



Victorian Property Sales Report

/ September 2024 Quarter



Department
of Transport
and Planning



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Considerable care has been taken to ensure the accuracy and quality of information and computer programs used to derive these tables and charts. However, the Department of 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 2 per cent from \$755,000 to \$740,000 in the September 2024 quarter, having no change in the previous quarter (March 2024 to June 2024). For the 12 months from September 2023 to September 2024, the median house price in Victoria decreased by 2 per cent from \$755,000 to \$740,000.

The median price of units in Victoria decreased by 0.8 per cent from \$600,000 to \$595,000 in the September 2024 quarter, having increased by 0.8 per cent in the previous quarter. The median price of units in Victoria for the September 2024 quarter was lower than the median price of houses. For the 12 months from September 2023 to September 2024, the median unit price decreased by 0.8 per cent from \$600,000 to \$595,000.

The metropolitan Melbourne median house price decreased by 3.5 per cent to \$830,000 in the September 2024 quarter and the median unit price decreased by 1.6 per cent to \$610,000. For the 12 months to September 2024, median sales prices in metropolitan Melbourne decreased by 2.9 per cent for houses and 1.6 per cent for units.

In the September 2024 quarter, the median house price in country Victoria decreased by 2.6 per cent to \$565,000 and units remained at \$420,000. Over the 12 months to September 2024, median sale prices in country Victoria decreased by 1.7 per cent for houses and units increased by 2.4 per cent.

Of the 740 listed Victorian locations, 180 had median house price increases for the September 2024 quarter compared to 204 in the June 2024 quarter. Eight localities recorded no change, 267 showed a decrease and 261 had insufficient sales.

The maximum number of house sales for the quarter was 407 in Tarneit and there were 26

locations with 100 or more sales in the September 2024 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 September 2024 indicates that the median house sale price decreased by 2 per cent from \$755,000 to \$740,000. Metropolitan house prices decreased by 3.5 per cent from 855,000 to \$830,000 and country Victoria house prices decreased by 2.6 per cent to \$565,000.

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 September 2024. 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 September quarter of 2024 and 98 per cent for the June quarter of 2024 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 September 2024 quarter is 20,971. Assuming this is 93 per cent of sales, it is

anticipated that the number of sales for the September 2024 quarter will be approximately 22,549. This is a 0.2 per cent decrease from the number of sales in the June 2024 quarter and a 14.1 per cent increase on the same quarter the previous year (September 2023).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$855,000 in the June quarter to \$830,000 in the September 2024 quarter. This follows a decrease of 0.6 per cent 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 September 2024 quarter compared to the June 2024 quarter (117 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 138 suburbs for the June quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 102 shifted from showing a median price increase for the June 2024 quarter to a median price decrease for the September 2024 quarter. For example, Greensborough increased by 6.6 per cent in the June 2024 quarter, while it decreased by 7.3 per cent in the September 2024 quarter. This compares to 110 metropolitan suburbs shifting from an increase in the March 2024 quarter to a decrease in the June 2024 quarter.

Conversely, 79 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the June 2024 quarter to a median price increase in the September 2024 quarter. This compares to 87 metropolitan suburbs shifting from

a decrease in the March 2024 quarter to an increase in the June 2024 quarter.

Eighty-five metropolitan suburbs with 10 or more sales showed decreases for both the June 2024 and September 2024 quarters. Significant examples include Prahran and Rowville. This compares to 48 metropolitan suburbs in the March 2024 and June 2024 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Albert Park, which had 23 sales and increased by 30.9 per cent (\$1,860,000 to \$2,435,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Patterson Lakes, which had 20 sales and increased by 24 per cent to \$1,525,000.

For the quarter, Mount Martha had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 23 house sales and its median house price decreased by 30 per cent, from \$2,100,000 to \$1,470,000.

South Yarra experienced the second highest median price decrease in metropolitan Melbourne. It had 29 sales and its median price decreased by 29.6 per cent from \$2,203,800 to \$1,551,500.

Melton's median price of \$465,000 was the lowest for metropolitan suburbs in the September 2024 quarter. It had 45 sales and its median price decreased by 4.4 per cent from the June 2024 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Ascot Vale	1,375,000	1,265,000	1,200,000	-12.7	-5.1
Bentleigh	1,691,600	1,612,500	1,630,000	-3.6	1.1
Bentleigh East	1,431,500	1,514,000	1,480,000	3.4	-2.2
Brighton	3,137,500	3,550,000	3,170,000	1.0	-10.7
Brunswick	1,265,000	1,300,000	1,229,000	-2.8	-5.5
Caulfield South	2,050,000	1,840,000	1,845,000	-10.0	0.3
Elwood	2,200,000	1,930,000	1,740,000	-20.9	-9.8
Footscray	987,500	960,000	937,500	-5.1	-2.3
Hawthorn	2,670,000	2,983,000	2,600,000	-2.6	-12.8
Kensington	1,050,000	1,181,500	1,018,000	-3.0	-13.8
Malvern	3,457,000	3,257,500	2,950,000	-14.7	-9.4
Northcote	1,722,500	1,526,000	1,729,000	0.4	13.3
Preston	1,140,000	1,262,000	1,172,500	2.9	-7.1
Richmond	1,426,000	1,360,000	1,462,000	2.5	7.5

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
South Melbourne	1,402,500	1,616,300	1,317,500	-6.1	-18.5
South Yarra	2,420,000	2,203,800	1,551,500	-35.9	-29.6
Toorak	6,300,000	5,015,000	3,830,000	-39.2	-23.6
Williamstown	1,627,500	1,600,000	1,480,500	-9.0	-7.5

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023- Sep 2024	% Change Jun 2024– Sep 2024
Balwyn	3,179,000	2,960,000	2,715,000	-14.6	-8.3
Blackburn	1,591,000	1,450,000	1,502,000	-5.6	3.6
Box Hill North	1,341,500	1,310,000	1,329,000	-0.9	1.5
Box Hill South	1,500,000	1,472,500	1,610,000	7.3	9.3
Burwood East	1,305,000	1,311,000	1,280,000	-1.9	-2.4
Camberwell	2,453,000	2,580,000	2,425,000	-1.1	-6.0
Glen Iris	2,467,500	2,420,000	2,240,000	-9.2	-7.4
Oakleigh South	1,170,800	1,271,000	1,200,000	2.5	-5.6
Surrey Hills	2,510,000	2,310,000	2,176,000	-13.3	-5.8

Western suburbs (10–20 km from Melbourne CBD)

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023- Sep 2024	% Change Jun 2024– Sep 2024
Altona	1,200,000	1,170,000	1,170,000	-2.5	0.0
Braybrook	680,000	671,300	725,000	6.6	8.0
Deer Park	644,000	675,500	660,000	2.5	-2.3
Keilor Downs	719,500	774,000	780,000	8.4	0.8
Keilor East	980,500	1,057,500	1,020,000	4.0	-3.5
St Albans	650,000	650,000	660,000	1.5	1.5
Sunshine North	740,000	742,000	777,500	5.1	4.8
Sunshine West	693,300	680,000	675,500	-2.6	-0.7

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

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Burnside Heights	795,000	749,000	849,000	6.8	13.4
Caroline Springs	720,800	766,000	727,000	0.9	-5.1
Hoppers Crossing	620,000	634,500	605,500	-2.3	-4.6
Point Cook	775,000	770,000	781,000	0.8	1.4
Sydenham	750,000	702,500	685,000	-8.7	-2.5
Tarneit	647,800	645,000	645,000	-0.4	0.0
Taylors Hill	896,000	919,000	855,000	-4.6	-7.0
Werribee	616,500	628,500	618,500	0.3	-1.6

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

Suburb	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Bayswater	840,000	836,500	880,400	4.8	5.2
Bayswater North	896,500	890,000	917,500	2.3	3.1
Boronia	889,400	850,000	835,000	-6.1	-1.8
Ferntree Gully	936,000	870,000	867,900	-7.3	-0.2
Heathmont	1,225,800	1,055,000	1,017,100	-17.0	-3.6
Wantirna	1,150,000	1,090,000	1,095,000	-4.8	0.5
Wheelers Hill	1,472,500	1,396,000	1,375,000	-6.6	-1.5

Country Victoria

Country Victoria's median house price decreased by 2.6 per cent from \$580,000 to \$565,000 in the September 2024 quarter. Over the 12 months to September 2024, the median house price in country Victoria decreased by 1.7 per cent from \$575,000 to \$565,000.

The number of country Victoria house sales for the September 2024 quarter is expected to be 6,649, which is 17 per cent more than the September 2023 quarter.

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

Bendigo median house prices increased by 20 per cent, having increased by 13.2 per cent in the previous quarter. Mildura increased by 6.1 per cent for the September 2024 quarter, having decreased by 7.8 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that five of the 12 large towns had increases in median house prices in the September 2024 quarter compared to the

June 2024 quarter which showed increases in six of the 12 towns also. For the 12 months from the September 2023 to September 2024 quarter, there were increases in six of the 12 towns.

Bairnsdale decreased by 6.5 per cent for the September 2024 quarter, having increased by 21.1 per cent in the previous quarter. Wangaratta decreased by 2.4 per cent and Sale increased by 4.7 per cent in the September 2024 quarter, having increased by 0.7 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 June 2024 to September 2024 quarters. Anglesea increased by 20.7 per cent for this quarter, having decreased by 23.3 per cent during the previous quarter. Cowes West's median house price increased by 6.9 per cent for the September 2024 quarter, having decreased by 10.7 per cent in the previous quarter. Venus Bay decreased by 10.9 per cent for the September 2024 quarter, having decreased by 15.7 per cent for June 2024.

Regional cities

Suburbs in regional cities	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Ballarat Central	615,000	530,000	530,000	-13.8	0.0
Bendigo	505,000	600,000	720,000	42.6	20.0
Geelong West	912,500	882,500	811,300	-11.1	-8.1
Horsham	407,500	395,000	387,500	-4.9	-1.9
Mildura	415,100	428,800	455,000	9.6	6.1
Shepparton	435,000	443,000	450,000	3.4	1.6
Warrnambool	560,000	602,500	586,000	4.6	-2.7
Wodonga	540,000	523,000	546,000	1.1	4.4

Large towns

Suburbs in large towns	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Bairnsdale	430,000	460,000	430,000	0.0	-6.5
Castlemaine	715,000	757,500	716,500	0.2	-5.4
Colac	465,000	482,000	452,800	-2.6	-6.1
Echuca	577,500	584,000	556,300	-3.7	-4.8
Hamilton	360,000	356,500	404,000	12.2	13.3
Moe	340,000	365,000	369,000	8.5	1.1
Morwell	322,500	331,500	336,500	4.3	1.5
Sale	520,000	482,500	505,000	-2.9	4.7
Swan Hill	401,000	480,000	452,500	12.8	-5.7
Traralgon	500,000	485,000	504,500	0.9	4.0
Wangaratta	532,500	525,000	512,500	-3.8	-2.4
Yarrawonga	620,000	652,500	600,000	-3.2	-8.0

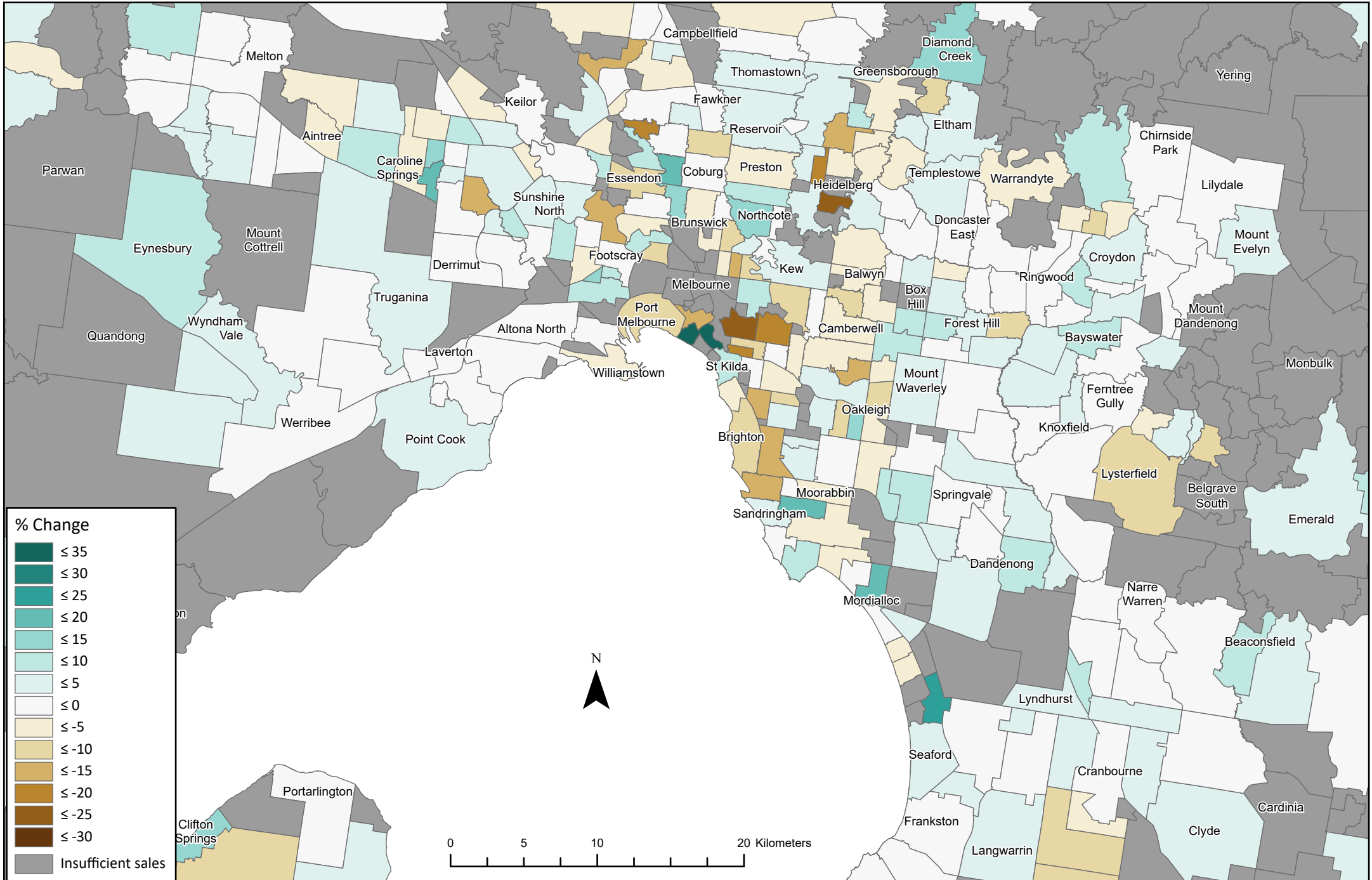
Seaside towns

Suburbs in seaside towns	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023-Sep 2024	% Change Jun 2024-Sep 2024
Anglesea	1,522,500	1,400,000	1,690,000	11.0	20.7
Cowes West	757,500	687,500	735,000	-3.0	6.9
Inverloch	800,800	782,500	835,000	4.3	6.7
Lakes Entrance	490,000	554,500	517,500	5.6	-6.7
Ocean Grove	977,500	982,500	915,000	-6.4	-6.9
Portland	397,500	440,000	425,000	6.9	-3.4
St Leonards	750,000	705,000	740,000	-1.3	5.0
Torquay	1,255,000	1,207,500	1,117,500	-11.0	-7.5

Suburbs in seaside towns	September quarter 2023 \$	June quarter 2024 \$	September quarter 2024 \$	% Change Sep 2023- Sep 2024	% Change Jun 2024- Sep 2024
Venus Bay	577,500	522,900	466,000	-19.3	-10.9

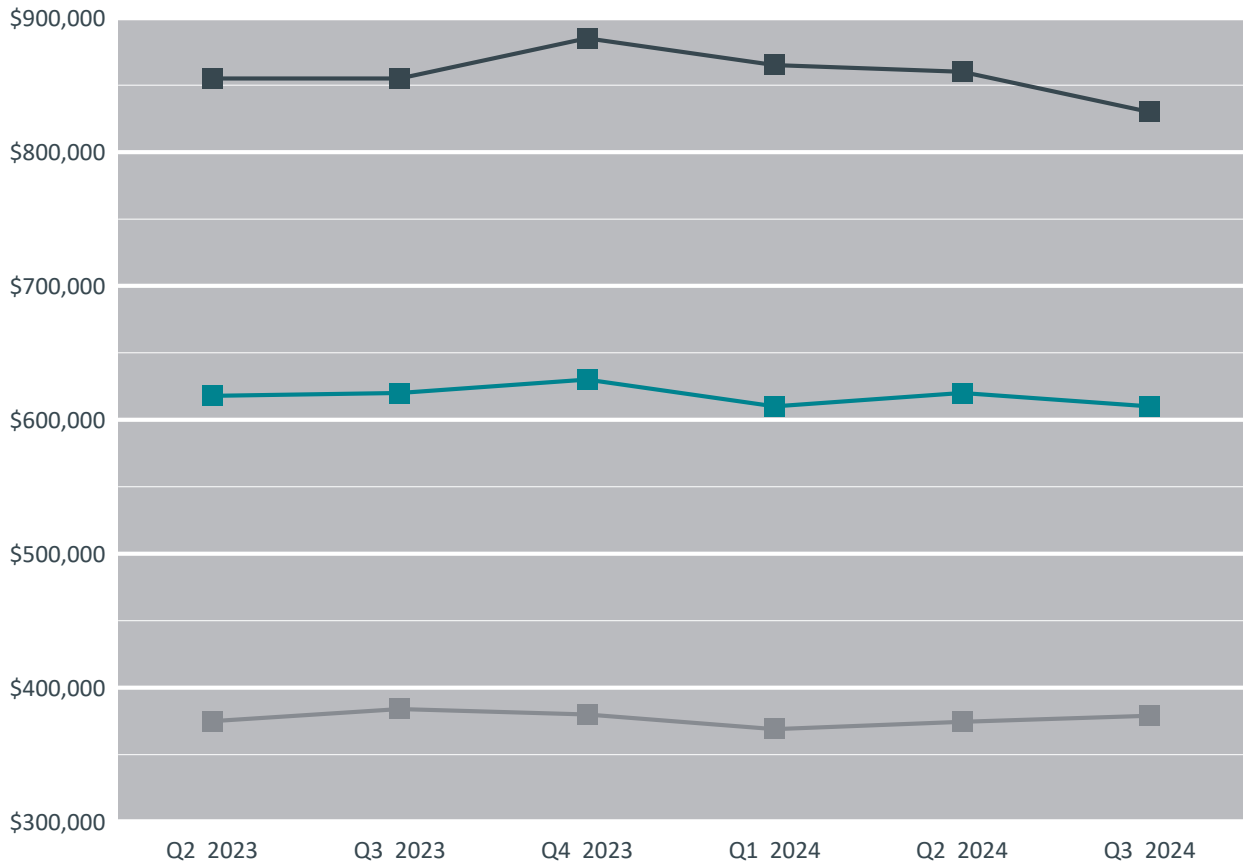
Metropolitan Melbourne houses - quarterly change in median prices

June quarter 2024 to September quarter 2024



MELBOURNE METROPOLITAN AREA

RESIDENTIAL PRICE STATISTICS



Legend

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

■ House Median

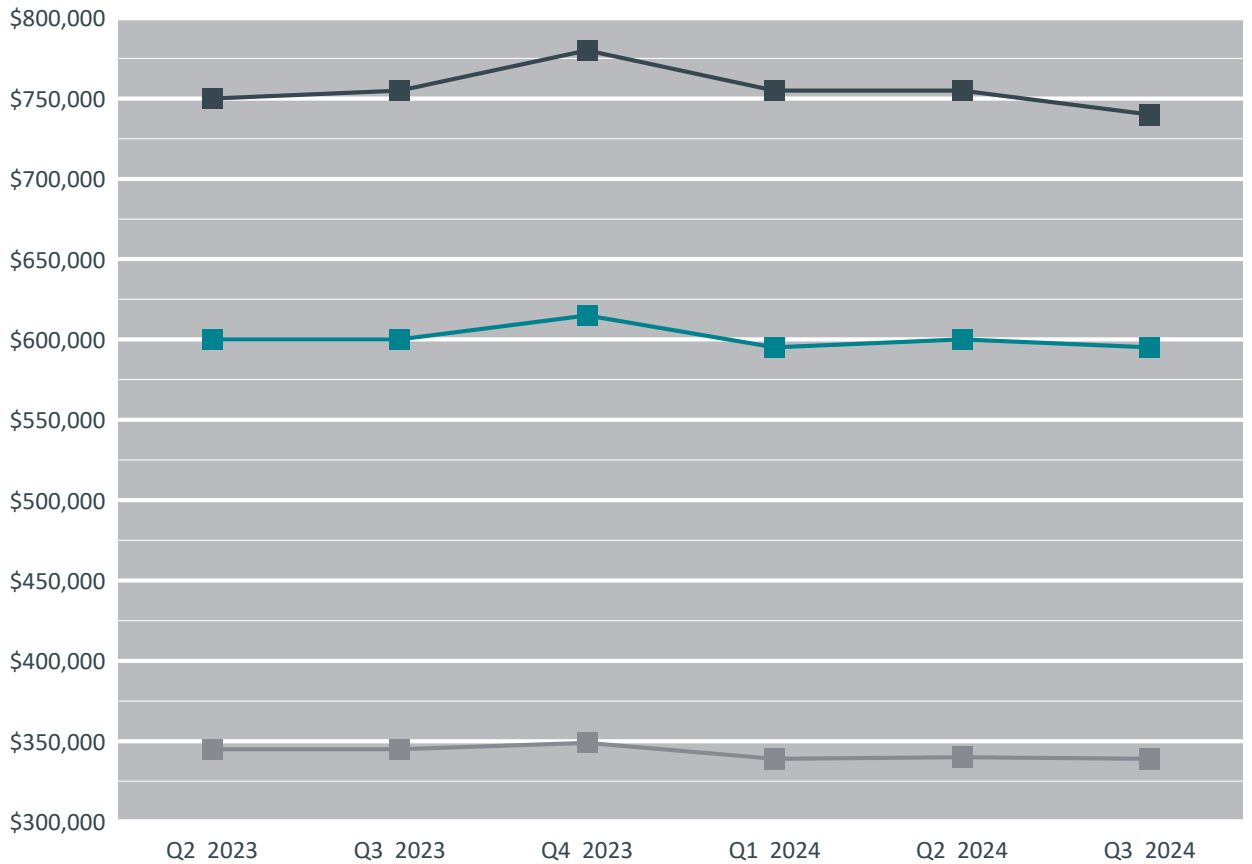
■ Unit/Apartment Median

■ 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 (%)
Apr-Jun	2023	13,726	855,000	0.0	9,631	618,000	0.0	2,146	375,000	0.0
Jul-Sep	2023	14,076	855,000	0.0	10,239	620,000	0.3	2,094	384,000	2.4
Oct-Dec	2023	15,303	885,000	3.5	10,798	630,000	1.6	2,039	380,000	-1.0
Jan-Mar	2024	13,678	865,000	-2.3	9,874	610,000	-3.2	1,951	369,000	-2.9
Apr-Jun	2024	15,718	860,000	-0.6	11,422	620,000	1.6	2,258	374,500	1.5
Jul-Sep	2024	14,787	830,000	-3.5	10,640	610,000	-1.6	1,996	379,000	1.2

