

Victorian Property Sales Report

March 2022 Quarter

Land Use Victoria



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

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

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



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Explanatory notes

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

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

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

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

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

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

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

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

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

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

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

Quarterly sales statistics – overall observations

The median house price in Victoria decreased by 4.4 per cent from \$816,000 to \$780,000 in the March 2022 quarter, having increased by 14.1 per cent in the previous quarter (September 2021 to December 2021). For the 12 months from March 2021 to March 2022, the median house price in Victoria increased 12.2 per cent, from \$695,000 to \$780,000.

The median price of units in Victoria decreased by 4.5 per cent from \$628,000 in the December 2021 quarter to \$600,000 in the March 2022 quarter, having increased by 6.4 per cent in the previous quarter. The median price of units in Victoria for the March 2022 quarter was lower than the median price of houses. For the 12 months from March 2021 to March 2022, the median unit price increased by 0.8 per cent from \$595,000 to \$600,000.

The metropolitan Melbourne median house price decreased by 7.3 per cent to \$890,000 in the March 2022 quarter and the median unit price decreased by 3.8 per cent to \$625,000. For the 12 months to March 2022, median sales prices in metropolitan Melbourne increased by 8.5 per cent for houses and 1.3 per cent for units.

In the March 2022 quarter, the median house price in country Victoria increased by 4 per cent to \$585,000 and units decreased by 0.6 per cent to \$411,500. Over the 12 months to March 2022, median sale prices in country Victoria increased by 24.5 per cent for houses and by 12.7 per cent for units.

Of the 802 listed Victorian locations, 287 had median house price increases for the March 2022 quarter compared to 377 in the December 2021 quarter. Nine localities recorded no change, 205 showed a decrease and 301 had insufficient sales.

The maximum number of house sales for the quarter was 314 in Tarneit and there were 28 locations with 100 or more sales in the March 2022 quarter.

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



Victorian Valuer-General, Robert Marsh

Quarterly update – median house prices

House sales data for the whole of Victoria for the quarter ending March 2022 indicates that the median house sale price decreased by 4.4 per cent from \$816,000 to \$780,000. Metropolitan house prices decreased by 7.3 per cent to \$890,000 and country Victoria house prices increased by 4 per cent to \$585,000.

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

Property analysts will be able to define and explain various locations' trends using their knowledge of individual locations and their associated sub-market anomalies. This is the purpose of publishing a comprehensive set of data for the whole of Victoria, as reported to Land Use Victoria over the 15 months to March 2022. A sub-market group is a set of properties grouped by land values and other market characteristics or attributes common to the group, such as land use or building construction.

It is estimated that almost 93 per cent of sales for the March quarter of 2022 and 98 per cent for the December quarter of 2021 are included in the data, making it the most comprehensive and authoritative property information available. By allowing extra time for data collection, the *Victorian Property Sales Report* provides an accurate picture of the property market, which offers certainty to government, the property industry, purchasers and sellers.

The number of Victorian house sales so far recorded for the March 2022 quarter is 21,460. Using the above percentage, it is anticipated that the number of sales for the March 2022 quarter will be approximately 23,075. This is a 24.4 per cent decrease from the number of sales in the December 2021 quarter and an 8.6 per cent decrease on the same quarter the previous year (March 2021).

Metropolitan Melbourne

The median house price in metropolitan Melbourne decreased from \$960,000 in the December 2021 quarter to \$890,000 in the March 2022 quarter. This follows a 12.3 per cent increase in the previous

quarter. The number of metropolitan sales for the quarter is expected to culminate at 15,539, which is 28.4 per cent lower than the December 2021 quarter and 7.6 per cent lower than the March 2021 quarter.

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

The data demonstrates the volatility in median house price changes and indicates the need for data analysts to undertake their own detailed research. It has been observed that fewer suburbs showed an increase in median house price in the March 2022 quarter compared to the December 2021 quarter (173 metropolitan suburbs with 10 or more sales show an increase in median house price for this quarter compared to 228 suburbs for the December 2021 quarter).

Of the metropolitan suburbs with 10 or more sales in both of the last two quarters, 113 shifted from showing a median price increase for the December 2021 quarter to a median price decrease for the March 2022 quarter. For example, Chadstone increased by 7.9 per cent in the December 2021 quarter, while it decreased by 11.7 per cent in the March 2022 quarter. This compares to 78 metropolitan suburbs shifting from an increase in the September 2021 quarter to a decrease in the December 2021 quarter.

Conversely, 48 metropolitan suburbs with 10 or more sales shifted from showing a median price decrease in the December 2021 quarter to a median price increase in the March 2022 quarter. This compares to 90 metropolitan suburbs shifting from a decrease in the September 2021 quarter to an increase in the December 2021 quarter.

Thirty-five metropolitan suburbs with 10 or more sales showed decreases for both the December 2021 and March 2022 quarters. Significant examples include Keysborough and Carnegie. This compares to two metropolitan suburbs in the September 2021 and December 21 quarters.

The largest median price increase for the quarter in a suburb with 10 or more sales occurred in Hawthorn East, which had 25 sales and rose by 20.6 per cent (\$2,247,500 to \$2,710,000).

The next biggest increase for the quarter in the Melbourne metropolitan area occurred in Abbotsford, which had 18 sales and rose by 19.3 per cent to \$1,590,000.

For the quarter, Toorak had the largest median house price decrease in a metropolitan suburb with 10 or more sales. It had 28 house sales and its median house price decreased by 28.1 per cent, from \$6,085,000 to \$4,377,500. South Yarra experienced the second highest median price decrease in metropolitan Melbourne. It had 33 sales

and its median price decreased by 23.8 per cent from \$2,540,000 to \$1,935,000.

Melton's median price of \$500,000 was the lowest for metropolitan suburbs in the March 2022 quarter. It had 41 sales and its median price increased by 0.5 per cent from the December 2021 quarter.

Inner suburbs (within 10 km of Melbourne CBD)

Suburb	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021- Mar 2022	% Change Dec 2021- Mar 2022
Ascot Vale	1182000	1355500	1355000	14.6	0.0
Bentleigh	1600000	1807500	1740000	8.8	-3.7
Bentleigh East	1368500	1525000	1530000	11.8	0.3
Brighton	3550000	3442500	3380000	-4.8	-1.8
Brunswick	1300000	1380000	1414300	8.8	2.5
Caulfield South	1705000	1985000	1847500	8.4	-6.9
Elwood	2100000	2300000	2470000	17.6	7.4
Footscray	853500	1107500	938500	10.0	-15.3
Hawthorn	3455000	2982500	2480000	-28.2	-16.8
Kensington	1017000	1192500	1219000	19.9	2.2
Malvern	2645000	3500000	4000000	51.2	14.3
Northcote	1575000	1740000	1642500	4.3	-5.6
Preston	1155000	1320000	1315000	13.9	-0.4
Richmond	1387500	1555000	1380100	-0.5	-11.2
South Melbourne	1635000	1775000	1842500	12.7	3.8
South Yarra	2295000	2540000	1935000	-15.7	-23.8
Toorak	6475000	6085000	4377500	-32.4	-28.1
Williamstown	1563000	1700000	1601000	2.4	-5.8

Eastern suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021–Mar 2022	% Change Dec 2021–Mar 2022
Balwyn	2636500	2750000	2833000	7.5	3.0
Blackburn	1600000	1716000	1827500	14.2	6.5
Box Hill North	1290000	1400000	1438500	11.5	2.8
Box Hill South	1385000	1651000	1500000	8.3	-9.1
Burwood East	1191000	1305000	1280500	7.5	-1.9
Camberwell	2405500	2650000	2650000	10.2	0.0
Glen Iris	2290000	2570000	2480000	8.3	-3.5
Oakleigh South	1159000	1200000	1207500	4.2	0.6
Surrey Hills	2152500	2488500	2229000	3.6	-10.4

Western suburbs (10–20 km from Melbourne CBD)

Suburb	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021–Mar 2022	% Change Dec 2021–Mar 2022
Altona	1115000	1262500	1135000	1.8	-10.1
Braybrook	727000	785000	794500	9.3	1.2
Deer Park	620000	647500	646000	4.2	-0.2
Keilor Downs	754000	850000	817500	8.4	-3.8
Keilor East	925000	1085500	1065000	15.1	-1.9
St Albans	640500	713500	698300	9.0	-2.1
Sunshine North	711200	765000	776000	9.1	1.4
Sunshine West	675000	755000	780000	15.6	3.3

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

Suburb	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021–Mar 2022	% Change Dec 2021–Mar 2022
Burnside Heights	686000	740000	730000	6.4	-1.4
Caroline Springs	670000	760000	735000	9.7	-3.3
Hoppers Crossing	545000	608000	630000	15.6	3.6
Point Cook	710000	770000	765000	7.7	-0.6
Sydenham	592500	735000	682500	15.2	-7.1
Tarneit	578500	626000	654000	13.1	4.5
Taylors Hill	817000	911000	872500	6.8	-4.2
Werribee	539000	600000	628000	16.5	4.7

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

Suburb	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021- Mar 2022	% Change Dec 2021- Mar 2022
Bayswater	850800	890000	950000	11.7	6.7
Bayswater North	830000	888000	912500	9.9	2.8
Boronia	785000	883300	852500	8.6	-3.5
Ferntree Gully	820000	930000	911800	11.2	-2.0
Heathmont	1045000	1119000	1135000	8.6	1.4
Wantirna	1009500	1100000	1117500	10.7	1.6
Wheelers Hill	1315000	1390000	1486500	13.0	6.9

Country Victoria

Country Victoria's median house price showed an increase of 4 per cent to \$585,000 in the March 2022 quarter. Over the 12 months to March 2022, the median house price in country Victoria increased by 24.5 per cent from \$470,000 to \$585,000.

The number of country Victoria house sales for the March 2022 quarter is expected to be 7,537, which is 10.5 per cent less than the March 2021 quarter.

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

Bendigo median house prices increased by 9 per cent, having increased by 9.6 per cent in the previous quarter. Mildura increased by 6.6 per cent for the March 2022 quarter, having increased by 21.5 per cent in the previous quarter.

The sample of large towns is the same used in the previous quarter's report. It shows that seven of the 12 large towns had increases in median house prices in the March 2022 quarter compared to the December 2021 quarter which showed increases in 10 towns. For the 12 months from the March 2021 to March 2022 quarter, there were increases in all 12 towns.

Bairnsdale increased by 6.6 per cent for the March 2022 quarter, having increased in the previous quarter. Wangaratta increased by 14.6 per cent and Sale increased by 11.6 per cent in the March 2022 quarter, having increased in the previous quarter by 39.2 per cent.

The sample of seaside towns shows that five out of the nine towns had increases in their median house prices from the December 2021 to March 2022 quarters. Anglesea decreased by 0.1 per cent, having increased by 41.7 per cent during the previous quarter. Cowes West's median house price decreased by 1.2 per cent for the March 2022 quarter, having increased by 29 per cent in the previous quarter. Venus Bay's median house price increased by 1.6 per cent for the March 2022 quarter, having increased by 35.1 per cent in the previous quarter.

Regional cities

Suburbs in regional cities	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021-Mar 2022	% Change Dec 2021-Mar 2022
Ballarat Central	597500	870000	760000	27.2	-12.6
Bendigo	611500	615000	670100	9.6	9.0
Geelong West	815000	980000	1060000	30.1	8.2
Horsham	324500	389000	388800	19.8	-0.1
Mildura	360100	410500	437500	21.5	6.6
Shepparton	350000	400000	405000	15.7	1.3
Warrnambool	450000	610000	597500	32.8	-2.0
Wodonga	400000	495000	499500	24.9	0.9

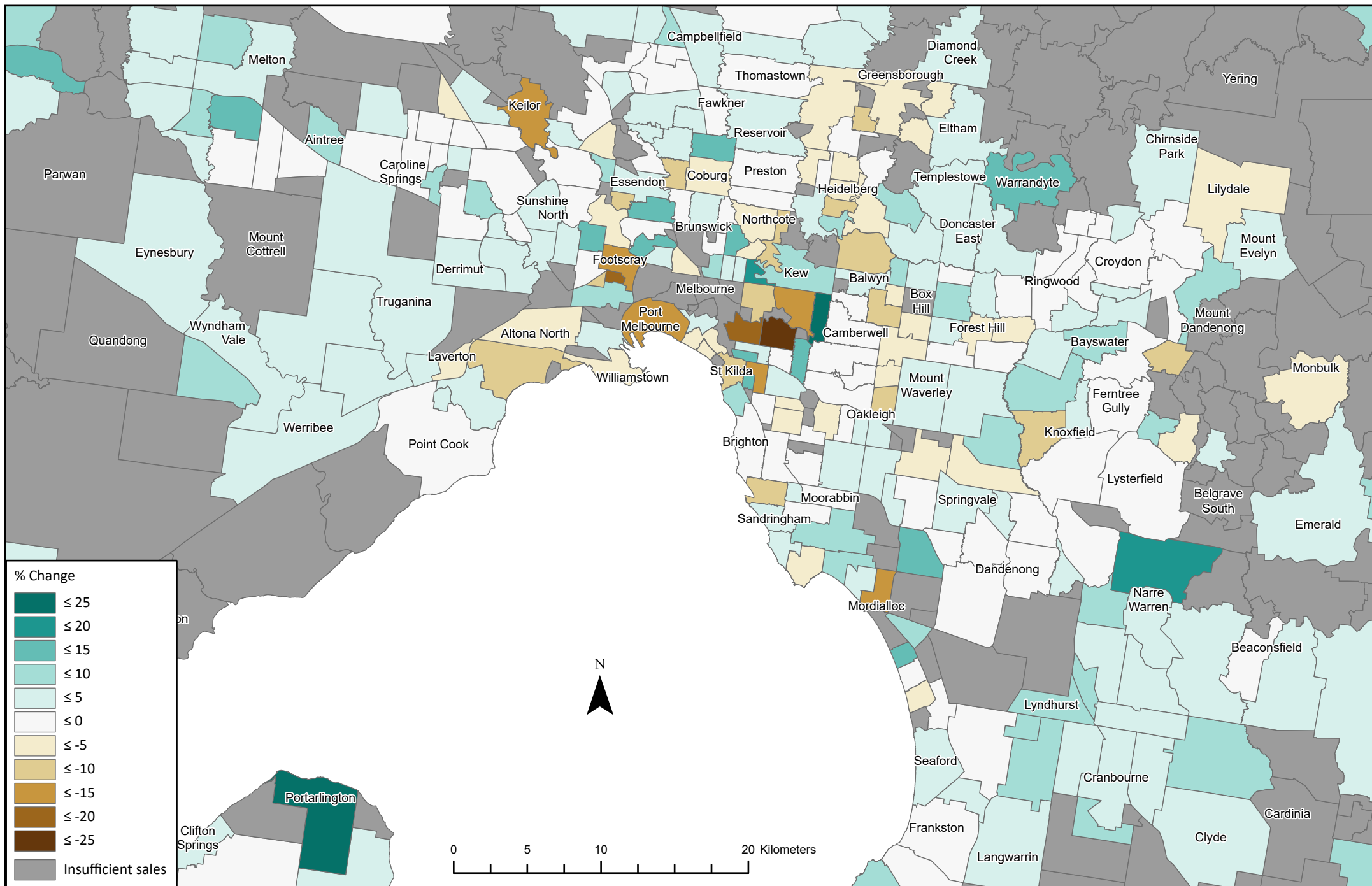
Large towns

Suburbs in large towns	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021-Mar 2022	% Change Dec 2021-Mar 2022
Bairnsdale	325000	400000	426500	31.2	6.6
Castlemaine	658500	739000	720000	9.3	-2.6
Colac	390000	468500	500000	28.2	6.7
Echuca	460000	574000	525000	14.1	-8.5
Hamilton	318500	372000	365000	14.6	-1.9
Moe	280000	340000	360000	28.6	5.9
Morwell	235000	317500	315000	34.0	-0.8
Sale	370000	461500	515000	39.2	11.6
Swan Hill	339500	359000	359000	5.7	0.0
Traralgon	370000	445000	474000	28.1	6.5
Wangaratta	390000	462500	530000	35.9	14.6
Yarrawonga	540000	608000	732000	35.6	20.4

Seaside towns

Suburbs in seaside towns	March quarter 2021 \$	December quarter 2021 \$	March quarter 2022 \$	% Change Mar 2021- Mar 2022	% Change Dec 2021- Mar 2022
Anglesea	1200000	1702500	1700000	41.7	-0.1
Cowes West	639500	835000	825000	29.0	-1.2
Inverloch	842500	1012500	1002000	18.9	-1.0
Lakes Entrance	376000	460000	545000	44.9	18.5
Ocean Grove	885000	1185000	1127500	27.4	-4.9
Portland	330000	415000	422000	27.9	1.7
St Leonards	651000	777300	795000	22.1	2.3
Torquay	1015500	1325000	1350000	32.9	1.9
Venus Bay	481000	639500	650000	35.1	1.6

December quarter 2021 to March quarter 2022

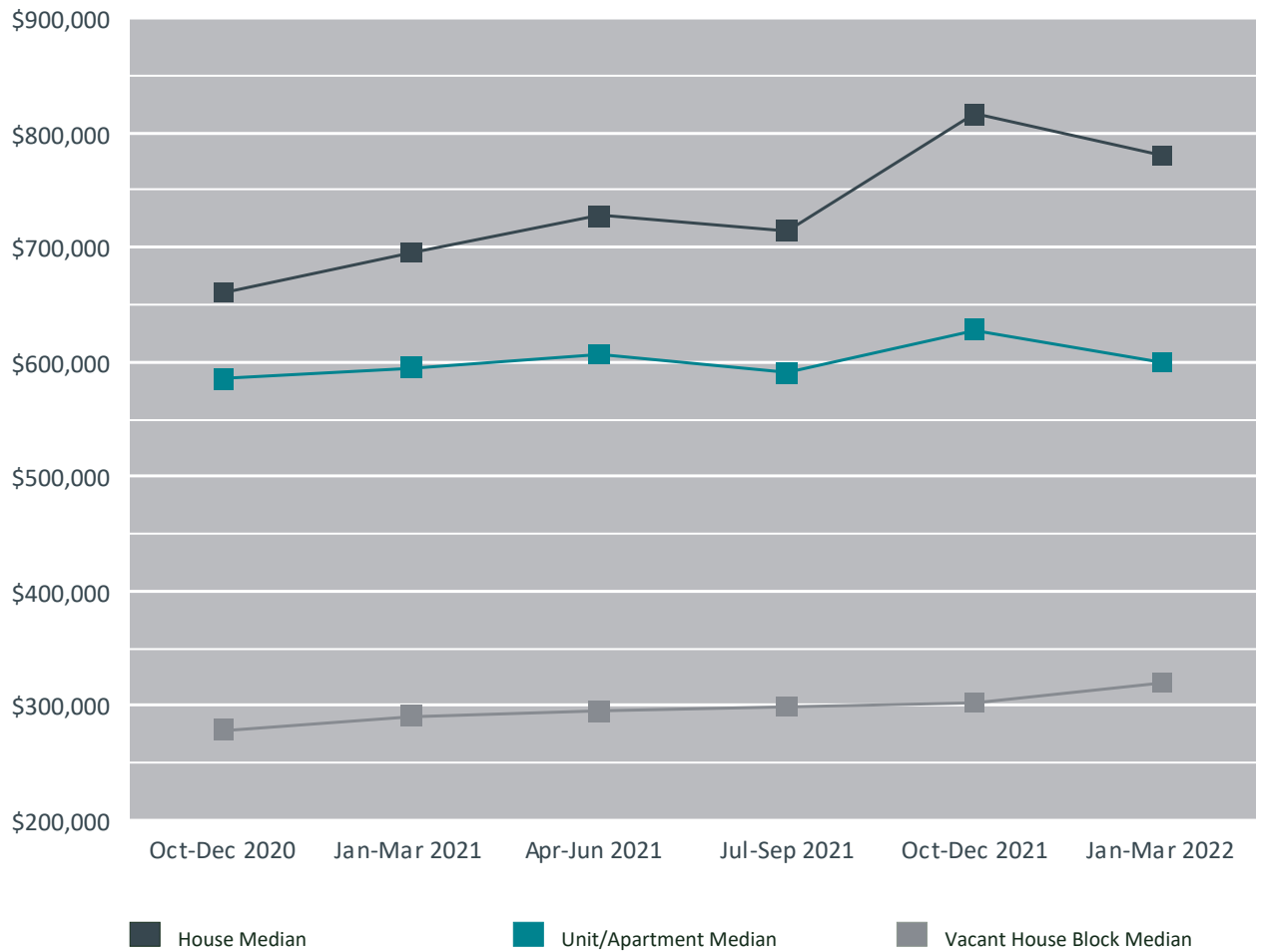


March quarter 2021 to March quarter 2022



VICTORIA

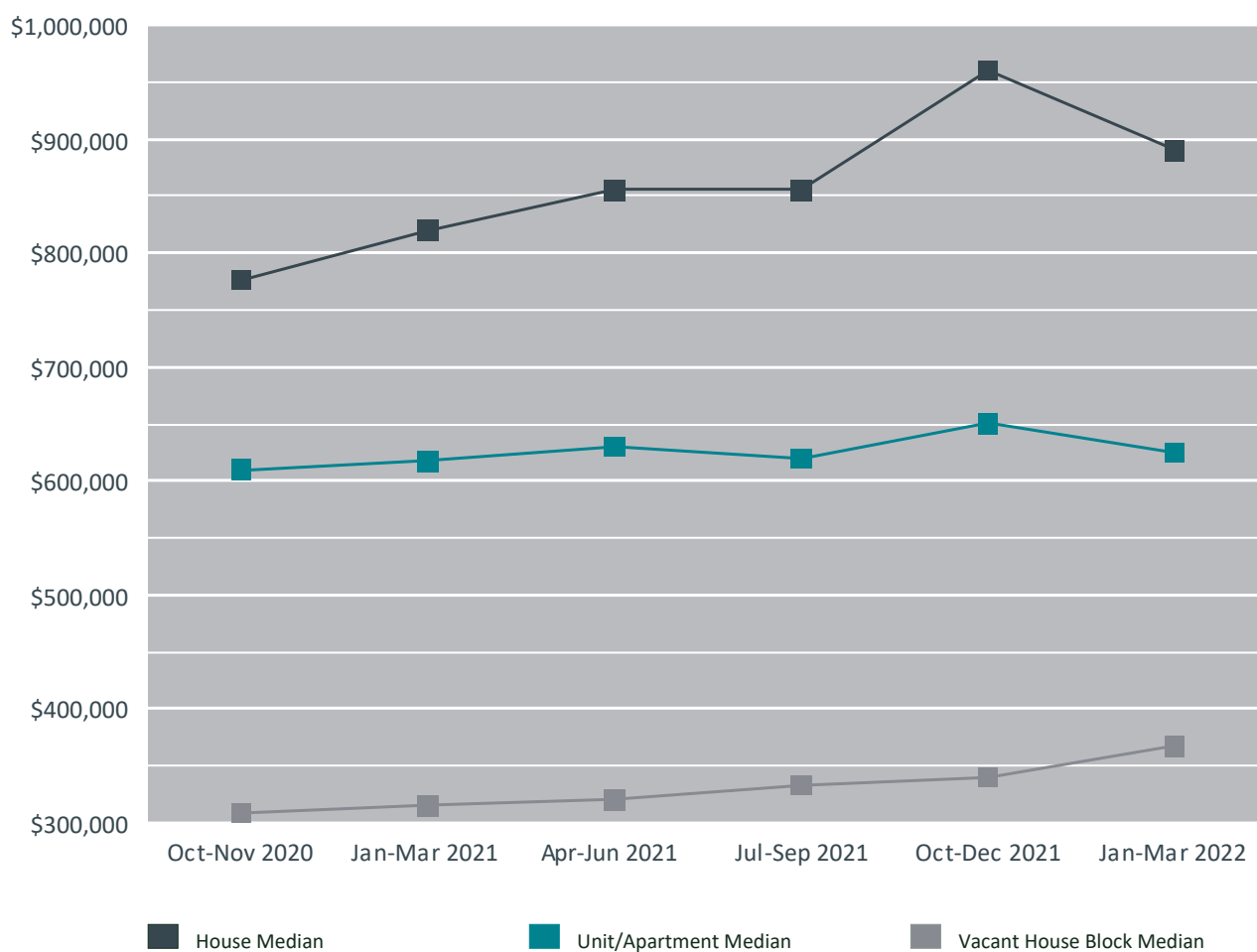
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2020	25,921	660,000	0.0	10,785	585,000	0.0	13,349	279,000	0.0
Jan-Mar 2021	25,248	695,000	5.3	11,495	595,000	1.7	12,165	291,000	4.3
Apr-Jun 2021	26,953	727,500	4.7	12,969	606,000	1.8	9,854	295,000	1.4
Jul-Sep 2021	20,284	715,000	-1.7	9,146	590,000	-2.6	5,484	299,000	1.4
Oct-Dec 2021	29,927	816,000	14.1	13,753	628,000	6.4	3,827	302,900	1.3
Jan-Mar 2022	21,460	780,000	-4.4	10,092	600,000	-4.5	2,193	320,000	5.6

