360000 [^]	430000 [^]	401000 [^]	425000 [^]	360000 [^]	3	3	0.0	-15.3
CANADIAN	410000	415000 [^]	397500	401500	450000 [^]	7	7	9.8	12.1
CANTERBURY	1434000 [^]	1345000	1235000	865000	890000 [^]	7	7	-37.9	2.9
CAPEL SOUND	668500	701000 [^]	725000 [^]	780000 [^]	662000	18	18	-1.0	-15.1
CARLTON	483600	447800	340000	283300	415000	90	90	-14.2	46.5
CARLTON NORTH	607500 [^]	704500 [^]	758800 [^]	478000 [^]	630000 [^]	3	3	3.7	31.8
CARNEGIE	600000	655000	637000	614000	593500	96	96	-1.1	-3.3
CAROLINE SPRINGS	575000	435000	462500	456000	462500	12	12	-19.6	1.4
CARRUM	770000	718800	735000	677600	744500	16	16	-3.3	9.9
CARRUM DOWNS	600000	580000	568500	560000	570500	22	22	-4.9	1.9
CASTLEMAINE	530000 [^]	572000 [^]	530000 [^]	587200 [^]	466000 [^]	2	2	-12.1	-20.6
CAULFIELD	1060000	865000	833000	796000	855000 [^]	9	9	-19.3	7.4
CAULFIELD EAST	349500 [^]	807500 [^]	695000 [^]	780500 [^]	690000 [^]	3	3	97.4	-11.6
CAULFIELD NORTH	745000	690000	650000	735000	580000	54	54	-22.1	-21.1
CAULFIELD SOUTH	864000	1180000	850000	1150000	950500	20	20	10.0	-17.3
CHADSTONE	800000	925000	835000	850000	823000	20	20	2.9	-3.2
CHELSEA	710500	723800	641000	639300	650000	25	25	-8.5	1.7
CHELSEA HEIGHTS	655000 [^]	732800 [^]	612500 [^]	575000 [^]	469500 [^]	2	2	-28.3	-18.3
CHELTENHAM	690000	664500	582500	688600	613500	45	45	-11.1	-10.9
CHELTENHAM EAST	664000 [^]	660000 [^]	595000 [^]	608500 [^]	704000 [^]	6	6	6.0	15.7
CHELTENHAM NORTH	729000	750000	732000 [^]	700600	630000 [^]	3	3	-13.6	-10.1
CHIRNSIDE PARK	700000	690000 [^]	710000 [^]	705000 [^]	687500 [^]	6	6	-1.8	-2.5
CLARINDA	770000 [^]	847500 [^]	847500 [*]	872500 [^]	650900 [^]	5	5	-15.5	-25.4
CLAYTON	650000	650000	738300	692500	660000	58	58	1.5	-4.7
CLAYTON NORTH	150000	675000 [^]	884000 [^]	820000 [^]	355000	12	12	136.7	-56.7
CLAYTON SOUTH	726000	534000	623800	608800	566500	10	10	-22.0	-6.9
CLIFTON HILL	658500	605000	992000 [^]	582500	691000	12	12	4.9	18.6
COBRAM	240000 [^]	211500 [^]	168000	343500 [^]	312500 [^]	4	4	30.2	-9.0
COBURG	595000	588000	626000	627500	571000	41	41	-4.0	-9.0
COBURG EAST	593000	826000 [^]	702500	660000 [^]	609800	10	10	2.8	-7.6
COBURG NORTH	710000	687500 [^]	639400	678300	846500	10	10	19.2	24.8

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
COLAC	330000^	385000	380000 ^	395500^	460000^	6	6	39.4	16.3
COLLINGWOOD	675000	660000	656300	625000	578800	44	44	-14.3	-7.4
CORIO	440000^	405000^	405000 ^	465000^	358800^	8	8	-18.5	-22.8
COWES	435000^	590000^	597500	620000^	383000^	7	7	-12.0	-38.2
COWES WEST	714000	637000^	690000 ^	785000^	560000^	3	3	-21.6	-28.7
CRAIGIEBURN	436000	406000	460000	425300	445000	47	47	2.1	4.6
CRANBOURNE	465000	500000	482500	481500	440000	19	19	-5.4	-8.6
CRANBOURNE EAST	500000^	531000^	615000 ^	500000^	510000	12	12	2.0	2.0
CRANBOURNE NORTH	505000^	470000^	487500 ^	495000^	419700^	5	5	-16.9	-15.2
CRANBOURNE WEST	530000^	550000^	512500 ^	522500^	488000^	5	5	-7.9	-6.6
CREMORNE	645000^	797500	600000 ^	752500^	687500^	4	4	6.6	-8.6
CRIB POINT	530000^	545500	540000 ^	525800^	587500^	2	2	10.8	11.7
CROYDON	715500	660000	660000	647500	700000	76	76	-2.2	8.1
CROYDON NORTH	675000	715000	770000	755000^	660000	13	13	-2.2	-12.6
CROYDON SOUTH	855000^	800000^	800000 *	747500^	660000^	3	3	-22.8	-11.7
DALLAS	318800	410000^	560000 ^	470000^	460000^	5	5	44.3	-2.1
DANDENONG	380000	432000	420800	357000	383000	101	101	0.8	7.3
DANDENONG NORTH	590000	555000	570000	500000	520000	17	17	-11.9	4.0
DARLEY	394000^	450000	375000 ^	438000^	432500^	6	6	9.8	-1.3
DAYLESFORD	615000^	581100^	582500 ^	704500^	475000^	1	1	-22.8	-32.6
DEEPDENE	1500000^	1320000^	1300000 ^	1545000^	1000000^	3	3	-33.3	-35.3
DEER PARK	475000	512500^	523000	480000^	460000^	3	3	-3.2	-4.2
DIAMOND CREEK	770300^	845000^	675000 ^	681300^	797500^	6	6	3.5	17.1
DINGLEY VILLAGE	895000^	720000^	730000 ^	743400	730000^	7	7	-18.4	-1.8
DINNER PLAIN	595000^	595000^	942500 ^	625000^	545000^	2	2	-8.4	-12.8
DOCKLANDS	559500	630000	623500	620000	570000	103	103	1.9	-8.1
DONCASTER	623400	585000	675000	670000	610000	66	66	-2.2	-9.0
DONCASTER EAST	768800	880000	837800	649500	663000	55	55	-13.8	2.1
DONVALE	829300	940000	1007500	855000	934000	14	14	12.6	9.2
DOREEN	450000^	561500^	502500 ^	570000^	462800^	4	4	2.8	-18.8
DOVETON	555000	517500	470000	500000^	502000	13	13	-9.5	0.4
DROMANA	825000	777500^	857500 ^	1407000^	740000^	6	6	-10.3	-47.4
DROUIN	453500^	435000^	383500	440000	445000^	6	6	-1.9	1.1
DRYSDALE	515000	550000	603800 ^	540000^	478000^	8	8	-7.2	-11.5

^ 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
EAGLEHAWK	425500^	380000^	371300 ^	400000^	480000^	3	3	12.8	20.0
EAGLEMONT	820200^	921000^	1028500 ^	922000^	680000^	1	1	-17.1	-26.2
EAST GEELONG	446000*	410000^	406500 ^	480000^	440000^	1	1	NA	-8.3
EAST MELBOURNE	1275000	872000	726000	807500	690000	13	13	-45.9	-14.6
ECHUCA	407500	356500	355000	375000^	340300	10	10	-16.5	-9.3
EDITHVALE	750000	815400	728000	820000	822500	18	18	9.7	0.3
ELSTERNWICK	635000	700000	655000	650000	720000	29	29	13.4	10.8
ELTHAM	715000	835000	810000	812500	788300	16	16	10.3	-3.0
ELWOOD	710000	676000	686000	640000	620000	61	61	-12.7	-3.1
ENDEAVOUR HILLS	617500	632500^	595000	615000^	670000^	6	6	8.5	8.9
EPPING	510000	505000	467000	487000	476400	18	18	-6.6	-2.2
ESSENDON	603000	575000	535000	615000	510000	61	61	-15.4	-17.1
ESSENDON NORTH	396000	391000	340000	500000	466000	17	17	17.7	-6.8
ESSENDON WEST	1040000^	841000^	910000 ^	842500^	473500^	2	2	-54.5	-43.8
EUMEMMERRING	580000^	580500	492500 ^	466000^	533500^	6	6	-8.0	14.5
FAIRFIELD	541000	545000	582300	585000	569000	18	18	5.2	-2.7
FAWKNER	593800	575000	460000	547500	565000	19	19	-4.8	3.2
FERNTREE GULLY	630000	661000	667500	716000	644300	32	32	2.3	-10.0
FISHERMANS BEND	777500	950000	905000	845000	980000	27	27	26.0	16.0
FITZROY	800000	825000	709000	785000	800000	25	25	0.0	1.9
FITZROY NORTH	735000	548000	750000	700000	660000	21	21	-10.2	-5.7
FLEMINGTON	425000	407500	430000	452800	357500	18	18	-15.9	-21.0
FLORA HILL	411600	430000	430000 ^	470000^	500000^	6	6	21.5	6.4
FOOTSCRAY	515000	495000	462100	500000	525000	91	91	1.9	5.0
FOREST HILL	837500	817500	742500	800000	470600^	8	8	-43.8	-41.2
FOSTER	315000^	220000^	527500 ^	342500^	274000^	2	2	-13.0	-20.0
FRANKSTON	568000	568500	540000	541500	475000	95	95	-16.4	-12.3
FRANKSTON NORTH	508000^	545000^	515000 ^	320000^	503100^	4	4	-1.0	57.2
FRANKSTON SOUTH	802500	735000	755000	710000	672500	14	14	-16.2	-5.3
GARDENVALE	295000^	520000^	280000 ^	720000^	275000^	2	2	-6.8	-61.8
GEELONG	677500	655000	755000	640000	750000	21	21	10.7	17.2
GEELONG WEST	695000^	423500	395000 ^	423000	542500	10	10	-21.9	28.3
GISBORNE	665000^	527500^	660000 ^	680000^	445000^	5	5	-33.1	-34.6
GLEN HUNTLY	577500	642500	554500	474000	620000	16	16	7.4	30.8