VICTORIA

RESIDENTIAL PRICE STATISTICS



Legend

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

■ House Median

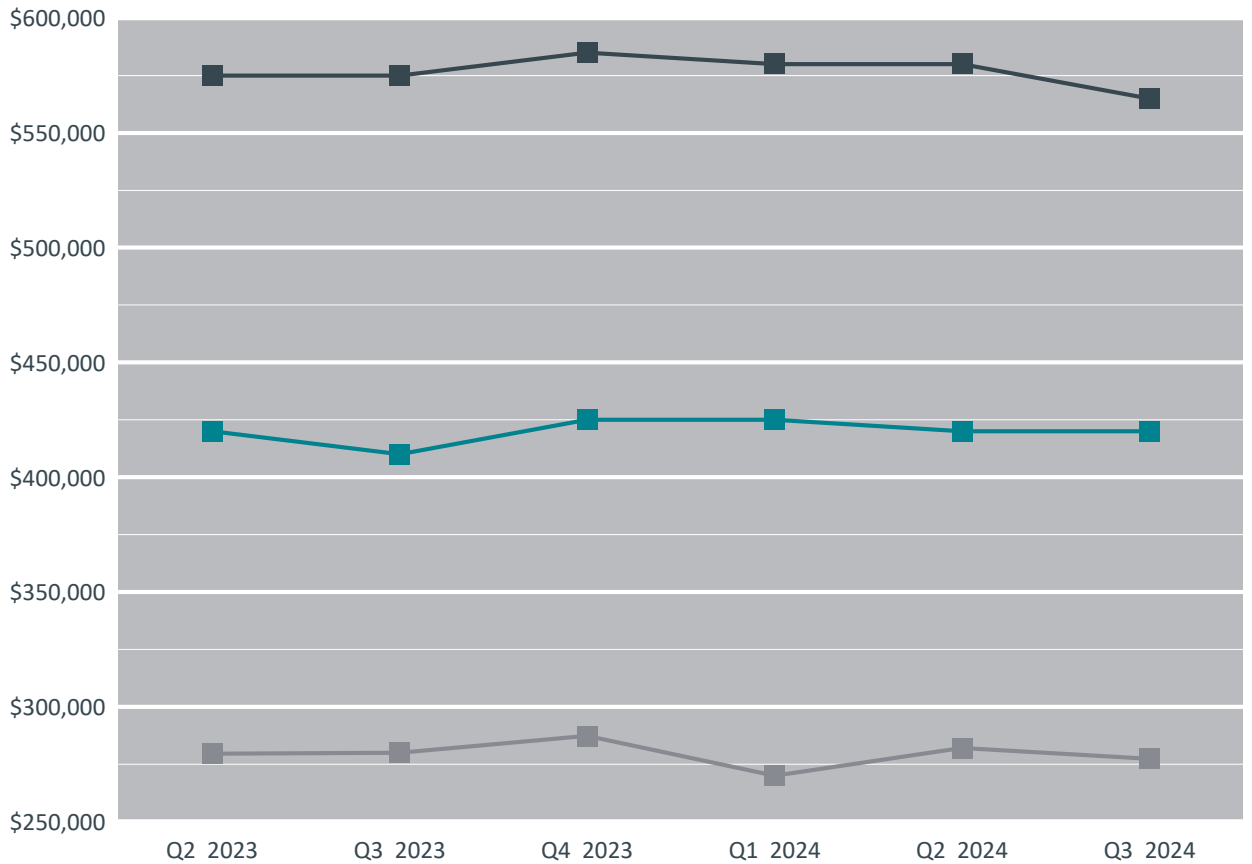
■ Unit/Apartment Median

■ 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 (%)
Apr-Jun	2023	19,464	750,000	0.0	10,505	600,000	0.0	3,294	345,000	0.0
Jul-Sep	2023	19,761	755,000	0.7	11,150	600,000	0.0	3,216	345,000	0.0
Oct-Dec	2023	21,326	780,000	3.3	11,697	615,000	2.5	3,101	349,000	1.2
Jan-Mar	2024	19,650	755,000	-3.2	10,839	595,000	-3.3	3,043	339,000	-2.9
Apr-Jun	2024	22,140	755,000	0.0	12,374	600,000	0.8	3,513	340,000	0.3
Jul-Sep	2024	20,971	740,000	-2.0	11,694	595,000	-0.8	3,136	339,000	-0.3

COUNTRY 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 (%)
Apr-Jun	2023	5,738	575,000	0.0	874	420,000	0.0	1,148	279,500	0.0
Jul-Sep	2023	5,685	575,000	0.0	911	410,000	-2.4	1,122	280,000	0.2
Oct-Dec	2023	6,023	585,000	1.7	899	425,000	3.7	1,062	287,300	2.6
Jan-Mar	2024	5,972	580,000	-0.9	965	425,000	0.0	1,092	270,000	-6.0
Apr-Jun	2024	6,422	580,000	0.0	952	420,000	-1.2	1,255	282,000	4.4
Jul-Sep	2024	6,184	565,000	-2.6	1,054	420,000	0.0	1,140	277,300	-1.7

MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
ABBOTSFORD	1280000	1283800	1190000	1275000	1147500	12	48	-10.4	-10.0
ABERFELDIE	1550000^	1565000	2050000	1725000^	2487500^	6	32	60.5	44.2
AINTREE	800100	732500	745000	782500	730000	41	117	-8.8	-6.7
AIREYS INLET	1745000^	1587500	1605000^	1330000^	1450000^	1	10	-16.9	9.0
AIRPORT WEST	932500	975000	1000000	953800	901500	27	82	-3.3	-5.5
ALBANVALE	600000	638000^	625000	610000	620000	19	51	3.3	1.6
ALBERT PARK	2275000	2350000	2245000	1860000	2435000	23	83	7.0	30.9
ALBION	765000^	765000^	715000^	737500	780000	12	35	2.0	5.8
ALEXANDRA	520000	471000	560000	532500^	525000^	9	28	1.0	-1.4
ALFREDTON	610000	660000	621000	630000	590000	59	178	-3.3	-6.3
ALPHINGTON	2257000	1900000	2400000	2070000	2185000^	6	34	-3.2	5.6
ALTONA	1200000	1100000	1035500	1170000	1170000	37	96	-2.5	0.0
ALTONA EAST	1083000^	846000^	1000000^	1095000	1120000^	8	27	3.4	2.3
ALTONA MEADOWS	670000	735000	700000	708500	690000	29	86	3.0	-2.6
ALTONA NORTH	872500	867500	915000	956000	950000	41	117	8.9	-0.6
ANGLESEA	1522500	1482500	1825000	1400000	1690000	10	40	11.0	20.7
APOLLO BAY	1060000^	998800^	850000^	1042500	905000^	7	23	-14.6	-13.2
ARARAT	363500	385000	345000	340500	390000	43	112	7.3	14.5
ARDEER	612500^	605000	700000^	675100	700000	10	28	14.3	3.7
ARMADALE	2735000	2585000	2700000	2125000	2100000	19	66	-23.2	-1.2
ARMSTRONG CREEK	675000	670000	675000	653800	665000	125	340	-1.5	1.7
ASCOT (GREATER BENDIGO)	593800^	622000^	562800^	565800	610000^	9	31	2.7	7.8
ASCOT VALE	1375000	1300500	1382000	1265000	1200000	42	120	-12.7	-5.1
ASHBURTON	2100000	2310000	1880000	2172000	1812500	20	76	-13.7	-16.6
ASHWOOD	1545000	1483000	1670000^	1555000	1470000	23	40	-4.9	-5.5
ASPENDALE	1235000	1447500	1385000	1330800	1327500	16	70	7.5	-0.2
ASPENDALE GARDENS	1176000	1075000	1150000^	1168500	1180500	18	39	0.4	1.0
ATTWOOD	744000^	1077500	930000^	1057800	815000^	2	19	9.5	-22.9
AVENEL	560000^	585000^	467500^	617500^	512000^	3	11	-8.6	-17.1
AVOCA	340000^	400000^	335000^	415000^	375000^	4	14	10.3	-9.6
AVONDALE HEIGHTS	980000	915000	945000	986500	1000000	43	119	2.0	1.4
BACCHUS MARSH	630000	632500	617500	633200	600000	37	113	-4.8	-5.2
BADGER CREEK	820000^	685000^	690000^	740000^	620000^	2	14	-24.4	-16.2

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales	No. of	Change (%)	
	2023	2023	2024	2024	2024	Jul-Sep	Sales	Jul-Sep	Apr-Jun
						2024	2024	2023	2024
								to	to
								Jul-Sep	Jul-Sep
								2024	2024
BAIRNSDALE	430000	437000	380000	460000	430000	43	119	0.0	-6.5
BALACLAVA	1280000 [^]	1432500	1596300 [^]	1435000	1307500 [^]	8	29	2.1	-8.9
BALCOMBE	1640000	1670000	2100000	1482500	1675000	25	88	2.1	13.0
BALLAN	600000 [^]	630000	665000	650000	597500	10	33	-0.4	-8.1
BALLARAT CENTRAL	615000	655000	650000	530000	530000	27	85	-13.8	0.0
BALLARAT EAST	528800	490000	485000	480000	462500	32	100	-12.5	-3.6
BALLARAT NORTH	570000	571800	555000	496300	525000	13	47	-7.9	5.8
BALNARRING	1452500 [^]	1275000 [^]	1310000	1277500	1160000 [^]	3	28	-20.1	-9.2
BALWYN	3179000	2879000	3122400	2960000	2715000	44	125	-14.6	-8.3
BALWYN NORTH	2380000	2374000	2430000	2338000	2142500	78	228	-10.0	-8.4
BANDIANA	595000 [^]	582000 [^]	732000 [^]	600000 [^]	595000 [^]	9	17	0.0	-0.8
BANNOCKBURN	710000	752500	710000	718500	745500	14	45	5.0	3.8
BARANDUDA	639500 [^]	620000	637500	649000 [^]	617500	14	41	-3.4	-4.9
BARWON HEADS	1550000	1825000	1840000	1250000	1603500	12	37	3.5	28.3
BAXTER	702100 [^]	646300 [^]	755000 [^]	706000 [^]	705000 [^]	7	20	0.4	-0.1
BAYSWATER	840000	909000	800000	836500	880400	26	62	4.8	5.2
BAYSWATER NORTH	896500	830000	840000	890000	917500	18	54	2.3	3.1
BEACONSFIELD	1079000	1035000	882000	950000	1012500	22	66	-6.2	6.6
BEAUFORT	480000 [^]	488000 [^]	400000	365000 [^]	355000	10	31	-26.0	-2.7
BEAUMARIS	2012000	2177500	2000000	1990000	2100000	33	123	4.4	5.5
BEEAC	375000 [*]	380000 [^]	687500 [^]	687500 [*]	380000 [^]	1	2	NA	NA
BEECHWORTH	860000 [^]	740500 [^]	780000 [^]	782500 [^]	854000 [^]	8	22	-0.7	9.1
BELGRAVE	830000	821000	790000	861000	760000	17	50	-8.4	-11.7
BELL PARK	620000	630000	632500	610000	610000	21	66	-1.6	0.0
BELL POST HILL	639000	611500	685000	670000	652500	28	63	2.1	-2.6
BELLFIELD (BANYULE)	937500 [^]	950000 [^]	925500 [^]	940000 [^]	1130000 [^]	5	16	20.5	20.2
BELMONT	699500	670000	695000	680000	720000	54	189	2.9	5.9
BENALLA	405500	432500	450000	453800	421000	45	138	3.8	-7.2
BENDIGO	505000	600000	530000	600000	720000	24	72	42.6	20.0
BENTLEIGH	1691600	1690000	1727500	1612500	1630000	30	106	-3.6	1.1
BENTLEIGH EAST	1431500	1420000	1540000	1514000	1480000	91	259	3.4	-2.2
BERWICK	850000	890000	870000	881000	870000	223	648	2.4	-1.2
BEVERIDGE	620000	658000	683500	680000	641500	52	158	3.5	-5.7

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
BIRCHIP	178800 [^]	191500 [^]	160000 [^]	186000 [^]	150000 [^]	1	12	-16.1	-19.4
BIRREGURRA	835000 [^]	705000 [^]	627500 [^]	700000 [^]	645000 [^]	3	8	-22.8	-7.9
BITTERN	852500 [^]	902500 [^]	880000 [^]	830000	737000 [^]	7	26	-13.5	-11.2
BLACK HILL	622000 [^]	565000	510000 [^]	600000 [^]	617500 [^]	8	22	-0.7	2.9
BLACK ROCK	2850000	2295000	3000000	2305000	2262500	14	51	-20.6	-1.8
BLACKBURN	1591000	1562000	1805000	1450000	1502000	18	69	-5.6	3.6
BLACKBURN NORTH	1337000	1249300	1265000	1332000	1211500	24	71	-9.4	-9.0
BLACKBURN SOUTH	1362500	1400000	1375000	1323000	1400000	37	101	2.8	5.8
BLAIRGOWRIE	1723800	1541500	1625000	1340000	1192500	26	97	-30.8	-11.0
BLIND BIGHT	860000 [^]	695000 [^]	850000 [^]	700000 [^]	715000 [^]	5	15	-16.9	2.1
BONBEACH	1160000	1227500	961000	1037500	1048500 [^]	8	30	-9.6	1.1
BONNIE BROOK	649900	689000	670000	702500	644000	36	90	-0.9	-8.3
BONNIE DOON	612500 [^]	720000 [^]	740000 [^]	785000 [^]	675000 [^]	2	6	10.2	-14.0
BONSHAW	600000 [^]	560000 [^]	545000	500000	519800 [^]	6	27	-13.4	4.0
BOORT	287500 [^]	225000 [^]	291300 [^]	370000 [^]	259500 [^]	4	13	-9.7	-29.9
BORONIA	889400	838000	859300	850000	835000	40	149	-6.1	-1.8
BOTANIC RIDGE	890000	915000	817500	927500	845000	39	101	-5.1	-8.9
BOX HILL	1680000 [^]	1758000	1720000	1680000 [^]	1780000 [^]	9	29	6.0	6.0
BOX HILL NORTH	1341500	1415500	1400000	1310000	1329000	33	89	-0.9	1.5
BOX HILL SOUTH	1500000	1541000	1485000	1472500	1610000	24	80	7.3	9.3
BRAYBROOK	680000	765000	728000	671300	725000	18	64	6.6	8.0
BREAKWATER	612000 [^]	550000 [^]	590000 [^]	445000 [^]	515000 [^]	5	13	-15.8	15.7
BRIAR HILL	1022500	1001000 [^]	997000 [^]	1085000 [^]	950000 [^]	5	23	-7.1	-12.4
BRIGHT	915000 [^]	1125000 [^]	1112500	901000 [^]	1037500 [^]	6	25	13.4	15.1
BRIGHTON	3137500	3167500	3700000	3550000	3170000	49	172	1.0	-10.7
BRIGHTON EAST	2520000	2250000	2500000	2342500	1962500	38	147	-22.1	-16.2
BROADFORD	555000	571300	511000	525000	545000	21	62	-1.8	3.8
BROADMEADOWS	550000	592500	541000	600000	570000	39	119	3.6	-5.0
BROOKFIELD	555000	562000	570000	550000	527500	66	180	-5.0	-4.1
BROOKLYN	697500 [^]	1040000 [^]	757500 [^]	870000 [^]	710000 [^]	2	16	1.8	-18.4
BROWN HILL	645000 [^]	815000	652500	525000	570000	19	62	-11.6	8.6
BRUNSWICK	1265000	1274000	1360000	1300000	1229000	69	203	-2.8	-5.5
BRUNSWICK EAST	1406300	1480000	1373500	1353000	1300000	23	70	-7.6	-3.9

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MEDIAN HOUSE PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
BRUNSWICK WEST	1350000	1446000	1300000	1255000	1410000	29	71	4.4	12.4
BULLEEN	1400000	1450000	1314500	1302500	1354500	34	92	-3.3	4.0
BUNDALONG	675000 [^]	968000 [^]	830000 [^]	720000 [^]	750000 [^]	1	8	11.1	4.2
BUNDOORA	845000	870000	858000	897500	923500	54	201	9.3	2.9
BUNINYONG	715000	687500	675000	740000	632500 [^]	8	38	-11.5	-14.5
BUNYIP	677500	890000 [^]	705000	705000	700000	13	37	3.3	-0.7
BURNLEY	1535000 [^]	1915000 [^]	1110000 [^]	1488000 [^]	1488000 [*]	0	6	NA	NA
BURNSIDE	754800	698500	730500	690000	794000	18	40	5.2	15.1
BURNSIDE HEIGHTS	795000	700000	730000	749000	849000	12	52	6.8	13.4
BURWOOD	1511500	1549000	1400000	1320000	1402500	32	114	-7.2	6.3
BURWOOD EAST	1305000	1253500	1276500	1311000	1280000	34	94	-1.9	-2.4
CAIRNLEA	950000	930000	1090000	1027500	860000	11	41	-9.5	-16.3
CALIFORNIA GULLY	458800	482000	503000	461000	425000	19	53	-7.4	-7.8
CAMBERWELL	2453000	2700000	2840000	2580000	2425000	53	180	-1.1	-6.0
CAMPBELLFIELD	600000	617500	653500 [^]	594000 [^]	610000 [^]	9	23	1.7	2.7
CAMPBELLS CREEK	640000 [^]	745000 [^]	640000 [^]	641000	697500 [^]	6	28	9.0	8.8
CAMPERDOWN	475000	420000	441500	353000	465000	22	54	-2.1	31.7
CANADIAN	557500	597000	450000	505000	500000	19	62	-10.3	-1.0
CANTERBURY	3200000	3555000	2935000	3490000	3000000	21	72	-6.3	-14.0
CAPE PATERSON	817500	745000 [^]	830000 [^]	1085000 [^]	1000000 [^]	9	19	22.3	-7.8
CAPE SCHANCK	1497500 [^]	1497500 [*]	1692500 [^]	1420000 [^]	2650000 [^]	1	10	77.0	86.6
CAPEL SOUND	729000	720000	722500	665000	687500	24	63	-5.7	3.4
CARDIGAN	965000 [^]	1114000 [^]	1190000 [^]	1300000 [^]	1360000 [^]	2	5	40.9	4.6
CARISBROOK	525000 [^]	422500 [^]	407500 [^]	665000 [^]	530000 [^]	2	7	1.0	-20.3
CARLTON	1425000	1410000	1482500	1421000	1390000 [^]	7	34	-2.5	-2.2
CARLTON NORTH	1385000	1462500	1475000	1590000	1440000	17	59	4.0	-9.4
CARNEGIE	1690000	1600000	1732500 [^]	1707500	1785000	32	60	5.6	4.5
CAROLINE SPRINGS	720800	742500	745000	766000	727000	67	216	0.9	-5.1
CARRUM	1003100	1125000	1123500 [^]	1230000 [^]	1016000 [^]	7	17	1.3	-17.4
CARRUM DOWNS	709000	715000	720000	718500	711000	89	220	0.3	-1.0
CASTERTON	330000 [^]	290000 [^]	229000 [^]	298600 [^]	250000 [^]	7	21	-24.2	-16.3
CASTLEMAINE	715000	720000	765000	757500	716500	30	84	0.2	-5.4
CAULFIELD	1945000	2250000 [^]	2250000 [*]	2642500	2335000	10	20	20.1	-11.6