MELBOURNE METROPOLITAN AREA

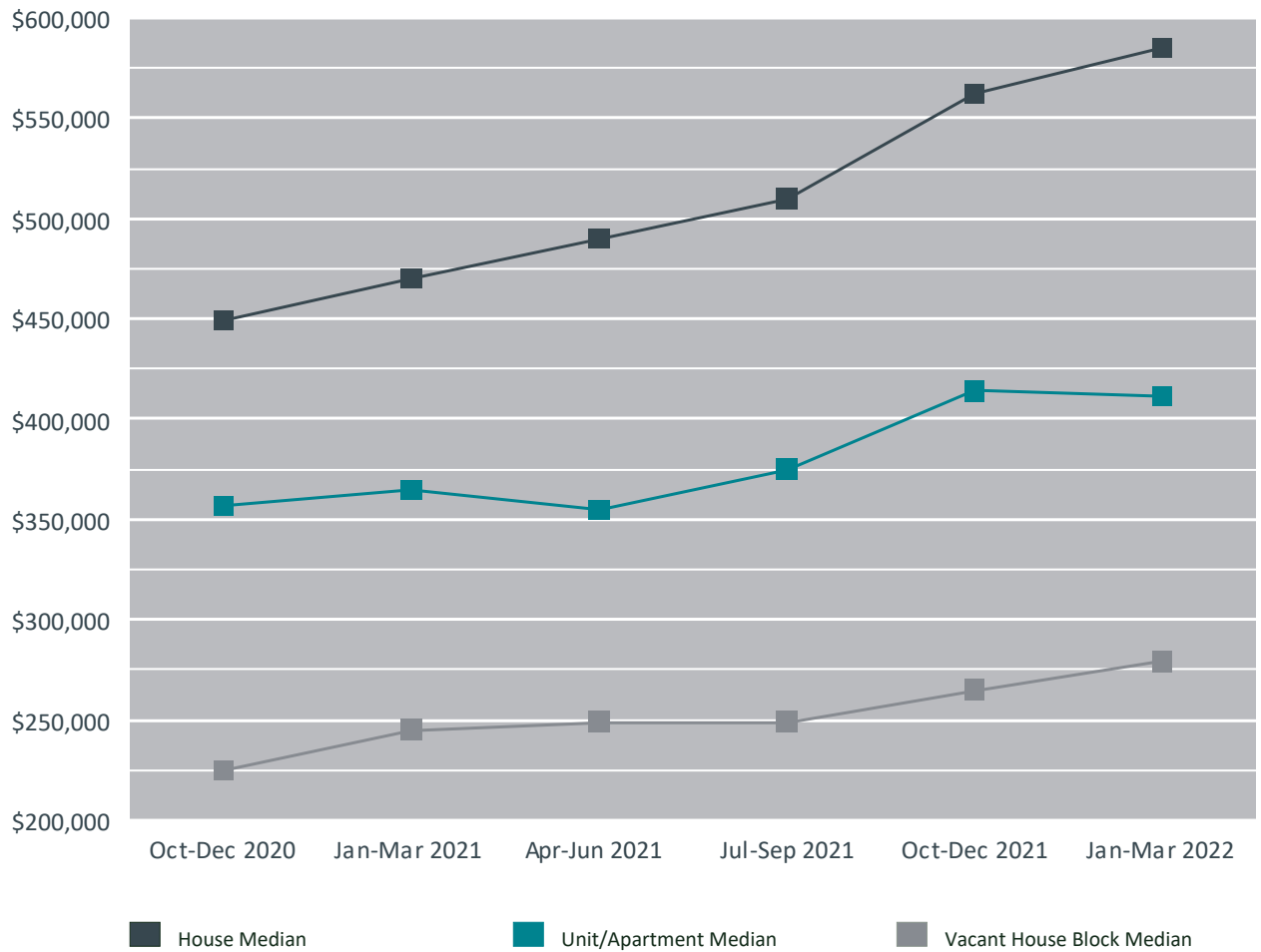
RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2020	17,159	776,000	0.0	9,481	610,000	0.0	7,872	309,000	0.0
Jan-Mar 2021	16,823	820,000	5.7	10,186	617,300	1.2	7,275	315,000	1.9
Apr-Jun 2021	18,486	855,000	4.3	11,650	630,000	2.1	6,032	320,000	1.6
Jul-Sep 2021	13,317	855,000	0.0	8,014	620,000	-1.6	3,098	333,400	4.2
Oct-Dec 2021	21,273	960,000	12.3	12,373	650,000	4.8	1,948	340,000	2.0
Jan-Mar 2022	14,451	890,000	-7.3	9,052	625,000	-3.8	1,010	367,000	7.9

COUNTRY VICTORIA

RESIDENTIAL PRICE STATISTICS



Qtr	Houses			Units/Apartments			Vacant House Blocks		
	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)	No. of Sales	Median Price	Change (%)
Oct-Dec 2020	8,762	449,000	0.0	1,304	357,000	0.0	5,477	225,000	0.0
Jan-Mar 2021	8,425	470,000	4.7	1,309	365,000	2.2	4,890	245,000	8.9
Apr-Jun 2021	8,467	490,000	4.3	1,319	355,000	-2.7	3,822	249,000	1.6
Jul-Sep 2021	6,967	510,000	4.1	1,132	375,000	5.6	2,386	249,000	0.0
Oct-Dec 2021	8,654	562,500	10.3	1,380	414,000	10.4	1,879	265,000	6.4
Jan-Mar 2022	7,009	585,000	4.0	1,040	411,500	-0.6	1,183	279,000	5.3

MEDIAN HOUSE PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
ABBOTSFORD	1365000	1470000	1107500	1332500	1590000	18	18	16.5	19.3
ABERFELDIE	1788000	1830000	1790000^	2112500	1892500	14	14	5.8	-10.4
AINTREE	701500	695000	730000	742500	800000	37	37	14.0	7.7
AIREYS INLET	1601000	1360000^	1835000^	2030000^	1750000^	4	4	9.3	-13.8
AIRPORT WEST	887500	955000	990000	1020000	928000	27	27	4.6	-9.0
ALBANVALE	590000	615800	595000	620000	605000^	9	9	2.5	-2.4
ALBERT PARK	2397500	2444000	2220000	2402500	2250000	39	39	-6.2	-6.3
ALBION	760000^	867500	944500^	820000	792500	12	12	4.3	-3.4
ALEXANDRA	400000	416000	440000	545000	547000	14	14	36.8	0.4
ALFREDTON	585000	580000	656000	642500	697500	56	56	19.2	8.6
ALLANSFORD	402500^	348000^	530000^	540000^	628800^	1	1	56.2	16.4
ALPHINGTON	1850000	2300000	2095000^	2541500	2116000^	5	5	14.4	-16.7
ALTONA	1115000	1075000	1230000	1262500	1135000	31	31	1.8	-10.1
ALTONA EAST	902500	950000	1015000^	1105000	1095000	10	10	21.3	-0.9
ALTONA MEADOWS	680800	700000	752500	730000	755000	32	32	10.9	3.4
ALTONA NORTH	860000	994500	976000	1025000	960000	27	27	11.6	-6.3
ANGLESEA	1200000	1355000	1510000	1702500	1700000	23	23	41.7	-0.1
APOLLO BAY	892500	935000	845000^	981300	960000^	7	7	7.6	-2.2
ARARAT	288000	260500	316000	350000	310000	43	43	7.6	-11.4
ARDEER	681500	707500^	750000^	720000	722500	10	10	6.0	0.3
ARMADALE	2700000	2650000	2675000	2700000	2630000	29	29	-2.6	-2.6
ARMSTRONG CREEK	605500	668300	685500	716500	732500	64	64	21.0	2.2
ARTHURS SEAT	995000*	1525000^	1215000^	1600000^	2420000^	3	3	NA	51.3
ASCOT (GREATER BENDIGO)	435300^	545000	550000	660000	557600^	6	6	28.1	-15.5
ASCOT VALE	1182000	1310000	1353000	1355500	1355000	27	27	14.6	0.0
ASHBURTON	1777500	2000000	1855000	2250000	2160000	25	25	21.5	-4.0
ASHWOOD	1350100	1434300	1465000	1500000	1425000	19	19	5.5	-5.0
ASPENDALE	1150000	1250000	1362000	1479000	1295000^	9	9	12.6	-12.4
ASPENDALE GARDENS	1070000	1110800	1140000^	1197500	1289000	12	12	20.5	7.6
ATTWOOD	1040000^	940000	920000	1050000	905000^	5	5	-13.0	-13.8
AVENEL	475000^	428000^	495000^	485500^	515000^	5	5	8.4	6.1
AVOCA	268000^	345000^	360000^	396000^	375000^	1	1	39.9	-5.3
AVONDALE HEIGHTS	900000	937500	1012500	1010000	990000	37	37	10.0	-2.0
AVONSLEIGH	751800^	688300^	890000^	858000^	697500^	4	4	-7.2	-18.7
BACCHUS MARSH	578500	596700	600000	580000	662500	50	50	14.5	14.2
BADGER CREEK	631100^	665000^	690000^	710000^	707500^	8	8	12.1	-0.4
BAIRNSDALE	325000	350000	350000	400000	426500	58	58	31.2	6.6
BALACLAVA	1700000	1515000	1512500^	1594800	1810000	11	11	6.5	13.5
BALCOMBE	1479000	1687000	2070000	1935000	1867500	38	38	26.3	-3.5
BALLAN	600000	590000	612500	614500	680000^	4	4	13.3	10.7
BALLARAT CENTRAL	597500	710000	692000	870000	760000	29	29	27.2	-12.6

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BALLARAT EAST	437500	490000	501000	510000	541000	32	32	23.7	6.1
BALLARAT NORTH	559800	554900	550000	580000	635000	12	12	13.4	9.5
BALNARRING	1100000	1410000^	1370000^	1310500	1282500^	8	8	16.6	-2.1
BALNARRING BEACH	1312000^	2700000^	1535000^	3400000^	1847500^	4	4	40.8	-45.7
BALWYN	2636500	2717500	2840000	2750000	2833000	35	35	7.5	3.0
BALWYN NORTH	2065000	2180000	2398000	2388900	2096500	70	70	1.5	-12.2
BANDIANA	437500^	427500^	469000^	464100^	535000^	5	5	22.3	15.3
BANNOCKBURN	620000	650000	710000	745000	751500	22	22	21.2	0.9
BARANDUDA	464700	472000	602500^	544000	725000	11	11	56.0	33.3
BARNAWARTHA	357000^	390000^	485000^	332500^	437000^	3	3	22.4	31.4
BARWON HEADS	1395000	1857500	1525000	1800000	1820000	16	16	30.5	1.1
BAXTER	590900^	669400^	730000	722000	787500	10	10	33.3	9.1
BAYSWATER	850800	870000	897500	890000	950000	21	21	11.7	6.7
BAYSWATER NORTH	830000	836500	894500	888000	912500	18	18	9.9	2.8
BEACONSFIELD	862500	861500	860500	956500	940000	27	27	9.0	-1.7
BEACONSFIELD UPPER	910000^	827600^	1137500^	907700^	1252500^	4	4	37.6	38.0
BEAUFORT	348000	340000^	517500^	395000	380000^	7	7	9.2	-3.8
BEAUMARIS	1875000	2050000	2230000	2217500	2020000	35	35	7.7	-8.9
BEEAC	346500^	300000^	471000^	330000^	525000^	1	1	51.5	59.1
BEECHWORTH	555000	640600	654500	650000	655000	20	20	18.0	0.8
BELGRAVE	727000	792500	822500	818000	847800	12	12	16.6	3.6
BELGRAVE HEIGHTS	740000^	1052000^	922500^	980000^	1055300^	6	6	42.6	7.7
BELGRAVE SOUTH	770000^	1100000^	1143700^	1125000^	1125000^	2	2	46.1	0.0
BELL PARK	565000	583000	655000	700000	652000	25	25	15.4	-6.9
BELL POST HILL	555000	591000	665000	703500	665000	20	20	19.8	-5.5
BELLFIELD (BANYULE)	932800^	913000	1000000^	1085000	1085000*	0	0	NA	NA
BELMONT	745000	702000	713000	752500	795000	74	74	6.7	5.6
BENALLA	352500	385000	355000	435000	435000	69	69	23.4	0.0
BENDIGO	611500	575500	562500	615000	670100	29	29	9.6	9.0
BENTLEIGH	1600000	1622500	1850000	1807500	1740000	41	41	8.8	-3.7
BENTLEIGH EAST	1368500	1450000	1527300	1525000	1530000	61	61	11.8	0.3
BERWICK	790000	824000	819500	900000	903100	188	188	14.3	0.3
BEVERIDGE	615000	610000	645000	690000	721300	26	26	17.3	4.5
BIRCHIP	120000^	120000^	295000^	149000^	220000^	4	4	83.3	47.7
BIRREGURRA	735000^	695000^	560500^	705000^	910000^	3	3	23.8	29.1
BITTERN	690000	720000	807500	823700	835000	13	13	21.0	1.4
BLACK HILL	512500^	576000	510000^	635000^	655000	10	10	27.8	3.1
BLACK ROCK	2450000	2480000	2002500	2805000	2925000	15	15	19.4	4.3
BLACKBURN	1600000	1638500	1605000	1716000	1827500	34	34	14.2	6.5
BLACKBURN NORTH	1226500	1276300	1337500	1356000	1335000	14	14	8.8	-1.5
BLACKBURN SOUTH	1260000	1340000	1316000	1367500	1401500	27	27	11.2	2.5

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BLACKWOOD	680000^	550000^	642000^	751300^	730000^	2	2	7.4	-2.8
BLAIRGOWRIE	1400000	1402000	1725000	1667500	1845000	41	41	31.8	10.6
BLIND BIGHT	605000^	607000^	740000^	677500^	758500	10	10	25.4	12.0
BONBEACH	930000	1170000	1150000	1360000	1230000	14	14	32.3	-9.6
BONNIE BROOK	315000*	677000^	670000^	701000^	570000^	4	4	NA	-18.7
BONNIE DOON	470000^	565000^	565000*	850000^	685000^	6	6	45.7	-19.4
BONSHAW	505000	525000	550000^	582500^	585000^	5	5	15.8	0.4
BOOLARRA	308000^	360000^	389500^	389500^	389500*	0	0	NA	NA
BOORT	180000^	255000	190500^	365000^	215000^	5	5	19.4	-41.1
BORONIA	785000	825000	865000	883300	852500	58	58	8.6	-3.5
BOTANIC RIDGE	770000	905000	895000	936300	991000	31	31	28.7	5.8
BOX HILL	1578000	1718000	1510000	1640000	1810000^	5	5	14.7	10.4
BOX HILL NORTH	1290000	1220000	1342500	1400000	1438500	32	32	11.5	2.8
BOX HILL SOUTH	1385000	1520000	1559000	1651000	1500000	27	27	8.3	-9.1
BRAYBROOK	727000	752500	768800	785000	794500	28	28	9.3	1.2
BREAKWATER	485000^	514400^	580400^	585000^	597500^	5	5	23.2	2.1
BRIAGOLONG	405700^	365500^	335000^	420000^	340000^	1	1	-16.2	-19.0
BRIAR HILL	940500	1000500	1130000^	1035500	1125000^	9	9	19.6	8.6
BRIDGEWATER ON LODDON	331000^	389000^	410000^	240000^	340000^	3	3	2.7	41.7
BRIGHT	819000	920000	1021300	1175000	1169500	16	16	42.8	-0.5
BRIGHTON	3550000	3606000	3400000	3442500	3380000	56	56	-4.8	-1.8
BRIGHTON EAST	2125000	2225000	2475000	2380000	2311300	44	44	8.8	-2.9
BROADFORD	510000	477500	500000	610000	594000	24	24	16.5	-2.6
BROADMEADOWS	571500	595000	590000	618000	609000	38	38	6.6	-1.5
BROOKFIELD	503500	520000	550000	575000	590000	62	62	17.2	2.6
BROOKLYN	836500^	880000	905000^	850000	805800^	6	6	-3.7	-5.2
BROWN HILL	560000	580000	595000	712800	630000	15	15	12.5	-11.6
BRUNSWICK	1300000	1321000	1352500	1380000	1414300	44	44	8.8	2.5
BRUNSWICK EAST	1400000	1452500	1320000	1450000	1430000	16	16	2.1	-1.4
BRUNSWICK WEST	1410000	1380000	1260000	1322000	1277500	32	32	-9.4	-3.4
BRUTHEN	292500^	250000^	345000^	357000^	389000^	3	3	33.0	9.0
BULLEEN	1307500	1306500	1340000	1530000	1420000	32	32	8.6	-7.2
BUNDALONG	606000^	650000^	850000^	916500^	3260000^	4	4	438.0	255.7
BUNDOORA	813000	840000	910000	905800	840000	69	69	3.3	-7.3
BUNINYONG	680000	587900	720000	665000	770000	18	18	13.2	15.8
BUNYIP	565000	650000	723300^	720000	755000	10	10	33.6	4.9
BURNSIDE	701000	670000	708000	751000	825000	17	17	17.7	9.9
BURNSIDE HEIGHTS	686000	685000	680000	740000	730000	25	25	6.4	-1.4
BURWOOD	1395000	1372000	1500000	1480000	1405500	32	32	0.8	-5.0
BURWOOD EAST	1191000	1281000	1274000	1305000	1280500	28	28	7.5	-1.9
CAIRNLEA	740500	850000	800000	900000	945800	18	18	27.7	5.1

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CALIFORNIA GULLY	369500	397500	430000	454000	450500	22	22	21.9	-0.8
CAMBERWELL	2405500	2520000	2650000	2650000	2650000	61	61	10.2	0.0
CAMPBELLFIELD	610000	590000	600000	618000	625500	12	12	2.5	1.2
CAMPBELLS CREEK	622500	500000^	615000	695000	695000^	6	6	11.6	0.0
CAMPERDOWN	325000	370000	297500	494300	440000	19	19	35.4	-11.0
CANADIAN	445000	485000	567500	545000	554000	20	20	24.5	1.7
CANTERBURY	2975000	3890000	4269000	3537500	3506000	25	25	17.8	-0.9
CAPE PATERSON	668000	746100	815000	1110000	1023000	17	17	53.1	-7.8
CAPE SCHANCK	1330000^	1850000^	1181000^	1380000^	1112500^	4	4	-16.4	-19.4
CAPEL SOUND	687500	765000	808300	887500	855000	29	29	24.4	-3.7
CARISBROOK	289000^	367000^	361000^	370000^	560000^	3	3	93.8	51.4
CARLTON	1367500^	1670000^	1280000^	1705000	1867500	10	10	36.6	9.5
CARLTON NORTH	1610000	1696500	1830000	1691000	1670000	17	17	3.7	-1.2
CARNEGIE	1670000	1800000	1920100	1821000	1710000	21	21	2.4	-6.1
CAROLINE SPRINGS	670000	720000	730800	760000	735000	92	92	9.7	-3.3
CARRUM	925000	986300	1001000^	1062500	917800^	9	9	-0.8	-13.6
CARRUM DOWNS	649000	668300	676500	737500	733800	72	72	13.1	-0.5
CASTERTON	183500	206000	195000	350000^	212500^	6	6	15.8	-39.3
CASTLEMAINE	658500	655000	620000	739000	720000	35	35	9.3	-2.6
CAULFIELD	2065500	2099000	2081000^	1950000	1830000	10	10	-11.4	-6.2
CAULFIELD NORTH	2550000	2418000	2600000	2701000	2705000	26	26	6.1	0.1
CAULFIELD SOUTH	1705000	2101000	1807000	1985000	1847500	36	36	8.4	-6.9
CHADSTONE	1105000	1211000	1251500	1350000	1192500	14	14	7.9	-11.7
CHARLEMONT	530000	601300	650000	686300	680000	19	19	28.3	-0.9
CHARLTON	164000	189000^	202500	252500^	265000^	8	8	61.6	5.0
CHELSEA	1117000	1311000	1080000^	1230000	1225000	15	15	9.7	-0.4
CHELSEA HEIGHTS	945000	950000	1002000	995000	970000^	9	9	2.6	-2.5
CHELTENHAM	1215000	1320000	1360000	1410000	1493500	38	38	22.9	5.9
CHELTENHAM EAST	1070000	1110000	1325000	1190000	1190000	13	13	11.2	0.0
CHELTENHAM NORTH	1141500	1165000	840000	1100000	1015000	13	13	-11.1	-7.7
CHEWTON	632000	540000^	585000^	832500^	1550000^	1	1	145.3	86.2
CHILTERN	290000^	410000^	400000^	325000^	413500^	8	8	42.6	27.2
CHIRNSIDE PARK	820000	880500	937000	930000	960000	49	49	17.1	3.2
CHURCHILL	265000	292500	316500	347000	361000	24	24	36.2	4.0
CLARINDA	1004500	1020000	990000	1152500	1207500	10	10	20.2	4.8
CLAYTON	1070000^	1220000	1270000	1182000	1100000	15	15	2.8	-6.9
CLAYTON NORTH	1409400^	1320000^	1075000^	1300000^	1160000^	4	4	-17.7	-10.8
CLAYTON SOUTH	851600	990000	981500	1015000	1002000	12	12	17.7	-1.3
CLIFTON HILL	1630000	1750000	1625000	1775500	1685000	20	20	3.4	-5.1
CLIFTON SPRINGS	575500	672000	647500	735000	742500	58	58	29.0	1.0
CLUNES	450000^	420000	337500^	477500^	515000	11	11	14.4	7.9

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CLYDE	610000	612500	630300	687500	692000	83	83	13.4	0.7
CLYDE NORTH	650000	662000	690000	710000	759000	159	159	16.8	6.9
COBBLEBANK	553000	565000	590000	570000	648000	25	25	17.2	13.7
COBDEN	300000^	346000	380000^	350000^	380500^	6	6	26.8	8.7
COBRAM	340000	370000	401000	380000	377500	24	24	11.0	-0.7
COBURG	1115000	1220000	1330000	1350000	1280000	81	81	14.8	-5.2
COBURG EAST	1071900	1080000	1192500	1102000	1140000	22	22	6.3	3.4
COBURG NORTH	960500	965000	1130000	1006000	1125000	21	21	17.1	11.8
COCKATOO	655000	720300	731000	786000	827500	20	20	26.3	5.3
COHUNA	247500	260000	267500	235000	285000	17	17	15.2	21.3
COLAC	390000	410000	420000	468500	500000	38	38	28.2	6.7
COLDSTREAM	670000^	765000^	740000^	853800	820000^	8	8	22.4	-4.0
COLERAINE	149400^	160000^	210000^	195000^	256000^	9	9	71.4	31.3
COLLINGWOOD	1228000	1225000	1231000	1263000	1289000	11	11	5.0	2.1
CONNEWARRE	1565000^	1662500^	1710000^	2057500^	2842500^	2	2	81.6	38.2
COOLAROO	470000	510000	500000^	515000	542500	12	12	15.4	5.3
COONANS HILL	1250000	1190000	1112500^	1268500	1356000	11	11	8.5	6.9
COONGULLA	280000^	210000^	280000^	473300^	310000^	7	7	10.7	-34.5
CORINELLA	590000	602300	690000^	743000	1381000^	5	5	134.1	85.9
CORIO	420000	430000	470000	510000	521300	70	70	24.1	2.2
CORONET BAY	438500	525000	545000	520000	640000	25	25	46.0	23.1
CORRYONG	165000^	261000	240000^	300000^	302000	10	10	83.0	0.7
COWES	699500	695000	995000	955000	1067500	12	12	52.6	11.8
COWES WEST	639500	670000	735000	835000	825000	50	50	29.0	-1.2
CRAIGIEBURN	584900	620000	625000	650000	670000	305	305	14.5	3.1
CRANBOURNE	582500	605500	610000	655000	677500	110	110	16.3	3.4
CRANBOURNE EAST	649500	645000	663000	703000	722000	99	99	11.2	2.7
CRANBOURNE NORTH	632000	630000	680000	685000	715000	85	85	13.1	4.4
CRANBOURNE SOUTH	642500^	710000^	665000^	780000^	780000^	6	6	21.4	0.0
CRANBOURNE WEST	585000	608500	628400	665000	670000	93	93	14.5	0.8
CREMORNE	1889000	1600000	1397500	1398700	1546500^	4	4	-18.1	10.6
CRESWICK	431800	505000	470000	520000	537000	13	13	24.4	3.3
CRIB POINT	700000	795000	745000	857500	860000	17	17	22.9	0.3
CROYDON	860900	900000	940000	1000000	980000	85	85	13.8	-2.0
CROYDON HILLS	1000000	1090500	1180000	1165000	1122300	10	10	12.2	-3.7
CROYDON NORTH	975000	990000	1070000	1162500	1188000	23	23	21.8	2.2
CROYDON SOUTH	862800	915000	870000^	940000	957000	14	14	10.9	1.8
CURLEWIS	580000	640000	710000	710000	700000	23	23	20.7	-1.4
DALLAS	527500	490000	545000	545000	535000	25	25	1.4	-1.8
DALYSTON	485000	540000	645000^	619500	567300^	6	6	17.0	-8.4
DANDENONG	690000	700000	674500	725500	725000	41	41	5.1	-0.1