^ 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
GLEN IRIS	800000	758000	672500	670000	637500	54	54	-20.3	-4.9
GLEN WAVERLEY	840000	765000	850500	803000	814000	44	44	-3.1	1.4
GLENROY	605500	595000	580000	560000	555500	64	64	-8.3	-0.8
GOLDEN POINT (BALLARAT)	420000^	380400^	392500 ^	410000^	352000^	3	3	-16.2	-14.1
GOLDEN SQUARE	450000^	400500	475000 ^	389000^	375000^	8	8	-16.7	-3.6
GREENSBOROUGH	695000	733000	717500	655000	665000	18	18	-4.3	1.5
GREENVALE	454000^	556800^	512500 ^	445000^	442500^	2	2	-2.5	-0.6
GROVEDALE	525000	546000^	524500 ^	460000	505000^	2	2	-3.8	9.8
HADFIELD	596000	590000	695000	562500	505000	15	15	-15.3	-10.2
HALLAM	570000^	580000	592000 ^	550000	570000	11	11	0.0	3.6
HAMILTON	262500^	205000^	380000 ^	345000^	303500^	2	2	15.6	-12.0
HAMLYN HEIGHTS	641000^	590000^	632800	340000^	417500^	8	8	-34.9	22.8
HAMPTON	888000	921500	780000	1120000	835000	25	25	-6.0	-25.4
HAMPTON EAST	970000	813800	732500	772500^	785000	11	11	-19.1	1.6
HAMPTON PARK	530000	527500	575000	500000	481000	11	11	-9.2	-3.8
HARKNESS	365000	402000^	420000 ^	425000^	442500^	6	6	21.2	4.1
HASTINGS	617300	430000^	520000	590000	440000	11	11	-28.7	-25.4
HAWTHORN	597500	600000	572500	577000	552500	106	106	-7.5	-4.2
HAWTHORN EAST	577500	678000	600000	696600	583000	66	66	1.0	-16.3
HEALESVILLE	565000^	650000^	613500 ^	535000^	662500^	6	6	17.3	23.8
HEATHCOTE	400000^	332000^	385000 ^	445000^	445000*	0	0	NA	NA
HEATHMONT	820000	918000	825000	677000^	747500^	6	6	-8.8	10.4
HEIDELBERG	705000	627000	598000	625000	705000	17	17	0.0	12.8
HEIDELBERG HEIGHTS	798000	722500	795000	769300	750000	17	17	-6.0	-2.5
HEIDELBERG WEST	694500	655000	630000	645000^	746000	11	11	7.4	15.7
HERNE HILL	354500^	413000	325500 ^	360000^	345000^	3	3	-2.7	-4.2
HIGHETT	760000	671000	630000	635000	795000	27	27	4.6	25.2
HIGHTON	523100	550000	565000	542000	510000	21	21	-2.5	-5.9
HILLSIDE (MELTON)	497000	470000^	545000 ^	534000^	560000^	1	1	12.7	4.9
HOPPERS CROSSING	418800	432000	432000	418000	455000	19	19	8.7	8.9
HORSHAM	370000^	342500	329000	305500	262500^	4	4	-29.1	-14.1
HUGHESDALE	720000	830000	665000	704000	745000	15	15	3.5	5.8
INVERLOCH	696000^	815000^	741000 ^	665000^	1353000^	3	3	94.4	103.5
IVANHOE	797500	647500	750000	609000	690000	33	33	-13.5	13.3

^ 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
IVANHOE EAST	960000 [^]	730100	1695000 [^]	695000	716000 [^]	7	7	-25.4	3.0
JACANA	452000 [^]	438200 [^]	485000 [^]	480000 [^]	452500 [^]	8	8	0.1	-5.7
JOLIMONT	1175300	877500 [^]	1155000 [^]	2000000 [^]	937500 [^]	8	8	-20.2	-53.1
JUNCTION VILLAGE	275000 [^]	290000 [^]	340000 [^]	330000 [^]	445000 [^]	3	3	61.8	34.8
KANGAROO FLAT	432500 [^]	417500 [^]	420000 [^]	410000 [^]	414800 [^]	4	4	-4.1	1.2
KEILOR	890000 [^]	837000 [^]	1060000 [^]	710000 [^]	710000 [*]	0	0	NA	NA
KEILOR DOWNS	645500 [^]	601500 [^]	522500 [^]	617800 [^]	517500 [^]	2	2	-19.8	-16.2
KEILOR EAST	775000	805000 [^]	626500 [^]	655000 [^]	581000 [^]	5	5	-25.0	-11.3
KENNINGTON	500000	410000	374500 [^]	456000 [^]	397500 [^]	7	7	-20.5	-12.8
KENSINGTON	590000	559500	560000	417500	489000	29	29	-17.1	17.1
KERANG	280000 [^]	111800 [^]	170000 [^]	230000 [^]	207500 [^]	4	4	-25.9	-9.8
KEW	867500	845000	865000	835000	751500	57	57	-13.4	-10.0
KEW EAST	759000 [^]	759000 [*]	760000 [^]	980000 [^]	1750000 [^]	1	1	130.6	78.6
KEW NORTH	908000	867500	1470000 [^]	997000	755000	10	10	-16.9	-24.3
KEYSBOROUGH	803000 [^]	685000	700000	620000 [^]	650000 [^]	9	9	-19.1	4.8
KILMORE	450000 [^]	405000 [^]	415000 [^]	347000 [^]	360000 [^]	7	7	-20.0	3.7
KILSYTH	751300	700000	680100	660000	668000	21	21	-11.1	1.2
KINGSBURY	405000 [^]	546000 [^]	475000 [^]	375500 [^]	405000 [^]	7	7	0.0	7.9
KINGSVILLE	530000	379000	360000	390000	557500 [^]	4	4	5.2	42.9
KNOXFIELD	790000 [^]	760000	770000 [^]	695000 [^]	746000 [^]	5	5	-5.6	7.3
KOO WEE RUP	463800 [^]	665000 [^]	665000 [*]	665000 [*]	425000 [^]	2	2	-8.4	NA
KOORYONG	1470000 [^]	993800 [^]	720000 [^]	1155000 [^]	1155000 [*]	0	0	NA	NA
KORUMBURRA	375000 [^]	385000 [^]	493800 [^]	425000 [^]	412500 [^]	2	2	10.0	-2.9
KURUNJANG	382500 [^]	385000	385000 [*]	477500 [^]	391000 [^]	2	2	2.2	-18.1
KYABRAM	315000 [^]	320000 [^]	345000 [^]	335000 [^]	400000 [^]	4	4	27.0	19.4
KYNETON	715000 [^]	744000 [^]	600000 [^]	572500 [^]	545000 [^]	1	1	-23.8	-4.8
LAKE WENDOUREE	599000 [^]	730000 [^]	678000 [^]	810000 [^]	565000 [^]	9	9	-5.7	-30.2
LAKES ENTRANCE	572000 [^]	420000 [^]	415000 [^]	297600 [^]	670000 [^]	1	1	17.1	125.1
LALOR	565000	545000	515800	541300	521500	10	10	-7.7	-3.6
LANGWARRIN	602500	601000	600000	585000	560000	30	30	-7.1	-4.3
LARA	480000 [^]	515000 [^]	512500 [^]	515000 [^]	479500 [^]	2	2	-0.1	-6.9
LARA LAKE	480000 [^]	410000 [^]	560000 [^]	450000 [^]	500000 [^]	3	3	4.2	11.1
LAVERTON	552500	480000	543000	472000	570000 [^]	3	3	3.2	20.8
LAVERTON SOUTH	545000	567500	472500 [^]	480000 [^]	445000 [^]	8	8	-18.3	-7.3