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
CAULFIELD EAST	1500000^	1735000^	1690000^	1510000^	1775000^	1	9	18.3	17.5
CAULFIELD NORTH	2830000	2585000	2555000	2520000	2270000	29	78	-19.8	-9.9
CAULFIELD SOUTH	2050000	1900000	1806000	1840000	1845000	26	82	-10.0	0.3
CHADSTONE	1307000	1230000	1275000	1290000	1155500	18	58	-11.6	-10.4
CHARLEMONT	585000	599000	597500	606800	635000	40	88	8.5	4.7
CHARLTON	335000^	275000^	299000^	505000^	285000^	5	14	-14.9	-43.6
CHELSEA	1200000	1100000	1366300	1180000	1095000	10	45	-8.8	-7.2
CHELSEA HEIGHTS	950000	895500	945000	950000	957500^	8	40	0.8	0.8
CHELTENHAM	1306000	1300000	1410000	1380000	1263000	44	130	-3.3	-8.5
CHELTENHAM EAST	1107000	1165000	1150000	1112500	1081300	14	48	-2.3	-2.8
CHELTENHAM NORTH	1000000^	946500	1135000^	1030000	960000	16	44	-4.0	-6.8
CHILTERN	380000^	412500^	415000^	500000^	432500^	6	13	13.8	-13.5
CHIRNSIDE PARK	908800	900000	955000	888000	855000	47	132	-5.9	-3.7
CHUM CREEK	620000^	870000^	890000^	802500^	845000^	5	9	36.3	5.3
CHURCHILL	345000	345000	340000	355000	380000	19	58	10.1	7.0
CLARINDA	1005000	995000	1025000^	955500^	1015000	11	25	1.0	6.2
CLAYTON	1109500	1162500	1188900	1159500	1125500	20	63	1.4	-2.9
CLAYTON NORTH	1333000^	1186300^	1190000^	1528000^	1242500^	4	19	-6.8	-18.7
CLAYTON SOUTH	973000	945000	973500	932500	1022500	12	50	5.1	9.7
CLEMATIS	991000^	865000^	865000*	817000^	890000^	5	8	-10.2	8.9
CLIFTON HILL	1516000	1820000	1525000	1506200	1555000	14	50	2.6	3.2
CLIFTON SPRINGS	670000	647500	740000	655000	721000	29	94	7.6	10.1
CLUNES	510000^	575000^	410000^	515000^	515000^	7	23	1.0	0.0
CLYDE	678500	691500	690000	680000	698500	114	301	2.9	2.7
CLYDE NORTH	725000	720000	725000	733500	733000	243	639	1.1	-0.1
COBBLEBANK	683500	610000	605000	667500	636000	20	71	-6.9	-4.7
COBDEN	425000^	380000	350000	365000^	300000^	3	21	-29.4	-17.8
COBRAM	450000	492500	390000	454300	411300	20	50	-8.6	-9.5
COBURG	1215000	1281500	1160000	1150000	1150000	56	202	-5.3	0.0
COBURG EAST	990000	1220000	950000	1130000	1010000	27	61	2.0	-10.6
COBURG NORTH	1017500	1109500	1067000	1110000	990000	15	55	-2.7	-10.8
COCKATOO	700000^	770000	811000	672500	720000	13	39	2.9	7.1
COHUNA	315000^	350000^	341000	340000	262500^	4	27	-16.7	-22.8

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
COLAC	465000	498000	452500	482000	452800	40	125	-2.6	-6.1
COLDSTREAM	865000^	770000^	826500^	767500^	922000^	3	12	6.6	20.1
COLERAINE	210000^	180000^	245000^	270000^	265000^	1	12	26.2	-1.9
COLLINGWOOD	1300000	1087500	1101000^	1320000	1100000	19	47	-15.4	-16.7
CONNEWARRE	2042500^	2300000^	2035000^	2500000^	1270000^	2	7	-37.8	-49.2
COOLAROO	535000^	542500	525000	559400	542000	11	38	1.3	-3.1
COONANS HILL	1237800	1150000^	1545000^	1155000^	1175000^	5	19	-5.1	1.7
CORINELLA	697000^	860000^	595000^	715000	585000^	7	22	-16.1	-18.2
CORIO	477500	487800	480000	495000	485000	73	202	1.6	-2.0
CORONET BAY	597500	494000^	580000	510000	485000^	8	37	-18.8	-4.9
CORRYONG	290000^	320000^	380000^	351500^	290000^	3	12	0.0	-17.5
COWES	940000^	784000	697500	831000^	832500^	9	26	-11.4	0.2
COWES WEST	757500	770000	770000	687500	735000	35	100	-3.0	6.9
CRAIGIEBURN	652000	650000	662500	658000	650000	244	686	-0.3	-1.2
CRANBOURNE	680000	662000	648500	669000	650000	97	267	-4.4	-2.8
CRANBOURNE EAST	714000	710000	727200	715000	720000	99	302	0.8	0.7
CRANBOURNE NORTH	738500	697500	742500	720000	740000	99	248	0.2	2.8
CRANBOURNE SOUTH	777500	650000	659000	822500	723500	16	43	-6.9	-12.0
CRANBOURNE WEST	683000	672500	677500	665000	690000	89	262	1.0	3.8
CREMORNE	1392500	1166500^	1640000^	1550000	1168500^	8	22	-16.1	-24.6
CRESWICK	515000	524500	484300^	517500	535000	15	35	3.9	3.4
CRIB POINT	835000	715000	740000^	680000	725000	12	34	-13.2	6.6
CROYDON	900000	950000	966000	900000	925000	69	228	2.8	2.8
CROYDON HILLS	1324000^	1196000	1200000	1237500	1060500	10	35	-19.9	-14.3
CROYDON NORTH	1121900	1000000	1165000	1115000	1034800	16	65	-7.8	-7.2
CROYDON SOUTH	876800^	943000	950500	900000	885000	15	48	0.9	-1.7
CURLEWIS	662300	767500	650000	672500	630000	15	58	-4.9	-6.3
DALLAS	507500	525000	525000	545000	563000	17	62	10.9	3.3
DALYSTON	555000^	483000^	512500^	574500^	540000^	4	16	-2.7	-6.0
DANDENONG	682500	705000	681200	707000	750000	34	100	9.9	6.1
DANDENONG NORTH	738500	750000	742000	750000	760000	62	172	2.9	1.3
DARLEY	720000	693500	622500	615000	645000	37	103	-10.4	4.9
DAYLESFORD	890000	869000	870000	910000	880000	19	51	-1.1	-3.3

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
DEANSIDE	639000	670000	639900	650000	694500	56	158	8.7	6.8
DEEPDENE	3100000^	2750000^	3356000^	3500000^	4275000^	5	21	37.9	22.1
DEER PARK	644000	628000	641000	675500	660000	60	169	2.5	-2.3
DELACOMBE	517500	539500	535000	550000	525000	33	71	1.4	-4.5
DELAHEY	606000	682000	638500	637000	692000	23	58	14.2	8.6
DENNINGTON	550000	627500^	550000^	625000^	610000^	8	22	10.9	-2.4
Derrimut	700000	754500	826000	750000	718500	22	56	2.6	-4.2
DIAMOND CREEK	962500	1005000	1120500	1060000	1168000	37	111	21.4	10.2
DIGGERS REST	652500	660000	663000	670000	650000	39	114	-0.4	-3.0
DIMBOOLA	281000	260000^	430000^	245000	260000	16	32	-7.5	6.1
DINGLEY VILLAGE	1155000	1069500	1150000	1070000	1117800	24	74	-3.2	4.5
DONALD	235000^	158000^	230000^	280000^	280000^	5	17	19.1	0.0
DONCASTER	1600000	1487500	1559000	1500000	1463000	60	183	-8.6	-2.5
DONCASTER EAST	1630000	1610000	1610000	1670000	1670000	85	252	2.5	0.0
DONNYBROOK	668500	647500	660000	650000	658500	129	342	-1.5	1.3
DONVALE	1399000	1567500	1295000	1621000	1554500	22	68	11.1	-4.1
DOREEN	737800	736000	750000	750000	757500	98	339	2.7	1.0
DOVETON	550000	617500	595000	600000	610000	37	97	10.9	1.7
DROMANA	1155000	1020000	950000	1050000	1020000	27	92	-11.7	-2.9
DROUIN	623000	602000	630000	600000	600000	87	255	-3.7	0.0
DRYSDALE	680000	820000	655000	765000	676500	16	59	-0.5	-11.6
DUNOLLY	325000^	485000^	315000^	347500^	322500^	2	10	-0.8	-7.2
EAGLE POINT	599800^	438000^	675000^	614500^	379800^	4	16	-36.7	-38.2
EAGLEHAWK	472500	432500	526800	474300	512000	29	75	8.4	7.9
EAGLEMONT	2650000	2200000	2025000	2980000	2100000	13	40	-20.8	-29.5
EAST BAIRNSDALE	386500^	325000^	406000^	357500^	337500^	6	16	-12.7	-5.6
EAST BENDIGO	512500	450000^	615000^	578000^	670000^	7	22	30.7	15.9
EAST GEELONG	850000	762500	803500	820000	696000	10	39	-18.1	-15.1
EAST MELBOURNE	2980000^	3750000^	4260000^	3750000^	3550000^	1	9	19.1	-5.3
EAST WARBURTON	715000^	532000^	650000^	522500^	560000^	3	5	-21.7	7.2
EASTWOOD	639000^	560800	595000^	568800	658500^	8	26	3.1	15.8
ECHUCA	577500	586000	572500	584000	556300	50	146	-3.7	-4.8
EDENHOPE	345000^	205000^	320000^	195100^	230000^	5	10	-33.3	17.9

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
EDITHVALE	1283600	1345000	1320000	1361500	1262500	19	47	-1.6	-7.3
EILDON	558000^	520000^	453800^	377500^	407500^	4	10	-27.0	7.9
ELLMINYT	755000	675000^	540000^	650000	587500	10	29	-22.2	-9.6
ELMORE	520000^	349000^	322500^	305000^	490000^	2	8	-5.8	60.7
ELSTERNWICK	2300000	2015000	2285000^	2170000	1810000	25	56	-21.3	-16.6
ELTHAM	1225000	1239800	1327000	1180500	1238000	50	137	1.1	4.9
ELTHAM NORTH	1180000	1264500	1215000	1350000	1170000	21	60	-0.8	-13.3
ELWOOD	2200000	2110000	2400000	1930000	1740000	21	75	-20.9	-9.8
EMERALD	869000	750000	905000	899000	910000	15	46	4.7	1.2
ENDEAVOUR HILLS	780000	804000	805000	825500	816000	61	173	4.6	-1.2
EPPING	673000	669000	690500	690000	654000	99	294	-2.8	-5.2
EPSOM	592500	590000	608300	587000	560000	13	52	-5.5	-4.6
ESSENDON	1800000	1755000	1753800	1870000	1608000	36	138	-10.7	-14.0
ESSENDON NORTH	1415000^	1645000^	1362500	1180000	1350000^	4	25	-4.6	14.4
ESSENDON WEST	1235000^	1160000^	1429000	1810000^	1675000^	3	20	35.6	-7.5
EUMEMMERRING	680000^	645000	670000^	625000	669000^	7	26	-1.6	7.0
EUREKA	470000^	525000^	457500^	587800^	392300^	2	6	-16.5	-33.3
EUROA	425000^	520000	542000	577000	485000	16	41	14.1	-15.9
EYNESBURY	637000	710000	675000	695000	750000	29	61	17.7	7.9
FAIRFIELD	1300000^	1685000	1626000	1640000	1575000	11	37	21.2	-4.0
FAWKNER	745000	800000	780000	780500	753500	46	120	1.1	-3.5
FERNTREE GULLY	936000	892000	912000	870000	867900	92	230	-7.3	-0.2
FERNY CREEK	835000^	1222500^	1157500^	882500^	1027500^	4	14	23.1	16.4
FITZROY	1390000	1555000	1815500	1750000	1657500	18	53	19.2	-5.3
FITZROY NORTH	1345000	1850000	1827500	1595000	1400000	29	89	4.1	-12.2
FIVEWAYS	535000*	670000^	892500^	1055000^	1055000*	0	6	NA	NA
FLEMINGTON	983800	999500	1115000	985000	1060000	20	55	7.8	7.6
FLINDERS	2100000^	3150000^	2500000^	2375000^	1921000^	1	14	-8.5	-19.1
FLORA HILL	535000	500000	530500	527500	557500	16	63	4.2	5.7
FOOTSCRAY	987500	937500	965000	960000	937500	37	111	-5.1	-2.3
FOREST HILL	1245900	1325000	1095000	1185000	1210000	35	88	-2.9	2.1
FOSTER	512500^	750000^	687500^	552500^	580000^	3	17	13.2	5.0
FRANKSTON	725000	745700	745000	750000	717500	134	381	-1.0	-4.3

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
FRANKSTON NORTH	575000	577500	590500	597600	601500	32	104	4.6	0.7
FRANKSTON SOUTH	1141000	1350000	1100000	1185000	1152500	68	206	1.0	-2.7
FRASER RISE	715000	700000	735000	700000	710000	91	266	-0.7	1.4
FYANSFORD	940000^	780000^	975000^	912500^	914000^	8	17	-2.8	0.2
GARDEN CITY	1467500^	1798300^	1630000^	1560500^	1425000^	4	11	-2.9	-8.7
GARFIELD	837500^	690000^	540000^	750000^	690000^	7	21	-17.6	-8.0
GEELONG	1362500	1000000	992500	800000^	890000	12	31	-34.7	11.3
GEELONG WEST	912500	940000	870000	882500	811300	32	104	-11.1	-8.1
GEMBROOK	770000^	777500^	900000^	865000^	1155000^	2	14	50.0	33.5
GISBORNE	997500	1012500	932000	980000	920000	33	104	-7.8	-6.1
GLADSTONE PARK	710000	740000	702500	715000	710000	30	81	0.0	-0.7
GLEN HUNTLY	2150000^	1735500^	1535000^	1530000^	1811000^	3	8	-15.8	18.4
GLEN IRIS	2467500	2496000	2437500	2420000	2240000	59	166	-9.2	-7.4
GLEN WAVERLEY	1704000	1641500	1721000	1690000	1650000	119	343	-3.2	-2.4
GLENROY	790000	813500	828300	830000	800000	57	162	1.3	-3.6
GOLDEN BEACH	590000^	260000^	395000^	455000^	440000^	7	17	-25.4	-3.3
GOLDEN POINT (BALLARAT)	465300	580000^	444000	610000^	490000	19	38	5.3	-19.7
GOLDEN SQUARE	540000	505000	497800	520000	565000	26	125	4.6	8.7
GORDON	595800^	707500^	670000^	599000^	600000^	3	5	0.7	0.2
GOUGHS BAY	590000^	647500^	550000^	537500^	537500*	0	7	NA	NA
GOWANBRAE	800000^	920000^	970000^	1085000^	1025000	11	20	28.1	-5.5
GRANTVILLE	620000^	562500^	600000^	590000	540000^	6	24	-12.9	-8.5
GREENSBOROUGH	983800	1070000	1022500	1090000	1010000	61	180	2.7	-7.3
GREENVALE	800000	871300	872500	920000	850000	71	249	6.3	-7.6
GROVEDALE	675000	650000	651000	682500	652500	52	164	-3.3	-4.4
GUNBOWER	200000*	500000^	310000^	220000^	276000^	1	7	NA	25.5
HADFIELD	870000	850000	890000	842000	853000	29	69	-2.0	1.3
HALLAM	735000	740000	737500	755000	752000	29	96	2.3	-0.4
HALLS GAP	630000^	470000^	630000^	611000^	609000^	2	8	-3.3	-0.3
HAMILTON	360000	369500	362500	356500	404000	40	126	12.2	13.3
HAMLIN HEIGHTS	775000	748000	655000	722500	637500	30	85	-17.7	-11.8
HAMPTON	2464000	2490000	2760000	2670000	2247500	40	124	-8.8	-15.8
HAMPTON EAST	1427500	1455000	1390000	1460000	1442500	16	67	1.1	-1.2

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
HAMPTON PARK	645000	650000	680000	675000	665000	86	262	3.1	-1.5
HARCOURT	770000 [^]	700000 [^]	802500 [^]	650000 [^]	553500 [^]	2	5	-28.1	-14.8
HARKNESS	579000	550000	570000	547500	580000	72	185	0.2	5.9
HASTINGS	691500	690000	670000	670000	685000	27	81	-0.9	2.2
HASTINGS WEST	563000	620000	610000	650000 [^]	603000 [^]	4	22	7.1	-7.2
HAWTHORN	2670000	3575000	2919500	2983000	2600000	30	116	-2.6	-12.8
HAWTHORN EAST	2570000	2565000	2530000	2585000	2504800	35	89	-2.5	-3.1
HEALESVILLE	825000	740000	820000	765000	767500	20	86	-7.0	0.3
HEATHCOTE	415000	575000	440000 [^]	491500 [^]	590000 [^]	7	22	42.2	20.0
HEATHERTON	1235000 [^]	1200000 [^]	1100000 [^]	1300000 [^]	1100000 [^]	9	21	-10.9	-15.4
HEATHMONT	1225800	940000	1060000	1055000	1017100	24	69	-17.0	-3.6
HEIDELBERG	1490000	1429000	1522500	1387000 [^]	812000 [^]	2	20	-45.5	-41.5
HEIDELBERG HEIGHTS	979500	1050000	995000	1172500	910000	19	58	-7.1	-22.4
HEIDELBERG WEST	725000	760000	800000	765000	798400	18	58	10.1	4.4
HEPBURN	682500 [^]	600000 [^]	760000 [^]	601000 [^]	753500 [^]	6	11	10.4	25.4
HERNE HILL	690000	732000	650000 [^]	695500	705000 [^]	7	34	2.2	1.4
HEYFIELD	435000 [^]	452500 [^]	300000 [^]	325000	365000 [^]	6	23	-16.1	12.3
HEYWOOD	295000 [^]	345000 [^]	440000 [^]	340000	275000 [^]	4	25	-6.8	-19.1
HIGHETT	1460000	1455000	1495000	1452000	1715000	20	81	17.5	18.1
HIGHTON	960000	912000	855000	890000	818000	68	203	-14.8	-8.1
HILLSIDE (MELTON)	750000	777500	757500	881000	724000	52	133	-3.5	-17.8
HOPETOUN	75000 [^]	174900 [^]	205000 [^]	185000 [^]	310000 [^]	2	12	313.3	67.6
HOPPERS CROSSING	620000	615000	625000	634500	605500	136	413	-2.3	-4.6
HORSHAM	407500	373500	377000	395000	387500	82	227	-4.9	-1.9
HUGHESDALE	1340000 [^]	1424500	1650000	1300000	1451000	13	36	8.3	11.6
HUNTINGDALE	1032000 [^]	1175000 [^]	1340000 [^]	1250500 [^]	1174000 [^]	4	12	13.8	-6.1
HUNTLY	581500	550000	570000	577500	555000	27	72	-4.6	-3.9
HURSTBRIDGE	930000	932500	1002600 [^]	890200	875000	13	27	-5.9	-1.7
INDENTED HEAD	830000 [^]	792500 [^]	881800	1037500 [^]	795000 [^]	4	23	-4.2	-23.4
INGLEWOOD	325000 [^]	340000 [^]	475000 [^]	315000 [^]	322500 [^]	4	14	-0.8	2.4
INVERLOCH	800800	975000	896000	782500	835000	29	93	4.3	6.7
INVERMAY PARK	650000 [^]	692500	536500 [^]	505000 [^]	560500 [^]	4	13	-13.8	11.0
IRONBARK	580000 [^]	547500 [^]	520000 [^]	387500 [^]	485000 [^]	5	11	-16.4	25.2

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales	No. of	Change (%)	
	2023	2023	2024	2024	2024	Jul-Sep	Sales	Jul-Sep	Apr-Jun
						2024	2024	2023	2024
								to	to
								Jul-Sep	Jul-Sep
								2024	2024
IRYMPLE	530000	515200	525000	560000	552500	20	67	4.2	-1.3
IVANHOE	1760000	1725000	1865000	1765000	1825000	20	70	3.7	3.4
IVANHOE EAST	2875000^	1755000^	2412500	2565000	2270000^	5	26	-21.0	-11.5
JACANA	595000^	568800	589500^	587500	587500^	6	25	-1.3	0.0
JACKASS FLAT	495000^	521500^	572500	550000	530000	17	45	7.1	-3.6
JAN JUC	1158500^	1287500	1320000^	1250000	1334500^	6	26	15.2	6.8
JEERALANG NORTH	371800^	518000^	392500^	410000^	395000^	7	16	6.2	-3.7
JEPARIT	260000^	213000^	140000^	130000^	148500^	5	12	-42.9	14.2
JUNCTION VILLAGE	702000^	650000^	710000^	780000^	665000^	8	19	-5.3	-14.7
JUNORTOUN	770000^	832500^	690000^	825000^	870000^	8	15	13.0	5.5
KALIMNA	499000^	435000^	575000^	580000^	358800^	6	12	-28.1	-38.1
KALKALLO	635300	629500	610000	641800	640000	69	209	0.7	-0.3
KALLISTA	845000^	780000^	780000*	830000^	875000^	5	8	3.6	5.4
KALORAMA	869000^	825000^	842500^	985300^	985000^	2	12	13.3	0.0
KANGAROO FLAT	502500	508000	540000	547500	515000	51	145	2.5	-5.9
KANGAROO GROUND SOUTH	1175000^	1100000^	1030500^	1100000^	1135000^	6	13	-3.4	3.2
KANIVA	187500^	188000^	132500^	285000^	280000^	3	10	49.3	-1.8
KEALBA	672500	647500	715000^	710000	657500	10	35	-2.2	-7.4
KEILOR	1222000	1260000	1156000	1187500	1130000	19	56	-7.5	-4.8
KEILOR DOWNS	719500	806000	702800	774000	780000	17	67	8.4	0.8
KEILOR EAST	980500	1005100	1052500	1057500	1020000	43	145	4.0	-3.5
KEILOR LODGE	895000^	986000^	1100000^	958800^	821000^	1	11	-8.3	-14.4
KEILOR PARK	810000^	801000	905000^	851000^	782000^	9	23	-3.5	-8.1
KENNINGTON	567500	610000	562500	593000	500000	17	61	-11.9	-15.7
KENSINGTON	1050000	1010000	1102500	1181500	1018000	31	93	-3.0	-13.8
KERANG	273000	311000	282500	445000	300000	23	54	9.9	-32.6
KEW	2900000	2745500	3105000	2660000	2781000	47	155	-4.1	4.5
KEW EAST	2200000^	2100200^	2888000^	2955000^	1500000^	1	4	-31.8	-49.2
KEW NORTH	2050000	2350000	2230000	2310000	2100000	18	56	2.4	-9.1
KEYSBOROUGH	927800	929500	945000	905000	948700	70	207	2.3	4.8
KIALLA	600000	667500	670000	660000	655000	29	93	9.2	-0.8
KILLARA (WODONGA)	665000^	652500^	630000	632500	762500^	9	32	14.7	20.6
KILMORE	575000	600000	600000	593500	615000	50	131	7.0	3.6