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DANDENONG NORTH	705000	717500	725000	755000	743600	62	62	5.5	-1.5
DARLEY	570000	625000	646500	660000	720000	37	37	26.3	9.1
DAYLESFORD	790000	846000	800100	910000	915000	32	32	15.8	0.5
DEANSIDE	790500^	474000	590000	620000	610000	16	16	-22.8	-1.6
DEEPDENE	3480000^	3042500^	4194000^	2788000^	3328000^	3	3	-4.4	19.4
DEER PARK	620000	623000	617500	647500	646000	49	49	4.2	-0.2
DELACOMBE	480000	475000	560000	585000	550000	22	22	14.6	-6.0
DELAHEY	598000	672000	622500	676000	663800	16	16	11.0	-1.8
DENNINGTON	440000	494500	543000	555000	620000	11	11	40.9	11.7
Derrimut	735000	708500	710000	747500	777500	14	14	5.8	4.0
DERRINALLUM	317000^	275000^	261000^	280000^	360500^	4	4	13.7	28.8
DIAMOND CREEK	915000	1022500	997500	1053500	1080000	41	41	18.0	2.5
DIGGERS REST	530000	605000	615000	650000	627500	19	19	18.4	-3.5
DIMBOOLA	195000^	205000	196500	196500	252500	10	10	29.5	28.5
DINGLEY VILLAGE	980000	1057300	1067500	1123000	1288500	16	16	31.5	14.7
DINNER PLAIN	630000^	705000^	855000^	950000^	880000^	7	7	39.7	-7.4
DONALD	140000	211000	189000	152000	222500	14	14	58.9	46.4
DONCASTER	1386000	1475000	1480000	1540000	1550000	55	55	11.8	0.6
DONCASTER EAST	1435000	1484500	1500000	1555000	1567500	70	70	9.2	0.8
DONNYBROOK	600000	591000	625000	635000	664800	28	28	10.8	4.7
DONVALE	1219000	1320000	1430000	1405500	1461300	20	20	19.9	4.0
DOREEN	675000	700000	705600	741000	740000	131	131	9.6	-0.1
DOVETON	542600	582500	593500	610500	625000	47	47	15.2	2.4
DROMANA	881000	975000	945000	1161000	1100000	36	36	24.9	-5.3
DROUIN	538500	562500	580000	613300	626000	90	90	16.2	2.1
DRYSDALE	647000	690000	760000	825000	805000	25	25	24.4	-2.4
DUNKELD	295000*	522500^	444000^	595300^	310500^	1	1	NA	-47.8
DUNOLLY	270000	244000^	265000^	260000^	320000^	5	5	18.5	23.1
EAGLE POINT	404500	450000^	397500^	419000^	449000^	7	7	11.0	7.2
EAGLEHAWK	394000	438000	474000	462500	500000	27	27	26.9	8.1
EAGLEMONT	2175000	2677000	2365000^	2821900	2475000	13	13	13.8	-12.3
EAST BAIRNSDALE	315000^	310000^	419000^	390000^	357000	12	12	13.3	-8.5
EAST BENDIGO	341000	575000	517500	430000^	540000	11	11	58.4	25.6
EAST GEELONG	740000	830000	991000	952500	927500	14	14	25.3	-2.6
EAST MELBOURNE	3725000^	4950000^	1792500^	3100000^	4975000^	5	5	33.6	60.5
EAST WARBURTON	606500^	597500^	612500^	714000	520000^	5	5	-14.3	-27.2
EASTWOOD	467500	475000	594000	610000	591500	18	18	26.5	-3.0
ECHUCA	460000	441000	415000	574000	525000	62	62	14.1	-8.5
EDENHOPE	206300	223400^	200500^	232500^	168800^	4	4	-18.2	-27.4
EDITHVALE	1270000	1223000	1230000	1200000	1366300	20	20	7.6	13.9
EILDON	390000^	325000	335000	395000^	446300	10	10	14.4	13.0

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ELLIMINYT	485000^	584500	515000^	495000	685000^	6	6	41.2	38.4
ELMORE	322500^	337000^	360000^	312500	415000^	3	3	28.7	32.8
ELSTERNWICK	2150000	2115000	1755000	2420000	2337500	16	16	8.7	-3.4
ELTHAM	1100200	1165000	1275100	1300000	1320000	39	39	20.0	1.5
ELTHAM NORTH	1134000	1160000	1425000	1350000	1240000	13	13	9.3	-8.1
ELWOOD	2100000	2055000	2400000	2300000	2470000	28	28	17.6	7.4
EMERALD	822500	845000	922000	911500	945000	18	18	14.9	3.7
ENDEAVOUR HILLS	730000	735000	730500	830000	820000	75	75	12.3	-1.2
EPPING	600000	640000	650000	700000	700000	104	104	16.7	0.0
EPSOM	470000	520000	562500	580000	600000	22	22	27.7	3.4
ESKDALE	350000*	299000^	299000*	325000^	325000*	0	0	NA	NA
ESSENDON	1608000	1785500	1880000	1832000	1880000	51	51	16.9	2.6
ESSENDON NORTH	1190000^	1400000	1617500^	1330000	1335000^	6	6	12.2	0.4
ESSENDON WEST	1245000^	1514000	1300000^	1475000^	1165000^	6	6	-6.4	-21.0
EUMEMMERRING	666300^	675000^	646000^	605000^	820000^	7	7	23.1	35.5
EUREKA	379000^	491000^	449000^	420000^	492500^	2	2	29.9	17.3
EUROA	390000	372000	379000	517500	405000	12	12	3.8	-21.7
EYNESBURY	612500	715000	662500	685000	710500	11	11	16.0	3.7
FAIRFIELD	1577500	1542000	1900000	2001000	1765000	17	17	11.9	-11.8
FAIRHAVEN	1910000^	1685500	1805000^	2800000^	3461000^	2	2	81.2	23.6
FAWKNER	787500	820000	847500	845000	837500	46	46	6.3	-0.9
FERNTREE GULLY	820000	831000	882000	930000	911800	64	64	11.2	-2.0
FERNY CREEK	1200000^	847000^	931000^	1180000	990000^	5	5	-17.5	-16.1
FINGAL	1530000^	1837500^	1885000^	1887500^	1980000^	8	8	29.4	4.9
FITZROY	1420000	1463500	1438000	1545000	1560000	17	17	9.9	1.0
FITZROY NORTH	1805000	1740000	1720000	1685000	1872500	28	28	3.7	11.1
FIVEWAYS	635000^	1057500^	738300^	906000^	949600^	2	2	49.5	4.8
FLEMINGTON	1050000	1225000	1332500	1251000	1425000	21	21	35.7	13.9
FLINDERS	2062500^	3460000^	2700000^	2635000^	5020000^	2	2	143.4	90.5
FLORA HILL	415000	450000	505000	552600	550000	13	13	32.5	-0.5
FLOWERDALE	355000^	435000^	500000^	600000^	687500^	3	3	93.7	14.6
FOOTSCRAY	853500	950000	985500	1107500	938500	24	24	10.0	-15.3
FOREST HILL	1068500	1180100	1215000	1336500	1245000	20	20	16.5	-6.8
FOSTER	407000	456000^	452500^	500000^	520000^	8	8	27.8	4.0
FRANKSTON	680000	748500	769000	795000	787000	151	151	15.7	-1.0
FRANKSTON NORTH	530000	575000	599500	610000	630000	39	39	18.9	3.3
FRANKSTON SOUTH	993000	1082500	1245000	1255000	1200000	75	75	20.8	-4.4
FRASER RISE	642000	698500	668800	700000	734000	57	57	14.3	4.9
FYANSFORD	770000^	845000^	832500^	895000^	985000^	9	9	27.9	10.1
GARDEN CITY	2610000^	2095000^	1700000^	2038800^	1956300	10	10	-25.0	-4.0
GARFIELD	659000^	690000^	657500^	805000	795000^	6	6	20.6	-1.2

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GEELONG	840000	950000	1032300	950000	855000	20	20	1.8	-10.0
GEELONG WEST	815000	825500	895000	980000	1060000	25	25	30.1	8.2
GEMBROOK	705000^	922500^	700000^	863500	843500^	6	6	19.6	-2.3
GISBORNE	870000	967000	900000	918500	1235000	27	27	42.0	34.5
GLADSTONE PARK	701000	720000	730000	750000	755000	27	27	7.7	0.7
GLEN HUNTLY	1308000^	2100000^	2002500^	1805000^	1302000^	2	2	-0.5	-27.9
GLEN IRIS	2290000	2628800	2125000	2570000	2480000	54	54	8.3	-3.5
GLEN WAVERLEY	1425000	1600000	1602000	1606800	1650500	108	108	15.8	2.7
GLENGARRY	453500^	430000^	529000^	492000^	615000^	6	6	35.6	25.0
GLENROWAN	240000^	240000*	590300^	465000^	516000^	4	4	115.0	11.0
GLENROY	822500	825000	850000	880000	885000	41	41	7.6	0.6
GOLDEN BEACH	310000	311300^	375000^	345000^	375000^	6	6	21.0	8.7
GOLDEN POINT (BALLARAT)	434500	550000	467500	546000	560000	13	13	28.9	2.6
GOLDEN SQUARE	457000	440000	490000	524500	545000	45	45	19.3	3.9
GORDON	707500^	519300^	755000^	788000^	807500^	4	4	14.1	2.5
GOUGHS BAY	480000^	589000^	499300^	522500^	757800^	4	4	57.9	45.0
GOWANBRAE	885000^	998800^	936000^	1050000^	1010000^	7	7	14.1	-3.8
GRANTVILLE	502500^	547500^	495000	585000^	597500	12	12	18.9	2.1
GREEN LAKE	354000^	350000^	360000^	460000^	510500^	5	5	44.2	11.0
GREENSBOROUGH	907000	975500	1072000	1060000	990000	47	47	9.2	-6.6
GREENVALE	772500	807500	850000	847500	880000	72	72	13.9	3.8
GROVEDALE	610000	620000	681800	695000	712800	64	64	16.8	2.6
HADFIELD	820000	900000	890000	917500	927500	20	20	13.1	1.1
HALLAM	665000	713500	695000	706500	747500	26	26	12.4	5.8
HALLS GAP	358500^	455000^	375000^	510000^	617500^	4	4	72.2	21.1
HAMILTON	318500	320000	347500	372000	365000	51	51	14.6	-1.9
HAMLIN HEIGHTS	675600	698000	686000	760000	791000	25	25	17.1	4.1
HAMPTON	2220000	2185000	2630000	2625000	2300000	37	37	3.6	-12.4
HAMPTON EAST	1418000	1600000	1482500	1537500	1600000	14	14	12.8	4.1
HAMPTON PARK	595000	595000	627500	656000	666000	74	74	11.9	1.5
HARCOURT	490000^	637500^	644000^	687500^	610000^	3	3	24.5	-11.3
HARKNESS	521000	520000	545000	570000	595000	76	76	14.2	4.4
HASTINGS	590000	640000	645000	723100	722500	30	30	22.5	-0.1
HASTINGS WEST	480000	572500	560000^	647000	675000^	8	8	40.6	4.3
HAWTHORN	3455000	2545000	2650000	2982500	2480000	40	40	-28.2	-16.8
HAWTHORN EAST	2050000	2860000	2107500	2247500	2710000	25	25	32.2	20.6
HEALESVILLE	690000	765000	835000	750000	820000	28	28	18.8	9.3
HEATHCOTE	375000	362500	390000	485000	500000^	8	8	33.3	3.1
HEATHERTON	1040000	1155000	1135000^	1242500^	1222600	10	10	17.6	-1.6
HEATHMONT	1045000	1061000	1079500	1119000	1135000	31	31	8.6	1.4
HEIDELBERG	1318000	1382500	1425000	1572500	1455000	14	14	10.4	-7.5

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HEIDELBERG HEIGHTS	960000	1000000	974500	1057500	1027500	14	14	7.0	-2.8
HEIDELBERG WEST	730000	789000	885000	852500	780000	11	11	6.8	-8.5
HEPBURN	607500^	667500^	782500^	757500^	678000^	2	2	11.6	-10.5
HEPBURN SPRINGS	710000^	785000^	767500^	897000^	855000^	9	9	20.4	-4.7
HERNE HILL	666000	700000	767500	801000	765000	13	13	14.9	-4.5
HEYFIELD	320000	320000	294500	370000	417500^	9	9	30.5	12.8
HEYWOOD	236800	240000^	222500^	264500	320000^	5	5	35.2	21.0
HIGHETT	1496000	1622000	1572500	1610000	1560000	31	31	4.3	-3.1
HIGHTON	871500	875000	904800	900100	991000	80	80	13.7	10.1
HILLSIDE (MELTON)	727500	720000	717500	770000	790000	37	37	8.6	2.6
HOPETOUN	144500^	126000^	150000^	159000^	214500^	4	4	48.4	34.9
HOPPERS CROSSING	545000	580000	600000	608000	630000	169	169	15.6	3.6
HORSHAM	324500	325000	347500	389000	388800	88	88	19.8	-0.1
HUGHESDALE	1387700	1409000^	1367500^	1611000	1635000	12	12	17.8	1.5
HUNTINGDALE	1402000^	1288000^	1244000^	1295300^	1250000	11	11	-10.8	-3.5
HUNTLY	445000	480000	480000	542500	560000	17	17	25.8	3.2
HURSTBRIDGE	860000	943000	1010000^	893000	1165000^	8	8	35.5	30.5
INDENTED HEAD	682500	732000	750000	872500	875000^	7	7	28.2	0.3
INGLEWOOD	317500^	277500^	333800^	340000^	425500^	4	4	34.0	25.1
INVERLOCH	842500	900000	855000	1012500	1002000	47	47	18.9	-1.0
INVERMAY PARK	667500^	655000^	642500^	800000^	762500^	8	8	14.2	-4.7
IRONBARK	523800^	472500	497500^	670000^	530000^	7	7	1.2	-20.9
IRYMPLE	417500	440000	415000	455300	523000	24	24	25.3	14.9
IVANHOE	1865000	1670000	1825500	1962000	2015000	32	32	8.0	2.7
IVANHOE EAST	2237500^	2415000	2000000^	2255000	2412500	10	10	7.8	7.0
JACANA	595000	640000	620000^	640000	635000	11	11	6.7	-0.8
JACKASS FLAT	447500	440000	486000	532500	570000^	9	9	27.4	7.0
JAN JUC	1363100	1310000	1440000	1325000	1435000	15	15	5.3	8.3
JEERALANG NORTH	265000^	267500	289500^	316500^	389800^	5	5	47.1	23.1
JEPARIT	105000^	116300^	110000^	139500	147500^	6	6	40.5	5.7
JUNCTION VILLAGE	610000^	600700^	595500^	615000^	664000^	3	3	8.9	8.0
JUNORTOUN	655000^	650000^	697500^	842500^	890000^	5	5	35.9	5.6
KALIMNA	385000	476300	509000	477500	590000^	5	5	53.2	23.6
KALKALLO	592500	620000	610000	641000	635000	57	57	7.2	-0.9
KALLISTA	799500^	900000^	838500^	1035000^	1035000^	6	6	29.5	0.0
KALORAMA	827500^	780000^	848500^	785000^	1188000^	6	6	43.6	51.3
KANGAROO FLAT	390000	465000	466000	508500	538300	50	50	38.0	5.9
KANGAROO GROUND SOUTH	1108000^	1177500^	1172500^	1275000	1149900^	4	4	3.8	-9.8
KANIVA	174000*	168000^	211500^	165000^	139000^	5	5	NA	-15.8
KATANDRA WEST	262500^	262500*	335000^	387500^	455000^	2	2	73.3	17.4
KEALBA	650000^	645000	722500^	665000	755000^	8	8	16.2	13.5

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KEILOR	990000	1100000	1081000	1180000	949000	14	14	-4.1	-19.6
KEILOR DOWNS	754000	712500	820000	850000	817500	23	23	8.4	-3.8
KEILOR EAST	925000	923500	1016000	1085500	1065000	55	55	15.1	-1.9
KEILOR LODGE	838000^	820000^	895000^	710000^	900000^	3	3	7.4	26.8
KEILOR PARK	775000^	793300	795000^	890000	930000	10	10	20.0	4.5
KENNINGTON	510000	480000	550000	590000	592500	22	22	16.2	0.4
KENSINGTON	1017000	1180000	1254000	1192500	1219000	31	31	19.9	2.2
KERANG	240000	238500	235000	240000	260000	19	19	8.3	8.3
KEW	2967500	2800000	2300000	2590000	2737500	64	64	-7.8	5.7
KEW EAST	1970000^	2120000^	1650000^	1860000^	2340000^	1	1	18.8	25.8
KEW NORTH	2097000	1992000	2100000^	2117500	2195000	13	13	4.7	3.7
KEYSBOROUGH	822000	852000	1050000	970000	925000	63	63	12.5	-4.6
KIALLA	512000	525000	630000	595000	632500	36	36	23.5	6.3
KILCUNDA	842500^	1210000^	840000^	1250000^	847500^	4	4	0.6	-32.2
KILLARA (WODONGA)	478000	521000	605000	630000	632000^	4	4	32.2	0.3
KILMORE	517500	548000	510000	620000	611800	48	48	18.2	-1.3
KILSYTH	695000	766000	836500	860000	850000	41	41	22.3	-1.2
KILSYTH SOUTH	895000^	920000^	953500^	1181000	1185000^	8	8	32.4	0.3
KINGLAKE	665000^	585000^	600000^	710000^	795000^	3	3	19.5	12.0
KINGS PARK	565400	605000	601000	632500	650000	25	25	15.0	2.8
KINGSBURY	790000^	856300^	817500^	897500	752500^	6	6	-4.7	-16.2
KINGSVILLE	1175000	1220000	1190000	1435000	1287500	13	13	9.6	-10.3
KNOXFIELD	930000	967500	1050000	1022000	1042500	11	11	12.1	2.0
KOO WEE RUP	600000	611000	610000	635000	692500	20	20	15.4	9.1
KOONDROOK	322500^	270000^	260000^	335500^	283500^	8	8	-12.1	-15.5
KOROIT	505000	512500^	450000	600000	524000^	8	8	3.8	-12.7
KORUMBURRA	480000	399500	515000	552500	502500	28	28	4.7	-9.0
KURUNJANG	440000	460000	516000	515000	557500	52	52	26.7	8.3
KYABRAM	279000	300000	295000	360000	397500	24	24	42.5	10.4
KYNETON	751000	726300	725000	845000	875000	17	17	16.5	3.6
LAKE BOGA	265000^	282500^	475000^	337500^	281500^	4	4	6.2	-16.6
LAKE BOLAC	184000*	280000^	280000*	276000^	210000^	2	2	NA	-23.9
LAKE GARDENS	635000^	757500^	675000	710000	800000^	9	9	26.0	12.7
LAKE TYERS BEACH	479000^	440000^	512500^	625000^	890000^	6	6	85.8	42.4
LAKE WENDOUREE	1212500	1252000	1198800	1295000^	1040000	11	11	-14.2	-19.7
LAKES ENTRANCE	376000	443800	435000	460000	545000	26	26	44.9	18.5
LALOR	675800	682500	723300	730000	750000	56	56	11.0	2.7
LANCEFIELD	586300	687500	717500	672500^	705000	10	10	20.3	4.8
LANG LANG	540000	660000	637500	691300	747500^	8	8	38.4	8.1
LANGWARRIN	717500	815000	850800	850000	871500	84	84	21.5	2.5
LARA	680000	630000	692500	720000	755500	22	22	11.1	4.9

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LARA LAKE	600000	670500	671500	702500	705000	46	46	17.5	0.4
LAUNCHING PLACE	694000^	665000^	718000^	716000	822500	10	10	18.5	14.9
LAVERTON	577500	590000	620000	642500	605000	17	17	4.8	-5.8
LAVERTON SOUTH	696500	708000	730000	775000	807300	22	22	15.9	4.2
LENEVA	486000^	540000	617500^	597500	635000	11	11	30.7	6.3
LEONGATHA	505000	516000	495000	540000	645000	24	24	27.7	19.4
LEOPOLD	575000	650000	650500	715000	717500	50	50	24.8	0.3
LILYDALE	795000	828800	860000	913000	860000	57	57	8.2	-5.8
LINDENOW	306000^	306000*	465000^	450000^	330000^	3	3	7.8	-26.7
LISMORE	180000^	163000^	177500^	177500*	280000^	7	7	55.6	NA
LOCH	436000^	652500^	210000^	510000^	466000^	1	1	6.9	-8.6
LOCH SPORT	304500	320000	312300	345500	445000	29	29	46.1	28.8
LONG GULLY	347500	403000	399000	403000	500000	15	15	43.9	24.1
LONGWARRY	474000	505000	500000	553000	535000	14	14	12.9	-3.3
LORNE	1875000	1495000^	2252500^	1830000	1445000^	5	5	-22.9	-21.0
LOVELY BANKS	636300^	675000^	715000^	673500^	805000^	3	3	26.5	19.5
LOWER PLENTY	855300^	1220000	1445000^	1200000	1435000^	5	5	67.8	19.6
LUCAS	565000	530000	670000	600000	672500	23	23	19.0	12.1
LUCKNOW	302500^	359000^	395000^	410000^	300000^	1	1	-0.8	-26.8
LYNBROOK	765000	711000	760000	732000	795000	19	19	3.9	8.6
LYNDHURST	808100	757000	880000	873000	940000	34	34	16.3	7.7
LYSTERFIELD	1115500	952000	1170000	1296500	1292500	24	24	15.9	-0.3
LYSTERFIELD SOUTH	1580000^	1007000^	1800000^	1745000^	1745000*	0	0	NA	NA
MACEDON	1045000	1185000^	1160000^	1000000^	1125000^	5	5	7.7	12.5
MACLEOD	1160000	1078800	1175500	1237500	1207500	18	18	4.1	-2.4
MADDINGLEY	550000	540000	572500	588500	617500	30	30	12.3	4.9
MAFFRA	315000	322500	360000	382500	377000	28	28	19.7	-1.4
MAIDEN GULLY	640000	712000	760000	755000	752500	18	18	17.6	-0.3
MAIDSTONE	795000	877500	907500	845000	950000	17	17	19.5	12.4
MALDON	560000	640000	755000	624500	724500^	8	8	29.4	16.0
MALLACOOTA	520000	365000^	350800	592000	500000	11	11	-3.8	-15.5
MALMSBURY	722500^	607500^	505000^	790000	745000^	3	3	3.1	-5.7
MALVERN	2645000	2850000	2675000	3500000	4000000	27	27	51.2	14.3
MALVERN EAST	2065000	2072500	1980000	2352500	2290000	53	53	10.9	-2.7
MAMBOURIN	623000^	560000^	580000^	627500	655000^	9	9	5.1	4.4
MANIFOLD HEIGHTS	923000	880000	950500^	964800	980000	11	11	6.2	1.6
MANOR LAKES	570000	592500	600000	627000	665000	51	51	16.7	6.1
MANSFIELD	590000	589000	610000	760000	770000	17	17	30.5	1.3
MARENGO	1000000^	1230000^	980000^	1100000^	1725000^	2	2	72.5	56.8
MARIBYRNONG	1222500	980000	1150000	1292500	1170000	23	23	-4.3	-9.5
MARLO	370000^	482500^	352500^	565000^	615000^	4	4	66.2	8.8