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
LEONGATHA	390000 [^]	372500 [^]	465000 [^]	397500 [^]	430000 [^]	5	5	10.3	8.2
LEOPOLD	556000 [^]	556000 [*]	520000 [^]	592000 [^]	537500 [^]	2	2	-3.3	-9.2
LILYDALE	605000	665000	598500	560000	592500	17	17	-2.1	5.8
LONG GULLY	437500 [^]	393800 [^]	357500 [^]	382000 [^]	325000 [^]	2	2	-25.7	-14.9
LONGWARRY	450000 [^]	482500 [^]	467500 [^]	467500 [*]	460000 [^]	3	3	2.2	NA
LORNE	1435000 [^]	1012500 [^]	1065000 [^]	700000 [^]	1275000 [^]	2	2	-11.1	82.1
LOWER PLENTY	693100 [^]	716000	746500 [^]	674000	510000 [^]	4	4	-26.4	-24.3
LYSTERFIELD	876500 [^]	910000 [^]	910000 [*]	775000 [^]	800000 [^]	3	3	-8.7	3.2
MACLEOD	753500	937500	692000	780000 [^]	615000 [^]	9	9	-18.4	-21.2
MAFFRA	327500 [^]	329000 [^]	365000 [^]	350000 [^]	359000 [^]	2	2	9.6	2.6
MAIDSTONE	580000	500000	650000	567500	505000	21	21	-12.9	-11.0
MALVERN	967500	696300	745000	686000	795000	17	17	-17.8	15.9
MALVERN EAST	680000	634000	595800	815000	585000	37	37	-14.0	-28.2
MANIFOLD HEIGHTS	503000 [^]	500000	530000 [^]	454000 [^]	515000 [^]	4	4	2.4	13.4
MANSFIELD	503000 [^]	730000 [^]	324500 [^]	475000 [^]	630000 [^]	3	3	25.2	32.6
MARIBYRNONG	527500	540000	543500	600000	525000	37	37	-0.5	-12.5
MARYBOROUGH	408000 [^]	280000 [^]	311300 [^]	295000 [^]	277500 [^]	1	1	-32.0	-5.9
MCCRAE	855000 [^]	854000 [^]	760000 [^]	1185000 [^]	980000 [^]	5	5	14.6	-17.3
MCKINNON	836000	1144000	970000	740000	1065400	14	14	27.4	44.0
MEADOW HEIGHTS	455000 [^]	445000	449300	430000	405000 [^]	7	7	-11.0	-5.8
MELBOURNE	550000	600000	505000	530000	508000	541	541	-7.6	-4.2
MELTON	375000 [^]	379300 [^]	355000 [^]	377000 [^]	360000 [^]	7	7	-4.0	-4.5
MELTON SOUTH	355000	343500	356500	357000	381000	12	12	7.3	6.7
MENTONE	675000	735000	595000	617500	606000	39	39	-10.2	-1.9
MERINDA PARK	498100 [^]	590000 [^]	492500 [^]	542500 [^]	542500 [*]	0	0	NA	NA
MERNDAL	440000	433800 [^]	417500 [^]	505000 [^]	482500	12	12	9.7	-4.5
METUNG	622500 [^]	847500 [^]	472500 [^]	411000 [^]	411000 [*]	0	0	NA	NA
MICKLEHAM	623000 [^]	624000 [^]	530000 [^]	578000 [^]	540000 [^]	3	3	-13.3	-6.6
MIDDLE PARK	820000 [^]	720000	687500 [^]	1215000	997500 [^]	4	4	21.6	-17.9
MILDURA	291400	321000	310000	287500	312500	30	30	7.3	8.7
MILL PARK	515000	500000	500000 [^]	475000	422500	10	10	-18.0	-11.1
MITCHAM	770000	761000	787500	800000	785000	35	35	1.9	-1.9
MOE	225000	222500	260000	227500 [^]	262500	10	10	16.7	15.4
MONT ALBERT	940000	857500	802500	710000	850000 [^]	7	7	-9.6	19.7

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%) Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
MONT ALBERT NORTH	1124400	1300000	955000	907000 [^]	1305000 [^]	5	5	16.1	43.9
MONTMORENCY	898500	842000	921300	876000	651300	16	16	-27.5	-25.7
MOONEE PONDS	590000	675500	555000	562500	472500	54	54	-19.9	-16.0
MOORABBIN	702000 [^]	798500	600000	630000	650000	11	11	-7.4	3.2
MOOROOLBARK	712500	691300	702000	660000	626300	18	18	-12.1	-5.1
MOOROPNA	242000 [^]	225000 [^]	277500	337000 [^]	205000 [^]	5	5	-15.3	-39.2
MORDIALLOC	688000	661000	617500	630000	660000	25	25	-4.1	4.8
MORNINGTON	865000	872500	780000	727500	862500	56	56	-0.3	18.6
MORWELL	245000	299300	280000	295000 [^]	232500	12	12	-5.1	-21.2
MOUNT CLEAR	488500 [^]	467500 [^]	350000 [^]	460000 [^]	399000	13	13	-18.3	-13.3
MOUNT ELIZA	910000	691000	855000 [^]	860500 [^]	816000 [^]	8	8	-10.3	-5.2
MOUNT EVELYN	720000 [^]	542500 [^]	740000 [^]	590000 [^]	560000 [^]	3	3	-22.2	-5.1
MOUNT MARTHA	982500 [^]	420000 [^]	825000	435000 [^]	582500 [^]	6	6	-40.7	33.9
MOUNT PLEASANT	385000 [^]	417500 [^]	399500 [^]	400000 [^]	421500 [^]	2	2	9.5	5.4
MOUNT WAVERLEY	1060000	1100000	990000	1010000	990000	33	33	-6.6	-2.0
MULGRAVE	850000	758000	771500	794000	617500 [^]	5	5	-27.4	-22.2
MURRUMBEENA	554000	630000	715000	537500	542500	32	32	-2.1	0.9
NARRE WARREN	516300	560000	565000	530000	512000	15	15	-0.8	-3.4
NARRE WARREN SOUTH	627500 [^]	602000 [^]	625500 [^]	527500 [^]	580000 [^]	1	1	-7.6	10.0
NEW GISBORNE	520000 [*]	520000 [*]	520000 [*]	807500 [^]	532500 [^]	2	2	NA	-34.1
NEWBOROUGH	275000 [^]	240000 [^]	277500 [^]	237500 [^]	268000 [^]	3	3	-2.5	12.8
NEWCOMB	505000 [^]	524000 [^]	504000	470000 [^]	480000 [^]	8	8	-5.0	2.1
NEWPORT	802500	759500	747000	647500	810000 [^]	9	9	0.9	25.1
NEWTOWN (GREATER GEELON	596000 [^]	517000	600000	597500	500000 [^]	8	8	-16.1	-16.3
NIDDRIE	777500	680000	777500	760000 [^]	423500 [^]	2	2	-45.5	-44.3
NOBLE PARK	540000	570500	547500	550000	531500	54	54	-1.6	-3.4
NOBLE PARK NORTH	615000 [^]	749000 [^]	600000 [^]	593500 [^]	457500 [^]	3	3	-25.6	-22.9
NORLANE	425000 [^]	475000	470000 [^]	440000 [^]	375000	12	12	-11.8	-14.8
NORTH BENDIGO	458500 [^]	401800 [^]	415000 [^]	392500 [^]	426300 [^]	6	6	-7.0	8.6
NORTH GEELONG	438000 [^]	663500 [^]	357000 [^]	335000 [^]	285000 [^]	5	5	-34.9	-14.9
NORTH MELBOURNE	499000	615000	551000	595000	573500	62	62	14.9	-3.6
NORTHCOTE	630000	630000	557000	565000	625000	28	28	-0.8	10.6
NOTTING HILL	400000	429000	347500	441500	358500	24	24	-10.4	-18.8
NUMURKAH	242500 [^]	225000 [^]	275000 [^]	248500 [^]	275000 [^]	5	5	13.4	10.7