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
KILSYTH	825500	827500	815000	808500	780000	25	96	-5.5	-3.5
KILSYTH SOUTH	920000 [^]	1020000 [^]	1072500 [^]	1225000 [^]	1253000 [^]	4	20	36.2	2.3
KINGLAKE	740000 [^]	761000 [^]	805000 [^]	587500 [^]	737500	10	16	-0.3	25.5
KINGS PARK	590000	600000	630500	620000	600000	17	67	1.7	-3.2
KINGSBURY	685000	820000	758000 [^]	870000 [^]	848300	10	18	23.8	-2.5
KINGSVILLE	1375000 [^]	1262000	1077500	1125000	1247500	13	35	-9.3	10.9
KNOXFIELD	923000	1042000	1000000	940000	950000	19	65	2.9	1.1
KOO WEE RUP	640000	715000	670000	645000	674000	22	54	5.3	4.5
KOONDROOK	450000 [^]	545000 [^]	325000 [^]	512500 [^]	355000 [^]	4	13	-21.1	-30.7
KOROIT	670000 [^]	595000 [^]	550000 [^]	614600 [^]	600000 [^]	9	27	-10.4	-2.4
KORUMBURRA	535000	585000	535000	570000	525000	23	59	-1.9	-7.9
KURUNJANG	512500	535000	505000	529500	520000	50	144	1.5	-1.8
KYABRAM	454500	455000	430000	495000	480000	23	68	5.6	-3.0
KYNETON	700000	750000	725000	847000	770400	22	66	10.1	-9.0
LAKE BOGA	290000 [^]	468000 [^]	837000 [^]	220000 [^]	875000 [^]	2	12	201.7	297.7
LAKE GARDENS	783500	705000 [^]	686500 [^]	751400	690000 [^]	5	21	-11.9	-8.2
LAKE TYERS BEACH	680000 [^]	525000 [^]	552500	552500 [*]	601500 [^]	4	14	-11.5	NA
LAKE WENDOUREE	1825000 [^]	1112500	1450000	1310000 [^]	900000 [^]	3	27	-50.7	-31.3
LAKES ENTRANCE	490000	481000	625000	554500	517500	18	61	5.6	-6.7
LALOR	705000	700000	703000	698000	686800	62	222	-2.6	-1.6
LANCEFIELD	655000 [^]	615000 [^]	662500	560000 [^]	670000 [^]	9	30	2.3	19.6
LANG LANG	715000	691300	737500	707500	680000	17	53	-4.9	-3.9
LANGWARRIN	850000	840000	855000	832500	873500	62	195	2.8	4.9
LARA	662500	692000	690000	675000	685000	49	114	3.4	1.5
LARA LAKE	675000	750000	685000	696000	670000	43	132	-0.7	-3.7
LAUNCHING PLACE	667500 [^]	650000 [^]	675000 [^]	680000 [^]	698800 [^]	6	21	4.7	2.8
LAVERTON	590000	620000	590000	595000	585800	18	77	-0.7	-1.6
LAVERTON SOUTH	713500	752000	800000	750000	745000	27	81	4.4	-0.7
LENEVA	690000 [^]	647500 [^]	650000	770000 [^]	675000	15	33	-2.2	-12.3
LEONGATHA	549000	585000	598800	520000	525000	15	61	-4.4	1.0
LEOPOLD	652500	700000	680000	662000	635000	55	196	-2.7	-4.1
LILYDALE	890000	1020000	962500	860500	850000	43	133	-4.5	-1.2
LOCH SPORT	395000	349000	380000	341500	460000 [^]	4	31	16.5	34.7

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Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
LONG GULLY	361000	455000 [^]	445000	450000	410500	16	49	13.7	-8.8
LONGWARRY	561000 [^]	572500	590000	558000	600800	10	40	7.1	7.7
LORNE	1550000 [^]	2710000 [^]	2000000 [^]	2000000 [^]	1545000 [^]	1	19	-0.3	-22.8
LOVELY BANKS	580000 [^]	690000 [^]	727500 [^]	770000 [^]	690000 [^]	5	17	19.0	-10.4
LOWER PLENTY	1244000 [^]	1320300	1264000 [^]	1455000 [^]	1370000	10	23	10.1	-5.8
LUCAS	640000	647500	627500	619000	640000	31	104	0.0	3.4
LUCKNOW	360000 [^]	470000 [^]	579500 [^]	592000 [^]	487500 [^]	4	20	35.4	-17.7
LYNBROOK	760000	715200	865500	730000	775000	20	64	2.0	6.2
LYNDHURST	836300	965000	862000	900000	904000	28	90	8.1	0.4
LYSTERFIELD	1350500	1262600	1300000	1340000	1175000	11	52	-13.0	-12.3
MACEDON	927000 [^]	1000000 [^]	1000000 [^]	1010000 [^]	1382500 [^]	2	12	49.1	36.9
MACLEOD	1102500	1150000	1240000	1242500	1020000	21	71	-7.5	-17.9
MADDINGLEY	605000	620000	621300	607500	633800	26	90	4.8	4.3
MAFFRA	405000	415000	455000	401000	430000	25	75	6.2	7.2
MAIDEN GULLY	780000	830000	785000	830000	776500	12	38	-0.4	-6.4
MAIDSTONE	916300	829000	875000	875000	850000	27	59	-7.2	-2.9
MALDON	676000 [^]	747500 [^]	757500 [^]	745000 [^]	657500 [^]	4	18	-2.7	-11.7
MALLACOOTA	550000 [^]	210000 [^]	767500 [^]	700000 [^]	470000 [^]	4	7	-14.5	-32.9
MALMSBURY	731500 [^]	965000 [^]	661000 [^]	600000 [^]	775000 [^]	3	13	5.9	29.2
MALVERN	3457000	2365000	3265000	3257500	2950000	21	94	-14.7	-9.4
MALVERN EAST	2101000	2587500	2107500	2039100	2052500	46	156	-2.3	0.7
MAMBOURIN	615000	640000	620500	632500	637500	28	66	3.7	0.8
MANIFOLD HEIGHTS	1095000	928500 [^]	920000 [^]	1316000	1352500 [^]	8	25	23.5	2.8
MANOR LAKES	642500	660000	630000	642000	655000	59	196	1.9	2.0
MANSFIELD	795000	900000 [^]	750000	740000	755000	11	41	-5.0	2.0
MARIBYRNONG	1207500	1100000	1240000	1437500	1190000	21	69	-1.4	-17.2
MARONG	655000 [^]	610000 [^]	675000	660000 [^]	705000 [^]	7	28	7.6	6.8
MARSHALL	600000 [^]	550000 [^]	630000 [^]	665000 [^]	575000 [^]	7	21	-4.2	-13.5
MARYBOROUGH	425000	372500	401500	387000	415000	41	128	-2.4	7.2
MCCRAE	1033000	1325000	1470000	1500000	1057500	12	51	2.4	-29.5
MCKENZIE HILL	745000 [^]	715000 [^]	850000 [^]	840000 [^]	815000 [^]	3	11	9.4	-3.0
MCKINNON	1930000	2100000	2050000 [^]	1802500	1850000	11	33	-4.1	2.6
MEADOW HEIGHTS	599500	570000	577500	597500	581500	42	106	-3.0	-2.7

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
MELTON	472000	489400	465000	486300	465000	45	128	-1.5	-4.4
MELTON SOUTH	521000	515000	466500	510000	517500	68	203	-0.7	1.5
MELTON WEST	563000	520000	510000	525000	520000	44	130	-7.6	-1.0
MENTONE	1220000	1415000	1346300	1370000	1300000	30	93	6.6	-5.1
MERBEIN	301500	295000	340000 [^]	300000	302000	12	37	0.2	0.7
MERINDA PARK	590000 [^]	645000 [^]	640000	654500	650000 [^]	9	30	10.2	-0.7
MERNDA	690000	683000	699000	720000	700000	95	295	1.4	-2.8
MERRIGUM	224000 [^]	300000 [^]	300000 [*]	267500 [^]	257500 [^]	3	7	15.0	-3.7
METUNG	785000 [^]	857500 [^]	1050000 [^]	675000 [^]	600500 [^]	8	20	-23.5	-11.0
MICKLEHAM	682500	681000	690000	670000	675000	184	496	-1.1	0.7
MIDDLE PARK	2475000	2642500	2513500	3150000	2860000 [^]	6	33	15.6	-9.2
MILDURA	415100	451500	465000	428800	455000	197	510	9.6	6.1
MILL PARK	780000	787000	783300	780000	760000	85	242	-2.6	-2.6
MILLGROVE	570000	581500 [^]	592500	625000 [^]	593800 [^]	8	25	4.2	-5.0
MINERS REST	640000	572500	590000	612500	607800	14	49	-5.0	-0.8
MINYIP	179000 [^]	92000 [^]	185000 [^]	169500 [^]	182500 [^]	8	14	2.0	7.7
MIRBOO NORTH	580000 [^]	542500 [^]	500000 [^]	420000 [^]	580000 [^]	6	18	0.0	38.1
MITCHAM	1220000	1220000	1213500	1175500	1142500	38	112	-6.4	-2.8
MOE	340000	367000	358500	365000	369000	60	153	8.5	1.1
MONBULK	705000 [^]	835000 [^]	781500 [^]	937500	805500 [^]	6	24	14.3	-14.1
MONT ALBERT	1990000	2996700	2332000 [^]	2745000	2495000 [^]	7	32	25.4	-9.1
MONT ALBERT NORTH	1732500	1660000	1498500 [^]	1651900	1585000	10	38	-8.5	-4.0
MONTMORENCY	1060000	1070000	1205000	1161500	1217500	22	65	14.9	4.8
MONTROSE	835500	878500	862000	945000	914000	20	66	9.4	-3.3
MOONEE PONDS	1438000	1620000	1530000	1575000	1513500	24	95	5.3	-3.9
MOORABBIN	1335000	1320000	1342500	1340000	1256000	21	67	-5.9	-6.3
MOOROOLBARK	847500	823300	846000	880000	842300	76	223	-0.6	-4.3
MOOROOPNA	389500	347000	410000	380000	400000	37	119	2.7	5.3
MORDIALLOC	1535000	1224800	1350000 [^]	1262500	1467000	25	56	-4.4	16.2
MORNINGTON	1051800	1175000	1160000	1100000	979000	64	225	-6.9	-11.0
MORTLAKE	384300 [^]	300000 [^]	405000 [^]	297500 [^]	364000 [^]	6	18	-5.3	22.4
MORWELL	322500	340000	322000	331500	336500	94	262	4.3	1.5
MOUNT BEAUTY	590000 [^]	531500 [^]	575000 [^]	600000 [^]	572500 [^]	4	17	-3.0	-4.6

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
MOUNT CLEAR	542500	477500	555000	500000	547500	18	45	0.9	9.5
MOUNT DANDENONG	750000 [^]	1007500 [^]	865000 [^]	782500 [^]	1220000 [^]	3	14	62.7	55.9
MOUNT DUNEED	710000	730000	705000	705000	695000	61	174	-2.1	-1.4
MOUNT ELIZA	1675000	1722500	1468000	1635000	1560000	55	189	-6.9	-4.6
MOUNT EVELYN	855000	830000	840000	817500	822500	32	107	-3.8	0.6
MOUNT HELEN	572300	555000	760000 [^]	633500	620000	12	29	8.3	-2.1
MOUNT MARTHA	1962500	1700000	2025000	2100000	1470000	23	67	-25.1	-30.0
MOUNT PLEASANT	420000	470000	465000 [^]	467500	522500 [^]	6	21	24.4	11.8
MOUNT WAVERLEY	1600000	1550500	1670000	1550000	1570000	88	272	-1.9	1.3
MULGRAVE	1120000	1077000	975000	1050000	1093000	70	192	-2.4	4.1
MURCHISON	344500 [^]	275000 [^]	515000 [^]	445000 [^]	515000 [^]	3	6	49.5	15.7
MURRUMBEENA	1690500	1670000	1885000 [^]	1790000	1535000	12	37	-9.2	-14.2
MURTOA	331000 [^]	331000 [*]	262000 [^]	280000 [^]	135000 [^]	2	13	-59.2	-51.8
MYRTLEFORD	585000 [^]	550000 [^]	595000	540000	580000	13	44	-0.9	7.4
NAGAMBIE	505000 [^]	620000	600500	635000 [^]	505000 [^]	5	26	0.0	-20.5
NAR NAR GOON NORTH	-	-	735000 [^]	955000 [^]	699000 [^]	5	9	0.0	-26.8
NARRE WARREN	735000	720000	740000	750000	740000	89	275	0.7	-1.3
NARRE WARREN NORTH	1510000	1730000	1510000	1692500	1767500 [^]	8	37	17.1	4.4
NARRE WARREN SOUTH	805000	870000	802500	845000	822500	102	297	2.2	-2.7
NATHALIA	370000	390000 [^]	382500 [^]	428800 [^]	445000 [^]	7	21	20.3	3.8
NEERIM SOUTH	630000 [^]	555000 [^]	617500 [^]	680000 [^]	570000 [^]	3	12	-9.5	-16.2
NEW GISBORNE	820000 [^]	745000 [^]	1025000 [^]	735000 [^]	800000 [^]	3	16	-2.4	8.8
NEWBOROUGH	429000	450000	410000	437500	405000	37	106	-5.6	-7.4
NEWCOMB	575500	597300	608000	555800	553500	20	57	-3.8	-0.4
NEWINGTON	480000 [^]	690000	600000	555000	750000 [^]	4	24	56.3	35.1
NEWLANDS ARM	601000 [^]	675000 [^]	937500 [^]	572500 [^]	540000 [^]	2	10	-10.1	-5.7
NEWPORT	1316000	1215000	1250000	1300000	1275000	38	110	-3.1	-1.9
NEWTOWN (GREATER GEELONG)	1072000	1338800	1295000	1260000	1177500	32	92	9.8	-6.5
NHILL	202000 [^]	199000	279000	320000	220000	13	39	8.9	-31.3
NICHOLS POINT	557500 [^]	517500 [^]	880000 [^]	731000 [^]	652500 [^]	5	8	17.0	-10.7
NIDDRIE	1242500	1188800	1260000	1130000	1191500	25	73	-4.1	5.4
NOBLE PARK	735000	755000	782500	785000	753000	34	141	2.4	-4.1
NOBLE PARK NORTH	752500	758300	765000	800000	765000	12	48	1.7	-4.4

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	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
NORLANE	450000	452500	479000	422500	461800	38	103	2.6	9.3
NORTH BENDIGO	520000	530000	479500	552000	415000	18	51	-20.2	-24.8
NORTH GEELONG	650000	616300 [^]	620000	710000	647000	13	40	-0.5	-8.9
NORTH MELBOURNE	1460000	1155000	1221900	1190000	1742000 [^]	8	37	19.3	46.4
NORTH WONTHAGGI	649500	558000	578200	545500	528500	16	51	-18.6	-3.1
NORTHCOTE	1722500	1600000	1737500	1526000	1729000	53	151	0.4	13.3
NOTTING HILL	1151000 [^]	1144000 [^]	1121000 [^]	997500 [^]	1294700 [^]	4	11	12.5	29.8
NUMURKAH	310000	367500	350000 [^]	402500	422500	18	45	36.3	5.0
NUNAWADING	1205000	1231500	1210200	1240000	1200000	27	96	-0.4	-3.2
OAK PARK	1127500	1245300 [^]	1200000	1230000	969500	10	30	-14.0	-21.2
OAKLEIGH	1430000	1320000	1455000	1340500	1250000	15	52	-12.6	-6.8
OAKLEIGH EAST	1172500	1095000 [^]	1255000 [^]	1110000	1215000 [^]	6	18	3.6	9.5
OAKLEIGH SOUTH	1170800	1233000	1252800	1271000	1200000	13	66	2.5	-5.6
OCEAN GROVE	977500	980000	970000	982500	915000	69	223	-6.4	-6.9
OFFICER	725000	750000	713300	712000	730000	151	358	0.7	2.5
OFFICER SOUTH	830000 [^]	809500 [^]	780000	660500 [^]	826000 [^]	6	23	-0.5	25.1
OLINDA	765000 [^]	996000 [^]	975000 [^]	1065000 [^]	895000 [^]	4	18	17.0	-16.0
ORBOST	336500 [^]	325000	357000 [^]	278500	395000 [^]	8	31	17.4	41.8
ORMOND	1843000	1866000	1855500	1991000 [^]	1630500 [^]	6	30	-11.5	-18.1
OSBORNE	960000	1035000	1020000	934000	924500	20	59	-3.7	-1.0
OUYEN	165000 [^]	208500 [^]	195000 [^]	240000 [^]	270000 [^]	2	14	63.6	12.5
PAKENHAM	645000	650000	661000	670500	637500	246	735	-1.2	-4.9
PARADISE BEACH	357500 [^]	375000 [^]	245000 [^]	460000 [^]	320000 [^]	4	14	-10.5	-30.4
PARK ORCHARDS	1810000 [^]	1760000 [^]	1910000 [^]	2405000 [^]	1900000 [^]	9	19	5.0	-21.0
PARKDALE	1520000	1390500	1700000	1505000	1450000	25	94	-4.6	-3.7
PARKVILLE	2477000 [^]	3120000 [^]	1575000 [^]	1642000 [^]	1982500 [^]	4	15	-20.0	20.7
PASCOE VALE	1190000	965000	1040000	1050000	1000000	32	120	-16.0	-4.8
PASCOE VALE SOUTH	1115000	1105000	1295000	1050000	1230000	22	60	10.3	17.1
PATTERSON GARDENS	1283800 [^]	1237500 [^]	1450000 [^]	1265000 [^]	1026000 [^]	6	13	-20.1	-18.9
PATTERSON LAKES	1300000	1550000	1578500	1230000	1525000	20	54	17.3	24.0
PAYNESVILLE	530000	490000	470000	545000	535000	21	78	0.9	-1.8
PEARCEDALE	945000 [^]	745000 [^]	895000 [^]	935000	805000	12	31	-14.8	-13.9
PENSHURST	310000 [^]	245000 [^]	265000 [^]	265000 [*]	332500 [^]	4	7	7.3	NA

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	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
PIONEER BAY	540000^	700000^	605000^	525000^	588800^	6	16	9.0	12.1
PLENTY	1595000^	1765000^	1525000^	1697500^	1480000^	1	6	-7.2	-12.8
POINT COOK	775000	770000	810000	770000	781000	192	550	0.8	1.4
POINT LONSDALE	1252500	1220000	1405000	1147000	1225000	16	51	-2.2	6.8
POREPUNKAH	979000^	995000^	740000^	820000^	1250000^	1	9	27.7	52.4
PORT FAIRY	950000^	875000^	1200000	788500	830000^	9	32	-12.6	5.3
PORT MELBOURNE	1565000	1850000	1600000	1720000	1475000	31	96	-5.8	-14.2
PORTARLINGTON	972500	970000	1020000	878500	852500	13	58	-12.3	-3.0
PORTLAND	397500	457500	400000	440000	425000	51	136	6.9	-3.4
PORTSEA	3225000^	3250000	3190000	2830000^	1950000^	5	20	-39.5	-31.1
PRAHRAN	1746000	2107500	1731000	1500000	1313000	23	90	-24.8	-12.5
PRESTON	1140000	1180000	1170000	1262000	1172500	76	230	2.9	-7.1
PRINCES HILL	1230000^	2025000^	2350000^	1577500	1787500^	6	23	45.3	13.3
PYRAMID HILL	182500^	270000^	212500^	315000^	270000^	1	5	47.9	-14.3
QUARRY HILL	580000^	601000	757500	612500	652500	10	30	12.5	6.5
QUEENSCLIFF	1637500^	1565000^	1300000^	1200000^	1265000^	6	13	-22.7	5.4
RAINBOW	195000^	240000^	235000^	225000^	160000^	2	9	-17.9	-28.9
RAYMOND ISLAND	610000^	540000^	505000^	380000^	430000^	3	13	-29.5	13.2
RED CLIFFS	285000	337500	400000	340000	395000	17	55	38.6	16.2
REDAN	490500	540000	432000	472500	425000	14	41	-13.4	-10.1
RESEARCH	1029900^	1342500^	1107000^	1900000^	1450000^	1	10	40.8	-23.7
RESERVOIR	870800	895000	918500	900000	902500	112	357	3.6	0.3
RICHMOND	1426000	1308000	1470000	1360000	1462000	87	226	2.5	7.5
RIDDELLS CREEK	825000^	940000^	900000	795000^	800000^	7	26	-3.0	0.6
RINGWOOD	995000	1000000	1067800	1042000	1018000	47	124	2.3	-2.3
RINGWOOD EAST	1110000	970500	1215000	975000	1067500	24	67	-3.8	9.5
RINGWOOD NORTH	1225000	1320000	1313800	1225000	1185000	26	88	-3.3	-3.3
RIPPLESIDE	1275000^	1110000^	1205000^	1055000^	1185000^	1	8	-7.1	12.3
RIPPONLEA	1065000^	1065000*	1495000^	2010000^	2325000^	6	10	118.3	15.7
ROBINVALE	340000	350000^	400000	385000	381500^	6	29	12.2	-0.9
ROCHESTER	270000	270000	490000^	220000	220000	10	32	-18.5	0.0
ROCKBANK	632500	600000	635000	637500	630000	59	159	-0.4	-1.2
ROMSEY	762300	770000	750000	705100	825000	14	46	8.2	17.0