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MARONG	462500	530000^	605000^	650500	664000^	8	8	43.6	2.1
MARSHALL	538800	585000^	630000^	671300^	671200	11	11	24.6	0.0
MARYBOROUGH	312500	340000	334000	377500	391000	49	49	25.1	3.6
MARYSVILLE	670000^	695000^	615000^	655000^	980000^	5	5	46.3	49.6
MCCRAE	1150000	1125000	1250000	1200000	1380000	23	23	20.0	15.0
MCKENZIE HILL	649000^	722500^	712500^	732500^	735000^	3	3	13.3	0.3
MCKINNON	1827500	1980000	1960500	2050000	2600000^	9	9	42.3	26.8
MCLOUGHLINS BEACH	250000^	280000^	365000^	275000^	285000^	2	2	14.0	3.6
MEADOW HEIGHTS	520000	557500	553500	579000	592500	34	34	13.9	2.3
MELTON	430000	445000	456300	497500	500000	41	41	16.3	0.5
MELTON SOUTH	437500	455000	455000	495000	538300	86	86	23.0	8.7
MELTON WEST	500000	488000	505500	533500	550000	49	49	10.0	3.1
MENTONE	1260000	1357500	1425000	1422500	1545000	29	29	22.6	8.6
MENZIES CREEK	750500^	960000^	990000^	1225000^	960000^	5	5	27.9	-21.6
MERBEIN	285000^	215300	195000	285000	295600	17	17	3.7	3.7
MERINDA PARK	565000	589000	640000	650000	685000	15	15	21.2	5.4
MERNDA	625000	651000	655000	700000	693000	110	110	10.9	-1.0
MERRIJIG (MANSFIELD)	900000^	637500^	940000^	908500^	905000^	2	2	0.6	-0.4
METUNG	467000	675000^	560000	565000	637500	18	18	36.5	12.8
MICKLEHAM	600000	620000	656500	660000	670000	112	112	11.7	1.5
MIDDLE PARK	3400000	2819000	2710000	3645000	3300000	19	19	-2.9	-9.5
MILDURA	360100	355500	382000	410500	437500	178	178	21.5	6.6
MILL PARK	720000	725000	790000	802500	830000	75	75	15.3	3.4
MILLGROVE	475000	540000	490000^	618800	626000	15	15	31.8	1.2
MINERS REST	445000	525000	525000	600000	636800	10	10	43.1	6.1
MIRBOO NORTH	435500	525000^	512500^	493000^	606500^	7	7	39.3	23.0
MITCHAM	1206500	1214000	1216500	1250000	1222500	54	54	1.3	-2.2
MITCHELL PARK	365000^	395000^	395000*	410000^	480000^	6	6	31.5	17.1
MOE	280000	301000	320000	340000	360000	44	44	28.6	5.9
MONBULK	740000	745000	598500^	852500	790000	13	13	6.8	-7.3
MONT ALBERT	1924000	2261300	2730000^	2800000	2560000	13	13	33.1	-8.6
MONT ALBERT NORTH	1429000	1600000	1763000	1577500	1723000	17	17	20.6	9.2
MONTMORENCY	930000	1178500	1161000	1267500	1175000	23	23	26.3	-7.3
MONTROSE	787800	825500	927000	890000	950000	19	19	20.6	6.7
MOONEE PONDS	1590000	1512000	1485000	1583000	1745000	38	38	9.7	10.2
MOORABBIN	1274500	1352500	1377500	1465000	1440000	19	19	13.0	-1.7
MOOROOLBARK	771100	821500	851800	890000	877800	82	82	13.8	-1.4
MOOROOPNA	265000	317500	361500	370000	380000	25	25	43.4	2.7
MORDIALLOC	1320000	1500000	1291800	1502500	1208000	13	13	-8.5	-19.6
MORNINGTON	1005000	1117500	1050000	1151000	1225000	96	96	21.9	6.4
MORTLAKE	277000	290500	350000^	365000^	322500^	6	6	16.4	-11.6

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MORWELL	235000	266500	275000	317500	315000	109	109	34.0	-0.8
MOUNT BEAUTY	411000	435000^	535000^	565000^	585000^	9	9	42.3	3.5
MOUNT CLEAR	505000	470000	550000	566000	590000	15	15	16.8	4.2
MOUNT DANDENONG	842000^	807500^	930000^	915000^	1187500^	6	6	41.0	29.8
MOUNT DUNEED	625000	705000	765800	805000	860000	35	35	37.6	6.8
MOUNT EGERTON	330000^	577800^	580000^	450000^	450000^	1	1	36.4	0.0
MOUNT ELIZA	1631500	1655000	1700000	1745000	1880000	65	65	15.2	7.7
MOUNT EVELYN	807500	778000	850000	880900	920000	29	29	13.9	4.4
MOUNT HELEN	600000	593000	655000	617500	617500	18	18	2.9	0.0
MOUNT MACEDON	1705000^	1315000^	1100000^	1701000^	1460100^	7	7	-14.4	-14.2
MOUNT MARTHA	1675000	1935000	2100000	2025000	1985000	30	30	18.5	-2.0
MOUNT PLEASANT	420000	460000^	511300	525000	582500	14	14	38.7	11.0
MOUNT WAVERLEY	1430000	1512500	1561000	1552500	1600000	79	79	11.9	3.1
MULGRAVE	956500	995000	1040000	1062500	989500	64	64	3.5	-6.9
MURCHISON	425000^	369500^	369500*	360000^	410000^	5	5	-3.5	13.9
MURRUMBEENA	1615000	1635000	1705000	1712500	1710000	14	14	5.9	-0.1
MURTOA	128000^	133000	222300^	159500^	234500^	4	4	83.2	47.0
MYRTLEFORD	430000	501000	580000^	606000	624500	14	14	45.2	3.1
NAGAMBIE	492500	548000	465000	650000	650000	10	10	32.0	0.0
NARRE WARREN	642000	695000	720000	740000	771500	90	90	20.2	4.3
NARRE WARREN NORTH	1201000	1440000	1405000	1515000	1755000	15	15	46.1	15.8
NARRE WARREN SOUTH	715000	740000	760000	815500	818000	99	99	14.4	0.3
NATHALIA	292500	280000	262500^	242500^	340000^	9	9	16.2	40.2
NEERIM SOUTH	460000^	647500^	495000^	650000^	722500^	2	2	57.1	11.2
NELSON	270000^	355000^	399000^	402500^	410000^	3	3	51.9	1.9
NERRINA	602500^	595000^	530000^	642500^	755000^	5	5	25.3	17.5
NEW GISBORNE	768500^	715000^	725000^	945000^	920000^	5	5	19.7	-2.6
NEWBOROUGH	350000	345000	365000	389000	430000	27	27	22.9	10.5
NEWCOMB	520000	568500	590000	665000	610000	22	22	17.3	-8.3
NEWHAVEN	825000^	669000^	669000*	1205300^	955000^	3	3	15.8	-20.8
NEWINGTON	797000^	897500	618800	725000	650000	11	11	-18.4	-10.3
NEWLANDS ARM	605000^	475000^	479000^	699500^	600000^	4	4	-0.8	-14.2
NEWPORT	1150000	1342000	1408800	1320000	1352000	41	41	17.6	2.4
NEWSTEAD	525000^	539000^	515000^	648800^	615000^	6	6	17.1	-5.2
NEWTOWN (GREATER GEELONG)	963500	1070000	1362500	1280000	1175000	25	25	22.0	-8.2
NHILL	140000	200000	197500	153000	187500	18	18	33.9	22.5
NICHOLS POINT	540000^	540000*	381000^	525000^	636600^	2	2	17.9	21.2
NIDDRIE	1187500	1125000	1295000	1300000	1376500	16	16	15.9	5.9
NOBLE PARK	752000	760000	732500	770000	770000	57	57	2.4	0.0
NOBLE PARK NORTH	720000	740000	750000	790000	800000	15	15	11.1	1.3
NORLANE	420000	445000	473500	470000	505500	48	48	20.4	7.6

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NORTH BENDIGO	410100	470500	485000	460600	522500	14	14	27.4	13.5
NORTH GEELONG	635000	530000	650000	602500	657000	17	17	3.5	9.0
NORTH MELBOURNE	1315000	1440000	1045000	1397500	1310000	23	23	-0.4	-6.3
NORTH SHORE	580000^	660000^	935500^	730000^	1875000^	1	1	223.3	156.8
NORTH WONTHAGGI	449500	529500	635000	605000	670000	17	17	49.1	10.7
NORTHCOTE	1575000	1657800	1748500	1740000	1642500	52	52	4.3	-5.6
NOTTING HILL	980000^	1135000^	1282000^	1163000	1131000^	5	5	15.4	-2.8
NUMURKAH	315000	305000	302500	310000	387500	24	24	23.0	25.0
NUNAWADING	1143000	1283000	1302500	1261500	1295000	25	25	13.3	2.7
NYAH WEST	165000^	245000^	245000^	140000^	209000^	7	7	26.7	49.3
OAK PARK	965000	1025000	1161000	1200000	1225000	19	19	26.9	2.1
OAKLEIGH	1311000	1421000	1240000	1475000	1490000	14	14	13.7	1.0
OAKLEIGH EAST	1122500^	1260000^	1184000^	1150000	1170000^	7	7	4.2	1.7
OAKLEIGH SOUTH	1159000	1100000	1218900	1200000	1207500	28	28	4.2	0.6
OCEAN GROVE	885000	910000	1000000	1185000	1127500	80	80	27.4	-4.9
OFFICER	623000	640000	650000	687500	720000	104	104	15.6	4.7
OFFICER SOUTH	580000*	717500^	682500^	747000^	812500^	8	8	NA	8.8
OLINDA	1000500^	1190000^	910000^	1125000^	910500^	8	8	-9.0	-19.1
OME0	270000^	260000^	339000^	570000^	345000^	1	1	27.8	-39.5
ORBOST	257500	230000	235000	249000	295000	13	13	14.6	18.5
ORMOND	1810000	1825000	2080000	2026000	1950000	17	17	7.7	-3.8
OSBORNE	925000	1055000	1300000	1240000	1085000	22	22	17.3	-12.5
OUYEN	144000^	132500^	140500	265000^	140000	11	11	-2.8	-47.2
PAKENHAM	572000	585000	602000	635000	662000	303	303	15.7	4.3
PARADISE BEACH	271000^	297500^	350000^	375900^	430000^	5	5	58.7	14.4
PARK ORCHARDS	1750000	1752000^	1822500^	2190600	2102500^	6	6	20.1	-4.0
PARKDALE	1500000	1412500	1527500	1599000	1655000	21	21	10.3	3.5
PARKVILLE	1546000^	2200000^	1705000^	2430000^	2233000^	8	8	44.4	-8.1
PASCOE VALE	1055000	1050000	995000	1082500	1115000	29	29	5.7	3.0
PASCOE VALE SOUTH	1240000	1205000	1315000	1351000	1207500	24	24	-2.6	-10.6
PATTERSON GARDENS	1145000^	1040900^	1400000^	1255000^	1300000^	9	9	13.5	3.6
PATTERSON LAKES	1290000	1012500	1430000	1450000	1385000	18	18	7.4	-4.5
PAYNESVILLE	420000	455000	450000	490000	545000	37	37	29.8	11.2
PEARCEDALE	720000	870000	875000^	930000	985000^	6	6	36.8	5.9
PENSHURST	190000^	180000^	172500^	172500*	320000^	3	3	68.4	NA
PETERBOROUGH	772500^	600000^	600000^	800000^	650000^	7	7	-15.9	-18.8
PLENTY	1670000^	1167500^	1380000^	1725000^	1490000^	3	3	-10.8	-13.6
POINT COOK	710000	729000	716500	770000	765000	200	200	7.7	-0.6
POINT LONSDALE	1015000	1420600	1327500	1675000	1527500	30	30	50.5	-8.8
POOWONG	487500^	420000^	670000^	670000*	547500^	2	2	12.3	NA
POREPUNKAH	724000^	785000^	688000^	852500^	1047500^	6	6	44.7	22.9

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PORT FAIRY	892000	813000	1235000	1000000	1150000	21	21	28.9	15.0
PORT MELBOURNE	1773500	1770000	1651000	1930000	1567500	34	34	-11.6	-18.8
PORT WELSHPOOL	455000^	455000^	435000^	435000*	488800^	4	4	7.4	NA
PORTARLINGTON	765000	855000	875000	922500	1142500	32	32	49.3	23.8
PORTLAND	330000	370000	360000	415000	422000	63	63	27.9	1.7
PORTLAND NORTH	589000^	370000^	370000*	560000^	375000^	2	2	-36.3	-33.0
PORTSEA	3660000	2675000	3765000	4715000	4550000	16	16	24.3	-3.5
PRAHRAN	1750000	1900000	1767500	1857500	1890000	21	21	8.0	1.7
PRESTON	1155000	1200000	1342500	1320000	1315000	53	53	13.9	-0.4
PRINCES HILL	1970000^	1748000^	2015000^	2790000	1300000^	7	7	-34.0	-53.4
QUARRY HILL	482500	565000	502500^	557500	567500	12	12	17.6	1.8
QUEENSCLIFF	1550000^	1350000^	1280000	1250000^	1847500^	8	8	19.2	47.8
RAINBOW	120000^	112000^	89000^	130000^	142500^	2	2	18.8	9.6
RAWSON	310000^	300000^	340000^	380000^	290000^	1	1	-6.5	-23.7
RAYMOND ISLAND	422500^	560000^	560000^	450000^	429000^	5	5	1.5	-4.7
RED CLIFFS	286000	320300	297500	346700	317500	20	20	11.0	-8.4
RED HILL SOUTH	3214000^	2092500^	1855000^	1750000^	1750000*	0	0	NA	NA
REDAN	455000	450000	431000	560000	502500	15	15	10.4	-10.3
RESEARCH	1067500^	1228000	1085000^	1150000	1367500^	4	4	28.1	18.9
RESERVOIR	885000	915000	970000	982500	1005000	93	93	13.6	2.3
RHYLL	786300^	780000^	790000^	940000^	897000^	7	7	14.1	-4.6
RICHMOND	1387500	1443000	1532500	1555000	1380100	63	63	-0.5	-11.2
RIDDELLS CREEK	740000	767500	955000^	957500	995000^	7	7	34.5	3.9
RINGWOOD	958000	1005000	1018000	1087500	1046500	53	53	9.2	-3.8
RINGWOOD EAST	947500	1120000	1014000	1093000	1050000	26	26	10.8	-3.9
RINGWOOD NORTH	1035000	1200000	1161000	1240000	1195000	28	28	15.5	-3.6
RIPPLESIDE	757000^	1001000^	1237500^	1251500^	1172500^	2	2	54.9	-6.3
ROBINVALE	340000	305000	260000^	403000^	402500^	6	6	18.4	-0.1
ROCHESTER	294000	300000	440900	420000	390000	19	19	32.7	-7.1
ROCKBANK	545000	540000	571000	630000	625000	14	14	14.7	-0.8
ROMSEY	755000	730000	832500	845000	775000	21	21	2.6	-8.3
ROSANNA	1283800	1325000	1505000	1419000	1315000	23	23	2.4	-7.3
ROSEBUD	702500	780000	795000	837500	852000	77	77	21.3	1.7
ROSEBUD SOUTH	822500	947500	960000	1153000	1225000	35	35	48.9	6.2
ROSEDALE	370000	315000^	370000	297500^	419500	10	10	13.4	41.0
ROWVILLE	903500	951000	1065000	1115000	1102000	85	85	22.0	-1.2
ROXBURGH PARK	580000	625000	605000	637500	650000	74	74	12.1	2.0
RUPANYUP	129000^	97300^	200000^	152500^	220000^	1	1	70.5	44.3
RUSHWORTH	320000^	382500^	221800^	302000^	375000	11	11	17.2	24.2
RUTHERGLEN	360000^	400000	351000^	455000	475000	14	14	31.9	4.4
RYE	955000	1062500	1205000	1168000	1250000	96	96	30.9	7.0

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SAFETY BEACH	945000	1060000	1360000	1300000	1370000	41	41	45.0	5.4
SAILORS GULLY	336000^	379800^	467500^	472600^	525000^	2	2	56.3	11.1
SALE	370000	390000	423800	461500	515000	81	81	39.2	11.6
SAN REMO	790000	865000	677000^	1075000^	919000	16	16	16.3	-14.5
SANCTUARY LAKES	692500	687000	717500	740000	750000	140	140	8.3	1.4
SANDHURST	935000	945000	930000	972500	1060000	33	33	13.4	9.0
SANDRINGHAM	2065000	2500000	2390000	2445000	2485000	27	27	20.3	1.6
SANDY POINT	760800	650000^	618000^	780000^	842500^	6	6	10.7	8.0
SASSAFRAS	812500^	815000^	890000^	968000^	1037500^	6	6	27.7	7.2
SAWMILL SETTLEMENT	498500^	542000^	635000^	515000^	565000^	2	2	13.3	9.7
SCORESBY	890000	960000	930000	1056000	949000	12	12	6.6	-10.1
SEA LAKE	166000^	112500^	117500^	115000^	185000^	5	5	11.4	60.9
SEABROOK	710000	700000	730500	750000	780000	21	21	9.9	4.0
SEAFORD	810000	850000	850000	900500	940000	54	54	16.0	4.4
SEAHOLME	1380000^	1012000^	1120000^	1410000	1202500^	6	6	-12.9	-14.7
SEASPRAY	280000^	299000^	342500^	377000^	409500^	6	6	46.3	8.6
SEBASTOPOL	373000	415000	428000	443500	470000	51	51	26.0	6.0
SEDDON	1110000	1210000	1282500	1260000	985000	25	25	-11.3	-21.8
SELBY	888900^	790100^	1067500^	1000000^	1000000^	4	4	12.5	0.0
SEVILLE	725000^	750000^	835000^	803300	810000^	7	7	11.7	0.8
SEVILLE EAST	650000^	682700^	720000^	770000^	825000^	1	1	26.9	7.1
SEYMOUR	390000	390000	405000	410000	490000	23	23	25.6	19.5
SHEPPARTON	350000	350000	370000	400000	405000	144	144	15.7	1.3
SHEPPARTON NORTH	362500^	458500^	425000^	527500^	608000^	5	5	67.7	15.3
SHOREHAM	1850000^	1412500^	1040000^	1767500^	1870000^	3	3	1.1	5.8
SILVERLEAVES	921800^	821500^	1782000^	1120000^	2194900^	2	2	138.1	96.0
SKENES CREEK	895000^	931500^	860000^	1060000^	767500^	2	2	-14.2	-27.6
SKIPTON	230000^	232500^	232500*	295000^	345000^	5	5	50.0	16.9
SKYE	695000	750000	781000	755000	812500	30	30	16.9	7.6
SMITHS BEACH	810800	713000^	975000^	978300^	978200^	8	8	20.6	0.0
SMYTHES CREEK	428800^	550000^	537500^	550000^	590000^	5	5	37.6	7.3
SMYTHESDALE	375000^	552000^	540000^	511000^	450000^	1	1	20.0	-11.9
SOLDIERS HILL	476000	450000	542500	700000	655000	17	17	37.6	-6.4
SOMERS	1800000	1550000	1497500	1700000	1850000^	9	9	2.8	8.8
SOMERVILLE	735000	770000	788000	815000	925000	42	42	25.9	13.5
SORRENTO	2100000	1935000	2250000	2801000	2400000	39	39	14.3	-14.3
SOUTH DUDLEY	442500^	475000^	475000*	397500^	522000^	3	3	18.0	31.3
SOUTH GEELONG	960000^	1075000	750000^	1280000^	1310000^	5	5	36.5	2.3
SOUTH KINGSVILLE	1100000^	1000000^	1211300^	1030000^	1007500^	8	8	-8.4	-2.2
SOUTH MELBOURNE	1635000	1700000	1500000	1775000	1842500	24	24	12.7	3.8
SOUTH MORANG	670000	718000	737000	751500	775000	73	73	15.7	3.1

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MEDIAN HOUSE PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
SOUTH YARRA	2295000	2075000	2200000	2540000	1935000	33	33	-15.7	-23.8
SPOTSWOOD	1029000	1230000	1405000	1330000	1397500 [^]	6	6	35.8	5.1
SPRING GULLY	499800	490500	591300	632500	700000 [^]	8	8	40.1	10.7
SPRINGVALE	849000	850000	866600	855000	886500	31	31	4.4	3.7
SPRINGVALE SOUTH	777500	817000	755000 [^]	829800	805000	26	26	3.5	-3.0
ST ALBANS	640500	680000	685000	713500	698300	98	98	9.0	-2.1
ST ALBANS PARK	548500	573000	581000	659500	651000	14	14	18.7	-1.3
ST ANDREWS BEACH	1350000 [^]	1800000	1806500 [^]	1937500 [^]	1620000 [^]	9	9	20.0	-16.4
ST ARNAUD	240000	180000	225000	227500	285000	14	14	18.8	25.3
ST HELENA	1097500 [^]	959300	1130000 [^]	1270000 [^]	1170000 [^]	2	2	6.6	-7.9
ST KILDA	1400300	1615000	1720000	1730000	1510000	17	17	7.8	-12.7
ST KILDA EAST	1845000	2050000	1710000 [^]	1750000	1450000	11	11	-21.4	-17.1
ST KILDA WEST	1910000 [^]	2750000 [^]	2750000 [*]	4620000 [^]	2400000 [^]	5	5	25.7	-48.1
ST LEONARDS	651000	680000	713500	777300	795000	50	50	22.1	2.3
STANHOPE	254500 [^]	222500 [^]	290000 [^]	227500 [^]	222500 [^]	2	2	-12.6	-2.2
STAWELL	264000	245000	299000	339500	321500	36	36	21.8	-5.3
STRATFORD	339000	359000	382500	425000	455800	12	12	34.4	7.2
STRATHDALE	619000	603000	642500	690000	697500	22	22	12.7	1.1
STRATHFIELDSAYE	571300	695000	620000	710000	777500	20	20	36.1	9.5
STRATHMORE	1411000	1667500	1595000	1605000	1541000	30	30	9.2	-4.0
STRATHMORE HEIGHTS	1210000 [^]	1012500 [^]	850000 [^]	915000 [^]	1137500 [^]	2	2	-6.0	24.3
STRATHTULLOH	575000	581000	539000	630000	621000	19	19	8.0	-1.4
STUDFIELD	1051000	1000000	1034000 [^]	1145000	1076000 [^]	6	6	2.4	-6.0
SUNBURY	630000	655000	620000	674000	675000	178	178	7.1	0.1
SUNDERLAND BAY	610000 [^]	679500 [^]	801000 [^]	741000 [^]	795000 [^]	4	4	30.3	7.3
SUNNYCLIFFS	330000 [^]	317000 [^]	369000 [^]	240000 [^]	315000 [^]	3	3	-4.5	31.3
SUNSET STRIP	535000 [^]	590000 [^]	694000 [^]	610000 [^]	802500 [^]	4	4	50.0	31.6
SUNSHINE	843000	848000	880000	922500	945000	31	31	12.1	2.4
SUNSHINE NORTH	711200	720000	741000	765000	776000	26	26	9.1	1.4
SUNSHINE WEST	675000	765500	720000	755000	780000	35	35	15.6	3.3
SURF BEACH	690000 [^]	676000 [^]	615000 [^]	942200 [^]	810000 [^]	7	7	17.4	-14.0
SURREY HILLS	2152500	2150000	2320000	2488500	2229000	40	40	3.6	-10.4
SWAN HILL	339500	345000	375000	359000	359000	37	37	5.7	0.0
SYDENHAM	592500	720000	720000	735000	682500	26	26	15.2	-7.1
SYNDAL	1655000 [^]	1620000	1813400	1808000	2135000 [^]	6	6	29.0	18.1
TALLANGATTA	311000 [^]	373000	447500 [^]	374500 [^]	432000 [^]	9	9	38.9	15.4
TALLYGAROPNA	287000 [^]	387500 [^]	387500 [*]	325000 [^]	887500 [^]	1	1	209.2	173.1
TANGAMBALANGA	360000 [^]	392500 [^]	605000 [^]	595000 [^]	448000 [^]	5	5	24.4	-24.7
TARNEIT	578500	590000	605000	626000	654000	314	314	13.1	4.5
TATURA	352500	320000	366000	410000	438000	22	22	24.3	6.8
TAWONGA	330000 [^]	459000 [^]	533000 [^]	530000 [^]	700000 [^]	2	2	112.1	32.1