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%) Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
NUNAWADING	750000	755000	770000	515000	847500	18	18	13.0	64.6
OAK PARK	675000	675000	672000	560000	677500	20	20	0.4	21.0
OAKLEIGH	655000	600000	790000	505000	580000	18	18	-11.5	14.9
OAKLEIGH EAST	821000	803000	586000	855500	847500^	6	6	3.2	-0.9
OAKLEIGH SOUTH	840000	635000	670500 ^	616000^	702000^	5	5	-16.4	14.0
OCEAN GROVE	1010000	945000 ^	875000 ^	790000	867500	18	18	-14.1	9.8
OFFICER	585000^	571000^	520000 ^	582500^	565000^	5	5	-3.4	-3.0
ORMOND	540000	623000	580000	518000	595000	26	26	10.2	14.9
OSBORNE	800000^	744500^	790000	720000	800000	10	10	0.0	11.1
PAKENHAM	482500	473500	462500	480000	475300	28	28	-1.5	-1.0
PARKDALE	787000	807000	685000	685000	735000	13	13	-6.6	7.3
PARKVILLE	677500	560000	577500	519000	549900	17	17	-18.8	6.0
PASCOE VALE	650000	650000	615000	640000	630000	51	51	-3.1	-1.6
PASCOE VALE SOUTH	780500^	510000	700000	605000^	320000^	3	3	-59.0	-47.1
PATTERSON LAKES	617500	710000^	692500	595000^	610000	13	13	-1.2	2.5
PAYNESVILLE	370000^	379000^	355000 ^	375000^	375000*	0	0	NA	NA
POINT COOK	550000	570000	512500	505000	570000	17	17	3.6	12.9
POINT LONSDALE	915300^	725000^	615000 ^	927500^	860000^	3	3	-6.0	-7.3
PORT MELBOURNE	806000	847500	705000	740000	674000	61	61	-16.4	-8.9
PORTARLINGTON	707500^	990800^	590000 ^	685000^	660000^	7	7	-6.7	-3.6
PORTLAND	355000	275500^	350000 ^	390000^	340000^	3	3	-4.2	-12.8
PRAHRAN	579500	625000	550000	628000	430000	51	51	-25.8	-31.5
PRESTON	580000	645000	575000	530000	510000	67	67	-12.1	-3.8
PRINCES HILL	1070500^	1070500*	822500 ^	495000^	717500^	2	2	-33.0	44.9
QUARRY HILL	345000^	380000^	395000 ^	386000^	430000^	1	1	24.6	11.4
QUEENSLIFF	990000^	565000^	680000 ^	685000^	485000^	2	2	-51.0	-29.2
REDAN	379000^	353500^	360000 ^	384000	385000^	3	3	1.6	0.3
RESERVOIR	641000	626500	621300	607000	625000	94	94	-2.5	3.0
RICHMOND	642000	600000	619500	555000	560000	112	112	-12.8	0.9
RIDDELLS CREEK	662500^	662500*	590000 ^	450000^	635000^	2	2	-4.2	41.1
RINGWOOD	595000	610000	600000	567500	591300	58	58	-0.6	4.2
RINGWOOD EAST	835600	725000	680000	720000	700000	21	21	-16.2	-2.8
RINGWOOD NORTH	700000^	980000^	790000 ^	856000^	920000^	7	7	31.4	7.5
RIPPLESIDE	515000^	1220000^	1220000 *	693500^	693500*	0	0	NA	NA

^ 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
RIPPONLEA	775000 [^]	662500 [^]	635000 [^]	636000 [^]	464800 [^]	4	4	-40.0	-26.9
ROCKBANK	468500 [*]	420000 [^]	510000 [^]	576700 [^]	576700 [*]	0	0	NA	NA
ROMSEY	530000 [^]	615000 [^]	425000 [^]	502500 [^]	530000 [^]	1	1	0.0	5.5
ROSANNA	850000	877500	920000	802500	957500	12	12	12.6	19.3
ROSEBUD	770000	751000	730000	712500	728000	15	15	-5.5	2.2
ROSEBUD SOUTH	660000 [^]	720000 [^]	807500 [^]	770000 [^]	770000 [*]	0	0	NA	NA
ROWVILLE	715000	826000	577500	640000	690000	13	13	-3.5	7.8
ROXBURGH PARK	510000	432500	440000	443000 [^]	477500 [^]	8	8	-6.4	7.8
RYE	673300 [^]	670000 [^]	876000 [^]	611300 [^]	679500 [^]	2	2	0.9	11.2
SAFETY BEACH	880000	770000	850000	900000	860000	13	13	-2.3	-4.4
SALE	310000	290000	355000	357500	325000	13	13	4.8	-9.1
SAN REMO	650000 [^]	515000 [^]	785000 [^]	557000 [^]	622000 [^]	1	1	-4.3	11.7
SANCTUARY LAKES	604000 [^]	591000 [^]	580000 [^]	650000	542500 [^]	8	8	-10.2	-16.5
SANDRINGHAM	870000	875500	695000	680000	690000	35	35	-20.7	1.5
SCORESBY	725000 [^]	777500 [^]	787500 [^]	679000 [^]	625000 [^]	5	5	-13.8	-8.0
SEAFORD	638000	654000	587500	720000	621500	42	42	-2.6	-13.7
SEBASTOPOL	339400	355000	363000	355000	355000	15	15	4.6	0.0
SEDDON	817500 [^]	612500 [^]	505000 [^]	493000 [^]	514000 [^]	3	3	-37.1	4.3
SEYMOUR	270000 [^]	412500 [^]	410000 [^]	400000 [^]	240000 [^]	1	1	-11.1	-40.0
SHEPPARTON	339000	381800	350500	365000	324500	14	14	-4.3	-11.1
SKYE	585000	570000 [^]	595000 [^]	555000 [^]	542500 [^]	7	7	-7.3	-2.3
SOLDIERS HILL	460000 [^]	315000 [^]	344000 [^]	545000 [^]	490000 [^]	4	4	6.5	-10.1
SOMERVILLE	550000	572000 [^]	620000 [^]	545000 [^]	602500 [^]	8	8	9.5	10.6
SORRENTO	2205000 [^]	2150000 [^]	2150000 [*]	2380000 [^]	2380000 [*]	0	0	NA	NA
SOUTH KINGSVILLE	670000 [^]	827400 [^]	515000 [^]	1000000 [^]	795000 [^]	6	6	18.7	-20.5
SOUTH MELBOURNE	680000	700000	582500	578000	600000	74	74	-11.8	3.8
SOUTH MORANG	471500	560800	483000	498000	500000	13	13	6.0	0.4
SOUTH YARRA	628000	609500	560000	583700	608000	181	181	-3.2	4.2
SOUTHBANK	617000	658000	580000	580000	576000	250	250	-6.6	-0.7
SPOTSWOOD	746000 [^]	502500 [^]	502500 [*]	412000 [^]	412000 [*]	0	0	NA	NA
SPRING GULLY	260000	255000 [^]	325000 [^]	362000	350000 [^]	6	6	34.6	-3.3
SPRINGVALE	620000	615600	510000	617500	517300	28	28	-16.6	-16.2
SPRINGVALE SOUTH	698000	600000	629000 [^]	505000 [^]	530000 [^]	9	9	-24.1	5.0
ST ALBANS	490000	475000	515000	480000	450000	29	29	-8.2	-6.3

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
ST ALBANS PARK	455000 [^]	490000 [^]	432000 [^]	660000 [^]	442500 [^]	2	2	-2.7	-33.0
ST KILDA	546000	535000	499000	535000	503500	113	113	-7.8	-5.9
ST KILDA EAST	627500	630000	592500	495500	532500	48	48	-15.1	7.5
ST KILDA WEST	585000	665500	590000	581000	500000	13	13	-14.5	-13.9
ST LEONARDS	610000 [^]	790000 [^]	705000 [^]	600000 [^]	735000 [^]	3	3	20.5	22.5
STRATHDALE	388000 [^]	475500 [^]	390000 [^]	490300 [^]	475300 [^]	6	6	22.5	-3.1
STRATHMORE	850000 [^]	855000 [^]	572500	825000 [^]	732500	14	14	-13.8	-11.2
SUNBURY	473000	495000	482500	477500	455000	23	23	-3.8	-4.7
SUNSHINE	287500	408000	424900	337000	710000	30	30	147.0	110.7
SUNSHINE NORTH	720000 [^]	569900	520000 [^]	600000 [^]	475000 [^]	9	9	-34.0	-20.8
SUNSHINE WEST	642000	510000	605000	555000	495000	12	12	-22.9	-10.8
SURREY HILLS	825000	949700	793500	1020000	815000	19	19	-1.2	-20.1
SWAN HILL	362500	360000 [^]	336300 [^]	309500	265000 [^]	5	5	-26.9	-14.4
SYDENHAM	490000	463300	465000	447500	477500	20	20	-2.6	6.7
SYNDAL	1243000	780000	802500	1230000 [^]	1090000 [^]	9	9	-12.3	-11.4
TARNEIT	415500	419000	418000	444000	455000 [^]	9	9	9.5	2.5
TATURA	277500 [^]	409500 [^]	260000 [^]	400000 [^]	410000 [^]	1	1	47.7	2.5
TAYLORS HILL	565000 [^]	605000 [^]	582000 [^]	515000 [^]	525000 [^]	4	4	-7.1	1.9
TAYLORS LAKES	590000 [^]	600000 [^]	543500 [^]	590000 [^]	460000 [^]	1	1	-22.0	-22.0
TEMPLESTOWE	998000	1177000	955000	922500	900000 [^]	9	9	-9.8	-2.4
TEMPLESTOWE LOWER	1070000	929000	963000	985000	984000	12	12	-8.0	-0.1
THOMASTOWN	539000	525500	442500	520000	488500	12	12	-9.4	-6.1
THORNBURY	697500	605000	570200	650000	698000	33	33	0.1	7.4
TOORAK	1284000	1185000	1100000	1152500	1000000	46	46	-22.1	-13.2
TORQUAY	930000	942000	820000	807500 [^]	912500	18	18	-1.9	13.0
TRAFALGAR	483500 [^]	1305000 [^]	450000 [^]	375000 [^]	480000 [^]	7	7	-0.7	28.0
TRARALGON	306000	299000	300000	304500	294000	19	19	-3.9	-3.4
TRAVANCORE	440000	347500	337500	363000	315000	22	22	-28.4	-13.2
TRUGANINA	465000	456000	446300	465000	420000 [^]	7	7	-9.7	-9.7
TULLAMARINE	526500	574000	538000	497000	522000	17	17	-0.9	5.0
TYABB	571000 [^]	620000 [^]	656500 [^]	660000 [^]	680000 [^]	5	5	19.1	3.0
UPPER FERNTREE GULLY	462500 [^]	590000 [^]	579800 [^]	581500 [^]	581500 [*]	0	0	NA	NA
VERMONT	840000	925000	822500	880000 [^]	780000 [^]	9	9	-7.1	-11.4
VERMONT SOUTH	840000 [^]	1080000 [^]	960000 [^]	842500 [^]	764000	10	10	-9.0	-9.3