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	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
ROSANNA	1275000	1312500	1316000	1500000	1375000	31	75	7.8	-8.3
ROSEBUD	765000	720000	700000	732500	735000	48	156	-3.9	0.3
ROSEBUD SOUTH	1110000	966000	940000	1095000	850000	19	52	-23.4	-22.4
ROSEDALE	433800 [^]	520000 [^]	585000 [^]	565000 [^]	420000	11	19	-3.2	-25.7
ROWVILLE	1160000	1098000	1130000	1054100	1016000	88	236	-12.4	-3.6
ROXBURGH PARK	622500	642500	675000	670000	650000	73	203	4.4	-3.0
RUSHWORTH	392000 [^]	369000 [^]	405000 [^]	296300 [^]	437500 [^]	4	11	11.6	47.7
RUTHERGLEN	444500	490000 [^]	482000 [^]	545000	555000 [^]	9	30	24.9	1.8
RYE	1080000	1141000	1120000	1075000	1000000	74	213	-7.4	-7.0
SAFETY BEACH	1122500	1285000	1250000	1200000	1170000	27	68	4.2	-2.5
SAILORS GULLY	430000 [^]	465000 [^]	700000 [^]	500000 [^]	495000 [^]	2	8	15.1	-1.0
SALE	520000	517000	479000	482500	505000	65	181	-2.9	4.7
SAN REMO	945000 [^]	890000 [^]	940000 [^]	989500 [^]	900000 [^]	7	20	-4.8	-9.0
SANCTUARY LAKES	720500	748000	752500	721000	750000	125	358	4.1	4.0
SANDHURST	1082500	1085500	992500	997000	1008500	21	78	-6.8	1.2
SANDRINGHAM	2115000	2180000	2020000	2057500	2102500	16	66	-0.6	2.2
SASSAFRAS	894500 [^]	860000 [^]	1150000 [^]	860000 [^]	915000 [^]	3	11	2.3	6.4
SCORESBY	935000	990000	960500 [^]	961000	957000	16	46	2.4	-0.4
SEA LAKE	135000 [^]	258500 [^]	142500 [^]	290000 [^]	162000 [^]	2	14	20.0	-44.1
SEABROOK	745000	735000	765000	770000 [^]	749500	21	51	0.6	-2.7
SEAFORD	835000	865000	850000	845000	850000	57	145	1.8	0.6
SEAHOLME	1420000 [^]	1525000 [^]	1485500 [^]	1260000 [^]	1245000 [^]	9	24	-12.3	-1.2
SEBASTOPOL	435000	451500	425000	401000	420000	63	159	-3.4	4.7
SEDDON	1077500	1050000	1100000	1100000	1195000	23	65	10.9	8.6
SELBY	860000 [^]	480000 [^]	900000 [^]	657000 [^]	945000 [^]	3	7	9.9	43.8
SEVILLE	824800 [^]	817500 [^]	871500 [^]	851000 [^]	773800 [^]	8	18	-6.2	-9.1
SEYMOUR	420000	480000	450000	425000	482500	26	78	14.9	13.5
SHEPPARTON	435000	450700	480000	443000	450000	127	394	3.4	1.6
SHEPPARTON NORTH	632500 [^]	665500 [^]	599000 [^]	860000	625000 [^]	7	23	-1.2	-27.3
SHOREHAM	2250000 [^]	2262500 [^]	1770000 [^]	1770000 [*]	1770000 [*]	0	5	NA	NA
SKYE	780000	747800	753300	800000	778800	26	79	-0.2	-2.7
SMITHS BEACH	1040000 [^]	840000 [^]	1058500 [^]	825000 [^]	811200 [^]	4	11	-22.0	-1.7
SMYTHES CREEK	530000 [^]	600000 [^]	515000 [^]	540000 [^]	539000	14	23	1.7	-0.2

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
SMYTHESDALE	572000^	750000^	505000^	511800^	525000^	5	8	-8.2	2.6
SOLDIERS HILL	485000	537500	570000	660000	585000	22	58	20.6	-11.4
SOMERS	1612500	1550000^	1143800	1345000^	1280000^	7	24	-20.6	-4.8
SOMERVILLE	727500	802500	880000	782000	862500	29	95	18.6	10.3
SORRENTO	2200000	2145000	2380000	2050000	1856300	20	74	-15.6	-9.5
SOUTH GEELONG	950000^	902500^	952500^	867500^	867500*	0	11	NA	NA
SOUTH KINGSVILLE	1344800	865000^	1092500^	1065000^	1060000^	4	17	-21.2	-0.5
SOUTH MELBOURNE	1402500	1695000	1725000	1616300	1317500	24	66	-6.1	-18.5
SOUTH MORANG	726000	745000	780000	750000	737500	96	259	1.6	-1.7
SOUTH YARRA	2420000	2409000	2325000	2203800	1551500	29	88	-35.9	-29.6
SPOTSWOOD	1160000^	1105000	1200000^	1120000	1032000^	9	31	-11.0	-7.9
SPRING GULLY	775000^	797500^	650000^	632500	590000	15	34	-23.9	-6.7
SPRINGVALE	860000	886500	860000	855000	826500	32	76	-3.9	-3.3
SPRINGVALE SOUTH	792500	800000	840300	846000	882500	18	49	11.4	4.3
ST ALBANS	650000	647000	651000	650000	660000	84	260	1.5	1.5
ST ALBANS PARK	585000	565000	562500	600000^	575000	23	45	-1.7	-4.2
ST ANDREWS BEACH	1500000^	1620000^	3500000^	1450000^	1670500^	2	8	11.4	15.2
ST ARNAUD	300000^	285200	242000^	242500	330000	17	36	10.0	36.1
ST HELENA	1175000^	1200000^	1176000^	1230000^	1087500^	7	23	-7.4	-11.6
ST KILDA	1362500	1600000	1463000	1435000	1538000	15	58	12.9	7.2
ST KILDA EAST	1952500	1598000	2110000	1560000	1517500	22	54	-22.3	-2.7
ST KILDA WEST	2855000^	2475000	4085500^	1445000^	1910000^	4	13	-33.1	32.2
ST LEONARDS	750000	750000	725000	705000	740000	43	106	-1.3	5.0
STANHOPE	325000^	385000^	410000^	337500^	314000^	6	11	-3.4	-7.0
STAWELL	342500	289000	310000	315000	305000	31	95	-10.9	-3.2
STRATFORD	480000^	475000	420000^	450000	525000	11	26	9.4	16.7
STRATHDALE	575000	635000	597500	680000	625000	22	67	8.7	-8.1
STRATHFIELDSAYE	756000	677500	690000	633500	693000	34	78	-8.3	9.4
STRATHMERTON	432500*	432500*	330000^	330000^	469300^	2	10	NA	42.2
STRATHMORE	1380000	1395000	1431000	1535000	1670000	30	77	21.0	8.8
STRATHMORE HEIGHTS	1100000^	940000^	1050000^	910000^	910000*	0	8	NA	NA
STRATHTULLOH	665000	612500	629000	634500	654000	51	153	-1.7	3.1
STUDFIELD	1170000	943500	953000^	1085000^	1027500	10	23	-12.2	-5.3

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
SUNBURY	660000	650000	650000	670000	677500	214	630	2.7	1.1
SUNDERLAND BAY	652500 [^]	685000 [^]	575000 [^]	640000 [^]	625000 [^]	1	11	-4.2	-2.3
SUNSET STRIP	730000 [^]	700000 [^]	640000 [^]	665000 [^]	687500 [^]	2	10	-5.8	3.4
SUNSHINE	746000	805000	840000	815000	800000	25	72	7.2	-1.8
SUNSHINE NORTH	740000	748000	730000	742000	777500	26	74	5.1	4.8
SUNSHINE WEST	693300	723000	685000	680000	675500	55	141	-2.6	-0.7
SURF BEACH	750000 [^]	817500 [^]	802500 [^]	705000 [^]	728000 [^]	3	12	-2.9	3.3
SURREY HILLS	2510000	2409000	2350000	2310000	2176000	34	134	-13.3	-5.8
SWAN HILL	401000	438800	497000	480000	452500	46	151	12.8	-5.7
SYDENHAM	750000	751500	757000	702500	685000	25	62	-8.7	-2.5
SYNDAL	2202500	1725000	1775000	2110000	1950500	16	38	-11.4	-7.6
TALLANGATTA	510000 [^]	509500 [^]	445000 [^]	500000 [^]	460000 [^]	6	13	-9.8	-8.0
TANGAMBALANGA	650000 [^]	649500 [^]	795000 [^]	672000 [^]	672500 [^]	4	16	3.5	0.1
TARNEIT	647800	650000	655000	645000	645000	407	1,161	-0.4	0.0
TATURA	495000	447500	440000	510000	400000	14	46	-19.2	-21.6
TAWONGA SOUTH	800000 [^]	383100 [^]	720000 [^]	630000 [^]	596500 [^]	6	15	-25.4	-5.3
TAYLORS HILL	896000	941000	891000	919000	855000	24	97	-4.6	-7.0
TAYLORS LAKES	940000	933800	945000	988500	935000	30	97	-0.5	-5.4
TECOMA	935900 [^]	826000	910000	815000 [^]	835000	10	28	-10.8	2.5
TEMPLESTOWE	1735000	1782800	1625000	1575000	1613000	39	105	-7.0	2.4
TEMPLESTOWE LOWER	1410000	1370500	1440000	1385000	1355000	41	115	-3.9	-2.2
TERANG	400000	330000 [^]	440000 [^]	382500	450000 [^]	7	28	12.5	17.6
THE BASIN	840000	853000	917500	870000	885000	16	48	5.4	1.7
THOMASTOWN	696000	696000	738900	719000	728800	74	173	4.7	1.4
THOMSON (GREATER GEELONG)	500000 [^]	525000 [^]	515000 [^]	557300	558000 [^]	9	30	11.6	0.1
THORNBURY	1428000	1412500	1460000	1400000	1500000	40	122	5.0	7.1
THORNHILL PARK	600000	606500	607000	599300	575000	52	167	-4.2	-4.0
TIMBOON	485500 [^]	425000 [^]	534500 [^]	545000 [^]	430000 [^]	3	11	-11.4	-21.1
TONGALA	392500 [^]	470000 [^]	415000 [^]	493800 [^]	443000 [^]	5	14	12.9	-10.3
TOONGABBIE	585000 [^]	660000 [^]	625000 [^]	638000 [^]	548800 [^]	2	9	-6.2	-14.0
TOORADIN	910000 [^]	947500 [^]	832500 [^]	800000 [^]	830000 [^]	5	10	-8.8	3.8
TOORAK	6300000	6550000	6474500	5015000	3830000	15	66	-39.2	-23.6
TOOTGAROOK	880000	945000	865000	1035000	790000	13	64	-10.2	-23.7

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
TORQUAY	1255000	1206000	1290000	1207500	1117500	66	215	-11.0	-7.5
TRAFALGAR	560000	550000	580000	590000	535000	17	55	-4.5	-9.3
TRARALGON	500000	515000	540000	485000	504500	138	396	0.9	4.0
TRARALGON EAST	832500^	727500^	645000^	850000^	700000^	5	7	-15.9	-17.6
TRENTHAM	877500^	1060000^	1287500	782500^	750000^	9	25	-14.5	-4.2
TRUGANINA	662000	645000	650000	640500	648000	220	639	-2.1	1.2
TULLAMARINE	720000	730000	700000	724500	741500	14	55	3.0	2.3
TUNGAMAH	-	370000^	250000^	170000^	273000^	1	8	0.0	60.6
TYABB	705000^	825000^	872500^	860000^	715000	14	23	1.4	-16.9
UNDERBOOL	75000^	75000*	165800^	147500^	147500*	0	8	NA	NA
UPPER FERNTREE GULLY	925000	890000	835000^	844200^	797500	12	29	-13.8	-5.5
UPWEY	1057000	960000	940000	842500	855100	20	69	-19.1	1.5
VENTNOR	808500^	771000^	865000^	805000	780000^	9	24	-3.5	-3.1
VENUS BAY	577500	600000	620000	522900	466000	14	47	-19.3	-10.9
VERMONT	1300000	1205000	1241000	1334000	1193000	20	80	-8.2	-10.6
VERMONT SOUTH	1500000	1533000	1561000	1460000	1465500	28	86	-2.3	0.4
VIEWBANK	1191000	1220000	1225000	1218000	1140000	24	68	-4.3	-6.4
VIOLET TOWN	570000^	520000^	480000^	360000^	540000^	4	11	-5.3	50.0
WAHGUNYAH	255000^	310000^	520000^	519500^	645000^	3	8	152.9	24.2
WALLAN	644000	620000	605000	652500	630000	44	133	-2.2	-3.4
WALLAN EAST	626000	605000	595000	600000	635000	38	102	1.4	5.8
WANDANA HEIGHTS	998000	1090000^	860000^	930000^	876300^	4	20	-12.2	-5.8
WANDIN NORTH	710000^	765000^	880000^	950000^	847000^	9	18	19.3	-10.8
WANGARATTA	532500	522500	547500	525000	512500	69	230	-3.8	-2.4
WANTIRNA	1150000	1180000	1084000	1090000	1095000	41	117	-4.8	0.5
WANTIRNA SOUTH	1443000	1355000	1288000	1260000	1300000	57	141	-9.9	3.2
WARBURTON	714400	616300	592500	608500	700000^	9	29	-2.0	15.0
WARRACKNABEAL	262000	218500	247000	180000^	199500	16	44	-23.9	10.8
WARRAGUL	655000	651300	630000	640000	648800	94	293	-1.0	1.4
WARRANTYTE	1166000	1215000	1550000^	1465500	1380000	12	29	18.4	-5.8
WARRANWOOD	1230000	1270000^	1231800	1380000	1280000	11	44	4.1	-7.2
WARRNAMBOOL	560000	616000	570000	602500	586000	103	338	4.6	-2.7
WATERWAYS	1750000^	1680000^	1688000^	1573500	1475500^	4	21	-15.7	-6.2

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
WATSONIA	927500	963500	1005000 [^]	900800	980000	17	40	5.7	8.8
WATSONIA NORTH	990000	920300	963500 [^]	920800	897500 [^]	6	24	-9.3	-2.5
WATTLE GLEN	933000 [^]	877500 [^]	1232000 [^]	1085000 [^]	1050000 [^]	3	11	12.5	-3.2
WAURN PONDS	740000	845000	790000 [^]	760000	792900	16	46	7.2	4.3
WEDDERBURN	230000 [^]	305000 [^]	212500 [^]	305000 [^]	349000 [^]	3	11	51.7	14.4
WEIR VIEWS	560000	575000	575000	565000	568300	52	130	1.5	0.6
WENDOUREE	483800	452500	435000	440000	435000	51	127	-10.1	-1.1
WENDOUREE WEST	175000 [^]	377500 [^]	325000	362500 [^]	357500	16	33	104.3	-1.4
WERRIBEE	616500	612300	610000	628500	618500	244	706	0.3	-1.6
WERRIBEE SOUTH	881000 [^]	955000 [^]	900000	931000 [^]	812500 [^]	4	16	-7.8	-12.7
WEST FOOTSCRAY	950000	912500	908000	1015000	925000	23	89	-2.6	-8.9
WEST MELBOURNE	1330000 [^]	1215000 [^]	1175000 [^]	1075500 [^]	1299000 [^]	3	11	-2.3	20.8
WEST WODONGA	545000	515000	565000	549000	545000	62	164	0.0	-0.7
WESTALL	900000	861600	895500	887500	866800	16	42	-3.7	-2.3
WESTGARTH	2075000	1670000	1725000	1862500	1750000 [^]	7	36	-15.7	-6.0
WESTMEADOWS	731000	700000	662500	765500	650000	19	45	-11.1	-15.1
WHEELERS HILL	1472500	1600000	1525000	1396000	1375000	57	157	-6.6	-1.5
WHITE HILLS	496100	547000	546000	485000	522500	15	49	5.3	7.7
WHITTINGTON	495000 [^]	500000 [^]	535000	507500	528300	20	44	6.7	4.1
WHITTLESEA	778500	710500	670000	742500	675000	16	57	-13.3	-9.1
WILLIAMS LANDING	802800	740000	801000	800000	781500	45	128	-2.6	-2.3
WILLIAMSTOWN	1627500	1687500	1640000	1600000	1480500	42	124	-9.0	-7.5
WILLIAMSTOWN NORTH	1612500 [^]	1000000 [^]	1115000 [^]	1410000 [^]	1300000 [^]	1	5	-19.4	-7.8
WIMBLEDON HEIGHTS	565000 [^]	650000 [^]	599000 [^]	615000 [^]	476000 [^]	2	10	-15.8	-22.6
WINCHELSEA	635000	670000	740000 [^]	740000	591000	12	36	-6.9	-20.1
WINDSOR	1525000	1650000	1385000	1635000	1260000	18	51	-17.4	-22.9
WINTER VALLEY	550000	590000	575000	537000	555000	45	116	0.9	3.4
WODONGA	540000	559000	525000	523000	546000	78	264	1.1	4.4
WOLLERT	710000	705000	690800	695000	682500	188	530	-3.9	-1.8
WONGA PARK	1560000	1271000 [^]	1447500	1224000 [^]	1300000	12	29	-16.7	6.2
WONTHAGGI	522500	520000	580000	590000	520000	34	75	-0.5	-11.9
WOODEND	1100000	1030000	857500	937500	967500	10	51	-12.0	3.2
WOOLAMAI WATERS	765000	752500	752500	790000 [^]	676300	12	35	-11.6	-14.4

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MEDIAN HOUSE PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
WOORI YALLOCK	630000	704200 [^]	635000	642500	690000	13	46	9.5	7.4
WY YUNG	580000 [^]	607500 [^]	518500 [^]	476300 [^]	525000 [^]	6	12	-9.5	10.2
WYNDHAM VALE	600000	599900	589900	575500	590000	131	379	-1.7	2.5
YACKANDANDAH	725000 [^]	770000 [^]	580000 [^]	747000 [^]	820000 [^]	5	8	13.1	9.8
YALLAMBIE	950000 [^]	1066000 [^]	1010000 [^]	1025000	960000	15	35	1.1	-6.3
YALLOURN NORTH	315000 [^]	310000 [^]	299000 [^]	273800 [^]	340000	10	19	7.9	24.2
YARRA GLEN	785000 [^]	800000 [^]	740000 [^]	870000	815000 [^]	5	22	3.8	-6.3
YARRA JUNCTION	738000	685000 [^]	700000	715000 [^]	767500	10	30	4.0	7.3
YARRAGON	640000	649000 [^]	610000 [^]	612500 [^]	550000 [^]	6	21	-14.1	-10.2
YARRAM	407500 [^]	347500	427500	375000	400000 [^]	7	31	-1.8	6.7
YARRAVILLE	1100000	1085000	1160000	1113000	1172500	54	171	6.6	5.3
YARRAWONGA	620000	670000	655000	652500	600000	33	122	-3.2	-8.0
YEA	615000 [^]	507500 [^]	545000	550000 [^]	575000 [^]	6	25	-6.5	4.5
YINNAR	569500 [^]	560000 [^]	480000 [^]	445000 [^]	468500 [^]	4	15	-17.7	5.3

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
ABBOTSFORD	595000	499000	505000	512500	522300	82	273	-12.2	1.9
ABERFELDIE	1017500 [^]	750000 [^]	696500 [^]	846000 [^]	428200	11	22	-57.9	-49.4
AIRPORT WEST	636000	630000	647500	665000	670000	26	71	5.3	0.8
ALBERT PARK	1190000 [^]	1333500 [^]	1227500 [^]	1970000 [^]	1212500 [^]	2	16	1.9	-38.5
ALBION	340000	250000	437500	295500	342500	18	44	0.7	15.9
ALFREDTON	320000 [^]	455000 [^]	381000 [^]	780000 [^]	448000 [^]	9	16	40.0	-42.6
ALPHINGTON	857500	850000	760000	770000	725000	32	75	-15.5	-5.8
ALTONA	710000	685000	714300	635000	660000	45	129	-7.0	3.9
ALTONA EAST	920000 [^]	825000	727000 [^]	820000 [^]	750000 [^]	3	16	-18.5	-8.5
ALTONA MEADOWS	540000 [^]	585000 [^]	542500 [^]	593000 [^]	505000 [^]	3	15	-6.5	-14.8
ALTONA NORTH	805000	890000	708300	755000	715000	22	64	-11.2	-5.3
ARARAT	335000 [^]	270300 [^]	321000 [^]	300000 [^]	300000 [^]	3	10	-10.4	0.0
ARDEER	559500 [^]	617500 [^]	545000 [^]	587500 [^]	575000 [^]	7	20	2.8	-2.1
ARMADALE	840000	794000	768500	725000	620000	52	156	-26.2	-14.5
ASCOT VALE	530000	555000	490000	538000	517500	34	107	-2.4	-3.8
ASHBURTON	1296000	1600000 [^]	1120900 [^]	1260000	1515000 [^]	5	24	16.9	20.2
ASHWOOD	884000	1144000	1222000	1240000	1345000	20	54	52.1	8.5
ASPENDALE	940000	760000 [^]	807500	1007500 [^]	810000	15	41	-13.8	-19.6
AVONDALE HEIGHTS	613500	680000 [^]	637500 [^]	703000	690000 [^]	5	25	12.5	-1.8
BACCHUS MARSH	480000	430000 [^]	435000 [^]	465000 [^]	345000 [^]	8	20	-28.1	-25.8
BALACLAVA	615000	547500	565000	505000	550000	25	78	-10.6	8.9
BALLAN	407500 [^]	407500 [*]	535000 [^]	440000 [^]	440000 [^]	4	18	8.0	0.0
BALLARAT CENTRAL	402500 [^]	367500 [^]	285000 [^]	370000 [^]	469000 [^]	9	20	16.5	26.8
BALLARAT EAST	377500 [^]	440000 [^]	399000	413800 [^]	350000 [^]	5	23	-7.3	-15.4
BALLARAT NORTH	535000 [^]	380000 [^]	477500 [^]	567000 [^]	457500 [^]	8	15	-14.5	-19.3
BALWYN	880000	1130000	890000	820000	800000	33	97	-9.1	-2.4
BALWYN NORTH	1539900	1150000	1250000	1120000	1198900	17	62	-22.1	7.0
BARWON HEADS	1055000 [^]	977500 [^]	1030000 [^]	920000 [^]	1025000 [^]	3	12	-2.8	11.4
BAYSWATER	693500	585000	655000	675000	670000	37	112	-3.4	-0.7
BAYSWATER NORTH	605000	602500	662500	716000	637500	31	79	5.4	-11.0
BEACONSFIELD	630000 [^]	545000 [^]	625000 [^]	533800 [^]	715000 [^]	5	18	13.5	34.0
BEAUMARIS	1250000	1320000	1008500	1398000	1042500	14	43	-16.6	-25.4
BELL PARK	551300 [^]	520000 [^]	500000 [^]	525000 [^]	485000 [^]	7	20	-12.0	-7.6
BELL POST HILL	480000 [^]	480000 [*]	490000 [^]	452500 [^]	435500 [^]	6	9	-9.3	-3.8