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MEDIAN HOUSE PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
TAWONGA SOUTH	517500	538000	500000^	600000^	663900^	6	6	28.3	10.7
TAYLORS HILL	817000	782800	845000	911000	872500	30	30	6.8	-4.2
TAYLORS LAKES	850000	862500	907300	927500	965000	34	34	13.5	4.0
TECOMA	782000	940000^	1147500^	950000	928800^	4	4	18.8	-2.2
TEMPLESTOWE	1555000	1565000	1550000	1700000	1735000	30	30	11.6	2.1
TEMPLESTOWE LOWER	1305000	1440000	1450000	1415000	1550000	33	33	18.8	9.5
TERANG	307500	305000	289000	331800	343000	17	17	11.5	3.4
THE BASIN	867500	819000	896000^	982500	852300	17	17	-1.8	-13.3
THE HONEYSUCKLES	410000^	395000^	420000^	572500^	502500^	4	4	22.6	-12.2
THE PATCH	740000^	927200^	950000^	915000^	807500^	2	2	9.1	-11.7
THOMASTOWN	690500	702500	715500	750000	725000	39	39	5.0	-3.3
THOMSON (GREATER GEELONG)	458600^	475000^	620000^	637000	607000^	9	9	32.4	-4.7
THORNBURY	1382500	1590000	1517300	1562500	1520000	43	43	9.9	-2.7
THORNHILL PARK	565000	550000	585000	610000	590500	32	32	4.5	-3.2
TIMBOON	420000^	390000^	430900^	425000	465000^	6	6	10.7	9.4
TONGALA	217500^	295000	380000^	315000^	423000	10	10	94.5	34.3
TOONGABBIE	350000^	507000^	369500^	575000^	612500^	2	2	75.0	6.5
TOORA	323500^	410000^	467500^	460000^	532500^	2	2	64.6	15.8
TOORADIN	676300^	735000^	1050000^	947500^	684500^	2	2	1.2	-27.8
TOORAK	6475000	5800000	7150000	6085000	4377500	28	28	-32.4	-28.1
TOOTGAROOK	765100	783700	965000	940000	990000	24	24	29.4	5.3
TORQUAY	1015500	1187500	1220000	1325000	1350000	89	89	32.9	1.9
TRAFALGAR	415000	450000	515000	545000	595000	15	15	43.4	9.2
TRARALGON	370000	399500	415000	445000	474000	156	156	28.1	6.5
TRARALGON EAST	705000^	585000^	610000^	651200^	592500^	3	3	-16.0	-9.0
TRAVANCORE	1920000^	1500000^	1790000^	1910000^	1550000^	1	1	-19.3	-18.8
TRENTHAM	765000	802500	850000^	1028500	961000	11	11	25.6	-6.6
TRUGANINA	600000	610000	599900	639900	651000	184	184	8.5	1.7
TULLAMARINE	717500	750000	740000	785000	782000	11	11	9.0	-0.4
TUNGAMAH	215000^	255000^	255000*	344000^	387500^	2	2	80.2	12.6
TYABB	710000^	665000^	775000^	880000^	825000^	9	9	16.2	-6.3
UPPER FERNTREE GULLY	790000	825500	946300^	930000	985000	11	11	24.7	5.9
UPWEY	810000	870000	946000	922500	872500	16	16	7.7	-5.4
VENTNOR	660000^	721000	895000^	814000^	840000	13	13	27.3	3.2
VENUS BAY	481000	542500	590000	639500	650000	31	31	35.1	1.6
VERMONT	1160000	1183500	1250500	1319300	1225000	27	27	5.6	-7.1
VERMONT SOUTH	1319300	1440000	1463900	1456000	1421500	34	34	7.8	-2.4
VIEWBANK	1190000	1267000	1277500	1280000	1270000	23	23	6.7	-0.8
VIOLET TOWN	290000^	341000^	400000^	380000^	317500^	4	4	9.5	-16.4
WAHGUNYAH	365000^	432500^	349800^	1252800^	349500^	4	4	-4.2	-72.1
WALKERVILLE	455000^	436600^	590000^	420000^	575000^	5	5	26.4	36.9

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MEDIAN HOUSE PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
WALLAN	560000	560000	570000	602500	625000	47	47	11.6	3.7
WALLAN EAST	582500	569800	582500	617500	611000	18	18	4.9	-1.1
WANDANA HEIGHTS	1000000^	888500	837500	935000	1150000^	5	5	15.0	23.0
WANDIN NORTH	750000	711400^	775500	810000	835000^	6	6	11.3	3.1
WANGARATTA	390000	425000	425000	462500	530000	99	99	35.9	14.6
WANTIRNA	1009500	1035000	1077500	1100000	1117500	46	46	10.7	1.6
WANTIRNA SOUTH	1207500	1160000	1222000	1305500	1372500	36	36	13.7	5.1
WARBURTON	650100	658000	682300	700000	762500	12	12	17.3	8.9
WARNEET	590000^	812500^	694900^	756000^	800000^	3	3	35.6	5.8
WARRACKNABEAL	180000	177500	175000	205000	230000	17	17	27.8	12.2
WARRAGUL	540000	570000	587500	664000	673500	106	106	24.7	1.4
WARRANTYTE	1185000	1200000	1285000	1325000	1470000	17	17	24.1	10.9
WARRANWOOD	1100000	1052500	1122500^	1349500	1323000	15	15	20.3	-2.0
WARRNAMBOOL	450000	499500	517500	610000	597500	136	136	32.8	-2.0
WATERWAYS	1527500	1355000^	1403000	1440000	1270500^	4	4	-16.8	-11.8
WATSONIA	851500	900000	1100000	1060000	950000	11	11	11.6	-10.4
WATSONIA NORTH	862500	951300	1000000^	1005000	1000000^	9	9	15.9	-0.5
WATTLE GLEN	885000^	962500^	1040000^	1011000^	917500^	8	8	3.7	-9.2
WAURN PONDS	718000	707500	765000	775000	817500	10	10	13.9	5.5
WEDDERBURN	160000^	178000^	182500^	282500^	325000^	2	2	103.1	15.0
WEIR VIEWS	534500	496000	530500	570000	592000	37	37	10.8	3.9
WELSHPOOL	412500^	412500*	345000^	422000^	470000^	2	2	13.9	11.4
WENDOUREE	419800	446000	478000	482000	500000	50	50	19.1	3.7
WENDOUREE WEST	345500^	392500	362500	397500	410000^	9	9	18.7	3.1
WERRIBEE	539000	551500	571500	600000	628000	230	230	16.5	4.7
WERRIBEE SOUTH	797500^	720000^	830000^	875000^	960000^	8	8	20.4	9.7
WEST FOOTSCRAY	950000	931000	1052500	1152500	1100000	35	35	15.8	-4.6
WEST MELBOURNE	1310000^	1310000^	1125000^	1270000^	1232500^	6	6	-5.9	-3.0
WEST WODONGA	412500	420000	419800	440500	472000	57	57	14.4	7.2
WESTALL	793500	818000	905000	880000	892500	20	20	12.5	1.4
WESTGARTH	1675500	2192500	2300000	2270000	1887000	17	17	12.6	-16.9
WESTMEADOWS	695000	770000	723000	713500	698500	14	14	0.5	-2.1
WHEELERS HILL	1315000	1350000	1447500	1390000	1486500	38	38	13.0	6.9
WHITE HILLS	385500	450000	472500	582500	541100	24	24	40.4	-7.1
WHITTINGTON	436000	518500	537000	560000	528100	10	10	21.1	-5.7
WHITTLESEA	641000	660000	705000	717500	800000	21	21	24.8	11.5
WILLIAMS LANDING	711500	748000	742000	808500	825000	41	41	16.0	2.0
WILLIAMSTOWN	1563000	1697500	1635500	1700000	1601000	45	45	2.4	-5.8
WILLIAMSTOWN NORTH	1275000^	1105000^	1220000^	1220000*	1755000^	2	2	37.6	NA
WIMBLEDON HEIGHTS	505000^	657000^	592000^	671500^	685000^	8	8	35.6	2.0
WINCHELSEA	503000	510000	571000	640000	662500^	8	8	31.7	3.5

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MEDIAN HOUSE PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
WINDSOR	1857500	1412000	1410000	1640000	1815000	16	16	-2.3	10.7
WINTER VALLEY	488500	535000	575000	605500	600000	17	17	22.8	-0.9
WODONGA	400000	448500	415000	495000	499500	106	106	24.9	0.9
WOLLERT	582500	635000	627500	680000	711000	111	111	22.1	4.6
WONGA PARK	1359500^	1300000^	1251000^	1090000	1466900^	8	8	7.9	34.6
WONTHAGGI	485000	480000	584000	617500	585000	31	31	20.6	-5.3
WOODEND	792500	852500	970000	940000	960000	19	19	21.1	2.1
WOOLAMAI WATERS	682600	780000	701000	860000	848500	16	16	24.3	-1.3
WOORI YALLOCK	600000	625000	700000^	670000	660000	11	11	10.0	-1.5
WY YUNG	494500^	415000^	390000^	477000	395000^	3	3	-20.1	-17.2
WYCHEPROOF	205000^	131000^	167500^	207500^	150000^	7	7	-26.8	-27.7
WYNDHAM VALE	515000	520000	536500	560000	586000	131	131	13.8	4.6
YACKANDANDAH	712500^	730000^	490000^	654500^	780000^	5	5	9.5	19.2
YALLAMBIE	937000	1056000^	1130000^	985500	1005000^	6	6	7.3	2.0
YALLOURN NORTH	224000^	228800^	285000^	325000	305000	11	11	36.2	-6.2
YARRA GLEN	745000	796000	862800^	912300	770000^	7	7	3.4	-15.6
YARRA JUNCTION	601300^	665000^	650000	747500	787500	18	18	31.0	5.4
YARRAGON	470000^	577500^	556500^	658500^	612500^	8	8	30.3	-7.0
YARRAM	343000	340000	352500	420000	452500	14	14	31.9	7.7
YARRAVILLE	1151500	1100000	1200000	1285000	1355000	48	48	17.7	5.4
YARRAWONGA	540000	529000	649000	608000	732000	40	40	35.6	20.4
YEA	580000^	540000	560000^	635000^	610000^	6	6	5.2	-3.9
YINNAR	470000^	525000^	300000^	364000^	562500^	4	4	19.7	54.5

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MEDIAN UNIT PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
ABBOTSFORD	605000	557000	740000	613500	535000	55	55	-11.6	-12.8
ABERFELDIE	485000 [^]	647500	675000 [^]	735000 [^]	354400 [^]	2	2	-26.9	-51.8
AIRPORT WEST	646300	616500	636000	602000	656000	22	22	1.5	9.0
ALBERT PARK	685000 [^]	691400 [^]	1250000 [^]	817500	1192500 [^]	8	8	74.1	45.9
ALBION	450000	273000	322500	281000	250000	32	32	-44.4	-11.0
ALFREDTON	350000 [^]	227500 [^]	350000 [^]	404500	385000 [^]	9	9	10.0	-4.8
ALPHINGTON	700500	788400	796800	687500	808900	17	17	15.5	17.7
ALTONA	725000	700000	740000	717500	810000	27	27	11.7	12.9
ALTONA EAST	760000 [^]	750000 [^]	810000 [^]	830000 [^]	375000 [^]	1	1	-50.7	-54.8
ALTONA MEADOWS	500000 [^]	473000 [^]	501500	531500 [^]	521000 [^]	7	7	4.2	-2.0
ALTONA NORTH	695500	750000	680000	783000	745000	14	14	7.1	-4.9
ANGLESEA	980000 [^]	1400000 [^]	739000 [^]	1249000 [^]	1249000 [*]	0	0	NA	NA
APOLLO BAY	640000 [^]	550000 [^]	605000 [^]	880000 [^]	975000 [^]	3	3	52.3	10.8
ARARAT	208000	277000 [^]	280000 [^]	349500 [^]	280500 [^]	4	4	34.9	-19.7
ARDEER	595000 [^]	525000	535000 [^]	652500 [^]	552000 [^]	3	3	-7.2	-15.4
ARMADALE	855000	776000	665000	705000	572500	54	54	-33.0	-18.8
ASCOT VALE	635000	554000	580000	685000	548000	20	20	-13.7	-20.0
ASHBURTON	810000 [^]	1000000 [^]	830500 [^]	1325000	1235000 [^]	4	4	52.5	-6.8
ASHWOOD	960500	960000	1107500	967300	955000	20	20	-0.6	-1.3
ASPENDALE	770000	999000	849000	818800	1017500	13	13	32.1	24.3
AVONDALE HEIGHTS	705000	705000 [^]	750000 [^]	732000	671500	10	10	-4.8	-8.3
BACCHUS MARSH	402500 [^]	268500 [^]	422500 [^]	402100	507500	18	18	26.1	26.2
BAIRNSDALE	283200 [^]	327500 [^]	475000 [^]	395000 [^]	143800 [^]	2	2	-49.2	-63.6
BALACLAVA	645000	785000	498000	597000	600000	21	21	-7.0	0.5
BALLAN	385000 [^]	375000 [^]	399000	460000 [^]	430000 [^]	1	1	11.7	-6.5
BALLARAT CENTRAL	498000	250000 [^]	401000 [^]	453700 [^]	440000 [^]	7	7	-11.6	-3.0
BALLARAT EAST	360000	356000	275000 [^]	437500	470000 [^]	7	7	30.6	7.4
BALLARAT NORTH	370000 [^]	337500 [^]	347500 [^]	410000 [^]	448000 [^]	6	6	21.1	9.3
BALWYN	807500	825000	920000	860000	865000	29	29	7.1	0.6
BALWYN NORTH	1000000	1235000	1242500	1145800	1140000	17	17	14.0	-0.5
BARWON HEADS	1387500 [^]	1387500 [*]	912500 [^]	1270000 [^]	1335000 [^]	1	1	-3.8	5.1
BAYSWATER	637000	604500	690500	652000	655000	18	18	2.8	0.5
BAYSWATER NORTH	605500	660000	676500	624500	669000	16	16	10.5	7.1
BEACONSFIELD	606400 [^]	640000 [^]	525500 [^]	675500 [^]	507500 [^]	3	3	-16.3	-24.9

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MEDIAN UNIT PRICES

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
BEAUMARIS	1235000	1120000	1630000	1015000	1330000	12	12	7.7	31.0
BELL PARK	477500 [^]	481000 [^]	515000 [^]	530000	530000*	0	0	NA	NA
BELLFIELD (BANYULE)	740000 [^]	940000 [^]	940000*	940000*	1230000 [^]	1	1	66.2	NA
BELMONT	505000	583000	570000	550000	557500	22	22	10.4	1.4
BENALLA	189000 [^]	253000	157500 [^]	300000 [^]	340000 [^]	7	7	79.9	13.3
BENDIGO	515000 [^]	396000	422000 [^]	415000 [^]	400000 [^]	5	5	-22.3	-3.6
BENTLEIGH	755000	928500	850000	962000	721300	52	52	-4.5	-25.0
BENTLEIGH EAST	998300	941500	1021000	1110000	975800	46	46	-2.3	-12.1
BERWICK	620000	613300	620000	635000	620000	35	35	0.0	-2.4
BITTERN	565000	580000 [^]	500000 [^]	748800 [^]	617500 [^]	2	2	9.3	-17.5
BLACK HILL	333800 [^]	293500 [^]	293500*	414500 [^]	500000 [^]	5	5	49.8	20.6
BLACK ROCK	1050000	1156500	1045000 [^]	1429500	1262500	26	26	20.2	-11.7
BLACKBURN	672500	792500	704000	920000	855000	31	31	27.1	-7.1
BLACKBURN NORTH	816000 [^]	878000	941800 [^]	856500	870000 [^]	4	4	6.6	1.6
BLACKBURN SOUTH	669000	584000	665000 [^]	919000	817500	14	14	22.2	-11.0
BONBEACH	735000	760000	657800	743500	655000	33	33	-10.9	-11.9
BORONIA	614300	657500	642500	683000	669900	70	70	9.1	-1.9
BOX HILL	546000	585000	540000	504400	490000	85	85	-10.3	-2.9
BOX HILL NORTH	850000	880000	889000	863500	884000	32	32	4.0	2.4
BOX HILL SOUTH	891000	1000000	1040000	1171800	900000	21	21	1.0	-23.2
BRAYBROOK	602500	600000	600000	632500	625000	21	21	3.7	-1.2
BRIAR HILL	691000 [^]	800000	877500 [^]	825000 [^]	765000 [^]	8	8	10.7	-7.3
BRIGHT	579000	466400 [^]	750000 [^]	570800	645000 [^]	2	2	11.4	13.0
BRIGHTON	1305000	1150000	1275000	1430000	1387500	58	58	6.3	-3.0
BRIGHTON EAST	1070000	1250000	1111000	1175000	1260000	27	27	17.8	7.2
BROADMEADOWS	455000	420000	430000	461300	473000	33	33	4.0	2.5
BROOKLYN	605000	636500	620000	615000	670000 [^]	9	9	10.7	8.9
BROWN HILL	310000 [^]	339500 [^]	315000 [^]	410000 [^]	380000 [^]	9	9	22.6	-7.3
BRUNSWICK	600000	600000	620000	570000	620000	89	89	3.3	8.8
BRUNSWICK EAST	586500	581500	588800	645000	631000	55	55	7.6	-2.2
BRUNSWICK WEST	547000	500000	550000	539000	482500	58	58	-11.8	-10.5
BULLEEN	752500	655000	660000	875000	856000	12	12	13.8	-2.2
BUNDOORA	420000	460000	500000	501500	550000	45	45	31.0	9.7
BUNYIP	460000 [^]	465000 [^]	540000 [^]	503000 [^]	503000*	0	0	NA	NA

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BURNLEY	536000*	477500^	540500^	583500^	490000^	5	5	NA	-16.0
BURWOOD	768500	930000	850000	860000	826500	36	36	7.5	-3.9
BURWOOD EAST	511000^	905500	844500	699000	780000^	9	9	52.6	11.6
CAIRNLEA	425000^	410000^	330000^	420000^	243000^	1	1	-42.8	-42.1
CALIFORNIA GULLY	415500^	301500^	297000^	317500^	345000^	1	1	-17.0	8.7
CAMBERWELL	890000	831000	890000	908000	913500	54	54	2.6	0.6
CAMPBELLFIELD	417000^	432500^	460000^	428800^	360000^	2	2	-13.7	-16.0
CANADIAN	385000^	382000^	390000^	415000^	407500	10	10	5.8	-1.8
CANTERBURY	1180000	1610000	1504400^	900000	1434000^	7	7	21.5	59.3
CAPE PATERSON	685000^	906900^	836000^	907500^	907500*	0	0	NA	NA
CAPEL SOUND	559500	540000	642000	715000	668500	18	18	19.5	-6.5
CARLTON	418500	558500	430000	451000	480000	89	89	14.7	6.4
CARLTON NORTH	677000^	722500^	655000^	628800	607500^	8	8	-10.3	-3.4
CARNEGIE	675000	604500	585000	621000	599800	92	92	-11.1	-3.4
CAROLINE SPRINGS	476300	470000	445000	460000	575000	17	17	20.7	25.0
CARRUM	750000	772500	835000	764800	770000	21	21	2.7	0.7
CARRUM DOWNS	510800	490500	546000	572500	573800	44	44	12.3	0.2
CASTLEMAINE	492000^	502500^	420000^	535000^	512500^	4	4	4.2	-4.2
CAULFIELD	845000	842500	655000	830000	760000	16	16	-10.1	-8.4
CAULFIELD EAST	681500^	520000^	313800^	516000^	349500^	4	4	-48.7	-32.3
CAULFIELD NORTH	715000	688300	715000	720000	710000	51	51	-0.7	-1.4
CAULFIELD SOUTH	895000	1232500	712500	1130000	864000	34	34	-3.5	-23.5
CHADSTONE	797500	855500	638900	873700	800000	28	28	0.3	-8.4
CHELSEA	710000	681000	689000	650000	710300	58	58	0.0	9.3
CHELSEA HEIGHTS	756000^	702000^	805000^	700000^	750000^	4	4	-0.8	7.1
CHELTENHAM	675000	695000	642500	695000	690000	66	66	2.2	-0.7
CHELTENHAM EAST	776300^	670000^	580000^	670000^	664000^	6	6	-14.5	-0.9
CHELTENHAM NORTH	819000	630500	665000^	737300	729000	15	15	-11.0	-1.1
CHIRNSIDE PARK	654000^	672500	677500	721500	700000	13	13	7.0	-3.0
CLARINDA	650000^	736500^	736500*	784800	770000^	5	5	18.5	-1.9
CLAYTON	708800	730000	645000	782400	655000	52	52	-7.6	-16.3
CLAYTON NORTH	815100	819300	837500	465000	150000	23	23	-81.6	-67.7
CLAYTON SOUTH	490000	676500	716000^	740000^	758500	12	12	54.8	2.5
CLIFTON HILL	818000	900000	704000	645000	658500	10	10	-19.5	2.1

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
COBRAM	235000 [^]	262500 [^]	415000 [^]	238500 [^]	240000 [^]	7	7	2.1	0.6
COBURG	497000	577500	607500	602500	590000	58	58	18.7	-2.1
COBURG EAST	676500	770000	715000	646000	606500	12	12	-10.3	-6.1
COBURG NORTH	675500 [^]	770000	695000	725000	677500	10	10	0.3	-6.6
COLAC	372500 [^]	315000	350000 [^]	340000	340000 [^]	6	6	-8.7	0.0
COLLINGWOOD	608000	695000	655000	675000	677500	46	46	11.4	0.4
CORIO	356000 [^]	365000 [^]	382500 [^]	400300	438500 [^]	4	4	23.2	9.6
COWES	385000	394100	500000	477500	445000 [^]	7	7	15.6	-6.8
COWES WEST	467500	705000	710000	730000	714000	12	12	52.7	-2.2
CRAIGIEBURN	420000	410000	429500	431300	438000	52	52	4.3	1.6
CRANBOURNE	405000	440000	441500	455000	462500	16	16	14.2	1.6
CRANBOURNE EAST	380000 [^]	447500 [^]	452500 [^]	485500 [^]	500000 [^]	6	6	31.6	3.0
CRANBOURNE NORTH	425000 [^]	445000 [^]	477500 [^]	458800	505000 [^]	3	3	18.8	10.1
CRANBOURNE WEST	446000 [^]	460000 [^]	510000	477000	530000 [^]	3	3	18.8	11.1
CREMORNE	564000	695000	562800 [^]	593000 [^]	639000 [^]	8	8	13.3	7.8
CRIB POINT	440000 [^]	457500 [^]	518500 [^]	592000 [^]	530000 [^]	3	3	20.5	-10.5
CROYDON	660000	660000	660000	700000	716000	87	87	8.5	2.3
CROYDON NORTH	707400	710000	661000	737000	708300 [^]	8	8	0.1	-3.9
CROYDON SOUTH	723000 [^]	754000 [^]	897200 [^]	818500	855000 [^]	5	5	18.3	4.5
DALLAS	430000 [^]	449000 [^]	480000 [^]	450000 [^]	287500 [^]	9	9	-33.1	-36.1
DANDENONG	373500	405000	440000	416500	380000	103	103	1.7	-8.8
DANDENONG NORTH	482500	448800	520000	550000	570000	11	11	18.1	3.6
DARLEY	215000	335000 [^]	400000 [^]	420000 [^]	394000 [^]	5	5	83.3	-6.2
DAYLESFORD	410000 [^]	650000 [^]	1300000 [^]	585200 [^]	615000 [^]	3	3	50.0	5.1
DEEPDENE	1205000 [^]	1757500 [^]	2029000 [^]	1790000 [^]	1500000 [^]	3	3	24.5	-16.2
DEER PARK	490000	450000	482500	500000	470000	17	17	-4.1	-6.0
DELACOMBE	384500 [^]	368800 [^]	340000 [^]	470000 [^]	371500 [^]	2	2	-3.4	-21.0
DIAMOND CREEK	790000 [^]	731000 [^]	720000 [^]	719500	770300 [^]	4	4	-2.5	7.1
DINGLEY VILLAGE	694500 [^]	752500 [^]	915000 [^]	802500	895000 [^]	7	7	28.9	11.5
DINNER PLAIN	390000 [^]	494500 [^]	545000 [^]	572500 [^]	592500 [^]	4	4	51.9	3.5
DOCKLANDS	550000	605000	560000	545000	554500	122	122	0.8	1.7
DONCASTER	682500	649500	661300	695000	590000	97	97	-13.6	-15.1
DONCASTER EAST	850000	835000	862500	900500	747500	73	73	-12.1	-17.0
DONVALE	682500	877500	904500	850000	829300	16	16	21.5	-2.4