[^] 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 UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
VIEWBANK	725000 [^]	884300 [^]	680000 [^]	770000 [^]	775000 [^]	5	5	6.9	0.6
WALLAN	418100 [^]	445000	440000 [^]	433000 [^]	451000 [^]	4	4	7.9	4.2
WALLAN EAST	427500 [^]	420000 [^]	425000 [^]	460000 [^]	420000 [^]	5	5	-1.8	-8.7
WANGARATTA	302500	336500	350500	347500	365000	10	10	20.7	5.0
WANTIRNA	770000	670000	731000 [^]	750000	883000 [^]	4	4	14.7	17.7
WANTIRNA SOUTH	512500	385000	728500	488000	450000	17	17	-12.2	-7.8
WARRAGUL	389000	460000 [^]	370000	385000	420000	12	12	8.0	9.1
WARRNAMBOOL	408800	416000	435500	450000	447500	20	20	9.5	-0.6
WATSONIA	667500 [^]	869000 [^]	680000 [^]	743000 [^]	699000 [^]	3	3	4.7	-5.9
WENDOUREE	401000	260000	375000 [^]	396700	392300 [^]	4	4	-2.2	-1.1
WERRIBEE	420000	405000	422500	432000	418000	35	35	-0.5	-3.2
WERRIBEE SOUTH	470000	480000	460000 [^]	600000 [^]	460000 [^]	9	9	-2.1	-23.3
WEST FOOTSCRAY	604500	620000	630000	600000	560000	28	28	-7.4	-6.7
WEST MELBOURNE	610000	608000	498400	521000	563500	74	74	-7.6	8.2
WEST WODONGA	306000	279000	340000 [^]	345500 [^]	355000	15	15	16.0	2.7
WESTALL	615000	699000	540000	682000	614000	23	23	-0.2	-10.0
WESTGARTH	636500 [^]	627000	623800	745000 [^]	628500	10	10	-1.3	-15.6
WESTMEADOWS	605000	630000	616000	580000 [^]	469500 [^]	8	8	-22.4	-19.1
WHEELERS HILL	1280300 [^]	753800 [^]	970000 [^]	822000 [^]	904000 [^]	5	5	-29.4	10.0
WHITE HILLS	375000 [^]	503000 [^]	430000 [^]	416300 [^]	417500 [^]	4	4	11.3	0.3
WHITTINGTON	435500 [^]	446000 [^]	426500 [^]	392500 [^]	405000 [^]	6	6	-7.0	3.2
WHITTLESEA	515000 [^]	380000 [^]	443500 [^]	505000 [^]	445000 [^]	5	5	-13.6	-11.9
WILLIAMS LANDING	440000	400000 [^]	415000	397500 [^]	410000 [^]	5	5	-6.8	3.1
WILLIAMSTOWN	787200	840000	760000	650000	680000	14	14	-13.6	4.6
WILLIAMSTOWN NORTH	582000 [^]	743100 [^]	550000 [^]	725000 [^]	802500 [^]	4	4	37.9	10.7
WINDSOR	595000	622500	575000	505500	510000	27	27	-14.3	0.9
WODONGA	349000	312500	373000	294000	325000	19	19	-6.9	10.5
WOLLERT	435000	464500	500000 [^]	440000	446000	11	11	2.5	1.4
WONTHAGGI	490000 [^]	480000	522000 [^]	415000	420000 [^]	3	3	-14.3	1.2
WOODEND	730000 [^]	460000 [^]	508500 [^]	701500 [^]	695000 [^]	3	3	-4.8	-0.9
WYNDHAM VALE	435500 [^]	457500 [^]	420000 [^]	428000 [^]	462500 [^]	8	8	6.2	8.1
YARRA GLEN	701000 [^]	850000 [^]	620000 [^]	800500 [^]	540000 [^]	2	2	-23.0	-32.5
YARRA JUNCTION	707000 [^]	495000 [^]	481300 [^]	597500 [^]	612500 [^]	4	4	-13.4	2.5
YARRAM	275500 [^]	275500 [*]	282000 [^]	218100 [^]	310000 [^]	5	5	12.5	42.1

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

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

NA means insufficient data was available to create the percentage change

MEDIAN UNIT PRICES

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
YARRAVILLE	682500	554200	495000	708500	595000	14	14	-12.8	-16.0
YARRAWONGA	389500	412500	445000 ^	439500 ^	320800 ^	6	6	-17.7	-27.0

^ 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
AINTREE	410000	404000	475000	498000	470000 [^]	7	7	14.6	-5.6
ALEXANDRA	250000 [^]	207000 [^]	250000 [^]	250000 [*]	250000 [*]	0	0	NA	NA
ALFREDTON	315000	275000	276000 [^]	305000 [^]	320000 [^]	4	4	1.6	4.9
APOLLO BAY	570000 [^]	525000	645000 [^]	510000 [^]	472500 [^]	4	4	-17.1	-7.4
ARARAT	135000 [^]	179000 [^]	175000 [^]	143700	135000	10	10	0.0	-6.1
ARMSTRONG CREEK	361000	365000	366000	363500	350000	19	19	-3.0	-3.7
AVENEL	270000 [^]	130000 [^]	247500 [^]	222500 [^]	290000 [^]	3	3	7.4	30.3
BACCHUS MARSH	375000 [^]	382500 [^]	308000 [^]	325000 [^]	310000 [^]	1	1	-17.3	-4.6
BALLAN	287500 [^]	295000	431300 [^]	355000 [^]	215000 [^]	1	1	-25.2	-39.4
BALLARAT EAST	285900 [^]	321600 [^]	445000 [^]	445000 [*]	278500 [^]	1	1	-2.6	NA
BANNOCKBURN	360000 [^]	361500 [^]	365000 [^]	365000 [*]	365000 [*]	0	0	NA	NA
BARANDUDA	92000	195000	195000 [^]	222500	225000	18	18	144.6	1.1
BAXTER	-	545000 [^]	520000 [^]	520000 [*]	520000 [*]	0	0	NA	NA
BEACONSFIELD	512812 [*]	525000 [^]	475000 [^]	630000 [^]	630000 [*]	0	0	NA	NA
BEALIBA	52000 [^]	51000 [^]	43000 [^]	64000 [^]	64000 [*]	0	0	NA	NA
BENALLA	170000 [^]	220000	178600 [^]	172500 [^]	255000 [^]	3	3	50.0	47.8
BENDIGO	350000 [^]	320000 [^]	310000 [^]	310000 [*]	150000 [^]	1	1	-57.1	NA
BERWICK	543000	599000	575000	573000	553000	28	28	1.8	-3.5
BEVERIDGE	330000	315000	319500	316000	312500	29	29	-5.3	-1.1
BITTERN	610000 [^]	550000 [^]	550000 [*]	620000 [^]	620000 [*]	0	0	NA	NA
BLAIRGOWRIE	1244000 [^]	1490000 [^]	1380000 [^]	1380000 [*]	1030000 [^]	1	1	-17.2	NA
BONNIE BROOK	306000	320000	327400	400000 [^]	432000 [^]	8	8	41.2	8.0
BONSHAW	278500 [^]	315000 [^]	310000 [^]	309000 [^]	309000 [*]	0	0	NA	NA
BOTANIC RIDGE	495000	589000	566000 [^]	487000 [^]	549300 [^]	4	4	11.0	12.8
BROADFORD	216000 [^]	292500 [^]	290000 [^]	309500 [^]	280000 [^]	1	1	29.6	-9.5
BROOKFIELD	134400 [^]	134400	270000	210000 [^]	218000 [^]	5	5	62.2	3.8
BROWN HILL	390000 [^]	317500 [^]	415000 [^]	360000 [^]	295000 [^]	1	1	-24.4	-18.1
BUNINYONG	410000 [^]	435000 [^]	435000 [*]	545000 [^]	545000 [*]	0	0	NA	NA
BURNSIDE	506000	579000	539000	530500 [^]	742000 [^]	3	3	46.6	39.9
CAMPBELLS CREEK	252000 [^]	270000 [^]	160000 [^]	327000 [^]	287000 [^]	1	1	13.9	-12.2
CANADIAN	342500 [^]	319000 [^]	342500 [^]	342500 [*]	250000 [^]	5	5	-27.0	NA
CAPE PATERSON	655000 [^]	802500 [^]	770000 [^]	660000 [^]	990000 [^]	2	2	51.1	50.0
CARDIGAN	453500 [^]	600000 [^]	602500 [^]	592000 [^]	610000 [^]	2	2	34.5	3.0
CARISBROOK	173000 [^]	157500 [^]	157500 [*]	157500 [*]	157500 [*]	0	0	NA	NA
CARRUM DOWNS	410700	398900 [^]	472000 [^]	472000 [*]	472000 [*]	0	0	NA	NA