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
BELLFIELD (BANYULE)	835800 [^]	715000	850000 [^]	688800 [^]	686800 [^]	2	10	-17.8	-0.3
BELMONT	550000	620000	480000	526500	550000	25	81	0.0	4.5
BENALLA	255000 [^]	295000	297500 [^]	295000 [^]	332500	12	27	30.4	12.7
BENDIGO	520000 [^]	560000 [^]	500000 [^]	446300 [^]	530000 [^]	7	19	1.9	18.8
BENTLEIGH	850000	805000	880000	841000	711300	62	185	-16.3	-15.4
BENTLEIGH EAST	1290000	1081000	966000	972500	940000	61	184	-27.1	-3.3
BERWICK	675000	640000	635000	675000	660000	33	111	-2.2	-2.2
BLACK HILL	256000 [^]	385000 [^]	450000 [^]	212000 [^]	420000 [^]	3	6	64.1	98.1
BLACK ROCK	1290000	1148800	1245000	1555500	895000	13	41	-30.6	-42.5
BLACKBURN	755500	781500	688500	709500	659500	52	138	-12.7	-7.0
BLACKBURN NORTH	830000	925000 [^]	1041500	1044500 [^]	910000 [^]	8	28	9.6	-12.9
BLACKBURN SOUTH	910500	892500	795000 [^]	650000	840000	13	34	-7.7	29.2
BONBEACH	638500	705000	655000	721500	785000	24	82	22.9	8.8
BORONIA	661800	650000	650000	690000	667500	65	212	0.9	-3.3
BOX HILL	585000	600000	587500	577000	590000	103	376	0.9	2.3
BOX HILL NORTH	772400	775000	906000	888000	926800	24	79	20.0	4.4
BOX HILL SOUTH	860000	830000	905000	911500	818000	21	58	-4.9	-10.3
BRAYBROOK	617500	612500	645000	575000	627000	17	60	1.5	9.0
BRIAR HILL	866000 [^]	850000 [^]	885000 [^]	787500 [^]	867000 [^]	9	26	0.1	10.1
BRIGHT	55000 [^]	850000 [^]	610000 [^]	450000 [^]	665000 [^]	2	10	1,109.1	47.8
BRIGHTON	1305000	1445000	1435000	1383000	1071900	79	227	-17.9	-22.5
BRIGHTON EAST	1265000	1215000	1197500	1442500	1175000	24	68	-7.1	-18.5
BROADFORD	418000 [^]	470000 [^]	470000 [*]	480000 [^]	430000 [^]	1	3	2.9	-10.4
BROADMEADOWS	485000	400000	443700	437500	445000	37	102	-8.2	1.7
BROOKLYN	620000	647000 [^]	644000	645000	704000 [^]	7	36	13.5	9.1
BROWN HILL	422500	380000	385000 [^]	405000 [^]	350000 [^]	6	21	-17.2	-13.6
BRUNSWICK	554000	599500	557500	570000	567500	120	349	2.4	-0.4
BRUNSWICK EAST	600000	550000	605000	550000	545000	86	259	-9.2	-0.9
BRUNSWICK WEST	478000	487500	446000	472500	451000	91	244	-5.6	-4.6
BULLEEN	777500	876700	1077500	790000	555000 [^]	6	27	-28.6	-29.7
BUNDOORA	442000	488000	452000	475600	471300	62	170	6.6	-0.9
BURWOOD	934300	840000	612500	912800	764500	50	174	-18.2	-16.2
BURWOOD EAST	563900	658500	673000	552000 [^]	830000	17	51	47.2	50.4
CAIRNLEA	407500 [^]	399000 [^]	400000 [^]	385000 [^]	400000 [^]	5	17	-1.8	3.9

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
CAMBERWELL	838500	1101000	958800	877500	902500	51	163	7.6	2.8
CANADIAN	325000 [^]	384500 [^]	394500	390000	390000 [^]	9	31	20.0	0.0
CANTERBURY	1325000	1115000	1164000	1230000	875000	15	42	-34.0	-28.9
CAPEL SOUND	622000	705500 [^]	642500 [^]	652500	550000 [^]	7	27	-11.6	-15.7
CARLTON	364000	350000	350000	413500	400000	91	298	9.9	-3.3
CARLTON NORTH	769000 [^]	670000	689000 [^]	1020000	678000	10	28	-11.8	-33.5
CARNEGIE	614500	668700	597500	604000	607500	110	324	-1.1	0.6
CAROLINE SPRINGS	485000	515000	503000	532500	515000	15	51	6.2	-3.3
CARRUM	706000	740500	726500	825500	745000	13	53	5.5	-9.8
CARRUM DOWNS	542500	565000	570000	590000	592500	40	128	9.2	0.4
CASTLEMAINE	560000 [^]	741300 [^]	625000 [^]	615000 [^]	505000 [^]	6	16	-9.8	-17.9
CAULFIELD	761000	680000	985000	913500	560000	11	43	-26.4	-38.7
CAULFIELD EAST	994000 [^]	517500 [^]	1255000 [^]	365000 [^]	945000 [^]	5	17	-4.9	158.9
CAULFIELD NORTH	685000	810000	645000	720000	650000	65	208	-5.1	-9.7
CAULFIELD SOUTH	1070000	1200000	1202500	1110000	923000	31	96	-13.7	-16.8
CHADSTONE	857500	971800	826500	912000	630000	27	88	-26.5	-30.9
CHELSEA	690000	712500	638500	777500	635500	46	108	-7.9	-18.3
CHELSEA HEIGHTS	640000 [^]	602500 [^]	794500 [^]	794500 [*]	743500 [^]	6	10	16.2	NA
CHELTENHAM	696500	667500	697500	732500	665000	51	193	-4.5	-9.2
CHELTENHAM EAST	734500	766000 [^]	715000 [^]	603800 [^]	630000 [^]	5	13	-14.2	4.3
CHELTENHAM NORTH	820000 [^]	815000	859000 [^]	857500 [^]	802000 [^]	8	21	-2.2	-6.5
CHIRNSIDE PARK	695500	710000	690000 [^]	732500	701300	10	28	0.8	-4.3
CLARINDA	762500 [^]	890800 [^]	884000 [^]	740000 [^]	697500 [^]	2	14	-8.5	-5.7
CLAYTON	585000	665000	755000	782000	753900	58	168	28.9	-3.6
CLAYTON NORTH	820000 [^]	780000	534000	505000	840000 [^]	8	32	2.4	66.3
CLAYTON SOUTH	525000 [^]	550000	805000 [^]	524000	715000	13	32	36.2	36.5
CLIFTON HILL	639000	805000	735000	511000	880000	24	54	37.7	72.2
CLIFTON SPRINGS	415000 [^]	700000 [^]	500000 [^]	450000 [^]	537500 [^]	2	8	29.5	19.4
CLYDE NORTH	530000 [^]	552500 [^]	552500 [^]	590000 [^]	472000	17	25	-10.9	-20.0
COBRAM	251500 [^]	315000 [^]	350000 [^]	346500 [^]	383800 [^]	2	15	52.6	10.8
COBURG	570000	605000	660000	580000	620000	63	219	8.8	6.9
COBURG EAST	732500	770000 [^]	797500 [^]	652500	690000	10	37	-5.8	5.7
COBURG NORTH	763900	787500	668000	779000 [^]	700000	15	37	-8.4	-10.1
COLAC	520000 [^]	445000 [^]	420000 [^]	455000	380000	10	25	-26.9	-16.5

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
COLLINGWOOD	640000	700000	571500	660000	593500	66	197	-7.3	-10.1
CORIO	337500 [^]	375000 [^]	390000 [^]	343000 [^]	352500 [^]	6	13	4.4	2.8
COWES	615000 [^]	644000 [^]	540000 [^]	700000 [^]	415000 [^]	7	19	-32.5	-40.7
COWES WEST	695000 [^]	640000 [^]	507800 [^]	583300 [^]	630000 [^]	9	17	-9.4	8.0
CRAIGIEBURN	449000	441500	426300	445000	447500	62	171	-0.3	0.6
CRANBOURNE	448000	460000	492000	500000	477000	18	64	6.5	-4.6
CRANBOURNE EAST	515000 [^]	517500 [^]	450000 [^]	505200 [^]	522500 [^]	8	17	1.5	3.4
CRANBOURNE NORTH	535000 [^]	505500 [^]	470000 [^]	490000 [^]	522500 [^]	6	20	-2.3	6.6
CRANBOURNE WEST	547500	556000 [^]	515000 [^]	507000	508200	10	30	-7.2	0.2
CREMORNE	715000 [^]	587500	600000	652500	520000	13	36	-27.3	-20.3
CRIB POINT	590000 [^]	585000 [^]	500000 [^]	510500 [^]	605000 [^]	4	11	2.5	18.5
CROYDON	660000	709000	705000	695000	725000	86	256	9.8	4.3
CROYDON NORTH	720000	752500	690200 [^]	745000	790000	13	34	9.7	6.0
CROYDON SOUTH	693000 [^]	788500 [^]	753500 [^]	870000 [^]	820400 [^]	2	11	18.4	-5.7
DALLAS	526300 [^]	400000 [^]	460000 [^]	390000 [^]	480000 [^]	7	16	-8.8	23.1
DANDENONG	390000	415000	380000	421500	392500	140	376	0.6	-6.9
DANDENONG NORTH	517500	570000	530000	597500	575000	20	56	11.1	-3.8
DARLEY	410000 [^]	383000 [^]	400000 [^]	440000 [^]	413500 [^]	6	22	0.9	-6.0
DAYLESFORD	725000 [^]	580000 [^]	535000 [^]	535000 [^]	685000 [^]	1	6	-5.5	28.0
DEANSIDE	538300 [^]	558000 [^]	555000 [^]	495000 [^]	495000 [*]	0	5	NA	NA
DEEPDENE	617000 [^]	1004000 [^]	842500 [^]	1077000 [^]	1625000 [^]	2	7	163.4	50.9
DEER PARK	511300	475000	515000	520000	488300	21	49	-4.5	-6.1
DELAHEY	460000 [^]	500000 [^]	573300 [^]	485000 [^]	512500 [^]	2	9	11.4	5.7
DIAMOND CREEK	852500	747500 [^]	860000 [^]	780000 [^]	840000	10	26	-1.5	7.7
DINGLEY VILLAGE	860000 [^]	701000	847500	747500	768000 [^]	7	37	-10.7	2.7
DINNER PLAIN	555000 [^]	1250000 [^]	523500 [^]	400000 [^]	580000 [^]	1	5	4.5	45.0
DOCKLANDS	570000	570000	600000	590000	607500	140	432	6.6	3.0
DONCASTER	629400	745000	595000	685000	632400	84	267	0.5	-7.7
DONCASTER EAST	894000	760000	972500	780000	891500	60	201	-0.3	14.3
DONVALE	1068000	815000	920500	850000	880000	17	52	-17.6	3.5
DOREEN	534000 [^]	555000	457000 [^]	542500 [^]	538000 [^]	3	20	0.7	-0.8
DOVETON	520000	513000	520000	540000	563000	21	65	8.3	4.3
DROMANA	737500 [^]	817500	782500 [^]	702500 [^]	782500 [^]	2	18	6.1	11.4
DROUIN	457000	440000	461500	445000	436800	20	60	-4.4	-1.9

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
DRYSDALE	485500 [^]	550000 [^]	550000 [^]	545000 [^]	583500 [^]	6	22	20.2	7.1
EAGLEHAWK	426500 [^]	400000 [^]	412800 [^]	375000 [^]	397500 [^]	6	16	-6.8	6.0
EAGLEMONT	712500 [^]	1692500 [^]	1070000 [^]	1015000 [^]	801300 [^]	4	11	12.5	-21.1
EAST BENDIGO	320000 [^]	413800 [^]	413800 [*]	446000 [^]	468800 [^]	4	6	46.5	5.1
EAST GEELONG	517500 [^]	355000 [^]	501000 [^]	545000 [^]	515000 [^]	2	8	-0.5	-5.5
EAST MELBOURNE	595000	700000	625000	660000	860000	23	81	44.5	30.3
ECHUCA	342500	400000	500000 [^]	445000	472500	12	32	38.0	6.2
EDITHVALE	930500	853500	855000	780000	807500	18	62	-13.2	3.5
ELSTERNWICK	585000	635000	720000	730000	740000	49	152	26.5	1.4
ELTHAM	710000	708500	775000	820000	708000	22	72	-0.3	-13.7
ELTHAM NORTH	900000 [^]	807500 [^]	917500 [^]	846000 [^]	815000 [^]	4	9	-9.4	-3.7
ELWOOD	650000	697500	630000	692000	608500	98	283	-6.4	-12.1
ENDEAVOUR HILLS	575000	687000 [^]	580000 [^]	690000	590000	20	40	2.6	-14.5
EPPING	477500	454800	490500	509000	481500	29	96	0.8	-5.4
ESSENDON	535000	575000	547500	580000	490000	72	235	-8.4	-15.5
ESSENDON NORTH	387500	403000	415000	385000	406500	32	87	4.9	5.6
ESSENDON WEST	600000 [^]	790000 [^]	790000 [*]	757500 [^]	757500 [*]	0	2	NA	NA
EUMEMMERRING	485000 [^]	502500 [^]	597500	580000	580000 [^]	7	30	19.6	0.0
FAIRFIELD	420000	550000	720000	470500	615000	25	68	46.4	30.7
FAWKNER	631000	555000	610000	542500	533500	20	83	-15.5	-1.7
FERNTREE GULLY	715000	672500	677500	692500	665000	40	132	-7.0	-4.0
FISHERMANS BEND	850000	1030000	765000	975000	877500	18	56	3.2	-10.0
FITZROY	820000	830000	750000	757500	757000	37	118	-7.7	-0.1
FITZROY NORTH	652300	882500	600000	739000	778000	43	105	19.3	5.3
FLEMINGTON	430000	415000	370000	375500	396500	28	101	-7.8	5.6
FLORA HILL	325000	435000 [^]	408800 [^]	435000 [^]	445000 [^]	9	20	36.9	2.3
FOOTSCRAY	530000	527000	589000	575000	465000	109	394	-12.3	-19.1
FOREST HILL	860000	863000	815000	912800	786500	20	51	-8.5	-13.8
FRANKSTON	491000	518000	505000	535000	537500	129	333	9.5	0.5
FRANKSTON NORTH	570000 [^]	522500 [^]	605500 [^]	611000 [^]	512500 [^]	2	13	-10.1	-16.1
FRANKSTON SOUTH	740000	790000	765000	762000	688000	15	43	-7.0	-9.7
GARDENVALE	1055000 [^]	270500 [^]	650000 [^]	456300 [^]	540000 [^]	7	18	-48.8	18.4
GEELONG	690000	700000	647500	625000	609000	15	53	-11.7	-2.6
GEELONG WEST	580000 [^]	700000 [^]	541300	420000	550000	17	38	-5.2	31.0

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Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
GISBORNE	535000	600000 [^]	550000 [^]	575000	512500 [^]	2	22	-4.2	-10.9
GLEN HUNTLY	640000	520000	585000	675000	641300	32	98	0.2	-5.0
GLEN IRIS	760000	800000	722500	759000	733500	106	274	-3.5	-3.4
GLEN WAVERLEY	823000	810000	832500	870000	857000	60	172	4.1	-1.5
GLENROY	590000	587500	597500	611300	553300	76	258	-6.2	-9.5
GOLDEN SQUARE	450000 [^]	388800 [^]	393800 [^]	455000	435000	13	30	-3.3	-4.4
GOWANBRAE	717000 [^]	725000 [^]	725500 [^]	670000 [^]	750000 [^]	5	13	4.6	11.9
GREENSBOROUGH	739000	763000	700000	755000	705000	21	70	-4.6	-6.6
GREENVALE	621000 [^]	560000 [^]	571000 [^]	600000 [^]	557500 [^]	8	18	-10.2	-7.1
GROVEDALE	484000 [^]	492500	498800	468800	490500	14	40	1.3	4.6
HADFIELD	585000	650000	625000	562500	662000	19	62	13.2	17.7
HALLAM	550000	553000	550000	590000	541000	11	39	-1.6	-8.3
HAMILTON	348000 [^]	482500 [^]	297900 [^]	322500 [^]	266500 [^]	8	14	-23.4	-17.4
HAMLYN HEIGHTS	520000 [^]	550000 [^]	526000 [^]	579000 [^]	485200	13	27	-6.7	-16.2
HAMPTON	1054500	970000	903500	985000	878000	34	125	-16.7	-10.9
HAMPTON EAST	880000	926000	735800	1040000	801500 [^]	9	36	-8.9	-22.9
HAMPTON PARK	520000	527500	560000	560000	550000	24	77	5.8	-1.8
HARKNESS	397500 [^]	430000 [^]	360000	370000 [^]	445000	10	29	11.9	20.3
HASTINGS	565000	515000	505000	582500	510000	28	72	-9.7	-12.4
HASTINGS WEST	749000 [*]	477000 [^]	477000 [^]	477000 [*]	445000 [^]	1	3	NA	NA
HAWTHORN	585000	620000	582500	556000	592500	148	410	1.3	6.6
HAWTHORN EAST	596500	630000	615000	615000	610500	70	214	2.3	-0.7
HEALESVILLE	600000 [^]	650000	685000 [^]	625000	690000 [^]	7	29	15.0	10.4
HEATHERTON	325000 [^]	450000 [^]	405000 [^]	315000 [^]	310000 [^]	2	9	-4.6	-1.6
HEATHMONT	735000	861300	735000	811000 [^]	777500	10	30	5.8	-4.1
HEIDELBERG	858900	615000	642000	635000	650000	29	79	-24.3	2.4
HEIDELBERG HEIGHTS	742500	740000	710000	748800	710000	35	108	-4.4	-5.2
HEIDELBERG WEST	615000	622500	540000	451000	592500	30	78	-3.7	31.4
HERNE HILL	482500 [^]	422500 [^]	347500 [^]	357500 [^]	400000 [^]	9	21	-17.1	11.9
HIGHETT	715500	645000	736500	658800	667300	52	164	-6.7	1.3
HIGHTON	537500	532500	520000	572500	490000	22	65	-8.8	-14.4
HILLSIDE (MELTON)	525000 [^]	557500 [^]	484000 [^]	527500	555000 [^]	8	28	5.7	5.2
HOPPERS CROSSING	450000	440000	475000	454500	452500	26	61	0.6	-0.4
HORSHAM	342500	282000 [^]	399000	275000	288300	10	34	-15.8	4.8

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Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
HUGHESDALE	745000	820000	650300	755000	555000	16	59	-25.5	-26.5
HUNTINGDALE	749000 [^]	515000 [^]	380000 [^]	410000 [^]	693000 [^]	2	8	-7.5	69.0
INVERLOCH	980000 [^]	735000 [^]	843800 [^]	676800 [^]	650000 [^]	3	17	-33.7	-4.0
IVANHOE	716500	791000	650000	661300	752500	82	207	5.0	13.8
IVANHOE EAST	1025000 [^]	1370000	1300000	1271300	1290000 [^]	5	32	25.9	1.5
JACANA	524500 [^]	410000 [^]	455000 [^]	488200 [^]	440000 [^]	7	18	-16.1	-9.9
JOLIMONT	1250000 [^]	852500	960000	1100000	850000	17	44	-32.0	-22.7
JUNCTION VILLAGE	380000 [^]	367500 [^]	420000 [^]	482500 [^]	455000 [^]	2	5	19.7	-5.7
KANGAROO FLAT	460000 [^]	390000 [^]	420000	400000 [^]	409000	13	29	-11.1	2.3
KEILOR	580000 [^]	580000 [*]	882500 [^]	720000 [^]	885000 [^]	2	11	52.6	22.9
KEILOR DOWNS	615000 [^]	600300 [^]	587000 [^]	600000 [^]	620000 [^]	5	14	0.8	3.3
KEILOR EAST	793800 [^]	829500	745000	780500 [^]	688800	12	36	-13.2	-11.8
KENNINGTON	370000 [^]	475000	410000	429000	330000	19	40	-10.8	-23.1
KENSINGTON	505000	485000	520000	514500	530000	33	86	5.0	3.0
KERANG	280000 [^]	280000 [*]	245000 [^]	257500 [^]	257500 [*]	0	9	NA	NA
KEW	845000	745000	830000	906000	855000	105	257	1.2	-5.6
KEW EAST	1059400 [^]	920500 [^]	1510000 [^]	1043500 [^]	1043500 [*]	0	7	NA	NA
KEW NORTH	1367500 [^]	775000 [^]	862500 [^]	665000	760300	10	29	-44.4	14.3
KEYSBOROUGH	650000 [^]	685500	640000	677500	682500	14	51	5.0	0.7
KILMORE	402500 [^]	396300 [^]	378500 [^]	424500 [^]	400000 [^]	3	13	-0.6	-5.8
KILSYTH	700000	692000	720000	678800	720000	37	104	2.9	6.1
KINGSBURY	440000	660500 [^]	593800	576500	485000	13	35	10.2	-15.9
KINGSVILLE	290000	367500	407500	427000	546000 [^]	9	36	88.3	27.9
KNOXFIELD	760000	812500	777000 [^]	820000	765000	16	34	0.7	-6.7
KOO WEE RUP	480000 [^]	530000 [^]	465000 [^]	476300 [^]	550000 [^]	1	6	14.6	15.5
KOOYONG	932500 [^]	1527500 [^]	1665500 [^]	885000 [^]	760000 [^]	1	9	-18.5	-14.1
KORUMBURRA	382500 [^]	450000 [^]	455000 [^]	450000 [^]	450000 [*]	0	7	NA	NA
KURUNJANG	420000 [^]	428000 [^]	450000 [^]	374000 [^]	374000 [*]	0	7	NA	NA
KYABRAM	354000 [^]	367500 [^]	368800 [^]	392500 [^]	379000 [^]	9	19	7.1	-3.4
LAKE WENDOUREE	655000 [^]	525000 [^]	595000 [^]	575000 [^]	520000 [^]	7	17	-20.6	-9.6
LALOR	522000	525000	530000	505000	565000	25	59	8.2	11.9
LANGWARRIN	617500	637500	605000	578000	555500	44	129	-10.0	-3.9
LARA	525000 [^]	440000 [^]	487500 [^]	485000 [^]	465800 [^]	6	17	-11.3	-4.0
LARA LAKE	505000 [^]	460000 [^]	440000 [^]	457500 [^]	469500 [^]	8	17	-7.0	2.6