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DOREEN	495000 [^]	493000 [^]	535000	535000 [^]	450000 [^]	2	2	-9.1	-15.9
DOVETON	443000	525000	469300	510000	532000	21	21	20.1	4.3
DROMANA	700000	705500 [^]	834200	760000	825000 [^]	9	9	17.9	8.6
DROUIN	381500	380000	390000	420000	453500 [^]	4	4	18.9	8.0
DRYSDALE	447500 [^]	460000 [^]	410000 [^]	530000 [^]	510000	14	14	14.0	-3.8
EAGLEHAWK	257500 [^]	328000 [^]	385000 [^]	388500 [^]	415000 [^]	5	5	61.2	6.8
EAGLEMONT	1147500 [^]	1325000 [^]	1310000 [^]	875000	820200 [^]	2	2	-28.5	-6.3
EAST BENDIGO	336000 [^]	372500 [^]	415000 [^]	390000 [^]	525000 [^]	3	3	56.3	34.6
EAST GEELONG	720000 [^]	660000 [^]	660000 [*]	446000 [^]	446000 [*]	0	0	NA	NA
EAST MELBOURNE	920000	680000	572000	768800	1100000	25	25	19.6	43.1
ECHUCA	347500	335000	330000	327800	407500	14	14	17.3	24.3
EDITHVALE	785000	850000	770000	885500	750000	21	21	-4.5	-15.3
ELSTERNWICK	723000	715000	670000	707500	635000	23	23	-12.2	-10.2
ELTHAM	800000	781000	860000	800000	700000	21	21	-12.5	-12.5
ELWOOD	675000	701000	678000	747000	695000	102	102	3.0	-7.0
ENDEAVOUR HILLS	549000	585300	667500	635000	617500	16	16	12.5	-2.8
EPPING	411000	468500	399000	481000	505000	26	26	22.9	5.0
ESSENDON	595000	572500	605000	610000	600000	73	73	0.8	-1.6
ESSENDON NORTH	474000	580000	580000	410000	410500	14	14	-13.4	0.1
ESSENDON WEST	1392500 [^]	910200 [^]	950000 [^]	860000 [^]	972500 [^]	4	4	-30.2	13.1
EUMEMMERRING	490000	450000	593500	527500 [^]	580000 [^]	5	5	18.4	10.0
FAIRFIELD	578000	605000	677100	585000	541000	14	14	-6.4	-7.5
FAWKNER	543800	560500	575000	608000	595000	17	17	9.4	-2.1
FERNTREE GULLY	610000	647500	647500	685000	630000	39	39	3.3	-8.0
FISHERMANS BEND	976500	949000	1014000	980300	772500	34	34	-20.9	-21.2
FITZROY	854000	710000	940000	817500	770000	27	27	-9.8	-5.8
FITZROY NORTH	621000	700000	855000	775000	735000	37	37	18.4	-5.2
FLEMINGTON	461000	400000	456000	465000	425000	26	26	-7.8	-8.6
FLORA HILL	402500 [^]	340000	360000	412500	411600	18	18	2.2	-0.2
FOOTSCRAY	499000	500000	500000	505000	505000	81	81	1.2	0.0
FOREST HILL	820000	818000	699000	800000	837500	18	18	2.1	4.7
FRANKSTON	460000	535000	517000	598000	570000	117	117	23.9	-4.7
FRANKSTON NORTH	420000 [^]	485000 [^]	597000 [^]	536000 [^]	508000 [^]	3	3	21.0	-5.2
FRANKSTON SOUTH	720000	731100	810000	800000	770000	11	11	6.9	-3.8

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GARDENVALE	330000 [^]	805000 [^]	635500 [^]	340900	320000 [^]	5	5	-3.0	-6.1
GARFIELD	400000 [^]	455000 [^]	740000 [^]	460000 [^]	505000 [^]	3	3	26.3	9.8
GEELONG	575000	725000	575000	701000	740000	21	21	28.7	5.6
GEELONG WEST	629000	620000 [^]	540000	700000	695000 [^]	5	5	10.5	-0.7
GISBORNE	637500	535000 [^]	630000 [^]	702500 [^]	665000 [^]	5	5	4.3	-5.3
GLEN HUNTLY	520000	717500	502800	565000	577500	22	22	11.1	2.2
GLEN IRIS	720000	721300	680000	702000	755000	69	69	4.9	7.5
GLEN WAVERLEY	772300	880000	919500	860000	820000	57	57	6.2	-4.7
GLENROY	595000	586500	595000	620000	601000	99	99	1.0	-3.1
GOLDEN POINT (BALLARAT)	304500 [^]	355000 [^]	417500 [^]	410000 [^]	420000 [^]	5	5	37.9	2.4
GOLDEN SQUARE	320000	317000	400000	401000	450000 [^]	7	7	40.6	12.2
GREENSBOROUGH	690000	750000	686800	747500	690000	26	26	0.0	-7.7
GREENVALE	570000 [^]	605000	624500 [^]	537000 [^]	450000 [^]	4	4	-21.1	-16.2
GROVEDALE	488800	549000	465300	540000	525000	10	10	7.4	-2.8
HADFIELD	599000	638000	530000	585000	582500	12	12	-2.8	-0.4
HALLAM	480000	530000	535000	585000	525000 [^]	8	8	9.4	-10.3
HAMILTON	240000 [^]	297500 [^]	369500 [^]	307000 [^]	262500 [^]	6	6	9.4	-14.5
HAMLYN HEIGHTS	496000	550000	495000 [^]	500000	641000 [^]	9	9	29.2	28.2
HAMPTON	1030000	958500	917500	920000	855000	30	30	-17.0	-7.1
HAMPTON EAST	718500	540000	1250000 [^]	810000	927500	10	10	29.1	14.5
HAMPTON PARK	470000	495000	511000	550000	528800	22	22	12.5	-3.9
HARKNESS	380000	375000	416300 [^]	384000 [^]	365000	14	14	-3.9	-4.9
HASTINGS	502500	542500	523000	590000	617300	11	11	22.8	4.6
HAWTHORN	599000	593800	559500	610000	580000	118	118	-3.2	-4.9
HAWTHORN EAST	719500	630000	670000	675000	575000	63	63	-20.1	-14.8
HEALESVILLE	600500	590000 [^]	616300 [^]	600000	565000 [^]	9	9	-5.9	-5.8
HEATHCOTE	277500 [^]	263000 [^]	365000 [^]	380000 [^]	400000 [^]	5	5	44.1	5.3
HEATHERTON	475000 [^]	405000 [^]	464500 [^]	405000 [^]	380000 [^]	3	3	-20.0	-6.2
HEATHMONT	700000	778000	750000	775000	795300	13	13	13.6	2.6
HEIDELBERG	662500	678500	677500	636000	705000	26	26	6.4	10.8
HEIDELBERG HEIGHTS	707000	756000	597300	725000	798000	17	17	12.9	10.1
HEIDELBERG WEST	665000	660500	615500	662000	673000	15	15	1.2	1.7
HERNE HILL	371000	312500 [^]	360000	455000 [^]	354500 [^]	8	8	-4.4	-22.1
HIGHETT	757500	778000	790000	765000	815000	48	48	7.6	6.5

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HIGHTON	470000	515000	512500	590000	535000	17	17	13.8	-9.3
HILLSIDE (MELTON)	475500 [^]	562500 [^]	518000 [^]	532500 [^]	500000	13	13	5.2	-6.1
HOPPERS CROSSING	407500	413800	408000	450000	425000	16	16	4.3	-5.6
HORSHAM	310000	298000	232500	260000	370000 [^]	9	9	19.4	42.3
HUGHESDALE	705000	727500	591500	838000	720000	11	11	2.1	-14.1
HUNTINGDALE	701200 [^]	701200 [*]	422500 [^]	345000 [^]	485000 [^]	1	1	-30.8	40.6
INVERLOCH	491500 [^]	745000 [^]	690000 [^]	780000 [^]	696000 [^]	7	7	41.6	-10.8
IVANHOE	687500	810000	797500	775000	790000	51	51	14.9	1.9
IVANHOE EAST	726900	777500 [^]	675000 [^]	677000	760000 [^]	3	3	4.6	12.3
JACANA	470000 [^]	464000 [^]	446500 [^]	495000 [^]	497000 [^]	1	1	5.7	0.4
JOLIMONT	717500 [^]	1262500	1200000 [^]	1377500	1175300	12	12	63.8	-14.7
JUNCTION VILLAGE	345000 [^]	230000 [^]	259000 [^]	290000 [^]	275000 [^]	3	3	-20.3	-5.2
KANGAROO FLAT	327000	310000	392500 [^]	345000	432500 [^]	4	4	32.3	25.4
KEILOR	505300 [^]	752500 [^]	830000 [^]	800000 [^]	787500 [^]	2	2	55.8	-1.6
KEILOR DOWNS	568000 [^]	565000 [^]	573700 [^]	635000 [^]	645500 [^]	5	5	13.6	1.7
KEILOR EAST	687500 [^]	810000	732000 [^]	715000	775000	10	10	12.7	8.4
KENNINGTON	295000	357500	331500	470000	500000	11	11	69.5	6.4
KENSINGTON	535000	569500	509000	520000	590000	25	25	10.3	13.5
KERANG	278000 [^]	214000 [^]	202000 [^]	290000 [^]	280000 [^]	5	5	0.7	-3.4
KEW	930000	800000	935000	945000	902000	45	45	-3.0	-4.6
KEW EAST	945500 [^]	860000 [^]	860000 [*]	1237400 [^]	759000 [^]	3	3	-19.7	-38.7
KEW NORTH	755000	1100000 [^]	1330000 [^]	900000	929000	14	14	23.0	3.2
KEYSBOROUGH	680000	622500	675300	657400	803000 [^]	6	6	18.1	22.1
KILMORE	377500 [^]	397500	400000 [^]	400000	450000 [^]	5	5	19.2	12.5
KILSYTH	640000	636000	681000	715800	751300	25	25	17.4	5.0
KINGSBURY	550000 [^]	605000 [^]	600000	542500 [^]	405000 [^]	3	3	-26.4	-25.3
KINGSVILLE	565000	636000	581000	508000	530000	11	11	-6.2	4.3
KNOXFIELD	791500	749700	788000	795500	780000 [^]	7	7	-1.5	-1.9
KOO WEE RUP	412500 [^]	442500 [^]	473500 [^]	400000 [^]	463800 [^]	6	6	12.4	15.9
KOOYONG	706100 [^]	755000 [^]	1350000 [^]	910000 [^]	1470000 [^]	1	1	108.2	61.5
KORUMBURRA	342500 [^]	323500 [^]	345000 [^]	500000 [^]	375000 [^]	1	1	9.5	-25.0
KURUNJANG	363000 [^]	359000 [^]	426000 [^]	445000 [^]	382500 [^]	2	2	5.4	-14.0
KYABRAM	185000 [^]	285000 [^]	280000 [^]	287500	315000 [^]	4	4	70.3	9.6
KYNETON	573000	595000 [^]	653800 [^]	545000	690000 [^]	1	1	20.4	26.6

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
LAKE WENDOUREE	480000	505000 [^]	413000 [^]	413000*	599000 [^]	5	5	24.8	NA
LAKES ENTRANCE	278000 [^]	315000 [^]	309000	384000 [^]	572000 [^]	6	6	105.8	49.0
LALOR	535000	485000	546000	560500	565000	17	17	5.6	0.8
LANGWARRIN	515000	540000	575000	600000	599800	36	36	16.5	0.0
LARA	446000 [^]	495000 [^]	507500 [^]	495000 [^]	480000 [^]	1	1	7.6	-3.0
LARA LAKE	415000 [^]	407500 [^]	518000 [^]	450000 [^]	480000 [^]	4	4	15.7	6.7
LAVERTON	561000	530000	520000	522500	550000	11	11	-2.0	5.3
LAVERTON SOUTH	482000 [^]	485000	481000 [^]	547500	545000	11	11	13.1	-0.5
LEONGATHA	280000 [^]	352500 [^]	332500 [^]	372500 [^]	390000 [^]	2	2	39.3	4.7
LEOPOLD	472500	465000 [^]	473500 [^]	500000	556000 [^]	2	2	17.7	11.2
LILYDALE	552000	587500	586000	610000	630000	33	33	14.1	3.3
LONG GULLY	255000 [^]	380000 [^]	360000 [^]	380000 [^]	437500 [^]	2	2	71.6	15.1
LONGWARRY	395000 [^]	410000 [^]	422500 [^]	440000 [^]	450000 [^]	1	1	13.9	2.3
LORNE	915000	1380000 [^]	957500 [^]	1120000 [^]	1340000 [^]	7	7	46.4	19.6
LOVELY BANKS	350600	308000 [^]	408000 [^]	295000 [^]	349500 [^]	2	2	-0.3	18.5
LOWER PLENTY	600000	575500	761000 [^]	820000	693100 [^]	6	6	15.5	-15.5
LUCAS	372900 [^]	372900*	372900*	372900*	455000 [^]	1	1	22.0	NA
LYNBROOK	525000*	550000 [^]	540000 [^]	561500 [^]	665500 [^]	4	4	NA	18.5
LYNDHURST	465000 [^]	470000 [^]	523800 [^]	517000 [^]	687500 [^]	2	2	47.8	33.0
MACLEOD	786300	750000	740500	811500	753500	16	16	-4.2	-7.1
MAIDSTONE	720000	630000	694500	590000	580000	28	28	-19.4	-1.7
MALVERN	796500	859000	657500	813800	940000	17	17	18.0	15.5
MALVERN EAST	749000	670000	893500	732500	677000	65	65	-9.6	-7.6
MANIFOLD HEIGHTS	457500 [^]	1140000 [^]	450000 [^]	570000 [^]	503000 [^]	6	6	9.9	-11.8
MANSFIELD	430000 [^]	375000 [^]	342500 [^]	412500 [^]	495000 [^]	5	5	15.1	20.0
MARIBYRNONG	538800	505000	525000	525000	527500	60	60	-2.1	0.5
MARYBOROUGH	285000	322000 [^]	320000 [^]	325000 [^]	408000 [^]	1	1	43.2	25.5
MCCRAE	616000	860000 [^]	716000	872500 [^]	855000 [^]	4	4	38.8	-2.0
MCKINNON	975000	885000	1029000	832500	836000	18	18	-14.3	0.4
MEADOW HEIGHTS	420000 [^]	440000	415000 [^]	450000	455000 [^]	9	9	8.3	1.1
MELBOURNE	542000	520000	528500	500000	540000	437	437	-0.4	8.0
MELTON	349500	335000	350000 [^]	359600	375000 [^]	9	9	7.3	4.3
MELTON SOUTH	320000	320000	332500	367100	355000	12	12	10.9	-3.3
MENTONE	667500	703000	630000	760000	683800	46	46	2.4	-10.0

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MERBEIN	-	190000 [^]	190000 [^]	190000 [*]	196500 [^]	1	1	0.0	NA
MERINDA PARK	559000 [^]	452500 [^]	397500 [^]	520000 [^]	498100 [^]	2	2	-10.9	-4.2
MERENDA	428500	410000	435000	432500	440000	13	13	2.7	1.7
METUNG	206000 [^]	370000 [^]	225000 [^]	340000 [^]	546300 [^]	4	4	165.2	60.7
MICKLEHAM	522500 [^]	525000	546000	515000 [^]	623000 [^]	4	4	19.2	21.0
MIDDLE PARK	469000 [^]	1425000 [^]	1235000 [^]	962500	820000 [^]	9	9	74.8	-14.8
MILDURA	242500	230500	252500	272000	291400	38	38	20.2	7.1
MILL PARK	480000	465000	497500	500500	515000	17	17	7.3	2.9
MITCHAM	782800	705000	870000	824800	760000	31	31	-2.9	-7.9
MOE	150000	230000	225000	168500 [^]	225000	11	11	50.0	33.5
MONT ALBERT	770800	988000	720000	812900	940000	14	14	22.0	15.6
MONT ALBERT NORTH	1140500 [^]	1375500	1300000	1165000	1108800	11	11	-2.8	-4.8
MONTMORENCY	748000	772000	832500	884000	898500	12	12	20.1	1.6
MOONEE PONDS	567500	594000	570000	654000	582500	49	49	2.6	-10.9
MOORABBIN	497500	716300	500000	907500	702000 [^]	9	9	41.1	-22.6
MOOROOLBARK	628500	668000	685000	710500	689000	26	26	9.6	-3.0
MOOROPNA	207500 [^]	245000 [^]	260000 [^]	270000 [^]	242000 [^]	7	7	16.6	-10.4
MORDIALLOC	755000	690000	760000	772500	658500	22	22	-12.8	-14.8
MORNINGTON	778000	780000	715000	830000	847500	60	60	8.9	2.1
MORWELL	163000	235000	229000	192500	245000	15	15	50.3	27.3
MOUNT CLEAR	420000 [^]	350000 [^]	402000 [^]	365000 [^]	488500 [^]	4	4	16.3	33.8
MOUNT ELIZA	710500	605000	660000	802500	900000	14	14	26.7	12.1
MOUNT EVELYN	585500 [^]	635000 [^]	695000 [^]	757500 [^]	720000 [^]	5	5	23.0	-5.0
MOUNT MARTHA	860000 [^]	700000 [^]	405000 [^]	805000 [^]	982500 [^]	8	8	14.2	22.0
MOUNT PLEASANT	400000 [^]	403800 [^]	371500 [^]	357500 [^]	385000 [^]	1	1	-3.8	7.7
MOUNT WAVERLEY	1090000	1000500	1210000	1175000	1023500	50	50	-6.1	-12.9
MULGRAVE	731000	773100	859000	731300	857500	16	16	17.3	17.3
MURRUMBEENA	670000	545000	638800	591500	554000	31	31	-17.3	-6.3
NARRE WARREN	507200	503300	483800	515000	516300	20	20	1.8	0.2
NARRE WARREN SOUTH	586300 [^]	585000 [^]	624000 [^]	559500 [^]	627500 [^]	6	6	7.0	12.2
NEW GISBORNE	447500 [*]	955000 [^]	595000 [^]	520000 [^]	520000 [*]	0	0	NA	NA
NEWBOROUGH	340000 [^]	265000 [^]	285000 [^]	249900 [^]	360000 [^]	2	2	5.9	44.1
NEWCOMB	425000 [^]	419500 [^]	475000	516000 [^]	460000 [^]	7	7	8.2	-10.9
NEWPORT	832500	810000	800000	760000	802500	28	28	-3.6	5.6

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NEWTOWN (GREATER GEELONG)	610000	695000	647000	670000	596000^	7	7	-2.3	-11.0
NIDDRIE	712000	783500^	666500	830000^	775000	15	15	8.8	-6.6
NOBLE PARK	501000	520000	540000	550000	540000	88	88	7.8	-1.8
NOBLE PARK NORTH	507500^	555300^	565000^	542000^	615000^	2	2	21.2	13.5
NORLANE	347500^	380000	415000^	395000^	417500^	6	6	20.1	5.7
NORTH BENDIGO	336000^	330500^	385000^	473000^	458500^	6	6	36.5	-3.1
NORTH MELBOURNE	552500	572000	542000	610000	500000	57	57	-9.5	-18.0
NORTHCOTE	620800	672300	710000	656500	630000	39	39	1.5	-4.0
NOTTING HILL	401400	420000	407100^	415000^	400000	16	16	-0.4	-3.6
NUMURKAH	168000	180000^	230000^	248000^	242500^	6	6	44.3	-2.2
NUNAWADING	841000	755500	712500	770000	750000	27	27	-10.8	-2.6
OAK PARK	599900	657500	739000	707500	675000	25	25	12.5	-4.6
OAKLEIGH	575400	607500	695000	634000	655000	21	21	13.8	3.3
OAKLEIGH EAST	836500	875100	758000	837500	821000	20	20	-1.9	-2.0
OAKLEIGH SOUTH	761600	810000	808500	831000	835000	15	15	9.6	0.5
OCEAN GROVE	782500	851000	787500	897500	972500	14	14	24.3	8.4
OFFICER	485500^	570000^	455000^	495000^	582800^	6	6	20.0	17.7
ORMOND	620000	600000	690000	785000	540000	22	22	-12.9	-31.2
OSBORNE	750000	740000	752500	785000	800000^	5	5	6.7	1.9
PAKENHAM	418000	425000	430000	457500	480000	43	43	14.8	4.9
PARKDALE	675000	740000	832500	912500	783500	26	26	16.1	-14.1
PARKVILLE	585000	497000	660000	495000	677500	23	23	15.8	36.9
PASCOE VALE	670000	653500	640000	685000	630500	70	70	-5.9	-8.0
PASCOE VALE SOUTH	495000^	620000	780000^	737500	780500^	8	8	57.7	5.8
PATTERSON LAKES	547500	707000	603000	661500	617500	20	20	12.8	-6.7
PAYNESVILLE	320000^	359500^	365000^	437500^	370000^	7	7	15.6	-15.4
POINT COOK	460800	465000	465000	530000	555000	29	29	20.5	4.7
POINT LONSDALE	805000^	780000^	1652500^	680000^	905500^	3	3	12.5	33.2
PORT FAIRY	1042500^	800000^	745000^	795000^	795000*	0	0	NA	NA
PORT MELBOURNE	847800	860000	830000	830000	805500	98	98	-5.0	-3.0
PORTARLINGTON	695000	665000	670000^	678800^	707500^	6	6	1.8	4.2
PORTLAND	201000	269000	402000^	235000^	340000^	9	9	69.2	44.7
PRAHRAN	575000	610000	610000	595300	575000	72	72	0.0	-3.4
PRESTON	660000	592000	620000	611000	580000	77	77	-12.1	-5.1

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QUARRY HILL	400000 [^]	349000 [^]	320000 [^]	429500 [^]	345000 [^]	6	6	-13.8	-19.7
QUEENSLIFF	715000 [*]	753500 [^]	457500 [^]	1012500 [^]	990000 [^]	3	3	NA	-2.2
REDAN	327000 [^]	319000 [^]	355000 [^]	357000 [^]	379000 [^]	6	6	15.9	6.2
RESERVOIR	628500	650000	630000	630000	641000	130	130	2.0	1.7
RICHMOND	650000	620000	630000	642500	630000	121	121	-3.1	-1.9
RIDDELLS CREEK	557500 [^]	487500 [^]	557500 [^]	660000 [^]	662500 [^]	2	2	18.8	0.4
RINGWOOD	585000	635000	625000	630000	580500	56	56	-0.8	-7.9
RINGWOOD EAST	664000	678500	717500	753000	798000	24	24	20.2	6.0
RINGWOOD NORTH	815000 [^]	950000 [^]	945000 [^]	790000 [^]	666500 [^]	4	4	-18.2	-15.6
RIPPLESIDE	955000 [*]	529500 [^]	790000 [^]	635800 [^]	515000 [^]	2	2	NA	-19.0
RIPPONLEA	600000 [^]	384500 [^]	390000 [^]	586500	955000 [^]	4	4	59.2	62.8
ROBINVALE	270000 [*]	100000 [^]	100000 [*]	100000 [*]	270000 [^]	1	1	NA	NA
ROMSEY	445000 [^]	494000 [^]	532500 [^]	508800 [^]	530000 [^]	5	5	19.1	4.2
ROSANNA	675000	830000	910000	900000	800000	13	13	18.5	-11.1
ROSEBUD	604300	645000	735900	747800	770000	24	24	27.4	3.0
ROSEBUD SOUTH	814000	600000 [^]	615000 [^]	749000 [^]	660000 [^]	1	1	-18.9	-11.9
ROWVILLE	711500	667500	595000	612500	600000	11	11	-15.7	-2.0
ROXBURGH PARK	535000 [^]	410000	432500 [^]	422000 [^]	525000	12	12	-1.9	24.4
RYE	762500 [^]	1005000 [^]	690000 [^]	1015000	673300 [^]	8	8	-11.7	-33.7
SAFETY BEACH	730000	762500	805300	775000	875000	26	26	19.9	12.9
SALE	250000	262500	262000	295000	310000	24	24	24.0	5.1
SANCTUARY LAKES	525000	532500	522500 [^]	608700 [^]	604000 [^]	8	8	15.0	-0.8
SANDRINGHAM	710000	1041000	930000	847500	870000	45	45	22.5	2.7
SCORESBY	745000 [^]	625000 [^]	750000 [^]	938000 [^]	725000 [^]	5	5	-2.7	-22.7
SEAFORD	533500	627500	625000	651800	638000	49	49	19.6	-2.1
SEAHOLME	915000 [^]	800000 [^]	800000 [*]	970000 [^]	1080000 [^]	5	5	18.0	11.3
SEBASTOPOL	292500	312000	341000	350400	336900	20	20	15.2	-3.8
SEDDON	517500 [^]	575000 [^]	545000 [^]	552500	635000 [^]	3	3	22.7	14.9
SEYMOUR	365000 [^]	340000 [^]	330000 [^]	329000 [^]	270000 [^]	2	2	-26.0	-17.9
SHEPPARTON	265000	249900	265000	287000	330000	33	33	24.5	15.0
SKYE	465000 [^]	535000	565000	631000 [^]	600000	13	13	29.0	-4.9
SOLDIERS HILL	318750 [*]	441000 [^]	480000 [^]	454000 [^]	460000 [^]	5	5	NA	1.3
SOMERVILLE	497500	500000	540000	565000	550000	15	15	10.6	-2.7
SORRENTO	770000 [^]	2137500 [^]	1540000 [^]	2500000 [^]	2205000 [^]	2	2	186.4	-11.8