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
CASTLEMAINE	340000 [^]	337500 [^]	300000 [^]	200000 [^]	364000 [^]	4	4	7.1	82.0
CHARLEMONT	327000	334000	345000 [^]	349000 [^]	331000 [^]	8	8	1.2	-5.2
CLIFTON SPRINGS	517500 [^]	532500 [^]	532500 [*]	532500 [*]	540000 [^]	1	1	4.3	NA
CLUNES	210000 [^]	210000 [*]	223000 [^]	223000 [*]	199000 [^]	3	3	-5.2	NA
CLYDE	368500	383500	370000	359500	380000	47	47	3.1	5.7
CLYDE NORTH	435900	440000	429500	429000	405000	75	75	-7.1	-5.6
COBBLEBANK	256900 [^]	276700 [^]	311900 [^]	340000 [^]	235700	16	16	-8.2	-30.7
COBRAM	172500 [^]	150000 [^]	115000 [^]	190000 [^]	196000 [^]	1	1	13.6	3.2
COLAC	300000 [^]	310000 [^]	330000 [^]	320000 [^]	320000 [*]	0	0	NA	NA
CORIO	317000 [^]	345000 [^]	305000 [^]	305000 [*]	335000 [^]	2	2	5.7	NA
CORONET BAY	410000 [^]	445000 [^]	445000 [*]	415000 [^]	365000 [^]	2	2	-11.0	-12.0
COWES WEST	565000 [^]	580000 [^]	713500 [^]	500000 [^]	655000 [^]	2	2	15.9	31.0
CRAIGIEBURN	456000	434500	429800	427500 [^]	360000 [^]	3	3	-21.1	-15.8
CRANBOURNE	430000 [^]	537000	540500	580500 [^]	516000 [^]	6	6	20.0	-11.1
CRANBOURNE EAST	398000	432000	385000	405000 [^]	385000 [^]	8	8	-3.3	-4.9
CRANBOURNE SOUTH	204100	233600	245500	278800 [^]	220700 [^]	4	4	8.1	-20.8
CRANBOURNE WEST	229300 [^]	170100	164300	169900 [^]	124700 [^]	4	4	-45.6	-26.6
DALYSTON	337500 [^]	309000 [^]	315000 [^]	265000 [^]	280000 [^]	3	3	-17.0	5.7
DARLEY	339000	361000 [^]	350600	510000 [^]	282500 [^]	4	4	-16.7	-44.6
DAYLESFORD	460000 [^]	462500 [^]	455000 [^]	500000 [^]	379000 [^]	3	3	-17.6	-24.2
DEANSIDE	386300	316500	399000	307000	365000	15	15	-5.5	18.9
DENNINGTON	160000 [^]	126500 [^]	245000 [^]	245000 [*]	140000 [^]	1	1	-12.5	NA
DIAMOND CREEK	621500 [^]	649000 [^]	620000 [^]	605000 [^]	577500 [^]	5	5	-7.1	-4.5
DIGGERS REST	355000	337000	313500	319500	335000 [^]	7	7	-5.6	4.9
DINNER PLAIN	210000 [^]	285000 [^]	340000 [^]	347500 [^]	347500 [*]	0	0	NA	NA
DONALD	90000 [^]	66000 [^]	74000 [^]	74000 [*]	53000 [^]	1	1	-41.1	NA
DONCASTER	940000 [^]	940000 [*]	940000 [*]	1187500 [^]	1100000 [^]	1	1	17.0	-7.4
DONNYBROOK	298800	298000	267000	325000	304000	23	23	1.8	-6.5
DOREEN	350000	471000 [^]	400000 [^]	331000 [^]	475000 [^]	2	2	35.7	43.5
DROUIN	270000	380000	365000	332500	300000	13	13	11.1	-9.8
DRYSDALE	350000 [^]	330000 [^]	397000 [^]	490000 [^]	380000 [^]	2	2	8.6	-22.4
EAGLE POINT	255000 [^]	252500 [^]	265000 [^]	240000 [^]	265000 [^]	3	3	3.9	10.4
EAGLEHAWK	160000 [^]	165000 [^]	305000 [^]	295000 [^]	295000 [*]	0	0	NA	NA
ECHUCA	298000	325000 [^]	390000 [^]	365000 [^]	285500 [^]	4	4	-4.2	-21.8
ELLIMINYT	307500 [^]	300000 [^]	300000 [*]	315000 [^]	315000 [*]	0	0	NA	NA

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
EMERALD	670000 [^]	670000*	538500 [^]	830000 [^]	830000*	0	0	NA	NA
EPPING	375000 [^]	329100 [^]	542500 [^]	1100000 [^]	541000 [^]	3	3	44.3	-50.8
EPSOM	350000	317200 [^]	360000 [^]	335000 [^]	350000 [^]	1	1	0.0	4.5
EYNESBURY	359000	326000	430000 [^]	404000 [^]	325000 [^]	4	4	-9.5	-19.6
FRASER RISE	369300	380000	370000	390000	373000	31	31	1.0	-4.4
GISBORNE	429000	500000 [^]	652500 [^]	537500	430000 [^]	5	5	0.2	-20.0
GLENGARRY	281500 [^]	285000 [^]	257500 [^]	268000	296500 [^]	6	6	5.3	10.6
GLENLYON	490000 [^]	490000*	180000 [^]	180000*	325000 [^]	1	1	-33.7	NA
GOLDEN BEACH	152500	149000	148000 [^]	155000 [^]	127000 [^]	5	5	-16.7	-18.1
GOLDEN SQUARE	265000 [^]	238500 [^]	265000 [^]	250000 [^]	248000 [^]	5	5	-6.4	-0.8
GRANTVILLE	357000 [^]	277500 [^]	277500*	472500 [^]	388500 [^]	2	2	8.8	-17.8
GREENSBOROUGH	557500 [^]	557500*	557500*	557500*	557500*	0	0	NA	NA
GREENVALE	413000	540000	570000	445000	490000	13	13	18.6	10.1
HAMILTON	141300 [^]	176300 [^]	140000 [^]	220000 [^]	147000 [^]	2	2	4.1	-33.2
HAMPTON PARK	366300 [^]	300000 [^]	340000 [^]	390000 [^]	320000 [^]	1	1	-12.6	-17.9
HARKNESS	278000	307500 [^]	328000 [^]	311000 [^]	362500 [^]	2	2	30.4	16.6
HAVEN	210000 [^]	285000 [^]	300000 [^]	300000*	300000*	0	0	NA	NA
HEALESVILLE	360000 [^]	465000 [^]	510000 [^]	350000 [^]	350000*	0	0	NA	NA
HEATHCOTE	240000 [^]	240000*	247500 [^]	80000 [^]	155000 [^]	1	1	-35.4	93.8
HEYWOOD	115000*	61500 [^]	85000 [^]	130000 [^]	130000*	0	0	NA	NA
HIGHTON	530000 [^]	495000	557500 [^]	557500*	380000 [^]	5	5	-28.3	NA
HORSHAM	200000	222000	170000 [^]	190000 [^]	170000 [^]	9	9	-15.0	-10.5
HUNTLY	228000	210000	227500	250600 [^]	243000	13	13	6.6	-3.0
HUON CREEK	-	-	-	450000 [^]	447500	14	14	0.0	-0.6
INDENTED HEAD	500000 [^]	514000 [^]	555000 [^]	555000*	397500 [^]	2	2	-20.5	NA
INVERLOCH	595000	595000*	580000 [^]	490000 [^]	708500 [^]	3	3	19.1	44.6
IRYMPLE	165000 [^]	184500 [^]	205000 [^]	242500 [^]	179000 [^]	3	3	8.5	-26.2
JACKASS FLAT	280000 [^]	280000*	268000 [^]	275000 [^]	260000 [^]	4	4	-7.1	-5.5
JOHNSONVILLE	210000 [^]	190000 [^]	190000*	190000*	190000*	0	0	NA	NA
JUNCTION VILLAGE	480000	420000	436800 [^]	420000 [^]	365000 [^]	6	6	-24.0	-13.1
KALKALLO	355000	356000	380000	239000	335000	21	21	-5.6	40.2
KANGAROO FLAT	210000 [^]	202500 [^]	317500 [^]	250000 [^]	260000 [^]	1	1	23.8	4.0
KERANG	120000 [^]	100000 [^]	100000 [^]	124400 [^]	79000 [^]	1	1	-34.2	-36.5
KEYSBOROUGH	775000 [^]	768500 [^]	885000 [^]	1025000 [^]	992100 [^]	4	4	28.0	-3.2
KIALLA	230000	233000	285000	305000	277500	12	12	20.7	-9.0