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
LAVERTON	507500	510000	550000	576700	548800 [^]	8	34	8.1	-4.8
LAVERTON SOUTH	545000	515000 [^]	512000	560000 [^]	551000 [^]	8	26	1.1	-1.6
LEONGATHA	419000 [^]	506500 [^]	385000 [^]	485000 [^]	487500 [^]	4	12	16.3	0.5
LEOPOLD	530000 [^]	450000 [^]	500000 [^]	535000 [^]	505000 [^]	1	16	-4.7	-5.6
LILYDALE	606500	625000	650800	620000	590000	53	116	-2.7	-4.8
LORNE	975000 [^]	1275000 [^]	1557500 [^]	984300 [^]	2350000 [^]	2	10	141.0	138.8
LOWER PLENTY	732500	610000	590000 [^]	750000	735000	11	29	0.3	-2.0
MACLEOD	775000	847000	883000	827900	738500	22	62	-4.7	-10.8
MAIDSTONE	608800	672500	615000	625000	633500	34	88	4.1	1.4
MALVERN	732500	733800	842000	575000	782500	32	79	6.8	36.1
MALVERN EAST	540000	643000	609000	580000	587000	58	183	8.7	1.2
MANSFIELD	600000 [^]	615000 [^]	510000 [^]	585000 [^]	600000 [^]	1	11	0.0	2.6
MARIBYRNONG	536800	495000	480000	450000	477500	58	174	-11.0	6.1
MARSHALL	492000 [^]	492000 [*]	465000 [^]	503500 [^]	490000 [^]	2	8	-0.4	-2.7
MARYBOROUGH	349000 [^]	320000 [^]	295500 [^]	350000 [^]	332000 [^]	6	19	-4.9	-5.1
MCCRAE	940000 [^]	780300 [^]	720000 [^]	1050000 [^]	775000 [^]	5	14	-17.6	-26.2
MCKINNON	845000	848500	795000	820000	921000	26	78	9.0	12.3
MEADOW HEIGHTS	438300	475000	447500	466000	490000	21	47	11.8	5.2
MELBOURNE	547400	580000	578400	580000	577500	704	2,109	5.5	-0.4
MELTON	360000 [^]	370500	399500 [^]	379500	369000	12	32	2.5	-2.8
MELTON SOUTH	372500	350000	365000	405000	370000	15	43	-0.7	-8.6
MELTON WEST	407500 [^]	352500 [^]	401300 [^]	400000 [^]	444000 [^]	3	12	9.0	11.0
MENTONE	690000	638500	665500	550000	600000	41	159	-13.0	9.1
MERINDA PARK	510000 [^]	505000 [^]	528600 [^]	640000 [^]	522500 [^]	2	9	2.5	-18.4
MERNDA	415000 [^]	435000 [^]	455000 [^]	502500	541000 [^]	7	28	30.4	7.7
MICKLEHAM	552500 [^]	620000 [^]	600000 [^]	615000 [^]	583000 [^]	6	13	5.5	-5.2
MIDDLE PARK	700000 [^]	690000	765000 [^]	974000 [^]	850000 [^]	6	20	21.4	-12.7
MILDURA	320000	315000	321500	319000	310000	41	123	-3.1	-2.8
MILL PARK	527000	450000	540300	471500	507500	20	62	-3.7	7.6
MITCHAM	816300	813000	810000	925000	825000	53	138	1.1	-10.8
MOE	260000	236500	272500	242500 [^]	270000	13	33	3.8	11.3
MONT ALBERT	760000	775000	760000	786000	805000	21	52	5.9	2.4
MONT ALBERT NORTH	1420000	1270000	1342500 [^]	1150000	1056100	14	31	-25.6	-8.2
MONTMORENCY	733500	899500	825000	785800	907500	22	66	23.7	15.5

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
	2023	2023	2024	2024	2024			Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
MOONEE PONDS	485000	540000	571000	547500	615000	83	221	26.8	12.3
MOORABBIN	741000	630000	710000	580000	840000	17	59	13.4	44.8
MOOROOLBARK	695000	658000	690000	710000	699000	40	104	0.6	-1.5
MOORoopna	304000 [^]	307500 [^]	330500 [^]	270000 [^]	295000 [^]	4	12	-3.0	9.3
MORDIALLOC	705000	800000	640000	758000	670000	36	110	-5.0	-11.6
MORNINGTON	853000	752500	749500	790000	775000	67	175	-9.1	-1.9
MORWELL	253000 [^]	280000	250000	245000	300000 [^]	9	35	18.6	22.4
MOUNT CLEAR	366500 [^]	376000 [^]	410000 [^]	366000 [^]	410000 [^]	9	17	11.9	12.0
MOUNT ELIZA	720000	777500	830000	870000	845000 [^]	9	32	17.4	-2.9
MOUNT EVELYN	778400 [^]	662500 [^]	770100 [^]	770000 [^]	672000 [^]	5	10	-13.7	-12.7
MOUNT MARTHA	445000 [^]	849000 [^]	430000 [^]	682000 [^]	605000 [^]	6	18	36.0	-11.3
MOUNT PLEASANT	380000 [^]	528000 [^]	420000 [^]	360000 [^]	382500 [^]	2	10	0.7	6.3
MOUNT WAVERLEY	1040500	1045300	1135000	1017500	960000	57	155	-7.7	-5.7
MULGRAVE	782000 [^]	733800	891000	787500	1025000 [^]	9	34	31.1	30.2
MURRUMBEENA	495000	645000	535000	595000	580000	37	117	17.2	-2.5
NARRE WARREN	570000	598800	560000	545000	570000	15	64	0.0	4.6
NEWCOMB	452500 [^]	500000 [^]	469000	419000 [^]	479000 [^]	7	25	5.9	14.3
NEWPORT	761000	832500	765000	825000	761600	32	90	0.1	-7.7
NEWTOWN (GREATER GEELON	562500	569700	515000 [^]	700000	567500	14	38	0.9	-18.9
NIDDRIE	587500 [^]	737500	700000	725000	770000 [^]	9	34	31.1	6.2
NOBLE PARK	550000	532500	525000	565000	520000	75	236	-5.5	-8.0
NOBLE PARK NORTH	547600 [^]	572500 [^]	564000 [^]	620000 [^]	630000 [^]	1	10	15.0	1.6
NORLANE	455000 [^]	390000 [^]	375000	390000 [^]	402500 [^]	6	26	-11.5	3.2
NORTH BENDIGO	330000 [^]	371300 [^]	355000 [^]	445000 [^]	484500 [^]	8	22	46.8	8.9
NORTH MELBOURNE	550000	553000	573000	505000	501500	80	257	-8.8	-0.7
NORTHCOTE	550000	640000	595000	700000	615000	61	167	11.8	-12.1
NOTTING HILL	407500	422800	405000	430000	373800	20	43	-8.3	-13.1
NUMURKAH	280000 [^]	245000 [^]	305000 [^]	275000 [^]	285000 [^]	4	11	1.8	3.6
NUNAWADING	715000	730000	650000	841000	825000	17	68	15.4	-1.9
OAK PARK	607500	614000	578500	680000	675000	31	88	11.1	-0.7
OAKLEIGH	605000	505000	524500	557500	604000	31	103	-0.2	8.3
OAKLEIGH EAST	967500	971000 [^]	952000	860000	820000	17	45	-15.2	-4.7
OAKLEIGH SOUTH	920000	865000	1000000 [^]	827500	833000	13	36	-9.5	0.7
OCEAN GROVE	935000 [^]	1075000	710000	695000	785000	12	36	-16.0	12.9

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
OFFICER	560000 [^]	529000 [^]	540000	578000 [^]	575000 [^]	9	29	2.7	-0.5
ORMOND	550000	570000	612500	585000	565000	33	94	2.7	-3.4
OSBORNE	887500 [^]	795000 [^]	730000	820000	800000 [^]	7	31	-9.9	-2.4
PAKENHAM	475000	490000	485000	500000	477500	50	154	0.5	-4.5
PARKDALE	814500	724000	657500	817500	728300	28	76	-10.6	-10.9
PARKVILLE	655000	501800	496300	550000	520000	21	72	-20.6	-5.5
PASCOE VALE	625000	628500	635000	645000	627500	106	279	0.4	-2.7
PASCOE VALE SOUTH	625000	690500	695000	644000	685000	10	44	9.6	6.4
PATTERSON LAKES	718000 [^]	670000	668000	590000	692500	16	47	-3.6	17.4
PAYNESVILLE	371500 [^]	371500 [*]	410000 [^]	382000 [^]	444000 [^]	3	10	19.5	16.2
PEARCEDALE	650000 [^]	650000 [*]	650000 [*]	650000 [*]	650000 [^]	6	6	0.0	NA
POINT COOK	507500	583000	537500	550000	495000	23	64	-2.5	-10.0
PORT MELBOURNE	695000	800000	749000	790000	762500	80	227	9.7	-3.5
PORTARLINGTON	712500 [^]	617500 [^]	632500 [^]	800000	1112500 [^]	4	18	56.1	39.1
PORTLAND	195000 [^]	380000 [^]	320000 [^]	299000 [^]	304000 [^]	6	17	55.9	1.7
PRAHRAN	555000	565000	520000	550000	472000	89	266	-15.0	-14.2
PRESTON	640000	511000	600000	649500	600000	97	320	-6.3	-7.6
REDAN	361000 [^]	424000 [^]	385000 [^]	327500 [^]	327500 [^]	8	21	-9.3	0.0
RESERVOIR	611300	608500	636000	620000	625000	135	415	2.2	0.8
RICHMOND	600000	640000	572000	598500	540000	144	429	-10.0	-9.8
RIDDELLS CREEK	600000 [^]	450000 [^]	525000 [^]	600000 [^]	640000 [^]	7	14	6.7	6.7
RINGWOOD	619000	639300	636000	611400	646000	74	226	4.4	5.7
RINGWOOD EAST	685000	746000	730500	730000	753500	24	88	10.0	3.2
RINGWOOD NORTH	1580000 [^]	820000 [^]	710000 [^]	1100000 [^]	980000 [^]	9	21	-38.0	-10.9
RIPPLESIDE	532000 [*]	532000 [*]	750000 [^]	1197500 [^]	775000 [^]	3	12	NA	-35.3
RIPPONLEA	622500	607000	735000 [^]	622500 [^]	355000 [^]	5	16	-43.0	-43.0
ROMSEY	445000 [^]	495000 [^]	542500 [^]	575000 [^]	565000 [^]	1	8	27.0	-1.7
ROSANNA	865000	847500	840500	975000	894500	18	51	3.4	-8.3
ROSEBUD	732500	649500	696000	686000	710000	21	71	-3.1	3.5
ROSEBUD SOUTH	775000 [^]	749000 [^]	730000 [^]	814000 [^]	690000 [^]	5	17	-11.0	-15.2
ROWVILLE	712500	742000	660000	737500	678500	22	65	-4.8	-8.0
ROXBURGH PARK	460000	528500 [^]	522500	462000	507500 [^]	8	29	10.3	9.8
RYE	660300 [^]	677500 [^]	801500 [^]	745000 [^]	637500 [^]	6	11	-3.4	-14.4
SAFETY BEACH	944700	800000	1050000	832500	1107500 [^]	6	37	17.2	33.0

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								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
SALE	335000	360000	345000	318000	360000	13	47	7.5	13.2
SAN REMO	550000 [^]	377500 [^]	580000 [^]	440000 [^]	640000 [^]	1	10	16.4	45.5
SANCTUARY LAKES	522500	690000 [^]	600000	649500 [^]	665000 [^]	3	24	27.3	2.4
SANDRINGHAM	787500	682500	732500	880000	621000	37	132	-21.1	-29.4
SCORESBY	652500 [^]	700000	730000 [^]	756500 [^]	672500 [^]	2	14	3.1	-11.1
SEAFORD	650000	618000	630000	640300	660000	53	143	1.5	3.1
SEAHOLME	980000 [*]	838000 [^]	348000 [^]	596000 [^]	596000 [*]	0	5	NA	NA
SEBASTOPOL	350000	345000	342800	325000	345000	26	65	-1.4	6.2
SEDDON	302500	452500 [^]	507500	451300	507000 [^]	5	27	67.6	12.4
SEYMOUR	259000 [^]	402500 [^]	250000	465000 [^]	400000 [^]	3	14	54.4	-14.0
SHEPPARTON	340000	342500	357000	366000	389000	19	47	14.4	6.3
SKYE	547500 [^]	540000 [^]	560000 [^]	600000 [^]	630000 [^]	6	14	15.1	5.0
SOLDIERS HILL	330000 [^]	340000 [^]	352500 [^]	375000 [^]	340000 [^]	5	11	3.0	-9.3
SOMERVILLE	567500	617500 [^]	618000	652500	610000	15	38	7.5	-6.5
SOUTH KINGSVILLE	700000 [^]	685000	675000 [^]	820000	692500	18	37	-1.1	-15.5
SOUTH MELBOURNE	657500	693000	625000	526800	600000	66	218	-8.7	13.9
SOUTH MORANG	501000	550000	549000	500000	536000	18	60	7.0	7.2
SOUTH YARRA	580000	591000	540000	530000	560000	222	665	-3.4	5.7
SOUTHBANK	615000	620000	619000	600000	607000	278	812	-1.3	1.2
SPOTSWOOD	895000 [^]	857500 [^]	655000 [^]	734500 [^]	619000	13	28	-30.8	-15.7
SPRING GULLY	495000 [^]	375000 [^]	283500 [^]	335500 [^]	457800	12	19	-7.5	36.5
SPRINGVALE	628500	600000	700000	650000	600000	35	91	-4.5	-7.7
SPRINGVALE SOUTH	695000	630000	567000	670000	623000	23	48	-10.4	-7.0
ST ALBANS	500000	470000	490000	512500	500000	59	160	0.0	-2.4
ST ALBANS PARK	630000 [^]	385000 [^]	395000 [^]	475000 [^]	517500 [^]	4	11	-17.9	8.9
ST HELENA	840000 [^]	1005000 [^]	1005000 [*]	1012000 [^]	672000 [^]	1	2	-20.0	-33.6
ST KILDA	525000	575000	480500	540000	521000	169	492	-0.8	-3.5
ST KILDA EAST	613500	602000	532800	580000	580000	77	204	-5.5	0.0
ST KILDA WEST	455000	570000	566000 [^]	590000	572500	25	61	25.8	-3.0
ST LEONARDS	620000 [^]	415000 [^]	632500 [^]	566000 [^]	310000 [^]	3	11	-50.0	-45.2
STAWELL	173800 [^]	237500 [^]	300000 [^]	300000 [*]	256000 [^]	2	3	47.3	NA
STRATHDALE	420000 [^]	483800 [^]	415000 [^]	352300 [^]	442500 [^]	6	18	5.4	25.6
STRATHMORE	853500 [^]	550000 [^]	529500 [^]	670000	760000	13	35	-11.0	13.4
STUDFIELD	1010000 [^]	740000	691000 [^]	702000 [^]	754000 [^]	7	17	-25.3	7.4

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								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
SUNBURY	475600	471000	525000	512500	497000	39	93	4.5	-3.0
SUNSHINE	555000 [^]	475000	517500	407000	453000	28	59	-18.4	11.3
SUNSHINE NORTH	647500	583800	607500	620000	540000	25	49	-16.6	-12.9
SUNSHINE WEST	586000	537500	612500	610000	560000	13	51	-4.4	-8.2
SURREY HILLS	959000	955000	1095500	874000	865000	29	95	-9.8	-1.0
SWAN HILL	333800 [^]	422500 [^]	343500 [^]	322500 [^]	300000 [^]	4	18	-10.1	-7.0
SYDENHAM	460000	490000	521000	500000	505000	28	93	9.8	1.0
SYNDAL	1155000	1230000	1118000 [^]	798000 [^]	850000 [^]	9	23	-26.4	6.5
TARNEIT	485000	415000	493800	495700	452800	26	65	-6.6	-8.7
TAYLORS HILL	535000 [^]	505000 [^]	571000 [^]	550800 [^]	573500 [^]	4	16	7.2	4.1
TAYLORS LAKES	557500 [^]	725000 [^]	682500 [^]	610000 [^]	641000 [^]	6	19	15.0	5.1
TEMPLESTOWE	725000	865000	852500	980000	965000	19	63	33.1	-1.5
TEMPLESTOWE LOWER	941000	886000	1040000	1137500	1075500	18	52	14.3	-5.5
THOMASTOWN	469000	461000	491000	520000	526500	20	77	12.3	1.3
THOMSON (GREATER GEELON)	420000 [^]	570000 [^]	465000 [^]	387000 [^]	370000 [^]	1	8	-11.9	-4.4
THORNBURY	605000	627500	580000	621000	515000	49	166	-14.9	-17.1
TOORAK	1602500	900000	1051000	1250000	835000	62	208	-47.9	-33.2
TORQUAY	890000	922500	1005000	838000	837500	14	41	-5.9	-0.1
TRAFALGAR	365000 [^]	420000 [^]	355000 [^]	425000 [^]	495000 [^]	3	9	35.6	16.5
TRARALGON	323000	335000	312000	357500	325000	21	51	0.6	-9.1
TRAVANCORE	352000	367300	365000	389000	362000	15	54	2.8	-6.9
TRUGANINA	485000	492500	495000 [^]	516500	490000	11	30	1.0	-5.1
TULLAMARINE	512500	530000	530000	571000	562000	21	59	9.7	-1.6
TYABB	677500 [^]	585000 [^]	515000 [^]	585000 [^]	520000 [^]	5	9	-23.2	-11.1
VERMONT	1038300	1100000	988000	935500	933900	20	52	-10.0	-0.2
VERMONT SOUTH	685000 [^]	950000 [^]	935000	869000	732500 [^]	5	29	6.9	-15.7
VIEWBANK	761800 [^]	740000 [^]	567500 [^]	699900	672400	12	27	-11.7	-3.9
WALLAN	410000 [^]	440000 [^]	400000	450000 [^]	416500	14	27	1.6	-7.4
WALLAN EAST	425000 [^]	432500 [^]	440000 [^]	425000 [^]	470000 [^]	3	10	10.6	10.6
WANGARATTA	330000	311300 [^]	475000 [^]	315000	355000	18	43	7.6	12.7
WANTIRNA	773000	924000	777000 [^]	645000	700000	11	30	-9.4	8.5
WANTIRNA SOUTH	447500	522500	475000	630000	506500	14	45	13.2	-19.6
WARRAGUL	410000	447500	430000	485000 [^]	450000	11	35	9.8	-7.2
WARRNAMBOOL	412000	425000	432000	411300	430000	29	82	4.4	4.6

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MEDIAN UNIT PRICES Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
WATSONIA	759500	880000 [^]	735000	812000	757500	12	40	-0.3	-6.7
WENDOUREE	445000 [^]	385000	330000	367500	295000	15	38	-33.7	-19.7
WERRIBEE	440000	445000	435000	450000	421000	46	152	-4.3	-6.4
WERRIBEE SOUTH	407500 [^]	485000 [^]	424500 [^]	521000 [^]	510000 [^]	5	20	25.2	-2.1
WEST FOOTSCRAY	427900	497500	365000	570000	598500	40	116	39.9	5.0
WEST MELBOURNE	689000	560000	582500	582000	517500	72	216	-24.9	-11.1
WEST WODONGA	340000	383500	375500	367500	378500	18	39	11.3	3.0
WESTALL	615000	577000	682500	545000	615000	26	83	0.0	12.8
WESTGARTH	560000 [^]	625000	800000	772000	645000 [^]	7	34	15.2	-16.5
WESTMEADOWS	645000 [^]	523000	635000	565000 [^]	560000 [^]	6	26	-13.2	-0.9
WHEELERS HILL	991000 [^]	814000 [^]	1225000 [^]	1200000 [^]	885400 [^]	8	13	-10.7	-26.2
WHITE HILLS	465000 [^]	590000 [^]	377500 [^]	548800 [^]	360000 [^]	3	9	-22.6	-34.4
WHITTINGTON	355000 [^]	410000 [^]	423300 [^]	372500 [^]	390000 [^]	6	16	9.9	4.7
WHITTLESEA	512500 [^]	420000 [^]	485000 [^]	430000 [^]	498500 [^]	8	19	-2.7	15.9
WILLIAMS LANDING	342500 [^]	400000 [^]	332000 [^]	420000	413500 [^]	6	21	20.7	-1.5
WILLIAMSTOWN	720000	809200	620000	780000	630500	32	98	-12.4	-19.2
WILLIAMSTOWN NORTH	785000 [^]	785000 [*]	860000 [^]	860000 [^]	875000 [^]	5	13	11.5	1.7
WINDSOR	565500	550000	530000	585000	517000	27	109	-8.6	-11.6
WODONGA	368000	356300	337500	342800	372000	22	66	1.1	8.5
WOLLERT	427500	448000	450000	465000	470000	19	59	9.9	1.1
WONTHAGGI	410000 [^]	392500 [^]	492500 [^]	432500 [^]	400000 [^]	9	21	-2.4	-7.5
WOODEND	557500 [^]	728000 [^]	730000 [^]	731300 [^]	599000 [^]	4	11	7.4	-18.1
WYNDHAM VALE	489900	467500 [^]	492500	480000	489000 [^]	9	44	-0.2	1.9
YARRA JUNCTION	572500 [^]	660000 [^]	410000 [^]	620000 [^]	570000 [^]	1	13	-0.4	-8.1
YARRAVILLE	620000	575000	655000	600000	637500	30	94	2.8	6.3
YARRAWONGA	462500	470000 [^]	430000	459000 [^]	515000	10	30	11.4	12.2