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SOUTH GEELONG	531000 [^]	625000 [^]	286700 [^]	454000 [^]	515000 [^]	3	3	-3.0	13.4
SOUTH KINGSVILLE	800000	740000	658800 [^]	820000 [^]	670000 [^]	9	9	-16.3	-18.3
SOUTH MELBOURNE	640000	710000	622000	667500	665000	50	50	3.9	-0.4
SOUTH MORANG	420100	550000	442500	515000	485000	17	17	15.4	-5.8
SOUTH YARRA	635000	650000	630000	665000	620000	200	200	-2.4	-6.8
SOUTHBANK	559500	570000	552500	618000	608000	223	223	8.7	-1.6
SPOTSWOOD	820000 [^]	740000	815000 [^]	694500 [^]	746000 [^]	3	3	-9.0	7.4
SPRING GULLY	290000 [^]	285000 [^]	385000	380000 [^]	250000 [^]	9	9	-13.8	-34.2
SPRINGVALE	590000	616000	637500	591000	612500	40	40	3.8	3.6
SPRINGVALE SOUTH	630000	600000	632500	612600	698000	17	17	10.8	13.9
ST ALBANS	470000	485000	486000	535000	487500	56	56	3.7	-8.9
ST ALBANS PARK	340100 [^]	381800 [^]	590000 [^]	440000 [^]	455000 [^]	6	6	33.8	3.4
ST KILDA	570000	576000	555000	527500	546000	155	155	-4.2	3.5
ST KILDA EAST	605000	637800	586000	602500	627500	71	71	3.7	4.1
ST KILDA WEST	585000	525000	561000	650500	595000	21	21	1.7	-8.5
ST LEONARDS	485000 [^]	535000 [^]	421300 [^]	467000 [^]	630000 [^]	5	5	29.9	34.9
STAWELL	274500 [^]	177500 [^]	660000 [^]	282500 [^]	360000 [^]	1	1	31.1	27.4
STRATHDALE	350000 [^]	440000	405000 [^]	403500 [^]	388000 [^]	6	6	10.9	-3.8
STRATHMORE	887500 [^]	765000	898500	750000 [^]	850000 [^]	9	9	-4.2	13.3
STUDFIELD	607500	750500 [^]	450000 [^]	736500 [^]	845000 [^]	2	2	39.1	14.7
SUNBURY	450000	450000	450000	500000	473000	46	46	5.1	-5.4
SUNSHINE	575000	608600	635000	656000	515000	15	15	-10.4	-21.5
SUNSHINE NORTH	610000	522500	565000 [^]	615000	740000 [^]	8	8	21.3	20.3
SUNSHINE WEST	552500	602500	500000	588000	642000	14	14	16.2	9.2
SURREY HILLS	992500	832000	922500	901000	825000	25	25	-16.9	-8.4
SWAN HILL	279000 [^]	325000	285000 [^]	312000 [^]	360000 [^]	9	9	29.0	15.4
SYDENHAM	440000	428000	454300	485000	485000	23	23	10.2	0.0
SYNDAL	931000	895000	727500	985000	990400	10	10	6.4	0.5
TARNEIT	430000	434000	430000	422500	438500	24	24	2.0	3.8
TATURA	269000 [^]	205000 [^]	265000 [^]	312000 [^]	265000 [^]	9	9	-1.5	-15.1
TAYLORS HILL	56100 [^]	490000 [^]	510000 [^]	520000 [^]	565000 [^]	3	3	907.0	8.7
TAYLORS LAKES	450000 [^]	515000 [^]	472000 [^]	505000 [^]	590000 [^]	7	7	31.1	16.8
TEMPLESTOWE	850000	902500	1064500	930500	1023400	20	20	20.4	10.0
TEMPLESTOWE LOWER	932000	950000	930000	935000	1050000	13	13	12.7	12.3

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MEDIAN UNIT PRICES

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THOMASTOWN	510000	520000	499500	540000	534500	16	16	4.8	-1.0
THORNBURY	635000	668500	725000	677500	686000	62	62	8.0	1.3
TOORAK	1285000	950000	1317500	1067600	1284000	56	56	-0.1	20.3
TORQUAY	845000	705000^	820000	870000	930000	21	21	10.1	6.9
TRAFALGAR	450000^	379000^	300000^	335000^	483500^	2	2	7.4	44.3
TRARALGON	260000	300000	317500	307000	306000	21	21	17.7	-0.3
TRAVANCORE	364500	395000	379000^	386300	378500	10	10	3.8	-2.0
TRUGANINA	427000^	418000	474100^	442500	473500	12	12	10.9	7.0
TULLAMARINE	585000	572500	550000	572500	526000	19	19	-10.1	-8.1
TYABB	601000^	357500^	597500^	500000^	571000^	1	1	-5.0	14.2
VERMONT	852500	907100	907000	916000	840000	22	22	-1.5	-8.3
VERMONT SOUTH	735000^	742500	610000^	772500	840000^	6	6	14.3	8.7
VIEWBANK	601000^	685000	687500^	720000^	725000^	7	7	20.6	0.7
WALLAN	390000^	405000^	420000	473500	470000^	4	4	20.5	-0.7
WALLAN EAST	357500^	403500^	417500^	415000^	427500^	2	2	19.6	3.0
WANGARATTA	320000	273000	312000	350000	302500	16	16	-5.5	-13.6
WANTIRNA	662500	670000	730000	785000^	770000	10	10	16.2	-1.9
WANTIRNA SOUTH	548000	550000	472500^	788500	535000	13	13	-2.4	-32.1
WARRAGUL	341000	325000	350000	375000	389000	22	22	14.1	3.7
WARRNAMBOOL	340000	351100	385300	440000	408800	25	25	20.2	-7.1
WATSONIA	655000	742000	841000^	785000	667500^	8	8	1.9	-15.0
WENDOUREE	329000	367600^	350000^	358500^	401000	12	12	21.9	11.9
WERRIBEE	400000	410000	410000	403800	420000	53	53	5.0	4.0
WERRIBEE SOUTH	452000^	560000^	490000^	530000	470000	13	13	4.0	-11.3
WEST FOOTSCRAY	577500	570000	490000	610000	604500	42	42	4.7	-0.9
WEST MELBOURNE	580000	670000	575000	487500	590000	37	37	1.7	21.0
WEST WODONGA	291000	245000	267000^	320000	306000	13	13	5.2	-4.4
WESTALL	660000	628000	650000	595000	615000	32	32	-6.8	3.4
WESTGARTH	640000^	725000	560000^	750300	630000^	7	7	-1.6	-16.0
WESTMEADOWS	565000	588000	577500	583500	600000	13	13	6.2	2.8
WHEELERS HILL	888800^	804000^	1602000^	1280000^	1280300^	4	4	44.1	0.0
WHITE HILLS	270000^	365000^	375000^	470000^	375000^	1	1	38.9	-20.2
WHITTINGTON	330000^	367700	375000	430300^	435500^	8	8	32.0	1.2
WHITTLESEA	407500^	460000^	500000^	529000^	515000^	6	6	26.4	-2.6

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
WILLIAMS LANDING	458000 [^]	516000 [^]	571000 [^]	420000 [^]	432500	10	10	-5.6	3.0
WILLIAMSTOWN	745000	640000	808300	792500	763600	22	22	2.5	-3.6
WILLIAMSTOWN NORTH	700000 [^]	745000 [^]	908500 [^]	726000 [^]	685000 [^]	5	5	-2.1	-5.6
WINDSOR	541300	492000	611000	641000	578500	30	30	6.9	-9.8
WODONGA	239000	299000	297500	315000	342000	24	24	43.1	8.6
WOLLERT	470000 [^]	378500	475000 [^]	420000	410000 [^]	9	9	-12.8	-2.4
WONTHAGGI	399500	437500 [^]	394000	492000	490000 [^]	9	9	22.7	-0.4
WOODEND	685000 [^]	715000 [^]	642500 [^]	620000 [^]	615000 [^]	3	3	-10.2	-0.8
WYNDHAM VALE	369500	441000 [^]	410000 [^]	439500	435500 [^]	6	6	17.9	-0.9
YARRA GLEN	620000 [^]	545000 [^]	727500 [^]	720000 [^]	701000 [^]	2	2	13.1	-2.6
YARRA JUNCTION	538800 [^]	560000 [^]	591000 [^]	526000 [^]	707000 [^]	5	5	31.2	34.4
YARRAM	260000 [^]	180000 [^]	197500 [^]	282500 [^]	275500 [^]	2	2	6.0	-2.5
YARRAVILLE	686500	605000	657500	685000	650000	25	25	-5.3	-5.1
YARRAWONGA	339000	389500	355000	302000	389500	12	12	14.9	29.0

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
AINTREE	383000 [^]	387000 [^]	411000 [^]	520000 [^]	545000 [^]	3	3	42.3	4.8
ALEXANDRA	135000	157500 [^]	207300 [^]	275000 [^]	140000 [^]	4	4	3.7	-49.1
ALFREDTON	226000	255000	277500	300000	350000	14	14	54.8	16.7
APOLLO BAY	320000	340000 [^]	455000 [^]	597500 [^]	340000 [^]	3	3	6.3	-43.1
ARARAT	80000 [^]	80000 [^]	147500 [^]	150000 [^]	136000 [^]	2	2	70.0	-9.3
ARMSTRONG CREEK	284800	281000	294000	327000	369000	19	19	29.6	12.8
AVENEL	190000 [^]	186500 [^]	160000 [^]	240000 [^]	270000 [^]	5	5	42.1	12.5
BACCHUS MARSH	297500	309000 [^]	292500 [^]	330000 [^]	391500 [^]	4	4	31.6	18.6
BAGSHOT	101000	133000 [^]	134000 [^]	237700 [^]	242200 [^]	4	4	139.9	1.9
BAIRNSDALE	158800	149500	158000	178000 [^]	230000 [^]	1	1	44.9	29.2
BALLAN	212000 [^]	256000 [^]	282500 [^]	273500 [^]	360000 [^]	1	1	69.8	31.6
BALLARAT EAST	219000	215000	152300 [^]	355000 [^]	173000 [^]	1	1	-21.0	-51.3
BANNOCKBURN	277500 [^]	262500 [^]	415000 [^]	415000 [*]	365000 [^]	3	3	31.5	NA
BARANDUDA	135000	160000	162500	163000 [^]	92000	18	18	-31.9	-43.6
BARWON HEADS	1150000 [^]	3140000 [^]	1680000 [^]	1680000 [*]	1075000 [^]	1	1	-6.5	NA
BEACONSFIELD	355600	382000 [^]	403100 [^]	403200 [^]	403200 [*]	0	0	NA	NA
BEAUFORT	91300 [^]	80000	75000 [^]	142500 [^]	142500 [*]	0	0	NA	NA
BEECHWORTH	230000 [^]	293500 [^]	260000 [^]	312200 [^]	320000 [^]	1	1	39.1	2.5
BELL PARK	324000 [^]	500000 [^]	356000 [^]	452800 [^]	452800 [*]	0	0	NA	NA
BELMONT	286000 [^]	380000 [^]	380000 [*]	310000 [^]	220000 [^]	1	1	-23.1	-29.0
BENALLA	126500	135000	153000	165000	170000 [^]	3	3	34.4	3.0
BENDIGO	210000 [^]	248800 [^]	222500 [^]	240000 [^]	350000 [^]	7	7	66.7	45.8
BERWICK	428000	412000	398000	415000	570500	28	28	33.3	37.5
BEVERIDGE	271000	279000	280000	305000	334500	10	10	23.4	9.7
BIRREGURRA	310500 [^]	325000 [^]	362500 [^]	395000 [^]	422500 [^]	4	4	36.1	7.0
BLAIRGOWRIE	775000 [^]	1285000 [^]	1500000 [^]	1415000 [^]	1575000 [^]	5	5	103.2	11.3
BONNIE BROOK	316000	333000	329500	345400	309800	36	36	-2.0	-10.3
BONSHAW	245000 [^]	240000 [^]	265000 [^]	255000 [^]	278500 [^]	4	4	13.7	9.2
BOTANIC RIDGE	434000	483000	505000	500000 [^]	477500 [^]	4	4	10.0	-4.5
BRIGHT	350000 [^]	300000 [^]	300000 [*]	300000 [*]	1002500 [^]	2	2	186.4	NA
BROADFORD	245000 [^]	220000 [^]	315000 [^]	255000 [^]	200000 [^]	4	4	-18.4	-21.6
BROOKFIELD	283000 [^]	346500 [^]	346500 [*]	385000 [^]	385000 [*]	0	0	NA	NA
BROWN HILL	265000	270000	385000	247500 [^]	320000 [^]	5	5	20.8	29.3
BURNSIDE	464000	470000	485000	480000	398000 [^]	5	5	-14.2	-17.1
CAIRNLEA	340000 [^]	320000 [^]	330000 [^]	330000 [^]	345000 [^]	3	3	1.5	4.5

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
CALIFORNIA GULLY	150000 [^]	200000 [^]	300000 [^]	300000 [*]	300000 [^]	1	1	100.0	NA
CAMPBELLS CREEK	150000 [^]	270000 [^]	190000 [^]	197000 [^]	249000 [^]	2	2	66.0	26.4
CANADIAN	215500 [^]	262300 [^]	250000 [^]	193000 [^]	342500 [^]	2	2	58.9	77.5
CAPE PATERSON	347500	380000 [^]	410000 [^]	535000 [^]	655000 [^]	3	3	88.5	22.4
CARDIGAN	392500	405000 [^]	336000 [^]	535000	395000 [^]	4	4	0.6	-26.2
CARISBROOK	95000 [^]	90000 [^]	87500 [^]	230000 [^]	176500 [^]	4	4	85.8	-23.3
CARRUM DOWNS	260100 [^]	242000 [^]	242000 [*]	235000 [^]	235000 [*]	0	0	NA	NA
CASTERTON	60800 [^]	65000 [^]	45000 [^]	45000 [*]	45000 [*]	0	0	NA	NA
CASTLEMAINE	269500	370000 [^]	335000 [^]	330000 [^]	303000 [^]	4	4	12.4	-8.2
CHARLEMONT	274000	290000	272000	265000	294000	12	12	7.3	10.9
CHEWTON	230000 [*]	200000 [^]	192500 [^]	315000 [^]	315000 [*]	0	0	NA	NA
CHIRNSIDE PARK	589500 [^]	481300 [^]	360000 [^]	415000 [^]	385000 [^]	3	3	-34.7	-7.2
CLIFTON SPRINGS	277000	372000 [^]	407600 [^]	492500 [^]	517500 [^]	2	2	86.8	5.1
CLUNES	155000 [^]	185000 [^]	155000 [^]	223500 [^]	210000 [^]	5	5	35.5	-6.0
CLYDE	333500	328000	314000	300000	317000	34	34	-4.9	5.7
CLYDE NORTH	332000	330000	373000	341000	337800	33	33	1.7	-1.0
COBBLEBANK	255500	282000	195200 [^]	242600	172800 [^]	3	3	-32.4	-28.8
COBRAM	146500 [^]	145000	187500 [^]	175000	172500 [^]	4	4	17.7	-1.4
COHUNA	86800	86800 [*]	83000 [^]	192500 [^]	390000 [^]	1	1	349.6	102.6
COLAC	200000 [^]	132000 [^]	210000 [^]	100000 [^]	300000 [^]	5	5	50.0	200.0
CONNEWARRE	300000 [^]	315000 [^]	957500 [^]	1102500 [^]	1102500 [*]	0	0	NA	NA
CORINELLA	255000	286500 [^]	395000 [^]	425000 [^]	447800 [^]	4	4	75.6	5.4
CORIO	294000 [^]	275000	295000	335000 [^]	345000 [^]	3	3	17.3	3.0
CORONET BAY	260000	285000 [^]	372500 [^]	535000 [^]	527500 [^]	6	6	102.9	-1.4
CORRYONG	43500 [^]	75500 [^]	75500 [*]	170000 [^]	124500 [^]	2	2	186.2	-26.8
COWES WEST	310000	345000 [^]	411500 [^]	522500 [^]	550000 [^]	4	4	77.4	5.3
CRAIGIEBURN	345000	346000	413000	444500	475000 [^]	7	7	37.7	6.9
CRANBOURNE	287000	364500	405000 [^]	395500 [^]	430000 [^]	1	1	49.8	8.7
CRANBOURNE EAST	340000	288100	295000	379000	400000	28	28	17.6	5.5
CRANBOURNE NORTH	300000 [^]	472500 [^]	472500 [*]	526000 [^]	395000 [^]	1	1	31.7	-24.9
CRANBOURNE SOUTH	312500	410000	288800	201000	204100	30	30	-34.7	1.5
CRANBOURNE WEST	286000	223500	200600	192000	235200 [^]	6	6	-17.8	22.5
CRESSY	-	67500 [^]	67500 [*]	80000 [^]	80000 [*]	0	0	NA	NA
CRESWICK	219000 [^]	149500 [^]	230000 [^]	211800 [^]	155000 [^]	1	1	-29.2	-26.8
CRIB POINT	370000 [^]	390000 [^]	357500 [^]	588800 [^]	535000 [^]	1	1	44.6	-9.1

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CROYDON	635000	657900 [^]	632500 [^]	465000 [^]	500000 [^]	1	1	-21.3	7.5
CURLEWIS	337000	334500	400000 [^]	415000 [^]	520000 [^]	3	3	54.3	25.3
DALYSTON	199000 [^]	180000 [^]	270000 [^]	324500 [^]	337500 [^]	4	4	69.6	4.0
DARLEY	292500 [^]	282500	325000 [^]	380000 [^]	370000 [^]	3	3	26.5	-2.6
DAYLESFORD	375000	369000	389000 [^]	450000 [^]	481300 [^]	4	4	28.3	6.9
DEANSIDE	305000	313500	325000	365000	388000	33	33	27.2	6.3
DELACOMBE	484000 [^]	484000 [*]	310000 [^]	310000 [^]	440000 [^]	1	1	-9.1	41.9
DENNINGTON	140000	130000 [^]	140000 [^]	245000 [^]	180000 [^]	1	1	28.6	-26.5
DIAMOND CREEK	465000	488500	579000 [^]	660000 [^]	621500 [^]	5	5	33.7	-5.8
DIGGERS REST	290000	285000	307500	239000	355000	12	12	22.4	48.5
DINNER PLAIN	145000 [^]	265000 [^]	215000	260000 [^]	210000 [^]	2	2	44.8	-19.2
DONALD	31000 [^]	39500 [^]	39500 [*]	60000 [^]	155000 [^]	2	2	400.0	158.3
DONCASTER	1111000	1265000 [^]	1165000 [^]	1290000	940000 [^]	2	2	-15.4	-27.1
DONNYBROOK	296000	277000	254500	300000	293000	39	39	-1.0	-2.3
DOREEN	363000	342000	369100	430000 [^]	366000 [^]	5	5	0.8	-14.9
DROMANA	655000 [^]	650000 [^]	750000 [^]	740500 [^]	812500 [^]	4	4	24.0	9.7
DROUIN	260000	270000	280000	290000	255000	18	18	-1.9	-12.1
DRYSDALE	273000	283000 [^]	290000 [^]	290000 [*]	385000 [^]	4	4	41.0	NA
EAGLE POINT	140000	210000 [^]	235000 [^]	220000 [^]	255000 [^]	2	2	82.1	15.9
EAGLEHAWK	131900 [^]	170500 [^]	308800 [^]	160000 [^]	160000 [^]	1	1	21.4	0.0
EASTWOOD	114000 [^]	141900	145000 [^]	169800 [^]	169800 [*]	0	0	NA	NA
ECHUCA	220000	245000	193500 [^]	322500 [^]	295000 [^]	7	7	34.1	-8.5
ELLASWOOD	-	160000 [^]	145000 [^]	145000 [*]	145000 [*]	0	0	NA	NA
ELLIMINYT	275000 [^]	197500 [^]	255000 [^]	264500 [^]	325000 [^]	5	5	18.2	22.9
ELMORE	77500 [^]	77500 [*]	110000 [^]	180000 [^]	180000 [*]	0	0	NA	NA
EPPING	321000 [^]	354500	260000 [^]	225500	375000 [^]	5	5	16.8	66.3
EPSOM	184000	212500 [^]	277000	297000	350000	10	10	90.2	17.8
EUROA	145000 [^]	160000 [^]	171300 [^]	225000 [^]	225000 [*]	0	0	NA	NA
EYNESBURY	288000	301000	320000	318000	365000	19	19	26.7	14.8
FLORA HILL	207500 [^]	220000 [^]	188000 [^]	252500 [^]	252500 [*]	0	0	NA	NA
FOSTER	135000 [^]	145000	160000 [^]	160000 [*]	206000 [^]	1	1	52.6	NA
FRANKSTON	690000 [*]	532500 [^]	540000 [^]	540000 [*]	340000 [^]	1	1	NA	NA
FRANKSTON SOUTH	445000 [^]	800000 [^]	1120000 [^]	1120000 [*]	490000 [^]	1	1	10.1	NA
FRASER RISE	324900	335000	347500	347500	348000	14	14	7.1	0.1
FYANSFORD	392500	420000	430000	535000 [^]	511500 [^]	2	2	30.3	-4.4

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GEELONG	358500 [^]	363500 [^]	363500 [*]	342300 [^]	465500 [^]	1	1	29.8	36.0
GISBORNE	406000	388000	421800	475000	429000 [^]	9	9	5.7	-9.7
GLENGARRY	195000 [^]	183000 [^]	243000 [^]	248000 [^]	275000 [^]	1	1	41.0	10.9
GLENLYON	315000	340000 [^]	375000 [^]	450000 [^]	490000 [^]	3	3	55.6	8.9
GOLDEN BEACH	67000	92500	125000	135000	152500	14	14	127.6	13.0
GOLDEN SQUARE	180000	187500	312000 [^]	305000 [^]	265000 [^]	5	5	47.2	-13.1
GORDON	270000 [^]	295000 [^]	295000 [*]	295000 [*]	295000 [*]	0	0	NA	NA
GRANTVILLE	240000 [^]	311500 [^]	305500 [^]	350000 [^]	357000 [^]	1	1	48.8	2.0
GREEN LAKE	123800 [^]	123800 [*]	165200 [^]	262000 [^]	267200 [^]	1	1	115.9	2.0
GREENSBOROUGH	282000 [*]	430200	385000 [^]	478500 [^]	557500 [^]	2	2	NA	16.5
GREENVALE	438000	448800	450000	435000	485000 [^]	7	7	10.7	11.5
GROVEDALE	330000	325000 [^]	325000 [^]	147500 [^]	147500 [*]	0	0	NA	NA
HALLS GAP	169000 [^]	181300	230000 [^]	189000 [^]	270000 [^]	1	1	59.8	42.9
HAMILTON	112500 [^]	117000 [^]	199000 [^]	234500 [^]	141300 [^]	4	4	25.6	-39.8
HAMPTON PARK	320800	294800 [^]	294800 [*]	369000 [^]	366300 [^]	2	2	14.2	-0.7
HARCOURT	188000 [^]	200000 [^]	197500 [^]	197500 [*]	197500 [*]	0	0	NA	NA
HARKNESS	247300	265000	270000	243000	271500	10	10	9.8	11.7
HASTINGS	300000 [^]	350000 [^]	447500 [^]	447500 [*]	374000 [^]	1	1	24.7	NA
HAVEN	-	-	-	210000	210000 [^]	1	1	0.0	0.0
HEALESVILLE	282500 [^]	450000 [^]	465000 [^]	378500 [^]	360000 [^]	2	2	27.4	-4.9
HEATHCOTE	158000 [^]	185000 [^]	155000 [^]	170000 [^]	240000 [^]	3	3	51.9	41.2
HEPBURN	260000 [^]	282500 [^]	280000 [^]	517000 [^]	563000 [^]	1	1	116.5	8.9
HEPBURN SPRINGS	250000 [*]	335000 [^]	370000 [^]	170500 [^]	170500 [*]	0	0	NA	NA
HIGHTON	305000	346000	437800	535000	530000 [^]	6	6	73.8	-0.9
HORSHAM	120000	112000	110000	203500	200000	11	11	66.7	-1.7
HUNTLY	149000	165000	223800	171500 [^]	241000 [^]	8	8	61.8	40.5
HUON CREEK	330000	320000 [^]	355000 [^]	355000 [*]	355000 [*]	0	0	NA	NA
INDENTED HEAD	279500	668800 [^]	500000 [^]	470000 [^]	500000 [^]	5	5	78.9	6.4
INVERLOCH	364000	450000 [^]	450000	580000 [^]	595000	10	10	63.5	2.6
IRYMPLE	162000	165000	170000 [^]	160000 [^]	165000 [^]	7	7	1.9	3.1
JACKASS FLAT	135000	220000 [^]	170000 [^]	273000 [^]	276000 [^]	2	2	104.5	1.1
JEERALANG NORTH	120800	104500 [^]	115000 [^]	295000 [^]	119000 [^]	3	3	-1.4	-59.7
JUNCTION VILLAGE	354500	314500	289500	467000	500000 [^]	4	4	41.0	7.1
JUNORTOUN	230000	223500 [^]	352500 [^]	191000 [^]	191000 [*]	0	0	NA	NA
KALKALLO	309000	329000	351000	360000	349500	42	42	13.1	-2.9