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
KILCUNDA	447500 [^]	545000 [^]	482500 [^]	520000 [^]	520000 [*]	0	0	NA	NA
KILMORE	310000	320000	289000 [^]	325000 [^]	330000 [^]	3	3	6.5	1.5
KILSYTH	470000 [^]	539000 [^]	849500 [^]	849500 [*]	640000 [^]	1	1	36.2	NA
KOONDROOK	72000 [^]	131300 [^]	131300 [*]	131300 [*]	142500 [^]	2	2	97.9	NA
KORUMBURRA	260000 [^]	260000 [^]	350000	350000 [^]	350000 [*]	0	0	NA	NA
KYNETON	389000 [^]	465000 [^]	369000 [^]	369000 [*]	352500 [^]	2	2	-9.4	NA
LAKE BOGA	289500 [^]	545000 [^]	545000 [*]	345000 [^]	299000 [^]	3	3	3.3	-13.3
LAKE BUNGA	220000 [^]	220000 [*]	220000 [*]	155000 [^]	300000 [^]	1	1	36.4	93.5
LAKES ENTRANCE	250000 [^]	330000 [^]	227500 [^]	249000 [^]	205000 [^]	6	6	-18.0	-17.7
LANCEFIELD	326000 [^]	273500 [^]	252000 [^]	252000 [^]	290000 [^]	1	1	-11.0	15.1
LARA	354400	335900 [^]	345000	307000	360000	16	16	1.6	17.3
LARA LAKE	363300 [^]	437500 [^]	230000 [^]	450000 [^]	450000 [*]	0	0	NA	NA
LAVERTON SOUTH	600000 [^]	615000 [^]	540000 [^]	485000 [^]	582500 [^]	2	2	-2.9	20.1
LENEVA	242000	254000 [^]	251000 [^]	215000 [^]	236500	35	35	-2.3	10.0
LEONGATHA	260000 [^]	255000 [^]	325000 [^]	215000 [^]	310000 [^]	1	1	19.2	44.2
LEOPOLD	324500 [^]	330000 [^]	299000 [^]	355000 [^]	353000 [^]	2	2	8.8	-0.6
LILYDALE	576500 [^]	555000 [^]	657500	622000 [^]	560000 [^]	5	5	-2.9	-10.0
LOCH SPORT	137500	130000 [^]	120000 [^]	117500 [^]	140000 [^]	9	9	1.8	19.1
LUCAS	325000	347500	310000	302500 [^]	305000	21	21	-6.2	0.8
LUCKNOW	175000	175000	161500 [^]	198000	200000 [^]	2	2	14.3	1.0
LYNDHURST	760000 [^]	760000 [*]	680000 [^]	703300 [^]	703300 [*]	0	0	NA	NA
MADDINGLEY	291000 [^]	247500 [^]	341500 [^]	330000 [^]	231000 [^]	1	1	-20.6	-30.0
MAIDEN GULLY	382500 [*]	395000	474500 [^]	317000 [^]	317000 [*]	0	0	NA	NA
MALLACOOTA	261300 [^]	272500 [^]	415000 [^]	250000 [^]	230000 [^]	1	1	-12.0	-8.0
MAMBOURIN	337500	335000	333800	370000 [^]	360000	10	10	6.7	-2.7
MANOR LAKES	380000	350000	428000	370000	475000	11	11	25.0	28.4
MANSFIELD	360000 [^]	397500 [^]	375000 [^]	300000 [^]	357500 [^]	4	4	-0.7	19.2
MARONG	260000	275500	272000	267000 [^]	267000 [^]	7	7	2.7	0.0
MARYBOROUGH	135000	147500	138500 [^]	124000 [^]	155000 [^]	5	5	14.8	25.0
MARYSVILLE	295000 [^]	320000 [^]	320000 [*]	320000 [*]	250000 [^]	1	1	-15.3	NA
MCKENZIE HILL	262000 [^]	269000 [^]	287000 [^]	287000 [*]	265000 [^]	2	2	1.1	NA
MELTON	337348 [*]	337348 [*]	337348 [*]	337348 [*]	484500 [^]	1	1	NA	NA
MELTON SOUTH	335000	305000	321500	340000 [^]	323000	14	14	-3.6	-5.0
MERBEIN	118000 [^]	129000 [^]	115000 [^]	120500 [^]	130000 [^]	1	1	10.2	7.9
MERINDA PARK	445000 [^]	452500 [^]	445000 [^]	435000 [^]	275000 [^]	1	1	-38.2	-36.8

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
MERENDA	381000	378000	346000 [^]	385000 [^]	397000 [^]	7	7	4.2	3.1
METUNG	385000 [^]	315000 [^]	107500 [^]	75000 [^]	245000 [^]	1	1	-36.4	226.7
MICKLEHAM	376500	339000	293000	365000	372000	21	21	-1.2	1.9
MILDURA	180000	172500	176500	176300	205000	17	17	13.9	16.3
MOE	270000 [^]	246300 [^]	334700 [^]	207500	215000 [^]	4	4	-20.4	3.6
MOOROOPNA	200000	204000 [^]	195000 [^]	192000 [^]	230000	12	12	15.0	19.8
MORWELL	192500 [^]	245000 [^]	246500	235000 [^]	240000 [^]	2	2	24.7	2.1
MOUNT CLEAR	340000 [*]	350000 [^]	295000 [^]	400000 [^]	289000 [^]	1	1	NA	-27.8
MOUNT DUNEED	412900	381900	317900	352300	355000	11	11	-14.0	0.8
MOUNT ELIZA	902500 [^]	902500 [*]	1347500 [^]	863800 [^]	863800 [*]	0	0	NA	NA
NAGAMBIE	267000	265000 [^]	271000 [^]	306500 [^]	271500 [^]	4	4	1.7	-11.4
NAR NAR GOON NORTH	267500 [*]	219500 [^]	219500 [*]	219500 [*]	219500 [*]	0	0	NA	NA
NARRE WARREN	613000 [*]	613000 [*]	646500 [^]	604000 [^]	610000 [^]	2	2	NA	1.0
NARRE WARREN NORTH	850000 [*]	1080000 [^]	950000 [^]	965000 [^]	1002500 [^]	2	2	NA	3.9
NEERIM SOUTH	250500 [^]	330000 [^]	225000 [^]	225000 [*]	320000 [^]	1	1	27.7	NA
NEW GISBORNE	475000	475000	520000 [^]	480000 [^]	495000 [^]	3	3	4.2	3.1
NEWBOROUGH	218000 [^]	231400 [^]	160000 [^]	255000 [^]	247000 [^]	4	4	13.3	-3.1
NEWLANDS ARM	415000 [^]	550000 [^]	550000 [*]	550000 [*]	530000 [^]	1	1	27.7	NA
NORTH WONTHAGGI	355000	360000 [^]	295000 [^]	350000 [^]	297500 [^]	1	1	-16.2	-15.0
NUMURKAH	130000 [^]	130000 [*]	130000 [*]	130000 [*]	100000 [^]	1	1	-23.1	NA
OCEAN GROVE	519900	572500	620000 [^]	409000	482500	19	19	-7.2	18.0
OFFICER	457000	427200	402000	444500	482500 [^]	9	9	5.6	8.5
OFFICER SOUTH	469000 [^]	599000 [^]	517500 [^]	517500 [*]	492500 [^]	6	6	5.0	NA
PAKENHAM	400000	347000	380000	401500	397500 [^]	8	8	-0.6	-1.0
PARADISE BEACH	145000 [^]	153500 [^]	158000 [^]	190000 [^]	130000 [^]	4	4	-10.3	-31.6
PAYNESVILLE	255000 [^]	192000 [^]	208500 [^]	250000 [^]	260000 [^]	3	3	2.0	4.0
POINT COOK	620000 [^]	706000 [^]	731000 [^]	650000 [^]	545500 [^]	2	2	-12.0	-16.1
POINT LONSDALE	1261000 [^]	863500 [^]	735000 [^]	770000 [^]	880000 [^]	5	5	-30.2	14.3
POREPUNKAH	380000 [*]	380000 [*]	380000 [*]	325000 [^]	325000 [*]	0	0	NA	NA
PORT ALBERT	205000 [^]	210000 [^]	210000 [*]	220000 [^]	290000 [^]	1	1	41.5	31.8
PORT FAIRY	480000 [^]	480000 [*]	480000 [*]	480000 [*]	400000 [^]	1	1	-16.7	NA
PORTARLINGTON	560000 [^]	1561300 [^]	529000 [^]	529000 [*]	529000 [*]	0	0	NA	NA
PORTLAND	172500 [^]	158000 [^]	195000 [^]	225000 [^]	157500 [^]	4	4	-8.7	-30.0
PORTLAND NORTH	242500 [^]	207500 [^]	195000 [^]	195000 [*]	220000 [^]	2	2	-9.3	NA
RED CLIFFS	108000 [^]	137500 [^]	120000 [^]	128500 [^]	126000 [^]	4	4	16.7	-1.9