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
AINTREE	478000	491000	442500	485000	403000	14	39	-15.7	-16.9
ALFREDTON	299000 [^]	293000 [^]	265000 [^]	282500 [^]	235000 [^]	4	12	-21.4	-16.8
APOLLO BAY	487500 [*]	410000 [^]	445000 [^]	340000 [^]	395000 [^]	1	10	NA	16.2
ARARAT	150000 [^]	242000 [^]	149000 [^]	260000 [^]	203000 [^]	2	10	35.3	-21.9
ARMSTRONG CREEK	360000	346000	365000	375000	375000	58	170	4.2	0.0
AVENEL	287500 [^]	280000 [^]	280000 [*]	320000 [^]	330000 [^]	1	4	14.8	3.1
BACCHUS MARSH	340000 [^]	280000 [^]	310000 [^]	380000 [^]	300000 [^]	5	17	-11.8	-21.1
BALLARAT EAST	335200 [^]	317500 [^]	380000 [^]	400000 [^]	310000 [^]	5	11	-7.5	-22.5
BARANDUDA	217500	225000 [^]	190000	200000	227500	16	52	4.6	13.8
BARNAWARTHA	110000 [^]	110000 [*]	110000 [*]	245000 [^]	255000 [^]	4	11	131.8	4.1
BEECHWORTH	420000 [^]	450000 [^]	539000 [^]	415000 [^]	370000 [^]	1	6	-11.9	-10.8
BENALLA	185000 [^]	187500 [^]	150000 [^]	181300	175000	16	35	-5.4	-3.4
BERWICK	507400	545000	490000	437000	472000	31	143	-7.0	8.0
BEVERIDGE	314000	319300	307500	320000	312000	41	144	-0.6	-2.5
BLACKBURN	935000 [*]	1395000 [^]	1395000 [*]	1395000 [*]	1395000 [*]	0	0	NA	NA
BONNIE BROOK	383500	358100	350300 [^]	437000 [^]	397000 [^]	7	24	3.5	-9.2
BONSHAW	277000 [^]	249500 [^]	275000 [^]	267500	275000 [^]	4	21	-0.7	2.8
BOTANIC RIDGE	450000	451000	452000	478000	490000	15	67	8.9	2.5
BROADFORD	259000 [^]	245000 [^]	250000 [^]	275000 [^]	272500 [^]	4	18	5.2	-0.9
BROOKFIELD	261000 [^]	177000	340200 [^]	421500	305000 [^]	7	22	16.9	-27.6
BURNSIDE	472000	569000 [^]	472000	574000 [^]	519000 [^]	9	28	10.0	-9.6
CARDIGAN	572500 [^]	552500 [^]	505000 [^]	510000 [^]	545000 [^]	9	18	-4.8	6.9
CHARLEMONT	310000 [^]	313000	335000	340000	312500	22	62	0.8	-8.1
CLIFTON SPRINGS	445000 [^]	445000 [*]	505000 [^]	360000 [^]	340000 [^]	1	3	-23.6	-5.6
CLYDE	382000	372000	333900	345000	365500	54	194	-4.3	5.9
CLYDE NORTH	410000	429300	431000	425000	421000	162	628	2.7	-0.9
COBBLEBANK	252150 [*]	284400 [^]	307500 [^]	312800 [^]	312800 [*]	0	7	NA	NA
COBRAM	255000 [^]	210000 [^]	211300 [^]	200000 [^]	202500 [^]	2	11	-20.6	1.3
COLDSTREAM	460000	460000	460000 [^]	482500 [^]	480000 [^]	1	12	4.3	-0.5
CORINELLA	492500 [^]	530000 [^]	517500 [^]	270000 [^]	265000 [^]	3	8	-46.2	-1.9
COWES WEST	335000 [^]	446300 [^]	560000 [^]	432500 [^]	410800 [^]	2	8	22.6	-5.0
CRAIGIEBURN	492500 [^]	242500	472500 [^]	515000 [^]	535000 [^]	4	19	8.6	3.9
CRANBOURNE	335000	429000	450000 [^]	534500 [^]	397000 [^]	6	21	18.5	-25.7
CRANBOURNE EAST	379000	388700	440000 [^]	402000 [^]	395000 [^]	3	19	4.2	-1.7
CRANBOURNE SOUTH	427500 [^]	427500 [*]	393400 [^]	393400 [*]	470000 [^]	3	4	9.9	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
CRANBOURNE WEST	474500 [^]	527800 [^]	470000 [^]	413000 [^]	392000	14	27	-17.4	-5.1
CRESWICK	360000 [^]	170000 [^]	187500 [^]	185000 [^]	205000 [^]	5	10	-43.1	10.8
DEANSIDE	367500	404000	359000	334000	377000	43	159	2.6	12.9
DIAMOND CREEK	716000 [^]	550000 [^]	607500 [^]	580000 [^]	465000 [^]	4	11	-35.1	-19.8
DIGGERS REST	309000	277000	301000	340000	291000	33	94	-5.8	-14.4
DINNER PLAIN	270000 [^]	260000 [^]	260000 [*]	280000 [^]	280000 [*]	0	3	NA	NA
DONNYBROOK	291000	220000	332500	325000	330000	74	197	13.4	1.5
DOREEN	330000 [^]	445000 [^]	340000 [^]	370000 [^]	432500 [^]	8	22	31.1	16.9
DROUIN	281500	350000	362500	345000	340000	16	45	20.8	-1.4
EAGLE POINT	325000 [^]	310000 [^]	282500 [^]	171000 [^]	171000 [*]	0	4	NA	NA
EAST BAIRNSDALE	130000 [*]	130000 [*]	98500 [^]	158000 [^]	145000 [^]	5	8	NA	-8.2
ECHUCA	1365000 [^]	392500 [^]	520000 [^]	290000 [^]	287500 [^]	4	11	-78.9	-0.9
EPPING	435000 [^]	250000 [^]	369500 [^]	407500 [^]	287500 [^]	2	13	-33.9	-29.4
EPSOM	262500 [^]	320000 [^]	305000 [^]	295000 [^]	287500 [^]	4	12	9.5	-2.5
EYNESBURY	308300 [^]	588500 [^]	350000 [^]	605000 [^]	385000 [^]	5	12	24.9	-36.4
FRANKSTON SOUTH	692300 [^]	764000 [^]	852500 [^]	785000 [^]	710000 [^]	1	8	2.6	-9.6
FRASER RISE	385000	387900	367000	367800	278500	93	239	-27.7	-24.3
FYANSFORD	480000 [^]	490000 [^]	421500 [^]	460000 [^]	605000 [^]	2	9	26.0	31.5
GISBORNE	478000	454500	440000	457600	406500 [^]	7	42	-15.0	-11.2
GLENGARRY	289000 [^]	287000 [^]	279000 [^]	290500 [^]	280000 [^]	6	15	-3.1	-3.6
GOLDEN BEACH	140000 [^]	116300 [^]	110000 [^]	105000 [^]	100000 [^]	3	14	-28.6	-4.8
GOLDEN SQUARE	355000 [^]	280000 [^]	260000 [^]	240000 [^]	220000 [^]	1	11	-38.0	-8.3
GREENVALE	365600	425000	340000	423000	400000	47	133	9.4	-5.4
HARKNESS	305000 [^]	310000	265000 [^]	262500 [^]	335000 [^]	5	16	9.8	27.6
HIGHTON	520000 [^]	490000 [^]	430000 [^]	330000 [^]	500000 [^]	1	11	-3.8	51.5
HORSHAM	256000 [^]	222500 [^]	239500	205000	200300 [^]	5	30	-21.8	-2.3
HUNTLY	238800	280000	247000	256500	253400	20	57	6.1	-1.2
HUON CREEK	445000 [^]	665000 [^]	665000 [*]	665000 [*]	470000 [^]	3	3	5.6	NA
INVERLOCH	585000 [^]	592500 [^]	542500 [^]	437500 [^]	417500 [^]	2	12	-28.6	-4.6
IRYMPLE	174000 [^]	166000	179000	180000 [^]	175000	17	36	0.6	-2.8
JACKASS FLAT	297500 [^]	275000 [^]	275000 [^]	297400	268500 [^]	4	18	-9.7	-9.7
JOHNSONVILLE	240000 [^]	235000 [^]	235000 [^]	235000 [*]	235000 [*]	0	3	NA	NA
JUNCTION VILLAGE	436500	430000 [^]	430000 [^]	405500 [^]	395000 [^]	2	11	-9.5	-2.6
KALKALLO	335000	320500	332000	290500	317000	42	181	-5.4	9.1
KANGAROO FLAT	279000 [^]	450000 [^]	202000 [^]	305000 [^]	275000 [^]	1	7	-1.4	-9.8

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%) Apr-Jun 2024 to Jul-Sep 2024	
KEILOR PARK	-	-	850000 [^]	850000 [^]	850000 [*]	0	8	NA	NA
KEYSBOROUGH	-	1020000 [^]	1020000 [*]	725000 [^]	860000 [^]	7	10	0.0	18.6
KIALLA	281000	280000 [^]	275000 [^]	265000	260000	13	33	-7.5	-1.9
KILMORE	292500 [^]	300500 [^]	303500 [^]	315000 [^]	300000 [^]	6	17	2.6	-4.8
KILSYTH	410000 [*]	410000 [*]	410000 [*]	327500 [^]	310000 [^]	1	3	NA	-5.3
KORUMBURRA	240000 [^]	271300 [^]	255000 [^]	289500 [^]	287500 [^]	2	7	19.8	-0.7
KYABRAM	208300 [^]	210000 [^]	203300 [^]	199000 [^]	195800 [^]	4	14	-6.0	-1.6
LAKES ENTRANCE	232500 [^]	243000 [^]	237500 [^]	208000 [^]	237500 [^]	2	14	2.2	14.2
LALOR	-	-	-	495000 [^]	474000 [^]	5	7	0.0	-4.2
LARA	349900	363000	365000	379900	372500	30	88	6.5	-1.9
LARA LAKE	548500 [^]	780000 [^]	566300 [^]	566300 [*]	566300 [*]	0	2	NA	NA
LAVERTON SOUTH	505000 [*]	552500 [^]	560000 [^]	560000 [*]	600000 [^]	5	6	NA	NA
LENEVA	216400 [^]	220000	215000	214000	210000	41	124	-3.0	-1.9
LEONGATHA	288300 [^]	342500 [^]	294000 [^]	395000 [^]	295000 [^]	6	13	2.3	-25.3
LEOPOLD	375000 [^]	353000 [^]	353000 [*]	329200 [^]	329200 [*]	0	2	NA	NA
LILYDALE	675000 [^]	645000 [^]	685000 [^]	670300 [^]	517500 [^]	2	12	-23.3	-22.8
LOCH SPORT	131000	130000	124000 [^]	115000 [^]	137500 [^]	5	17	5.0	19.6
LUCAS	325000	335000	307500	320000	310000	12	45	-4.6	-3.1
LUCKNOW	175000	175000	185000	160000 [^]	185000	10	32	5.7	15.6
MADDINGLEY	294000	225000 [^]	320400 [^]	290000	315000	15	36	7.1	8.6
MAIDEN GULLY	360000 [^]	395000 [^]	291000 [^]	463000 [^]	357500 [^]	2	7	-0.7	-22.8
MAMBOURIN	370000	360000	355000	340000	304000	38	117	-17.8	-10.6
MANOR LAKES	390300	278000	335000	365000	378000	36	110	-3.2	3.6
MANSFIELD	376800 [^]	357500 [^]	357500 [*]	427500 [^]	370000 [^]	4	8	-1.8	-13.5
MARONG	273000 [^]	272000 [^]	278000 [^]	271000 [^]	269000 [^]	7	21	-1.5	-0.7
MARYBOROUGH	116500 [^]	332500 [^]	100000 [^]	165000 [^]	160000 [^]	3	11	37.3	-3.0
MELTON SOUTH	310000	320000	312000	320000	312500 [^]	8	54	0.8	-2.3
MERBEIN	115000 [^]	130000 [^]	122500 [^]	146000 [^]	117500 [^]	2	7	2.2	-19.5
MERINDA PARK	435000 [^]	435000 [*]	435000 [^]	380000 [^]	426300 [^]	4	9	-2.0	12.2
MERNDA	394000	390000	402000	425000	458000	17	45	16.2	7.8
METUNG	275000 [^]	195000 [^]	232500 [^]	250000 [^]	199800	11	20	-27.4	-20.1
MICKLEHAM	386000	349000	389000	379000	398000	145	366	3.1	5.0
MILDURA	185000	185000 [^]	182000	181400	175000	25	73	-5.4	-3.5
MOE	210000	207000 [^]	235000 [^]	215000 [^]	198000 [^]	7	18	-5.7	-7.9
MOOROOPNA	220000 [^]	251000 [^]	195000 [^]	235000 [^]	245000 [^]	5	10	11.4	4.3

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
MORNINGTON	1300000 [^]	887500 [^]	1032500 [^]	2930000 [^]	2930000 [*]	0	4	NA	NA
MOUNT DUNEED	287500	348500	420000	354900	318600	30	81	10.8	-10.2
NAGAMBIE	264000 [^]	260000 [^]	262500 [^]	250000 [^]	270000 [^]	3	14	2.3	8.0
NAR NAR GOON NORTH	155600 [^]	316300 [^]	320000 [^]	303000 [^]	387000 [^]	2	10	148.7	27.7
NARRE WARREN NORTH	1500000 [^]	1060000 [^]	950000 [^]	850000 [^]	599000 [^]	1	13	-60.1	-29.5
NARRE WARREN SOUTH	292050 [*]	292050 [*]	292050 [*]	398100 [^]	620000 [^]	5	8	NA	55.7
NEW GISBORNE	455000 [^]	390000 [^]	475000 [^]	430000 [^]	435000 [^]	3	12	-4.4	1.2
NEWBOROUGH	253500 [^]	255000 [^]	195500 [^]	275000 [^]	245000 [^]	3	9	-3.4	-10.9
NORTH WONTHAGGI	285000 [^]	231000 [^]	275000 [^]	206000 [^]	290000 [^]	3	13	1.8	40.8
NUMURKAH	172000 [^]	185000 [^]	175000 [^]	180000 [^]	135000 [^]	1	7	-21.5	-25.0
OCEAN GROVE	502500 [^]	490000	482000	485000	492500	10	39	-2.0	1.5
OFFICER	451600	417900	415000	418500	452500	76	169	0.2	8.1
OFFICER SOUTH	544500 [^]	509000 [^]	561800 [^]	499000 [^]	494000 [^]	1	6	-9.3	-1.0
PAKENHAM	375000	370000	372500	280000	407300	24	57	8.6	45.4
PARADISE BEACH	110000 [^]	93800 [^]	135000 [^]	137500 [^]	87500 [^]	1	8	-20.5	-36.4
PAYNESVILLE	240000	270000 [^]	215000 [^]	208000 [^]	255000 [^]	5	15	6.3	22.6
POINT COOK	746000 [^]	585000 [^]	354800 [^]	409000 [^]	360600	21	38	-51.7	-11.8
PORTARLINGTON	575000 [^]	600000 [^]	531300 [^]	770000 [^]	572500 [^]	6	10	-0.4	-25.6
PORTLAND	182500 [^]	168500 [^]	197000 [^]	205000 [^]	184500 [^]	4	12	1.1	-10.0
RED CLIFFS	142000 [^]	132500 [^]	145000 [^]	125000 [^]	140000 [^]	2	10	-1.4	12.0
ROBINVALE	110000 [^]	204000 [^]	204000 [*]	125000 [^]	145000 [^]	1	2	31.8	16.0
ROCKBANK	310000	335000	269000	299600	316000	34	87	1.9	5.5
ROMSEY	445000 [^]	442500 [^]	370000 [^]	370000 [^]	370000 [^]	1	10	-16.9	0.0
ROWVILLE	750500 [^]	746500 [^]	792500 [^]	776600 [^]	867000 [^]	2	11	15.5	11.6
RUPANYUP	-	52500 [^]	83300 [^]	83300 [*]	83300 [*]	0	6	NA	NA
RYE	535000 [^]	647000 [^]	690000 [^]	530000	595000 [^]	4	21	11.2	12.3
SALE	247500 [^]	250000 [^]	262000 [^]	280000 [^]	340000 [^]	5	15	37.4	21.4
SAN REMO	532500 [^]	450000 [^]	718000 [^]	495000 [^]	530000 [^]	6	14	-0.5	7.1
SANCTUARY LAKES	620000 [^]	360000 [^]	562000 [^]	525000 [^]	499100 [^]	8	14	-19.5	-4.9
SEBASTOPOL	240000 [^]	265000 [^]	242500 [^]	240000 [^]	367500 [^]	2	9	53.1	53.1
SEYMOUR	217500 [^]	220000 [^]	245000 [^]	253800 [^]	165000 [^]	9	16	-24.1	-35.0
SHEPPARTON	245000	230000	250000	277500	265000	27	56	8.2	-4.5
SHEPPARTON NORTH	377500 [^]	420000 [^]	385000 [^]	350000 [^]	362000 [^]	1	10	-4.1	3.4
SKYE	581500 [^]	565000 [^]	531000 [^]	590000 [^]	535000 [^]	6	19	-8.0	-9.3
SMYTHESDALE	220000 [^]	175000 [^]	177000 [^]	239000 [^]	239000 [*]	0	2	NA	NA

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
SOUTH MORANG	477000 [^]	466000 [^]	399500 [^]	589900 [^]	314600 [^]	9	16	-34.0	-46.7
ST LEONARDS	382500 [^]	415000 [^]	327000	320000 [^]	340000 [^]	9	29	-11.1	6.3
STAWELL	186200	145000 [^]	162000 [^]	162000 [*]	162000 [*]	0	2	NA	NA
STRATFORD	195000 [^]	184000 [^]	180000 [^]	190000 [^]	210000 [^]	1	8	7.7	10.5
STRATHFIELDSAYE	334000 [^]	317300	285000 [^]	295000	300000	13	30	-10.2	1.7
STRATHTULLOH	285200	315000	298500	300000	295000	19	47	3.4	-1.7
SUNBURY	353900	360000	363000	335000	353900	72	221	0.0	5.7
SUNSHINE NORTH	535000 [^]	465000 [^]	567500 [^]	567500 [*]	501500 [^]	2	4	-6.3	NA
SWAN HILL	170000 [^]	185000 [^]	280000 [^]	200000	170000	10	22	0.0	-15.0
TANKERTON	-	23000 [^]	50000 [^]	20000 [^]	20000 [*]	0	6	NA	NA
TARNEIT	352000	354200	319500	344000	361000	241	831	2.6	4.9
TATURA	233500 [*]	270000 [^]	246500 [^]	229500 [^]	230000	11	23	NA	0.2
TEMPLESTOWE	120000 [^]	830000 [^]	1230000 [^]	1230000 [*]	1230000 [*]	0	5	NA	NA
THOMASTOWN	495500 [^]	379200 [^]	499500 [^]	517000 [^]	544000 [^]	7	18	9.8	5.2
THORNHILL PARK	280500 [^]	200000	257000	250000	259000	57	98	-7.7	3.6
TORQUAY	713300 [^]	855000 [^]	650000 [^]	662500 [^]	695000	14	25	-2.6	4.9
TRARALGON	276000	294500	270000	284000	294000	29	63	6.5	3.5
TRUGANINA	401000	361000	305500	350000	373000	52	237	-7.0	6.6
VENUS BAY	250000 [^]	240000 [^]	235000 [^]	245000 [^]	175000 [^]	3	13	-30.0	-28.6
WALLAN	340000 [^]	385000 [^]	287500 [^]	150000 [^]	290000 [^]	8	19	-14.7	93.3
WALLAN EAST	320000 [^]	552500 [^]	310000 [^]	315000 [^]	435000 [^]	4	15	35.9	38.1
WANGARATTA	275000 [^]	295400	281500	282900 [^]	283000	11	32	2.9	0.0
WARRAGUL	320000	307800	316500	315000	306500	31	94	-4.2	-2.7
WARRNAMBOOL	265000	262500	270000	255000	260000	23	81	-1.9	2.0
WAURN PONDS	475000 [^]	365000 [^]	541000 [^]	430000 [^]	435500 [^]	4	12	-8.3	1.3
WEIR VIEWS	319500	335000	295000	355000	258500	18	42	-19.1	-27.2
WERRIBEE	358000	338500	360000	340000	332000	42	143	-7.3	-2.4
WEST WODONGA	292500 [^]	447500 [^]	300000 [^]	255000 [^]	255000 [*]	0	4	NA	NA
WILLIAMSTOWN	1170000 [^]	400000 [^]	400000 [*]	3820000 [^]	3820000 [*]	0	1	NA	NA
WINCHELSEA	315000 [^]	308800 [^]	350000 [^]	420000 [^]	402500	10	22	27.8	-4.2
WINTER VALLEY	299000	272000	272000	260000	285000	25	83	-4.7	9.6
WODONGA	214500 [^]	222500 [^]	230000	225000	240000	14	44	11.9	6.7
WOLLERT	356000	370000	342000	383000	399900	119	328	12.3	4.4
WONTHAGGI	268000 [^]	269000	270000 [^]	410000 [^]	230000	10	25	-14.2	-43.9
WYNDHAM VALE	300000	279000	245000	300000	322500	38	152	7.5	7.5

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MEDIAN VACANT RESIDENTIAL LAND PRICES

Jul-Sep 2023 to Jul-Sep 2024

Locality	Jul-Sep 2023	Oct-Dec 2023	Jan-Mar 2024	Apr-Jun 2024	Jul-Sep 2024	No. of Sales Jul-Sep 2024	No. of Sales 2024	Change (%)	
								Jul-Sep 2023 to Jul-Sep 2024	Apr-Jun 2024 to Jul-Sep 2024
YARRAWONGA	239000	250000	225000	229000	220000	13	63	-7.9	-3.9

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