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MEDIAN VACANT RESIDENTIAL LAND PRICES

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KANGAROO FLAT	130000	157500 [^]	208800 [^]	175000 [^]	200000 [^]	6	6	53.8	14.3
KEILOR EAST	845000 [^]	815000 [^]	807000 [^]	888000 [^]	756300 [^]	2	2	-10.5	-14.8
KENNINGTON	192500 [^]	260000 [^]	385000 [^]	235000 [^]	235000 [*]	0	0	NA	NA
KEYSBOROUGH	658100	714800 [^]	717500 [^]	780000 [^]	755800 [^]	2	2	14.8	-3.1
KIALLA	150000	158000	166000	250000	139000 [^]	9	9	-7.3	-44.4
KILCUNDA	320000 [^]	413800 [^]	450000 [^]	300000 [^]	447500 [^]	4	4	39.8	49.2
KILLARA (WODONGA)	180000 [^]	136000 [^]	136000 [*]	136000 [*]	136000 [*]	0	0	NA	NA
KILMORE	225000	279100	290000	280000	292000	19	19	29.8	4.3
KILSYTH	383800 [^]	587000	595000 [^]	550000 [^]	560000 [^]	2	2	45.9	1.8
KOO WEE RUP	275000 [^]	300000	300000 [^]	230000 [^]	350000 [^]	3	3	27.3	52.2
KOONDROOK	75800 [^]	158800 [^]	84000 [^]	85000 [^]	72000 [^]	4	4	-5.0	-15.3
KORUMBURRA	210000	219500 [^]	215000	130000 [^]	260000 [^]	4	4	23.8	100.0
KURUNJANG	265000	275000	285000	295000 [^]	580000 [^]	1	1	118.9	96.6
KYNETON	279000	309000	497500 [^]	384500 [^]	545000 [^]	3	3	95.3	41.7
LAKE BOGA	69000 [^]	375000 [^]	56000 [^]	56000 [*]	300000 [^]	1	1	334.8	NA
LAKE BUNGA	250000 [^]	255000 [^]	285000 [^]	309500 [^]	220000 [^]	1	1	-12.0	-28.9
LAKE TYERS BEACH	192500 [^]	150000 [^]	217800 [^]	217800 [*]	190000 [^]	1	1	-1.3	NA
LAKES ENTRANCE	119000 [^]	187000	191800 [^]	182500	230000 [^]	3	3	93.3	26.0
LALOR	542000 [^]	510000 [^]	510000 [*]	801000 [^]	801000 [*]	0	0	NA	NA
LANCEFIELD	225000	230000	270000 [^]	332000 [^]	326500 [^]	4	4	45.1	-1.7
LANG LANG	295000	302000	335000 [^]	365000 [^]	362000 [^]	2	2	22.7	-0.8
LARA	269900	260000	262500	339900	366900	13	13	35.9	7.9
LARA LAKE	350000	345000 [^]	340000	340000 [^]	363300 [^]	2	2	3.8	6.8
LENEVA	171500	180000 [^]	155000 [^]	198500 [^]	222000 [^]	1	1	29.4	11.8
LEONGATHA	260000	235000	300000 [^]	320000 [^]	260000 [^]	7	7	0.0	-18.8
LEOPOLD	279000	255000 [^]	400000 [^]	290000 [^]	410000 [^]	1	1	47.0	41.4
LILYDALE	576000	580000 [^]	575000	660000	611000 [^]	6	6	6.1	-7.4
LOCH SPORT	76000	109000	149500	135000	137500	24	24	80.9	1.9
LONG GULLY	138500 [*]	120000 [^]	150000 [^]	150000 [*]	272300 [^]	2	2	NA	NA
LONGWARRY	151700 [^]	230000 [^]	274200 [^]	235500 [^]	235500 [*]	0	0	NA	NA
LOVELY BANKS	284500	275000 [^]	275000 [*]	380000 [^]	380000 [*]	0	0	NA	NA
LUCAS	230000	250000	292500	312500	330000	15	15	43.5	5.6
LUCKNOW	128000	124000	147500 [^]	150000 [^]	150000 [*]	0	0	NA	NA
LYNDHURST	499900	540000	479900	756000 [^]	805000 [^]	1	1	61.0	6.5
MADDINGLEY	265000	260000 [^]	326000 [^]	326000 [*]	385000 [^]	5	5	45.3	NA

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								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
MAFFRA	120000 [^]	170000 [^]	169000 [^]	150000 [^]	225000 [^]	1	1	87.5	50.0
MAIDEN GULLY	263000 [^]	277200 [^]	231000 [^]	382500 [^]	382500 [*]	0	0	NA	NA
MALLACOOTA	130000	157500 [^]	180000	195000 [^]	272500 [^]	5	5	109.6	39.7
MALMSBURY	250000 [^]	335500 [^]	336000 [^]	462500 [^]	317500 [^]	2	2	27.0	-31.4
MAMBOURIN	305000	300000	303000	288000	386000	11	11	26.6	34.0
MANOR LAKES	346000	334800	319500	330000	423000	11	11	22.3	28.2
MANSFIELD	225000	220000 [^]	430000 [^]	305000 [^]	430000 [^]	4	4	91.1	41.0
MARLO	140000 [^]	160000 [^]	160000 [^]	320000 [^]	320000 [*]	0	0	NA	NA
MARONG	211500 [^]	237000 [^]	312500 [^]	260000	260000 [^]	9	9	22.9	0.0
MARYBOROUGH	93500 [^]	92000	100000	117500 [^]	135000 [^]	5	5	44.4	14.9
MARYSVILLE	205000 [^]	186000 [^]	228800 [^]	296000 [^]	295000 [^]	5	5	43.9	-0.3
MCCRAE	750000 [^]	750000 [*]	708600 [^]	708600 [*]	724300 [^]	2	2	-3.4	NA
MELTON SOUTH	223500	212000	215000	226500	289000 [^]	8	8	29.3	27.6
MERBEIN	90000 [^]	85000 [^]	85000	80000 [^]	118000 [^]	5	5	31.1	47.5
MERNDA	348000	310000	366300	398000 [^]	485000 [^]	5	5	39.4	21.9
METUNG	152500	212500	259000 [^]	185000 [^]	393000 [^]	6	6	157.7	112.4
MICKLEHAM	297000	320000	276000	340000	344000	21	21	15.8	1.2
MILDURA	160000	185000	135500	163000	265000	17	17	65.6	62.6
MINERS REST	242000	327500 [^]	327500 [*]	220000 [^]	220000 [*]	0	0	NA	NA
MINYIP	-	24000 [^]	38500 [^]	38500 [*]	44500 [^]	2	2	0.0	NA
MOE	163000	159000	220000 [^]	203500 [^]	232500 [^]	4	4	42.6	14.3
MOOROOLBARK	395000 [^]	409200	457000 [^]	415000 [^]	450000 [^]	1	1	13.9	8.4
MOOROPNA	130000	128000	129000	180000	210000 [^]	4	4	61.5	16.7
MORDIALLOC	-	516000 [^]	478400 [^]	478400 [*]	478400 [*]	0	0	NA	NA
MORNINGTON	370000 [^]	700000 [^]	967500 [^]	737500 [^]	1150000 [^]	1	1	210.8	55.9
MORWELL	145000	147500	205000 [^]	195000	192500 [^]	4	4	32.8	-1.3
MOUNT CLEAR	202500 [^]	240000 [^]	240000 [*]	340000 [^]	340000 [*]	0	0	NA	NA
MOUNT COTTRELL	283500	225000	311000	230000 [^]	230000 [*]	0	0	NA	NA
MOUNT DUNEED	297000	307400	319900	347500	442500	14	14	49.0	27.4
MOUNT ELIZA	1000000 [^]	990000 [^]	1200000 [^]	1010500 [^]	902500 [^]	2	2	-9.8	-10.7
MOUNT HELEN	225200 [^]	219500 [^]	279000 [^]	230000 [^]	610000 [^]	1	1	170.8	165.2
MOUNT MARTHA	837500 [^]	1585000 [^]	1625000 [^]	1509000 [^]	1407500 [^]	2	2	68.1	-6.7
MOUNT PLEASANT	168500 [^]	188500 [^]	171500 [^]	298000 [^]	298000 [*]	0	0	NA	NA
MOYHU	185000 [^]	197500 [^]	197500 [*]	197500 [*]	197500 [*]	0	0	NA	NA
MULGRAVE	730000 [^]	315000 [^]	713000 [^]	820000 [^]	820000 [*]	0	0	NA	NA

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MYRTLEFORD	219500 [^]	193500 [^]	300000 [^]	300000 [*]	300000 [*]	0	0	NA	NA
NAGAMBBIE	196000	216000	247000 [^]	257000 [^]	267000	20	20	36.2	3.9
NARRE WARREN	425000 [^]	600000 [^]	690000 [^]	581500 [^]	581500 [*]	0	0	NA	NA
NARRE WARREN NORTH	520000 [^]	505000 [^]	520000 [^]	995000 [^]	995000 [*]	0	0	NA	NA
NARRE WARREN SOUTH	475500 [^]	493000 [^]	493000 [*]	493000 [*]	652000 [^]	3	3	37.1	NA
NATHALIA	103500 [^]	116000 [^]	143800 [^]	149000 [^]	155000 [^]	3	3	49.8	4.0
NEERIM SOUTH	225000 [^]	240000 [^]	251500 [^]	235000 [^]	250500 [^]	2	2	11.3	6.6
NELSON	95800 [^]	90000 [^]	100000 [^]	125000 [^]	125000 [*]	0	0	NA	NA
NEW GISBORNE	400000	394300 [^]	287000	287000 [*]	287000 [*]	0	0	NA	NA
NEWBOROUGH	175000	168500	192500	199000 [^]	199000 [*]	0	0	NA	NA
NEWHAVEN	350000	350000 [*]	350000 [*]	350000 [*]	350000 [*]	0	0	NA	NA
NEWLANDS ARM	179000 [^]	212500 [^]	130000 [^]	115000 [^]	270000 [^]	2	2	50.8	134.8
NICHOLSON	160000 [^]	218500 [^]	204000 [^]	250000 [^]	250000 [*]	0	0	NA	NA
NORTH GEELONG	379000 [^]	379000 [*]	379000 [*]	379000 [*]	379000 [*]	0	0	NA	NA
NORTH WONTHAGGI	225000	260000	310000 [^]	350000	355000	15	15	57.8	1.4
NUMURKAH	134000 [^]	87500 [^]	85000 [^]	85000 [^]	130000 [^]	1	1	-3.0	52.9
OCEAN GROVE	385000	408000	520000	469000	517500 [^]	8	8	34.4	10.3
OFFICER	357000	366000	340400	393500	235000	26	26	-34.2	-40.3
OFFICER SOUTH	350000	377000	408000 [^]	408000 [*]	469000 [^]	1	1	34.0	NA
ORBOST	66000 [^]	66000 [*]	95000 [^]	125000 [^]	107000 [^]	1	1	62.1	-14.4
PAKENHAM	314000	320000	340000	381500	380000	23	23	21.0	-0.4
PARADISE BEACH	67000	95000 [^]	130000	100000 [^]	145000 [^]	9	9	116.4	45.0
PAYNESVILLE	145000	210000	175500 [^]	485000 [^]	270000 [^]	3	3	86.2	-44.3
PETERBOROUGH	196000 [^]	196000 [*]	325000 [^]	300000 [^]	300000 [*]	0	0	NA	NA
PLENTY	705000 [^]	705000 [^]	887500 [^]	887500 [*]	887500 [*]	0	0	NA	NA
POINT COOK	507500	575000	607500	372500 [^]	336000 [^]	4	4	-33.8	-9.8
POINT LONSDALE	450000	510000	985000 [^]	921000 [^]	1240000 [^]	3	3	175.6	34.6
POREPUNKAH	320000 [^]	150000 [^]	150000 [^]	380000 [^]	380000 [*]	0	0	NA	NA
PORT ALBERT	148000 [^]	40000 [^]	52500 [^]	197500 [^]	205000 [^]	3	3	38.5	3.8
PORT FAIRY	410000 [^]	485000 [^]	420000 [^]	565000 [^]	480000 [^]	2	2	17.1	-15.0
PORT WELSHPOOL	137500 [^]	220000 [^]	220000 [*]	130000 [^]	282500 [^]	4	4	105.5	117.3
PORTARLINGTON	380000	450000	400000 [^]	625000 [^]	565000 [^]	4	4	48.7	-9.6
PORTLAND	92500	130000	157500 [^]	165000 [^]	172500 [^]	8	8	86.5	4.5
PORTSEA	2050000 [^]	2050000 [*]	1350000 [^]	2550000 [^]	1301000 [^]	1	1	-36.5	-49.0
RAINBOW	22000 [*]	22000 [*]	27000 [^]	29000 [^]	29000 [*]	0	0	NA	NA

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RED CLIFFS	99500 [^]	97500 [^]	86000 [^]	81000 [^]	99800 [^]	4	4	0.3	23.1
RIDDELLS CREEK	385000 [^]	422500	422500 [^]	475000	470000 [^]	1	1	22.1	-1.1
RINGWOOD	849000 [^]	663800 [^]	1000000 [^]	820000 [^]	760000 [^]	1	1	-10.5	-7.3
ROBINVALE	60000 [^]	65000 [^]	99500 [^]	99500 [*]	99500 [*]	0	0	NA	NA
ROCKBANK	280000	303900	295000	295000	275000	21	21	-1.8	-6.8
ROMSEY	355000 [^]	390000 [^]	475000 [^]	455000 [^]	465000 [^]	2	2	31.0	2.2
ROSEBUD	386500 [^]	493000 [^]	432500 [^]	768500 [^]	768500 [*]	0	0	NA	NA
ROSEBUD SOUTH	500000 [^]	653000 [^]	653000 [*]	653000 [*]	840000 [^]	1	1	68.0	NA
ROXBURGH PARK	447500 [^]	450000 [^]	432000 [^]	230000 [^]	470000 [^]	1	1	5.0	104.3
RUTHERGLEN	165000 [*]	72600 [^]	132500 [^]	132500 [*]	102500 [^]	2	2	NA	NA
RYE	572500	660100	780000 [^]	735000 [^]	932500 [^]	9	9	62.9	26.9
SAFETY BEACH	560000 [^]	598300 [^]	665000 [^]	520000 [^]	1793300 [^]	2	2	220.2	244.9
SALE	149500	185000	183000	197300	195000 [^]	7	7	30.4	-1.1
SAN REMO	295500	346000	445000	515000 [^]	553000	22	22	87.1	7.4
SANCTUARY LAKES	535000	442500	510000	560000 [^]	606000 [^]	3	3	13.3	8.2
SEBASTOPOL	131000 [^]	131000	133800	133800 [*]	200000 [^]	1	1	52.6	NA
SEYMOUR	175000	180000	175000	189000	260000 [^]	7	7	48.6	37.6
SHEPPARTON	148000	120000	116600 [^]	185000 [^]	175800	12	12	18.8	-5.0
SHEPPARTON NORTH	197800	205000 [^]	278000 [^]	335000 [^]	351000 [^]	3	3	77.5	4.8
SMYTHES CREEK	195000	231000	260000	257000	280000	22	22	43.6	8.9
SMYTHESDALE	137500 [*]	137500 [*]	245000 [^]	230000 [^]	230000 [*]	0	0	NA	NA
SOMERS	1150000 [^]	1150000 [*]	1150000 [*]	1150000 [*]	1500000 [^]	1	1	30.4	NA
SOMERVILLE	495000 [^]	380000 [^]	717500 [^]	717500 [*]	717500 [*]	0	0	NA	NA
SOUTH MORANG	333800	480000	425000 [^]	460000 [^]	460000 [^]	6	6	37.8	0.0
SPRING GULLY	168500 [^]	255000 [^]	242500 [^]	450000 [^]	450000 [*]	0	0	NA	NA
ST LEONARDS	251000	309000	340000	407500	442500	22	22	76.3	8.6
STRATFORD	107300	123000	128000	138500 [^]	195000 [^]	5	5	81.8	40.8
STRATHDALE	275000	229500 [^]	367500 [^]	400000 [^]	392500 [^]	2	2	42.7	-1.9
STRATHFIELDSAYE	189000	150000	224800 [^]	377600 [^]	322500 [^]	6	6	70.6	-14.6
STRATHTULLOH	275000	289000	298000	300000	327500	14	14	19.1	9.2
SUNBURY	292000	300000	315000	200000	300000	27	27	2.7	50.0
SUNSHINE NORTH	570000 [^]	534500	525000 [^]	570000 [^]	500000 [^]	3	3	-12.3	-12.3
SWAN HILL	164000	175000	188000 [^]	138800	245000 [^]	1	1	49.4	76.6
SWAN REACH	127500 [^]	180000 [^]	146900 [^]	190000 [^]	219500 [^]	4	4	72.2	15.5
TANGAMBALANGA	140000 [^]	170000 [^]	170000 [*]	190000	200000 [^]	5	5	42.9	5.3

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TANKERTON	-	-	-	35000 [^]	35000 [*]	0	0	NA	NA
TARNEIT	316500	335000	349800	330000	357600	76	76	13.0	8.4
TATURA	185000 [^]	187000	175000 [^]	235000 [^]	250000 [^]	1	1	35.1	6.4
TAWONGA SOUTH	165000 [^]	327500 [^]	327500 [*]	327500 [*]	327500 [*]	0	0	NA	NA
TAYLORS LAKES	424500 [^]	296300 [^]	315900 [^]	322900 [^]	527000 [^]	1	1	24.1	63.2
TERANG	83000 [*]	83000 [*]	123500 [^]	100000 [^]	100000 [*]	0	0	NA	NA
THE HONEYSUCKLES	93000 [^]	140000 [^]	155000 [^]	193500 [^]	257500 [^]	2	2	176.9	33.1
THORNHILL PARK	263800	292500	220000	235000	327000	23	23	24.0	39.1
TIMBOON	185000 [^]	150000 [^]	180000 [^]	180000 [*]	240000 [^]	3	3	29.7	NA
TOOTGAROOK	560000 [^]	590000 [^]	590000 [*]	752500 [^]	870000 [^]	1	1	55.4	15.6
TORQUAY	439000	531000	445000	740000	730000	15	15	66.3	-1.4
TRAFALGAR	195000 [^]	237500 [^]	195000 [^]	195000 [^]	285000 [^]	4	4	46.2	46.2
TRARALGON	191800	209000	210000	247500	325000	17	17	69.5	31.3
TRENTHAM	420000 [^]	460000 [^]	525000 [^]	496000 [^]	585000 [^]	3	3	39.3	17.9
TRUGANINA	319000	330700	323800	311200	306000	40	40	-4.1	-1.7
TYABB	455000	485000 [^]	485000 [*]	485000 [*]	485000 [*]	0	0	NA	NA
TYERS	232500 [^]	350000 [^]	350000 [*]	350000 [*]	350000 [*]	0	0	NA	NA
VENUS BAY	247000	293000 [^]	275000	320000	312500	17	17	26.5	-2.3
WAHGUNYAH	162500 [^]	162500 [*]	162500 [*]	162500 [*]	190000 [^]	5	5	16.9	NA
WALDARA	292500 [^]	307000 [^]	371500 [^]	399000 [^]	399000 [*]	0	0	NA	NA
WALLAN	270000	285000	297000	295000	290000	11	11	7.4	-1.7
WALLAN EAST	255000	250000	259000	250000	275800 [^]	2	2	8.1	10.3
WALWA	28000 [^]	52500 [^]	28000 [^]	28000 [*]	36800 [^]	2	2	31.3	NA
WANDANA HEIGHTS	425000	429900	455000 [^]	470000 [^]	574000 [^]	4	4	35.1	22.1
WANGARATTA	172500	172500	162500	265000	254500 [^]	2	2	47.5	-4.0
WARBURTON	270000 [^]	299000 [^]	262000 [^]	260000 [^]	385000 [^]	5	5	42.6	48.1
WARRAGUL	257500	270000	300000	331500	352500	16	16	36.9	6.3
WARRNAMBOOL	180000	187000	210000	230000	243800	13	13	35.4	6.0
WEIR VIEWS	260000	235300	289300	352800	290000	11	11	11.5	-17.8
WELSHPOOL	115000 [^]	110000 [^]	120000 [^]	129000 [^]	133000 [^]	2	2	15.7	3.1
WERRIBEE	299000	330000	329000	318500	318000	29	29	6.4	-0.2
WERRIBEE SOUTH	460000 [^]	475000	660000 [^]	890000 [^]	542500 [^]	2	2	17.9	-39.0
WEST WODONGA	185000 [^]	177500 [^]	195000 [^]	180000 [^]	180000 [*]	0	0	NA	NA
WHITE HILLS	188000	255000 [^]	255000 [*]	282500 [^]	323000 [^]	2	2	71.8	14.3
WHITTLESEA	341300 [^]	280000 [^]	340000 [^]	410000 [^]	1410000 [^]	2	2	313.2	243.9

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

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

NA means insufficient data was available to create the percentage change

MEDIAN VACANT RESIDENTIAL LAND PRICES

Jan-Mar 2021 to Jan-Mar 2022

Locality	Jan-Mar 2021	Apr-Jun 2021	Jul-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	No. of Sales Jan-Mar 2022	No. of Sales 2022	Change (%)	
								Jan-Mar 2021 to Jan-Mar 2022	Oct-Dec 2021 to Jan-Mar 2022
WILLIAMS LANDING	292900	251200	557500 [^]	480000 [^]	480000 [*]	0	0	NA	NA
WINCHELSEA	265000 [^]	325000 [^]	222000 [^]	205000 [^]	360000 [^]	5	5	35.8	75.6
WINTER VALLEY	190000	225000	245500	276800	310000	33	33	63.2	12.0
WISELEIGH	-	-	124000 [^]	124000 [*]	124000 [*]	0	0	NA	NA
WODONGA	195000	200000	195000	210000	260000 [^]	7	7	33.3	23.8
WOLLERT	330000	354000	358000	317500	415500	34	34	25.9	30.9
WONTHAGGI	195000	240000 [^]	305000 [^]	278500 [^]	312500 [^]	2	2	60.3	12.2
WOODEND	480000 [^]	425000 [^]	420000 [^]	660000 [^]	585000 [^]	2	2	21.9	-11.4
WYE RIVER	435000 [^]	507500 [^]	552000 [^]	562500 [^]	562500 [*]	0	0	NA	NA
WYNDHAM VALE	277500	277000	287500	260000	318000	35	35	14.6	22.3
YARRA JUNCTION	275500 [^]	370000 [^]	330000 [^]	330000 [*]	330000 [*]	0	0	NA	NA
YARRAGON	214000 [^]	220000 [^]	365000 [^]	305000 [^]	275000 [^]	2	2	28.5	-9.8
YARRAVILLE	530500 [^]	690000 [^]	741800 [^]	715000 [^]	715000 [*]	0	0	NA	NA
YARRAWONGA	193000	185000	220000	211000	300000 [^]	7	7	55.4	42.2
YEA	217300 [^]	199800	287500 [^]	272300 [^]	278900 [^]	1	1	28.4	2.5
YINNAR	120000 [^]	120000 [^]	146500 [^]	150000 [^]	220000 [^]	3	3	83.3	46.7

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