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
RIDDELLS CREEK	470000 [^]	550000 [^]	472500 [^]	472500 [*]	637500 [^]	2	2	35.6	NA
ROCKBANK	247500	287500	345000	298800	337500	16	16	36.3	13.0
ROWVILLE	905500 [^]	641500 [^]	703000 [^]	835000 [^]	835000 [*]	0	0	NA	NA
ROXBURGH PARK	438000 [^]	332500 [^]	490500 [^]	313000 [^]	185000 [^]	1	1	-57.8	-40.9
RYE	932500 [^]	690000 [^]	1142500 [^]	600000 [^]	532500 [^]	3	3	-42.9	-11.3
SAFETY BEACH	1793300 [^]	1010000 [^]	1010000 [*]	970000 [^]	970000 [*]	0	0	NA	NA
SALE	210000	189500	225000	222000 [^]	240000 [^]	5	5	14.3	8.1
SAN REMO	490000	498500 [^]	480000 [^]	546500 [^]	522500 [^]	2	2	6.6	-4.4
SANCTUARY LAKES	633000 [^]	700000 [^]	540000 [^]	927500 [^]	600000 [^]	4	4	-5.2	-35.3
SEBASTOPOL	206000 [^]	245000	292500 [^]	262500 [^]	255000 [^]	4	4	23.8	-2.9
SEYMOUR	179000	220000	250000 [^]	211000 [^]	225000 [^]	9	9	25.7	6.6
SHEPPARTON	200000	195000	165000	292500	219500 [^]	8	8	9.8	-25.0
SHEPPARTON NORTH	351000 [^]	450000 [^]	320000 [^]	385000 [^]	387500 [^]	2	2	10.4	0.6
SMYTHES CREEK	281500	289000	280000 [^]	230000 [^]	425000 [^]	1	1	51.0	84.8
SOUTH MORANG	420000	378200 [^]	505500 [^]	467500 [^]	1040000 [^]	2	2	147.6	122.5
ST ALBANS	720000 [^]	639000 [^]	639000 [*]	580000 [^]	653500 [^]	2	2	-9.2	12.7
ST LEONARDS	450000	455500	445000 [^]	404000 [^]	395000 [^]	7	7	-12.2	-2.2
STAWELL	149500 [^]	95000 [^]	180000 [^]	143000 [^]	180000 [^]	3	3	20.4	25.9
STRATFORD	195000 [^]	166000 [^]	148300	215000 [^]	224800 [^]	2	2	15.3	4.5
STRATHFIELDSAYE	282500 [^]	360000 [^]	357500 [^]	330000 [^]	239000 [^]	2	2	-15.4	-27.6
STRATHTULLOH	355000	308000	179500	340500	279000 [^]	9	9	-21.4	-18.1
SUNBURY	368900	376500	374000	358000	328000	34	34	-11.1	-8.4
SUNSHINE NORTH	604500 [^]	570000 [^]	640000 [^]	612500 [^]	546300 [^]	6	6	-9.6	-10.8
SWAN HILL	245000 [^]	145000 [^]	196000 [^]	190000 [^]	178500 [^]	5	5	-27.1	-6.1
TANGAMBALANGA	200000 [^]	260000 [^]	220000 [^]	252500 [^]	235000 [^]	2	2	17.5	-6.9
TANKERTON	35000 [*]	42500 [^]	20000 [^]	25000 [^]	31000 [^]	1	1	NA	23.8
TARNEIT	349000	344000	348700	360000	368800	56	56	5.7	2.4
TATURA	61500 [^]	70000 [^]	190000 [^]	190000 [*]	187500 [^]	2	2	204.9	NA
TAYLORS LAKES	508500 [^]	508500 [*]	444000 [^]	692500 [^]	507000 [^]	1	1	-0.3	-26.8
THOMASTOWN	371400 [^]	376900	376900 [*]	366000	379800 [^]	4	4	2.3	3.8
THORNHILL PARK	275000	225000	308000	300000	342500	10	10	24.5	14.2
TORQUAY	697500	455000	745000 [^]	515000 [^]	1277800 [^]	5	5	83.2	148.1
TRARALGON	321500	295000 [^]	310000	290000 [^]	328800 [^]	8	8	2.3	13.4
TRUGANINA	360000	353600	379000	418000	406800	44	44	13.0	-2.7
VENUS BAY	316300	282500 [^]	250000 [^]	340000 [^]	277500 [^]	2	2	-12.3	-18.4

[^] 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

Jan-Mar 2022 to Jan-Mar 2023

Locality	Jan-Mar 2022	Apr-Jun 2022	Jul-Sep 2022	Oct-Dec 2022	Jan-Mar 2023	No. of Sales Jan-Mar 2023	No. of Sales 2023	Change (%)	
								Jan-Mar 2022 to Jan-Mar 2023	Oct-Dec 2022 to Jan-Mar 2023
WAHGUNYAH	190000 [^]	150000 [^]	212500 [^]	197500 [^]	197500 [*]	0	0	NA	NA
WALDARA	399000 [*]	257500 [^]	375000 [^]	390000 [^]	470000 [^]	1	1	NA	20.5
WALLAN	305000	385000	285000	344500	340000 [^]	5	5	11.5	-1.3
WALLAN EAST	278300 [^]	845000 [^]	300000 [^]	281500 [^]	340000 [^]	3	3	22.2	20.8
WANGARATTA	296800	279000 [^]	267500 [^]	237500 [^]	271500 [^]	6	6	-8.5	14.3
WARBURTON	385000 [^]	250000 [^]	405000 [^]	405000 [*]	405000 [*]	0	0	NA	NA
WARRAGUL	335800	350000	340000	347300	340000	12	12	1.3	-2.1
WARRNAMBOOL	210000	272500	257500	273500	250500	18	18	19.3	-8.4
WEIR VIEWS	293500	330000	326500	319500	286000	14	14	-2.6	-10.5
WERRIBEE	359500	352500	280000	281000	316000	38	38	-12.1	12.5
WERRIBEE SOUTH	542500 [^]	542500 [*]	750000 [^]	750000 [*]	495000 [^]	1	1	-8.8	NA
WEST WODONGA	267000	238000	226000 [^]	288800 [^]	350000 [^]	3	3	31.1	21.2
WINCHELSEA	360000 [^]	316000 [^]	405000 [^]	405000 [*]	430000 [^]	5	5	19.4	NA
WINTER VALLEY	299000	310000	299300	300000	305000	19	19	2.0	1.7
WODONGA	205000	250000 [^]	260000 [^]	260000 [^]	300000 [^]	1	1	46.3	15.4
WOLLERT	397500	415000	375000	284000	390000	34	34	-1.9	37.3
WONTHAGGI	295000 [^]	295000	310000 [^]	240000 [^]	277500 [^]	4	4	-5.9	15.6
WYNDHAM VALE	269500	250000	295000	295000	315000	23	23	16.9	6.8
YARRAWONGA	300000 [^]	254500	323800 [^]	252000 [^]	279500	10	10	-6.8	10.9
YEA	268500 [^]	244300 [^]	265000 [^]	320000 [^]	270000 [^]	1	1	0.5	-15.6

[^] 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